

Wolfeboro Public Library Board of Trustees
Building Committee
September 8, 2016

Attending: Joyce Davis, Barbara Widmer, Candy Thayer , Cindy Scott, Kathy Barnard, Nancy Ghirardini, and Susan Raser. Architect Ron Lamarre was also in attendance.

The meeting was called to order at 8:05am. There were no members of the public present.

Joyce motioned, seconded by Nancy, to approve the minutes of the September 2, 2016 meeting. The motion passed unanimously.

Architect Ron Lamarre stated the plan is far enough along to start pricing but is not set in stone and can be changed.

- The most recent plan: Existing area 9,644 sqft, new addition 6,491 for a total new area of 16,135 sqft not including the basement.
- He is meeting with engineers and Milestone tomorrow to start pricing and to discuss with structural engineer on how much wall can be removed for windows and doors.
- Height of bookshelves and where people sit can be modified easily.
- Since the last meeting, he modified the exterior drawing to eliminate the “prison-like” appearance. He increased the window space while still allowing art panels for displays inside the library.

Joyce said she did not like the appearance on the outside of the building facing the street near the small group room. She questioned why we would want the building to have a residential feel rather than a grand civic appeal and asked if we are limited to one type of material for the exterior. Cindy asked if we could incorporate some of the existing brick on the exterior and larger windows in the staff area. Ron suggested adding more glass to the small group room and using the existing brick along the back of the building, inside the porch, and on one wall of the conference room. He also suggested one or two columns near the entrance that could be composed of brick. Candy asked if we could trim the windows with green like the newly renovated town hall. Ron stated we would have color options for the exterior and trim, and can utilize brick. Brick manufacturers can closely match new brick to the existing brick. Several color schemes were reviewed although a decision will not be made at this time.

Cindy expressed concerns about the sun coming through the windows at certain times of the year. Ron said that we can control the visual transmission of light using glass

coating and tinted glass. Many of the new windows he recommends begin at snowline and go to the roof, unlike residential windows. Cindy also asked about a snow catcher over the entrance door to prevent snow and ice from falling onto patrons. Ron proposed a canopy over the entry, with the name of the library on the front of the canopy that will line up with edge of sidewalk. No drip edge is required there although there will be one around the rest of the building. An integral gutter guard system above entryway, dumping onto the low roof, will remove water and prevent icicles from forming.

Ron will be meeting with Underwood Engineering tomorrow to discuss site work cost and they will come up with three different cost proposals for the new parking lot. One will include around 80 spaces which is preferred; a lower cost proposal will be included for approximately 70 spaces; and finally a higher cost proposal for 80 spaces and landscaping. This is one of the cost saving proposals that can be invoked if the cost estimate comes in too high. The furnishing of the library can also be used as a cost saving if we reuse existing furnishings and/or obtain donated furniture.

Ron said has determined that geo-thermal cooling is not cost efficient because of the size of the building so he is discussing with the mechanical engineer air cooling options including propane and electricity. He also recommends that a panel be established to discuss options for solar energy and to discuss finance options as well as potential donations of solar equipment.

Cindy asked Ron if he has a due date for the task list of what the staff wants and requires. Ron is accepting staff input as it comes in and will continue to do so. Kathy asked if the staff are generally okay with the proposed layout. Cindy said that the children's area and the staff areas are of concern due to the size and staff wonder if they are large enough for future growth. Candy pointed out that the square footage of the genealogy room is incorrect on the most recent proposed layout.

Joyce said the publicity subcommittee met yesterday and finalized the handout, rack card, and poster to be used during roll-out. The artwork has been sent off to a graphic designer and will be ready by Sept. 29th. A newspaper article will be released that date as well. A banner is being considered for the front of the library to alert the public that something is going on, and Alan Harding has offered the use of one of his classic cars on the front lawn to draw interest. He will determine if it is logistically possible.

Kathy asked if Ron will be creating a physical model of the proposed new library for public review. Cindy said we can save money by using a computer model that can be changed as we go along and Ron concurred that the computer model is sufficient.

There are two more meeting dates scheduled prior to the Oct. 1st deadline. Cindy pointed out that the 1st is on a Saturday so the deliverables can be moved to Monday, Oct. 3rd. During the remaining meetings, the committee will consider an updated version of the children's room, the exterior changes will be made to the computer rendering, and the budget will be discussed with targeted reductions identified if it comes in over cost. Ron will provide a new rendering of the exterior and the floorplan at next week's meeting so Cindy and Candy will have a copy to provide to the newspaper editor. Candy will also use the updated renderings at a cocktail party for potential donors.

No public input received.

No additional business was conducted.

The meeting was adjourned at 9:30am following a motion by Nancy, seconded by Barbara, and was approved by a unanimous vote.

The next meeting of the building committee is scheduled for Thursday, Sept. 15, 2016 at 8:00 am at the library.

Respectfully submitted,

Susan Raser