

00:08  
and then kristen will give me the high  
00:10  
sign  
00:10  
and tell me when we're live  
00:16  
i can see we're streaming on youtube so  
00:18  
looks good  
00:22  
okay  
00:27  
yeah we're good thanks kristin okay  
00:29  
let's get started thanks everybody um  
00:31  
you know thanks for coming on a friday  
00:32  
afternoon and i will  
00:35  
turn it over to paul okay thank you  
00:37  
folks  
00:38  
um as i had mentioned last time we're  
00:41  
approaching uh  
00:42  
wrapping this up uh the thing that i  
00:46  
would like to do is make sure that we  
00:47  
get the phasing  
00:49  
in a sequence and in a set of  
00:52  
individual quantities that are palatable  
00:55  
to you meaning  
00:56  
uh it's easiest obviously to phase  
00:58  
everything in one phase and just  
01:00  
count you know what that costs it's it's  
01:02  
harder to break it into pieces but that  
01:04  
is the reality that many libraries face  
01:07  
um one thing that we'll look at and i  
01:10  
had sent you a copy of this ahead of  
01:11  
time  
01:12  
just so you could glance at it but as  
01:14  
you get further out to a third or fourth  
01:17  
phase it becomes almost  
01:21  
impossible to try and break out costs  
01:24  
and further things beyond that because  
01:26  
at some point that is so far into the  
01:28  
future that any number you put out there  
01:30  
is  
01:30  
is almost made up uh because you  
01:33

don't have any idea  
01:34  
what inflation might be or how things  
01:36  
might be combined at a later date  
01:38  
but what i did um is from my  
01:41  
professional experience and with lisa's  
01:43  
input she can't be here this afternoon  
01:45  
uh i wanted to show you a breakdown  
01:48  
that uh is similar to some things we've  
01:51  
discussed and i think it should uh give  
01:54  
us a talking point and we can add or  
01:56  
take from it as necessary  
01:58  
but um i think it gives us a way to  
02:00  
think about the project  
02:02  
so i just hit share screen do you have  
02:04  
the plan in front of you then  
02:06  
we do yep um and and forgive me my  
02:10  
uh i work on a laptop i don't have the  
02:12  
uh the graphics  
02:14  
machine that lisa and megan and so forth  
02:16  
have  
02:17  
but i tried to summarize this in a way  
02:19  
that that made color coding easy and  
02:21  
then we'll  
02:22  
tie to the cost estimating as well  
02:25  
what i'm suggesting and i think this is  
02:27  
consistent with our previous  
02:28  
conversations is that phase one  
02:31  
because it has the largest impact by  
02:33  
adding the large meeting room  
02:35  
and gives us not only something that the  
02:38  
community has been asking for  
02:39  
right up front that is additional  
02:41  
meeting space and larger meeting space  
02:44  
but it also gives us a staging area  
02:48  
for when we do other things we can move  
02:50  
things into this space  
02:51  
on a temporary basis while we do  
02:53  
renovations elsewhere

02:55  
so it makes a lot of sense to include  
02:57  
this per the last conversation  
03:00  
i increased uh the drawing part is the  
03:03  
same but you see the  
03:04  
shaded value here i increase the  
03:07  
capacity of that meeting room by  
03:08  
enlarging it  
03:09  
so that we can get a crowd of 200 into  
03:12  
that meeting right it's actually 196  
03:15  
but 200 people um  
03:18  
which does of course make the route make  
03:20  
the addition larger but you can see  
03:22  
we can fit that fairly easily on the  
03:24  
site and still  
03:26  
have the amenities and the other pieces  
03:28  
that we had talked about  
03:29  
um it's not a one-to-one correspondence  
03:33  
uh  
03:33  
of seats per square feet uh when we add  
03:36  
we can lengthen the rows  
03:38  
which does not necessarily lengthen all  
03:40  
the aisles for example  
03:42  
and uh that still gives us plenty of  
03:43  
room so  
03:45  
in this phase what i had anticipated was  
03:47  
renovations and changes  
03:49  
to the lobby area here uh  
03:52  
to access where that door is and and  
03:55  
that entrance space  
03:57  
and these pieces that include storage an  
04:00  
ada restroom a kitchenette  
04:02  
and of course this addition i also  
04:04  
included in this first phase  
04:06  
the reworking of the plaza because it's  
04:09  
problematic now  
04:10  
and because it's likely that it could be  
04:13  
disrupted  
04:14

or damaged during the construction of  
04:16  
this edition  
04:17  
and so as we go down through the slides  
04:19  
when we get to the cost budgeting for  
04:22  
phase one you'll see that it is the  
04:24  
large meeting room  
04:26  
it is the site work related to the plaza  
04:29  
and the area around the large meeting  
04:31  
room as well as some renovations  
04:33  
on the interior at the lobby and then  
04:36  
it's also the vestibule  
04:37  
down on delaware all of that constitutes  
04:40  
a phase one and  
04:42  
we'll come back to it but i just want to  
04:43  
walk you through uh the thinking there  
04:47  
phase two a uh and i made 2a and 2b  
04:52  
because they are essentially they can be  
04:55  
switched you could do 2b  
04:57  
first or you could do 2a first depending  
04:59  
on the priority  
05:01  
but 2a as a description is essentially  
05:05  
all of the site work changes that we  
05:07  
talked about including  
05:09  
the one-way entries the introduction of  
05:12  
the  
05:12  
the uh book uh and circulation  
05:17  
uh transaction window as well as the  
05:20  
pass around  
05:21  
the transition to one-way traffic uh  
05:24  
going clockwise around the site and  
05:26  
modifications to the  
05:28  
to the planting areas and sidewalks it  
05:31  
also includes the small addition  
05:33  
a little over 1300 square feet that  
05:36  
infills the space where we have the  
05:38  
uh the book drop room or the the  
05:42  
cirque window room uh and an extended  
05:44  
maintenance and storage

05:46  
area that could be 2a or it could be 2b  
05:49  
i'm calling it 2a in this particular  
05:52  
instance  
05:53  
we'll come back to it 2b which which  
05:56  
could be before that or after that  
05:58  
keep in mind this large meeting room and  
06:01  
this component  
06:02  
is part of phase one this is part of the  
06:05  
other phase  
06:06  
two piece that we just talked about  
06:08  
phase two b would be the introduction  
06:11  
of an additional conference room the  
06:13  
changes to the lobby and improvements  
06:16  
circulation new and popular uh and quick  
06:19  
browse  
06:20  
as well as some office spaces small  
06:22  
meeting room  
06:23  
and staff and circ and back of house  
06:25  
areas this is sort of the core  
06:27  
area of the library and i broke out 2b  
06:31  
because it makes that first impression  
06:33  
it's an area that would instantly add  
06:36  
again  
06:36  
more meeting space and improve staff  
06:39  
conditions throughout  
06:40  
but it is something that should follow  
06:42  
not too far after  
06:44  
the curbside pickup transaction window  
06:46  
if that one came first  
06:48  
because it does make the connection a  
06:51  
little more palatable there  
06:54  
phase three then is essentially the  
06:56  
balance  
06:57  
of the renovations now i made a mistake  
06:59  
in the graphic  
07:01  
this shaded area should also come over  
07:03  
into  
07:04

this uh the existing meeting room uh  
07:07  
and the new program conference room we  
07:09  
created down here in these restrooms  
07:11  
i did include that in the budget numbers  
07:14  
for these areas  
07:15  
i just the graphic i didn't include the  
07:17  
shading over here so i'll fix that  
07:20  
before it's a final graphic but i wanted  
07:22  
to give you a sense then of a phase 1  
07:24  
2a 2b and a phase 3. we've broken it  
07:27  
into four phases and this last phase  
07:30  
in essence is the balance of the project  
07:32  
that's not to say it does have to all be  
07:34  
done at once  
07:35  
you could for example break out the  
07:37  
children's library and the teen space  
07:39  
and do that as a phase  
07:41  
three and then do the rest of this is  
07:43  
phase four um  
07:45  
i there is some value in keeping the  
07:47  
children's library  
07:48  
as a carrot because it is something  
07:51  
that's very popular  
07:52  
i'm hesitant to put it all the way at  
07:54  
the end of a project though because it's  
07:55  
also  
07:56  
something that has a dramatic effect uh  
07:58  
on a lot of patrons  
07:59  
so usually we're putting it near the  
08:02  
beginning but we have  
08:03  
other priorities here that have been  
08:05  
identified as  
08:06  
as being key so as we look at these  
08:09  
pieces again keep in mind that this  
08:11  
phase three which also includes this  
08:13  
space  
08:14  
uh could be broken out in different ways  
08:16  
as well now the reason we're talking

