

MINUTES
Randall Library Building Committee
August 16, 2012

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

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

Tim convened the meeting at 7:00 p.m. The main purpose of the meeting was to continue review of the building options with the architects.

Stew and Phil presented the following changes, which they made based on feedback at the July 26 committee meeting.

Scheme 1.1:

- Minor reno.

Scheme 1.2:

- Moves the teens from the second floor to the first, for monitoring.
- Moves meeting room out of first floor.
- Redoes the HC ramp.
- Did alternate 1.2 of second floor, with children's stacks on the right and meeting room on the left.

Scheme 2.2: Minor additions and renovation

- Rebuilds the entryway.
- Drops grade for better presentation of original building.
- Note: This degree of reno does not require a fire suppression system; exception for building with own well. In contrast, an addition would trigger the need for a fire/sprinkler system with tank on site; could cost \$350.0k.
- Discussion of compatibility of use – adults and teens.
- With existing space, still need room for storage. The Director will be winnowing the collection, especially the classics, which are now available as Kindle downloads. The new library will be a "people information center."
- Membrane roof life is 20-25 years. Might still leak if flashing has failed, which it has around the outer perimeter.
- People must know the hidden cost of maintaining a building that is beyond its useful life, i.e., the constant repairs. Get worst-case scenarios on limping along, e.g. the flashing replacement by removing sections of brick. There was general agreement that, if nothing else, the water problem must be solved. There was a brief technical discussion of repairing the roof.
- The project is cheaper to do today than to wait. Scheme 2.2 is viable as a bridge to a final solution, a way to "kick the can down the road."
- Re project costs, contractor costs are going up again. There are good bonding costs now but that won't last. Using four-percent increase per year for construction cost estimates.

Scheme 4.3: Reno with addition

- Beautiful. People and views in front; stacks in back. Get original view of the building by lowering grade.
- Can be managed with existing staff: two down and one up.
- A little bigger (1,000 sq ft increase). Much better use of space. No more terrace.
- Anything less than 30 feet from the property line triggers restrictions. Expect this level of add/reno to require a sprinkler system. All will require special permits and variances because the current building is non-conforming,

Scheme 4.2: Reno with addition

- Very close to 4.3. 6,500 vs 6,200 sq ft.
- Allows more parking. Two more spaces plus existing five spaces.

Will have firm cost estimates by Sep 11 joint boards meeting. Very rough estimate are Schemes 1.1 and 1.2 for \$1.3 to \$1.5 million; Scheme 4.1 for \$4.0 million.

Members liked Scheme 4.1 the best. There was a sense that voters would go beyond just repairs.

Frustration that when an earlier ESBC proposal was voted down, the Town spent \$400.0k in health and safety “fixes” at Center. It was wasted with the new school building. The new library building will have a 50-year life.

Members discussed how to manage the open forums. Tim met with Rick Lent for a process. Present all four designs in 20 minutes. Plan for 25 people. Jim and Susan will do the refreshments. Lew will tape for Stow TV.

The committee will reconvene next Thursday to debrief and plan going forward in detail.

After funds are appropriated, there will be a nine-month design phase, a 12 to 14 month construction phase; and one month to move in.

Re the Mass Library System grants, there is a waiting list of 15 libraries. That means seven to 10 years to move into the building, once the waiting list gets moving. And the state wants a new site with parking. The project will be half again as expensive by waiting 10 years.

Meeting Minutes

There were no minutes to approve.

At 8:55 p.m., Steve D moved to adjourn, Steve J seconded; and all voted in favor.

Respectfully submitted,

Susan McLaughlin

Approved November 19, 2012