

**North Hampton Public Library
Board of Trustees
Working Session**

Date: 25 July 2019, 5:30 pm

Location of Session: North Hampton Public Library

Meeting Not Recorded by Video – Voice Recording Available

Attendees:

Chair: Susan Leonardi
Treasurer: Jacqueline Brandt
Secretary: Kathleen Kilgore
Library Director: Susan Grant
Alternate: Open

Disclaimer – These minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91-A:2, II. They will not be finalized until approved by majority vote of the Board of Trustee.

The intent of these minutes is to provide a summary of the essential meeting content and not a transcription.

Board of Trustees Working Session

Public In Attendance

Scott Baker
Judy Day
Liz Herold
Nancy Monaghan
Rick Stanton

The meeting was called to order at 5:35 pm by Susan Leonardi.

Kathleen makes statement that she is an abutter and will refrain from discussion and vote about the "The Homestead" property.

Susan asked Ron to update the pricing on the Bauen plan dated 9/25/2015, based on The Chauncey plan.

2015

9,000 sq ft library on
\$ 1.9 million - \$ 212 per sq feet

2019 – Current Project of Reno / Addition

11,386 sq ft
\$ 2.6 million - \$ 223 per sq ft

Rough cost to build the same building on the Homestead would be \$ 2,745,740 - \$ 235 per sq ft

Only way to save on design fees (\$ 140K to date), he would suggest not starting over, use the current design on "The Homestead" property. The real problem is with the land, it would have to be deeded to the Library, until that happens the land is not governed by the Trustees and nothing can proceed until that happens.

Additional costs to move to "The Homestead" property:

\$ 140,000

\$ 45,000 - septic

\$ 275,000 – parking lot of 30 spaces noted by BOS

Ron estimated approximately 6,059 sq ft of ledge that would need to be removed at \$ 70 per cubic yard

Ron answered questions that came up in CIP, providing the actual dimension of the addition / renovated building, information about the ADA bathrooms and where IT equipment will be located.

Ron provided the original cost estimates (2015) to renovate the existing library for town office usage of \$891,000. It would be considered a change of use. Ron updated the estimate to do this would now be closer to \$ 1 million

Both Susan and Jacqui stated they have looked at all the information available. They did not want to give up an opportunity build new if it made sense.

Susan Leonardi discussion points:

It would be a disservice to the Town to use the same plan we are working on now to build new on The Homestead property.

There is a lot of history to look back on. She referred to the orange binder with documents and information.

Survey held after the first campus vote sent out by Kelly Parrott – 191 respondents

The library should chart its own course

The library should be a separate building and a separate vote from the rest of the campus

Referred back to the surveys taken, she wanted to review what people wanted, what library supporters wanted.

She has been on the board for 3 terms.

She reviewed the history and how we got to this plan. With all the history she has had with the Town Campus plans what has evolved during this process, she believes this plan is something the community can get behind this.

She is not confident that it is a sure thing it will pass the vote.

She believes this is a benefit to the Select Board. It gets the Library off the list. They can make a plan and get rolling on it.

It is always the Fall before any plans begin to take design. We have the plans now, we are poised to go into the Fall

We changed directions in so times. She feels this is the plan that get the most support.

2015 Citizens Petition failed miserably at the vote to give The Homestead property to the Library and she is concerned.

Ultimately the cost is the driving factor.

Jacqui discussion points:

Discussed costs to the town to renovate the existing library for town offices

It would be a disservice to the Town to use the same plan we are working on now to build new on The Homestead property

All this depends on the voter and what they want.

She is concerned about the cost for a library to the town.

If we switch gears now, we risk loss of confidence in the community.

Fundraising / Taxpayer impact. If we delay, we will lose momentum. Lost of fundraising will negatively impact on the taxpayers.

It is not about what you or I want, its what is best for the town and the library supporters.

We are so far into the plan.

She feels she would not be responsible to dump this plan.

Susan Grant discussion points:

She is concern it is a negative to have the voter decide on too many points. They would have to vote deed the property to the Library and then vote on the cost of the library.

Motion: Proceed with the current expansion and renovation plan *made by Jacqui Brandt*

Seconded by Susan Leonardi

Vote: 2-0-1

Motion: Compose a letter to the Select Board detailing our reasoning and the figures provided by Ron to decline the offer of the Homestead *made by Susan Leonardi* *Seconded by Jacqui Brandt*

Vote: 2-0-1

Old Home Day – Saturday, August 10, 2019

Trustees will have a table to sell the ornaments and bumper stickers. We will have the latest plans to share.

