Shutesbury Building Committee Design Subcommittee

Wednesday, June 14, 2023, 11:30 am, on Zoom

Minutes -DRAFT

SLBC Design Subcommittee Members Present: Jeff Quackenbush, Stephen Dallmus and Mary Anne Antonellis, Lauren Stara

Guests: Penny Jaques, Molly Moss, Elaine Puleo, Andrea Bono-Bunker, MBLC, from OEA Matt Oudens, Dominik Wit, and Porpla Kittisapkajon, from CMS Roger Hoyt.

Minutes from April 26, 2023 meeting: Jeff motioned to approve, Stephen seconded and the minutes were approved unanimously.

Matt presented a slide with the original schematic design, highlighting the areas that can be reduced or eliminated in order to reduce the overall size of the building to under 5,000 square feet.

Next Matt presented a slide with colored blocks depicting the proposed reduced spaces, in a similar layout, minus the eliminated spaces. The proposal calls for a more efficient design, maximizing space for program areas, and reducing circulation spaces.

The new design is narrower, reduce the type of structure, allowing for a more conventionally framed roof structure, therefore reducing the cost. We will evaluate steel versus wood but we can avoid the glulam beam construction system.

This design locates the adult and children areas in series, with the children's room at the north end of the building. Maximized shelving on east and west walls. The wall between the adult and children areas is slightly modified to allow an acoustic separation from the two spaces and some north facing windows in the adult room.

All spaces are tightened up, with the teen room directly across the circ desk, staff workroom directly behind the circ desk. Lobby and vestibule are reduced to what OE considers to be the bare minimum.

Everything tightened based on square footages created by the MBLC.

A reading nook in the adult room is sandwiched by the he director office and small study room on the east wall.

The opening to the children's room can be closed with a sliding door during especially noisy children's programs.

The community meeting room is reduced in size but still accommodates 49 seats and there is a large opening into the lobby area that will allow for overflow seating.
This scheme is 3,461 net square feet. Most spaces are at or very close to the target numbers previously discussed. The staff workroom is 60 feet smaller than called for at 180 square feet.

Two exterior schemes were presented. A single pitched roof with reduced height and glazing and a gable roof which also reduces glazing. The solar consultant agrees that the gable roof with east-west orientation will accommodate enough solar panels to power the building.

Andrea asked if one roof design is better for acoustics. Matt doesn't think that will matter. There will need to be acoustic treatment either way. Different ceiling structures will be considered based on acoustics, cost, and esthetics. Mechanical equipment will still go in plenum space about the center of the building.

A conceptual drawing of the inside of the building, looking from the lobby towards the children's room, with gable roof was shown. It has a cozy feel.

Overall square footage is reduced. Glazing is reduced from 2,500 square feet in the original design to 1,300 feet in the design with the gable roof. Wall spaced is reduced to 5,400 square feet from 6,500 square feet.

The code the requires a fire suppression system at 5,000 square feet refers to the size of the roof. Overhangs count toward this square footage and there will be an overhang along the entire exterior of the building.

The building efficiency has increased from 68 percent efficiency to 80 percent efficiency.

Collections space ranges from slightly less than the space called for in the adult in teen areas to excesses in the browsing and circulation areas which will make up for those shortages.

Estimated energy consumption is 44,000 kwh, a 17 percent reduction in energy use.

Mary Anne: Staff work room is big enough. The book drop access would be better in a more accessible location. Is the gable roof likely to be more expensive than a single pitch roof?

Matt: It might even be cheaper. There will be a ridge beam and the members that have to span from the side walls to the ridge beam will be shorter and therefore less expensive. OE's hope is that the gable roof and it's structural frame puts the building into the realm of homebuilding construction, expanding the range of contractors able to take on the project.

Stephen: Even with reducing the space, there are more defined spaces which are really nice. Meeting room has more natural light, inviting gable roof, and expansion possibility into lobby makes the meeting room a much better space. What the ceiling height in the meeting room in the single pitch scheme?

Matt: The ceiling is ten feet at the low end.

Stephen asked about the lack of a refrigerator in the kitchen. Mary Anne agreed space for a small refrigerator is preferable.

Stephen thinks snow will fall off the gable roof faster than the single pitch, which is better for solar.

There was brief discussion about where staff will eat in the library.
There was a brief discussion about maximizing storage in the staff workroom, the need for a book drop in the circ desk, and the need for a self checkout and self service holds areas.
Discussion about how computers are depicted in the children's room with the suggestion that something more flexible is preferred.

Jeff asked what drove the dimensions of the triangular void between the children/adult area? The goal was to balance square footage with the desire to create enough space in the adult area to have a decent seating area with a light filled view and an exterior door.

Brief discussion about sightlines which seem good. Brief discussion about the best placement of adults and children's areas, considering acoustics, circulation and supervision. Discussion about where children's programs will be located.

The committee is in consensus that we should continue forward with development of the gable roof design.

The book drop needs to be in a separate room due to fire code.

Jeff asked OE to investigate the cost of overhead power from the road instead of underground.

The overall schedule is pushed out by two months.

Matt is planning to have a preliminary site plan to present to the Conservation Commission at their meeting on July 22nd.

Elaine suggested that the new plans be presented to the whole committee, including a site plan, on the 20th, in advance of the Con Com meeting. There was consensus that that was a good idea and OEA is available to participate in the meeting.