

Minutes Sherborn Library Building Committee June 13, 2016

Present: Jim Kolb, Alexis Madison, Mark Brown, Chris Kenney, Richard Littlefield, Heather Willis, Adam Page, Libby Yon

Also Present: Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates), Richard Smith (Adams & Smith)

The meeting was called to order at 7:00 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the minutes of the May 16, 2016 meeting as amended.

2. BAA Construction Documents Phase Updates

a. Site issues

John Sayre-Scibona reported that a meeting was held on 6/1/16 with the town CM&D, police department, and Selectman to review the proposed storm water drainage system, fire protection storage tank, fire pump, and the emergency generator location. John also reported that the as-built information for the utilities around the police station site were found and distributed to the design team. John has connected Ed Wagner with CM&D with Green International Associates for further discussion.

Peter Byerly explained the decision to move the proposed underground water storage tank and fire pump to be placed near the existing underground water storage tank. The design team will investigate adding town hall to a new generator. This may require the need for a town warrant to approve the expanded scope and costs for the library project. Peter mentioned the building code allows a single generator to be shared between two buildings but BAA and their engineers would need review the location adjacent to town hall and current regulations. The fire pump replacement for Town Hall's fire protection system would also require re-engineering with the existing system.

Peter distributed and reviewed the attached memo dated 6/13/16 which outlines the site drainage and roof drainage options for the library project. The memo noted that systems located within 100' of the town well need to be storm water retention systems.

- Option 1 proposes installing a storm trap system with a smaller footprint than arch and crushed stone storage system. Although the system is more expensive and the police parking area will be impacted during construction, the engineering time is estimated at 1-1 1/2 weeks.
- Option 2 proposes the installation of a retention system at the Kostic site involving an above ground, three sided system permissible on sites with high ground water. This system is less

expensive but will require test pits, longer engineering design time, wetlands delineation, a better notifications, and a potential hearing and approval.

- Option 3 proposes expansion of the existing retention basin which requires analysis of the existing condition and documentation to confirm the existing basin expansion will accommodate the increased areas. This option will require longer engineering design time as to determine the capacity but this option is anticipated to be less expensive with reuse and expansion of the existing system. It may also need to be reviewed by the conservation commission as the proposed, expanded retention area is adjacent to the existing library septic fields.

b. Schedule Impacts

Peter mentioned that the project needs to be advertised 3 weeks ahead of the Planning Board meeting and requires document submission 2 weeks prior to the meeting for Planning Board review. The possibility of special session was discussed but Peter noted the engineering needs to be advanced before any meeting could occur.

The following were noted as the directions to the design team.

1. Complete a ground penetrating radar survey for confirmation of underground utility routing.
2. Review options with Building Inspector and Conservation Commission to identify issues with proposed options.
3. Provide pricing for the additional engineering for options 1, 2, and 3 for the storm drainage systems.

The Library Building Committee to meet on 6/21 at 6:30pm ahead of the scheduled Library Trustee meeting to review information and to make a recommendation to the Trustee's for their approval for the site development.

3. Interior Design Updates

Adam Page and Alexis Madison explained that the interiors group have met with Stefura and the Library staff and updated the list of furnishings estimated for the project. They presented the summary budget for 3-options; the full furnishing list, a reduced furnishing list with the re-use of shelving, and the preferred option which further reduced costs including deferred end panels and metal trim. John explained that the furnishings package can include alternates and added scope if the bids come in favorably. Adam and Alexis to forward the updated furnishings lists to the LBC for their review.

Images of the preliminary furniture selections were shared and discussed. Adam mentioned the furniture layouts are preliminary and further development is underway. Location of furnishings for power connections was requested so the engineers could include the outlet locations in their designs. Richard Smith explained the routing for power through the existing structural slab will be a challenge and the selection of type of tables will determine how power will be incorporated.

Signage for the code required room identification and wayfinding was discussed as being part of BAA's construction documents package. Additional graphics for donor identification, library branding, and other special signs needs design input from a specialty consultant.

The teen lounge in the mezzanine, group work space, and tech/maker space in the enclosed room was discussed and issue of acoustics in the open area was raised.

4. Sherborn Community Center Updates

Libby Yon reported that the subcommittee met and are developing a master plan for the temporary move to the Community Center. First steps involves identification of existing furnishings that need to be designated and processed as surplus, storage items that belong to Friends , garden club, etc., and leftover stored materials. Libby reported that CMD could provide dumpsters for discarded items but labor for the task needs to be identified.

A dedicated space for storage of materials belonging to the Friends in the renovated library was requested.

5. LBC Meeting Dates

The next scheduled meetings of the LBC are 6/21 (recommendation to Trustees for site development options), July 11th, and August 8th, September 12th .

It was moved, seconded and voted to adjourn the meeting at 9:10 pm.

Respectfully submitted,

Chris Kenney