

Library Building Committee Design Subcommittee

August 16, 2023, 12:00 pm, on Zoom

Minutes

Members present: Mary Anne Antonellis, Stephen Dallmus, Lauren Stara, and Andrea Bono-Bunker

Members absent: Jeff Quackenbush

Guests: Matt Oudens, Porpla Kittisapkajon, Neil Joyce, Roger Hoyt, Penny Jaques, Elaine Puleo

Brief discussion about Design Development (DD) Stage of library design process. Design Development is a continuation of the design decisions that began in Schematic Design with more specificity. It includes systems, materials, finishes, technology, assemblies, acoustics, and the many details to think about in a building project. The goal is to get to a point a more comprehensive cost estimate at the end of Design Development which Matt thinks is the most important estimate in this process because there is still time to make corrections if needed. Another estimate will be done at the end of Construction Documents. As the design is developed there is more detail for the cost estimator to put numbers to. The design contingency decreases as we move further along in the process.

Lauren simplified the explanation. Schematic Design is the idea. Design Development brings the idea into reality. Construction Documents set of instructions to contractor.

Discussion of schedule moving forward. Decision to move forward with DD on August 1, 2023. DD is 12.5 weeks long until the end of October. On October 30th, a DD pricing set will be issued to the cost estimator who will take approximately two weeks to provide an estimate. Then we will spend about a week to reviewing it and at the end of that week, we will hopefully decide to move into the Construction Documents (CD) phase at the end of November. The CD phase will last 4.5 months, into early 2024.

We anticipate a LBC meeting once a month to update on the progress in the DSC meetings. DSC will take place every two weeks. We will need to meet with Town agencies – Fire Department, Conservation Commission, Board of Health. We will plan a community meeting when there is still time to incorporate community input.

At the end of DD, we will begin formal Town approvals. Is there a formal review process with the Building Department?

A schedule of the topics of the six DD meetings was presented. This meeting was a general DD update. Each meeting will include updates on consultant progress, planning, exterior and interior developments. The next meeting will focus specifically on Acoustics/Daylighting. We can expect an update in the roof mounted PV at meeting two. In the third meeting lighting/MEP/tech. OEA understands that we are concerned about controls for lighting, MEP and tech are as simple as possible. Meeting four will focus on the site. Meeting five will focus on interior design – color boards! The final meeting will focus on the DD pricing set.

Discussion about upcoming meeting dates. Meeting number two will be Friday, September 1st at noon. The September 13th meeting will be at 4 pm instead of noon.

The meeting schedule is not set in stone and can change as needed. The LBC will choose a date for a forum.

The Plan

Shelving: Changed orientation of adult shelving which added linear feet and improved sightlines. Some storage was added in the staff workroom.

Current linear feet of shelving

	Target	Current
Adult	582 LF	639 LF
Children	476 LF	482 LF (404 with 4 high shelves)
Teen	126 LF	120 LF

Adult: Wall shelving is 6 high. Free standing shelves are 4 high. We may want to increase the wall shelving to 7 high and decrease the free standing to 3 high.

Children: Wall shelving around the perimeter and two free standing mobile units. There is a built-in window seat with storage for puzzles and toys.

The current plan is 5 high around the perimeter and 3 high for the mobile units. Dropping the wall shelving to 4 high decreases the total LF below the target by 72 LF.

Teen room has shelving on three walls, four high. Shelving on the exterior of the teen room is included in the adult shelving count.

Browsing and circulations desk area has three times the amount of shelving called for in the LBP.

We still need to decide where we are putting the holds.

Mary Anne asked if some of the shelving in the children's room could be four high and some five high. Lauren says it depends on what collection is on what shelves.

Lauren is also concerned about four high shelves blocking the view into the teen room and suggests three high on the exterior wall with glass above it.

Mary Anne will map out where collection will go in the children's room so that it is intuitive to the patrons and so there is room for growth. Mary Anne asked Matt to send the plan with dimensions listed.

Molly asked about the shelving outside of the area that can locked during off hours use. Brief discussion about comfort level of having limited collections in this location. Mobile shelving is a possibility. Andrea asked if this is a good location for a Library of Things in lockable cases.

Mary Anne agrees that the teen shelving should be only three high on the wall across from the circulation desk. The shelving on the exterior wall could be teen books since there is more space for adult collections than is called for.

We have talked about having the Library of Things in the staff workroom, behind glass, on shelves visible from in front of the circulation desk. There can also be storage space under the counter in the staff workroom for the library of things.

Lauren wants the circulation desk to be mobile furniture. It can be custom and should be modular so it can be reconfigured.

Dimensions of circ desk. 9 feet, 4 inches long, 30 inches deep. Each work station is 4 feet. There can be a higher portion and an ADA accessible section.

