

To clarify the Library Board's position:

- The meeting Tues., Jan 8th with the Selectboard is for the presentation of our construction/addition project and the funding available for that project.

Costs will not be available until February?

- This presentation will be to review the construction alterations and point out to the Selectboard the structural changes that have been made and the cost savings we anticipate. Theron & I would plan initially to lead that discussion with input from board members.
- The Library Board plan is to hire Patrick Redden of Upland construction as a project manager with a "not to exceed" budget at a construction cost of \$700,000 and would allow \$50,000 as a contingency fund.

Does this mean the Library or the Town will do this? Does this mean "hire" Patrick as a project manager, or "contract" with Upland as a prime construction contractor?

- Jay White is finishing the detail work now that will enable Patrick to complete his cost estimates. When those are completed he will engage with different sub-contractors to obtain job confirmations for availability & prices, etc,

Who will engage with subcontractors... Patrick or Jay?

- Patrick expects he can have the detail costs ready by the first of February for us all to review. He reported that this is the best possible time of year to be getting this project done.
- The Library Board would plan to sign a contract with Upland Construction and obtain final approval from the Selectboard for using the bond money. Their first meeting in February is the 12th.

Again, who signs this contract, the Town or the Library? Is this prudent without a rebid?

- The Library Board would like to begin the construction by April 1st.

- When meeting with the State officials in Montpelier who administer the VCDP (CDBG) grant, they approved of the process we outlined above

Their approval only relates to their issuing grants. Are these steps consistent with legal advice we have received regarding town responsibilities and delegation authority.

- All of the grants are due to expire in 2019.

Have we been told they cannot be extended? Have we asked?

- What the Library Board would like to achieve from the meeting Tuesday is confirmation from the Selectboard that they support and approve the progress and will release the bond funds when the final budget is presented in February.

Cynthia, John & Theresa

Other questions: Are we assured this project will not grow in scope? Will the contractor provide their "list of exemptions" that protect them... and put the town at risk... for renovation conditions that will require contract amendments?

Will the library reconfirm that they are NOT going to add staff to cover simultaneously two floors open to the public?

What risk and liability for overruns rests with the library trustees and not with the town?

Do the library trustees understand that the Homestead Rebate does not cap taxpayers from property tax increases caused by expense overruns? Rather it is the amount of state-provided subsidy that is capped.

Where does this fit in town priorities relative to other capital needs, such as a Foxstand Bridge replacement?

Why are the library trustees unwilling to look at alternate plans for a new single floor library and repurposing the Lovejoy building?

Questions for C. Noble, Selectboard Liaison to the Library Trustees

January, 2019

A. Big Picture:

1. You have often spoken of Mrs. Lovejoy's visionary founding grant, and that we should collectively be focused upon a library for the 21st century. Does everyone understand and agree with that vision as an overriding consideration?
2. Is there an enumerated list of what community needs, current and future, are to be served by a town library? Do these needs overlap with ones served by the public school library, and by the Community (Legal) Information Center at the Law School, which is open to the public and provides internet access to information of all types, not just legal?
3. Is there a written addendum that correlates how the revised building plans align with serving the identified needs?
4. Other plans for the library have been considered and rejected over the years. Are there any current alternatives for consideration as a 21st century library? Are there other ways to preserve and utilize the Lovejoy building, separate from the library?

B. Tactical Questions:

1. Roylton has a stable or even shrinking population. Physical books in libraries are being replaced by electronic books, and physical copies can be obtained from central repository loan programs. Why is it necessary to almost quadruple the physical footprint of the library?
2. The library does not have funds to cover operating expenses, and the annual subsidy from the town has already increased dramatically. The new plans appear to require staff monitoring the public simultaneously on two floors. Will this not materially increase on-going operating costs over a single floor?
3. Two years ago, the town was presented with a construction plan and given assurances of a not-to-exceed cost that almost doubled even before a construction contract was awarded. What assurances do you have that this will not reoccur? What is different this time? What plans are in place to mitigate the risk of overruns?
4. I understand from various emails that it is proposed the independent library trustees hire a project manager to oversee the construction. Wearing your SelectBoard hat, and cognizant of our fiduciary responsibilities regarding town buildings and taxpayer expenditures, do you agree with this approach?
5. Finally, given the changes in design plans, broader considerations about community needs, and simply the time that has passed, do you believe the SelectBoard should proceed with borrowing money and engaging a contractor without placing the project back before the voters?