

Minutes Sherborn Library Building Committee (LBC)
November 2, 2015

Present: Richard Littlefield, Roger Demler, Mark Brown, Libby Yon, Adam Page, Heather Willis, Alexis Madison

Also Present: Chris Kenney, Elizabeth Johnston, Mary Moore, Stacey Brandon, Jim Murphy, Jennifer, Christine Cooney, John Sayre-Scibona, Peter Byerly, Richard Smith

1) Presentations of the MBLC Grant Schematics

- 3 objectives
 1. revision of proper program housing
 2. children's area
 3. Building systems and fabric of building – 45 years old building needs to be brought up to code and compliance
(adult services, meeting space, staff space)

Careful consideration was taken in choosing the best location for the addition; building on the grade and rock ledge was advantageous and would preserve the beech tree on the opposite side of the building.

Children's area addition

Requires some changes to current circulation space.

New meeting room can be closed off for after hour use which is not the case today.

Stacey brought up that in initial phases there were feasibility studies done looking at trying to add light and doorways to existing basement floor space and there was no possibility.

The question was raised as to how much of the ledge needs to be removed for the addition to be built and if there are there any radon concerns. No, there is no great concern regarding radon as long as you plan accordingly in the beginning it can be dealt with. Ledge – there will be 4-5 'removed down into the ledge. There will be significant pieces of the ledge left that will help integrate the new addition into the natural landscape.

The question was raised if there was thought to using different materials to try and differentiate the addition from the original building. There are ideas for using a metal panel wall for the proposed tree house that is front facing on the building. Consideration is being given for a green roof on one side of the addition and a change to the roofing material used on the addition's sloped roof from the clay tile on the existing roof. The Preservation Commission was approached with the design and their thought was to try and keep with the original look and feel. It was presented by Beacon that they would like to try and carry over the architectural

style of limiting the visual barriers of the inside and outside which was a design point of view in the seventies when the building was built.

The question was raised about designing a flat roof on the Sanger Street side (current schematic design) vs an a-symmetrical sloping roof on both sides. Both would be considered.

The question was raised about solar on the south facing roof of the children's area. This would be looked into, but trees may block the sun from hitting the roof for optimal effectiveness.

Discussion around the process going forward- discuss cost estimate by bringing together LBC and Trustees to review Fogarty's new cost estimate due on November 13. Beacon, the LBC and OPM need to review and reconcile the new estimate prior to finalizing and sharing with the Trustees. Once the estimate is reviewed and finalized, the architects could then move into Design Development phase.

2) Preliminary Budget Update

Fogarty provided a rough update of the project budget as requested. The estimated budget now is forecasting at \$8,486,386 vs the original of \$7,479,436 mostly due to a 15% escalation to Spring 2016. Fogarty is going to provide a new estimate based on current market conditions and projecting to 2016, when construction will commence. The new estimate will help alert us to where the big jumps in escalation are and will continue to be so the project team can assess how to cut costs.

A discussion ensued on value engineering- evaluating the benefits of the cost reduction vs the long-term benefits. Cut scope (for example, not change existing basement other than mechanical updates), look at different options for systems within the building and treat different spaces in different ways, materials- siding and roof. What we save now could be an expense to the town later so must take into the account.

Will LEED certification increase the cost of the project? Yes, it will add to the initial construction cost. MBLC provides additional funding to projects that attain LEED certification.

Trustees building sub-committee will meet prior to the coming together of two committees to discuss the revised estimate due on the November 13th. One week for Beacon and John Sayre-Scibona to review and vet the new estimate until November 20th.

It was agreed that Roger would approach Paul Saulnier, of Civilized Solutions, for a review of the current septic system. The LBC thought that Paul was in the best position for assessing the septic system. Mr. Saulnier is to figure out what needs to

be done before we go to the BoH with a plan. He will be directed to look at the files of both the library and the Town House as the two are probably connected to the same septic field - if not tank.

*Vote was taken to agree to allow the LBC to recommend to Trustees to move forward with approving expenditures of \$5k maximum on time sensitive budgeted projects/items. It is asked that Jim have the authority to pass the motion to Chris and Chris, on behalf of the Trustees, to award expense and authorize moving forward with the expenditure up to \$5K - Unanimously approved. This vote will be taken to the Trustees for their vote in their next meeting.

Unanimous vote to adjourn the meeting at 9:30pm.