

## **Library Building Committee Meeting, March 18, 2021**

**Committee:** Library Building Committee

**Place:** Virtually

**Date:** March 18, 2021

**Posted Meeting Time:** 4:15pm

**CALL TO ORDER:** Co-Chair Berlin called the meeting to order at 4:22pm due to technical difficulties

Chairperson's statement: This meeting is being recorded by the P3, Inc for the Library Building Committee. If any other persons present are recording this meeting, they must notify the co-chair at this time.

### **PRESENT:**

- Voting Members: Ed Berlin, Karin Benson, Ellen Boyer, Carole Collins, Doris Cowdrey, Ann Dillon, Tim Farrell, Amy Moscaritolo, Fern Smith, Jean Wall, Mayor Wedegartner
- Non-voting Members: Tim Dolan, Fernando Fleury, Erica Rioux Gees, Lisa Prolman, Charles Roberts, George Vandelinder, Marlo Warner

**ALSO PRESENT:** Dan Palotta (OPM), P3; Phil O'Brien, Natalie Eringros, JRA; Wisty Rorbacher, Jaydon Grazick (recording on FB), David Pond

**MOTION:** On a motion by Amy Moscaritolo seconded by Ann Dillon, it was unanimously **VOTED:** To approve the minutes from the previous meeting

### **OLD BUSINESS:**

- Updates from Ed Berlin, Co-Chair
  - None on the library building
  - Temporary Fire Station report from Mayor
    - Progress is being made
    - Completion date for apparatus bays of May 31, 2021 if parking lot is available; parking lot going offline first week in April
    - Modular offices have a delivery date of on or before May 20, 2021
    - Delivery of units should be completed June 20, 2021

- After that, the city and outside labor -- if needed; city is doing as much as possible for budgetary purposes -- will be done once the trailers and modular offices are in place
          - Includes fire alarm, walkways, IT and networking communications, plumbing, etc
          - Should take 6-8 weeks of additional time after the June 20 date
          - Some equipment in the current station cannot be moved until temporary quarters are ready; it is needed until the last minute
          - Exploring opportunities to share information with the modular vendors to see if time frame can be shortened and in contact with Eversource about getting electricity in the area
          - Are sourcing out other equipment needed
          - Original projection of occupancy was third quarter 2021; hopefully it will be no longer than the middle of August
        - Dan is in communication with the OPM of the Fire Station project to keep our dates correct for the bidding and pricing out of our project
          - Dan is expecting we can occupy the site by August 15
          - We can change dates by addendum if it is later, so it won't affect our bid price
- Updates from Dan Palotta, OPM
  - Thanks to Marlo for information from the Planning Board regarding the survey information done under the previous OPM
  - Spot check shots will be done on manholes and sewers behind the library; slightly more complicated due to COVID
  - Hoping to be on the Planning Board's April 15 meeting, which is also the date we go out to bid
  - Sub bids come in the first week in May and general contractor bids come in the third week in May, exact dates to be determined
  - Date construction can start is a binding date; will work that out with City and Mayor so city is not hit with a delay issue
  - Schedule is a month off from what we have been saying all along, but this doesn't affect construction
  - Discussion of division of the property and need to approach the planning board about creating the new lot that encompasses the new layout
  - Site plan approval is needed from the planning board; timing is as follows, according to Phil
    - Documents will go to planning board sometime before March 30
    - We will file to be on the agenda for April 15 meeting

- Final review of documents will take place next week
  - Documents will be posted on April 2 and available on April 7, which coincides with the Central Register
  - Can give bidders 3 weeks to look over and will give the Planning board both the April 15 and May 6 meetings to discuss if needed
  - General bids would be due on May 19
- Two appraisals of the current library building have been completed so far, both with the lot not exact
- Question about Le Petit Cafe; things are still in process regarding it; having a difficult time finding concrete information about it
- Updates from Phil O'Brien, architect
  - No information other than what was shared regarding the schedule
- Question if we will have to go to the MBLC if start is not July 1
  - Our advisor may be happy when she sees a signed contract
- Request to submit paperwork to MBLC to trigger payment #3, which MBLC would like to pay out in this fiscal year
  - To date no city money has been paid out
- Matrix requested at last meeting may take a little longer than anticipated due to other documentation being collected; we should get the matrix in a couple of weeks

**NEW BUSINESS:**

- DPW has some old records that have not been digitized and may be able to find information about Le Petit Cafe to lead Dan in the right direction
  - Possibly there may be information in the Recorder about when Le Petit came into existence; issue is that Recorder is not indexed
  - Original name was Trailblazers
  - It is up to them to prove they have a right to be there rather than us proving they don't
  - Phil will need that information for his documents; Dan hopes to know in the next couple of weeks

Next scheduled meeting will be April 1, 2021 at 4:15pm

**ADJOURNMENT:** On a motion made by Amy Moscaritolo and seconded by Doris Cowdrey, it was unanimously

**VOTED:** to adjourn the meeting at 5:09pm