

Royalton Memorial Library
Minutes of Special Meeting- held June 18, 2018 at 10:30 AM

Attendance: Jay White, John Dumville, Louise Clark, Theresa Manning, Chris Noble, Cynthia Dalrymple

Cynthia welcomed attendees and explained that one of the reasons for the meeting was to discuss the heat pump system and the possibility of installing it in the present building. It needs to be in place prior to cold weather in the fall. Jay explained that an engineer would be needed to furnish a plan.

Discussion of heating alternatives, insulating walls and what happens if bricks are insulated. Jay explained the heat loss through windows is the greatest and would be solved by installing interior storms. Cynthia explained to Chris the plan has always been to keep the present large windows as they are in good condition and would cost a fortune to replace. The aluminum exterior storms would be removed and the windows re-painted with some additional interior modifications also made.

John Dumville suggested to the group that we need to go out for bid for the heating system. Jay stated that he would volunteer his time to prepare for the bid process. The fireplace will also be needed to use as a backup heat source on very cold days in the main library on the 2nd floor. The fireplace would be on a thermostat and would operate automatically. The chimney currently has a stainless steel liner in it. Jay would ask Glen Thomas for a new bid for the fireplace and heat pump system but will not begin the process until the selectboard approves his involvement.

Cynthia explained that many of the elements of the construction are related and dependent on other elements which makes it hard to divide the projects apart.

Chris asked for documentation for the Upland Estimate. Jay explained why the building was lowered from a full 3 stories as was initially drawn. Jay explained that building with wood frame would save money and why it was important to pull the elevator forward into the center of the new addition and use the framing of it for support. The LuLa elevator was suggested for this project because of weight capacity, ease of use, and doors open automatically. It is a mid-level elevator that is a good for the library's planned use. Jay explained the third floor as requested from Chris Noble. Jay talked of the narrow dangerous stairs that currently go to the 3rd floor. The stairs would be done away with in this plan, they are actually turned into closet space. Chris would like a tour of the building the rest of the building another day when he has more time.

Discussion about water lines that would be needed to support a sprinkler system. Jay feels that because of the large additional expense of putting in a new line that the library might be awarded a variance. Chris viewed where the outside railing would be located and how the whole cement platform at the top of the stairs needs to be replaced.

Chris asked if the project would come down close to the 750,000? Jay would like to negotiate a price through Patrick Redding. Cost savings would be possible by changing some of the interior lighting plans, subtracting the sidewalk expense (with the town making plans to update them), obtaining a variance to not have a sprinkler system, & changing to wood frame.

Chris said there are different avenues of execution. Chris explained going to the voters again for the full amount of the bond. Jay suggested that a new project price should be obtained before going to the voters. Chris suggested we should know we can come close to the 750,000.

They both agreed that the true cost should be in place before start. Chris suggested getting the proper authority from the selectboard for Jay to work with Upland to reduce costs.

Jay explained the Harper Environmental asbestos report. There is no asbestos in the building, Harper sent another letter to correct the errors that were inadvertently made on the form for the building ownership.

Course of action would be Jay would reissue plans with the reductions as suggested.

Chris would like to agree to a process with the library board by holding routine meetings and being able to discuss the hard questions. Cynthia expressed appreciation for Chris attending the meeting and asking questions and listening.

Jay would not work without a renewal of this contract and reassurances that he would not be let go again after volunteering his time and reissuing a new plan. The library board members expressed to Chris that they would like to continue working with Jay.

Course of action- Discuss the following: Accurate understanding of cost, Sitework, Lighting Sprinkler system & Wood framing

Meeting adjourned at 12:30
Respectively submitted,
Theresa Manning