08:18  
about this today  
08:19  
is if you might say for example wait a  
08:22  
minute  
08:22  
we definitely want to do the children's  
08:24  
library early as possible  
08:26  
it should be part of one of the phase  
08:28  
two sections  
08:29  
we can talk about that but for now i  
08:31  
have it here  
08:33  
so as a reminder phase one  
08:36  
the master plan phase one is i  
08:39  
essentially identified as the large  
08:40  
meeting room  
08:41  
uh and the vestibule on delaware and  
08:43  
then the uh  
08:44  
the house demo is in this and of course  
08:46  
the site work related to it  
08:48  
because this edition got larger than the  
08:52  
last time we talked  
08:54  
and it includes a little more site work  
08:55  
than the last time  
08:57  
we had done a budget we had originally  
08:59  
tried to keep this  
09:00  
around 3 million it's a little over 4  
09:02  
million now  
09:03  
if we do all of these components plus  
09:05  
the renovations in here  
09:07  
and the site work i did include  
09:10  
in the um in the lump sum for the site  
09:13  
work related to the plaza an electric  
09:15  
snowmelt system uh that's my preference  
09:18  
over a hydronic system hydronic being  
09:20  
one uh that pipes uh  
09:23  
a heated liquid under the uh under the  
09:26  
walkway  
09:27  
but it's also higher maintenance more  
09:28  
stress on the boiler  
09:30

um and when things go wrong it's it's a  
09:32  
more difficult thing to  
09:34  
to uh to fix the electric one is a  
09:36  
little more expensive to run but you  
09:38  
only run it  
09:40  
at it's thermostatically and humidity  
09:42  
controlled uh so it's only running when  
09:44  
it has to we've had some success with it  
09:46  
so an electric one is included a  
09:48  
hydronic one  
09:50  
would be more expensive and is not  
09:51  
included in the numbers unless we took  
09:54  
it out of the design contingency  
09:56  
but you can see we've got plaza we've  
09:58  
got the demo of the house  
10:00  
we've got the two editions the large one  
10:02  
which which grew  
10:03  
it's 50 larger to get it from 126 people  
10:07  
to 200 people  
10:09  
uh the other edition is roughly the same  
10:11  
and then renovations  
10:12  
in in these areas then we have an ffe  
10:15  
which is the furnishings  
10:17  
furnishings fittings and equipment and i  
10:20  
as as we've discussed before i don't  
10:21  
think i have to go over it unless you  
10:23  
have questions  
10:24  
there are three different types of  
10:25  
contingency  
10:27  
uh escalation is only two percent  
10:29  
because you would presume this one  
10:30  
happens first  
10:31  
so it's within the next year or two uh  
10:34  
if it was going to be longer than that  
10:35  
you would extend this  
10:37  
uh to to a greater percentage than two  
10:39  
percent  
10:40  
because it's primarily a new addition

10:43  
and work  
10:43  
in known areas where things have  
10:45  
happened recently the construction  
10:47  
contingency can remain  
10:48  
relatively low at five percent and the  
10:51  
design contingency also is fairly simple  
10:53  
at five percent  
10:55  
you'll see that's not necessarily the  
10:56  
case as we look at  
10:58  
more complicated projects  
11:01  
as i move forward uh phase  
11:05  
two a which is again mostly site work  
11:08  
and a small addition  
11:09  
that's about a 3.2 million dollar  
11:12  
project when all the percentages are  
11:14  
added in  
11:14  
so there's a substantial amount of  
11:17  
regrading and doing the parking lot the  
11:19  
driveways the landscaping  
11:22  
getting rid of the knoll that that seems  
11:24  
to be a point of contention in the  
11:25  
middle of the parking area  
11:27  
redoing walkways and of course building  
11:29  
the the drive-through  
11:31  
um the uh renovations  
11:34  
area is what is allow what happens right  
11:38  
outside  
11:38  
of the addition there to allow that to  
11:41  
happen  
11:42  
so there's a small renovated area and  
11:44  
then the addition is small but  
11:45  
complicated that's that piece and i also  
11:48  
anticipate a little bit of hazardous  
11:49  
materials  
11:50  
remediation in that phase so about 2.2  
11:54  
million for hard costs  
11:55  
there are some furnishings particularly  
11:57

with the  
11:59  
transaction window we want to make sure  
12:01  
that we have  
12:02  
the right storage shelving and  
12:04  
coordination and  
12:06  
we may want to talk at some point about  
12:09  
whether we digitize a system or or do  
12:12  
things like that  
12:13  
uh you can see the construction  
12:14  
contingencies a little higher because  
12:16  
there are unknowns  
12:18  
like the null and some things that uh  
12:20  
we're not  
12:21  
positive what those details may include  
12:24  
and then  
12:24  
escalation is a little higher presuming  
12:26  
this is happening not  
12:27  
as soon as the phase one so overall  
12:31  
this one's at about 3.2 million so  
12:34  
if we recall phase one was 4.3  
12:38  
phase 2a is 3.2  
12:41  
and then phase 2b is the that  
12:45  
core area that i was mentioning earlier  
12:47  
it has a public component  
12:49  
which is high visibility it creates  
12:51  
meeting spaces  
12:52  
it creates the collection of things and  
12:54  
new and popular  
12:56  
quick brows new circulation areas some  
12:58  
offices  
12:59  
and then a lot of back of house spaces  
13:01  
so you can see this is  
13:02  
there's no additions in this phase it's  
13:05  
two different types of renovation the  
13:07  
staff  
13:08  
area is a little less expensive than the  
13:10  
public area  
13:11  
uh there's more hazardous materials

13:13  
remediation particularly given the  
13:15  
the lobby spaces and then building  
13:18  
envelope improvements as well these are  
13:20  
uh roof and wall conditions and some  
13:23  
windows around the perimeter identified  
13:26  
in the physical conditions survey so  
13:28  
hard costs are at about 1.9 million  
13:30  
there  
13:31  
uh the the ffe package the furnishings  
13:34  
fittings and equipment  
13:35  
is added in and then you can see the  
13:37  
construction contingency is a little  
13:39  
higher again because we're getting into  
13:41  
potential unknowns if we do work there  
13:43  
um  
13:44  
and the escalation is at four percent  
13:46  
rather than two  
13:48  
again presuming this isn't happening as  
13:49  
early as phase one would  
13:52  
now phase three again it should include  
13:54  
this space and the numbers  
13:56  
include this space in the square footage  
13:59  
um  
13:59  
but this is there is some miscellaneous  
14:02  
site work that still has to be taken  
14:04  
care of that that wasn't in the earlier  
14:05  
packages but could be moved there  
14:07  
there are renovations to the remaining  
14:09  
18 000 square feet  
14:11  
but i did not include any resident  
14:14  
renovations on the mezzanine at this  
14:16  
stage  
14:17  
that was identified at an early one as  
14:20  
like a phase  
14:21  
four or five or six it's so far out  
14:24  
there that i  
14:24  
i thought to keep things simple let's  
14:27

just look at the ground floor  
14:29  
we can use that space upstairs as  
14:31  
storage or as additional staff space  
14:34  
as as we move along but i did not  
14:37  
include numbers to actually renovate it  
14:39  
so there's another 2432 square feet  
14:42  
remember that the difficulty with  
14:44  
renovating that mezzanine area  
14:46  
is primarily the um the inherent  
14:48  
structure of it because it has those  
14:50  
posts  
14:51  
if we get into that that means we also  
14:53  
have to substantially change the  
14:54  
collection  
14:55  
on the level below so this ends up being  
14:58  
about  
14:59  
you know for the whole rest of it if  
15:00  
it's all done at once another 4 million  
15:03  
a substantial ffe package  
15:07  
although i think this number is probably  
15:09  
heavy at this point  
15:11  
uh by the time we've done the other  
15:12  
renovation pieces which have some of the  
15:14  
more expensive  
15:16  
uh ffe components this could probably be  
15:18  
lowered closer to thirty dollars a  
15:20  
square foot rather than thirty eight  
15:22  
um we just got numbers back for the  
15:25  
package  
15:26  
at gilderland uh and that whole thing is  
15:29  
like 790  
15:32  
000 give or take um for  
15:35  
the pieces that megan and i were talking  
15:37  
about that's not the whole thing um  
15:38  
but this is only 18 000 square feet uh  
15:42  
so it  
15:42  
it tells me that this is a conservative  
15:44  
number we've got plenty of room here and

