

Town of Erving Library Building Committee

4/26/2018 6:30 PM

Held at the Erving Town Hall

In Attendance & Call to Order

Co-Chair Jacquie Boyden, Marcia Bernard, Library Director Barbara Friedman, Becky Hubbard, Rupert Roy-Clark, Deb Smith and Charlie Zilinski

Also in attendance Dan Pallotta of P3, Phil O'Brien of Johnson & Roberts, Highway Foreman Glenn McCrory, Administrative Coordinator Bryan Smith and Fire Chief Phil Wonkka

The committee called to order at 6:33 pm at the Erving Town Hall

Approval of Minutes

04/12/18 – On a motion made by Rupert and seconded Becky by the 04/12/18 were approved unanimously as corrected.

Old Business – Demo of 34 Northfield Rd. Process/Cost/Timeline

Dan Pallotta updated the committee about the RFP's (Request For Proposals). The RFP's are for abatement and demolition are done. They will be published next week including in the central register the week of May 9th. Bids are expected to come back around May 19th.

Old Business – Johnson Roberts Contracts

P3's contract needed 2 small changes. Those were made tonight and the contracts were signed by Dan Pallotta and Bryan Smith. Johnson & Roberts contract still being worked on.

Old Business – Design Development

Phil O'Brien updated the committee as to the design development. Structural, HVAC, Electrical & Plumbing engineers are reviewing plan and designing the required systems. They will present at our next meeting. The HVAC engineer will do analysis of VRF system vs. other systems and will have this for our next meeting.

Larger areas where there is more glass are being looked at for best and most cost effective framing types. Rupert asked if the walls have been moved upward so the roof would be supported independently of the windows. Phil stated that is being looked at.

Lauren Stara from the MBLC had reviewed the plans and had a few suggestions. She felt a sink needed to be added to the Media browsing area. Becky supported the idea and stated that the way libraries are used is changing and coffee and drinks are often allowed. This would give patrons a place to discard liquids, instead of using a trash can. Deb stated she feels the sink is out of place and not needed in that area. Glenn also voiced concern about having a sink and allowing food and drink throughout the entire building. Marcia and Becky liked the idea of the sink and recommended keeping it.

Lauren also recommended adding storage any & everywhere you can. Storage was added under some of the counter areas.

Phil O. recalled that when trying to do polygon/circular shape in Hadley that Ro & Laruen were against it. Jacquie stated that we have our grant money and if the committee votes for polygon then that should be honored. Barbara stated she showed the kids the teen room idea. They had concerns that only 2 computers on the work bar. Phil stated counter is only 6' and 3 would be a tight squeeze.

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Old Business – Design Development - Continued

Barbara talked with Lauren and cable. Barbara stated cable needed to be on exterior wall. Deb questioned why this was – Phil said it could go anywhere it's just a matter of where we want it. It's a matter of running the cable for the drop. Library is going to be a peg access point.

Phil O. stated the type of windows are still being decided. Other design aspect being considered is post and beam construction. Dan feels it would be more difficult to build and he would recommend steel. While steel may cost more upfront there could be savings on construction due to ease. Phil O. stated that the connections are the same across the whole structure so once one is built/figured out the rest should go easily. Deb stated she thinks wood would be more aesthetically pleasing and soften the modern look of the building.

Dan recommending having built in ladders for the spaces where the drop ceilings are going to go. Easier for maintenance staff to do work. Jacquie asked what the next steps would be: to meet with engineers, mechanical and electrical, plumbing and fire protection experts. Barbara voiced concern about sprinkler system and fear of it freezing. She wants to make sure the system is laid out correctly so this doesn't happen. Dan explained that in cold areas dry heads would be used. Deb asked for an explanation as to what a dry head was. Phil W. explained.

Jacquie let Phil O. and Dan know that we want to stay away from any proprietary systems in the building. Rupert pointed out that a lot of control systems have proprietary components and if we require all components to be nonproprietary we could end up with out dated systems from the get go. We need to be cautious in how we proceed.

Old Business – Meeting with Athol Librarian & Athol Library Tour

Will be happening on May 22 at 6:30pm at Athol Public Library.

Old Business – Donations of Shelves

Barbara updated the committee as to the shelving in Webster. Webster has approx. 1000 linear feet and we need approx. 850 linear feet. Barbara estimates approximately \$10k in savings. Spoke with movers that are working with Webster, they can also store if needed. Barbara does not have figures for storage with the moving company. Deb asked if we have to commit to storage with this company at time of accepting donation. Barbara said no, we are only committing to taking them. On a motion made by Deb and seconded by Marcia the building committee voted unanimously to accept the donation of the approximate 1100 linear foot of 7' tall shelving. Barbara will get estimate from the moving company as to costs for dismantling, storage, moving to Erving, and then reassembly in the new library.

Old Business – Solar

Phil Wonka was asked to give input on the solar array. He stated that ground systems are much safer. Roof systems can't be completely shut off. Even when the disconnect is thrown there is still power in roof systems. Dan asked Phil W. if the disconnect for a roof system was on the exterior of the building if he would be ok with that, Phil W said yes.

Glenn McCrory voice concern about maintenance of a roof system. Who will clean it off in winter? He was also concerned about the penetrations to the roof and possible leaks. Rupert pointed out that a standing seam metal roof doesn't require penetration to roofing structure. Glenn said that come Feb 1 municipalities in MA will have to follow OSHA regulations. This means that highway dept. can't go up on roof to clear panels of snow. Rupert stated that he has 25 panels on his home and approx. same pitch roof and the snow clears itself.

Phil O stated slight changes to roof would be needed. Structural support will be needing to support the weight of panels and to structure for wind. Ground mounted is more expensive, but we have more space for additional panels. Deb stated she thought solar was for generation and committee wanted most bang for our buck. Thought that was why we were

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going for ground over roof system. Barbara stated that solar is a feel-good thing and helps to reduce that carbon foot print for the town. Deb said that the cost vs return needs to be considered because there is a finite amount of money and if solar is too costly that money could be used elsewhere. Jacquie stated the committee needs to see the cost vs return for both systems before a decision can be made.

New Business – Safety – Deb Williams OSHA Inspector

MIIA Muni insurance Deb Williams could come to look at the building plans and make suggestions for safety and security. Rupert felt having her come in September was too late in the process, plans would be firm by then and we might be able to incorporate her recommendations easily if she could come sooner. Barbara will look into having her come sooner.

New Business – Generator

Barbara stated she spoke to Scott about generator and asked if it could be included in capital planning budget. Charlie said if generator kicks on within 10 seconds don't need to have emergency lights etc.

New Business – Director Friedman's Meeting with Lauren Stara

See Design Development.

New Business – Future Meeting Dates – Need to Change May's Meetings

Dates changed to May 17th and 31st.

New Business – Other/Not Anticipated

Rupert – Trustees are looking at subcommittee for fundraising and would like to see if they could get support from Dan & Phil for brochures and flyers. Committee felt this was a good idea.

Becky – Called Parish Sheppard at the Franklin County House of Corrections Print Shop about banner. Cost is \$2.50 per foot 30" Wide by 10' cost will be approximately \$25. "Erving Public Library Coming 2020" On a motion made by Deb and Seconded by Rupert the committee unanimously agreed to move forward with obtaining the banner.

Next Meeting Dates & Adjournment

May 17th @ 6:00pm & May 31st at 6:30pm held at the Erving Town Hall

On a motion made by Rupert and seconded by Deb the Library Building Committee voted unanimously to adjourn at 8:55 pm.

Respectfully Submitted By

Debra L. Smith