

**Town of Richmond
Town Center and Library Committee
Minutes –July 14, 2022**

Present: Josh Arneson, Jeff Forward, Christine Werneke, Laurie Dana, Amy Wardwell

I. Welcome & Public Comment – None

II. Additions or Deletions to Agenda – None

Committee minutes will be posted to the Town Website – Laurie has provided Duncan with missing minutes for posting. Laurie asked if that meant we should approve previous meetings minutes—Josh felt we do need to do that.

A motion was made to approve the June 30 minutes and passed unanimously.

III. Items for Presentation or Discussion

a) Discussion of future projects to consider for Jay Labare

After some discussion, the Committee felt that asking Jay to supervise construction projects under the Opus contract was important. The other project that is ongoing is potentially re-issuing the RFP for the library exterior projects. When we receive bids on that project, we can extend the contract to cover his supervision of that work if we decide to do so. Josh will ask Jay for an estimate on supervising the Opus contract. The recommendation is for an open-ended contract in terms of date with a not-to-exceed amount.

b) Review of cost of Town Center and Library Building projects without the portico project

Opus provided a new estimate of \$169,750 for work in the Library and Town Center buildings (about \$30,000 less without the portico work.)

There was some discussion and clarification of the Add/Deduct items in the bill around Fire Alarms and Drinking Fountains. The Library Trustees felt that the drinking fountain/bubbler should be refrigerated which would add \$822 to the estimate above.

The Committee felt comfortable with Josh and Jay deciding on any differences between smoke devices as long as they all talk to each other.

The new contract will be presented for approval at the July 18 Selectboard meeting without the portico work included.

c) Update on status of agreement for Town Center Building Project Architectural Design Services with Black River Design.

John from Black River is on vacation so discussion of the contract is on hold. The Town would like to confirm a “not to exceed” amount from them by the end of July.

Christine suggested that the next meeting Agenda should include a discussion of how the Town and Committee are going to work with, and manage the work of, Black River Design in the most efficient, clear and cost-effective manner. We want to ensure there are clear lines of communication and no scope creep. Need to think about one point-of-contact for Town/Committee. Suggested to ask John and/or Black River project manager how they typically work and what has worked for them and other public entities.

d) Update on Congressionally Directed Spending

Jeff shared the letter received from Senator Sanders’ office confirming that our project has been added to his list of potential CDS projects. There are no guarantees of course

and the mid-term elections could have a significant impact on this. However, we did not count on this funding at the start of the project.

e) Other business

Grants -- Laurie forwarded to Committee Members an outline of a discussion she had with Patrick Scheld from the State of Vermont regarding eligibility of the projects in the Opus bid for Community Development Block grants. Only the ADA doors and possibly the drinking fountain would be eligible for Accessibility Modification Grants and Patrick and Laurie agreed that, due to timing and needed environmental reviews and small amount of \$\$, it was likely not worth pursuing them at this time. There may be potential for ADA work in any renovation project to be covered up to \$100,000—however the building's location in a floodway could jeopardize eligibility. He recommended a discussion with FEMA which is already underway.

Laurie also mentioned that the State of Vermont has reserved about \$16 million of State ARPA funding for libraries but does not plan to have a grant program up and running until 2023.

ARPA Funding -- Christine asked if any of this work might qualify for funding within the Town's ARPA funding. Jeff replied that they are just starting to gather input from the community about uses for this funding. He strongly recommended that the committee members voice their opinions, as residents, when the input is requested.

Exploring Net Zero -- Jeff also mentioned exploring what it means to take a historic building to at or close to "net-zero" as promised in the CDS request. Black River may have more information to share.

Next meeting is Thursday, July 28 at 7:00 p.m.