

From: Kevin Unrath

July 26, 2016

In answer to your questions:

I just heard back from Jackie – she said the money is there, from unspent projects. She didn't have the level of detail I give below, but she's confirmed it's available.

*Have you, Kathleen, and Jackie agreed on the amount of funds that we may ask the SB to reallocate? Can you provide me with an itemized list of them and why we did not spend them?*

I've spoken with Jackie and Kathleen, but they have not been able to determine whether those funds are otherwise allocated yet, outside of a "90% sure they are not." So, I did my own digging. Here's are the capital improvement budget lines that have the \$39,503 remainder in question:

05-5-1509 LIBRARY ROOF REPAIR  
05-5-1509-6 Library Roof Repair  
05-5-1509-6.100 Town General 55,853.00  
05-5-1509-6.200 Other 180,155.37

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Deposits - Total Library Roof Repair 236,008.37  
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Expenses 05-5-1509-7.130 Contracted Services -196,505.37  
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Net remainder in LIBRARY ROOF REPAIR 39,503.00

We had a total of \$236,008 set aside for the roof/attic project, \$196,505 of which has been spent. That was spent on preliminary planning and then actual repair to the roof. However, several items in the 2013/14/15 budget related to roof and repair were either rolled into the overall roof repair budget or postponed, pending our plans to renovate/expand Ilsley

My research indicates the following

Comprehensive roof/attic assessment	Rolled into roof repair budget	\$14,000
Roof leak repairs/correct faulty roof details	Rolled into roof repair budget	\$3,500
Repair leaky skylight in south stairwell	Rolled into roof repair budget	\$2,500
Carpet removal, slab waterproofing, new flooring	Postponed, pending renovation plans	\$7,500
Replace ceiling tiles in meeting	Postponed, pending renovation	\$3,386

room	plans	
Insulate exterior wall in boiler room to prevent condensation	Postponed, pending renovation plans	\$600
Insulate exterior wall in sprinkler room	Postponed, pending renovation plans	\$1,000
Basement wall water proofing- sea penetrations I	Postponed, pending renovation plans	\$2,000
Insulate top of cornet masonry unit bearing walls of 1988 addition	Postponed, pending renovation plans	\$5,000
<b>TOTAL</b>		<b>\$39,486</b>

*I expect to be asked how much we are likely to spend for initial architectural services. Unfortunately, I do not recall whether our committee preferred gbA's Reduce Scope of Work Option (\$46,880 plus \$6000 for consultants), its Eliminate Credit for Tasks 3, 4, 5, 7 and 8 Option (\$35,160 plus \$6000 for consultants), or some combination of the two. Do you have minutes or a recollection of the committee's preliminary preference?*

The committee preferred the 2nd option, with the lower up front cost. So the total estimated cost is \$41,600.

*Am I correct that Ilsley is able to contribute \$20,000 at this time to pay for initial architectural services? If so, that would allow us to spend up to \$59,000 without finding additional funds, if the SB agrees to our request. Right?*

The Library board agreed to contribute \$10,000 to pay for preliminary architectural services, not \$20,000. So that would allow us to spend up to \$49,000 without finding additional funds, if the SB agrees to our request. In my experience, the SB is more willing to approve an actual budgeted amount, however, which in this case would be \$41,600. My strong recommendation is that we ask for \$31,600 to be reallocated from the above "remainder" funds, with the understanding that, should the building committee decide they do not want to move forward with GBA's lower cost option, we will need to request additional funds through the capital improvement process (with a town vote in March 2017). I think this has the best chance of success.