Susan Grant is working in the Library – no Old Home Day activities are scheduled to happen at the library. Everything is happening at the school.

Friends will have a table at the school. Cynthia is looking for bake goods – blueberry themed

Hours will be: 10 – 2

We discussed marking off the dimensions of the addition and renovation on the property.

August meeting topics:

- Committee Meeting Presentations Schedule

- Homestead Property

- Budget

The meeting was adjourned by Susan Leonardi at 6:25 pm

Appendix of Additional Documents to Meeting Minutes (for reference):

- Email from Ron Lamarre dated 7-10-2019

- Email from Ron Lamarre dated 7-25-2019

- NHPL Bumper Sticker



Susan Leonardi <msialeonardi@gmail.com>

Previous 2015 Library Budgets - N Hampton Library

5 messages

Ron Lamarre <ron.lamarre@lbpa.com>

Wed, Jul 10, 2019 at 4:57 PM

To: Susan Leonardi <msialeonardi@gmail.com>

Cc: "nhpldirector@gmail.com" <nhpldirector@gmail.com>, Jacqueline Brandt <brandtdev@comcast.net>, Keith McBey <kmcbey@bpsnh.com>

Hi Susan:

Please also forward this to Kathy.

Based on our call today, I found the 2015 "Chauncey Plan" budgets that were developed by Bauen Corporation in 2015; which included a 9,000 sqft library on the Homestead property. The Library-only Construction Budget was \$1,900,008 or approx. \$212 per sqft. It was an opinion of costs, rather than an estimate.

The current Add/Reno project is 11,684 sqft with a construction estimate of \$2,606,495 = \$223 per sqft.

If we use the 2015 cost per sqft (\$212) x 11,684 sqft of the current design = \$2,477,008....in 2015 dollars. Assuming a cost escalation that we know has taken place over the past few years of at least 16% approx (4% per year for 4 years) the same cost at 2019 dollars = \$245 per sqft; however, in speaking with both BPS and Bauen, they believe we'd be in the \$235 per sqft range for all new construction of a one story library = 11,684 sqft x \$235 = \$2,745,740

So the Construction-only Cost comparison is:

Current Addition Reno Project = \$2,606,495

New Library of the same size = \$2,745,740

Moreover, if the trustees decided to pursue a new library and, in order to save some design fees, I would suggest we do not start over. We build the current library design as an all-new library on the Homestead site. We could design a simpler roof, but the layout and exterior wall design would remain the same.

The problem is the land. Until its dedicated to the Library, its not governed by the Trustees. So, one approach is to word a ballot question to read "...will the town vote to assign the Homestead parcel XYZ to the library trustees for library use and raise and appropriate \$XX.XX dollars to build and equipment a new library on that site...." You'd have to have your attorney write that properly, but you get the gist. This way its one vote at one time = March 10, 2020.

Hope this helps. Thanks.

Ron Lamarre, AIA, ALEP, ALA, LEED AP

Design Principal | Educational Planner

RE: CIP questions - N Hampton

To Jacqueline Brandt <brandtdev@comcast.net> Copy Susan Leonardi <msialeonardi@gmail.com> • Kathleen Kilgore <kathleenmkilgore@comcast.net> • Susan Grant <nhpldirector@gmail.com>

Hi Jacquie:

Please see below:

1. Will the building addition on the east side cover existing septic lines, and if so, is that a problem?
Yes, the septic waste lines will all be below the building slab, running from the sinks, toilets, drains, and from the tank to the leach field. This is common practice and not an issue.
2. What is the cost per sq ft of the renovated space? Cost of new construction per sq ft?
The current cost per sqft for the expansion project is \$223 per sqft. This project also utilizes the current parking and has 6,059 sqft of foundations, roof structure, imbedded in the existing library.
3. Cost of new construction per sq ft?
We reviewed with BPS and we agree with their budgeted cost for a new 11,684 sqft (same size) library would be \$235 per sqft. We would also have to add to this amount, a new septic system, and parking for 30 spaces as noted by the BOS; if they take over the existing library. The difference in cost (building) would be approx. \$140,000 + \$45,000 new septic + \$275,000 parking lot. This is a minimum of \$460,000. And we also must consider the ledge on the site, so we add ledge removal for the additional 6,059 sqft; which can be up to \$70 per cy to remove (assuming chipping it out without using blasting operations).
4. What are the exact dimensions of the library with the addition?
125ft 2-inches across the back of the library. (front is the same)
103ft 2-inches down the side adjacent to the homestead Property.
81ft 2-inches down the side facing the FD
5. Will there be changing stations in each bathroom?
Yes, if you so desire. They are all ADA sized which can accommodate changing stations.
6. Are all bathrooms accessible after hours?
Yes, but we only need 2 to be available if you want to secure one used by the children's room.
5. Where is the IT equipment going to be located?
In the staff area (network) and the servers can be in either the staff are closet or the utility room.
7. What would be the cost to build this building on the homestead including site costs, parking etc?
Please see above. We believe it will add at least \$460,000 to the project. A/E fees will also need to be adjusted to account for the amounts spent to date; for fore a new septic as opposed to an expanded septic design and the design for a 30-space parking lot; which would be approx. \$60,000, knowing we'd have to start over.

