

LPLCC Building Committee Minutes
October 16, 2014
6:00 p.m.

Members present: Katrinka Pellecchia, Paul Gasowski, Chuck Cox, Tom Dolan, Barbara McNamee, Jim Leitz, Zachary Smith and Scott Bugbee

Others present: Anne Marie Gasowski, Dennis Myers, Mark Goldstein

The agenda was approved.

The minutes of the 10-2 meeting were approved as amended to reflect the correct name of the town's 'Unassigned Fund' and correct the list of attendees.

BOS meeting and Bricker Driveway update:

- Katrinka informed the committee that the proposal to engage Dennis Myers further to modify the existing Library plan was not on the past BOS meeting agenda but will be on the agenda for the October 27th meeting. The potential split of revenue sources for the project will also be presented.
- The DOT representative attended the BOS meeting and explained the basis for taking the lots of record as of 1971. The representative indicated that the town should forward a memo to the DOT indicating the subdivision of the Bricker property and provide assurance that a safety survey will be done. The overall impression is that the issue of the Bricker driveway and DOT sight distance requirements will be resolved in the town's favor.
- Pending further negotiation, the purchase of the Bricker property will be put on the warrant.

The committee then reviewed the FY 16 budget calendar and noted the deadlines for warrant article submission, petition warrant article submission, deliberative session, voting and Select Board hearing dates. LPLCCBC actions will be scheduled to meet the FY 16 Budget Calendar

Dennis Myers addressed the committee and indicated that he had gone ahead and formalized some initial plans per the direction given at the last meeting. He has reduced the square footage from the original 12,200 and revised 12,000 to 8416 with the following characteristics:

- A 980 sq ft community room
- Secure front entrance and community room access
- The facility will house the existing collection 'plus'.
- Retained a 'donated' fireplace
- Eliminated the back porch; provided a porch over front entrance
- Maintained the proposed seating areas
- No sprinkler system will be required
- Reduced parking spaces to 45
- Added space in all Library specific functional areas
- Construction cost estimated at \$1.9 mi; total project cost estimated at \$2.384 mil

Dennis further indicated that while the square footage has been reduced by less than 1/3, the estimated cost has been reduced by more than a 1/3. He stressed the following:

- Further cuts in the cost figures will impact library programs and operations.
- He needs further direction if he is to modify the proposed, reduced size facility
- The committee needs to provide him a consensus on how to further proceed vis a vis his current proposal

In response to the above, the committee decided to schedule a meeting on October 23rd with the Library trustees in order to evaluate the proposed plan, obtain their input, make some concrete decisions on the suitability of sizes of respective areas and ultimately outline and agree on any changes. The ultimate objective is to be able to provide Dennis Myers with a fully agreed upon Library building plan on the 30th of October.

Town Building RFP update:

- The Bricker property is called out on the current RFP
- The RFP selection process is in the initial stages

The committee again reviewed the BOS meeting schedule and the FY Budget schedule to identify the key dates and deliverables for the LPLCC project team.

The meeting adjourned at 7:55PM

The next LPLCCBC meeting will be held on October 30, 2014 at 6:00 PM.

These minutes were prepared by Tom Dolan

APPROVED