

Wolfeboro Public Library Board of Trustees

Building Committee Minutes

April 27, 2018

Attending: Cindy Scott, Candace Thayer, Kathy Barnard, Joyce Davis, Nancy Ghirardini, Roger Murray, Doug Smith, Linda Wilberton, Architects Ron Lamarre and Eric LeBlanc

Candy Thayer called the meeting to order at 9:11 AM.

The April 20, 2018 minutes were reviewed. One correction was made: Nancy Ghirardini attended rather than Inger Woerheide. Kathy moved and Joyce seconded that the minutes, as amended, be approved. The motion carried.

Ron presented the updated exterior with a reduced number of windows interspersed with exterior brick panels that would provide interior display and slat wall space. Diagonal steel braces shaped as an X in the center windows on the front of the building had been added. Ron said the price of steel has increased dramatically making the traditional bracing “moment frame” very expensive. Exposed steel is shown throughout the building for continuity and rhythm. There are 5 slat wall spaces as well as other display spaces, lots of daylight and 14 ft. high ceilings in the new area/addition.

Ron said the major purpose of today’s meeting is to develop interior space perspectives that would give the Building Committee a sense of how the interior spaces would look and work. He presented a series of slides that showed shelving, furniture, display areas, how the glass walls of the meeting rooms and the children’s area jut into the larger spaces, etc. Ron pointed out that the more shelving locations, the lower in height your stacks can be. Conversely, the fewer shelving locations the higher your stacks have to be to house a comparable number of library materials. Cindy and the staff would ideally like to have mostly 5 foot tall stacks that would increase visibility and daylighting. The ceiling beams/structure will be exposed in the new area. There will be acoustic ceiling tiles in the renovated area. A portion of the current street facing original exterior brick wall of the library will remain. If we want to “express brick” the “wall” can be wrapped in drywall on three sides instead of all four sides. There is a desire to preserve the original “Wolfeboro Public Library” signage which is mounted on the brick exterior wall. Ron will determine if this is feasible. If so, the Building Committee will decide if it is desirable.

The Building Committee said they wanted to “lose the X” but it was okay to show the steel columns. The “X” bracing solution was introduced to reduce cost. The group agreed that the street side appearance of the building was more important, wanted it to make a statement and would accept cost reductions in other less prominent areas of the building. Ron “redrew” the front without the “X” and then re-showed all the slides of the building exterior. The Building Committee approved.

Cindy said it was possible that eventually Christian Ridge Road would connect with a road that would be added between the library and the public safety building.

Ron and Eric presented carpeting and vinyl samples. The carpeting they are recommending, produced by FLOTEX, is used in medical facilities and schools. There is no off-gassing. It does not stain. It is extremely durable and well-priced. It will be used throughout most of the building. The carpet comes in “planks” and “squares” which can be pulled up and replaced if necessary. Patterns can be created by interspersing the planks and squares and introducing a combination of colors. These patterns and colors can create and highlight specific areas such as the story space in the Children’s Library. Sheet vinyl will be used in the rest rooms and kitchenette. Ron said that purple and gray go with everything. He also said that in designing schools, they have found that students perform better if “natural” colors are used.

Ron and Cindy talked through a list of (random) library components that we need to make sure are addressed.

- AV cables will be tended to by the AV contractor
- Electrical contractor will be responsible for IT.
- Existing library furniture has a blonde oak finish.
- Chip (of Lavallee Brensinger) will evaluate existing library furniture and determine what is worth redoing and what is not.
- The end panels on the stacks will be changed out.
- Frank Lemay will reprice everything as we get closer and update the budget numbers. He will share the window bid alternatives to assist decision making by the Building Committee.

Next meeting:

- Light fixtures
- Updated interior renderings
- Color Board – What Lavallee Brensinger designers are recommending. They will obtain larger samples

Schedule:

- Current – Working on mechanical and electrical components
- End of May
 - Design work completed
 - Design budget developed
- July – Building documents and architectural plans
- August – September – Start construction

Listing of Building Components that we want to make sure we do not overlook:

- Basement will house all of electrical service systems plus storage of random items.
- Point of use water heaters will support:
 - Staff break room
 - Children's area
 - Rest rooms and kitchenette
- Phone system will reside in IT room.
- Staff area needs cubbies and lockers; these are items the contractor can buy pre-made and install.
- Book sale area needs cabinets underneath the shelving,
- Book Drop
 - Still lots of issues to be resolved
 - Heat detector will be installed in the Book Drop for fire prevention.
- Wetland Areas
 - Construction impact – how do we mark and protect these 3 areas?
 - 5/15 Planning Board Meeting which will include Library construction – we should include/invite abutters and Dan Coons, Chair of the Conservation Commission
 - Comply with DES
- Frank Lemay of Milestone Construction
 - Logistics plan
 - Site use plan
- Ron will meet with the Fire Department at the beginning of May
 - Whole new sprinkler and fire alarm systems
 - We may keep the “brains” of the existing system
- New exhaust system will be capable of flushing the entire building.
- Security cameras
- Motion detectors in meeting rooms and offices
- Panic buttons at the circulation desk and children's area

The meeting was adjourned at 10:36 am.

Next meeting – May 4, 2018, 9:00 AM.

Respectfully Submitted,

Candace Thayer