

## Municipal Building Committee Meeting - 3/19/20

Present: At town hall: Steve; Via Zoom: Peter S, Heather, Will, Leah, Chris, Deb, Jere, Theresa

### Public Comment:

Renee McGuiness (at town hall): She is concerned about the cost of the bond. She has 2 requests for the building committee: 1) Keep costs as low as possible and 2) Use low VOC products (carpeting, paint) so those in the building are not effected from off gassing.

Will: The sentiment has always been to build this for the least amount. The design reflects distinct spaces for different program needs.

Steve: Originally it was a 1.3 million bond, but then the site work (asphalt, curbing, lighting) cost more than expected. Since we're early in the process, there's still a larger contingency budget at this point.

Will: 1.1 million plus \$300K site work. What's prudent at this stage is to include the appropriate contingency and scale it back as the project becomes more detailed.

### Chris - Design Development Stage of Monkton Schedule:

-geotech engineering: Civil engineer to verify site survey which they've done and are in process of turning over the site plan to BA.

-Began pulling together submission for Development Review Board in preparation for 4/14 hearing.

-Getting the rest of the consultant team up and running.

-RFPs have been issued to mechanical, electrical, plumbing subcontractors.

### Possible future expansion space of a full foundation = add alternate

Reviewed BA's 2 options for how to access the full foundation space.

Discussion around full foundation vs slab.

Before moving ahead with a full foundation, Naylor and Breen will give the committee a price difference of slab vs full basement.

If there was to be a full foundation then savings would need to be found elsewhere to offset the cost.

Melanie's comments which Will echoed:

1) If this space is built, there would need to be an explanation to voters of the process that brought about this space.

2) Library square footage needs to be the same as what the voters voted on and not a major re-design of the library space.

### Reviewed Design Issues:

Design: Added a roof to exterior stairs to address snow issues.

Exterior envelope - BA discussed with NB. There weren't any tweaks that would save costs other than possibly change the type of insulation to save money.

Furniture layout in library - BA will meet with the library to ensure there are not any changes in the library layout per RML board and librarians. BA will check that they have the space laid out as it should be architecturally.

Theresa - Librarians and library board are happy with the plans as everyone has seen them (this does not include the 2 options for a full foundation). The library can discuss furnishings with BA.

Will - \$60,000 earmarked for furnishing on owner side

Chris - \$60K is likely to not cover the whole building. Some of the library fundraising could help with this.

Suggestions to rough in plumbing back to back in the storage area on the lower level should a 2<sup>nd</sup> restroom need to be added in the future.

All 3 bathrooms (2 on upper, 1 on lower) are unisex and handicap accessible.

Looking into reusing vault door - need to check with Division of Fire Safety to see if it meets current code. BA is interested in what the requirements will be for storage on the lower level. The community is on board that additional record storage does not need to be in a vault. Is there going to be anything of value stored that will need fire safety? Is it that the town needs extra room for records storage because we store more than we currently should in the vault?

There will be crushed stone drip strip around building so water and mud don't splash back on exterior wall.

Where to put the dumpster? What size dumpster is needed? Currently trash generation of TH and RML the trash is minimal. Recycling done every two weeks. 1/week when janitorial staff comes through. We may need to include a dumpster due to DRB permitting. If need be, put the dumpster back to back with the bottle drive. We don't need it on the drawings at this point. Recycling tote and trash can is all that's needed at the beginning.

Steve mentioned the possibility of a Monkton contractor for hauling construction debris.

Will - Construction Manager info: Executed contract with NB earlier this week. Contract lays out terms for CM services, preconstruction services (Tanner is our lead with NB), then construction phase. Hopefully can get bids back on site work and mech, elec and plumbing as they go into next budget update.

Construction workers are using safety measures in response to Covid 19, but construction is still continuing. BA is putting all the pieces in place to move forward in the process.

Question about keeping town clerk secure in regards to Covid 19 and main door - buzz in situation - question about door to town clerk's space - BA can look at those ideas

Question about signage - Town of Monkton? Library? Where to post sign? Committee liked the idea of a decal on the window above the main door as it fits the style of the building. Possibly a curved decal. Committee did not want a road mounted sign. Do need a standard highway sign before the building to let drivers know where it is.

Eagle Scouts in need of projects - discussed signage with George Parker at town meeting

**Next Meeting: April 9<sup>th</sup> - 7pm - Zoom or town hall**

Respectfully submitted,

Melanie Cote

Addendum: Via email between Chris and Melanie, Chris explained that while BA will submit the grading plan to the DRB showing the full basement, BA can go back with an amendment to the DRB later if it's decided to stick with building on slab.