



TOWN OF DIGHTON Library Building Committee

Thursday, March 30, 2023 at 4:30 P.M.
Hybrid Meeting Via Zoom and In-Person at
Old Town Hall, 1111, Somerset Avenue, Dighton, MA

<https://us02web.zoom.us/j/87864203682?pwd=VnB1SzlsTXF2VHlvMXptZmRNVjJkUT09>

Meeting ID: 878 6420 3682
Passcode: 092182

This was a hybrid meeting with adequate and accessible access through Zoom. It was recorded and posted on the Town of Dighton YouTube Channel.

1. Call to Order: 4:35 PM by Chair Ron O'Connor
2. The pledge of allegiance was recited.

Roll Call – In-person participants: Ron O'Connor, co-chair; Ken Pacheco, co-chair; Jonathan Gale; Jim Aguiar; Jocelyn Tavares; Michael Mullen
Zoom participants: Marc Tavares
Not present: Britt Grealish-Rust, Pat Gailes

Also present: Selectman Leonard Hull

3. Current Budget Update: Mike explained since the January 17, 2023, meeting, there was an additional final change order to purchase added insulation materials at a cost of \$2,217. The labor and insulation was installed in-house with cost savings and direct impact in oil use. He expressed thanks to Jim Aguiar and the Highway Department for addressing this issue quickly.

Additional expenses included the purchase of a construction insurance policy for 18 months for \$17,332. It was paid upfront, but included in the Community Preservation application. Balance as of March 29, 2023, is \$28,244.

Jim discussed the work around the two front porches, which included moving the columns and shoring the roof in. This was covered in the Additional Services clause in the Plan B contract but no bill has been received yet. The expectation is work will be done next week. Jim explained that the whole front porch will be refigured for accessibility and to return to original appearance.

4. CPC Application Update: CPC application was submitted and acted upon and approved. There will be an annual town meeting warrant article coming from CPC that proposes to fund \$323,000 from Community Preservation.
5. Grants Update: Jocelyn discussed the reception for the Cultural Council recovery grant. Selectmen Hull and Jocelyn met Mass Cultural Council Executive Director Michael Bobbit. Notification of awards for the Cultural Facilities Fund grant is expected in May, with the possibility of a Fall 2023 award. The American Library Association grant is expected to be announced in April. Mike also mentioned the pursuit of any and all available funds. We are also still waiting to hear on the American Rescue Plan Act (ARPA) Flex funding. We are also measuring the impact of other funding sources for non-library Dighton capital needs. Of note is the T-Mobile Hometown grant is one to apply for. It helps communities fund improvements up to \$50,000.
6. Updated Scope and Costs of non-CPC building improvements: Jim met with Granite City Partners and Jim Edwards of Holmes and Edwards to discuss the project budget. They looked line-by-line to determine if they could realize savings by either dissecting the line or seeing if in-house labor could minimize the cost. They were able to find \$40,000 among three areas. Electrical and lighting - using an inhouse electrician and repurposing some existing light fixtures with sustainable bulbs and/or ballasts realizes an estimated \$15,000 in savings. Jim added that occupancy sensors would save money on labor costs and help with efficiency of the building. Another area of savings is keeping the fire alarm panel where it is currently located. Wiring does need to be reversed in the wall, for hallway access. This savings is estimated at \$25,000. Painting of the building would be done in-house, with an approximate savings of \$2,500. If the budget is looking good, and Highway Department is busy with other projects, painting can still be awarded to a contractor.

Selectman Pacheco asked if these savings included help from Bristol-Plymouth. Jim explained that the savings were minimal as there is still supply costs to consider, along with an extension of time spent on the project. Jim did meet with Bristol Plymouth and are looking to get started on-site Fall 2023. They will need plans as soon as possible so that they can introduce the project in the classroom and hit the ground running with on-site work for the Fall. There is funds in the remaining balance for plans.

Mike said we were under the initial projection of \$2 million.

7. Discussion and Consideration of Annual Town Meeting Warrant Article: There is a CPC article for a funding request using CPC funds. The revised capital request, based on the grant and adjustments that Jim made, brings the capital request to \$404,000. The warrant is open until April 12. Mike thought it was appropriate for the committee to propose a warrant article to fund the \$404,000. Jonathan asked if it was possible to include a contingency in the warrant article. Jim said the

contingency was built into the cost estimate. Jim wanted to discuss the linear plan for the Furniture, Fixtures and Equipment (FF&E) costs. The library submitted a capital request for the FF&E, with a funding source of \$50,000 from the library gift account. Mike also mentioned another opportunity to request another earmark in the Commonwealth's Fiscal Year 2024 budget. Selectman Hull mentioned that current library furniture can be used, and there are community members willing to help fundraise for some of that money.

There was a segue to a discussion of holding an open house in May.

Mike moved to approve a warrant article to see if the town will vote to transfer from available funds an amount not to exceed \$404,000 to fund the Dighton Public Library building and property improvements and related upgrades to 207 Main Street. Jocelyn seconded.

Jonathan asked how we determine where the article appears on the warrant. Ken stated that the Board of Selectmen approves the warrant and article placement.

Michael Mullen: Aye Marc Tavares: Aye Ronald O'Connor: Aye
Jocelyn Tavares: Aye Jonathan Gale: Aye
James Aguiar: Aye Kenneth Pacheco: Aye
Motion carried.

8. Approval of minutes

Marc Tavares moved to approve the January 17, 2023, minutes. Mike Mullen seconded.

Michael Mullen: Aye Marc Tavares: Aye Ronald O'Connor: Aye
Jocelyn Tavares: Aye Jonathan Gale: Aye
James Aguiar: Aye Kenneth Pacheco: Aye

9. Adjournment

Mike asked about scheduling the next meeting. Thursday, April 14 was discussed.

Mike moved to adjourn the meeting. Jim seconded.

Michael Mullen: Aye Marc Tavares: Aye Ronald O'Connor: Aye
Jocelyn Tavares: Aye Jonathan Gale: Aye
James Aguiar: Aye Kenneth Pacheco: Aye

Meeting adjourned at 5:14.