15:46  
we can actually probably tighten it up  
15:49  
um design and construction and i put  
15:52  
escalation at eight percent because  
15:54  
this obviously if we're breaking this  
15:56  
into pieces is substantially out there  
15:58  
it's not just around the corner  
16:00  
um at that point this is at about 6.7  
16:04  
um if you did all those other pieces at  
16:06  
once now you don't have to do  
16:08  
all of them or you could do some and  
16:10  
defer others  
16:11  
or you could take pieces of this and  
16:13  
combine them with the earlier phases  
16:16  
so just as a summary there is about  
16:19  
6 500 gross square feet of addition  
16:23  
by the time all of this is done there  
16:25  
was about 29  
16:27  
20 almost 30 000 net square feet of  
16:31  
renovated  
16:31  
area which does not include the  
16:33  
mezzanine but the footprint of the  
16:35  
building  
16:36  
um and the total if you take each of  
16:38  
these phases  
16:40  
keeping in mind that the escalation  
16:41  
percentages are different for each of  
16:43  
them  
16:43  
is it about 17 million now you'll recall  
16:47  
that we had an  
16:47  
earlier estimate when we were looking at  
16:49  
all those pieces  
16:51  
that added up to about 14.3 million  
16:55  
if we were doing it all at once so this  
16:57  
additional cost  
16:58  
is about three million dollars it's two  
17:01  
things  
17:02  
one is the breaking it into pieces and  
17:05

therefore  
17:05  
losing the um efficiency of scale  
17:09  
but the second and yeah multiple  
17:12  
mobilizations and so forth  
17:13  
but the second component of that uh is  
17:16  
is um the inflation as well that some of  
17:20  
that is  
17:21  
is then extending out uh so you have uh  
17:24  
the economy of scale the inflation and  
17:26  
the third part is  
17:28  
we're doing much more once we added the  
17:30  
drive through drive-through  
17:32  
transaction window and the changes to  
17:34  
the site that weren't anticipated  
17:35  
earlier  
17:36  
we substantially increased the site  
17:38  
costs from what they had been  
17:40  
there was always some site monies but  
17:42  
that increased so those three factors  
17:44  
uh take us from 14 million to about 17  
17:48  
million  
17:49  
all together now this number if we  
17:51  
looked at all these numbers together  
17:53  
would reduce probably not not the full 3  
17:57  
million but probably about 2 million  
17:59  
if you tried to do it all as one scope  
18:02  
so you'd probably be  
18:04  
around 15 million 15  
18:07  
and a quarter million if you tried to do  
18:09  
it all at once as a single scope it  
18:11  
would it would save about 2 million  
18:13  
dollars overall  
18:15  
that may not be feasible for your  
18:16  
community and that's something  
18:18  
to discuss politically but um does  
18:22  
the way i broke this out makes sense to  
18:24  
you  
18:25  
in terms of understanding and then we'll

18:27  
talk about whether you like that  
18:29  
that uh set of phases and set of numbers  
18:33  
or whether we should be moving things  
18:34  
around so that individual numbers  
18:36  
become more palatable at different  
18:38  
stages any comments  
18:52  
oh michelle you're muted yeah i um  
18:56  
yeah i so paul i just wondered if we  
19:00  
so if we did end up changing the  
19:03  
staff office space that's up on the  
19:05  
mezzanine level  
19:06  
would that then affect everything below  
19:09  
you know  
19:10  
so say we were going to do it at a later  
19:11  
date all this is done yay  
19:14  
and then later they decide to do the  
19:16  
staff area  
19:17  
would that would we then have  
19:19  
construction costs for any  
19:22  
of the space below um  
19:25  
the the area beneath that mezzanine  
19:28  
that's up in the air  
19:29  
um structurally we would be changing the  
19:32  
things above it presuming we're trying  
19:34  
to get rid of all of those columns  
19:36  
that that's the main obstruction to the  
19:38  
efficient use of that space  
19:40  
um it's conceivable that we could find a  
19:42  
different way to support the roof by  
19:44  
supplementing with  
19:46  
less columns and leave the structure  
19:48  
below it  
19:50  
and and leave it un unchanged but  
19:53  
the intention i would think would be  
19:55  
that you would at some stage want to  
19:57  
look at  
19:58  
doing this and the space above it at the  
20:00

same time  
20:01  
if we were trying to get rid of the  
20:02  
column stacks in here  
20:05  
then i would say let's renovate the  
20:07  
upstairs at the same time and make that  
20:08  
usable  
20:09  
because you're modifying that same  
20:10  
structure um but if you decided  
20:14  
hey we're already at 17 million and we  
20:16  
don't want to spend more  
20:17  
you know to renovate the mezzanine on  
20:19  
top of that  
20:20  
this is a viable thing that we can leave  
20:23  
in place down here  
20:24  
and supplement uh upstairs by getting  
20:27  
rid of the columns and do  
20:28  
doing something simpler  
20:31  
would we have sunk um you know basically  
20:34  
would we have sunk up  
20:37  
a large pot of money into the the  
20:39  
downstairs area of that  
20:41  
renovation i mean i guess that would be  
20:43  
maybe i'm  
20:44  
michelle correct me if i'm wrong if i'm  
20:45  
mishearing you but basically would that  
20:47  
be wasted then if at some point in the  
20:49  
you know after this phase they said oh  
20:51  
let's do the upstairs  
20:52  
how much would we be okay wasting  
20:56  
i apologize if i misunderstood so to  
20:58  
clarify my point  
21:00  
at some point you've got to know a  
21:03  
go-no-go  
21:04  
decision to make on whether you're going  
21:06  
to renovate the mezzanine  
21:07  
and that point is when you decide what  
21:10  
you're going to do down here  
21:11  
if you decide you're going to keep this

21:13  
down here then i would say  
21:15  
you're keeping you're probably keeping  
21:18  
the mezzanine too  
21:19  
um if you decide that you may want to do  
21:22  
the mezzanine that would be the time  
21:24  
when you're doing this lower level so  
21:26  
it's not in phases one  
21:28  
two or maybe even three it's way down  
21:30  
the road but yes  
21:32  
to i think answering your question when  
21:35  
you  
21:36  
when you decide you should you should  
21:37  
decide and make that final you shouldn't  
21:40  
renovate beneath it and then later go  
21:42  
back and say oh now we want to do the  
21:43  
upstairs  
21:44  
that that would be very wasteful i don't  
21:46  
have a specific number but it would it  
21:48  
would definitely run in six figures  
21:51  
mid six figures probably i'll bet 500  
21:53  
000  
21:54  
would be wasted by trying to get rid of  
21:57  
the columns downstairs and modify those  
21:59  
stacks  
22:00  
and then later come back and and try and  
22:03  
redo the upstairs  
22:05  
okay so this phase three where you have  
22:08  
the stacks  
22:08  
down below and it's highlighted in phase  
22:12  
three  
22:12  
but there is no change there is that  
22:14  
correct  
22:16  
what uh what i'm saying for the way  
22:17  
we've got phase three because we're not  
22:19  
doing the mezzanine  
22:20  
i would leave that intact the way it is  
22:22  
and live with the stacks as they were  
22:24

originally installed all right right  
22:27  
unless we  
22:28  
you know again i'm always conscious of  
22:30  
this number which is which is scary  
22:32  
even though you're not probably doing it  
22:34  
all at once  
22:35  
uh but if if we do say yes we definitely  
22:38  
want to change those stacks  
22:40  
uh then then i would add that to phase  
22:43  
three that we're also redoing the  
22:44  
mezzanine above it  
22:45  
if you or make a decision we're not  
22:47  
doing the mezzanine but we still want to  
22:49  
change the stacks  
22:50  
now the other thing i didn't even bother  
22:52  
i mean remember at one point we even  
22:54  
showed another edition out here  
22:55  
so i took that off the table as well  
22:57  
it's either so far in the future  
22:59  
or so far over what a palatable number  
23:01  
is that  
23:03  
you know we'll include it in the report  
23:05  
as something for future expansion or  
23:07  
something that was discussed but it  
23:09  
didn't seem like it had any traction as  
23:11  
something that would happen in the next  
23:14  
you know several iterations of of this  
23:16  
board of trustees or  
23:18  
or generations of bethlehem residents  
23:20  
for now  
23:21  
for the so but for the phase three as  
23:23  
described here  
23:25  
um the underneath part of the mezzanine  
23:29  
would mostly be carpeting painting right  
23:32  
structurally there's not a lot of right  
23:36  
you know so if you say we leave this now  
23:38  
we're not we're not um  
23:40  
if you just did a three sort of as

