

## **MINUTES**

### **Rice Library Building Committee**

September 12, 2018

6:00 PM

Kittery Town Hall – Council Chambers

#### **Attendees**

Jim Anderson, Chair  
George Dow, Vice Chair  
Tim Brochu  
Jennifer Brewer  
Doug Greene  
Jeff Pelletier  
Lee Perkins  
Patty Moore

#### **Absent**

Fran Farr  
Peggy Myers  
Kendra Amaral  
Charles Denault

#### **Administrative Items**

Approval of the July 11<sup>th</sup> meeting minutes.

#### **Environmental Report Overview – Tim Stone, Stonehill Environmental**

##### **Overview**

Tim Stone from Stonehill Environmental provided a synopsis of the issue created by the Peter Pan Cleaners, which existed on the site of the current We Care cleaners.

There was issue in the management of waste lint and solvents from the Peter Pan cleaners which was discovered during the demolition of the old building prior to building the existing structure. The biggest concern was chlorinated solvents which flowed into the ground water and subsequently under the Rice Library building. The majority of contaminants were removed, but in an abundance of caution, monitoring wells were set up on the library property to monitor levels. Testing of these wells has been negative.

In addition to the water contamination, there were some soil gases detected in the basement, but in very low concentrations and well below levels that would migrate to the air. Regardless, a radon-like ventilation system was set up in the basement as a precaution and ventilates out a window to the dirt parking lot on the side of the library. This system is very reliable.

##### **Implications for Renovation/Addition to Library**

Tim Stone suggested that the current monitoring wells can be abandoned at this time and be filled with bentonite (granularized clay). This substance will expand and fill the well. Permits must be obtained to complete this process.

It was suggested that any building addition have a vapor barrier under the ground floor as well as a radon depressurization system. While the vapor barrier would probably be sufficient, installing a depressurization system at the time of construction is fairly inexpensive and will allow for the ventilation wherever it is desired (and not simply out a window). The cost of this system would most likely not exceed \$5,000 at the time of construction.

In general, there was no real concern expressed regarding the safety of the library and the committee was satisfied that the former issue will not play a major role in the construction or add any substantive costs to the project.

## **RFP Review**

The committee began a discussion of the draft RFP. Julie O'Connell of the Energy Advisory Committee (EAC) was present and inquired as to whether the RFP would contain and requests for sustainability and energy efficiency. It was suggested that the selected consultant would look at what has been done thus far concerning energy efficiency efforts and look at the next steps.

Tim Brochu presented the three billing possibilities and the pros and cons of each.

1. Hourly Rate
2. Lump Sum
3. Percent of construction cost – suggested that the volatility in materials market may make this a poor alternative.

Tim Brochu also indicated that there needs to be enough detail in scope in the RFP so an estimate could be provided by an architect.

Other comments regarding the RFP:

1. Need some mention of a balance between functionality and the historic significance of the building
2. Must note the current lease of parking to outside business can end so that space can be considered
3. LEED Certification ("Green Building") discussion – it was discussed that LEED certification might be possible for the new construction, but would be cost prohibitive to incorporate into the old structure.

The goal is to release the RFP in early October with a submission deadline by the first of calendar 2019.

## **Master Schedule/Process**

Jim Anderson presented a detailed schedule of the project, with the goal being the public bonding vote in November, 2019. This would require that all materials are submitted to Town Council by June, 2019 in order for it be receive full vetting and discussion and accommodate the abbreviated Summer meeting schedule.

## **Next Steps**

1. A copy of the draft RFP would be put in the Dropbox so all members could edit and comment. The deadline for comments was set at September 21<sup>st</sup>.

## **Next Meeting**

The next meeting has been scheduled for September 26th at 6:00PM in Town Hall Council Chambers.

The meeting was adjourned at 8:00 PM.

Respectfully submitted:

Patricia Moore