

Community Center/Library Committee
Meeting Minutes from Monday, March 6, 2023

Mike called the meeting to order at 5:30 p.m.

Members present were: Mike, Paul, Rich, Roger, and Audrey. John attended virtually, as well as, Peter (Architect) and Bryant (Project Manager). Robert Wisniewski, (Hebron Resident) attended as a guest.

Minutes from the February 27th meeting were reviewed and approved by the committee.

Mike and John teleconferenced last week with Paul from Rowley Insurance Agency in Concord, NH regarding Builders Risk Insurance for the project. Builders Risk Ins. is a cost assumed by the Town for protection. Mike submitted information to Rowley and they will revert with a quote.

There was no agenda set for the meeting. This meeting was a general review of the final building budget numbers submitted by Bryant, Project Manager, last week.

John and Mike had a teleconference on Thursday, March 2nd, at 3:00 p.m. with the Architect and Project Manager regarding the unexpected cost increases in the new budget. The conversation focused on numerous items, including items that the committee might be assuming as soft costs but that the Project Manager also included in his figures. Mike also questioned why the concrete price increased by \$10,000.00 which the Project Manager pointed out was because the structural engineer had increased the foundation walls to 12" from 10" and the footings from 2' to 4'. The kitchen hood was also discussed as a possible doubled up item. Fixtures had increased because the original ones would not throw enough light for the room so they had been changed by the lighting engineer from running fixtures to pendant lighting.

As the meeting progressed it was evident everything could not be solved at this meeting.

It was decided by the committee that everyone would go home, examine the budget, as well as possible value cost savings ideas, and submit them to Mike by noon on Tuesday, March 7th. Mike will forward them to the Architect and Project Manager to review in hopes of eliminating all doubled costs and finding cost saving items for our next meeting.

Bryant and Peter signed off at 6:06 and the committee continued their discussion of the project budget.

One idea was to eliminate the cupola, which the members tentatively agreed, with the idea of going to a specialty weathervane instead. Another idea was to put the community room on a slab and eliminate the basement, leaving basement under the rest of the building, the committee also tentatively agreed to that idea as a cost saving measure.

Roger reported on philanthropy for the project. He already has some pledges and he urged the committee members to each submit a pledge before Town Meeting in May. Pledges can be anonymous.

John reported on financing the project and felt there it might be possible to extend the mortgage to thirty years if necessary to attempt to keep the tax rate at its current level. He also addressed the contingency percentage for the overall project costs. The committee has been assuming ten per cent of the project and the architect said three per cent would be acceptable. If we do a Builders Risk Policy, perhaps the committee would be comfortable with a less than ten per cent number. This issue will be addressed at the next meeting.

Our next meeting is Monday, March 13th at 5:30, at which time, the committee's suggested cost saving figures, along with the project manager's suggested adjustments and the list Mike sent for consideration, will be finalized and a decision on Builders Risk and a Contingency percentage will be decided.

A motion was made and unanimously voted to adjourn. The meeting was adjourned at 6:48 p.m.

Respectfully submitted,
Audrey Johnson, Secretary