

Lee Public Library Community Center Building Committee

October 31, 2013 Meeting Minutes

Committee Members present: Thomas Dolan, Lou Ann Griswold, Katrinka Pellecchia, Sharon Taylor, Paul Gasowski, Chuck Cox, and Zachary Smith

Others present: Dennis Mires, Architect; Frank Lemay, Brian Gehris, Milestone Engineering and Construction; Annie Gasowski, Trustee Chair, Walter Rous, Clerk of the Works, Durham Public Library Project.

The meeting was called to order at 6:30 p.m.

- The committee approved the agenda as published.
- The Minutes of the October 17, 2013 meeting were approved as amended to reflect Annie Gasowski's position as Library Trustee Chair.

Dennis Mires presented and reviewed a revised set of elevations to reflect the changes discussed at the previous LPLCCBC meeting. These revisions included but were not limited to: reducing the size of the community room; increasing the size of an adjacent meeting room; addition of a fireplace, windows and lounge chairs in the southeast wing; equalizing roof heights of the respective wings and certain equipment storage considerations.

Milestone Engineering and Construction and Dennis Mires then presented their 'Budget Summary' and 'Preliminary Budget Estimate' respectively. Links to these documents will be provided upon request. Frank Lemay reviewed the costs, assumptions and materials for each of the 19 separate construction elements of the project along with applicable fees, and bonding expense total approximately \$3,565,063. The major construction cost drivers were Mechanical Systems, Site Work, Rough and Finish Carpentry taken together, and General Requirements.

Dennis Mires presented and reviewed his Preliminary Budget Estimate that in addition to the construction costs and fees, outlined the total projected expenses the town would incur to ultimately complete the project. The total project cost was estimated at \$4,471,123.

After much discussion, the committee determined that the total project cost is significantly higher than what was previously estimated and publicized and, with concurrence of Dennis Mires and Milestone, agreed to the following in order to reduce costs:

- Eliminate the basement and associated stairs and elevator shaft.
- Revisit the shape of the building for a more economically constructed configuration and still maintain a compatible shape and appearance with traditional Lee architecture.
- Review all site considerations to include parking layout, surface materials of walkways, access/one way options.
- Review space requirements for possible reduction without compromising operational considerations.
- Review community room design and construction options; i.e. timber frame vs. stick built. Milestone to provide Zach Smith with an estimate for each approach.

In light of the above, the Working Draft of the LPLCC Pre Construction Back Plan was revised to reflect the following:

- The 1<sup>st</sup> LPLCC public information will be rescheduled
- Dennis Mires will revise the current drawings to reflect the changes identified earlier and along with Milestone Construction will provide revised plans and estimates to the LPLCCBC at their next meeting, November 14<sup>th</sup>.
- On November 21<sup>st</sup>, the LPLCCBC will prep for the presentation to the Select Board on November 25<sup>th</sup>

In the interest of making better and more informed decisions, the committee affirmed the need for all working groups associated with the LPLCC project to be mutually aware of each other's activities. To that end, Lou Ann Griswold volunteered to submit a timely update for publication in the E-Crier as well as to Sharon Taylor for publication in the Brooklyn Digest.

Katrinka Pellecchia provided an update to the LPLCCBC of the Construction Contract review and discussion at the Select Board meeting of October 28. Concerns were expressed by some private citizens over the pace at which the project was being conducted and the potential impact on the tax rate.

The meeting adjourned at 9:00 PM. The next LPLCCBC meeting will be November 14<sup>th</sup>, 6:30 PM.

These minutes were prepared by Tom Dolan

APPROVED