23:42  
conceptually imagined here  
23:44  
that doesn't preclude some future board  
23:47  
from saying oh by the way you know what  
23:50  
what you basically sunk into that space  
23:51  
was carpeting  
23:53  
some a little bit of furnishings that  
23:55  
kind of stuff they could deal with that  
23:58  
that that's true yes i mean we're not  
24:01  
structurally changing anything there  
24:02  
could be  
24:03  
a a capital project 20 years in the  
24:06  
future where they do decide to rip all  
24:07  
that out and as you say you've lost  
24:10  
some some ceiling some carpeting some  
24:12  
paint um  
24:13  
but the complication is i i wouldn't  
24:16  
want to try and get into changing that  
24:18  
now unless you're also doing the  
24:19  
mezzanine and if you're also doing the  
24:21  
mezzanine yeah the numbers just keep  
24:22  
creeping up but  
24:23  
i i to your point you're right the the  
24:26  
numbers that are included here  
24:28  
aren't sinking uh a fortune into it it's  
24:32  
basic stuff  
24:33  
yeah okay thank you  
24:36  
so paul what is driving the cost of  
24:38  
phase three is it just the  
24:40  
cosmetic items  
24:45  
um phase three is is is the  
24:48  
uh essentially being driven by the scale  
24:51  
of it it's a  
24:52  
it's almost 19 000 square feet of  
24:55  
building  
24:55  
if you think of that um  
24:59  
that's a that's a substantial amount of  
25:01  
square feet so  
25:02

at 225 uh we're talking about  
25:06  
not just aesthetic things but re  
25:08  
revising the mechanical system  
25:10  
improving its efficiency revising uh  
25:13  
power  
25:14  
distribution and data distribution  
25:15  
throughout that space as well  
25:17  
uh to bring it more into term with a  
25:20  
21st century library so  
25:22  
that renovation is not just those  
25:24  
cosmetic  
25:25  
things over eighteen 000 square feet  
25:28  
uh but it's also all the other things  
25:30  
that that make the library run  
25:32  
and and comfortable  
25:35  
so as as you get into 18 000 square feet  
25:39  
cosmetics is certainly one piece but you  
25:41  
know the the mechanical system alone is  
25:43  
probably fifty dollars a square foot out  
25:45  
of that  
25:50  
okay i think i got it  
25:53  
i guess one follow-up question then for  
25:57  
uh for phase one and phase two so what  
26:00  
is the improvement to curbside for phase  
26:02  
one are we not touching it at all  
26:04  
or is there a small improvement um  
26:07  
to the building in phase one  
26:11  
uh we've brought the entry closer but we  
26:13  
did not do  
26:14  
we did not do anything at this end uh  
26:17  
for that edition yet that that would be  
26:20  
i've broken that out into phase  
26:22  
2a or 2b so yes it's brought this closer  
26:26  
um and there's the potential that we  
26:28  
could build in  
26:29  
a desk or a reception area in the lobby  
26:33  
that makes it easier to do  
26:35  
curbside drop or pick up um

26:38  
on a temporary basis until the  
26:40  
transaction window is done  
26:42  
but no there's nothing specific toward  
26:45  
the curbside model in phase one  
26:48  
phase one is primarily the meeting room  
26:50  
and the lobby and and just the  
26:52  
site work around it  
26:56  
it is a larger meeting room than than  
26:58  
previously discussed as i mentioned it  
27:00  
it grew  
27:01  
50 and you can see in the numbers that  
27:05  
that's the largest single  
27:07  
driving factors is that edition great  
27:10  
kind of okay oh i just wanted to ask  
27:13  
whether  
27:14  
it and i know we've talked about the  
27:16  
large meeting room  
27:17  
a lot but does it make sense at this  
27:20  
point to  
27:21  
possibly flip phase  
27:24  
1 to 2a and and move the  
27:29  
the renovation for the window and also  
27:32  
possibly move  
27:34  
obviously you would have to move the  
27:36  
demolition of the house as part of that  
27:38  
but does it make sense to look at that  
27:42  
and then do the larger meeting room as  
27:44  
this  
27:45  
as the second phase  
27:50  
that that's a programmatic question and  
27:51  
and uh jeff and the staff are probably  
27:53  
best suited to answer it i would say  
27:55  
though  
27:56  
um that is  
28:00  
that feels to me like a lot of money to  
28:02  
spend on  
28:04  
what we know are improvements that that  
28:06

are good and and  
28:07  
and even in service but it's not going  
28:10  
to be as noticeable to the public  
28:12  
as the meeting room would be that's my  
28:15  
outside opinion but jeff and staff you  
28:17  
guys should uh  
28:19  
give your thoughts on you know what you  
28:20  
hear at the desk every day  
28:23  
i mean we're not even using a meeting  
28:25  
room right now  
28:26  
so and i realize we're a number of years  
28:31  
out on  
28:32  
how many faiths this is but  
28:35  
uh well that's an interesting point and  
28:38  
let me come back to something harmmeet  
28:39  
said then  
28:40  
did we improve curbside delivery if this  
28:42  
is not to be used  
28:44  
as a large congregation space for  
28:46  
meetings  
28:47  
then it is a a more proximate location  
28:50  
to do curbside pickup  
28:53  
right here in greenwich at our library  
28:54  
we took the community room which  
28:56  
obviously isn't being used for  
28:57  
programming right now  
28:58  
and it became the staging area for  
29:02  
uh delivery outside the curbside and for  
29:05  
queueing uh they separate all the return  
29:08  
stuff and keep it  
29:10  
a certain number of days in quarantine  
29:12  
before it goes back into the collection  
29:14  
so  
29:15  
so maybe harmmeet i i maybe i'd set i  
29:18  
jumped too quickly because i was  
29:19  
assuming this  
29:21  
being used as a meeting room and again  
29:23  
we're talking about being constructed

29:25  
not this summer but you know at least a  
29:27  
couple summer or two from now  
29:29  
by then hopefully we're not in in  
29:31  
pandemic mode  
29:32  
but if that was the case and curbside  
29:35  
pickup was  
29:35  
a situation uh that is a good staging  
29:38  
area for it  
29:39  
so it you that's that's a good point  
29:41  
lisa to our meets  
29:43  
comment is that you know as we change  
29:44  
the nature of our serving  
29:46  
um it does have some potential there  
29:48  
just like that was going to be  
29:50  
potentially the queuing space or the  
29:52  
staging space  
29:53  
as we renovated other areas  
29:56  
i mean it also means that you limp along  
29:58  
with what our current  
30:00  
curbside setup is for quite a while  
30:04  
yeah i mean we're going to be limping  
30:05  
along with the current curbside setup  
30:08  
for quite a while even if that got moved  
30:10  
to phase one  
30:11  
so you know i i absolutely  
30:14  
appreciate that i don't you know and  
30:15  
what i think it could be a decent  
30:17  
discussion for us to have  
30:19  
about um you know what of  
30:22  
that phase 2a could be done in phase one  
30:26  
along with i mean just sort of um  
30:31  
from a larger perspective and i'm going  
30:32  
to imagine a post-pandemic perspective  
30:36  
the biggest need in my opinion that the  
30:38  
community  
30:39  
demands of the library that we can't  
30:41  
meet  
30:42

