

## LIBRARY BUILDING COMMITTEE

### Committee Members:

Jim Morelli, Jr., Chair  
Mary Baker  
Severino Bovino  
Paul Champagne, Vice Chair  
Mark Lovley  
Paul Mazzaccaro  
Brian Oblon  
Mark Sciota or designee  
Jeff Swain  
Robert Tonon  
Ralph Warner

### Ex-Officio Members:

Kristi Sadowski, Library Director  
Architect Rep.,  
Drummey Rosane Anderson, Inc.  
DRA Staff  
Construction Manager Rep.,  
Tim Kostuk, Christine Longo  
The Whiting-Turner Contracting Co.

## SPECIAL MEETING MINUTES

Wednesday, September 28, 2022 – 6:00 p.m.

Southington Public Library – 255 Main St.

### 1. Call to Order

Mr. Champagne called the meeting to order at 6:00 p.m.

### 2. Roll Call

The following participated: Paul Champagne, Mary Baker, Severino Bovino, Paul Mazzaccaro, Ralph Warner, Mark Sciota, Jeff Swain.

Absent: Jim Morelli, Jr., Kristi Sadowski, Mark Lovley, Brian Oblon, Robert Tonon

### 3. Approval of Meeting Minutes:

Regular Meeting on September 7, 2022

Mr. Sciota motioned to approve Regular Meeting Minutes on September 7, 2022. Seconded by Ms. Baker and members present.

Special Meeting on August 24, 2022

Mr. Sciota motioned to approve Special Meeting Minutes on August 24, 2022 as amended. (*Attachment #1*) Seconded by Ms. Baker and members present.

#### 4. Report of Construction Manager

Tim Kostuk and team from Whiting-Turner explained the process for determining the schematic design estimate. Based on DRA narrative formats for structural and civil engineering, a conventional approach was taken based on assumptions and value. Costs were captured for building the new structure next to the current one. Included is a generated analysis for materials comparing existing grades to new grades. Retaining wall material will be moved off site and become waste.

Structural design, (10 lbs. per s.f.), where size, footings, and pricing are based on these assumptions. The same exists for calculating utilities; water/power coming from the street, placement of light posts, generators, and transformers. All are mapped out, quantities determined and base unit pricing calculated.

DRA Architectural drawings were the most developed. Interior and exterior materials are identified as well as window types/placement, ceilings, flooring, and wall types. The process is fully digitized to determine quantities and apply base unit pricing.

Mechanical, electrical, and plumbing have the least developed drawings. A deep dive was taken into assumptions of where plumbing fixtures are and where routings of pipes will be. All are mapped out, quantities determined and base unit pricing calculated. The same was figured for mechanical and electrical.

A very strategic and calculated approach was taken along with much time spent talking with the design team so that assumptions are as accurate as possible.

Determinations were done in-house at Whiting-Turner. Because of existing supply chain challenges, base unit pricing numbers and validations were determined by local sub-contractors and vendors for library interiors. Whiting-Turner relied on partners in the area for pricing and took its estimates coupled with sub-contractor estimates and reconciled both to be confident with the numbers.

The total estimate is \$16.9M, approximately \$1.8M over the proposed number. Mr. Sciota and commissioners commended Whiting-Turner and DRA for their determination and completion of estimate within a short window of time.

Based on all that is known today plus everything not yet shown on drawings, the numbers should go down.

Also included in the package is pricing for soft costs, FF&E, and alternates.

#### 6. Report of Architectural Representative

DRA and consultants will use the Whiting Turner estimates as a guidebook.

Suggestions/preferences for schematic design were made by commissioners. One preference (from Madison Library tour), is drive-up drop-off book deposit, not a drive-up window.

Mr. Warner said that the schematic design with a pitched roof will cause future problems. Do not run water toward another building. The area will freeze, the three 6-inch roof drains will clog, and there will be leaking in 5 years with a rubber roof. A funnel is created and water will find its way. Roof should be flat.

Mr. Bovino asked if the top row of windows can be eliminated on both sides of the building. Mr. Kostuk said that a 12-inch vertical return on the roof is required.

