

**WOLFEBORO PUBLIC LIBRARY BOARD OF TRUSTEES  
BUILDING COMMITTEE MINUTES  
March 23, 2018**

**Attending:** Cindy Scott, Joyce Davis, Barbara Widmer, Kathy Barnard, Roger Murray III, Inger Woerheide, Linda Wilburton, Prue Fitts, Susan Raser, Tom Madden, Candace Thayer, Director of Public Works Dave Ford, Architect Ron Lamarre

This meeting followed the afternoon session of the Town Energy Committee and the LBoT Building Committee meeting with energy efficiency expert Andy Shapiro of Energy Balance. Andy had done some preliminary energy modeling of the proposed building incorporating his suggestions for high performance design.

There was discussion of the elements that would contribute to a Net-O-Building with concentration on photovoltaics (which is not in the budget), reduction of windows, HVAC placement and the integrity of the roof. Cindy and Joyce strongly felt that we had to deliver the building we had advertised leading up to the vote. The committee agreed.

There is a \$5 million cap on the project. Ron went through the budget looking for items such as furniture and landscaping that could be delayed. While the Energy Committee/Building Committee had earlier voted "net zero" as the number one priority, the Building Committee felt that only the recommendations that can fit within the fixed budget should be considered. Based upon input from the architect and staff we will not be a net zero project, but will do our best to incorporate energy saving ideas such as super insulating the building. We will look at more expensive R-8 windows and also look at reducing number of windows to pay for the more expensive windows and create more interior wall space for displays.

Dave Ford was concerned about the integrity of the roof regarding the solar tubes and solar panels. He wanted fewer things cutting into the roof. Dave thought it would complicate design and long term operation/management of the roof. He thought it would be better to do a large scale PV solar project off site that would support several town buildings in addition to the library. He suggested we ask the Construction Manager to price out the roof PV panels. Because this is an issue outside the \$5 million budget, it could be an add-on if we could get 100% of the money donated.

There was discussion regarding the placement of HVAC equipment and other mechanicals. Placing mechanicals in the attic was ruled out. Ron

will look at expanding the building to include mechanicals on the ground floor if we can do it within the front setback. Ron felt it would be more cost effective than redoing the basement. If we cannot expand the building we will have to live with mechanicals in the basement.

Bathrooms and offices will have eight foot tall ceilings. The attic will be closed except for the solar tubes. Perhaps we can do a mixture of solar tubes and light louvres to facilitate daylighting.

Ron will ask Milestone to reprice the project to get a firmer sense of the budget as the pricing and determination of escalators was done in 2016. Ron's other immediate priorities are to diagram the HVAC system to determine placement of mechanicals and determine a direction for the roof.

**Next Meeting:** Wednesday, March 28, 2018 at 9:00 am

Respectfully submitted,

Candace Thayer