TOWN OF BLOOMFIELD

LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee on Wednesday August 24, 2022 at 6:00 p.m. via a Conference Remote Meeting. All members and participants present were there electronically.

Committee members present were: Mark Weisman, Bob Berman, Chris Grant, Marsha Bryant, Bob Ike, Lois Hager, Jesse White

Also present: Ad Hoc members Ava Biffer, Leah Farrell, and Nancy Haynes, Purchasing and Risk Manager.

Also present were Mayor Danielle Wong, Deputy Mayor Greg Davis, Tai Soo Kim and Ryszard Szczypek from TSKP, Tom Romagnoli, Scott Scholl and Kyle Lentini from Downes Construction, Chip Phillips from Colliers Project Leaders and Chris Siloac and Alison Wilkos from Bloomfield Public Library.

Absent: Kinjal Amin, Erica Coleman

The meeting was called to order at 6:01 p.m. Chair Weisman noted that it was regular meeting #49

Old Business

On a motion by Bob Berman, as seconded by Bob Ike, the minutes of the 7/27/22 meeting were unanimously approved as amended.

New Business

1. Architect Report. TSKP did a presentation on the Prosser design floor plan and provided interior and exterior renderings, which included the community room, children’s area and west elevation alternatives. The base alternatives for the west elevation included a brick base, a stone base and a concrete base. They recommend the brick or stone base. They also provided historical connections for the west elevation design. Committee feedback was positive, and included comments about the window grills, the mini concert hall feel to the community room, larger windows and opinions on the base. The design is due to Downes for an estimate on 10/7/22. Bob Berman made a motion to accept the west design and proceed with design development, which was seconded by Lois Hager and unanimously approved.

TSKP then presented a study regarding the dumpster location at Prosser and the challenge to be able to access the dumpster due to height of the lower level parking. Location options include north of the building, Mountain Ave, Tunxis Ave and the Riley parking lot. Each location has its challenges. There is an option to use an existing service drive running behind the building and locating dumpster on Tunxis with a privacy fence. TSKP spoke to the MDC who has a sewer line
ease running parallel to Wash Brook, and they are agreeable but are concerned about encroachments – they prefer a 14 foot clearance. The MDC also has an issue with one of the trees. There was also an update on the on site traffic and as of now, they are planning for 2 way traffic and entrances/exits on both Tunxis and Mountain Aves, but exits on both would be right turn only. They entertained questions regarding use of the service drive for delivery, location for charging stations, ease of custodian access. Bob Berman made a motion to approve the concept which was seconded by Lois Hager and unanimously approved.

2. **Construction Manager Report.** Downes reported on the schedule, specifically dates for design, bidding and construction. The current schedule shows a 3/28/23 guaranteed maximum price and a notice to proceed on 4/5/23. Questions were asked about LEED, lead time for procuring certain items, the MBE outreach and State Grant for McMahon. The Chair reported that previous approval to apply for the grant was based on several conditions that weren’t met, but there is confusion on whether those conditions may have changed or there is new information. As a result, the McMahon grant will be placed on the agenda for the next meeting.

3. **OPM Report.** Chip Phillips gave an update on the swing space and storage activities.

4. **Committee Reports.** Alison Wilkos reported that Outreach has not met, but information on the project is on the web site and they encourage people to come to meetings and participate in the public comment portion of the meeting. The meetings also appear in the monthly newsletter. Leah Farrell is soliciting meeting dates for the Programming Committee. There was discussion regarding the IT/AV programming and the need for a matrix and priority assessment. After comments from Bob Berman, who chaired the CM/OPM Committee, that selections and contracts have been finalized, the Chair announced that the Committee can be disbanded.

5. **Approval of Invoice.** Nancy Haynes presented invoice # 200802-8 in the amount of $31,000 from TSKP for 60% completion of design development at Prosser. On a motion by Bob Ike as seconded by Bob Berman, it was unanimously approved. Nancy Haynes presented invoice # 220103-5 in the amount of $10,129.99 from TSKP for 60% design development completion for McMahon. On a motion by Bob Ike as seconded by Bob Berman, the invoice was unanimously approved for payment.

6. **Future meetings.** Regular meetings are scheduled for 9/7/22 and 9/21/22. Bob Ike advised he will not be in attendance on 9/7/22.

7. **Comments from the Committee.** Chair Weisman thanked the Town Council for the additional funds for the square footage and DPW and Glen Garrity for their involvement in the project. The Deputy Mayor inquired about using Blue Hills Fire District for swing space, to which Bob Berman responded about the conflicts in using the community room that he discovered when he approached them previously. Nancy Haynes reported that she had attended a webinar on procuring alternative energy and hoped to be able to use it for the solar panels on the project.
8. **Comments from the Public.** Marshall Ruinick spoke about his preference for brick on the west elevation base.

**Adjournment:** At 7:31 p.m. it was moved by Bob Ike, seconded by Bob Berman and voted unanimously to adjourn the meeting.