

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Elaine Puleo, Jeff Quackenbush
Andrea Bono-Bunker (MBLC), Roger Hoyt & Neil Joyce (CMS-OPM), Matt Oudens & Dominik Wit (OEA)
Public: Jill Marland

Meeting opened at 7:00 p.m.

Public Comment: None

Review of Minutes from Previous Library Building Committee Meetings

November 14 Meeting Minutes

Foster made a motion to approve the minutes as amended. Antonellis seconded.
Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Puleo-aye, Quackenbush-aye

December 5 Meeting Minutes

Dallmus made a motion to approved the minutes as amended. Puleo seconded.
Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Puleo-aye, Quackenbush-aye

Review design development pricing set

Wit walks the Building Committee through the Design Development set that was sent to the estimator as part of the page turn from DD (Design Development) to CD (Construction Documents). The Civil and Engineering set is available at:

[https://www.shutesbury.org/sites/default/files/files-and-images/2302-Shutesbury%20Public%20Library%20100 %20DD%20Civil%20%2B%20Landscape.pdf](https://www.shutesbury.org/sites/default/files/files-and-images/2302-Shutesbury%20Public%20Library%20100%20DD%20Civil%20%2B%20Landscape.pdf)

CIVIL

The revised site plan was presented. The septic design includes is a large mounded leach field near Leverett Road. The new location required a change in location of the entrance drive to the east of the leach field.

Oudens noted that by eliminating one parking space we may avoid the need for retaining wall on the far east edge of the parking area. Quackenbush recommends this to avoid the substantial expense associated with the wall's construction.

Stormwater drainage, control structure details include sediment control devices that will clean water before releasing it into back into the wetland.

LANDSCAPE

A vehicular barrier is presently included due to retaining wall - this will be removed if retaining wall can be excluded.

Quackenbush: Do we need a concrete path around South edge of parking area?

Oudens: We could simplify the design by removing this path and letting people walk on driveway.

Parking area and drive will be asphalt. Pervious materials are high maintenance. Asphalt is the most cost effective and lowest maintenance choice. Curb edge is required on East side

of road to manage stormwater drainage. OEA would prefer granite but it is more expensive. Less costly choices were discussed, e.g. concrete or Cape Cod berm (asphalt curb).

Planting Plan: Stimson provided a plan with multiple types of grass seed mixes. Native trees and shrubs are proposed. Retention basins cannot be planted with trees or shrubs – they will be disguised with planting of grasses.

Jaques expressed concern about mature height of trees vs affecting solar gain.

STRUCTURAL

No significant changes - details were presented.

ARCHITECTURAL

Millwork - no changes from last review

Attic plan shows where mechanicals will be located.

Roof plan shows zones for photovoltaic.

Gutters with downspouts will be installed at exits.

Flooring is a combination of resilient flooring, tile, and carpet.

Foster: Is resilient flooring easily cleaned. Wit: Yes

Acoustic baffles and track lighting are shown. Decorative lighting is featured in the lobby.

Exterior lighting is in the entry porch roof.

Exterior finishes remain the same: Slate siding with Accoya accents in “certain moments”

Roof remains the same: Metal standing seam roof with metal trim on roof edge and exposed roof decking under eaves. TPO membrane on reverse pitch roof over main entry and teen room.

Windows - all rooms have some operable windows

Houle: Will one supplier provide all windows?

Wit: Yes, all windows and exterior doors will be Pella aluminum clad with a light maple finish interior, decision on exterior clad color is TBD (possibly medium gray)

Longitudinal sections and cross sections of the building were shown.

Dallmus: In the teen room, how is the roof section insulated to be compatible with the rest of the building? Witt: We are still reviewing how this will work. Dallmus: Noted that changes in insulation within the building can affect roof temperature.

Quackenbush: Expressed concerns about pipes freezing in the vestibule.

Oudens: The thermal condition will be the same. Quackenbush: Vestibule gets cold as people come into building Oudens: This may require more insulation.

Millwork: Located in kitchenette. staff office, circulation desk, Library of Things.

The circulation desk has two levels provide some privacy. Grommets provide to access power. Bunker expressed concern with a bi-level desk with privacy screen noting that it creates an ergonomic problem for staff. Suggests making it one level.

Foster: Grommets don't work well with laptops. Oudens: Suggested replacing with table top flip up outlet.

Antonellis: Expressed concern about the location of the book drop box.

Exterior wall assembly details, Finish schedule, Window schedule, Door schedule and Furniture plan were quickly reviewed.

MECHANICAL

Water Services: Once well specs are available water treatment details will be determined.

Dallmus: Is the water heater a heat pump unit system? Wit: yes

Dallmus: is it the hot water continuously circulating? Wit: Will have to check.

Houle: Does tight tank need to meet specific regulations? Wit: Yes

HVAC: Little has changed, more details have been provided for pricing

Joyce: Is there enough space in the ceiling for everything? Is there not a walkable deck for HVAC? Wit: No. We will evaluate access panels.

Joyce: Expressed concern that there won't be enough space for HVAC units and access will be everywhere. Wit: Concerns about acoustics caused this configuration.

Quackenbush: Suggested having engineers consider running water pipes differently.

ELECTRICAL:

Currently have light poles along drive. Wit hopes that code will allow fewer lights.

LIGHTING CONSULTANT:

Little has changed since LAM presented.

Joyce: Expressed a concern about lighting reaching the lower shelves. Wit: This has been addressed.

PHOTOVOLTAIC SYSTEM

Spec'd at 53KW which meets the requirement for the building for net zero.

Wit will find out the projected overage.

Update on site work

Antonellis reported that last Wednesday the survey crew staked the Limit of Work and 100' buffer zone. Thursday Antonellis, Puleo and Jaques, with help from Tuzzelo, counted, measured and marked all trees that will be removed during construction. This information was provided to Doroski who is preparing the NOI. We expect to see draft of NOI tomorrow or Thursday and to submit on Dec. 28 to for a Public Hearing on Jan 11.

8:00 Review next steps in the process

Submission of NOI and review of Cost Estimate are the next steps

Puleo: When will we have the cost estimate? Wit: It has been received and is being vetted. It is not quite where we want to be but not far off. OEA is talking with estimator to review some questions. OEA will come to next week's meeting with strategies to meet agreed upon goal.

Antonellis will try to arrange a hybrid meeting for next week.

Bunker and Oudens are on vacation next week. Bunker requested to receive pricing information.

Antonellis: What will be the meeting schedule during the CD phase?

Wit: We need town coordination meetings, including Conservation Commission. He suggests staying on a bi-weekly schedule alternating with Building Design Subcommittee and full Library Building Committee.

Joyce: Noted that we left pre-qualification of contractors unresolved.

Pre-qual advertisement no later than the middle of January – takes 3 weeks to advertise and solicit. It can take 4-6 weeks to track down the necessary information. Antonellis: suggested putting it on the agenda for the meeting in first week in January. Joyce suggested doing this as part of December 28 meeting.

8:05 Committee liaison updates None

8:10 Other unanticipated business None

Quackenbush made a motion to adjourn. Dallmus seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Puleo-aye, Quackenbush-aye

Meeting adjourned at 8:54 p.m.