

48 maybe Weimann Lamphere or ReArch can help with that once we begin working more with them.
49 Mincher said she'd also been using the phrase "We Can't Wait" on the online content that goes out.

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51 Community Engagement Update

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53 Mincher said she did a post after the Selectboard September 5th meeting, and there was a lot of positive
54 feedback, but there were a few negative comments that she responded to as best she could but thought
55 perhaps at some point, they would need a policy on how to respond to social media comments. Hart
56 said during the scoping phase, she had prepared a list of standard answers for staff to respond to these
57 types of comments, so it was time she updated that response list, and maybe it's time to develop a
58 "frequently asked questions" page to direct people to. Mincher said she didn't want the negative
59 comments to be ignored, although some people aren't really looking for a response.

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61 McVeigh said the Selectboard has taken the position that they don't respond to discussions on Front
62 Porch Forum, but he's had advice from other libraries that if there are comments on social media, you
63 need to stay ahead of them and comment, so they don't control the dialogue. Hardy said she has mixed
64 feelings on how this is handled, but she thinks there's a fine balance, and she agrees the Town should
65 not be doing business on Front Porch Forum, and she thinks you just need a policy and that you're
66 consistent with what's being said.

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68 The possibility of an exhibit, possibly in the National Bank window and in the Town Offices was
69 discussed, as well as producing some short videos.

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71 Design Update

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73 McVeigh said the Selectboard did approve moving ahead with contract talks with the professional team
74 at their September 5th meeting, and Harris has been working very hard with negotiations.

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76 Harris said initially when talking with Wiemann Lamphere/ReArch, their proposed cost for the schematic
77 design was nowhere near what we had budgeted for. She went on to describe the discussions on how to
78 get the two numbers closer together, and what they came up with was to determine how much we can
79 afford now and put a higher contingency on the cost estimate produced for bond vote. She said they
80 also started with a Letter of Engagement shown to the Selectboard, and it was intended to have a Scope
81 of Services attached to it, but it indicated there could be numerous formal contracts once we got beyond
82 the bond vote, but it gave the Town the option on how to proceed. She said the Town Attorney for this
83 review is Bob Fletcher, and when he reviewed the Letter of Engagement, he asked what was wrong with
84 using an American Institute of Architects (AIA) contract, which is a standard document. She said as of
85 now that is what we'll be going with, with a design-build format, which is what the Town has used in the
86 past with Bread Loaf Corporation.

87

88 There was discussion around pursuing the purchase of the property to the north of the library, but there
89 was concern about the time involved to pursue this, especially since there are Historic Preservation
90 issues with the property. Hart said she could contact the person she knows at Historic Preservation and
91 ask her what would be involved.

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93 Hart said she had found some funds in her budget and asked the Selectboard to add it to the amount
94 budgeted for schematic design, for a total of \$155,000, and Harris said that will give us approximately

95 2/3 of the schematic design phase. Hart said there was a huge gap between the amount of money we
96 had and what they wanted to charge at the beginning, but Harris has done an amazing job at getting
97 them to agree to the amount we have without having to give up very much, so that also speaks to the
98 goodwill of the professionals we're working with. Harris said she believes they saw the end result as the
99 target and if they have to give a little more at the beginning to help with that, they're willing to do it.

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101 McVeigh asked about the timeline for contract negotiations and when we can begin the design work.
102 Harris said the architects don't want to start without the library professional on their team coming from
103 Denver to do his work, because he's extremely helpful, and they have some other projects they're
104 working on at the moment. She said the engineers can begin almost immediately, both structural and
105 civil, and then the mechanical, electrical and plumbing (MEP) review will be done by the same firm that
106 has done work on this library already for the heating system upgrade that had been planned.

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108 Harris said Chris Huston of ReArch was concerned about the amount of time being too tight for public
109 engagement if we stuck to the March Town Meeting bond vote, so we're thinking about a special bond
110 vote in May. Everyone liked the idea of a May vote, since it was before school got out and the weather's
111 good for people to get out to vote. Hart said she also has an estimate on how much it would cost for
112 special election, but we would also have to add in what it would cost to send out a mailer to all
113 registered voters, and she thinks it's an amount we could easily find a way to pay for it.

114
115 Hart said she isn't sure the Selectboard will be comfortable with a special bond vote, and Khan said at
116 the Selectboard retreat it was clear the Selectboard didn't feel it would be ready for a Town Meeting
117 bond vote, but they hadn't said anything about a special vote. Hardy cautioned about holding it at the
118 time of the State primaries in August or the November general election, since all the candidate ballots
119 would be mailed out to all registered voters, but the local election ballots would not, so all those people
120 who vote absentee would not necessarily realize there was another ballot they needed to come in and
121 complete. Brown didn't feel the Selectboard would allow it to be held at the general election, and he
122 and Khan can get a feel for how they feel about a special vote, and the Board also wanted to know what
123 we could anticipate in fund raising before going into a bond vote. Hart said they are planning on kicking
124 off the capital campaign in January, so that should allow enough time to have a pretty good idea of what
125 we'll get in pledges.

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127 McVeigh said Harris has said we need to give the architects direction and a guideline on the design of the
128 building, and we need to talk with them about the design implications if we do need to limit them to
129 stay within the property boundaries and cut back on square footage. Brown didn't think they should
130 give up on pulling the design back to save the parking spaces when we don't know what is possible to
131 create alternative parking, because they did indicate that replacing the parking was possible.

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133 There was discussion around the various possibilities for the design, such as the possibility of a 3rd floor,
134 and more space for certain areas of the library, and about the need for visuals of the design to use for
135 fund raising and to show the value of the library for those not familiar with it. Also discussed was the
136 possibility of a space for special events that would be available by reservation: in the existing grand
137 lobby space with an adjacent front porch built to replace the current handicapped inaccessible steps /
138 entry.

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141 The potential of forming partnerships with other groups was discussed, such as the Folklife Center and
142 Sheldon Museum and other cultural organizations, that might be a benefit to them and allow them to
143 expand their programming space.

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146 The meeting adjourned at 11:56 p.m. and the next meeting will be on Thursday, September 28, 2023 at
147 10:00 a.m.

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149 Respectfully submitted,

150 Beth Dow