

Accepted 9/12/16

PUBLIC INFORMATION SESSION
PRESENTED BY
THE TRUSTEES of the MONTEREY LIBRARY
Held at the Monterey Library
At 7pm, July 8, 2016

PRESENT: 48 members of the community and assorted town boards. List of names attached.

PRESENTERS: Mark Makuc, Library Director
Daniel Pallotta, P3. Owner Property Manager [OPM]
Tim Eagles, EDM. Project Architect

MARK MAKUC: Opened session with an overlook of the history of the library and the steps taken to reach this point of having a schematic plan for the expansion and renovation of the library to present to the town.

The Monterey Library was constructed in 1931 at a cost to the town of \$7,500. Two additions have been added since that time. The first, the multi-purpose room, known as the Knox Gallery dedicated in 1976 and constructed with money raised by the Monterey Historical Society and a state grant. The second addition, the office space, was constructed in 1997 with funds that were gifted to the library.

Mark was brought on as library director in 2005. In 2010 the process leading to today was started. There were public hearings, meetings, forums and surveys which produced a long range plan and a planning and design grant application. We received that grant which lead to hiring our Project Manager, Dan Pallotta of P3, a firm experienced in acting as project managers for public building construction.

DAN PALLOTTA, PROJECT MANAGER: Dan gave us a short history of how he came about becoming a project manager and specifically a manager for public buildings, and more specifically specializing in library building. He is currently working for seven libraries all in Massachusetts. The project manager acts on behalf of the library to see that the work of the architect and the contractors meets all needs and standards. He also works closely with the MBLC to see that all requirements of their grant are met.

Dan's first job on behalf of the Monterey Library was to advertise for an architect. Four of the responding architects were interviewed by Dan and the Building Committee. Tim Eagles, of EDM, was our choice.

TIM EAGLES, ARCHITECT: After a brief introduction Tim went right to the screen and started to show the proposed design the building committee has agreed on and explained how we got there. He showed how the site engineers were able to design a parking lot for 8 cars and a new septic system to meet required criteria.

Hands were raised and questions asked. Tim, Dan and Mark answered them all. Hopefully to everyone's satisfaction.

DAN PALLOTTA: Next spoke about costs and how we got to them. Talevi and Haesche, Construction Consultants who specialize in estimating, produced an estimate of costs from specifications given to them by EDM. It must be remembered that municipal construction must use State mandated "prevailing wages". With a projected grant of 63.08%, the Town will be left with a cost of just over one million dollars for an expanded, code complaint library which will meet the ever expanding needs of a modern library.

The next step is to present the plan to the Special Town Meeting on October 6th. At that time voters will be asked to [1] approve the proposed plan and [2] give the go ahead for the Trustees to apply next January for a Building Construction Grant from the MBLC. No funds will be on the table until after a grant is awarded in July 2017.

More questions followed which were again answered by Mark, Dan and Tim.

The Trustees and members of our team felt the design and eventual costs to the Town were well and positively received.

Submitted by: Mickey Jervas, Secretary of the Trustees