

MINUTES OF SPECIAL MEETING- CONSTRUCTION

LINCOLN PUBLIC LIBRARY

BOARD OF TRUSTEES

September 10, 2012

CALL TO ORDER:

Chairwoman Quinn called the meeting to order at 5:32 PM at the Lincoln Public Library.

PRESENT:

Chairwoman Karen Quinn, Treasurer Diane Walsh, Trustee Merle Krueger, Denise Blais (5:42pm) and Wil Postle (6:16 pm) were present. Also in attendance was Becky Boragine, Library Director and Al Ranaldi, Town Planner.

ABSENT:

None

UNFINISHED BUSINESS:

This special construction meeting was called because the bids received came in significantly over budget. The lowest three bids were sent back out with plans being reworked and pulling out certain “alternates” that are to be bid separately. Items included as alternates are the custom circulation desk, carpeting, furniture, computer stations, and seating areas. The trustees, Ms. Boragine

and Mr. Ranaldi were quite surprised at the amount that the bids came in at. The original bids came in over \$1.2 million dollars. The architect was contacted numerous times and was questioned by Mr. Ranaldi if the plan was on budget and he was assured that the plans were within the budget of approximately \$600,000. The re-bids did come in on budget, with the alternates bid separately. All three bids were roughly the same.

Mr. Ranaldi suggested that the trustees need to take a step back and rethink the plans and break the project down into phases. He also indicated that the Town's Budget Board may be able to contribute additional funds that could cover the requirement for updating fire coding for the library and the requirement for a family bathroom, these items that were completely unforeseen and necessary based upon the additional square footage being added to the library.

The proposed exterior of the library came in very expensive and is one of the areas where it was felt could be modified. Mr. Ranaldi spoke with a contractor about the bid and the contractor felt that the exterior of the building was quite expensive and that a lot of money could be saved by redesigning the entrance way. It was also suggested that the circulation area be redesigned to be less expensive. Mr. Ranaldi felt that if the front entrance was redesigned the remaining work could potentially be completed in phases and there would only be one area that would be in limbo for approximately a year. Treasurer Walsh suggested to the board that the architect be

asked to redesign the addition/construction project based upon the fact that they came in way over the budget supplied to them. Mr. Ranaldi informed the board that he cannot make that decision nor request it from the architect, that only the trustees would be able to do that. Trustee Walsh volunteered to make the call to the architect with this request. Chairwoman Quinn also suggested that the Champlin Foundations be notified that the bid came in way over budget and ask to revise/rework the 2012 request that was submitted to them. Mr. Ranaldi also mentioned an enhanced municipal pilot program with National Grid that might be a means to having the lighting and a/c re-done at reduced rates. He was attending an upcoming meeting and would report to Ms. Boragine his findings.

Trustee Krueger questioned if we could find approximately \$400,000 in savings on the current project. He proposed that the project be re-designed to maximize the savings across the project so that we are getting everything that was proposed, i.e. children's area, teen room, new circulation area, a new entrance way, and seating areas. Ms. Boragine explained that addition had already been accepted by the town council. Everything that was not part of the base bid (aka the addition) would be on the "alternate" list. It was determined that based upon the list of Alternates, that Alternate #1 was the one to be reworked. See attached addendum.

Trustee Postle questioned if the reworking of the bids was going to cause a delay in the ground breaking. Mr. Ranaldi explained that the

contracts are being signed and the project is moving ahead, with the understanding that the project is being redesigned. The suggestion was made to start a capital improvement fund and approach the area businesses for assistance. Treasurer Walsh also volunteered to contact Amica and investigate the process of asking for a donation from them. Ms. Boragine also indicated that the Friends of the Library are going to be making an additional contribution of approximately \$30,000. The board agreed that the vision of the project needs to be considered in phases so that the library gets what was originally proposed.

PUBLIC COMMENT:

NONE

ADJOURNMENT:

There being no further business, a motion was made by Trustee Blais and seconded by Trustee Krueger to adjourn the meeting at 6:45 PM.

The motion was approved unanimously.

Respectfully submitted,

Joan Dion

Board Secretary