

# Mont Vernon Library Building Committee Minutes

January 20<sup>th</sup>, 2024, Special Meeting

- I. The meeting was called to order at 2:00 p.m.

Name	Role	Present
Bill McKinney	Chair	✓
Christine Hamilton	Member	✓
Mike Jungers	Member	✓
Cindy Raspiller	Advisor – Library Trustee	✓
John Quinlan	Advisor – Selectmen	✓
Anne Dodd	Advisor – Daland Trustee	✓
<b>Guests</b>		
Jane King – Library Trustee		

- I. Building Permit 01/18/2024 Meeting Update – McKinney
  - McKinney reported that the meeting was held at the Town Hall as scheduled. After much discussion, the LBC agreed to consider adding sprinklers in order to achieve the reduced water flow requirements affording by having them. MVFD agreed to provide definitive guidance on the necessary on-site cistern size in order to clarify the design requirements and to supply contact information for 3 local firms capable of completing a design/build effort in collaboration with Turnstone. DSK will be responding to the Building Inspectors questions and will connect him directly with the project structural engineer. McKinney clarified during the meeting that the phased approval approach the LBC has requested is commonly done in municipal projects. Since producing the detailed drawings and specifications the Building Inspector has requested is cost prohibitive in a building that may not be approved, this effort is bid into the construction contract.
- II. LBC Recommended Warrant Article Project Cost
  - The LBC reviewed the feedback from Turnstone, including updated subcontractor estimates and the detailed cost improvement suggestions and agreed that the construction cost could be reduced to \$5.04M, including site costs.

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- Based on the outcome of the MVFD discussion they concluded that including the cost of a sprinkler system in the overall project cost was more prudent than doing it as a separate warrant article. Although MVFD indicated that they believe the current \$350K cost estimate is overly conservative, the LBC agreed to recommend including it since we do have a written estimate from Turnstone to support the estimate and it agrees with the estimate developed earlier by DSK. This amount can be adjusted at Town Meeting if final system quotes from the suggested vendors are lower than the Turnstone/DSK estimate.
  - The MV town contingency was reduced to bring the overall contingency funding to 10% of the construction cost, bringing the final soft costs estimate to \$600K. The LBC agreed to recommend that the Library Trustees increase the overall project cost in the Warrant Article to \$5.99M. This considers that successful cost reduction efforts but adds in the funding necessary to include a sprinkler system within the project.
- X. The meeting adjourned at 4:15 PM.