

Committee name: Gleason Public Library Trustees

Meeting date: March 3, 2022

Zoom meeting only due to COVID-19

Meeting Minutes for Gleason Library Renovation Design Project

Present from GPL: Martha Feeney-Patten, Jennifer Pike; Christine Stevens; Karen M. González-Valentín Gettings; Dale Joachim; Kate Reid; Jerome Lerman; Wendy Gilden

Present from Schwartz/Silver (SSA): Angela Ward Hyatt; Kelsey Laser (project manager); Chelsea DeCrescenzo Gozzi (decorator)

Convened at 7:00 pm

1. Architects from SSA reviewed the project plan for the purposes of gathering input from townspeople on library space interior.

SSA, represented by Angela Ward Hyatt, presented initial ideas for library re-design. Trustees had asked for 3-5 ideas, but SSA provided many more.

In the next meeting, SSA will provide ROM pricing from the estimator.

Kate pointed out that the main staircase occupies 320 sq ft of space, and Angela states that the average cost of library new construction is \$500/sq ft.

A discussion of the sprinkler situation arose. Current options:

- 1) Reduce the project scope to under \$300,000 in order to avoid installing a new sprinkler system. This figure is based on the building's assessed value and includes renovations within a five year window. The \$300,000 is for construction only; new furnishings would be in addition to this. Unfortunately, in today's construction market this won't go very far.
- 2) Keep the project scope as originally planned (\$1M-2M) and install a new sprinkler system. Because this would add significant cost, Kate thought that this could be funded through a warrant article in a future Town Meeting. The outcome of such a warrant article is uncertain and could prolong the process considerably. The design of a sprinkler system would obviously require additional work of our consultant team, as it was excluded from our original scope of services.
- 3) Keep the project scope as originally planned (\$1M-2M), but pursue an appeal, which is not guaranteed and would need to be granted by two agencies – the State and the BBRS. The appeal would require additional work from SSA, such as pricing out a sprinkler system, and other elements throughout the building would need to be fully compliant. Jerry points out that the utility room is very small and should be enlarged. Kate advises that we consult Luke Ascolillo for potential CPA funds. Kate will send me an application for ARPA funds.
- 4) Keep the project scope as originally planned (\$1M-2M), but pursue a building code variance only. MGL states that the local fire official is required to enforce the MGL, but it also gives them the authority to allow the system to not be installed due to the lack of a municipal water supply without having to go to the sprinkler board (BBRS). This would mean if the Fire Chief puts it in writing that he approves waiving the system, we'd still need a building code variance but it would address the MGL 26G obligation.

Angela asks for feedback on which option the trustees prefer by COB 3/8.

Adjourned 9 pm.

Minutes prepared by Christine Stevens and approved on April 14, 2022.