is the large meeting room you know and  
30:45  
the accessibility of meeting space in  
30:46  
the library and it's hard  
30:48  
for me to think about that when for a  
30:51  
year  
30:52  
there have been no meetings and that's  
30:54  
just um  
30:55  
you know and you know i'm not immune to  
30:57  
those thoughts because  
30:58  
it's um we have it's not a piece of our  
31:02  
business that we have not done  
31:03  
in so long i never thought this would go  
31:04  
on for a year and it's going to go on  
31:06  
for another  
31:07  
six months minimum um  
31:11  
you know but that that makes it  
31:12  
difficult to have the conversation but i  
31:14  
still think  
31:14  
you know if we can assume that we're  
31:17  
operating normally  
31:19  
then you know my chip would always go  
31:21  
down on  
31:22  
creating a large meeting room for the  
31:24  
public um both for our program you know  
31:26  
that's  
31:27  
far more complaints about i can't get my  
31:30  
kids into the  
31:31  
program you're having at the time i want  
31:33  
to attend it  
31:34  
than than anything else you know and i  
31:36  
think we're um you know we'll have to  
31:38  
observe as we  
31:39  
uh exit this current phase and our  
31:42  
reopening plan  
31:43  
how in-person browsing as people get  
31:45  
more and more comfortable coming into  
31:46  
the library how that affects total  
31:47  
curbside numbers in the beginning it

31:49  
won't  
31:50  
uh we observed that last time curbside  
31:51  
will be just as busy and will eventually  
31:53  
that just ease down to a point where it  
31:55  
could be  
31:56  
you know a relatively small number of  
31:58  
people who are uh  
32:00  
have a compelling reason to want to use  
32:01  
krypsos anyway that's all  
32:03  
sorry that's an interesting point jeff  
32:05  
in some ways you're paying a political  
32:07  
cost  
32:08  
now or you were up and up until this  
32:10  
changed  
32:11  
um by by patrons or people in your  
32:14  
charter to serve area being frustrated  
32:17  
by not being able to take advantage of  
32:19  
the services you actually offered  
32:21  
because they were booked so quickly  
32:23  
so um you know we think in terms of the  
32:25  
cost of moving forward with things  
32:27  
you're paying a cost now because of the  
32:29  
way things are because of  
32:31  
the amount of meeting room space that's  
32:32  
available yeah  
32:34  
that that that limit that hard limit  
32:36  
that we have of about 90 people  
32:38  
you know i'm trying to again the  
32:40  
previous 19 years of my  
32:42  
existence uh here i try to imagine you  
32:44  
know what was what did people  
32:46  
want to do you know it was that we ran  
32:48  
up against a 90-person limit on that  
32:50  
meeting room  
32:51  
and they just there were lots of adult  
32:54  
programs and children's programs and  
32:56  
even meetings that community groups  
32:57

wanted to hold that that number  
33:00  
you know i think about the the bethlehem  
33:02  
senior choir  
33:03  
there's 40 people in the choir alone at  
33:05  
least six  
33:06  
only 60 people can come watch that's not  
33:09  
enough you know so  
33:10  
uh having a large meeting room like that  
33:12  
just opens that all up both for our  
33:13  
programs and their programs  
33:15  
you know i've said for years that's my  
33:17  
that's my priority but i you know i  
33:19  
absolutely understand  
33:20  
um that  
33:23  
you know the community's been very clear  
33:25  
with us that curbside pickup is  
33:26  
not we're not going to be allowed to  
33:29  
to phase that out that is a desirable  
33:31  
service you know from a service  
33:32  
standpoint people want it  
33:34  
and you know but then if we start  
33:36  
talking about adding phase one  
33:38  
and phase two a together to do that  
33:40  
first phase that number  
33:41  
is gonna get gonna get pretty big so  
33:46  
yeah i mean that that ends up being you  
33:48  
know if you just add those two at that  
33:50  
3.2  
33:51  
and uh and 4.3  
33:54  
right you're you're at seven and a half  
33:56  
eight million dollars  
33:57  
um which is i i would say not an absurd  
34:02  
number for a lot of suburban  
34:05  
libraries you know gildelin situation uh  
34:08  
colony has certainly spent a lot of  
34:09  
money lately  
34:10  
um but you are the best judge of what  
34:13  
bethlehem

34:14  
would would actually like to see happen  
34:16  
so um  
34:18  
it's a manageable project to do those  
34:20  
two and it accomplishes a lot of things  
34:23  
um the other the other thing i wanted to  
34:26  
mention too  
34:27  
uh regarding the pandemic and the way we  
34:29  
think about health  
34:30  
uh it's it's not just this meeting space  
34:32  
but this did include the numbers for  
34:35  
creating that outdoor space that ties to  
34:37  
the meeting space  
34:38  
so it gives us more options with  
34:40  
programming  
34:41  
that the doors are open and we're  
34:43  
outside or connected in some way  
34:46  
so it does make it a more a safer  
34:49  
environment for a lot of programming  
34:50  
that  
34:51  
that might have been nixed if this was  
34:53  
the only venue that was available  
34:54  
whereas here we have  
34:56  
a little bit of flexibility and that is  
34:58  
as i say built into the cost as well  
35:02  
so paul was there a reason why you put  
35:04  
the demo and  
35:06  
the house demo in phase one to get it  
35:09  
out now  
35:10  
two um it doesn't have to  
35:14  
uh happen to allow this to happen but  
35:17  
the longer the building sits there  
35:19  
um the more liability it becomes to you  
35:22  
potentially as as repairs need to be  
35:25  
made on it or  
35:26  
somebody gets hurt on the property or  
35:28  
whatever the case may be  
35:30  
um i i think the safest thing from your  
35:33

perspective  
35:34  
is probably to to clear it make sure  
35:38  
that's out of the way for future phases  
35:40  
and then take advantage of the  
35:41  
additional lawn area or even a  
35:44  
small paving project would add a little  
35:46  
bit of parking there too or even a  
35:47  
gravel lot until  
35:49  
future things happen you will face at  
35:52  
some point a question about the  
35:56  
the immunity to taxes on that property  
35:58  
because it's  
35:59  
not conjoined to your property now um  
36:02  
and if it's an empty building that's  
36:05  
that's a difficult case to make  
36:07  
uh unless you're using it for storage  
36:09  
and something specific for library  
36:10  
purposes  
36:11  
so off-site record storage yeah that's  
36:14  
yeah so but but for now no the the the  
36:17  
intent was simply to  
36:18  
get that piece out of the way because i  
36:20  
know that had been a concern  
36:21  
uh early on but that could move easily  
36:24  
yeah  
36:25  
i mean i know we're using it for storage  
36:27  
now but  
36:28  
and maybe that would be beneficial  
36:30  
during any of the phasing but  
36:32  
my other concern is just taking it down  
36:35  
and having the  
36:36  
empty space is another issue that you  
36:39  
have to address  
36:41  
the empty space where the house was  
36:43  
right  
36:45  
well they bought that house and took it  
36:46  
down and what are they doing with it  
36:49  
oh i see um well you know it's it's

