

**Wolfeboro Public Library Board of Trustees**  
**Building Committee**  
**August 25, 2016**

**Attending:** Joyce Davis, Barbara Widmer, Roger Murray III, Cindy Scott, Kathy Barnard, Nancy Ghirardini, Prue Fitts, and Susan Raser. Architect Ron Lamarre and Code Enforcement Officer Corey Ryder were also in attendance.

The meeting was called to order at 2:00pm. There were members of the public present.

Kathy motioned, seconded by Joyce, to approve the minutes of the August 18, 2016. The motion passed unanimously.

Architect Ron Lamarre summarized the proposed changes to the driveway and parking area. He presented a diagram of the proposed layout of the inside of the building and explained the proposal to build the addition first, then move operations into the new section while the existing section is remodeled. The big question for today's meeting involves the roof. Ron introduced structural engineer Rich Roberts to address the roof solution. The proposed solution will use the existing joists and trusses, placing an overbuild hip-roof with a 4 ½" to 12 pitch on the structure with a flat roof area over the porch with perhaps a dormer to clearly designate the entrance. Some of the exterior walls will become interior walls and any new walls be energy efficient. Solar tubes have been proposed for lighting.

Rich stated that based on his analysis, the current roof load capacity is low. It was built in the mid-70s with a 35 pounds per square foot snow load and does not account for snow drift loads. Current requirement for a flat roof is 63 pounds per square foot. The roof was originally ballasted and when that was later removed, it added an additional capacity of 10 pounds per square foot. The roof deflects under load and although the original builder was aware of the deflection, it is now deficient. It is not practical and is very difficult to reinforce joists and trusses. The plan for the proposed roof will require removal of the monitor, then over-frame with a gable with constant pitch on all planes. The over-framing trusses will be designed for a hip roof. For a 70 feet span, metal trusses will be utilized with bearing walls.

Kathy asked if there are negatives to the proposed roof and Rich and Ron said there are not. The low pitch will reduce snow coming off roof. Ron restated that the library will have to close when the trusses are installed.

Roger asked what will be visible from inside the library. The existing ceiling tiles will be removed, resulting in a ceiling height increase of nearly 2 feet and better lighting.

Rich said he is still attempting to determine how many holes can be cut in the existing walls to add windows or doorways. The existing masonry walls are load bearing so destructive testing will have to be done and results will vary based on the location of the wall. Wind loads on the walls need to be verified and seismic engineering analysis needs to occur because it was not required during original design. Rich has contacted four testing agencies in New Hampshire with no response and he has asked a company in Massachusetts. Ron added that the existing exterior walls that will remain on the exterior can be reinforced by pouring concrete into cinder blocks approximately every four feet. Once that is done the interior side of the walls can be framed and dry walled, adding insulation. A WUFI analysis should be conducted. Reinforcing the exterior walls is the least costly option with the best results. *(WUFI - is a menu-driven PC program which allows realistic calculation of the transient coupled one-dimensional heat and moisture transport in multi-layer building components exposed to natural weather. It is based on the newest findings regarding vapor diffusion and liquid transport in building materials and has been validated by detailed comparison with measurements obtained in the laboratory and on outdoor testing fields).*

The entire building will have to be brought up to national building codes since we are putting on a new roof. The existing walls and structure will have to be brought up to code because they have been structurally altered, and the new construction will be attached.

Code Enforcement Officer Corey Ryder was asked if he had questions about the plan as presented. He had no specific questions although questions will come later as the project progresses. Ron described for Corey the planned locations for the restrooms in the building using the proximity of the existing sewer line. He stated the appearance of the exterior of the building has yet to be determined and he was provided photographs of iconic buildings in Wolfeboro to design the exterior. Everything that has been discussed thus far will be provided in a written report.

The geotech report has been sent by Underwood Engineering to him and to someone in the town, although the library has not yet received a copy. Their findings were what Ron expected to see with no surprises and are conducive to change.

Geothermal and solar panels were discussed briefly, with Ron advocating for both. Rich indicated that he needs to know in advance if solar panels will be installed on the roof so he can adjust roof loads.

Cindy provided feedback she has received from the library staff concerned the proposed layout. The following were areas of concern:

- The drive-thru book drop would require staff to exit the library in all weather in order to bring the books inside. Prefer that it be moved to the southeast corner of the building and books are actually dropped inside the building for ease of collection by the staff.
- The location and height of some of the stacks are of concern. Ron provided alternative solutions, including placing tall shelves along glass front windows (not against the windows, but along the windows with the ends of the shelves facing the windows).
- Rather than the large quiet area, staff prefers 3-4 small quiet areas.
- Unsure if there is adequate staff area for future growth.
- The family restroom seems too small. Ron stated it is actually 8'x8'.

Kathy asked Ron if he has sufficient time to complete all of the concept drawings by October 1<sup>st</sup> and Ron replied that he does. He will update the proposed plans with today's recommended changes and provide them to Cindy for her presentation to the CIP committee.

Joyce has updated the timeline for the project roll-out. The publicity subcommittee will meet next Friday (September 2) after the building committee meeting, at approximately 9:30am. Kathy asked if a budget has been created for the project roll-out expenses. Joyce will provide an anticipated budget.

No public input received.

No additional business was conducted.

The meeting was adjourned at 3:35 pm following a motion by Roger, seconded by Prue, and was approved by a unanimous vote.

The next meeting of the building committee is scheduled for Friday, September 2, 2016 at 8:00am at the library.

Respectfully submitted,

Susan Raser