

MINUTES
Randall Library Building Committee
September 13, 2012

Present: Tim Reed, Jim Salvie, Peter McManus, Steve Jelinek, Barbie Wolfenden

Absent: Tom Lam and Steve Dungan. Also present was architect Phil O'Brien

Meeting came to order 7:10 p.m.

1. CPC funding
 - a. There is probably over a million dollars to disburse, but that money has legal restrictions, e.g. 10% of holdings to be spread around. Elevator costs, \$90,000 plus demolition, shaft, electric, pit and roof vent costs will apply to CPA funding. Phil will cost this out for the committee. Tim is in contact with both Historic Commission and CPC.
 - b. Fire sprinklers to be included? We don't know yet; depends on several factors. This cost in similar building projects, re Phil, has been around \$160,000. The issue will be resolved during the next phase.
 - c. Handicap entrance – not an issue if plan 4.1 is selected
2. One or two solutions to offer in the Warrant
 - a. Discussion yielded many reasons to offer only the one solution. It was the committee's entry into the whole investigation that led to and informed the final decision to go with the plan 4.1. The reasons include water infiltration, inability to expand the footprint, and weight loading on the second floor.
 - b. Presentation will include 'We got our money's worth.'
 - c. Motion made and approved unanimously to present the town with only one option, plan 4.1, with Tim's background information to include the compelling reasons why we should not go with the cheaper option.
3. Warrant
 - a. Bill Wrigley will write it based on the content information provided by the Committee. Jim Salvie captured the wording regarding the warrant. It will only cover the cost for the design development, a phase that starts with the end of the schematic design and stops with preparation of the construction documents.
 - b. Phil added we need to factor in the project manager, as required by law, bringing the total being asked from the town to \$299K.
 - c. Jim's wording was approved unanimously.
4. To move the library during construction?
 - a. \$40K is included in the cost.
 - b. A move will be necessary during the year of construction.

Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Barbie Wolfenden

Approved November 19, 2012