

Wolfeboro Public Library
Board of Trustees
Building Committee Minutes
September 2, 2016

Attending: Joyce Davis, Candy Thayer, Barbara Widmer, Cindy Scott, Nancy Ghirardini, Prue Fitts, Ann Calvert, Roger Murray, Dave Ford, Ron Lamarre, Kathy Barnard

Candy Thayer called the meeting to order at 8:02AM.

The minutes of the August 25, 2016 meeting were reviewed. Joyce made a motion to approve the minutes, Prue seconded the motion and all voted in favor of the motion.

Ron reviewed the plans to date. Dave asked when the new pitched roof would be constructed.

Ron explained that the library would need to be closed for up to two weeks for the roof work. The square footage of the addition will be a little larger than originally planned. Some exterior walls will become interior walls.

There will be improved thermal walls on the existing exterior walls.

The new proposed entryway will have a minor pitch.

Concern was expressed by some committee members about water dripping and snow falling on to patrons. This issue will be revisited.

Windows are proposed for most areas to bring in as much sun light as possible. Some high windows are proposed in the staff area. Concerns were expressed about the high windows (prison appearance). Others felt that the high windows would allow more useable wall space in the Library so that issue needs to be addressed.

The exterior could be brick and clapboard.

A metal roof is proposed.

The height of the building will not exceed 30 feet.

Dave suggested gardens/shrubs along the edge of the building to collect rain water/snow melt.

The building will have more of a residential look.

Ron will return with more suggested exterior designs.

Dave said that the building will be a significant addition to the Town. The "WOW" factor needs to be considered.

Ron will consider a flat roof over the entry.

Geothermal is still being considered.

Various systems are being considered for the parking lot/ run off/ drainage.

Dave said stormwater treatment is important.

All mechanical units will be in the basement.

AC units will be on the outside at the rear of the building.

A question was asked about geothermal. When will we know if we can use geothermal?

Ron will be meeting next week to obtain more information about geothermal.

What is the cost? Will it be too expensive? Will it drive the cost up? What is the cost to maintain? Need more information about the maintenance cost.

Dave again mentioned the drainage requirements. The project must comply with the

Town's drainage requirements since the impervious surface will be increased.
Drainage needs to be included in the base cost for this project.
Solar will add cost. It does not have to be located on the roof.
Need to consider where the screen will be located in the meeting room.
The periodical location is in a busy area - should consider relocating it.
Concerns were expressed about the Children's room. Is it smaller? This needs to be further reviewed.

Is there room for staff growth?

Ron will review the following:

- High windows
- Flat roof
- Move walkway/drive away from the building
- Check setback
- Check size of the Children's room - existing and proposed
- Work on site design, cost, including drainage and plantings.
- List some alternatives - generator, geothermal, solar
- Operable windows
- Consider space for art displays

Ron will not be in Wolfeboro on 9/29/16 and will be away from 9/27/16 until 10/2/16.

There was a discussion about the Open House. There will be 2 information sessions (at 10:00AM and 1:00PM) - Ron will be the presenter. He will also be at the Library during the open house to answer questions.

Ron explained that the BMP contingency will be larger than the GMP. The contingency is an important consideration.

Ron asked the Committee members to do the following:

- Make a list of things we can't live without.

- Make a list of things that can be reused

After 10/1/16 the Committee can start considering these issues.

Ron will send to Committee members a spread sheet of things that come up during a project.

There was a consensus that the building design seems to be going in the right directions and is a work in progress.

The next Building Committee meetings will be 9/8/16, 9/15/16 and 9/22/16.

Meeting adjourned at 9:50AM

Submitted by Kathy Barnard