TOWN OF BLOOMFIELD
LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee on Wednesday September 7, 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, Marsha Bryant, Erica Coleman, Bob Ike, Lois Hager, Jesse White

Also present: Ad Hoc members Ava Biffer, Elizabeth Lane, Library Director, and Nancy Haynes, Purchasing and Risk Manager.

Also present were Mayor Danielle Wong, Deputy Mayor Greg Davis, Ryszard Szczypek and Diana Lanser 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, Chris Grant

The meeting was called to order at 6:17 p.m. Chair Weisman noted that it was regular meeting #49

Old Business

On a motion by Bob Ike, as seconded by Bob Berman, the minutes of the 8/24/22 meeting were unanimously approved as amended.

New Business

1. Architect Report. TSKP provided an update on several areas.
   - Roof drain. There had been an inquiry into the sizing of roof drains because of issues at another Town building. TSKP followed up and was informed that the cause of the flooding at the Human Services Facility was due to construction debris blockage and rain gardens, both of which were remedied and there have not been any additional issues since. The next size up roof drain would be 6 inches and poses conflict issues and not called for in building code. Current design is for 4 inches.
   - Commissioning Agent. Because of LEED certification, would need to be on board by construction document phase.
   - Encroachment permit. An encroachment permit from the MDC over their sewer line is needed for earth work, foundation and bridge.
   - LEED scoresheet update was provided. Previously had worked on HVAC, has moved on to site and civil.
2. **Construction Manager Report.** Downes reported on the schedule, LEED and site logistics. They presented plans for each site, showing where entrances and exits will be to site, fencing, construction trailer locations and this will provide sub-contractors with what site will look like.

3. **OPM Report.** Chip Phillips gave an update; they met at Meyer’s storage. Accessible storage is difficult and different options will be needed if frequent and unplanned access is needed. Storage pricing is on a cubic foot basis. Meyer also has a state contract for moving services, specifically for libraries. The need to get a handle on what needs to be stored was expressed.

4. **McMahon Grant.** Chair Weisman told the Building Committee that they had originally declined to recommend submission of a state grant for McMahon because of the timing and schedule. Since that time there was new information that says the grant can be withdrawn if it doesn’t meet the schedule. Lois Hager commented that she didn’t see that in writing from the state and would like more assurance and she is concerned about rejection. The Town Manager talked about reducing the tax burden on residents if the Town got the grant as it would reduce the amount of bonding that the Town would need to do. After questions and discussion, Lois Hager moved to recommend that the Town Council approve the submission of the grant to the state for support of the McMahon project with the understanding that if the timeline can’t be satisfied and if the Town does not receive the necessary grant contract with the state prior to issuing its own contracts for construction that the Town decline the grant in order to prevent the project from costing more. The motion was seconded by Bob Ike. Yes votes were Bob Ike, Lois Hager, Erica Coleman and Mark Weisman, Bob Berman voted no and the motion passed 4-1.

5. **Committee Reports.** Elizabeth Lane reported that Outreach has been at events publicizing the work of the project and also include information in newsletters and social media. Programming Committee is working on technology. TSKP needs locations for where technology will be but hasn’t received it and they are facing a deadline. There was discussion of a technology consultant.

6. **Approval of Purchase/Invoice.** Nancy Haynes presented the MDC encroachment permit process, which requires permit payment with the application. Lois Hager moved to approve the purchase and payment to the MDC in the amount of $540 for an encroachment permit, which was seconded by Bob Berman and unanimously approved. Nancy Haynes presented invoice 175490 to SLR Corporation in the amount of $1,406.80 for specifications for remediation, which was moved by Bob Berman to approve for payment. The motion was seconded by Bob Ike and unanimously approved.

7. **Future meetings.** Regular meetings are scheduled for 9/21/22 and 10/5/22. Bob Berman and Mark Weisman will not be present on 10/5/22.

8. **Comments from the Committee.** Lois Hager inquired about receiving the Commissioning Agent RFP draft, Bob Berman spoke about the furniture in the swing space, Elizabeth Lane spoke about
the agenda and timelines, Nancy Haynes spoke about EV charging stations and solar panels and Lois Hager spoke about art in the new facilities.

9. Comments from the Public. Marshall Rulnick reminded the Committee that 10/5/22 is a Jewish holiday.

Adjournment: At 7:51 p.m. it was moved by Bob Ike, seconded by Bob Berman and voted unanimously to adjourn the meeting.