

Town of Erving Library Building Committee

9/18/2018 6:30 PM Held at the Erving Town Hall

In Attendance & Call to Order

Co-Chairs Jacquie Boyden and Sara Campbell. Marcia Bernard, Becky Hubbard, Deb Smith and Charlie Zilinski. Library Director Barbara Friedman joined the committee via phone. Also, in attendance Phil O'Brien with Johnson and Roberts.

The committee called to order at 6:36 pm at the Erving Town Hall

Approval of Minutes

Minutes of 08/08/18, 08/22/18 and 08/30/18 passed over until next meeting.

Old Business – Design Development – Meeting Dates Water Commissioners & Planning Board

Jacquie updated the committee that the official rejection letter from FCCIP should be received by 9/19. P3 will then need to submit the special permit application asap. She is hoping the joint meeting with water commissioners and planning board could be held 10/9 or 10/11.

Old Business – Update on Conservation Commission Meeting

Sara attended the Con Com meeting. They seem amenable to issuing a negative determination with conditions. Site walk will be on 9/24 at 11am.

Old Business – Design Development – Full Design Review

Phil and the committee reviewed the 75% plans. The following items were discussed -

- There is a fire hydrant on the site. Jacquie questioned if one was needed as the Senior/Community center has one. She also questioned if Chief Wonkka had been notified of the additional hydrant and if it was within the building code to have one? Phil will look into and see if it's necessary to have one.
- Parking Spaces – plans still show too many. Should only be 20 spaces at 9' x 18'. The drive aisle will be 24'. Phil will update.
- The small infiltration system had been eliminated and the retention pond in the front created.
- Landscaping has been removed. This could be considered as an alternate.
- Deb asked if the roof was designed for possible solar? Phil stated the roofing system is very robust and shouldn't have any issues. Barbara asked how far up the roof does ice/water shield go? Phil said it goes up 4' on the roof.
- Charlie asked if code would allow the fire strobe to be moved to ceiling? It could take up less wall space this way. Phil will look into
- Window style – would prefer them to be double hung, they appear to be casement. Phil will double check.
- Sara pointed out the gravel drip edge around the building seemed to be large, approximately 3' of stone. Could Phil look into and see if that's necessary and to confirm it won't interfere with foundation in those areas.
- Jacquie asked why the walk off mat wasn't on the plans. Phil explained it had not been valued engineered yet and he'd look into. The committee discussed and agreed the walk off mat needs to be included.
- Jacquie asked if it is a requirement to have soap dispenser? Phil said no and the committee agreed to remove them. We also decide on paper towels instead of hot air blowers. Deb asked if the toilets could have obvious

buttons/lever for flushing should the auto function not flush properly. Both Barbara and Marcia expressed that the bathroom fixtures should be auto style fixtures. Jacquie expressed concern over cost and maintenance of auto fixtures she would like to see cost comparisons of auto fixtures vs standard.

- Barbara – confirmed that all plumbing is in the ceiling. Phil said yes, this way a leak can be detected easier. Leaks in slab can often go undetected for long time periods.
- Jacquie wants to make sure doors have handicap buttons for opening.
- Doors with FOBS should be – vestibule door and main library door. Boxes for cameras will be installed but no work boxes for intrusion alarms. Jacquie 2 cameras need to be on the RT63 side of the building. Move patio camera to the adult collection patio corner.
- Page T2.0 #5 Charlie would like the patch panels to be unloaded panels instead of loaded. Unloaded patch panels can have their jacks changed as technology becomes outdated and are easier to install. They can also be unshielded as well for cost savings.
- Page T2.0 #4 – no cross connected telephone lines, building will be VOIP
- Jacquie – does meeting room show the Public access point (PEG Access Point) – doesn't appear to show so Phil will look into. Cable company will run the line we just need the access point.
- Mechanical and Electrical is currently being value engineered so there might be updates to these plans.

The following is copied from a handout from Garcia Galuska and Desousa, it is their suggested value engineering – (committee comments/decision in italics)

- Eliminate daylight dimming where not required by energy code (rooms less the 150w) - \$4000 Value – *Phil this effects LEED and should remain. Committee agrees.*
- Eliminate local sound system in meeting room and provide provisions only. Owner to provide a/v equip - \$10,000 value – Part of Alternate. – *Committee agrees.*
- Replace TVE/TVC specialty back boxes w/ standard boxes - \$3000 value – Part of Alternate. – *Committee agrees.*
- Eliminate interior CCTC cameras and install wiring only - \$4000 value – Part of Alternate. – *Committee agrees.*
- Eliminate exterior CCCTV cameras and install wiring only - \$6000 value Part of Alternate. – *Committee agrees.*
- Make all tel/data wiring non-plenum rated - \$4000 value – *Committee agrees.*
- Remove lightning protections - \$1196.00 value (Cost per 1st estimate) – Part of Alternate. – *Committee agrees.*
- Remove EV Charging Station - \$2695 value (cost per 1st estimate) Part of Alternate. – *Committee agrees.*
- Eliminate 5 floor boxes - \$10,000 value – see plan, some can be part of alt – *Committee Decided that the STEM Room will have three 4 gang outlets for a total of 12 individual plugs. Three floor boxes in the stem room and 2 floor boxes in the children's room eliminated. Charlie also asked that the boxes have screw driver open style with gasket to protect from water/spills/debris.*
- Reduce data drops (20) (reduction from 2 to one in office spaces, remove data in floor outlets. \$4000 value – *Committee agreed*
- Aluminum conductors for secondary service and feeders over 100 Amperes. \$15K value – *Committee Agreed*
- Use low energy cable for fire alarm - \$7500K Value – *Committee Agreed*
- VE Lighting fixtures - \$15952 Value – Part of Alternate. – *Committee agrees.*
- Revert to wall VRF units per install design in lieu of current design to eliminate significant exposed ductwork. (Affected rooms are adult, teen, media browse, children, STEM/Craft) Deduct: Ductwork and associated insulation, dampers and RGD's \$35K. Add: cost of under-floor 6" PVC conduit to run piping concealed to far unit in Adult & Children room \$4000.) \$29,000 Value – *Committee agrees.*

