

Chester Library Building Committee
Regular Meeting
August 17, 2016
Community Meeting Room
203 Middlesex Turnpike
Chester, Connecticut

The meeting was called to order by Denny Tovey at 7:08PM. Present are Denny Tovey, Chuck Mueller, Pat Holloway, Carry Hull, Stephanie Romano, Terry Schreiber, and Peter Harding.

Absent: Steve Tiezzi, Bob Gorman, Lois Nadel, and Erin Page.

Audience of Citizens: Jason Holtzman and Qian Tu Holtzman.

MINUTES APPROVAL

Chuck Mueller made a motion to approve the July 20, 2016 minutes as amended: Pat Holloway seconded the motion. The motion passed with Cary Hull abstaining.

Amendments: proper spelling throughout document: Mueller
 proper spelling throughout document: Schreiber
 proper spelling throughout document: Harding
 proper spelling throughout document: Fogarty

Note: Terry Schreiber was present at the meeting

Paragraph 2, under 'Discussion of Cost Estimates', \$4.60 should be \$4.6 million.

Pat Holloway made a motion to accept the minutes from August 3, 2016, as amended, Terry Schreiber seconded, the motion. The motion passed with Peter Harding abstaining.

Amendments: proper spelling throughout document: Mueller
 proper spelling throughout document: Schreiber

Under "Construction Cost Estimates" Denny Tovey distributed a SUMMARY, not the actual cost estimates.

PROJECT BUDGET

Denny Tovey distributed a project budget sheet. Please see attached.

Denny Tovey clarified project and construction costs as discussed at the last meeting.

The Committee discussed, at length, the project's budget. This document will be further refined before being presented to the public.

Terry Schreiber suggested adding the cost of the playground, which is currently under 'Site Costs', including basketball courts and other recreational improvements as its own item. The board agrees, as they state that the current section 'Site Costs' is slightly misleading.

Jason Holtzman reported that square footage of the building should be included on the document.

The Committee will vote on the project budget at their next meeting.

BUILDING OPERATING COST DISCUSSION

Clarification has been requested from Lauren Gister and Virginia Carmany regarding their questions relating to utility costs, cleaning costs, operating costs, etc. for the proposed new facility. Denny will also obtain input from Peter Evankow, Accounts Manager.

The Committee discussed the protocol for meetings held at the library after hours. It was suggested that the same protocol at the town hall be used at the library; the last one in the facility closes up, and whoever is running the function after hours will get a key beforehand. This process eliminates the need to pay an employee to stay after hours.

It was suggested that the Committee develop a list of all potential costs that could effect the town budget instead of including it in the operation costs, as they are two different things.

The Board of Trustees should inform the First Selectwoman that some of the costs associated with the library are the town's responsibility and not included on the library budget; i.e. street lights, fire hydrants, etc.

Peter Harding reported that models from Drayton (designer) are needed to obtain utility cost estimates. These models would also be beneficial in determining energy efficiency. Currently the budget/project reflects a very high quality heating/cooling system, so the cost CAN be brought down with a slightly lower quality system.

The Committee discussed, at length, the pros and cons of a utilizing a construction manager. The Committee took no formal action on this matter.

Pat Holloway suggested looking for other ways to finance the library to be presented to the town.

NEW BUSINESS – none.

ADJOURNMENT

Denny Tovey made a motion to adjourn the meeting at 8:13 p.m. Peter Harding seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Mary Jo Helchowski
Clerk