36:52  
part of of explaining the master plan  
36:54  
too and what the long-range plan is and  
36:56  
that uh  
36:57  
it's part of future pieces but you're  
37:00  
right um  
37:01  
it can be taken out but as i say 80 000  
37:04  
out of 4.3 million isn't the driving  
37:06  
factor in in  
37:08  
that cost but yes we we it could be  
37:10  
deferred to phase two  
37:11  
easily i just wasn't sure if it was tied  
37:15  
in with the  
37:16  
the site work or no it's the opposite  
37:19  
side  
37:19  
it's a good question uh but no i i think  
37:22  
it came from  
37:23  
more from the fact that all the  
37:25  
conversations early on were  
37:27  
shouldn't we be getting rid of that  
37:28  
shouldn't we be tearing that down you  
37:30  
know it just seemed like uh  
37:33  
the best part to potentially get it out  
37:35  
of the way but  
37:36  
no it could wait and if you're using it  
37:38  
for storage maybe it is a good idea to  
37:40  
keep it while  
37:41  
construction's going on because  
37:42  
contractors also like to have  
37:45  
uh some indoor storage if possible  
37:47  
that's secure  
37:48  
um protected from the elements uh you  
37:51  
know so  
37:51  
that that's the potential the only thing  
37:54  
i'm keeping in my back pocket is if  
37:56  
there happens to be a large pool of  
37:57  
federal money that comes in  
37:59  
uh we can move rather quickly on that  
38:01

property as opposed to most of other  
38:02  
property because it's not owned by the  
38:03  
school district  
38:05  
so that's an excellent point yeah and we  
38:07  
are hearing about  
38:08  
how the latest uh relief bill includes  
38:12  
uh the potential for monies for library  
38:14  
capital projects so  
38:16  
we're keeping an eye on that yeah  
38:19  
all of these frankly i mean it does make  
38:22  
make us think about the fact that we we  
38:24  
might plan oh we're gonna do phase one  
38:26  
or whatever some component of phase one  
38:29  
but it may become  
38:30  
uh that remember that phrase that was so  
38:33  
popular in the last uh  
38:34  
recession was shovel ready things yeah  
38:37  
that the arra were gonna help fund  
38:39  
uh the recovery act and so forth and by  
38:42  
having this master plan in place we  
38:44  
we could literally say do we have  
38:46  
something shovel ready well  
38:47  
look yeah we we've got exactly here we  
38:50  
know exactly where we're headed and what  
38:52  
we're doing you know we still have to do  
38:53  
the drawings but  
38:54  
it's it's pretty close yeah we know  
38:56  
where things are we could take advantage  
38:58  
of that  
39:01  
are there so you brought up the point of  
39:03  
moving the demo potentially from  
39:05  
one to two was there anything  
39:08  
it's hard to think of too many things  
39:10  
from two to move  
39:11  
from 2a to move back into one because  
39:15  
the reason for doing all of the site  
39:16  
work is because of the  
39:18  
transaction window and the reason you

39:20  
didn't do the transaction window unless  
39:21  
you did all the site work so  
39:23  
that's somewhat self-contained um  
39:26  
2b however you could instead of stopping  
39:30  
here you could start to do some of this  
39:32  
but then we get into some really tricky  
39:34  
phasing because we have to actually  
39:36  
think  
39:38  
point by point uh where does staff go  
39:40  
when this happens where  
39:42  
does patron you know all those  
39:44  
components have to be worked out in a  
39:45  
lot more detail than this conceptual  
39:47  
level but  
39:48  
um you can see how it might be  
39:50  
manageable to move some of these pieces  
39:53  
whereas 2a which is sort of a  
39:55  
self-contained project has to happen all  
39:57  
at once  
40:00  
well in phase one where are you  
40:02  
directing the public into the building  
40:07  
in phase one we would have to create  
40:08  
temporary entry  
40:10  
oh sorry  
40:13  
i'll be allowed to touch these things um  
40:15  
in phase one we would  
40:17  
uh emphasize the the delaware ave entry  
40:19  
but what we  
40:20  
might do um is try to create a temporary  
40:24  
uh corridor they do this with schools  
40:27  
sometimes they use  
40:29  
a fire retardant plywood and actu you  
40:31  
see it in new york city a lot too they  
40:33  
build  
40:33  
scaffolding over an area and essentially  
40:35  
a tunnel into  
40:37  
where the entry is we might even try to  
40:41

think about putting in a temporary entry  
40:43  
at another  
40:44  
wall that then gets filled in later but  
40:49  
obviously all this construction activity  
40:52  
is happening closest to the parking lot  
40:54  
which is what made this a good sighting  
40:56  
for the large meeting room uh but it  
40:58  
will be difficult  
40:59  
in this area so it's likely that things  
41:01  
would come along the building  
41:03  
and into a a tunnel to get into the  
41:06  
how far into the lobby are we coming  
41:07  
with with phase one right now  
41:10  
phase one brings us uh to the set of  
41:13  
doors there yeah so it includes  
41:15  
this area but not the uh  
41:18  
right now that's the boardroom yep the  
41:21  
yeah the  
41:22  
studio uh boardroom so um it did not  
41:25  
include that renovation yet but it  
41:27  
basically brought us up to the front  
41:28  
doors  
41:30  
you know the second you step past the  
41:31  
front doors we're into the ceiling  
41:34  
the popcorn ceiling in the hallway which  
41:36  
out here  
41:37  
and that's why we avoided it in this  
41:39  
phase yeah  
41:41  
and and you can see when you get to uh  
41:45  
the cost estimates yeah when we get to  
41:47  
phase 2b  
41:48  
you know there's six figures of  
41:50  
hazardous materials there in addition to  
41:53  
uh six figures in earlier phase in other  
41:55  
pieces  
41:56  
too so  
42:01  
yeah i guess generally i'm in agreement  
42:04  
um

42:04  
jeff with your your point on phase one  
42:08  
and the the meeting room being the  
42:10  
highest priority item for the public  
42:12  
uh i think the weight is scheduled right  
42:14  
now  
42:15  
and then just my timing is wrong if this  
42:18  
is two or three years away  
42:20  
for phase one that phase two is again  
42:22  
another two or three years away  
42:24  
right that seems like a long way to not  
42:27  
have any improvement  
42:28  
to our curbside arrangement right we  
42:30  
would kind of ad hoc right now  
42:32  
so it was maybe we need to find a way to  
42:34  
do something a little a little homegrown  
42:36  
right like we were talking about a  
42:37  
canopy or something similar right  
42:39  
right it's it's not six figures anymore  
42:41  
but it's some sort of improvement to  
42:42  
that  
42:43  
to make it a little more permanent if we  
42:45  
are going to have to you know to sustain  
42:47  
him for five more years  
42:48  
yeah well is it  
42:52  
there's nothing well i shouldn't say  
42:54  
there's nothing  
42:55  
but um it would be possible there's no  
42:58  
law against it to do  
43:00  
to not do phase one two three we could  
43:03  
do a phase one that's one and two  
43:06  
and then only if obviously the public  
43:10  
goes for it  
43:11  
um because i agree with harmee i you  
43:14  
know  
43:14  
we all know that the meeting room is  
43:16  
very important but  
43:18  
if that's the only thing we add people  
43:21

are going to walk in the library and  
43:22  
they're going to say what's changed  
43:23  
nothing's changed there's nothing  
43:26  
different here  
43:27  
um and then two as a second point  
43:30  
and paul i know you already spoke to  
43:32  
this but having the children's library  
43:34  
at the very end of this entire process  
43:36  
so  
43:37  
six eight years from now i don't know  
43:39  
how long it would be  
43:41  
um i just remember that the children's  
43:43  
library was also high up on that list of  
43:45  
priorities for the public  
43:47  
um so it does worry me a little bit that  
43:50  
the children's library would be pushed  
43:51  
off  
43:52  
all the way to the end i i don't  
43:55  
disagree but  
43:56  
we can shuffle one thing or another but  
43:58  
at some point  
44:00  
the piper has to be paid i guess and so  
44:02  
the question is i can take things  
44:05  
i can take some things from two to b  
44:08  
here a lot of that has to happen at once  
44:10  
because rearranging where staff are and  
44:12  
stuff  
44:13  
uh in these areas a lot of those have to  
44:17  
make up for each other there's more  
44:19  
freedom in the third phase because it's  
44:21  
a bigger scope but it also has  
44:23  
a lot of different things going on we  
44:25  
can take a piece out and add it so for  
44:27  
example  
44:28  
take the children's room and make that  
44:29  
part of an earlier phase  
44:32  
but uh it worried me  
44:35  
looking at it that this is