At this point in the process there will be gaps that are longer than two weeks. The Building Committee can now meet once per month to review lists and progress with the construction and architectural teams and determine what will need to be voted on. A cancellation notice will be sent for the meeting scheduled on October 5<sup>th</sup>. Meeting going forward will be held on the third Wednesday of each month. The next meeting will take place on Wednesday, October 19<sup>th</sup>.

Ms. Baker said that seeing this plan and having visited the Madison Library makes you think of what is possible. Although a larger building is the desire, she is excited to see what can be managed for a new facility. There will be study and program space; sound issues eliminated, and ability to keep the entire collection. Size doesn't matter. There will be development of a social/cultural corridor connection with the Library, Historical Society, Bread for Life, and Barnes Museum. Educational information will be a highlight including the school across the street. The Advocacy Committee will get the best services for the Library and patrons. It will be such an improvement being the size that it is. Staff input is needed to identify and be clear on decisions being made. A public information meeting is also necessary.

DRA will man a table at the Apple Festival during the weekend of October 8<sup>th</sup> to answer questions from the public. Weekly meetings on Wednesday mornings are held with DRA, Whiting-Turner and the Library Director. This has to continue for feedback that is incorporated into design development. Information will disseminate appropriately through the Board of Directors, the Building Committee, and the Town. Mr. Sciota asked for this meeting schedule to be sent to him.

## 7. Public Communications\*

Katie Wade, Madeleine Lane, said that there appears to be a disconnect with the proposed 24,000 square footage. She learned that serving the size of the Town of Southington is 32,000 square feet.

Mr. *(first name inaudible)* Jurkiewicz, West Street, said that senior citizens who are paying mortgages where escrow has increased do not need a new library. Fix what we have.

George Roberge, 90 Applegate, said that the estimate is not a huge increase and that leaders in town are doing the right thing. He always wants the town to be better relying on and listening to input from townspeople. Mr. Warner is correct in his comments and will get it right. He has learned from past history.

#### 8. Any Other Business

The meeting on October 5, 2022 will be cancelled. The next meeting will take place on October 19<sup>th</sup>.

#### 9. Adjournment

Mr. Sciota motioned to adjourn at 7:10 p.m. Seconded by Mr. Champagne and unanimously by members present.

Respectfully Submitted:

*Dawn Guite*

Dawn Guite, Recording Secretary

*\*Remarks of any qualified elector or taxpayer (town resident over age 18) shall, in the discretion of the Chair, be limited to 3 minutes.*

## Kim Brayall

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**From:** Joanne C. Kelleher <jkelleher861@gmail.com>  
**Sent:** Wednesday, September 28, 2022 5:41 PM  
**To:** James Morelli Jr.; Mary Baker; Annette Turnquist; Mark Sciota  
**Cc:** Kathy Larkin; Kim Brayall  
**Subject:** Re: FW: Library Building Committee Meeting 9.7.2022

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,  
As a reminder, I had provided two corrections for the 8/24 Building Committee minutes, see below.  
The minutes were approved at the meeting on 9/7 without these changes.  
Can you please make a motion to make these edits either tonight or the next meeting?  
Thanks.  
Joanne Kelleher

On Mon, Sep 5, 2022 at 2:27 PM Joanne C. Kelleher <jkelleher861@gmail.com> wrote:  
Hi Kristi, Jim, Annette, and Mary,

Please make this correction to my comments at the 8/24 Building Committee minutes.

*Joanne Kelleher, 861 Savage Street, said that a future addition may never happen. The original plan for the current library was for an addition which never happened (2-part plan). As a professional grant writer, she shared that successful grant proposals tell a good story and meet the grant's evaluation criteria. The State of Connecticut Library Construction grant process has specific criteria for space based on population. She cautioned that if the town plans to reapply for this grant with a design for an even smaller building that it will be difficult to be successful.*

The last speaker listed in the minutes was Katie Wade, the minutes indicate her name was inaudible.

Thank you,  
Joanne Kelleher  
860-877-4049