

**MINUTES**  
**Randall Library Building Committee**  
**August 23, 2012**

Members present at the Town Building were Steve Dungan, Tim Reed, Jim Salvie and Barbie Wolfenden. Steve Jelinek, Tom Lam, and Peter McManus were absent.

Also present were Johnson Roberts Associates' architects Phil O'Brien and Stew Roberts and Administrative Assistant Susan McLaughlin.

Jim arrived at 7:20 p.m., creating a quorum present, so Tim convened the meeting then. The main purpose of the meeting was to review the August 20 public forum results and discuss the next steps.

The library staff had sent comments that they need a storage room on the second floor and the building could use a quiet study room. This raised the question of using the attic for storage. The stairs are difficult to navigate, especially while carrying boxes. Stew and Phil agreed they could straighten out the external (exposed) stairs but not what is behind the door.

Tim decided to continue working on the Town Meeting presentation strategy when the full committee is present.

**Public forum results**

All members present felt than Scenario 1 is a mistake. Instead, they need to drive down the cost of the bigger option. They must include the maintenance cost of the cheap option down the road.

Tim will see the Community Preservation Committee on September 10 to find out what the building committee might request for funds. Stew said the CPA historic preservation funds could probably be used for the handicapped access to the old part of the building. A few hundred thousand is the most to expect for CPA funds.

In response to an earlier question, Phil reported that there is no clear definition of when sprinklers are required. They could exclude fire suppression for the two less expensive options, based on not having a public water supply.

There was some discussion on whether the condition of hidden areas can be determined.

**Revised plans**

Phil and Stew showed a new "user friendly" layout diagram, with notes describing each area needing work or being changed, with arrows to the areas.

Phil walked through the work for Scheme 2.2, which was all repair work. In addition to showing what will be fixed, a second layout is needed to show what is not getting fixed.

On Schemes 4.1 and 4.2, members felt that to get approval, it is important to drive the cost down. The project cost could be reduced by \$220.0k removing all new furniture. The message for voters is that the committee is taking this very expensive item out and will either do without or get by fundraising.

Could some of the Trust Fund be used for the building? Tim explained how the income from the Trust Fund makes up the difference in municipal spending to keep their state certification. The Trust balance is \$500.0k. At four percent, it yields \$20,000 a year.

Can Scheme 4.1 or 4.2 be cut down to the same size as the current square footage? (The additional 1,000 sq ft costs \$400.0k.) There was a lengthy discussion on whether to reduce the size to reduce the cost. There was agreement to cost out two schemes.

Steve D moved to ask the consultants to cost out Schemes 2.2 and 4.1; Barbie seconded. Three voted in favor (Steve D, Tim, and Barbie); one voted opposed (Jim). The motion carried.

Stew and Phil will cost out the two schemes in the next two weeks. The next meeting will be the committee only. At 9:00 p.m., Stew and Phil left the meeting.

### **Meeting Minutes**

**June 11:** Steve D moved to accept the June 11, 2012 minutes, Barbie seconded; and all voted in favor.

**July 2:** Steve D moved to accept the July 2, 2012 minutes, Barbie seconded; and all voted in favor.

**July 26:** Steve D moved to accept the July 26, 2012 minutes, Barbie seconded; and all voted in favor.

At 9:05 p.m., Steve D moved to adjourn, Jim seconded; and all voted in favor.

Respectfully submitted,

Susan McLaughlin

Approved November 19, 2012