

Lee Public Library Community Center Building Committee

December 4, 2013 Meeting Minutes

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

Others present: Dennis Mires, Architect; Frank Lemay, Brian Gehris, Milestone Engineering and Construction; Annie Gasowski, Library Trustee Chair; Peggy Dolan, Library Trustee, Cynthia Giguere-Unrein, Library Trustee

The meeting was called to order around 8:00 p.m.

- The committee approved the agenda as published.
- The Minutes of the November 21, 2013 meeting were approved pending an amendment to reflect that the LPLCCBC will follow the current backplan and hold open the option to delay the LPLCC bond vote should circumstances warrant.

The committee, Dennis Mires and the Milestone representatives had a lengthy discussion that focused on the revenue side of the LPLCC project and the imminence of the LPLCC bond deliberative session scheduled for January 6, 2014 and the subsequent vote on the bond in March 2014. The discussion included but was not necessarily limited to the following:

- The currently estimated project cost of \$3.7 mil is competitive in light of the fact that the library project in CY2009 was estimated at \$3.8 mil. Construction costs in 2009 were estimated at \$3.2 mil while construction costs for CY 2014 are estimated at \$2.9 mil.
- The project timeline is critical to the overall project cost, estimated at \$3.7 mil for construction in CY 2014. Increases of 5% annually would apply to construction in 2015 and 2016.
- The need to fully define the numbers to include the LPLCC capital reserve fund, the fund raising goal and most importantly, the resultant bond amount.
- The importance of assessing the tax impact of the bond in the interest of informing the public and enlisting their support for the project.
- The NH Bond Bank will run the numbers requested for the bond in preparation for the meeting with the Select Board on December 9.
- If the bond vote in March is successful, the public would not be asked to make any further contributions to the LPLCC capital reserve fund.

The committee then discussed the 'out of scope' costs to Dennis Mires associated with the Civil Engineering tasks concerning the application to the NH DOT on the Rt 155 entrance/egress and the Mechanical Engineer advisory services. The committee agreed to amend his contract to cover these services.

Again, the criticality of the timeline was reviewed and discussed at length by the LPLCCBC, Dennis Mires and Milestone personnel. The following salient points were emphasized:

- The LPLCC bond deliberative session, scheduled for January 6 is an all-important date. In support, Dennis Mires will continue to develop the plan with enhanced elevations and additional visual aids for a quasi-virtual tour of some select interior areas as well as the exterior of the proposed building.
- Milestone emphasized that the effective education of the public will be critical to the success of the bond vote. Accurate and definitive information is necessary. Specifically, the project timeline, i.e. year of construction, must be nailed down to accurately assess the costs; input then received from the full range of LPLCC entities and ultimately a definitive bond \$\$ figure determined.
- The point that we are dealing with a Guaranteed Maximum Price and that any reductions or savings realized from this figure will be returned to the town.

The next LPLCCBC meeting is scheduled for December 19.

The meeting adjourned at 10:00 PM.

These minutes were prepared by Tom Dolan