

LPLCC Building Committee Minutes
November 13, 2014
6:00 p.m.

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

Others present: Anne Marie Gasowski, Dennis Mires, Brian Gehris, Carla Wilson, Cynthia Giguere-Unrein, Peggy Dolan

The agenda was approved.

The minutes of the 10-30 14 LPLCCBC were approved as amended to correct the spelling of Dennis Mires' name and to replace 'refinements' with 'features' in the paragraph commenting on the visits to the Fremont and New Boston libraries.

Dennis Mires presented the floor plan and costs for the latest design revision of 7480 sq.ft. without a community room. A lengthy discussion ensued on the entire floor plan covering all library specific, administrative, study and meeting room areas. Additionally, a comparative study, prepared by Paul Gasowski, of specific areas in other area libraries was also reviewed. Dennis made the following points:

The 7480 sq.ft. iteration required a reduction of square footage in most areas and the elimination of certain amenities

The stack areas in the revised plan will accommodate the current collection plus only another 1500 volumes

The design itself will lend itself to future expansion

The number of parking spaces (previously reduced) has been maintained

The estimated project cost is \$2.25 mil

The specific functional area sizes in the 7480 sq.ft. plan compare favorably with the 'adequates' in the study that Paul prepared on surrounding libraries

He will be able to provide a single line drawing complete with room sizes and the various stacks and collection areas color-coded along with one elevation for the information session scheduled for November 20th.

After further discussion on the adequacy of the 7480 sq.ft. plan and the estimated cost of \$2.25 mil project cost, the Committee agreed that Scott Bugbee should advise the Select Board that the construction of a library, suitable to meet the needs of the town, at a project cost not to exceed \$1.7 mil is not possible. Scott indicated he would relay the information and strive to have this put on the agenda of the BOS meeting scheduled for the 17th.

The committee then discussed the format and content for the Public Information Session to be held on the 20th at the Safety complex. All agreed that the program should focus on history of the project to clearly outline where we were and where we are now and the process followed to get us to this point.

Some other points discussed:

Paul Gasowski will layout a template for the Information Session

We need to educate the population on the project

The public needs to understand the relation of the Undesignated fund balance vs. tax rates as well as the various bond rates.

Paul Gasowski provided an update on the BOS meeting of October 3rd and made the following points:

The BOS opened the bid of one firm

After reviewing the proposal, the BOS decided to delay the vote of acceptance

The process was put on hold pending clarification of the proposal

After the remaining proposals were opened, it was clear that the proposals were not compatible with each other due to the project scope not being well defined...

The meeting adjourned at 8:07PM

The next LPLCCBC meeting will be held on December 4, 2014 at 6:00 PM.

These minutes were prepared by Tom Dolan