

Meeting Minutes of March 16, 2015

Addition Committee for Davis Library

Meeting Date:

March 16, 2015

Davis Public Library Addition Committee

Stoddard, NH

March 9, 2015

Present at this meeting of the Library Addition Committee: *Angel Nicoletti - Chair, Lauren Rettig - Library Director, Gordon Garnett - Clerk of the Works, Frankie Scofield - Trustee/Secretary, Arnie Stymest - Selectman, Paul Hemmerich - PH Design, Jeff Ingram - CM, and Jim Coffey - Town Administrator/Owner.*

Meeting started at approx. 1:10pm

1) Cost estimate sheet given to committee by Jeff Ingram to review. \$267,223*(site-work not included in this estimate, due to possibility of Phil Hamilton quoting the work.) Jeff wants to review some items due to higher estimate, i.e. Paint & Mechanical.

The Committee reviewed and discussed possible changes/lowering the estimate. The estimate, per Jeff Ingram, included the highest of the 'heating/cooling systems' and a complete attached 'sunroom' roof, sides, foundation, screens, etc. Committee discussed that we thought we could go with another Rinnai heater, and that would work for us. (Frankie brought up the Library Trustee's concern for added electrical costs to the library's budget if the mini-split system was used.) We did not discuss fireplace insert.

Committee also discussed not having the complete sunroom added, that would bring this estimate down by over \$20,000, per Jeff. (Discussion about how the Saleski's wanted their donation of \$5,000.00 used, i.e. As part of the full sunroom, or as a 'base' for any future sunrooms/gazebos, etc.)

2) Well (hole) dug and capped by Wragg Bros., bill to Jim Coffey for payment of \$5,340, their cost of drilling and casing (505 feet). Also, State of NH Water Well Board document signed by Arnie Stymest due to non-conforming set-back, will be returned. Wragg Bros. will come back to finish connections when build is ready.

3) Committee discussed 'Retainage' with Jeff, and contract questions. 10% of project held back at beginning of project by owner, ending with 5%. On more contract questions, Jeff is waiting for the town's attorney to get back to him after his review of the contract. Per Jim Coffey, Attorney Bradley hasn't gotten back to him yet. Jim will make sure we get an answer by this Wednesday.

4) Jim Coffey stated that *'he has our 'Historical Marker' held at Gould House, for installation when 'build is complete'.*

5) Discussion of cost of completed sunroom. *Committee was advised by Jeff that the completed sunroom would be about \$23,074. More discussion on leaving that off the build due to cost constraints.*

6) Discussion on changing addition from: *'wood/stick floor with insulation' to 'slab on-grade' with hard insulation under concrete slab. Would save more money, committee agreed. Paul to get plans adjusted. .*

7) Gordon stated that he will meet with Phil Hamilton regarding 'site work'. *Paul Hemmerich will get final plans to Angel to email to Phil with all elevations& electrical.*

8) Contingency missing from 'probable cost sheet'. *All members agreed that 'we need a contingency' included in final quote.*

9) Town Warrant for library addition, at this time, is Article #3, per Jim Coffey.

10) Committee agreed to eliminate the full plans for 'sun room' at this time due to cost constraints. *(*Saleski's donation will go for flat surface, to support screen room/porch, concrete or other, unless otherwise changed.)*

11) Electric guy wire: Gordon showed us the 'new proposed placement ' by Public Service. *New guy wire will be moved from back of build, to near library sign.*

12) Committee proposed meeting weekly. *All agreed to Mondays.*

Meeting adjourned at 2:35 pm

Next meeting, Monday, Mar. 16, 2015 at 1:00 pm

Respectfully, Frankie Scofield, Secretary