

MINUTES – COMBINED TRUSTEE & BUILDING COMMITTEE MEETING - draft
BARRINGTON PUBLIC LIBRARY
OCTOBER 25, 2023 – 5:30-7:05

Attendance: Susus Gaudiello (chair), Roger Gingrich (minutes for BC part), Karen Towne, Ezra Hodgson, Melanie Haley, Lydia Cupp, Susan Frankel, Liz Bolton, Eddie Gettis, Colin Williams, John Cafasso, Danen Mannschreck, and by Zoom – Jesse Fand (Bauen Const), Jason LaCombe (SMP Architects) Absent: Rob Gibson with prior notice

1. Jason presented the budget for the purchase and conversion of the “MOB (medical office building) to the BPL.
 - Cost estimates are for construction to begin in the fall of 2024, so include inflation estimates.
 - Cost estimates are for the “upper middle” of the quality range (where SMP & Bauen usually start), with the axiom that one can reduce costs after a bond but cannot increase costs.
 - The \$1.1 M land purchase is the current asking price. In a note from Rob Gibson - Conner MacIver has indicated that the real estate attorney submitted an offer on behalf of the town last week – awaiting a response. No details given. Closing costs are not included in the budget.
 - Soft costs – owner contingency at \$250,000 is conservative, but is generally less for a renovation than new construction. This acts as a “safety buffer” for the owner if changes are made during the course of the project or unexpected conditions arise.
 - Construction costs at \$1.7+ M
 - derived from cost estimates from subcontractors used by Bauen.
 - Additional costs for re-shingling the roof and complete replacement of the HVAC are offered d/t the ~23 year age of the building, but do not reflect expert input from anyone at the time. Further input from experts in various aspects of building structure / operation was recommended and will be obtained during the building inspection to be done once a P&S is signed.
 - Jesse will obtain maintenance information from HVAC vendor that installed the system; Susan will seek more information on last ~2 years of energy costs for this building
 - Solar panels/ energy efficiency
 - no cost estimates provided (see minutes from last meeting) - Jack Bingham of Seacoast Energy Alternatives will be consulted by Susan.
 - EBSCO Solar also offers a grant of \$60K to public libraries – this will be submitted after 3/12/24 voting.
 - Windows are good quality and in good shape, do not need replacement.
 - Wall and ceiling insulation has not been assessed. Ceilings will be raised in some but not all areas.
 - All lighting will be changed to LED.
 - FFE – costs often paid for from left over “owner contingency”
 - Recommended – as part of a signed agreement, all medically-related hardware, including the radiology equipment / lead walls need to be removed at seller’s expense.
2. Roger presented brief overview of the Foundation work on 2 fronts (see attachment)
 - Engagement with the general public of Barrington
 - Fundraising plans and start points

Meeting adjourned 7:05