

Tilton Library Building Committee Meeting

MINUTES: Tuesday, February 7, 2023, 4:30 pm, on Zoom

Attendees:

Daniel Pallotta – P-3 P3, Satu Zoller, Judith Holmes – Friends of the Tilton Library, Tim Hilchey - Selectboard, Julie Chalfant - Finance Committee, Eva Tor, Candice Bradbury-Carlin – Library Director, Vern Harrington (joined mid meeting)

Motion to approve the January 24, 2023 minutes made by Julie Chalfant, seconded by Tim Hilchey. Motion passes unanimously.

Introductions from Committee Members.

Discussion of the schedule:

OPM (P3) leads the discussion and recommends that the committee meets every 2 weeks through Design Development, anticipated to be 2 months. This includes walking the Committee through material choices, system choices, so that the project stays on budget and on schedule. After Design Development, the Designer will do Construction Documents for public bidding and will take an estimated 5 months. It will be intensive for the committee for the next 2 months, and then it will mostly be on the Designer.

Satu Zoller asks about subcommittees, ie art, colors, FFE. In the City of Greenfield, the committee chose to have informal subcommittees that advised the designer. Ultimately, how the Tilton Library Building Committee chooses to do this, is up to the Building Committee and P3 and Johnson Roberts will follow the Committees lead and preference.

Dan Pallotta discusses the role the OPM plays in a project.

The OPM will keep the project on budget, on schedule, and keeps the project moving forward. P3 has started the work on an RFP for temporary space so that it is ready for release when we have the timeline for that narrowed down.

Tim Hilchey asks how much of their library materials need to be available when in temporary space. Dan responds that technically the MBLC requires one book to be available, the bigger requirement is that residents can get access to the catalog. With the CW Mars system, the physical space required may be minimal.

Eva asks about the design schedule and room to shorten it. Dan acknowledges that he believes the designers schedule is too long and that the Committee and OPM can come together to get the schedule sped up with a potential groundbreaking before the first frost. Getting materials ordered is the most important spot for cost and timeline.

Eva asks about permitting, Dan says that it'll come with design and that they are confident about getting permitting.

Tim Hilchey asks how the Committee goes about advising the Designer on exterior etc. Dan explains that there is certain requirement or “goal posts” on the job. 1. The appropriated funds, and 2. The MBLC program requirements. In Design Development, we will get into the details from places like the electric companies. When the Designer presents ideas, if you don’t like it, tell the designer upfront what you do and don’t like, and they can make the changes to the committees liking. Frequent meetings will allow for quick changes before the design gets too far with something the Committee doesn’t like. Phil will be ready with a PowerPoint for the original design that was submitted during the MLBC Grant round, so that the Building Committee can express what they do and do not like and what should be changed. The Campus group has discussed the thought of a microgrid, would that impact how much solar can go on the building? That depends on capacities from Eversource and the trunk capacity.

Update on The Tree from Candace.

Candace reached out to the Tree Warden and an independent forester who is also a patron. They both said that heavy machinery will upset the tree’s root systems. The tree needs care anyway due to its age and the Town Tree Warden said that it would likely not be worth saving. The Forester said we could reach out to an arborist next. Dan responds that there were properties that the Town owns in 2023 but didn’t when the design was done originally. Owning these properties can bring some changes including factors relating to the Tree.

Judy brings up that there may be some ways to compromise with community members if the professionals state that the tree isn’t worth saving. Maybe planting a few trees in replacement of The Tree.

Tim recommends getting a few more opinions regarding the tree and getting reports to present.

NEW BUSINESS:

Jonathan Boschen from FCAT is at the meeting to express his desire to video document the design and construction of the building and the benefits to the community. Dan brings up liability but thinks that we can arrange supervised visits to accommodate FCAT.

Motion to adjourn at 5:21pm by Tim Hilchey, seconded by Judith Holmes. Voted Unanimously.

Minutes Respectfully submitted by Dan Palotta