

TOWN OF BLOOMFIELD
PUBLIC LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee held on Monday, January 25, 2016 at 5:00 p.m. in Conference Room # 5, Bloomfield Town Hall, Bloomfield, CT.

Committee members present were: Mark Weisman, Vera Smith-Winfrey, Lois Hager, Gail Nolan and Roberta LaMonaca (Ex-Officio Member)

Also present was: Nancy Haynes, Risk & Purchasing Manager, Sharron Howe, Assistant to the Town Manager, India Rodgers, Clerk of Council

Absent was: Michael Johnson

Guests: Ryszard Szczypek and Jeannette O'Connell – Tai Soo Kim Partners, LLC, Friends of the Library and Prosser Library Board of Directors

The meeting was called to order at 5:05 p.m.

Approval of Minutes of December 28, 2015 & January 11, 2016 Meetings

It was moved by L. Hager, seconded by M. Johnson and voted unanimously to approve the minutes of December 28, 2015 with noted corrections.

It was moved by L. Hager, seconded by G. Nolan and voted unanimously to approve the minutes of January 11, 2016 with noted corrections.

Architect's Report

Mr. Ryszard Szczypek, Principal and Jeannette O'Connell, Director of Interior Design Associate from Tai Soo Kim Partners, LLC presented the architect's report of the following areas:

Status of Contract

The contract with Tai Soo Kim Partners, LLC and the Town of Bloomfield is currently being reviewed by the Town Attorney.

Project Schedule

Mr. Szczypek stated that they are reconfirming the current library program and services. Mrs. Roberta LaMonaca, Director of Library Services would like to follow recommendations towards newer trends such as an outdoor programming space.

Mr. Szczypek also collected information on plans of the existing library and the Town Hall site.

An outline on the Project Schedule and Key Decision Making Milestones was distributed to committee members for review.

The Request for Proposal (RFP) contract list four sites to be reviewed.

1. Current expansion of the existing library site

There is a vacant lot next door to the library that is currently being used for overflow parking. It was mentioned that the old gas station near this lot was remediated and have periodic groundwater monitoring by the Department of Environmental and Energy Protection (DEEP).

2. Town Hall site

In previous plans by Tuttle and Welles, the proposal to build an extension to town hall for the library was on the backside of the building. The committee would like to review multiple variations for this site.

3. Wintonbury Mall site

Mr. Szczypek has a conversation with the current owners of the Wintonbury Mall about plans for a new library in the Town Center. A diagram of the proposed proposal was sent to the property owner for West Coast Investments. The proposed proposal focused on an addition by the Town Green with frontage on Park Avenue. The owner considered additional square footage adjacent to the Town Green towards the rear of the building, utilizing the inner courtyard as an attraction.

Mr. Mark Weisman, Chair of the Library Building Committee mentioned that Goman & York, Economic Development Consultants for the Town stated that they are willing to assist in this project. They are an additional resource for the Library Building Committee as well as the architectural firm. In addition, Goman & York can assist with identifying a prospective use for the existing library site if it were to relocate.

Mr. Weisman stated that it is important to investigate the legal and contractual obligations between the owners of Wintonbury Mall and the Town with Goman & York prior to further site exploration of this location.

Ms. Nancy Haynes, Risk and Purchasing Manager mentioned that the fourth site under review was with the existing footprint of the current library site with an expansion going north as another option.

Mrs. Lois Hager mentioned a possible location at the Farmer's Exchange site. It was noted that this site is very small and narrow. There would be serious concerns with noise from the train tracks as well as parking restrictions.

Strategy to keep General Public and Town Officials informed

Mrs. Hager also expressed concerns about how information is gathered and presented in order for the Town Council to make an informed decision. The more objective criteria the committee has in making choices, the easier the process will be.

There was some discussions regarding the use of score sheets to rank each site with pros and cons. It was also suggested that communication of information should be direct to the building committee, Town Planner, Town

Engineer and other pertinent staff to obtain additional background information on the various sites. A follow-up memorandum to the committee would be distributed with future meeting dates for continued discussions.

Mrs. LaMonaca inquired about focus group participation with the public. It was noted that this process does not have the suggested timeframe to conduct mail in surveys or questionnaires. The committee can solicit public input during scheduled meetings.

Progress to date

At the meeting scheduled for February 22, 2016, the committee will identify final site selection, define pros and cons of multiple concepts for each site.

At the March 14, 2016 meeting, architects will present a preview of probable cost estimates and develop shortlist sites. A focus group at this meeting should consist of a representative from town administration, Town Planner and Finance.

At the March 28, 2016 meeting, architects will introduce refined concepts to the Town Council for review. The goal is to have Town Council approval by May 9, 2016 in order to apply for the State of Connecticut grant and agreeable to placement on the November 2016 ballot for town referendum.

At the April 11, 2016, the initial target date to preview final concept which would include selection of site, shape of the building and cost analysis.

On April 25, 2016, a formal presentation will be made to the Town Council as well as possible public comment regarding this project.

Mr. Weisman recommended the need to schedule weekly meetings to meet the rigid timeframe. He stated that he will inform Council subcommittees, Friends of the Library and the Library Board of Directors on upcoming meeting dates and times. Mr. Weisman also suggested to advance the meeting schedule by one week, with the next scheduled meeting for February 1, 2016.

Mr. Szczypek suggested to get the Council approval prior to sending the Letter of Intent for the State of Connecticut grant application.

Mrs. LaMonaca mentioned the Council review of two other major capital improvement projects that are being considered in addition to the library.

Mrs. Hager would find it useful to appoint a representative from the Council to attend meetings. She also requested the creation of a fact sheet to handout the public to increase awareness about plans to build a new library.

Mrs. LaMonaca stated that the library has begun gathering a quick reference information sheet outlining programming deficiencies at library.

Mrs. LaMonaca shared the 2014 Space Planning Guide and the Public Works Town Renovation Code Improvements presentation outlining the "do nothing option" approach.

Mr. Weisman also discussed the capital improvements schedule, a possible addition for café/retail space and limitations/shortcomings in you remain in the current building.

Mr. Weisman also noted that State Senator Beth Bye is a huge proponent of information technology. It was suggested to invite Senator Bye to a building committee meeting for plans in incorporating advances in technology with library plans.

It was mentioned to a standby generator and/or emergency circuits in the plans for a new library.

Mr. Weisman suggested visiting another facilities with specific examples/features. The Somers Public Library and Wilton Public Library are two libraries designed by Tai Soo Kim Partners, LLC. Mrs. Vera Smith-Winfrey requested an informational sheet with "Things to Note" when visiting libraries during personal time. Tai Soo Kim also suggested that this suggestion would be an excellent tool for the public as well.

Other Pre-Referendum issues

Mrs. Hager inquired about a strategy in applying for State of Connecticut grant. It was noted to advocate for support from local state legislature representatives for a favorable review of the application. There are a list of items required for the grant application. It was recommended by committee members to invite local state legislators to meetings sooner than later.

Other

The Town Plan and Zoning Commission will begin discussions about parking in the town center. Mr. Jose Giner, Director of Planning & Economic Development stated that there are some funds available for a parking study of the town center. The State of Connecticut – Department of Transportation are consider roundabouts for the center of town.

Both the Prosser Library Board of Directors and Friends of the Library would like the committee to utilize their group as a resource to gather information as needed.

Future Meeting Dates

A posting for a Recording Secretary has been posted to provide clerical support for the Library Building Committee meetings. The closing date is February 8, 2016.

Adjournment

At 6:15 p.m., it was moved by L. Hager, seconded by G. Nolan and voted unanimously to adjourn the meeting.