

Library Building and Selection Committee
October 28, 2015
Minutes

Attendance:

Committee Members: Lee Ann Amend, Bob Atwood, Mitch Blaustein, Bob Levin, David Slater, Cheryl Weinstein
OPM - John Sayre-Scibona
Architect - Drayton Fair, Jonathan Taylor

The meeting was called to order at 6:00 p.m. by Cheryl.

MOTION: Mitch moved and David seconded a motion to approve the minutes of the September 30, 2015. The motion passed unanimously.

Architect's Contract update:

Drayton and Cindy Amarra finalized the contract. Lee Ann needs 3 copies of the contract. Bob A wants to ensure that LLB understands what our priorities are and that we understand where the money is being spent. LLB hasn't had a chance to work on that yet. Will do so for next time.

MOTION: Mitch moved and David seconded a motion to sign the architect contract. The motion passed unanimously.

Alternate site discussion

It isn't a bad option if acquire property. Using old building plus a one story building plus parking area. Doesn't work if don't get another portion of the adjoining property won't have enough parking.

Existing Site Discussion

LLB needs to take measurements, etc at the library in the next couple of weeks to make sure the measurements are accurate.

LLB has translated our building program document and put it into their space translation document. Next step is to go over this with Lee Ann. The building program space requirements don't always go with the requirements space of what is identified to be in it. Net increase 2000+ sq ft. - 3330 sq ft larger than the original.

Designs assume variances so they go right out to the sidewalk or property line on all sides. Bob L. suggested a sub basement for mechanical systems. Need to check if septic system can accommodate the increased building size. Lee Ann will look into that.

Shared parking - would like to have the church identify some of the parking as library parking. We can also look at parking of historical society building. MBLC consultant said that if the town has a parking regulation in effect that specifies number of parking spots than they would adhere to that. MBLC reg is 1 parking spot per 400 sq ft.

LEED score card:: Certification requires 40 points. LLB already came up with approximately 58 points for LEED silver. Very quick look. John suggested automatic shades at night so there is no light spillage (would get more points.) Gold is 60-79 points. 40 gets you cash from MBLC more points doesn't get you much more.

Next LBSC Meeting Dates

November 18, 2015 6:00

December 9 6:00

MOTION: Cheryl moved and David seconded a motion to adjourn at 7:55. Motion passed unanimously.

Action Items:

LLB: Next meeting demonstrate how we will know where our money is being spent.

LLB: Take measurements in the next couple of weeks.

Lee Ann: Look into septic system.

Cheryl: Get a copy of the deed from the 64 Main Street property.

Lee Ann: Set up a meeting with Fred to discuss the purchase of the Main Street property.

Respectfully submitted,

Cheryl Weinstein