

Vineyard Haven Library Building Design and Construction Committee

Hybrid Meeting 9am Wednesday December 20th 2023 at Vineyard Haven Public Library, 200 Main Street, and via Zoom.

Attending via Zoom teleconference: Paul Munafo, Sandy Pratt. Absent: Jim Norton.

Present (in-person): Abby Bates, Andrew Flake, Jean Lewellyn, Ben Robinson, Amy Ryan, Arch Smith, Erik Blake.

Mike Owen and Adita Modi from CHA, and Christopher Blessen from Tappe arrived at the library for a site visit during the meeting, and were briefly introduced at the meeting.

Meeting came to order at 9:04am. ARyan introduced committee members recently appointed by the Board of Trustees, Library Trustees Abby Bates and Jean Lewellyn, and Tisbury Facilities Manager Erik Blake.

Minutes for meetings on April 13th, August 1st, October 5th, and October 19th, 2023 were approved unanimously, with members not present at those meeting abstaining.

ARyan gave a facilities update, reporting that heating repairs had been completed, and the distribution box for the septic system was located under the sidewalk and passed inspection. There will be a warrant article at Annual Town Meeting in May to tie the library to the Town sewer, and a Community Preservation Fund article for \$150,000 for renovation of the courtyard. EBlake added that a faulty window in Children's room would be replaced in February, and the leaking bulkhead would also be replaced. The elevator was inspected and has issues to be addressed but is safe to use. ARyan requested the report on the elevator be shared with the library, and asked that if the 2019 Town Facilities Accessibility report could be located that would be helpful for scoping the project. EBlake will try to locate the report.

ARyan reported that the contract with CHA for Owners Project Manager (OPM) services was near final, and had been approved by the Library Board along with a proposal from Tappe to complete an existing conditions assessment. Both to be funded by a 2023 warrant article. Existing conditions work to commence first week of January. An email message from Town Administrator Jay Grande had indicated the Tappe proposal might be merged into CHA's contract.

ASmith gave an update on fundraising, noting that the \$2 million capital campaign goal was nearly reached but that was intended for the new construction not repairs. ASmith reported that CHA had suggested that the total project cost could reach several million dollars, and noted that it would be the committee's role to limit the scope to what was necessary, but develop a plan for possible future projects. There was discussion on funding for the repairs coming from an Annual Town Meeting warrant. ASmith reminded the committee that the Town Administrator had said the library was the first priority after the Tisbury school is complete.

ARyan noted that the scope of the Tappe proposal included reviewing the net zero capacity of the building in keeping with Town goals, and asked if it was likely the designs already developed for HVAC replacement would need to be adjusted. BRobinson noted that the net zero goals should be addressed through Town wide planning and development, not through individual buildings. It would be important to study the energy load for the building, and the lifetime vs replacement of fossil fuel equipment. AFlake noted that preparations such as conduits and chasing could be part of the wiring program to be ready for future upgrades.

Discussion followed on the role and involvement of the Tisbury Climate Committee, and it was agreed it would be appropriate to follow up with that committee after the existing conditions assessment was completed. EBlake asked if battery backup was being considered. ARyan noted that battery backup or generator had been discussed and would be desirable so that the new meeting room could be used during emergencies, and that there would be basement space added that could be used for equipment.

General discussion followed on the project timeline, budget, and planning. It was noted that the existing conditions report was expected to find more work may be needed, though others felt that the building was small enough that repairs might not impact the budget as much as the addition. It was agreed that it would be important to develop a maintenance program and budget for post construction. The Library Board is prepared to submit a large article for Annual Town Meeting as a placeholder, that could be adjusted if needed. ARyan would also check in with the Finance Committee.

AFlake noted that both a pre-construction timeline to keep us focused on key dates, as well as a general cost estimate would be desirable as soon as possible. ASmith said he would follow up with Mike Owen after the meeting to request these items.

There being no updates or discussion on other agenda items, BRobinson moved to adjourn, seconded by ASmith . Meeting adjourned at 9:45am.

Documents Reviewed: CHA draft contract dated 12/11/23
Tappe proposal dated 12/3/23