

Shutesbury Library Building Committee

25 October 2023

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush
Lauren Stara (MBLC), Andrea Bono-Bunker (MBLC), Roger Hoyt (CMS-OPM). Neil Joyce (CMS-OPM), Dominik Wit (OEA), Matt Oudens (OEA), Porpla Kittisapkajon (OEA), Greg Tuzzolo (Stimson), Lily Dendy (Stimson)
Public: None

Meeting opened at 1:03 p.m.

Public Comment: None

Review of site plan developments We are nearing the finish of the Development Design (DD) phase. Greg Tuzzolo, Stimson Associates, described recent changes to the site plan: while the approach to site remains similar, it now reflects a heightened awareness of wetlands to both the west and east of building. The building has been moved further north into the field and away from stone wall and woodlands. We would like to stay out of the woodland to south due to cost savings and to minimize of disturbance of the wooded area. The result is two pinch points due to wetlands on either side.

Other changes made in the site plan to minimize impacts:

- Overflow parking for 4-5 cars was moved to west side of driveway, where a hardened shoulder will be installed.
- The space between parking and building has been narrowed from 25' to 20' to keep disturbance outside the 25' foot buffer. This is the best we are able to do.
- The one-way driveway loop has a drop off area and 11 angled spaces.
- A stormwater drainage swale will move runoff from the building to a stormwater basin near road.
- Part of the path encircling the building has been removed to minimize impact.

A reading garden is proposed near the SW corner of the building. Tuzzolo noted that the location of the well is 100' from west property line and the reading garden is less than 100' away. A public well cannot have impervious surface within 100'. Reserving this spot for a future reading garden would require grading, tree clearing - it might be advantageous to have the project contractor prepare the site now even if the reading garden is not installed right away. The reading garden/program space needs to be accessible.

Joyce suggested capturing this expense for the pricing set.

Puleo: What is the feature in the reading garden that interferes with well offsets?

Tuzzolo: The reading garden must include a minimal accessible area which, to meet legal standards, would be paved. The rest of the reading garden is not required to be accessible.

Excavation of path in a public building should be built by a contractor. Thus now is the time to consider this.

Houle: Has concerns about cost creepage.

Foster: Cheaper to do earth moving now. Makes sense if we can pull that off.

Antonellis: Concerned about cost estimate – will we be able to build this building?

Joyce: Suggest to building committee that designer do the legwork now and include full scope of work as an alternate. That way we can know the cost for this. We can also do this on bid day when we have numbers.

Jaques and Puleo: We don't want cost creep but want to understand the option and cost.

Jaques: Asked if the site plan is meant to depict letting the trees grow back in the current field?

Tuzzolo: There is concern about resistance to mowing the field. The design intent is to maintain openness of field. Minimal mowing regime will be recommended – one time per year.

Tuzzolo showed slides with representative plants that would be used in landscaping.

He will include a tree replacement program for trees that are being taken for the construction.

This may cause an adjustment in the plant schedule.

Waiting on F&O limit of work line – once we have this it will be surveyed

Oudens: Asked if removing knotweed would be considered “relief”

Jaques: Working up to the 25' line in buffer zone will require a lot of “relief.” Mitigation measures will include removing invasives, enhancing native plantings outside limit of work, recent wetland restoration work.

Tuzzolo left meeting.

Review Design Development Progress including plan updates, interior and exterior updates, roof updates, and interior finishes

Fuss & O'Neill had planned to present tonight but they are still waiting for test results.

East side of building: Reduced size of windows in teens room increases the previously 126 lf of shelving to 161 lf.

Windows: A number of operable awning windows are included throughout the building.

Entry Porch: Place holder for bench at entry porch

Site lighting: Includes sign at road with lighting (place holder), light pole on drive, light bollards around accessible path are required by code.

Exterior lighting: Wit showed plan for exterior lighting which includes lighted sign near road, light pole along drive, bollards in parking area and around building.

Antonellis: We are in the middle of the country – we want minimal lighting, especially when building is not open.

Oudens: We are waiting to hear about whether light pole is required by code. OEA agrees with efforts to minimize lighting.

Bollards (light on low pole) - could they be on time clock so they go off when library is closed?

Stara: Police Chief needs to be in on building lighting decision.

Puleo: Can the library sign at road have solar light to avoid electrical wiring?

Wit: Building mounted signs are required at every exit, code requires lighting along access paths.

OEA is aiming for the minimum lighting required by code.

Mechanical and HVAC drawing: Wit showed images of air handling units. Condensing units will be located on the South exterior. Distribution equipment will be located in the plenum spaces above parts of building with lower ceilings. Wit commented that things are going well with equipment.

Puleo: How much access to equipment is needed.

Wit: Filters will need to be changed, thus regular access is needed. While on a ladder, you can dislodge ceiling panel to replace.

