

TOWN OF BLOOMFIELD  
PROSSER LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee on Wednesday, April 20, 2016 at 5:30pm in Conference Room #2 at Town Hall, Bloomfield, CT.

Committee members present were: Mark Weisman, Lois Hager, Michael Johnson, Roberta LaMonaca (Ex-Officio Member), and Sharron Howe (representing Philip K. Schenck, Jr., Ex-Officio Member).

Absent: Vera Smith-Winfrey, Gail Nolan

Also present: Nancy Haynes, Purchasing & Risk Manager

Guests: Don Poland of Goman + York; Ryszard Szczypek, Todd Lee Conant, Jeanette O'Connell, and Diana Lanser of Tai Soo Kim Partners, LLC; Friends of the Library; and members of the Prosser Library Board of Directors.

The meeting was called to order at 5:30 p.m.

**Approval of the Minutes of April 11, 2016**

It was moved by M. Johnson and seconded by L. Hager and unanimously voted to approve the minutes of April 11, 2016 with noted corrections.

**Discussion with the Architect**

Status of Contract

No updates.

Program Update

No significant changes to the program; still currently at approximately 36,000 sq ft.

There was a revision to Options F (Town Hall site) and C (existing Prosser site). R. Szczypek spoke with a New Jersey company who moves buildings and discussed the possibility of raising the library 8 feet instead of 4 feet. Davis Building Movers will get back to R. Szczypek for a cost estimate related to Option C.

R. Szczypek will move forward with presenting the above two options, C and F, to Town Council on Monday, April 25, 2016. The presentation will include program needs, site selection criteria, and pros and cons for the Town Hall and Prosser site. A concern was brought up for the Town Hall site for any future builds which might take place (although current needs remain unclear, the goal is to allow for future additions to Town Hall).

Site Assessments/Design Options

There was a discussion around floor plans for both Options C and F, presented by D. Lanser.

R. Szczypek and T. Conant reviewed the 3-dimensional model of the Town Hall site.

D. Lanser reviewed the revised Option F Town Hall site plan – with grand stairs, elevator, atrium and café, children’s area, teen area, Friends of the Library space, board room, community room, storage area, computer lab/maker space, main library and adult services, staff lounge, and the main collections center, with the possibility of the quiet adult area in the tower.

During a discussion of the pros and cons for the Town Hall site, D. Poland mentioned that the complexity of negotiating a cross easement with Rite Aid could potentially be a con and yet it could also be a pro if there is cross access which then moves us toward shared parking.

When asked which site was preferred, M. Johnson favored Town Hall as it facilitates new construction versus building on an existing site, which is deteriorating.

L. Hager was leaning toward the Town Hall site, as it is the option that would most easily and quickly facilitate new construction but felt conflicted because of her concerns over the future control of the existing Prosser site, and the elegance of the architectural rendering of the Prosser site.

M. Weisman prefers the Town Hall site and would ideally like to see the Prosser site redeveloped.

M. Weisman recommended including the pros and cons list in the presentation to Council on Monday and also recommended removing the third “con” from the Town Hall site list (“much of the green area along Bloomfield Avenue will be needed for parking”).

There was a discussion around the pros and cons of the existing Prosser site. D. Poland reminded everyone that a con for this site is the fact that construction will take longer to complete than building at Town Hall – we could be looking at a completion year of 2019 or 2020.

D. Poland discussed the third pro of the Prosser site (positive economic development could incentivize the redevelopment of private properties along Tunxis Avenue to Filley Park): similar wording should be added to the Town Hall site Pros list.

### Conceptual Cost Analyses

R. Szczypek will continue to adjust the cost estimates. One change: there was a miscalculation in the projection of the escalation and of the projected date of completion for the Prosser site. An additional note: if a construction manager were included in the program cost, the associated fee of 3% would then be included in the final cost analysis.

The estimate to lift the existing building may also be adjusted after R. Szczypek receives information from a moving contractor.

### Informational Campaign

R. Szczypek will simplify the “Program Needs” slide for the presentation to Town Council to only include major headers; the detailed breakdown is not necessary for that presentation. Important to note on the slide: 20,000 existing sq ft and 36,000 new.

It is also important for Council to know that State requirements are not driving the “needs” which are included on the program.

D. Poland will be present for the Town Council Meeting for the Q&A session on Monday, April 25, 2016.

M. Weisman will prepare an outline for the presentation to Town Council and distribute for review by the Committee. R. Szczypek mentioned that Henry Withers would be in attendance for the Q&A portion of the Council Meeting.

M. Weisman will inquire of V. Smith-Winfree's preference for the new library site, and will confirm with G. Nolan, too.

#### Discussion with Economic Development Consultant

No updates.

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

No additional comments.

#### Future Meeting Dates

1. It was decided by the Library committee to hold a formal meeting on Monday, April 25, 2016 at 5:30 p.m. prior to the Town Council meeting at 7:30p.m. R. Szczypek to arrive at 6:30 p.m.
2. Town Council Meeting: Monday, April 25, 2016
3. Town Council Subcommittees: Admin & Education on May 3, Finance on May 16
4. Building Committee: TBD (if Council would like to see the Cmte again at the May 9 Council Meeting, the Building Cmte will meet prior to that)

At 7:13 p.m., it was moved by L. Hager and seconded by M. Johnson and voted unanimously to adjourn the meeting.