

**Wolfeboro Public Library Board of Trustees**  
**Building Committee**  
**September 15, 2016**

**Attending:** Joyce Davis, Barbara Widmer, Candy Thayer, Cindy Scott, Kathy Barnard, Roger Murray III, Prue Fitts, Pat McLaughlin, and Susan Raser. Architects Ron Lamarre and Joe Britton were in attendance as well as Dave Ford, Public Works Director.

The meeting was called to order at 7:57 am. There were members of the public present.

Kathy motioned, seconded by Joyce to approve the minutes of the September 8, 2016 meeting with the following corrections: Page 2, paragraph 1, change “canape” to “canopy” and paragraph 3, delete “said” from first sentence. The motion passed unanimously.

Architect Ron Lamarre introduced Joe Britton, also of Lavallee Brensinger. They presented updated conceptual renderings using a 3D computer model that allows for virtual views from inside and outside, from any angle. Ron said that after the last meeting, he visited some Wolfeboro lakefront houses to get a feel for local residential architecture and incorporated some of those ideas into this concept design. The current conceptual rendering has some residential features but does not look like a house. Discussion ensued and many ideas suggested by committee members were considered using the computer model to display proposed changes.

The library staff believes the location of the staff breakroom is problematic. The committee agreed to move the staff breakroom closer to the staff work area in the location previously identified as the IT office, pushing the adjoining offices towards the street side of the building and eliminating the 4-person group room in the northwest corner. This will push the genealogy room to the corner space and the archives will have to be protected from sunlight. Water for the breakroom can be easily routed to the new location from existing sources. Dave Ford added that the sewer line is not pressurized but is gravity flow.

The front of the building and the side facing the street will each have a porch-like appearance. Following discussion and several different proposals, it was agreed that the wall facing the street should be primarily windows with solid, beveled column-like areas separating the windows, resulting in the “wow” factor that may be needed to secure community support for the project. Dave Ford recommended that the lower windowpane be raised to at least 32 inches due to snow accumulation by the building.

Ron recommended that the public should not have access to light controls. He also does not recommend operable windows in the glass facing the street.

Additional space can be added to the children's area by eliminating the storage room and using "managed storage" which are cabinets along the walls with adjustable shelves. This will add 200 square feet to the children's area, resulting in the addition of 400 square feet for a total of 2000 square feet.

Ron will have the proposed layout of the staff work area at the next meeting to address the concerns about future growth in staffing.

Dave asked if the estimate for site work has been completed. Underwood Engineering has indicated a preliminary cost estimate of \$250,000 to \$300,000 for the site work including the parking lot, drainage solution, manholes, etc. The survey is not yet complete. Milestone Engineering will also cost out the site work and we will use the lower of the two estimates. Dave will review closely to ensure drainage concerns are addressed within the estimated price.

The structural engineer has proposed using all steel for the frame of the building. The new addition will be framed in steel, and the existing section will have 6 columns added which will become part of the interior walls so will not be visible. The columns will support the structure and will allow the cinderblock walls to be cut to add windows and/or doors.

Candy asked for an updated computer rendering to use at a cocktail party this evening for prospective donors. Joe has this for action and will have it to her no later than 4:00 pm.

The roll-out committee will be meeting on September 16<sup>th</sup> at 9:15 am.

Kathy mentioned she has been asked the several times why we are renovating and adding to the existing building rather than tearing down and rebuilding. Several reasons were provided such as reuse of materials (green factor) and we won't have to relocate for 18 months to 2 years during tear down and construction. Dave Ford recommended that the committee create a list of "frequently asked questions" with answers to provide answers to common questions such as this one.

Public input was received and considered by the committee during discussion.

No additional business was conducted.

The meeting was adjourned at 9:55 am.

The next meeting of the building committee is scheduled for Thursday, Sept. 22, 2016 at 8:00 am at the library.

Respectfully submitted,

Susan Raser