

1. Call to Order & Seating of Members

The Chester Library Building Committee held its regular meeting on Wednesday, January 7, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Denny Tovey, Terry Schreiber, Bob Gorman, Doreen Joslow, Lois Nadel, Chuck Mueller, Linda Fox, Pat Holloway, Peter Harding, Ed Meehan. Others in attendance were Drayton Fair, Cathy Bartels and Cary Hull. Chairman Tovey called the meeting to order at 7:05 PM.

2. Approval of Previous Meeting Minutes

Holloway moved, Schreiber seconded, to approve the December 3, 2014 Minutes as written. Unanimously Approved with Mueller and Joslow abstaining. Motion Carried.

3. Update of architectural proposal and funding request to the Board of Finance

Chairman Tovey noted LLB submitted its proposal for schematic design which was presented to the Board of Selectmen last night. The BOS agreed to submit it to the Board of Finance on January 15th. Tovey stated he requested \$100,000 from the BOF which the BOS had agreed to.

Drayton Fair noted in their proposal they addressed the entire project including all phases. The fee of \$92,000 only addressed the schematic design portion. He explained they have been in touch with Mike Cegan and will be working with him on incorporating the North Quarter Park Master Plan. He also noted they have been in touch with another engineering firm to do borings on the site. Eight boring locations have been identified. They also have past information on borings that were done several years ago.

Drayton noted they need to build on the process specifically space planning. The building itself will be revisited and its relationship to the site and soils. Questions have come up about cost for cut and fill, etc. They previously were only contracted to do floor plans in order to submit those with the State Grant application.

Drayton explained the process will be more comprehensive, looking at the building in conjunction with the geotechnical information. They will do a system analysis as well. The new schematic design cost estimate will be based on a more thorough discussion of the design taking into consideration building elevations, the building form and 3

dimensional. Costs will be looked at and adjusted if necessary to be sure the building is what everyone wants it to be.

Chairman Tovey asked if the architectural portion of the design will include different concepts. Drayton replied yes. At the end of the schematics, there will be full scale floor plans, elevations and materials. There was discussion if the one story approach will be revisited.

Chairman Tovey asked if cost estimating will be done in house. Drayton indicated it would be an outside consultant who has not been named as of this date.

Chairman Tovey noted the number provided does not call for a full survey. Drayton noted the current survey will probably be updated. Spot elevations will be double checked. They will also look at utilities and sewer elevations. Ed Meehan noted there are sources for some of this information. Tovey noted if the project continues into other phases, more surveying work will probably be needed.

There was much discussion regarding drainage work. Tovey noted the playscape may not necessarily be done at this time, but it should be looked at in terms of fixing the drainage. Chuck Mueller strongly encouraged involvement from the North Quarter Park Master Plan Committee. It was noted that Committee has been re-established. Mueller noted he was glad to hear Mike Cegan is on board with this project. Tovey noted drainage needs to be part of this project. One can't build a new library and parking without fixing the drainage.

There was further discussion regarding landscape design and drainage cost estimates. Drayton noted there would be some sort of presentation for landscape design. Mike Cegan was asked to look at the library, parking and overall drainage issues.

Chairman Tovey asked if proposals had been submitted from subconsultants. Drayton noted he did not have all of them.

Ed Meehan noted what is going to drive this project is the geotechnical information.

Chairman Tovey noted his preference at this time would be to solve the entire drainage

and do parking, the library and something about the playscape. Meehan agreed there has to be a place for the playscape and whether or not it is a part of this project is another question.

There was discussion regarding the upcoming Board of Finance meeting on January 15th. Bob Gorman noted he has a concern because some BOF members feel the project is too big and way to expensive. Ed Meehan noted there has to be a clear understanding the schematic process is the way to bring this project into boundaries. It was pointed out the only way to get to that end is to have the \$100,000 to do the schematic design. It was agreed the goal of the Library Board is to reduce the size and cost to what is appropriate.

Chairman Tovey noted he would prepare a one page statement to be presented to the Board of Finance. Meehan noted the BOF should deal with the financial portion of this only. He indicated the larger question to the BOF is is this consistent with the Plan of Conservation & Development and can the Town afford it. Chuck noted the POCD specifically calls for development of North Quarter Park and specifically a library.

4. NQP neighbors on the building committee

There was discussion as to whether nor not some of the neighbors should be on this Committee and should that be pursued. It was suggested in the future the neighbors could participate as a focus group. It was felt this Committee already had several members.

5. Audience of Citizens

Rick Nygard commented on the financial side of things and what the responsibility of the Board of Finance is to the Town.

Lisa Tollefson was concerned with the size of the library. Chairman Tovey noted the size was arrived at after an extensive study was done looking at every space in the library. Dick Harrall noted the current library has zero circulation area. Lois Nadel noted this project should be referred to as the Library/Community Center. The Library is no longer a place just for books.

Cary Hull noted Chairman Tovey will be doing a Question and Answer session on

Saturday for anyone interested in attending.

There was brief discussion about holding the Town Meeting if the \$100,000 request is approved by the Board of Finance.

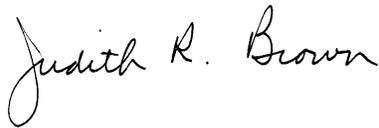
Linda Fox noted the Library Building Committee needs to think about what it will submit for the upcoming budget.

The next meeting of the LBC is February 4th.

6. Adjournment

Schreiber moved, Gorman seconded, to adjourn at 8:35 PM. Unanimously Approved Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary