

Building Design Committee

June 14, 2010

8:30 am

A meeting of the Library Building Design Committee was held on the above date in the children's room of the Edgartown Free Public Library.

Members Present: A. Tyra, L. Mercier, C. Watt, M. Fearey, C. Scott (chair), M. Donaroma, R. Knight

Public Attendees: F. Cheney (library director), Ned Southworth, Janet Aldeborgh, Courtney Brady

Meeting called to order at 8:34 a.m.

M. Fearey requested that a copy of the minutes be sent to Edgartown's Financial Advisory Committee, care of Gail Avakian, as well as to the Building Design Committee members. R. Knight moved to approve the minutes of May 17 and May 20, 2010. M. Fearey seconded. The motion passed unanimously.

Review/critique of visits to Chilmark, Oak Bluffs, and Mashpee libraries

C. Scott distributed a handout listing what he saw as the areas of focus for a library building design. It was not meant to be detailed but rather to provide an outline of a library's basic needs.

R. Knight noted that he thought Mashpee's interior design would quickly become out-of-date.

Everyone agreed that the ease of changing light bulbs was an important factor in choosing light fixtures. Also, the ceilings should not be so high that the staff is unable to change the light bulbs. Each of the libraries the committee visited seemed to have a wide range of lighting fixtures, potentially requiring different style of light bulbs, which seemed inefficient. The daylight sensitive light fixtures in Mashpee seemed to be a good idea.

Both Oak Bluffs and Mashpee had HVAC problems. The type of HVAC system in Mashpee seemed worth investigating for the Edgartown project.

L. Mercier thought that the ceilings in the Mashpee events/meeting room were too high, and that the second floor ceilings were too high as well. The separate entrance for the meeting rooms was generally favored. Entry doors were preferred to a metal gate to separate the meeting room from the main library for after hours access.

It seemed wasteful to designate an entire conference room solely to trustee use in the manner that Oak Bluffs had done. It was clarified that this meeting room also houses the local history collection.

The general consensus was that the new Edgartown library building should include a meeting room for programs/events, but that it should not include an additional room dedicated to town government meetings. C. Brady (public comment) reminded the Committee that meeting rooms are often used by groups such as book clubs, girl scouts, etc, and that there is no such space available in Edgartown at this time.

Concern was expressed about the quality of the Oak Bluffs library construction. The Mashpee Library appeared more solid in general building construction but less so in interior design. The Oak Bluffs library had solid feeling (oak) interiors.

The Mashpee library was a massive looking building. If the Edgartown Library is a 20,000 square foot building will it look as immense?

A.Tyra updated the Committee on her progress with staff regarding the Building Program. She discussed the worksheets that she and F. Cheney had compiled to estimate square footage. According to Wisconsin standards, the current library should be housed in a 10,344 sq ft facility to meet the criteria for an "enhanced" library with a service population of 4,000 people.

To determine the square footage required for a new building, A.Tyra used a weighted average population (between seasonal and year round) of 6,225 people. For an enhanced building, the design would need to be 20,720 square feet.

A. Tyra will give copies of the Wisconsin worksheets to committee members at or before the next meeting. The worksheets will present square footage estimates to meet basic, enhanced, and excellent standards.

C.Watt expressed concern about the Committee meeting the impending grant deadline. He also suggested that the Committee hire an engineer soon to report on the old school. M.Fearey agreed with C. Watt in that the Committee needed to focus and move quickly in order to meet the state's deadline.

The Committee will need to consider both the school site and the library site. An Owner's Project Manager (OPM) should be able to arrange the necessary engineering work quickly. It was agreed that completing the Building Program and hiring an OPM must be done as quickly as possible. The architect will need to be hired soon after. When the Building Program is completed it may be submitted to the MBLC at any time between now and October 2010.

The Committee agreed to postpone the Monday, June 21 meeting until Tuesday, June 22 at 8:30 a.m. The selectmen will open the RFQs on Monday, June 21 at 4 p.m.

C. Scott will look into what's required for an OPM contract. F. Cheney will give C. Scott a copy of the architect's contract from the previous plan.

When asked about the possibility of tearing down the old school, M. Donaroma stated that it would be better to keep it to preserve the building's history and charm.

L. Mercier asked for clarification on the mission of this Committee. He also expressed concern that the Committee's work would be for naught if the Library Board of Trustees did not support the Committee's recommendation. As a Library Trustee, A. Tyra is responsible for reporting back to the Library Board about this Committee's activities. All agreed that the two groups should work together to ensure the success of this project.

The question came up again regarding whether or not the Carnegie would be used in the new design. M. Donaroma stated that he spoke to this at the Annual Town Meeting (2010), and that he assured the voters that the Carnegie would be used. A. Tyra spoke to the possibility of using the Carnegie as a seasonal library to fill the needs of our summer community. She stated that other town departments could use the library as well. The Technology department might have an office in the building from which to base their services. The Council on Aging offers more programs during the off season than in the summer. They could use the building when the library did not need the space. A. Tyra said that she has proposed this idea to people outside the committee, and that they have supported this as a good solution for the Carnegie space.

Suggested agenda items for the next meeting: to discuss Owner Project Manager proposals; to make a plan for the OPM hiring process; to review the *Space Needs Worksheets* that A. Tyra and F. Cheney will distribute; and to determine the next step towards hiring an architect for this project.

PUBLIC COMMENTS

C. Brady asked "who will do the actual hiring of the OPM?" Answer: the town in some form (selectmen and/or library trustees).

C. Brady noted that the townspeople (voters) supported the previous library plan, of which one third of the mass was below ground.

R. Knight moved to adjourn the meeting. C. Scott seconded the motion which carried unanimously.

The meeting adjourned at approximately 9:45.

Respectfully submitted by,

Approved:

Felicia Cheney

Chris Scott, Chairman