

Wolfeboro Public Library Board of Trustees
Building Committee Minutes - Draft
August 11, 2014

Members Present: Candy Thayer, Chair, Joyce Davis, Prue Fitts, Mike Hodder, Cindy Scott, Barbara Widmer

Candy called the meeting to order at 3:00 pm. The minutes of August 1, 2014 were approved with one correction. The correction changes the word “designer” to “construction manager” in the second-to-last sentence in paragraph one.

To make the chain of communication clear between the committee and the architect, Mike Hodder proposed the following motion: “The Building Committee authorizes the Chair to communicate directly on its behalf regarding changes, corrections, additions and refinements to architectural plans of all kinds.” Motion passed. Mike also made a motion “to authorize the Chair of the Building Committee to send to the architect copies of the minutes where building issues have been discussed.” The motion passed. Mike asked that all correspondence go through the Chair.

Candy then asked for comments on the Johnson Roberts floor plan dated July 11, 2014. Cindy and Barbara shared the following concerns with the children’s area as presented: still too large an area; too isolated from rest of library; too many exits nearby; no visibility from circulation desk, difficult to hear goings-on; poor access to storage area; insufficient soundproofing; access to area through adult reading area not desirable. Cindy also noted that she’d eliminate the new South Main Street entrance for safety reasons with children so close. She suggested flipping the layout and transposing children’s area to the northwest corner.

General concern was expressed concerning the cost of the proposed renovation. Mike suggested taxpayers will not support an expensive option. Cindy would like to know the cost of renovating only the existing library as a basis for future planning. Candy stated that a renovation had to include fixing the roof. Joyce suggested a warrant article for 2015 to raise significant funds to be placed in the capital reserve account.

The committee agreed that it was important to get a cost estimate from Johnson Roberts for renovating the existing structure only. They would like to understand what the “core” costs would be. Then they could better understand what additional square footage and upgrades would cost. The committee then compiled a list of items to be included in the cost estimate. See attached list.

Next meeting is scheduled for Tuesday, August 19 at 2:00 pm.

The meeting was adjourned at 4:15 pm.

Joyce Davis

Items to be Included in Cost Estimate for
Renovation of Existing Structure

- Roof repairs as detailed in the H. E. Bergeron engineering report (clerestory to have light on 2 sides)
- New heating, cooling and ventilation systems
- New ceilings in entire library to accommodate wiring and electrical needs
- Electrical upgrades
- Lighting upgrades
- Bathroom upgrades
- Replace windows with safety glass where necessary
- Window coverings (including clerestory)
- Replace meeting room door
- New meeting room carpet
- New floor covering in back hall

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