

Richmond Building Committee

Richmond Free Public Library
2821 State Road, Richmond, MA

Thursday, July 11, 2019 6:00 pm

Attendees: Pat Callahan, Dick Stover, Mark Gross, Gloria Morris, Brad Havill, Roger Manzolini, Kristin Smith, Stephanie Beling, Kathryn Wilson, Peter Cohen

Guests: Tad Evans, Starbuck Smith, Candy Mountain, Neil Pilson

Approval of minutes of June 18 meeting – approved

Conversation with Starbuck (Buck) Smith about the OPM process for the Stockbridge Library's 2014 addition:

- The improvements included adding elevator, addressing code issues, adding sprinkler system, etc, on the addition to the 10,000 sq ft building. Last addition was in 1937.
- They got many grants for the privately (not town owned/funded) addition including CPA grants. They originally hired an architect (Gary Corey, Centerline Architects & Planners, Bennington, VT – he works often for Williams College) for \$3000 to give them a conceptual design. They subcontracted the construction work, hiring Allegrone as a General Contractor.
- They hired a fundraising company for help with raising money – Sarah Tanner, Financial Development Agency, from the Boston area, helped identify donor sources in and out of the town. They received grants, historic preservation money, town money, and fundraising. They made a beautiful four-color brochure that was shared with residents and potential donors. This project did NOT require a vote by the town as it is an independently run, not town owned/run library.
- The whole project cost about \$4M – the town put in some, they raised about \$3M, and they took out a loan that was just fully paid off.

Kathryn reported that the **news from the MBLC** was not good for us. The state fund was only allotted \$100M (the hope was for \$250M) so the waiting list for library projects will be funded through 2028-2033, so new approved projects would have to wait until after that time. She will continue to monitor the state MBLC for news in case anything changes.

Interim Richmond Town Administrator, Bob Markel, will guide us through the RFQ for OPM. RFQ for OPM Status will be posted on July 10 on state procurement site and was posted on COmmBuys on July 5. Calls were made to referenced firms. A pre-bid walk-through meeting will be held on July 22 at 2:00 pm at the Richmond Town Hall to answer questions to any interested OPM candidate. Applications for OPM position is due on August 7th.

Neil reported that the engineering studies for the **repairs/upgrades to the town hall** will be done by end of September/October. There will be a pre-bid conference to answer questions to interested engineering firms on Mon. 7/15 at 10:00 am.

Next meeting: Friday August 9th at 5:30 pm at the Richmond Town Hall to get copies of the OPM RFQs to review.