

**Meeting Minutes
Randall Library Building Committee
July 7, 2021 7:00pm
Via Zoom**

Members Attending: Tina McAndrew, Kat Copeland, Lisa Lavina, Peter McManus, Brian Patuto, Jim Salvie

Other Attendees: Denise Dembkoski, Kathleen Pavelchek, Carol Stoltz, 1 unnamed

Meeting called to Order 7:03pm

Approval of June 16, 22, 23, 2021 meeting minutes

Kat moved, Brian second, to approve the June 16, 2021, meeting minutes. Tina, Kat, Lisa, Peter, Brian aye, Jim abstains.

Kat moved, Brian second, to approve the June 22, 2021, meeting minutes. Unanimously approved.

Kat moved, Brian second, to approve the June 23, 2021, meeting minutes. Unanimously approved.

Discuss interviews with short listed architecture firms (in order of interview schedule):

designLab: Good presentation and team energy, open to a small-scale renovation, owner attended the walkthrough, had a realistic approach to what is feasible, strong understanding of cost estimations and performance against budgeted amount, listened to us, good team chemistry, give and take conversation, stood out among the others, Somerville project is very similar, brought original ideas, uses same historic restoration specialist as another finalist firm – should they have included her? Identified as #1 by many

DRA: Numbers based, interested in preserving architectural style via match/mimic, proposal to buy land and incorporate a park unrealistic and not listening to client, low energy presentation, liked their work on the Grafton library. Didn't rise to the top for anyone.

Johnson Roberts Associates: Detailed description of cost estimations and performance against budgets, good library experience, cover letter problem, library design team largely same as 2012 project – little confidence new ideas will come from same group, all interiors feel similar and historical, were good to work with last time. Proposal didn't demonstrate new thinking. Some neutral, most not rated near the top.

Oudens Ello: Many looking forward based on proposal - underwhelmed by interview, concern about statement 'we can only put so many hours into it' made more than once and noticed by more than one on committee, gave clear direct answers to questions, many concerned about costing happening only at end of design process, many large projects of little relevance to us. Strong second or third.

Abacus: Like the company size, principals involved on the project, like ideas included in proposal, cost control spreadsheets confusing and not totally explained, many projects promoted in proposal were exterior-only jobs, liked that the leadership team has a dreamer and a doer, were

frank about needing an early decision to ‘gut and go’ or take the addition down, clearly the artists of all the finalists. Strong second or third.

Jim moved, Peter second, to recommend to the Town Administrator to begin contract discussions with designLab, with Oudens Ello and Abacus as runners up. Unanimously approved.

Next Steps:

Denise anticipates a straightforward negotiation since the contract amount was included in the RFP. Denise will update the Committee when process is concluded.

Tina to notify all but runners up that we have decided to go with another firm and thank them for participating.

Next meeting date/time has not been set.

Adjournment:

Kat moved, Peter second, to adjourn at 7:35pm. Unanimously approved.

Minutes submitted by Vice Chair/Clerk Lisa Lavina