44:38  
at eighteen thousand and uh almost  
44:42  
nineteen thousand square feet  
44:43  
this is the majority of the library and  
44:46  
as you say it doesn't get  
44:47  
touched until phase three not because i  
44:50  
don't want to  
44:51  
but because i was trying to make sure  
44:53  
that phases one and two were actually  
44:55  
manageable  
44:56  
from a number perspective so either we  
45:00  
have to think bigger  
45:01  
and fundraise and grant right and and  
45:04  
probably  
45:05  
uh referendum to to get a substantial  
45:08  
project  
45:09  
to make a lot happen in a single phase  
45:12  
or we're gonna deal with what you just  
45:14  
said that some  
45:15  
some precious babies may be deferred  
45:18  
a little further along than we would  
45:19  
want them to  
45:22  
so am i reading this correctly to say if  
45:24  
you did the whole project  
45:25  
if he just it's like a 15 million dollar  
45:28  
project  
45:29  
give or take yes exactly i mentioned if  
45:31  
you total what i have here it's at 17.3  
45:34  
it wouldn't get us all the way back to  
45:36  
14.2 but it'd probably get us back to  
45:38  
about 15  
45:39  
too okay that's correct  
45:44  
i mean you couldn't do i mean that still  
45:46  
would take a bunch of years  
45:49  
right i mean say if you said let's do  
45:52  
the whole project let's  
45:53  
do the bond go to the you know do  
45:55  
whatever fundraise  
45:57

and then when you when you say go you're  
45:59  
still probably in order to operate a  
46:01  
library and do the project yet you're  
46:02  
still  
46:03  
going to be at least a year or two  
46:06  
right what would happen if you passed  
46:09  
the referendum  
46:10  
and uh the day after the referendum  
46:12  
passes  
46:13  
we start working on the construction  
46:15  
documents  
46:16  
to to get it ready to submit  
46:19  
because you're a school district library  
46:22  
and  
46:23  
you have sed review capacity correct i  
46:25  
don't yes  
46:26  
yeah so that means we have we we're  
46:29  
going to need  
46:30  
six to eight months to put the documents  
46:33  
together  
46:34  
submit them to state ed it'll take  
46:38  
at least two to four months for a while  
46:40  
it was  
46:42  
much longer than that it's back down to  
46:43  
a normal range but  
46:45  
yes you've you've just spent a year  
46:48  
from the referendum date to the  
46:51  
production of the construction documents  
46:53  
the review by state ed you've spent a  
46:55  
year before you bid it  
46:57  
right then you probably have uh if you  
47:01  
were doing this all at once  
47:03  
you probably have a 18 months of  
47:05  
construction  
47:07  
20 months so so yeah you're two and a  
47:10  
half years  
47:11  
from the referendum date before  
47:14  
there's a ribbon cutting if you did it

47:16  
all at once now sometimes you can get a  
47:18  
what's called a temporary co a tco  
47:22  
or a partial you know to reopen part of  
47:24  
the building  
47:25  
but um it's a substantial undertaking as  
47:28  
as you can imagine right  
47:31  
but that that's a good point it's not  
47:32  
like the referendum passes and the next  
47:34  
day  
47:35  
we're on the street with a bid you know  
47:37  
right  
47:39  
we've been asked in some occasions to do  
47:41  
the construction documents  
47:43  
because they were so confident that the  
47:45  
referendum would pass but that's  
47:47  
a pretty big big risk that i wouldn't  
47:50  
take as a board member  
47:51  
right a lot of money to pay an architect  
47:53  
and then if it doesn't pass  
47:55  
you've got a useless set of drawings  
48:01  
so generally the schedule is yeah we  
48:03  
would begin right after the referendum  
48:05  
so  
48:09  
the other thing if if we're doing this  
48:12  
in  
48:13  
a single large project we would want to  
48:16  
consider  
48:18  
it would still probably be constructed  
48:20  
in stages  
48:21  
and if any of you have followed what  
48:22  
we're doing in guilderland that's a  
48:24  
similar you know  
48:25  
the edition is was built sort of first  
48:27  
and we're moving things around because  
48:29  
of it  
48:30  
um so that that kind of staging would  
48:32  
still happen  
48:34

they just wouldn't be separate phases of  
48:35  
a project like we're talking about here  
48:37  
which are  
48:38  
phased because of the uh funding  
48:41  
mechanism not phased because of  
48:43  
any other uh construction priority  
48:46  
right  
48:50  
so perhaps you folks want to think about  
48:53  
these  
48:53  
i mean that to me those that's the most  
48:55  
important question  
48:56  
are we trying to consolidate  
48:59  
are we willing to make a couple of the  
49:01  
numbers bigger to get more things up  
49:02  
front  
49:03  
or do i maybe even need to thread it out  
49:07  
even a little more to make some of the  
49:08  
numbers smaller  
49:09  
which of course stretches time but in  
49:12  
order to complete the  
49:14  
report in order to complete the um uh  
49:17  
the master plan i  
49:18  
i sort of want to have an accurate  
49:20  
reflection of what  
49:21  
the committee may be thinking um because  
49:25  
the variables are infinite here you know  
49:27  
do i put this here put that there  
49:28  
you know at some point you just have to  
49:30  
say this is the general direction  
49:32  
we'll figure out those details as as we  
49:34  
get there but  
49:35  
um i wanted you to see the numbers so  
49:38  
that you could uh  
49:39  
see where you felt about those  
49:43  
well paul i think uh i thank you for  
49:45  
that i think it's important  
49:46  
to have you know sort of the scope of  
49:48  
the numbers because i think that you

49:49  
know there's a very political question  
49:51  
that happens  
49:52  
um now you know along with you know  
49:54  
wants are infinite  
49:55  
right we want i every every piece of  
49:58  
this i could use tomorrow  
50:00  
um you know but when it comes down to  
50:02  
actually prioritizing i mean we can hear  
50:04  
just  
50:04  
just what we have here um you know a lot  
50:06  
of a lot of hard questions  
50:08  
so absolutely true  
50:11  
and again you know the other option is  
50:14  
i i hate to suggest it but you could  
50:17  
conceivably say  
50:18  
we just want to renovate a bunch of  
50:20  
these areas  
50:21  
uh at a less expensive project of course  
50:23  
not at not at uh  
50:25  
6.7 million but get by with the  
50:27  
mechanical system that's there get by  
50:29  
with the electrical system that's there  
50:31  
fix up the aesthetics and and so forth  
50:34  
in in the body of the library  
50:35  
and then hope you know that that in the  
50:39  
future we can develop  
50:40  
some of these other ideas but keep in  
50:42  
mind those other ideas weren't  
50:44  
from around our table they came from the  
50:46  
public we we did a lot of due diligence  
50:48  
in  
50:49  
in asking and and trying to listen to  
50:51  
those things so  
50:52  
i like to think that we didn't go  
50:55  
uh way beyond the pale when it came to  
50:58  
what we were dreaming of here  
51:00  
uh it's just a question of how we  
51:02

managed to fund it  
51:04  
i don't think there's anything  
51:06  
extraneous here but feel free to  
51:07  
disagree if somebody says  
51:09  
there's no way we need the ice cream bar  
51:11  
or the you know whatever else we've got  
51:13  
in there  
51:14  
um i'm joking obviously we're streaming  
51:16  
live  
51:17  
but uh you know there may be features  
51:20  
here that aren't a first priority that  
51:22  
could be deferred but at some point  
51:24  
we're really just talking about these  
51:25  
ballpark numbers  
51:26  
and and how we feel about how we put  
51:29  
them together  
51:30  
with a fundraising campaign a grant  
51:32  
writing campaign  
51:33  
and or a referendum campaign and for  
51:36  
that i i'm gonna need a little direction  
51:39  
um happy to continue to discuss it but  
51:41  
i've sort of said i guess what i can say  
51:43  
about it  
51:43  
uh until you think about it a little bit  
51:46  
and we  
51:46  
get back on it all right well we're  
51:48  
coming in on five so  
51:50  
let's uh i think you know we're i think  
51:53  
we need a little thinking time  
51:54  
and um you know and maybe some  
51:55  
discussions we can think about this a  
51:57  
little bit and we'll come back to you  
51:58  
we'll get back uh pretty quickly and we  
51:59  
want to get this thing wrapped up so  
52:01  
um you know we're there i think we just  
52:03  
need to to think about what the  
52:05  
priorities are  
52:06  
and i i know i say this all but it's

