

**TOWN OF BURRILLVILLE
LIBRARY BUILDING COMMITTEE
MEETING MINUTES**

REGULAR MEETING of the Burrillville Library Building Committee held Thursday, June 2, 2005 at 6:00 P.M. at the Burrillville Town Hall, 105 Main Street, Harrisville, RI.

MEMBERS PRESENT: Victor D. Antonello, Michael A. Caron, Brian P. Lanoie, Robert J. Martel, G. Wayne Miller, and James H. Moran

MEMBER ABSENT: David C. Ketcham

EX OFFICIO MEMBER: William A. Andrews, Town Councilor

OTHERS PRESENT: Scott Adams, Randy Collins, Tom Kravitz, Jay Litman, Sandra Mundy, Joe Raymond, Pamela Choi Redfern and Michael C. Wood

The meeting was called to order at 6:07 P.M. by Antonello, Committee Chair

I. APPROVAL OF THE MINUTES

A motion was made by Martel and seconded by Moran to approve the minutes from the meeting on 5/12/2005. With no further discussion

the vote in favor was unanimous.

II. PUBLIC COMMENT

None

III. LIBRARY CONSTRUCTION SITE

The committee proposed the possibility of exploring a different construction site in order to save the expense of site clean-up that the current site presents. They specifically mentioned the possibility of moving the site south to an area that was cleaned up by the town in 1995. Litman mentioned that besides losing the aesthetic effect of positioning the building by the water, additional geotechnical work would need to be done since the work done in 1995 may not have been done with the intention of supporting a new building. The committee asked Litman to provide an estimate for the cost of doing the geotechnical work on the site further south of the current site to determine if there would be a significant cost benefit to moving the construction site.

With regard to the estimated cost of the site clean-up, Litman explained that there are discrepancies between the figures provided by Lincoln Environmental and Edward and Kelcey, Civil Engineers, which overall reduce the estimated cost by nearly a million dollars. He further explained that there is a possibility that more grant monies may become available from OLIS as they are currently re-evaluating

the current reimbursement rate of 50% of \$150 per square foot.

The meeting was recessed at 6:48 P.M. to take a walking tour of the proposed library site.

The meeting reconvened at 7:50 P.M.; G. Wayne Miller, committee member, left the meeting

IV. CONSIDER AND ACT UPON CORRESPONDENCE

1. Invoice from Monica Riffle, Clerk to the Committee

A motion was made by Moran and seconded by Martel to approve payment for the invoice submitted by Monica Riffle, Clerk to the Committee.

2. Architect's Notes from Newport Collaborative Architects

A motion was made by Moran and seconded by Caron to receive and file the Architect's Notes submitted by Newport Collaborative Architects.

V. NEWPORT COLLABORATIVE ARCHITECTS, INC., Jay Litman, AIA

Litman met with Rick Greenwood from the RI Historical Commission to walk the site and indicated he'd like to retain the historic

designation of the area while still taking down the existing buildings. He will be meeting with them again and will inform the committee of that meeting.

Litman worked with Sandra Mundy to complete the Champlin application since we last met. Further, he explained that NCA continues to work with Scott Adams from Edwards and Kelcey to determine the site cost estimates.

Randy Collins from Gates Leighton shared with the committee the landscape design as a part of the master plan for connecting the site from East Avenue and Main Street. He explained they have made a 4ft grade change to the front of the building and added a retaining wall. He discussed methods for deterring skateboarders from the site including notches on the wall or cobble banding every so many feet on the walkways. His plan included a river walk area which at its narrowest would be 10 feet wide, benches, exterior lighting on the building or on the path, parking lot lighting, a bike rack and trash receptacles. The chain link fence and barbed wire that currently line East Avenue would be removed. The committee asked about a "Buy a Brick" program as a part of the fundraising effort and Collins explained that the paver cost is about \$26 - \$33 per brick and could certainly be incorporated into the landscape scheme.

Litman estimated that they would be finished with Design and Development by the end of June and would have a cost estimate done at that time. Litman stated that the cost estimate usually has a

margin of error of 15%-20%. He explained that at the next meeting he'd also have a presentation showing the differences between the two roof options. He plans that the bulk of the building will be brick with some ground face block and industrial type windows. Litman will also be prepared to discuss areas where costs can be cut. The Mechanical, Electrical and Plumbing engineers will be in attendance at the next meeting.

Pamela Choi Redfern discussed the presentation that will be made to the Planning Board on June 11 and provided the committee with a copy of that presentation which includes alternate designs for the two different roof styles.

Tom Kravitz explained that the Burrillville Redevelopment Agency (BRA) adopted a district plan which placing the library project in Phase II of four Phases the plan. In August there will be a key public meeting where all abutters will be notified of the plan and will have the opportunity to object.

VI. GRANT APPLICATIONS

1. Champlin Foundation

Sandra Mundy explained that Champlin will notify us if we need to submit more information or if the application is complete. We will be notified in November if funds are awarded.

2. OLIS

Karen Mellor explained that the site work is included in the OLIS definition of reimbursable costs as well as construction costs, furniture, fixtures and equipment, and architects fees. 50% of \$150 per square foot is reimbursable. The cost of purchasing the land is reimbursable if the purchase was made within 3 years of starting the project. The town will have a signed agreement with the state before going out to bid the project with a set amount of funds available for reimbursement. Mellor explained that it is important to wait to make the application until the last minute possible to be sure to have the most accurate figures.

VII. GENERAL DISCUSSION OF THE PROJECT

The committee agreed to meet again on July 14, 2005 at 6:30 P.M.

The committee discussed the Town's contract with NCA to build the library for 5 million dollars. While costs change and unforeseen site issues have presented themselves since the bond issue was approved, the committee agreed that NCA needs to make more of an effort to adhere to the 5 million dollar proposal. Antoniello agreed to address this issue with NCA.

After discussion the committee agreed to ask Sandra Mundy to submit a revised application to Champlin reflecting more accurate

cost figures, as they are now available. Monica Riffle agreed to contact Sandra Mundy with this request.

A motion was made by Moran and seconded by Caron to ask Mundy to revise the Champlin application. With no further discussion the vote in favor was unanimous.

VIII. ADJOURNMENT

A motion was made by Caron and seconded by Lanoie to adjourn the meeting at 9:48 P.M. With no further discussion the vote in favor was unanimous.

Information relating to the meeting is on file with the record of the minutes in the office of the Town Clerk.

Recorded by _____

Monica L. Riffle, Clerk to the Committee

Approved by _____

Library Building Committee Member

Date Approved _____