

Library Building Design Subcommittee

Minutes

March 22, 2024, noon, on Zoom

All members participating remotely.

Members Present: Mary Anne Antonellis, Jeff Quackenbush, Stephen Dallmus

Also Present: Neil Joyce (CMS), Jon Lawless, Molly Moss (LBC), Heather Backman (MBLC), Roger Hoyt (CMS) Dominik Wit (OEA), Amanda Alix

Minutes of previous meeting tabled until next meeting.

Dominik led the page turn of the Construction Documents drawings, focusing on the changes in this set that is 80 % complete.

Code and ADA clearances have not changed. Site preparation and limit of work have not changed. A stockpile and materials drop off area, with erosion controls have been planned. A gravel roadway will be installed at the entrance to the driveway to prevent erosion and tracking mud into Leverett Road.

Revised driveway turn around and parking area in these drawings with NOI revision before the Conservation Commission.

An electrical storage ready concrete pad, required by code, has been added in the drawing.

A Cape Cod berm around the parking lot is needed to control rain water runoff.

National Grid has confirmed that the nearest pole can be used. Duct bank is currently the base bid with alternate for the overhead lines. Telecom entry into the building will be changed to enter through the director's office.

Discussion about size and capacity of duct bank for broadband. Dominik will confirm that we meet the specs supplied by Shutebsury.net.

Mary Anne confirmed that the specs supplied call for "at least a one inch." Dominik will include a two-inch duct bank.

Drip strip around most of the building specified by the landscape architect. There are roof drains and down spouts that integrate into the drainage and storm water management system.

Lane marking and required signage is included in the drawings. The signs for the EV charging stations can be removed since our plans are only to be charging ready.

Dominik will review specs for the location of the charging station to make sure they are appropriate.

Septic – leaching field is about 7' tall and will be seeded. It will be connected to septic tank and the mop sink will be connected to a tight tank which gets pumped periodically. A tight tank is a reservoir. When it fills to a certain level it gets pumped out. There will be a candy cane element in the leach field. There are plantings planned in front of the leaching field. Jeff recommends painting the candy cane pipe flat black.

Landscape

A low wood guardrail has been added into the plan along the area where overflow parking is planned but Dominik has planned to use reclaimed boulders from the site in other areas and will look into using boulders here too.

Walkways constructed from pavers are planned at the front, back and adult room entrances. Bituminous walkways are planned elsewhere with Cape Cod berm and precast concrete curbs in different locations.

Planting plan – whole site finished in seeding or mulch. Larger trees and shrubs that in locations that will be harder to access will be planted by the contractor but the rest of the planting will be in a 3-year plan, to be completed by the Highway department and volunteers.

The Landscape architect would like to specify what the top gravel in the drip strip will be while the civil will specify the subsurface.

The scope of work for the signage is included but final details such as fonts and words are not set.

Review of structural elements.

Roof details – rafter tails have been eliminated. Overhang will be reinforced to meet snow loads.

Discussion about slab depression needed if we decide to use install tile.

Jeff asked if there were slab depressions. Dominik said there need to be trenches and they are not yet added to the plans. They require a thickened slab edge.

Depending on where the tight tank goes, there may be a conflict with the foundation wall adjacent to it. The foundation and tight tank need to be coordinated and Dominik will continue to review.

A structural plan that depicts where sliding doors, security gate, etc. will be located was reviewed.

Cost saving measures in roof design – use two by twelve lumber instead of glulam to support the roof on the narrower side where exposed rafter tails have been eliminated. They have also changed to LDL beams, which is less expensive than glulam over the areas where rafters are not exposed, i.e., over the circ desk and reception area.

They are still coordinating controls that will be housed in the storage room, HVAC, electrical, & fire alarm.

Resilient flooring is currently in lobby, circulation, bathrooms but will discuss ad alts of tile. Carpet in the adult room.

The proposed statement light fixture in lobby is may be included as an ad alt. The light fixtures in the meeting room are pictured as all installed/pointing to one side but they will need to be alternated to illuminate all directions. Lam will be on site when the lighting fixtures are installed to ensure that they are installed properly. Track lighting will be able to illuminate the walls. Tracks in other rooms. Lighting in other areas was reviewed. A question was raised about lighting at the circulation desk area. Dominik will ensure there is adequate lighting.

Access panels are needed in the ceilings of the vestibule and the restrooms.

Exterior – slate will go all the way up to the roof and the slats (yellow cedar) will also go all the way up.

Fabric wrapped surface mounted acoustic panels have been substituted for the perforated gyp.

On all west and east windows manual shades are specified.

Jeff asked about inconsistencies regarding some of the roofing details. Dominik is coordinating with OEA's spec writers= and Garland who is supplying some of the roof detail specs.

Continued discussion regarding the metal roof and TPO roofing, best strategies for installation and associated warranties.

Roof insulation should be 5" not 7" – documents need to be reviewed for consistency.

Heat system drawings along the children's room will be revised.

Discussion about detail for overlapping of flashing and the need to include that in the set.

Most of the heat/air equipment will be in the plenum space above the circulation and the east side of the building accessed by removing ceiling tiles.

Stephen asked for picture rail to be included on every wall except the wall at the south end of the room.

Dominik continued through the documents and the committee had multiple comments from roof structure to wayfinding and bathroom signage, all systems (including solar panels) etc. Signage will be according to code.

Molly asked that the restroom signs not depict gendered people. They will be changed to indicate facilities available.

Jeff asked a question about noise from fans and air handlers. Dominik said the acoustical consultant is reviewing again and he will bring the question up with them.

A question was raised about how the cooling would function. Will it recirculate warmer air from higher in the rooms or will it just cool air in the people zone under nine feet.

Plumbing changes: A third restroom and a spigot at the north end of the building have been added. The water for the spigot at the north end will be run through the plenum space.

Jeff asked questions about bituminous damp proofing, rigid insulation on outside of building, the specs for the slate siding are lacking, thermal plastic roofing and the specified electrical breach detection system, is the steel fireproofing specified needed, trim less door frames, the spec for wood flooring must be removed, and the coiled wire gate which is the security gate between the lobby area and the mail body of the library.

CD will be complete in 4 weeks. Looking to get cost estimated back by this Friday. Will review with their cost estimator.

Dominik wants to have an in-person meeting with the full committee to review interior finishes and ad alternates, carpet choices etc.

Remembering to coordinate with commissioning agent. Dominik will coordinate with Neil about this.

Antonellis left the meeting 5 minutes early to tend to well drilling.

Respectfully submitted,

Mary Anne Antollis