There was a meeting of the above referenced committee on Wednesday July 13, 2022 at 6:00 p.m. via a hybrid meeting. Members and participants present were there in person and electronically.

Committee members present were: Mark Weisman (in person), Bob Berman (in person), Erica Coleman (virtual) Chris Grant (virtual), Kinjal Amin (virtual), Marsha Bryant (virtual), Bob Ike (virtual), Lois Hager (virtual).

Also present: Ad Hoc members Ava Biffer (virtual), Leah Farrell (virtual), Maxine Ursery (virtual) Elizabeth Lane (virtual), Library Director, and Nancy Haynes (in person) Purchasing and Risk Manager.

Also present virtually were Deputy Mayor Greg Davis, Town Manager Stanley Hawthorne, Finance Director Keri Rowley, Ryszard Szczypek from TSKP, Tom Romagnoli, Kyle Lentini and Scott Scholl from Downes Construction, Chris Siloac from Bloomfield Public Library.

Absent: Jesse White

The meeting was called to order at 6:07 p.m.

Old Business

On a motion by Bob Berman, as seconded by Bob Ike, the minutes of the 7/6/22 meeting were unanimously approved.

New Business

The Chair began the meeting by updating the Committee that he had attended the 7/11/22 Town Council meeting to support the $1.5 million funding request and asked Deputy Mayor Greg Davis to report the results. Deputy Mayor Davis reported that the Town Council had issued a directive to construct Prosser at 30,159 square feet. The Town Council approved a Community Investment Funds application in the amount of $5,526,000 that included the original $4.0 million suggested by the Building Committee plus the $1.5 million that Town Council did not appropriate and $26,000 for charging stations. Chair Weisman noted that there were no alternatives from the Council on how to pay for the additional square footage and the Deputy Mayor reported that the reserve fund was not healthy enough to fund the request, and the Council did not want to use ARPA funds. Disappointment was expressed by members of the Building Committee, commenting that the Town Council had not shown fiscal responsibility, the economics or consequences of waiting. Deputy Mayor Davis suggested that the project could proceed with design development, split the project into two or wait for more funds.

1. Architect Report. Ryszard Szczypek observed that if the project stops it will escalate costs, and inflation is at 9%. It is no one’s fault, but pausing is expensive. Moving forward without
funding is also risky and if the project moves forward and there is no additional money there is a risk of redesign cost. He commented that the VE items could be add alternates.

2. **Construction Manager Report.** Tom Romagnoli reported they are calculating 9% annual escalation (3/4% per month) and there would also be escalation of FF & E. He spoke about long lead times, labor increases. He presented what options would look like if design development were authorized to move forward and the impact on schedule and economics. In response to a suggestion mentioned by the Council about doing one building before the other, he informed the Committee that you lose the efficiency in bidding and the savings from subs bidding both building will be lost. In addition you will lose the overlap of CM and Architectural fees. In response to getting CIF funds in 2 installments, Tom replied that the GMP is projected to be issued in February so funds need to be in place to move forward by then, which is when Downes would sign contracts for the project, and neither the Town or Downes will take a risk and sign contracts if funds are not in place at the time. Ryszard Szczypek agreed with Downes but said you could always bid each at the same time as separate and get a price for the combined, but it is always cheaper to combine and do at the same time. There were comments about perceptions of doing one building first.

Bob Berman motioned to direct the Architect to proceed with design development in order to keep the project on the schedule as presented in Option 5. The motion passed 5-1 with yes votes from Mark Weisman, Bob Berman, Chris Grant, Marsha Bryant, Erica Coleman and Lois Hager voting no.

3. **Director’s Report.** Staff is working on the Community Investment Fund application, due 7/25/22, working with Bob Berman on swing space and asked about OPM role.

Chair Weisman asked about the CIF and asked Downes to put their slide back up. He noted that the figure on option 5 schedule was different than what the Town Council approved on Monday night. The construction cost escalator would add additional $1,026,000 to the project. Elizabeth confirmed there would have to be a Council process to approve a revised application with an updated number. Town Manager Stanley Hawthorne requested the Building Committee make such a request. Bob Berman moved that the Library Building Committee support the Town’s Community Investment Fund grant application for the library capital improvement project that includes both Prosser and McMahon libraries in the amount of $6,552,184. The motion was seconded by Lois Hager and passed unanimously.

4. **Committee Reports.** No reports from Outreach or Programming. Bob Berman reported that the OPM contract is in process.

5. **Approval of Purchases.** Nancy Haynes presented a request to increase the TSKP contract (Amendment #3) for the provision of arborist services at Prosser in the amount of $6,819. The motion to approve was made by Bob Berman and seconded by Chris Grant and approved 5-0.
Bob Berman moved to approve $9,000 to SLR to provide abatement/remediation drawings and specifications as outlined in their proposal of 1/27/22. The motion was seconded by Lois Hager and approved by a 5-0 vote.

6. **Future meetings.** Regular meetings scheduled for 7/27/22 and 8/10/22.

7. **Comments from the Committee.** Lois Hager is grateful to proceed with design development and it is best for the project but the Town Council has not done its job. Elizabeth Lane is hopeful and excited for the future and moving forward.

8. **Comments from the Public.** Councilor Suzette DeBeatham Brown (remote) The Library is very important to me and the council. If you remember the Library Building committee was named during the last Town Council term and the support was there then as it is now. It is very unfortunate that we are in this crisis now but the support is still there. I am so looking forward to a new Prosser and a larger improved Wintonbury. As a Council sometimes we have to make hard decisions and that was done Monday night. We told our residents that we were going to take the time to hear from them when it comes to the balance of the ARPA funds and I think we need to stick to our word. I don't want that decision to discourage this committee that have worked hard to live up to the "charge" you were given. I am confident that we will find the money to complete the project in a manner befitting our community. Once again please know I support this project, the council supports this project and we thank you for all the work you have done and will continue to do on behalf of our residents.

**Adjournment:** At 7:40 p.m. it was moved by Lois Hager, seconded by Bob Berman and voted unanimously to adjourn the meeting.