

Minutes of the Davis Library Addition Committee 7-12-13

Submitted by stoddard on Thu, 07/25/2013 - 8:47am.

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Attending:

Karen Van Kuren (Chair), Pat Bassett, Ken Henninger , Don Healy (Secretary), Lauren Rettig, (Pat Bassett is a member of the committee but was unable to attend.)

Purpose:

Karen Van Kuren explained that the purpose of the committee is to develop a plan for an addition to the current library (including a thorough budget estimate) that would be presented to the Selectmen next April with the goal of getting a warrant to fund the project on the agenda for the next Town Meeting in May of 2014.

After a brief review of an existing property survey and a hand drawn plan of the existing library (which was constructed in 1949 and contains 630 sq. ft.), the committee went outside to assess the current structure and the likely expansion area at the rear of the building. Ken emphasized the importance of not adding another roof line. The new addition should have a roof line similar to the existing extension off the main building (the extension roof runs perpendicular to the main roof.)

The possibilities for an addition discussed while viewing the building from the outside included:

1. Simply fill in the 9' section to the right of the existing extension for a restroom.
2. Tearing down the existing extension and building a new extension the full width of the library but much deeper.
3. Tearing down the entire library and building a new 1,200 sq. ft. structure (that might be cheaper than retrofitting the old building to meet new codes and fitting on an extension.)
4. Using a "modular building" for the addition, which may be cheaper than building from scratch.
5. Any extension should include a screened porch and an outdoor patio.
6. The extension should be on a poured concrete slab, which might also facilitate a radiant heating system (though this might not be best for a building that is not occupied for extended periods of time due to the long cycle times required for radiant heat.)

The committee regrouped inside the library to continue the discussion and reviewed two prior proposals: 1) a "Stoddard Capital Facilities Worksheet" dating from _____(?) that outlined the parameters of an entirely new 3,000 square foot library to be built adjacent to other planned community buildings; and 2) a "Draft Scope of Work for Architect" for the renovation and addition to the current library prepared in 2009. The latter document was submitted to several architects and two proposals were submitted. One from Michal & Weller Architects for \$5,500 and one from _____(??) Architects for \$5,000. These proposals were to develop two plans: 1) a 600 sq. ft. addition to the existing library, and 2) designing a completely new 1,200 sq. ft. facility.

While the current building is not really historic (it was built in 1949), it is beloved by most users as a cozy and peaceful refuge. Consequently, the committee ruled out the option of tearing down the existing structure (even if it proved a more economical solution) because of the disharmony such an approach would generate. Discussion then turned to the features to be included in the new addition and the most cost-effective method to develop a design and budget. We also discussed needed

renovations to the existing library.

It was noted that it is hard to “design in a vacuum” – i.e., without some understanding of the funds likely to be available, we could be developing plans for a “Taj Mahal” only to find that we can only add on a single bathroom and nothing else. We agreed to proceed with outlining “desired” additions/renovations with a plan to explore with others in the Town the likely funding level before firming up the design parameters.

Desired Features for Addition:

- Handicap accessible unisex bathroom - the first priority. (Need to check if any state regulations mandate separate bathrooms in new public facilities)
- Well and septic system since none exist and both would be required to install a bathroom(s). (Ken believes Land Contractors conducted a perk test some years ago and did not find any problems with locating a septic system on the property)
- New heating system for the addition (and possibly serving the existing library although the system in place seems to work well)
- Expansion of book shelving and reading areas
- Screened porch and outdoor patio
- Possibly create a new common public and handicap entrance instead of two separate entrances

Desired Renovations of Existing Space:

- Replace existing windows with Thermopane windows – using windows that match the addition’s windows
- Insulate exterior walls and above ceiling
- Replace current water/mold stained panels with new ceiling
- Install new wall to wall commercial grade carpet
- Re-paint interior to blend with addition
- Widen door to current extension (or into new extension) to be ADA compliant
- Changing the office/closet space into one open space with a half wall to serve as both office and book-check in/out.
- New shelving at the current front door area if a new entrance is constructed.

Options to Prepare Plan/Budget:

- Retain an architect to develop a formal plan and budget estimate for the addition
- Consult with contractor's to obtain ideas for the addition and the possibility of a "design/build" approach
- Working with people in town who have architectural, engineering and construction experience, develop a rough plan and budget sufficient to generate the warrant request.

If the "Friends of the Davis Public Library" have the funds to hire an architect, we believe this would be the best approach for the following reasons:

- An architect will have the knowledge of federal (ADA in particular), state, and local codes to insure the addition is in compliance with all requirements.
- Be able to assess if a new addition will necessitate upgrades to the existing library (for example, a fire alarm system or ADA compliance issues.)
- Without the involvement of an architect, there would likely be no one with the knowledge and authority to insure a contractor is meeting all the design specifications when the addition is finally built.

Next Steps:

- Circulate minutes
- Find out from the Friends if sufficient funds are available to retain an architect
- Discuss with Friends and others the range of expenditure the voters would likely approve for a library addition
- Set a date for the next meeting of the committee

Respectfully submitted by:

Donall B. Healy, Secretary