

Chester Library Building Committee  
Special Meeting, October 22, 2014  
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1. Call to Order & Seating of Members

The Chester Library Building Committee held a special meeting on Wednesday, October 22, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Denny Tovey, Terry Schreiber, Chuck Mueller, Peter Harding, Ed Meehan, Dick Harrall, Linda Fox, Lois Nadel, and Pat Holloway. Drayton Fair and Kathleen Bartels were also present. Chairman Tovey called the meeting to order at 7:10 PM.

2. Approval of Previous Meeting Minutes

**Motion by Holloway, second by Harding, to approve September 17, 2014 Minutes as written. Unanimously Approved. Motion Carried.**

3. Discussion of Moving Project Forward

Chairman Tovey noted there was a meeting last month to discuss moving forward with this project. The Grant application had been submitted. There were 3 or 4 submissions. He noted \$4.5 million was available and the \$3.6 million had been requested. Chester's score was 21. A score of 12 was required. They received 7 minor questions back from the State which were responded to.

Chairman Tovey further noted there was a consensus last month that the budget of \$6 million was unacceptable and there was a long discussion as to what should be done. It was decided to have another meeting with Drayton to decide how the Committee should move forward. Some members picked a number of \$4 million to work with.

There was much discussion regarding the new Lyme Library. Some members had visited the new building which was 6500 square feet. The project was \$3.1 million with a Town Hall on the same campus site. Chuck Mueller had noted at the last meeting that building was built with 2013 dollars and escalation has happened since then. The Committee needs to be careful not to think it can get the same with the same square footage cost.

There was much discussion regarding what was in the basement of the Lyme Library.

Chairman Tovey noted he spoke to the President of the Enterprise firm who was hired as construction manager. He was advised Enterprise had a guaranteed maximum price of \$3.9 million for the entire project, but the project was \$5.2 million with soft costs added. The Town Hall was 4000 square feet and the Library was 8000 square feet (2000 for the basement and 6000 main level). The President said he would be happy to come and talk to the Committee. Tovey noted this firm built the synagogue here in Town years ago.

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There was discussion about having a building on one level and what the comprises would be to North Quarter Park.

Chuck Mueller noted the Lyme building, in his opinion, was unprepossessing.

There was much discussion on how everything functioned in the Lyme Library. It was noted the conference/meeting room could be locked off. Lyme took one year to design the building and one year to build it. Chester is already 4 months in to its first year.

Dick Harrall noted the question would be does the architect think that \$4 million could build a building similar to Lyme's. The taxpayers are going to want to know why Lyme can build something for \$3.1 million and Chester can't.

Chuck Mueller noted the overall size of the building was discussed at the last meeting. The Committee is now into the final design phase and re-examination of the program. A more studied effort can be made about one story or two stories. Absent of meaningful topography there was no way to fairly represent how great a one story might be on this site. If we are going to proceed, we need real topography and surveys and that's the opportunity to examine the size (one story vs. two story). He reiterated the exercise the Committee went through between June and August was not a building design.

It was noted one of the primary concerns is the cost of the building. The Committee needs to come up with the best possible building and saying the building in Lyme works is not the Committee's job. Its to design for the Town of Chester the very best building it can for the amount of money that will be available.

Chairman Tovey suggested perhaps there should be discussion regarding all of North Quarter Park keeping the estimate at \$6 million and doing the Library, the playscape, the T-ball field and the drainage. Do the project all at once for \$6 million. He felt this was at least worth a discussion. Ed Meehan noted the NQP Committee felt there should be a multi-purpose destination. He agreed some things certainly need to be refined. Meehan also noted the fate of the Chester Elementary School is unknown at this time and should be talked about publicly.

Chairman Tovey noted the first thing to do at this site is test borings done by a geotech engineer. Chuck noted drainage issues at NQP are significant. Tovey also suggested doing some of these other

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things might open up more funding sources. He felt there should be some discussion regarding the entire site. He felt targeting next November for a referendum might be doable. The Committee needs a schematic design with a cost estimate.

There was a brief discussion regarding bonding and the current low interest rate. Someone needs to do a bonding analysis.

Chairman Tovey suggested establishing subcommittees to work specifically on fund raising, the playscape, etc.

Motion by Harrall to move in the direction discussed of a total project keeping in mind as more information becomes available that components have to be fine tuned constantly and decisions made as to affordability. There was discussion as to how this would relate to the whole North Quarter Park site and funding. Drayton Fair noted it will take a couple more meetings to actually determine what it is they are being asked to design. There was further discussion regarding one story vs. two story, site and drainage work that will be necessary. Ed Meehan reviewed the drainage work in more detail.

Motion by Harrall, and seconded, was restated - to proceed with the priority placed on getting information needed in terms of subsurface conditions and topography to have the architect review the plans already submitted as to possible options and this being done under the assumption the project will be done as a total project of NQP and the Library.

Terry Schreiber noted this Committee's charge was to build a Library, not do North Quarter Park and that needs to be clarified.

Chairman Tovey felt the motion was pre-mature and this was all discussion. It was felt there should not be another meeting until there is a reason to meet. The motion and second stated above were withdrawn.

There was discussion regarding surveying the site.

There was further discussion as to whether or not this should be done under a construction manager environment.

It was decided to meet again on December 3<sup>rd</sup>.

4. Audience of Citizens - none.

5. Adjournment

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**Motion by Schreiber, second by Harrall, to adjourn at 8:25 PM.  
Unanimously approved. Motion Carried.**

Respectfully submitted,

*Judith R. Brown*

Judith R. Brown, Recording Secretary