TOWN OF BLOOMFIELD
LIBRARY BUILDING COMMITTEE

There was a special meeting of the above referenced committee on Wednesday July 6, 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), and Jesse White (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, Scott Scholl from Downes Construction, Chip Phillips from Colliers.

The meeting was called to order at 6:03 p.m.

Old Business

On a motion by Bob Ike, as seconded by Jesse White, the minutes of the 6/15/22 meeting were unanimously approved as amended.

On a motion by Bob Ike as seconded by Jesse White, the minutes of the 6/22/22 Special Meeting were unanimously approved as amended.

New Business

The Chair began the meeting by updating the Committee. After the last meeting, he met with the Mayor and Deputy Mayor and Town Manager over concerns the way the project was going and fears that disagreements were going to get in the way of having a successful project. The Chair felt that help from all resources, including the town leadership, was needed. He then asked the Town Manager, Stanley Hawthorne, to report on their meeting and options the project has moving forward. Mr. Hawthorne reported that the discussion was to get beyond some of the recent contention, and options would have to be ratified by the Town Council. He cautioned everyone not to let disagreements get in the way of what the issues are because there have been amazing accomplishments. The unpredictable economy is really the contentious issue. He was at the last meeting and supports the vote that the Library Building Committee took because they have stayed true to their purpose, listened to all various perspectives and moved the project along staying on budget and on time. He supports additional funding including Community Investment Fund, however because we won’t know what will happen with that request for several months, in order to keep the project on schedule, he is recommending at the 7/11/22 Town Council meeting the use of $1.5 million in grant funds (specifically the American Rescue Plan Act) to be appropriated in order to bring 2,805 square footage back.
1. **Architect Report.** None.

2. **Construction Manager Report.** Scott Scholl (remote) from Downes Construction presented a slide showing the previously approved option 3 along with a new Option 4 which showed what the impact of an additional 1.5 million appropriation would be. It would be a total system of 39,445 sf (30,169 Prosser/9,276 McMahon), construction mobilization of 1/28/23. The cost would be $6.6 million over without value engineering, $1.7 million with acceptance of value engineering and with deferment of 20% of FF&E and an additional $1.5 million, $49,195 over budget. Questions were asked about FF&E, timing of bidding, winter conditions, pre purchase of long lead items, and clarification of square footage if $1.5 million additional is appropriated, escalation of square footage costs and when a decision would have to be made.

Bob Berman made a motion to rescind the approval of Option 3 and to approve Option 4 which includes an additional 2,805 square feet for Prosser, subject to the Town Council appropriating an additional $1,500,000 prior to the end of July 2022. The motion was seconded by Bob Ike, and passed on an 8-1 vote. Yes votes were Mark Weisman, Bob Berman, Chris Grant, Kinjal Amin, Erica Coleman, Lois Hager, Bob Ike and Jesse White. No vote was Marsha Bryant.

3. **Director’s Report.** Staff is working with TSKP, going through numbers for the Community Investment Fund application, is excited about the project and going to continue working to build a 21st century library at Prosser and McMahon.

4. **Community Investment Fund.** Elizabeth Lane reported she is working on the application for Community Investment Fund grant. It will include value engineering, restoring inside and outside items and she will be presenting it to Town Council with the hopes of submitting it to the State at the end of the month, she believes it is July 28. All of the items on the list will not have a negative impact on schedule while we wait to hear if the application is funded. The amount of the application is currently $3.917 million. Questions were asked about a referendum and applications. Bob Berman made a motion to 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 $4,000,000. The motion was seconded by Bob Ike and passed unanimously.

5. **Committee Reports.** No reports from Outreach or Programming. Bob Berman reported that the OPM contract is being finalized.

6. **Approval of Invoice.** On a motion by Bob Ike as seconded by Bob Berman, invoice #172961 in the amount of $4,680 to SLR for environmental consulting was unanimously approved.

7. **Future meetings.** Regular meetings scheduled for 7/13/22 and 7/27/22. The Chair will be presenting a project update to Town Council and Elizabeth Lane will be presenting the CIF request to Town Council, both on 7/11/22.
8. **Comments from the Committee.** Mark Weisman read an email from Councilor Joe Merrit, and reported that Sharon Mann had contacted him suggesting the bridge be a flower bridge.

9. **Comments from the Public.** Linda Pagani (remote) supports the actions take tonight, supports Councilor Merritt’s comments and thanks the Town Manager. Sten Cassperson (in person) commented on the 2nd story floor plan, atrium, footbridge and solar panels.

**Adjournment:** At 7:10 p.m. it was moved by Bob Ike, seconded by Jesse White and voted unanimously to adjourn the meeting.