

TOWN OF BLOOMFIELD
PROSSER LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee on Wednesday, March 23, 2016 at 5:30pm in Training Room of the Police Department, Bloomfield, CT.

Committee members present were: Mark Weisman, Vera Smith-Winfrey, Lois Hager, Gail Nolan, Roberta LaMonaca (Ex-Officio Member), and Sharron Howe (representing Philip K. Schenck, Jr., Ex-Officio Member).

Absent: Michael Johnson and Nancy Haynes, Purchasing & Risk Manager.

Guests: Ryszard Szczypek, Tai Soo Kim Partners, LLC, Friends of the Library and members of the Prosser Library Board of Directors, and Bloomfield residents Marty Herman and Laura.

The meeting was called to order at 5:32 p.m.

Approval of the Minutes of March 14, 2016

It was moved by V. Smith-Winfrey, seconded by G. Nolan and voted to approve the minutes of March 14, 2016 with noted corrections, with one abstention from L. Hager.

Discussion with the Architect

Status of Contract

R. Szczypek: one more change was made – he will get that to N. Haynes upon her return from vacation.

Program Update

Diagram of spaces for the plan have been tweaked but not to the point that R. Szczypek will recommend a change in square footage.

R. Szczypek discussed the FF&E budget, which is based on the program elements, and require furnishings such as shelving, study carols, desks, etc. Jeannette has been reviewing this information with the Building Cmte. R. Szczypek provided a draft handout of estimated project costs including FF&E, which Jeannette has thoroughly vetted.

Site Assessments/Design Options

There was a discussion surrounding the Summary Study Options, which are to be used as a working draft, the numbers of which will be higher than what we previously saw with the Tuthill + Wells study of 2012.

M. Weisman discussed the possibility that the deed to the existing library space will go back into the hands of the Prosser family if the library moves from its current location. The Town Clerk has researched the deed; the Town Attorney is doing a full title search and Roberta and staff have been pursuing historical research. There was an article in the Hartford Courant dated from May 19, 1904 indicating that the town purchased the land for \$1700 around the year 1902. The site was the location for a tavern which had burned down some years prior apparently Levi Prosser left a portion of his estate amounting to approximately \$15,000 for a library fund, the income of which should be expended for the purchase of books.

There was a discussion regarding options A, B, C for the existing Prosser site, and options D (from the 2012 Tuthill + Wells study), E, F on the Town Hall site.

L. Hager expressed concerned about the parking situation at Town Hall for Options E/F with regard to total capacity for both library and town events.

M. Weisman mentioned that the final number of parking spaces is not definitive for both the Town Hall and the library and asked if there was a need for a parking garage?

R. Szczypek will meet with H. Withers and the Town Planner, Jose Giner, to get a target number for total parking spaces. He will also work with R. LaMonaca to inquire about library events with regard to total parking needs.

R. LaMonaca offered up that the goal is to create a new, attractive library which will attract larger audiences and therefore impact parking needs. The beauty of having a new facility, for example, is that a children's event can take place at the same time as an adult event; multiple and simultaneous programs allows for greater impact to audiences.

L. Hager mentioned to R. Szczypek that Fred Hesketh, Bloomfield's local reporter, spends quite a bit of time around town and would know the traffic patterns and issues near Town Hall; he would be a good, resident expert on parking needs.

G. Nolan asked: is the purchase price of the lot next to the Prosser site included in the cost? Yes, in one of the options, was the answer by R. Szczypek.

Conceptual Cost Analyses

M. Weisman received an analysis from Don Poland of Goman + York on the potential sale price for the property (1.8 million dollars). M. Weisman provided a handout to the committee for the Capital Budget Plan received from the Department of Public Works for Prosser Library maintenance. The figure came to about 2 million dollars for items such as roof replacement, terrace restoration, site work, windows, and mechanical chiller. There was a discussion around construction costs for Option A, line item 7: Flood Proofing (\$800,000).

There was a discussion surrounding Options A through F. It was concluded that Option B is not feasible without acquiring additional property to the north, per M. Weisman and R. Szczypek.

R. Szczypek discussed Line item 4, building new: the “per square footage” cost in present day would be \$300 for exterior masonry, steel construction, derived from a blended average. Based on experience, the recommendation is to project this number forward from 2016 to 2019 due to escalating construction costs at a rate of 4% per year.

There was discussion around line items 13-28:

V. Smith-Winfrey asked about the swing space – what does it include and will the phone lines be moved along with the computer, and will the network be set up again after construction is complete?

M. Weisman asked about bond issues with regard to technology (what we can and cannot bond).

R. LaMonaca mentioned that in order to defray the project cost, the technology and computer replacement schedule might be part of on-going library capital expenditures, which would be deferred.

R. Szczypek will add the “construction duration” for each option. He mentioned that the general contractor carries insurance. The Town usually carries the “Builder’s Risk and Liability Policy.”

M. Weisman will give thoughtful consideration to what information will and should be presented to Council at the meeting on Monday, March 28 and get back to R. Szczypek. It would be best to present a range for the total costs and cost rankings. S. Howe said to keep in mind that the 330 Park Avenue architects will also be presenting their recommendations to Council on Monday.

M. Weisman said he spoke with Deanna about putting the Community room on the third floor and R. Szczypek said it’s possible to do that at the Town Hall site. R. Szczypek mentioned that a parking garage costs upwards of \$25,000 per parking space and that we first need to figure out the total target number of parking spaces needed.

Informational Campaign

There was a discussion around the idea of the Library Building cmte hosting an informational session for the other commissions and committees in Town such as the Disability Advisory Committee, the Filley Park Committee, the Conservation, Energy, and Environment Committee, and the Youth/Adult Council. The goal of the committee would be to promote awareness of the Library Building project and garner support. It was agreed by all on the Library Committee to host the session on Wednesday, April 6, 2016 at 7:00 p.m. with Thursday, April 7th as the alternate date.

M. Weisman discussed the need for the Library Bldg Cmte to meet at 5:30 p.m. just prior to the informational committee session on April 6, 2016. S. Howe will check on the list of committee Chairs and communicate with L. Hager and M. Weisman.

Library Board of Directors, Friends of the Library, and Public Comments

R. LaMonaca mentioned that the library has built a relationship with the IT Director at the Board of Education and is making every attempt to make teachers, parents, the public, and children aware about the future Library construction project. The school department has an electronic backpack program where the families of children receive flyers electronically regarding events in the school and around town. This has served to be a handy communication tool.

M. Weisman mentioned that there will be additional informational campaigns from June through November, with the goal that the construction project will be on the November referendum.

Comments from the public: the Hermans, who are long-time library enthusiasts, were concerned that there isn't more public input from residents. They expressed their enjoyment of the cozy feel, charm, and warmth of the existing Prosser Library; they would be disappointed to see that atmosphere disappear. Their feelings were acknowledged and appreciated by all the Library Committee members. R. LaMonaca encouraged Marty and Laura to attend the Town Council Meeting on Monday, March 28, 2016 to make their feelings known to Council.

Future Meeting Dates

1. Town Council: March 28, 7:30pm and **April 25, 7:30pm (final presentation to Council)**
2. Town Committee and Commissions Informational Session: April 6, 7:00pm (with Bldg Cmte meeting at 5:30pm)
3. Regular Building Committee meeting: April 11, 5:30pm
3. Public Focus Group: April 12, 6:00pm
4. Finance Subcommittee meeting: April 18, 5:45pm

At 7:30 p.m., it was moved by V. Smith-Winfrey and seconded by G. Nolan and voted unanimously to adjourn the meeting.