

Vineyard Haven Public Library Building Design and Construction Committee
Meeting Minutes for Friday, January 3rd 2020
Held at the Vineyard Haven Public Library

Committee Members Present: Andrew Flake (Vice-Chair); Hal Garneau; Paul Munafo (Chair); Jim Norton; Sandy Pratt (Ex-Officio); Ben Robinson; Amy Ryan (Ex-Officio).

Member of the public in attendance: Melinda Loberg, Chair of Tisbury Board of Selectmen

Also attending via teleconference: Doug Jack from Maryann Thompson, Architects (MTA)

Meeting came to order at 3:05 p.m.

Approval of minutes of prior meetings was deferred.

Committee reviewed three cost estimating proposals from Holmes Hole Builders, Paul D. Bannon, and Autumn Construction. Proposals had been requested by MTA to provide cost estimating services for Design Development and Construction Document phases. DJack relayed details of conversations he had with each firm's representatives regarding their methodology. Holmes Hole Builders proposal was considerably higher fee, and Autumn Construction left proposed fee for Construction Documents to be determined.

DJack suggested the firm that does the estimating might also serve as Construction Manager at-risk, taking the job from estimating into construction. BRobinson suggested that library project might be appropriate as a test for using CMAR for Town projects. Following some discussion MLoberg suggested meeting with Town Administrator to start process to get legal opinions on CMAR and other contract related questions. BRobinson agreed to contact Town Administrator Jay Grande.

BRobinson moved to accept Bannon proposal. Motion was seconded by Spratt and adopted unanimously. DJack will notify all three firms of the decision.

BRobinson raised question about possible solar component, unknown what energy could be produced and what partnerships might be available. BRobinson agreed to talk to Bill Straw on the Town's Energy Committee.

Committee then reviewed basic construction cost estimate prepared by MTA per request, rough pricing based on square footage cost.

ARyan and DJack reported on December meeting with Town Facilities Manager Kirk Metell and Contract Specialist Marie Maciel, to review and update the working spreadsheet of deferred maintenance. Flooring was discussed for hard services needing replacement with funds already appropriated for library repair, and epoxy had been identified as an alternative to vinyl flooring that was acceptable to KMetell from ongoing maintenance perspective, since marmoleum has been problematic in other Town buildings. KMetell would reach out for pricing for epoxy flooring. DJack will continue looking at costs and suppliers for wool carpeting versus synthetic.

Committee discussed whether additional monthly drop-in sessions for the public should be scheduled, since they have not been well attended. It was decided to wait until end of Design Development to hold a larger community meeting.

Meeting adjourned at approximately 4:15 p.m.

Respectfully submitted,
Amy Ryan

Approved 2/14/2020


