

## Shutesbury Building Committee Design Subcommittee

Wednesday, April 26, 2023, 12 pm, on Zoom

### Minutes

SLBC Design Subcommittee Members Present: Jeff Quackenbush, Stephen Dallmus and Mary Anne Antonellis, Lauren Stara

Guests: Andrea Bono-Bunker, MBLC, from OEA Matt Oudens, Dominik Wit, and Porpla Kittisapkajon, from CMS Roger Hoyt and Neil Joyce and Penny Jaques.

As we were waiting for all members of the design team to join the meeting, Mary Anne shared that the Selectboard voted to pursue a Municipal Vulnerability Program grant to fund the town's portion of the Solar Panels. We are planning a library that has power when the power is out so townspeople have a place to go to charge devices, and get warm or cool depending on the season.

OEA shared the latest plans that will be included in the schematic pricing set that will be sent to a cost estimator.

The lobby has been narrowed to 12 feet. The meeting room has been expanded to just over 700 feet. Also, the restrooms have been moved next to each other, expanding the opening to the meeting room to allow for overflow.

A niche to accommodate the 250<sup>th</sup> Anniversary Cabinet has been planned, A drinking fountain has been placed on the exterior of the kitchen wall. They are currently planning a galley style kitchen without a door.

They are continuing to review the mechanical and storage rooms to get the most efficient placement.

Central spine wall between adult and children areas has been increased to allow more collection space. Study carrells were replaced with shelving.

Some shelving has been placed near the circulation desk.

Lauren asked if the restrooms could be swapped with the janitor's closet in order to expand the opening to the meeting room. The opening is currently 10 feet, 8 inches. Discussion about folding walls, sliding doors, costs of these types of items. Sight lines and ease of operation of doors/walls were also mentioned. Neil mentioned that plumbing should not be on the exterior walls.

Mary Anne asked if the janitor's closet could be reduced in size. It currently has some storage space which would be useful.

More discussion about meeting room opening. Is there a way to get the opening centered?

Discussion about lockers for after hours access. Lockers need to be accessible from both the inside and outside.

Question about door to outside from children's room at north end of building. There is more room for the door in the children's area than in the adult area. We are attempting a balance of providing access to

the outside with efficient spaces inside. Children should be supervised by their caretaker in a public library setting.

Suggestion that low shelving be placed along the north wall to provide more collection space, perhaps create some window seating. Mary Anne suggested browsing bin shelving along the north wall to define the space.

Question about location of Library of Things collection. These items will be stored behind the circulation desk or in the staff work room.

Suggestion that a door on the kitchen is useful under some conditions. A pocket door might be a possibility.

The ceiling plan was showed next. A drop ceiling is over the center section and the threshold next to the meeting room. Over the lobby, meeting room, and the adults and children's section are open to the roofing structure. The drop ceilings allow some mechanical and duct work to be stored in the ceiling. Discussion about the need for good acoustical materials to prevent sounds from carrying from one area of the library to the other.

Mechanical equipment in the ceiling will be accessed with ceiling access panels. Mechanical equipment will be mounted to the roof structure. OEA will need to understand where units will be located in order to plan locations of ceiling access panels.

Discussion about natural lighting in meeting room. Natural lighting creates an inviting space. The covered outdoor program area will prevent light streaming into the room, as it is designed now.

Floor finishes currently proposed are tile in the lobby, restrooms, and reception browsing. Resilient flooring is proposed in the staff/circulation area. The adult and children's program area would have carpet. The meeting room has wood floor proposed.

Some resilient flooring is recommended for the teen area and some of the children's area for ease of cleaning.

Mary Anne asked if we can get pricing for more economical flooring options in places where tile and wood floors are proposed.

Once the cost estimate has been received, we will have a list of options for reducing costs as needed.

Discussion about moving the small rooms on the west side of the meeting room to allow the meeting room to push west, allowing the room to have more natural light.

All restrooms will have a baby changing table.

Discussion about the need/requirement for a third restroom.

Space for cleaning equipment is needed and should be considered as we consider the size of the janitor's closet.

Various views of the building will be included in the pricing set.

Shelving plans are very close to the shelving needs specified in the building program.

Next, we reviewed program square footages. The total is 5,971. Most spaces are very close to the building program. OEA will be double checking the numbers. It is bigger than the building program but includes service areas that been included in the program. OEA will continue to tighten things up as is possible.

#### Exterior Siding Options

Alaskan Yellow Cedar, thermally modified woods, slate shingle, and fiber cement siding products will be included in the pricing package. These products are being considered because they are better products in wet areas. The cedar would require staining. The thermally modified woods have 25-to-50-year warranties. The slate is a 100-year product. We will need to consider the initial costs of products of materials that require no maintenance to less expensive materials that might have expensive maintenance costs.

The solar system will cost approximately \$250,000. Matt is confirming that the estimate they got from their solar consultant includes everything needed to provide a fully operational solar system.

OEA will be submitting the pricing package to their cost estimator on May 1<sup>st</sup>.

More discussion about exterior materials, pricing, and style. Once we have the cost estimate in hand, we can choose materials to do further research on.

#### Roofing Materials

OEA will ask their cost estimator to price out two roofing materials.

TPO Roofing - Thermoplastic Polyolefin is a single-ply roofing membrane

PVC Roofing Membrane

OEA may specify a “walking layer” in areas where people serving the PV or roof may be walking.

Brief discussion about trends in construction pricing.

Brief discussion about supply chain issues, especially with electrical components.

#### Next Meeting

In order to give OEA time to review the estimate, the full committee will meet next on May 23, 2023.

The next design subcommittee meeting will be Wednesday, May 31<sup>st</sup> at noon.

Respectfully Submitted,

Mary Anne Antonellis

