

Wolfeboro Public Library Board of Trustees

Building Committee Minutes

September 12, 2018

Attending: Barbara Widmer, Joyce Davis, Roger Murray, Nancy Ghirardini, Douglas Smith, Candace Thayer, Kathy Barnard, Cindy Scott, Linda Wilberton, Architect Ron Lamarre

Candy called the meeting to order at 1:00 pm. Kathy moved and Nancy seconded to accept the minutes of September 7<sup>th</sup>. The motion carried.

Candy turned the meeting over to Architect Ron Lamarre who proceeded to review the bidding process and the bids. He said that Milestone had found it difficult to find people to bid on the different aspects of the building project. They have added Ambrose to participate in the process.

This go-round the site work which was previously bid at \$425,000 has been reduced to \$386,299, but is still over budget. Work continues to further reduce the bid.

Milestone is continuing to fine-tune the bids to reduce cost. The mechanical category includes HVAC and the fire protection system. Included in the bids is a \$200,000 contingency for the builder and a \$65,450 contingency for the owner (library).

|                     |                |
|---------------------|----------------|
| Total Direct Cost   | \$4,141,170.55 |
| Performance Bond    | 30,000.00      |
| Milestone Fee       | 187,702.67     |
| Subtotal            | 4,358,873.22   |
| Builder Contingency | 200,000.00     |
| Budget Total        | \$4,558,873.22 |

The **sprinkler system** was reduced \$35,300 by eliminating the galvanized piping requirement. The wrong **solar tube** model was bid. Catching this error reduced the solar tube cost from \$100,000 to \$50,000. Eliminating or reducing the number of solar tubes was discussed. The Building Committee decided to keep the solar tubes as designed. **Commercial heat pumps** are less expensive than residential heat pumps and will deliver the performance in very low temperatures (-10 to -20 degrees) that the library requires. **Furniture** should run from \$120,000 to \$150,000 as we are reusing the existing stacks to which we are adding new end panels. The roof (R-60) is included in the bid. Also in the budget:

|                     |          |
|---------------------|----------|
| AV Systems          | \$50,000 |
| Security Management | 35,000   |
| Relocation          | 20,000   |

The Town wants us to have **outside cameras**. Cindy will see if there is an existing system we could be added to such as Public Safety to reduce costs. Ron said we could run conduit for a wireless access point camera during construction.

**The total project estimate is \$4,934.550.** The goal is to have a signed contract by September 28<sup>th</sup>, the day of the formal ground breaking ceremony. October 1 is the current official start date.

The **Energy Efficiency bid alternates** are:

- |             |  |
|-------------|--|
| Alternate 1 | Extra 3" of spray foam in the existing walls |
| Alternate 2 | Extra 2.5" of spray foam in the new walls    |
| Alternate 3 | Triple pane R-9 fiberglass windows           |
| Alternate 4 | Daylight sensors                             |

Creating a **Net Zero Ready** building is expensive up front, but pays many dividends over the life of the building. The 30% solar tax credit expires in 2019. The Town limit of 25KW per building will have to be revisited. The more of the energy efficiency bid alternates we include, the smaller our solar array will need to be.

Cindy will update the Board of Selectmen at the September 19<sup>th</sup> meeting. Her goal is to do an update every six weeks.

Nancy moved and Kathy seconded that the meeting be adjourned. It was adjourned at 2:24 pm.

Respectfully Submitted,  
Candace Thayer