All of the above is rough budgeting.

Please also consider that Bauen Corp was hired by the Town in 2015 to estimate the cost of renovating the existing Library into Town offices. During the 2015 review of the "Chauncey Plan" which included the idea of renovating the existing library into office, we noted that changing Use Groups (from Assembly A-3 to Business B) within that building requires the building

to be brought up to certain codes; such as ADA accessibility, egress, etc...and there would be the obvious work of creating offices and secured areas from public access.

This estimate was \$165 per sqft (budget) x 5,625 sqft = \$928,125. If one assumes a 3 ½% average escalation between starting construction in 2017 and 2021 = 4 x 3.5 = approx. 15% increase = \$165 x 15% = \$190 per sqft x 5,625 sqft = \$1,068,750. So the upgrades to the existing library would be approx. \$1M in order to achieve a Town Office building.

Hope this helps. Thanks.

Ron Lamarre, AIA, ALEP, ALA, LEED AP
Design Principal | Educational Planner
Accredited Learning Environment Planner

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From: Jacqueline Brandt <brandtdev@comcast.net>
Sent: Thursday, July 25, 2019 12:26 PM
To: Ron Lamarre <ron.lamarre@lbpa.com>
Subject: Fwd: questions

Ron,

Thanks for attending our meeting with the select board last Monday. I'm sure they were impressed with our progress and the look of the new building. I did want to follow up on the questions that came up in the CIP. Susan posted them before and I've included them (below) as a follow up. I'm meeting with CIP tomorrow morning at 8am and it would be helpful to have some of these answered by then if at all possible. I know that you must be straight out and extremely busy so, I do appreciate any additional information you can provide.

Thanks,

Jacquie

----- Original Message -----

From: Susan Grant <nhpldirector@gmail.com>

To: Ron Lamarre <ron.lamarre@lbpa.com>, Jacqueline Brandt <brandtdev@comcast.net>, Kathleen Kilgore <kathleenmkilgore@comcast.net>, Susan Leonardi <msialeonardi@gmail.com>

Date: July 21, 2019 at 4:59 PM

Subject: questions

Hi Ron,

At the CIP meeting some questions were asked:

1. Will the building addition on the east side cover existing septic lines, and if so, is that a problem?
2. What is the cost per sq ft of the renovated space? Cost of new construction per sq ft?

3. What are the exact dimensions of the library with the addition?
4. Will there be changing stations in each bathroom? Are all bathrooms accessible after hours?
5. Where is the IT equipment going to be located?
6. What would be the cost to build this building on the homestead including site costs, parking etc?

These may be asked again at the meeting Monday night.

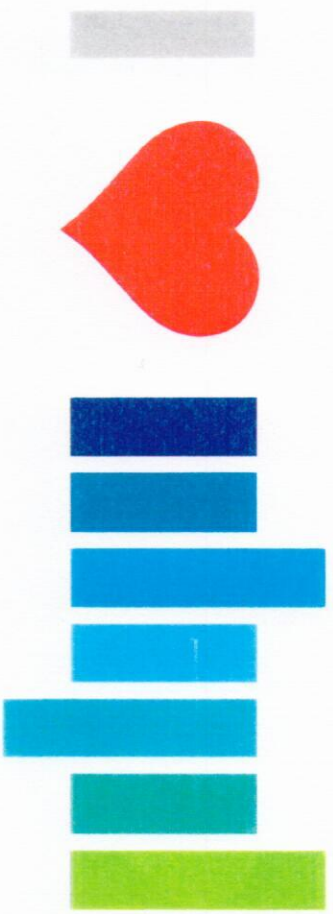
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North Hampton
Public Library and
Cultural Center



North Hampton Public Library