

Shutesbury Library Building Committee: Design Subcommittee
Minutes

January 10, 2024, 1 pm, on Zoom

LBC: Design Subcommittee members present: Mary Anne Antonellis, Stephen Dallmus, Jeff Quackenbush, Andrea Bono-Bunker

Guests: Heather Backman, new Library Building Specialist for MBLC, Dominik Wit for Oudens Elio Architects, and Roger Hoyt for CMS.

This is the first Design Subcommittee meeting of the Construction Documents (CD) phase of design. Mary Anne asked Dominik to describe what we can expect during the CD phase.

OEA started the CD phase in December in order to meet the compressed schedule. The CD documents they have created thus far go into fine detail for the exterior elevations. They have a number of pages that go into fine grain detail where different areas of the building meet, i.e. where materials change, and structural changes such as corners of the building or where window meets exterior finishes. They have scheduled CD kick-off meetings with all of their consultants starting next week, acoustics, structural, lighting, Pella, door hardware consultants, etc. They are also continuing to develop additional value engineering decisions. As they continue through CDs they will continue to look for ways to save money.

We will continue to work on on Town authority reviews including Conservation Commission, Police and Fire.

Update on VE

Dominik confirmed that the amount saved by changing the sidewalks to bituminous pavement is. \$10,323. Their estimate of savings for the double dip on plywood on the exterior wall is increased to \$12,295, an additional savings of \$352. OEA presented two less expensive flooring options than tile for the lobby, reception browsing, circulation areas and restrooms. Tile is \$47 per square foot, retroplate concrete is \$15,00 a square foot, and resilient flooring is \$9 a square foot. Resilient flooring saves \$28,652, retroplate concrete saves \$24,128.

Andrea reminded the committee that the goal is an economical project. We should products that cost the least while also providing quality.

Andrea asked which is easier to clean and maintain over time. Dominik said there is no maintenance requirement for the concrete, i.e., no need to reseal. Cleaning is similar for both.

Andrea asked if there was concern for slipping on the concrete? The walk off mat will remove some dirt/water from shoes. The resilient flooring will be slightly less prone to slipping.

Mary Anne mentioned the the Erving Library has concrete in their lobby and Home Depot has concrete flooring.

OEA has a number of past projects with retroplate concrete.

Jeff suggested that additional weather mats will be required at entry.

Retroplate concrete is grinding down the finished surface of a concrete slab, revealing the aggregate and then sealing it. This finish will reveal cracks which are normal and do not in any way indicate a structural deficiency.

Stephen asked if tile could be installed at a later date. This could be done or resilient flooring could also be installed.

Jeff asked who makes the decision about what kind of flooring is specified for this area. Mary Anne thinks it is a whole Library Building Committee decision.

Jeff thinks retroplate concrete will have a big esthetic impact on user experience as they enter the building.

Jeff asked what would be used for baseboards. Dominik thinks it will be wood in this area. Vinyl is being used in other areas and we could consider vinyl here.

Mary Anne said going with retroplate concrete is a greener option. It avoids buying and shipping another manufactured product, slightly decreasing the carbon foot print of the project.

We are still waiting on the utility back for installing electrical poles instead of conduit.

Landscape Revisions

We have decided to eliminate a parking space, reducing asphalt on the east side of the parking area, eliminating the concrete foot path at the south ed of the parking area, deleting the concrete benches, and the revised berm along the eastern boundary of the drive, changing it from concrete to "cape cod" berm.

FF&E Plan

They are looking at reducing costs for the staff room closet, something more utilitarian, an off the shelf product instead of millwork. They think they can save money in the LOTs area. They are working with their code consultants on removing the second meeting room exterior door. This will allow them to simplify how the refrigerant lines enter the building, allowing them to be at grade or on the concrete facing water table. This provides simpler and less expensive options for bringing the lines in.

Plumbing Code Changes

New plumbing code instituted at the beginning of 2024 has doubled the number of bathroom fixtures required. Usually there is a grace period for projects but this code change was unanticipated and it doesn't appear that a grace period is included in the new code. OEA recommends asking the plumbing inspector for a variance. If we really have to meet the requirement, the exterior wall of the restrooms could be extended to the end of the roof, in alignment with the teen room and then there could be stalls in each restroom. But our first strategy will be to first fully understand the new code and second explore getting a waiver.

Septic requirements are based on occupancy, not the number of fixtures, so we don't anticipate an impact to the septic design.

Andrea asked what factors influence the change in code. Dominik will forward her the information they have received.

In this next phase we are going to get into the fine details of each space.

Jeff asked what material the sliding doors will be made of. They will be aluminum and glass. Jeff asked how to fix them if they jump the track? Dominik will review the details and get back to us.

Roof insulation

The energy modeling studied the difference between 5 inch and 7 inch roof insulation. There is negligible cost savings, less than \$100 per year, for energy cost. The additional cost to use 7 inch roof insulation is \$18,414. It doesn't make financial sense to use 7 inch insulation.

Energy Usage Intensity (EUI) is a calculation used to understand the efficiency of the building.

Andrea said that Mass save suggests EUI for libraries should be 30. At 38+, we are currently over. Dominik will do more research.

They have redrawn the roof, bringing the standing seam down a bit further, eliminating the flat seam and replacing it with flashing, which simplifies the roof eave construction but doesn't result in significant cost savings.

They reviewed the roof structure over the teen room, with TPO over the upturned portion of the roof over the teen room, and up under the metal roof. The entire roofing system would be covered under the same warranty from the same roofer. Stephen asked questions about how the warranty will work if the TPO fails and some of the metal has to be removed in order to replace the TPO.

There is insulation in the roof about the teen room. Stephen asked if there is insulation in the roof above the entry. How does the TPO respond to the difference in temperature between the roof over the teen room and over the entry.

Jeff is concerned about the warranty and Dominik will provide all of the details about the warranty.

NOI submission - Conservation Commission Hearing Prep

Dominik shared the images of the site plan that will be shared and an older image of the exterior of the building which doesn't reflect all of the recent changes but will give viewers a sense of what the building will look like.

Schedule

They are planning another cost estimate at 75% of CD.

We still anticipate CDs being complete by mid-April.

Bid/awards will take about eight weeks. Construction could start mid June.

Roger asked about the status of the septic design. Location and size have been determined. OEA has a meeting about the septic design with Fuss and O'Neill next week.

Mary Anne asked how the bid/award time period works. The bid documents are the CD set. The bidders will ask questions. OEA will issue addenda. There can be multiple addenda. At the end they issue a conformed set.

There will be six to eight weeks of bidding and then 30 days to award the contract.

Jeff asked who provides the boilerplate language for the contract.

Mary Anne asked about when we should schedule the groundbreaking. Andrea said the timing is flexible.

Stephen asked about lighting in the meeting room in order to use the wall surfaces for art display. Dominik said some display wall lighting is planned on the west wall.

Stephen asked about track sections for lighting on each side of every beam. Dominik said this is something they are going to review and that the drawings are a misrepresentation of the lighting plan.

Next meetings

Full building committee - Tuesday, January 23rd, 7 pm

Next design subcommittee - Wednesday, February 7th, noon

Topics for next design subcommittee meeting.
Updates from the various consultants
Millwork
Updates on VE

Retroplate Concrete Images

Dominik shared images of retroplate concrete flooring from some of their previous projects. These can be viewed on their website - <https://www.oudens-ello.com/work/commercial>
Orbia, Urban Grape, Corrosol Wines, and Martha's Vineyard Museum are examples we looked at.