

Town of Royalton
Royalton Selectboard SPECIAL Meeting
Thursday April 5, 2018 7:00pm
Town Office on Route 14

Royalton Selectboard: Larry Trottier, sandy Conrad, Gidget Lyman, Tim Dreisbach, Chris Noble

Town Staff: Town Administrator, Rose Hemond, Royalton Road Foremen, Paul Brock and Demi Boles

Public: Royalton Memorial Library Trustees, Cynthia Dalrymple, John Dumville, Architect Jay White

Larry opened the meeting at 7:00pm

At 2pm on 04/05/2018 the contractor bids were opened for the Royalton Memorial Library Renovation Project. The results are as follows:

- Trumbull Nelson, \$1,154, 568.00,
- VMS Construction: \$1,090,000.00 (there were questions about the cost of a new water line on this bid)
- Upland Construction \$1,025, 000.00,
- Wright Construction. \$1,198,898,00

These costs are not complete. The sprinkler system cost and other project expenses are not included.

Discussion ensued between the Selectboard, Library Trustees and Jay White. It was noted that the bids came in higher than what was presented at the bond vote public hearing back in October of 2017. Jay acknowledged aspects of the project have changed that have driven the costs up. Jay informed the Selectboard that the bids were good for 30 days

Tim states that the Selectboard is not willing to use the entire bond amount of \$750,000.00 when the taxpayers were told this project only needed to borrow about \$300K.

Chris asked about the purpose of the upgrade and was told that due to the age and design of the building it is unsafe in many aspects. He asked if this is a renovation of an historic building project or a library upgrade project. Cynthia replied it was both. The Library Trustees have worked very hard to obtain grant money over the years mostly tied to historic preservation and ADA compliance. These grants will expire if not used within the year. The donations are also tied to the renovation of this building. Cynthia stated it would be hard to undo what they have started.

Chris and Tim suggested a new building and Cynthia said there was a time when was a consideration but was told the Hope Property was not available to the library to build on.

Tim stated that the Selectboard was in favor of a library/community center. They also are in favor of historic buildings. More importantly they feel an obligation to the voters of Royalton to do the project that was presented which cost \$750k. Jay requested and the Selectboard agreed that Jay would go back to Upland about lowering costs. It was suggested that if this could not be negotiated then the Selectboard will have to go back to the voters for a new bond vote.

Sandy spoke about her renovation project that Jay worked on in Rutland that had a \$500,000.00 cost overrun. She said the town does not have extra funds if this project costs more.

Cynthia, John and Jay left the meeting at 8:45pm

G. Lyman motioned and C. Noble seconded to enter into executive session at 8:45pm to discuss contracts and bids and doing so in public session would place the town at a disadvantage. Rose Hemond was invited to stay. Motion passed 4-0

T. Dreisbach motioned and G. Lyman seconded to exit executive session at 9:25pm. Motion passed 4-0.

Action Taken

S. Conrad motioned and T. Dreisbach seconded to direct Architect Jay White to go back to all 4 bidders on the Royalton Memorial Library Renovation Project with the changes in scope to allow them all the opportunity to bid on the revised project. The total loaded cost of this project not exceed \$750,000.00. Jay is to present the changed scope of work to all bidders or none at all. Motion passed 4-0

S. Conrad motioned and T. Dreisbach seconded to hire an independent advisor on the library project. Motion passed 4-0.

Discussion ensued about the library renovation project and the idea of having a new modern building with adequate parking.

**Meeting Adjourned 9:50pm
Respectfully Submitted By
Town Administrator Rose Hemond**