

Sherborn Library Building Committee
Minutes
March 3, 2016

Present: Jim Kolb, Mark Brown, Roger Demler, Richard Littlefield, Adam Page, Libby Yon, Alexis Madison. Chris Kenney

Also Present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates), Richard Smith (Adams & Smith) Ken Adams (Sherborn Community Center Foundation) Sean Kileen, (Sherborn Town Selectman)

The meeting was called to order at 6:30 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the minutes of the February 11, 2016 meeting.

2. BAA Schematic Design Presentation:

A. Cost Estimate

Peter Byerly distributed design sets, budget, and estimate comparison showing delta from December 17th and March 1st budgets. Soft copies are on Dropbox.

* Action Item: BAA to add specifications document to Dropbox.

* Action Item: John Sayre-Scibona will share Dropbox link with LBC members.

B. DTI Budget update

John distributed updated project budget. Budget was considered for review and it was noted that project is still on track and formal budget will be reported at next LBC meeting on March 14, 2016.

* Action Item: Committee members to review budget prior to next meeting.

Discussed a change in the plan for fixing skylight issues. Replacement will be higher cost, but reduces risk of future expenses from retrofitting the existing system with new glazing.

Peter Byerly noted that it is normal and expected that there will be discrepancies between the design and estimate documents, and committee is encouraged to identify and point these out as it aids in the reconciliation process.

* Motion: The LBC recommends that Trustees vote to release architects and engineers to continue into design development based on the design and estimate dated March 3 2016, with the understanding that any findings of the review will be considered for incorporation. Motion was moved, seconded and approved unanimously.

3. Fire Protection

The current proposal is to leverage the existing water tank currently in place for other town buildings.

BAA expects the approval process for a misting system to be burdensome and time consuming and not worth the minimal savings expected; design and examples of successful implementation would be needed to gain Fire Chief support for subsequent approvals. LBC members requested a ballpark cost estimate to be able to validate the decision to forego a misting system.

* Action Item: Peter Byerly to provide LBC with a ballpark savings expected from a misting system.

4. Septic consideration

Discussion held on proper budget line to account for recent and upcoming septic work. It was stated that the town agent recommended proceeding now that funds have been made available.

Roger Demler suggested considering rerouting septic to come out from the library foundation rather than running down the road so parking designs can remove the manhole cover currently there. Peter Byerly recommended a site walkthrough to address this and related issues.

5. LEED Checklist

Peter distributed LEED checklist update containing changes since last time to incorporate design, which suggest that there is a chance of achieving LEED silver certification. Changes will continue to be tracked on the checklist. The LEED certification applies to the addition only.

6. Sherborn community center

Mary Moore stated that today (March 3rd 2016) was the due date for the transitional library space RFP with the Community Center, and that the process is on track based on recent discussions with Chris Decker, Community Center President.

4. Other Business

A. Sherborn Selectman Sean Kileen asked for a description of the fire suppression system design. Peter Byerly described the system and stated that while a misting system option was examined for due diligence, the current plan is to pursue full NFPA 13 code compliant install in both the addition and existing structure, and to locate the standalone storage tank next to existing tanks. Sean explained that all plans for existing system tanks and plumbing are available.

B. Sean Kileen also asked for description of the generator. Peter Byerly explained that the base bid includes generator support for fire pumps, and separate from that that there is an add alternate for an additional generator to allow the entire building to function as a refuge during emergencies.

B. John Sayre-Scibona spoke with Eversource and the Weidt Group to find cost savings incentives. Eversource has a program that may pay BAA for charrette and energy model. John will continue to investigate the process for achieving these and other incentives that can return funds to the project, and other benefits such as forecasting energy consumption after the new building is completed.

5. LBC Meeting Dates

The next scheduled meeting of the LBC is March 14 at the Sherborn Police Station.

It was moved, seconded and voted to adjourn the meeting at 7:30 pm.

Respectfully submitted,

Adam Page