52:08  
absolutely true  
52:10  
whenever you need me let me know i'm  
52:12  
happy to enter a conversation if you  
52:13  
if an idea jumps up and could we do this  
52:16  
and that  
52:17  
i'm happy to have a conversation with  
52:19  
you about it as we go along  
52:20  
um so there are lots of possibilities i  
52:24  
don't want you to feel like  
52:25  
i just dumped this in your lap and you  
52:27  
let me know but  
52:28  
i feel like i've given you sort of as  
52:30  
much as we can give you at the moment  
52:32  
when you give us some feedback we can we  
52:34  
can try and think some more about it and  
52:35  
we're happy to participate  
52:37  
in clarifying anything you need along  
52:39  
the way  
52:41  
all right and then we can wrap up the  
52:42  
report make the final presentation  
52:45  
uh whether remotely or in person and  
52:47  
then start  
52:48  
thinking about what the next steps would  
52:50  
be depending on what those funding  
52:52  
mechanisms are  
52:53  
uh in in those pieces okay  
52:56  
great well thank you all for your time  
52:59  
on a busy  
53:00  
friday stay safe everybody okay thank  
53:03  
you  
53:03  
you call i'll try and stop sharing here  
53:06  
i don't know if you folks are gonna  
53:07  
stick around in the meeting i'm gonna  
53:09  
uh excuse myself unless anybody needs me  
53:11  
all right thanks paul okay  
53:14  
thanks everybody take care  
53:19  
all right should we adjourn um jeff i  
53:21

had a really really quick question i  
53:23  
didn't want to waste paul's time  
53:25  
um do these plans address the staff's  
53:28  
um wish list i guess you would say i'm a  
53:32  
little worried that we haven't improved  
53:33  
any staff  
53:35  
space somewhat but  
53:38  
not you know in that phase to be as i  
53:41  
look at it  
53:43  
you know it's certainly better um  
53:50  
without the mezzanine project and  
53:52  
something to address the mezzanine  
53:53  
there's a lot that  
53:55  
it's going to be no partially yes for  
53:59  
part of the staff yes and for  
54:00  
um you know another significant part of  
54:02  
the staff know because they work  
54:03  
upstairs  
54:04  
right so um you know even in you know in  
54:08  
this  
54:09  
phase three is currently conceived that  
54:10  
doesn't you know where that because  
54:12  
that's just it takes that number  
54:16  
and sets it up to 20  
54:20  
something you know in scope and it's so  
54:22  
it's it addresses  
54:23  
it addresses some uh certainly the you  
54:26  
know the  
54:27  
curbside window i think that would make  
54:28  
some significant improvements having  
54:30  
that workspace  
54:31  
down at the far end of that hallway  
54:33  
where you had some actual room there  
54:34  
so even if people had to trade back and  
54:36  
forth between  
54:38  
sort of the main circulation area um let  
54:40  
me share this out here  
54:42  
um that's not what i want to do

54:50  
i did see yeah yeah i mean there's  
54:53  
there's definitely improvement so i  
54:54  
don't want to i don't want to say no it  
54:56  
doesn't but this  
54:57  
this face if you're looking at i think  
54:58  
we're looking at phase 2b here  
55:01  
a lot of these improvements move some of  
55:04  
the staff  
55:05  
this way and there's we've grabbed some  
55:07  
of the public  
55:08  
floor space here for the staff so  
55:10  
there's definitely some more room back  
55:12  
here for staff people  
55:14  
um and then it's not that far from  
55:17  
well we don't have a close-in but  
55:19  
basically this space  
55:20  
and then in grabbing you know in this  
55:22  
addition here which is this uh place you  
55:25  
usually would see the van parked  
55:27  
sometimes just sort of outside next to  
55:28  
the staff entrance you've created new  
55:30  
space there  
55:32  
um just sort of squared that rectangle  
55:34  
off and made some new space for  
55:35  
maintenance  
55:36  
and then in this phase um because the  
55:38  
maintenance office shrinks there's you  
55:40  
know more staff space  
55:42  
um and that's where you know that staff  
55:43  
break room goes so i think they're  
55:45  
maybe i spoke too quickly there are some  
55:46  
significant improvements for the staff  
55:48  
um you know as far as the the size of  
55:51  
the meeting room the amenities in the  
55:53  
meeting room i think there's some  
55:54  
some improvements there certainly in  
55:56  
this space um  
55:57

there's definitely more room in this  
55:59  
area for the staff  
56:01  
um compared to you know where it is now  
56:04  
but the whole plan absolutely does not  
56:07  
address  
56:08  
the staff that work up here and that's  
56:10  
just  
56:12  
you know we we've been talking about it  
56:14  
for 20 years it just you just keep  
56:16  
running up against this hard wall every  
56:18  
time you say let's get rid of those  
56:19  
poles it seems so easy  
56:21  
and it just keeps taking that cost right  
56:22  
through the roof  
56:25  
okay thanks so i do want to mention that  
56:28  
the large meeting room  
56:30  
would address the staff having to turn  
56:33  
people away  
56:34  
all of the time you know increasing that  
56:36  
large meeting room to 200  
56:40  
if there's ever a time we can get 200  
56:42  
people in that meeting room again  
56:44  
would alleviate a lot of the times that  
56:46  
staff have to say no  
56:47  
and that's not fun yeah thank you  
56:50  
catherine that's important  
56:54  
good maybe it makes sense to look at  
56:56  
this  
56:57  
and as people were talking previously  
57:01  
make it just two phases and split  
57:04  
things you know i mean  
57:07  
so my fear is always move that  
57:11  
curbside up you know you know all the  
57:16  
i guess my fear and maybe i shouldn't be  
57:18  
driven by fear my fear is always that  
57:19  
theirs  
57:21  
we're gonna get one bite at the apple  
57:23  
you know how many how what's the

57:24  
tolerance and that's where this becomes  
57:25  
a very political question so your  
57:26  
your thoughts are important on this if  
57:28  
you get one bite at the apple  
57:31  
what's the bite you want to take you  
57:32  
know because you if you if  
57:34  
i just i fear sometimes if we go out for  
57:36  
a referendum for a four million dollar  
57:38  
project  
57:39  
the public's gonna be like we gave you  
57:41  
your four million dollars  
57:42  
um right you know right  
57:45  
and and to clarify why i made that other  
57:48  
suggestion  
57:49  
regarding flipping is somewhat some of  
57:51  
it is the price tag  
57:52  
and some of it is you know that we  
57:56  
bought that building a while ago and  
57:58  
you know there's got there's i think a  
58:00  
limited amount of time that people are  
58:02  
like  
58:02  
waiting for us to do something with it  
58:04  
so  
58:06  
um and just knocking it down isn't what  
58:08  
people  
58:09  
want to see well the last time we  
58:12  
knocked down two houses people  
58:14  
really did like having that big piece of  
58:15  
lawn they loved it out there so it so i  
58:18  
don't want to say  
58:18  
uh i'm not i'm in no way arguing with  
58:20  
you because i think you're right but the  
58:23  
having a certain amount of green space  
58:25  
where there was a building  
58:27  
people did not hate you know the the for  
58:30  
a while the garden club was holding its  
58:31  
plant sale there and  
58:32

we made it into a parking lot they were  
58:34  
sad to see it go so  
58:36  
you know there is some value to that i  
58:38  
think  
58:39  
gravel parking lot is probably not what  
58:41  
i would say this is a good idea  
58:43  
because having some some nice green  
58:44  
space for a public event or even a tent  
58:47  
or some kind of thing i think could go  
58:49  
um could be quite a positive  
58:56  
but i'm doing a lot of talking so i  
58:58  
wanna so do we wanna um  
59:01  
do we wanna meet again you want to think  
59:04  
about this and then we meet quickly and  
59:05  
then  
59:06  
go back with paul yeah i think so okay  
59:09  
so let's  
59:09  
um that sounds like a good idea let's  
59:13  
we'll get that scheduled but let's  
59:15  
uh we'll join this meeting and then  
59:17  
we'll schedule up another meeting we can  
59:18  
talk you know think about this  
59:20  
it's a lot of information numbers are  
59:22  
large  
59:23  
and then get back together and talk  
59:24  
about this pretty quickly and get back  
59:25  
with paul and get this thing put to bed  
59:29  
sounds good  
59:32  
okay thanks all right so if someone  
59:35  
wants to let us escape  
59:36  
someone needs to make a motion in a  
59:38  
second to adjourn  
59:40  
i'll make a motion to adjourn  
59:44  
all right i think first oh second  
59:50  
all those in favor thanks guys i really  
59:54  
appreciate it  
59:55  
thank you have a good weekend you too  
59:57  
thank you

English (auto-generated)