

Shutesbury Library Building Committee

27 February 2024

Corrected MINUTES

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Penny Jaques, Elaine Puleo, Jeff Quackenbush ABSENT: Dale Houle, Molly Moss

Roger Hoyt & Neil Joyce (CMS-OPM), Dominik Wit (OEA)
Andrea Bono-Bunker & Heather Backman (MBLC)
Steve Sullivan, Highway Superintendent

Meeting Opened at 7:00 p.m.

Public comment None

Review and approve previous meeting minutes

Antonellis moved to approve the minutes from the February 13 meeting as corrected. Dallmus seconded

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

Updates on Construction Plans

Wit provided an update as OEA works to have documents ready by mid-March for the 75% cost estimate.

- **Restrooms:** Wit reported that the Plumbing Inspector did not approve request for a variance to new plumbing code which requires additional bathroom facilities. OEA is working to fit in another bathroom without increasing the roof footprint. Wit presented a new version that shows 2 ADA restrooms and 1 small non-ADA restroom, all gender neutral, which will meet the code change. This affects the Water Services room and the Staff Storage room. Details are still being worked out.

Dallmus: Asked for consideration of the sight line from the meeting room into the additional restroom when the door is open, noting that he preferred option #. He added that the squeezing in of the 3rd restroom is impressive.

Bono-Bunker: MBLC wants a functional Storage Room. She asked that Antonellis be satisfied with the plan.

Discussion ensued about the best way to configure spaces so as to add the 3rd restroom with the least impact.

- **Follow up from discussion with Police Chief:** Chief Burgess stated that the current plan meets her needs. She requested 2 security cameras, with one on east side and one on west side of building.
- **Lobby/Circulation Area/Restroom Floor:** A Retro Plate Floor is currently proposed. The Structural Engineer confirmed that with the planned method of installation, cracking will continue for several years. OEA is now proposing rubber floor instead. Examples were shown. The material has a 25-year life span and 15-year warranty for this type of flooring. Foster: How will a rubber floor hold up to frequent moving of chairs? Wit: This is not an issue.

Jaques asked about life span of tile vs. rubber floor. Wit: Tile is longer-lasting. Jaques expressed concern about installing 25-life span material in most highly trafficked part of the building.

Antonellis: Reminded the group of the differential in costs in flooring options: Resilient floor (\$9/sf) is ¼ the cost of tile (\$35/f). Total Cost: \$35K tile, \$11K retro plate, \$5K for resilient floor

- **Concrete Pavers:** Replacing pavers with asphalt outside the Adult's exit is a \$5K savings. Wit noted that view out the window in the Adult section is a high-impact view. Antonellis asked for square footage of the areas where we are considering pavers vs asphalt. She noted that we have inquired about a fundraiser for name-engraved brick pavers. Joyce: Noted that pavers are an ineligible cost and are 100% town funded. Bono-Bunker expressed concern about heaving of pavers over time. Wit will talk with Stimson.
- **Tech Scope:** Antonellis and appropriate consultants will discuss security cameras, telecom and meeting room speakers.
- **Site Plan:** A minor change in the turn-around has been made to meet the required 15' property line setback. This removes one parking space, reduces the amount of paving and reduces the amount of infrastructure associated with the turn-around. It does not impact stormwater management.
- **Charging Stations:** Infrastructure for future charging stations for two parking spaces will be installed. Antonellis asked if the current location could be altered so that they are not the 2 spaces closest to the entrance. Jaques: With only 12 parking spaces planned and 2 reserved for EV and 2 reserved for ADA parking, she is concerned that only 8 parking spaces remaining for all other library patrons.
- **Building Changes:** Wit will include the cost of adding a 3rd outdoor spigot on the north end of the building in 75% estimate.
- **Community Room:** The door to Electric Room has been moved the south end of the east wall.
- **Director's Office:** Floorplan has been reconfigured and interior windows have been removed. Wit and Antonellis will continue to discuss.

Schedule

We are still on track for mid-March 75% cost estimate.

Quackenbush asked about tight schedule, noting that there will be trouble if the cost estimate does not come in on budget.

Antonellis: Who makes bid documents? Joyce: A document firm is hired for this. He noted that bids arrive electronically. The top three bids (lowest cost) are reviewed.

Notice of Intent Update

The Order of Conditions was issued today (March 27). Day 1 of the 10-day appeal period begins tomorrow. The well installation can proceed after the end of the appeal period (March 12).

An Amendment to the Order of Conditions will be requested as the site plan has changed slightly with the shifting of the turn-around away from the property line, removal of a parking space and removal of the retaining wall. The parking lot has been slightly reduced in scope resulting in slightly less paving. The change does not affect the Stormwater Design.

Well Installation

Proposals have been received from Cushings & Sons Water Wells and Quabbin Well & Pump. Joyce advised Antonellis to ask additional questions of Quabbin Well & Pump. Antonellis is waiting for their updated proposal. Joyce: Give Quabbin until Friday to respond then move on.

The Highway Department must do site preparation before the driller can access the site. Sullivan (Highway Superintendent) and Jaques will visit the site to discuss access of the driller rig to the well location.

Other Updates

Puleo and Antonellis are talking with Senator Markey's Aide about an earmark for PV and solar incentives.

Joyce asked for an update from the National Grid meeting. Wit will ask electrical contractor to respond.

Upcoming meetings

March 6, 12 noon: Library Design Committee meeting

March 11, 7 pm: Library Building Committee meeting

Foster made a motion to adjourn. Puleo seconded.

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