We will need separate meetings to fine tune shelving, circ desk and staff workroom areas.

We also need to consider the inter-library delivery. The drivers will need a place to deposit the bins inside the building and the staff will need to be able to transport the bins behind the circ desk or into the staff workroom. Mary Anne suggested that the incoming delivery can just be deposited in the lobby.

Brief discussion about copier/printer. We are not planning a separate copier for the public. We don't have room or the budget to provide a separate, free standing copier. Lauren suggested having the power and data available for a future copier.

Next Matt showed a 3D aerial view of the plan.

Exterior finishes

The slate shingle siding is less expensive than the other options we priced out. Matt suggested pairing it with some wood accents in recessed areas and areas that bump out like the staff workroom. They are suggesting the same pallet that they used in Norwell. At the base they are proposing a concrete faced insulation product. Different options will be explored, considering cost and performance. We will consider using chemically or thermally modified wood instead of cedar. There are three main products, Kebony, Accoya, and Abodo. Accoya is a chemically modified, with a vinegar solution, very resistant to decay and pests, comes with a 50-year warranty. Kebony is thermally treated and comes with a 25-year warranty. Matt suggests using Accoya. We are proposing a small amount of wood and the price has become more competitive. The product, if left untreated, turns into a weathered grey appearance. If we want to maintain the original color, we would need to plan periodic staining.

The roof will a standing seam metal roof, it will have snow guards and at least some gutters.

Aluminum clad wood windows by Pella are recommended.

Interior finishes

In the revised SD estimate, they carried carpeting or resilient flooring. Matt recommends porcelain tile in the lobby and circulation area because it will be more durable and easier to clean.

The flooring in the meeting room will be resilient flooring – Matt recommends a rubber flooring by Interface called Nora. They are planning carpet in the adult room and most of the children's room, with some area of the children's room having resilient flooring.

Service rooms will have sealed concrete flooring.

They recommend carpet by Tarkett, power bond backed carpet with pad that alleviates concerns with water based adhesives and new concrete. Limits where we would need topical treatment on the slab for adhesive. Anyplace we use resilient flooring there would need to be moisture mitigation on the slab.

The recommend porcelain tile by a company called Mosa. It is slip resistant.

Next Matt showed some sections that looked into the building – like a doll house view. They are planning a mechanical attic above the circulation desk area and the small rooms – teen, study, opposite the circ. desk.

There are no sprinkler pipes or duct work in the ceiling. There will be exposed glulam beams and wood decking. OEA is having conversations with their lighting designed to maximize daylighting. They are considering acoustic treatments such as perforated gypsum on the high walls above the stacks and the teen/study rooms. The acoustics consultant is doing some modeling to determine the best approach.

OEA had a meeting with their structural consultant. The exterior walls will be 2 by 6 or 2 by 8, instead of 2 by 12 as included in the estimate. This will reduce the amount of concrete in the foundation walls. This will save some money.

There will be exposed glulam and wood decking supported by a load bearing wall or posts. Above the smaller rooms, it is conventionally framed, above the areas open to the ceiling it will be glulam beams and decking.

OEA is waiting for feedback from the daylighting consultant before making changing to glazing.

OEA has been researching pocket doors for the spaces between children's and adult room and meeting room and lobby.

They have found a product that is aluminum framed and has many options for materials and design. They have a recessed track and a trolley at the top. There is no track at the bottom. They are lockable. They can have some good acoustic performance. They can do the dimensions we need. The meeting room needs a ten foot and three foot panel. The children's room is a single panel. The doors have to be below 500 pounds – this influences the material and thickness.

Geotechnical information

Geotechnical testing and infiltration testing needed for structural and storm water planning: Two borings are recommended in the area where the building will be. Test pits are recommended where there will storm water management under the parking area and near the road. We also need to do a perc test where the leech field is planned.

Matt will send a site plan once they have confirmed the details with the civil engineer that Mary Anne will send to OTO.

Mary Anne will work with Penny on the RDA for the geotechnical testing.

Final Thought and Questions

Stephen mentioned that there is glazing to the ceiling on the wall above the children's room and wonders if that same condition can be replicated on the wall between the lobby and meeting room.

Penny asked if one of the doors on the left wall can be eliminated. OEA is still investigating code requirements for the various service rooms. Matt wondered if access to the electrical room could be through the storage room but that would decrease storage space. Matt wonders if the door to the electrical room could be an exterior door.

Penny mentioned the handmade tile wall in the elementary school and some community sentiment that a similar project is incorporated in the new library. Can we think of a wall that could accommodate it? Elaine asked if a tile wall could be on the exterior. This idea needs more thought.

Respectfully submitted,

Mary Anne Antonellis