- Remove building management system that now supervises the VRF control system and controls the unit heaters and radiant panels. Deduct \$45K. Add: independent controls for 4 heaters & radiant panels, standalone control for ERV units and time clock control for exhaust fans and interconnecting control wiring for VRF \$25K. Value \$20,000 – *Committee agrees.*
- Allow use of pre-insulate Yoga piping in lieu of copper for refrigerant. Provides installation labor cost savings. Value \$3000 - *Committee agrees.*
- Eliminate VRF to hot water supplemental heating system and change to supplemental electric radiant heating including: Replace 4 heat/cooling via unit heaters and radiant panels with heating only electric: in meeting/storage room, vestibule, mechanical room. Deduct includes: VRF heat exchangers + water + piping + pump + expansion tanks and add included electric unit heaters and wiring. \$44,000 Value – *Maybe depending on how it affects building power consumption. Charlie – should these panels have fans ie, forced air to force the air to the floor? Phil these panels should be fine in these areas.*
- Utilize pro-press fittings for plumbing system. Value \$2000 - *Committee says No.*

Old Business – Shelving Cost Estimate

Barbara updated the committee that she had heard from John Woodbury of Webster. He said we would be charged the cost to disassemble and move shelving from the auditorium to stage, approximately \$1900. Then a monthly storage fee. Barbara stated that the moving and storage costs will be around \$3000.

Old Business – Mediation Meeting Date

Kathy was unavailable for a meeting on Sept 6th. Jacquie will talk to Bryan about new dates. Deb asked if she could ask Bryan to forward dates to the committee and we could each respond to him as to what dates worked for us. This way a meeting could hopefully be scheduled before Kathy's available dates fill up. Jacquie said she would ask Bryan to email the committee.

New Business – Discussion of Sub Committees

Marcia updated the committee on the FFE meeting with Barbara. They looked through catalogs and selected some options they'd like to present to the committee. Barbara is going to the expo for state contracts on Friday. She'll take pictures and show them along with the slide show from Lauren on the 27th.

New Business – Alternates

Phil and the committee discussed what items should be chosen as alternates. Deb expressed concern over the generator being an alternate. She understands that Barbara was told by the board of selectmen during the feasibility stage a generator wasn't necessary and due to that wasn't included in the grant application. However, since the feasibility stage the need for one has been pointed out to the committee and Deb feels it should remain in the plans and not be an alternate. The committee agreed that because it wasn't included in the grant application keeping the generator alternate made sense. Jacquie stated it will be Alternate #1 and would be done if there are available funds. Alternate #2 will be the electrical changes from the GGD suggested value engineering. Alternate #3 will be landscaping and Alternate #4 will be the cameras/security from the GGD suggested value engineering.

Jacquie asked when the new cost estimates will be done. Phil explained that he, Dan and Rob will have to make all the changes we did tonight and produce a new estimate.

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New Business – Staking out the building

Sara asked if anyone could help stake out the library building like what we did last spring for the conservation commission walk through on Monday. Jacquie, Charlie, Becky and Sara will meet on Sunday at Noon at building site.

New Business – Not Anticipated

Need date from Rob as to when the plans will be 100% so they can be reviewed by the BOS and we can have our joint meeting with BOS, Trustees and us.

New Business – Future Meeting Dates

Sept 27 @ 6:30 pm - Committee only - Begin looking/choosing furniture, theme's, etc.

Oct 9th or 11th Meeting with Water Commissioners & Planning Board for Special Permit Hearings

October 16 @ 6:30 pm - OPM & J&R attendance if needed. Discussion topics include Grand Opening planning, Continuation of Furniture Choosing.

October 25 @ 6:30 pm - OPM & J&R attendance if needed. Discussion topics TBD

Nov 13 @ 6:30 pm - OPM & J&R attendance if needed. Discussion topics TBD

Next Meeting Dates & Adjournment

On a motion made by Becky and seconded by Deb the Library Building Committee voted unanimously to adjourn at 9:54 pm.

Respectfully Submitted By

Debra L. Smith