Jaques: In 20 years when equipment needs to be replaced – how will that accomplished?

Wit: More ceiling panels can be removed. Antonellis: has seen this done and it is not as daunting as it seems.

Roof pitch on entrance/teen room: Wit showed a revision of the lifted roof over the entryway and teen room. It now features a cricket to drain water to the right and left, with two downspouts. Strategy for most of roof is to allow rain to sheet off. Gutters will be installed at areas with significant exits from lobby and community room. There will be a rain diverter at adult room exit. Stara: With severity of storms increasing, she is concerned that the rain diverter will not be sufficient. Wit: It will be substantial.

Dallmus: What is the detail for the connection between the TPO roof over entrance and the main roof? Does detail allow for replacement when it is needed. Wit showed detail of entrance roof with cricket that diverts water right and left.

Dallmus: Appreciates the detail. He noted that the TPO comes up behind metal. Asked about ice and water shields.

Houle: Surprised that steel roof has only a 30-year guarantee.

Wit: Garland is the preferred roof manufacturer – they would own both the metal and TPO parts of roof as a comprehensive system.

Houle: Commented that he is not a fan of the design.

Oudens: The 3-4 ft. overhang at Norwell and Eastham allows for other approaches. We can't afford the additional square footage of roof.

Quackenbush: Is this a full package guarantee? Wit: Garland manufacture and installs roof, yes.

Joyce: Is the roof positively draining? He has concerns about ice dams. Recommends ice shields on entire small roof area.

Dallmus: Is wall 2X6, 3.5" fiberglass? Wit: it should be 5.5" plus 2.5" rigid insulation.

Stretch code revised in July – design has been revised to meet new code.

Houle: HERS (Home Energy Rating System) was 62 now, will be 42 in 2024.

Oudens replied that they use EUI (Energy Use Intensity unit). This project will meet that. We want the score to be lower than 30.

Schedule DD will be submitted to the cost estimator this coming Monday, October 30.

Civil engineer is waiting for test results. Both civil engineer and landscape architect will submit their plans to the estimator next Friday, November 3. Cost estimator has two weeks.

"Page turn" including architect, civil and landscaping – in early November

Next Building Committee meeting: November 7 at 7 p.m.

Stara: Request that Andrea get a full set of DD by Monday, November 6. MBLC must sign off on full set before Building Committee can sign off. Oudens suggested sending info to Andrea as it is received and sent to estimator.

Oudens: We are not looking for a vote from Building Committee at the next meeting..

Joyce also asked for documents when sent to estimator.

Jaques: What if estimate off?

Oudens: We hope the difference is minimal. If it is higher, then we will look at alternatives to resolve estimate and budget.

We will hold November 21st for a meeting to approve.

Stara: We are seeing good news on costs.

This is Stara's last meeting as she retires on Friday. Bono-Bunker will take over the reins.

Review Well Installation Engineering Needs Progress on the well has been stalled due to lack of agreement on who should pay for the well design. Oudens believes we should pay for well installation engineering; the Library Committee understood that this was included in OEA's scope of services. As this is a public well, the total cost is \$70,000 with \$20K for design and \$50K for required testing. All agree that the \$50K for testing falls to the Town.

Joyce: Noted that the well engineering is not excluded in scope of services and he is not convinced this cost should flow to the owner. He added that when negotiating the scope of services, we did not go through a discussion with F&O on what was included and what was not.

Puleo: Suggested each party pay ½ of the cost of engineering.

Oudens: We are willing to work with you to resolve this; he must go back to partner & F&O.

Joyce: Thinks we can get testing completed at for less than \$50K.

Stara: Reminded us that the expenses for well engineering and testing are 75% reimbursable.

Review of minutes from previous meetings

September 26 Design Phase Public Forum

Houle moved to approve the minutes as corrected. Dallmus seconded

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Puleo-aye, Quackenbush-aye

October 10 Library Building Committee Minutes

Houle moved to approved the minutes as corrected. Dallmus seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Quackenbush-aye, Puleo-abstain

October 2 Library Design Subcommittee Meeting Minutes

Dallmus moved to approve the minutes as corrected. Quackenbush seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Quackenbush-aye

October 6 Library Design Subcommittee Meeting Minutes

Dallmus moved to approve the minutes as corrected. Quackenbush seconded

Roll call vote: Antonellis-aye, Dallmus-aye, Quackenbush-aye

NOI Planning April Dorowski of F&O is preparing the NOI for the library construction. To complete the NOI she is waiting for information needed for site work including results from soil test pits, soil borings, and percs, as well as the number of trees that will must be cut.

Schedule Next meeting will be November 7 to discuss the cost estimate.

Antonellis moved to adjourn. Houle seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Puleo-aye, Quackenbush-aye

Meeting adjourned at 3:33 p.m.