

Royalton Memorial Library  
September 19, 2018

Members present: John Dumville, Louise Clark, Theresa Manning, Cynthia Dalrymple

Guests: Jay White, Patrick Redding, Theron Manning

Meeting began at 1:04.

Discussion and review of plans was done. Everyone agreed with eliminating use of the 3rd floor for cost savings. An access will be provided by existing stairs. Thermal envelope will now be on the floor of the third floor. That plan eliminates the need of a sprinkler system. Jay is considering changing placement of the new handicap bathroom on 2nd floor and altering the flow of traffic throughout the building.

Heat will be provided with heat pumps and electric heat backup for very cold weather. Also the fireplace in the library proper will be converted to gas to heat the main reading room. Cost savings will be accomplished with plan alterations but continue to maintain space for expansion of reading materials, work space, program space and storage. Heat pumps are rated differently now and good insulation is required. Theron reminded everyone that heat pumps do need to be kept clean and maintained annually.

Theron asked about construction management. Knowing the not to exceed price, Jay will alter the current plan. Patrick suggested a contingency on this project of \$10,000.00 to \$15,000.00. The overall plan is to reduce the scope of the project to meet the projected cost of \$750,000.

It was advised to nurse along the furnace and bleed the circulators to keep the heat going this winter. Construction costs are predicted to continue rising as they have gone higher during this delay. Jay will return in October with altered drawings & then Patrick will do a cost analysis. Following that there should be a meeting with the bond bank and representatives from both the library board and the select board.

Theresa reminded the group that the VCDP grant was extended to Nov. at Mr. Trottier's request and will need to be re-submitted.

Meeting adjourned at 3:00 PM

Respectively submitted,  
Theresa Manning