

HMML Building Committee Meeting Minutes 10/30/2018

In Attendance:

Charlie Goodspeed

Ben Brown

Eva Karandanis

Thersa Kucera

Mike Yergeau

Absent:

Dave Reinhold

Emily Franzzoni

Elaine Miskinis

- Meeting started @ 6:05 PM
- First item we went over was the results of the Asbestos test Charlie Goodspeed had run to make sure the library was asbestos free before we start construction. There was no Asbestos found by Pro Science Analytical Services Inc.
- Next up we discussed the use of the Epping Community Church as a spot for our library to move to during construction of the addition. Since Chalie and I (Ben) have met with the Church board to discuss the arrangement, the church has been finalizing a written proposal to submit to us and eventually the library trustees to lay out the terms of using the church as a temporary site for the library during construction. The Church has not gotten back to us yet with a full proposal, but we expect it before the next Building Committee Meeting.
- Charlie has met with the Epping Fire Department about requirements for a sprinkler system in the library. A sprinkler system would be a significant cost, so given our budget for the expansion it would likely be in our best interest to avoid installing a system if we can. According to the Fire Department, we could forgo the sprinkler system so long as we never have more than 99 people in the building at a time. The library staff believes this is not an issue as long as we pay attention to our larger events.
- Next we looked over the proposal from Eckman Engineering LLC for the drafting and inspection of our expansion plans. This is a multi-part process that would get our plans inspected, approved, and turned into useable design plans. The next step after this is getting the plans turned into stamped architectural blueprints before construction can start. The total for this service is \$8,100. Charlie and the rest of the committee agree that we should not pay this fee out of the bond monies, but rather with library funds. We shouldn't touch the bond monies until we are certain that the expansion is doable at that price.
- Theresa Kucera brought up the possibility that there may be an old oil tank buried under the ground on the land that the expansion is planned to use. It was used for heating before the

library switched to propane back when she was a trustee. She was not certain what happened with the tank, but it is possible it is buried underground and filled with sand. If that is the case we will have to look into removal or other options.

- Finally, Charlie gave us a timetable for the stamped drawings after the Eckman plans are assembled. It will take around 2 months to get the stamped plans prepared and after that we can start taking bids from contractors for the construction. Charlie also stated a plan to get those bids with an estimated cost of %10 less than the full bond amount to prevent overspending our bond monies. So the project will be budgeted at \$540,000 to contractors at first to leave some room to breathe.

Meeting Adjourned at 6:40 PM