

Wolfeboro Public Library Board of Trustees
Building Committee
August 11, 2016

Attending: Joyce Davis, Prue Fitts, Barbara Widmer, Pat McLaughlin, Roger Murray III, Cindy Scott, Candy Thayer, Kathy Barnard, and Susan Raser. Architect Ron Lamarre was also in attendance.

The meeting was called to order at 8:00 AM. No members of the public were present.

Joyce motioned, seconded by Nancy to approve the minutes of the August 4, 2016 meeting. The motion passed unanimously. Cindy noted that she believes the existing square footage listed in the Budget Considerations Based on Current Information paragraph of the minutes is inaccurate, that the figure should be higher. Ron confirmed that the figure he provided at the last meeting, 7336 sf, was based on computer calculations using the previous building proposal. It is a rough number and he will recalculate.

Architect Ron Lamarre reported he met with Underwood Engineering and they asked if the site development would be under 100,000 square feet. If it will be greater, an Alteration of Terrain Permit must be obtained which is expensive. Ron believes based on the current discussion we will be under 100,000 sf and will be able to avoid obtaining the permit. He also believes the wetland disturbance should be less than the amount we are allowed.

Ron discussed his proposal for the new roof. He proposes a hip roof that slopes from 4 ½ to 12" pitch from front, back and both sides. He does not believe that putting in dormers will be cost efficient. His recommendation to maximize natural lighting is to use solar tubes. The roof will accommodate both solar tubes and solar panels. The solar tubes work only in daylight hours, so lighting fixtures will still be required.

Ron recommended we consider Revision Energy for the solar panels. They do the work for free, and we would pay a lease for five years during which time they provide the maintenance on the panels. Our electric bill will go down, and all electric companies (although he could not speak specifically for Wolfeboro Electric) are looking for projects that they can award with Renewable Energy Certification. After the five-year lease period, we obtain a 10-year bond to cover the remaining cost, and after that 10 years, we own the panels outright. The solar panels have a 40-year warranty and the AC/DC inverter will last 20 years before being replaced. Once we have established the final design, Ron will reach out to Revision Energy to discuss our requirements. It was

noted that Solarize Wolfeboro also has incentive programs for solar panels and may have Renewable Energy Certification.

Ron provided information about geothermal systems. Cindy said she had previously been told that the soil on the property will not accommodate a geothermal system. Joyce said Kingswood Regional High School installed a geothermal system and problems have incurred so it is not working as promised. Ron said that he believes a closed-loop geothermal system will work, although it costs more than an open-loop system. The closed-loop system drills 40 wells 400 feet deep and the water does not have to be cooled electrically to cool the building. Ron firmly believes that geothermal results in more cost savings than solar panels because there is no fossil fuel or electrical cost to cool the building. Geothermal will pay for itself within 10 years. NeoGeo does 20-year deals that include 100% engineering, installation, maintenance and operations. The duct size will not change whether or not we use a geothermal system; the size depends on whether the ducts are being used for just heating or cooling, or both.

Pat asked about the potential of obtaining “green building” certification for the new building. Cindy stated the cost to obtain certification is prohibitive. Ron stated that the new building should emphasize sustainability rather than “green”, and we should promote to our patrons the sustainability factors in the new building. He suggested something similar to a touch screen in the lobby area where patrons can see how much we are saving at any given time. Also, a wall display can include information about all of the sustainable features in the new building.

Ron stated the structural engineer believes that when the trusses are altered and the new roof constructed, the over-frame roof will result in more than a 10% alteration so reinforcements will have to be made to some interior walls to conform with seismic requirements. He also believes after inspecting the basement that it will make a good mechanical/electrical room and he can mitigate flooding concerns by placing the equipment on blocks off the ground. He will seal the holes that pipes are routed through so that water cannot seep into basement.

Ron presented a bubble diagram of potential locations for identified requirements within the new library, explaining that it is conceptual only at this point and exact locations will be determined as the project evolves.

Ron believes we will have the solutions to the roof and wall issues by the meeting after next. The committee wishes to include Dave Ford, Director Public Works, and Cory Ryder, Code Enforcement Officer, in the meeting when the solutions are presented.

Ron asked committee members to bring to the next meeting photographs of buildings in town that reflect the uniqueness and/or feeling of Wolfeboro, or buildings that stand out due to the uniqueness of their architecture.

Candy asked Ron his opinion of design charrettes and how he recommends we roll out the project. Ron described two different ways of doing it: Invite the public for their input before decisions are made, or present to the public the decisions that have been made and not opening the floor to debate. The committee discussed and agreed that it is better to present the project after decisions have been made, allowing for the public to comment on those decisions.

The committee discussed having an open house with one presentation to the public, serving refreshments throughout the day. October 1, 2016 was selected as the most appropriate date for the open house.

Ron asked if the library could close for one or two weeks during the renovation. The committee agreed that one week was feasible and a second week only if absolutely necessary. Closing the library for 2 weeks may save money in heavy equipment costs because the equipment would not be brought in to complete the new construction and the renovation simultaneously.

Discussion ensued with no public input received.

No additional business was conducted.

The meeting was adjourned at 9:42 AM by a unanimous vote.

The next meeting of the building committee is scheduled for 8:00 am on Thursday, August 18, 2016 at the library.

Respectfully submitted,

Susan Raser