

## **Community Facilities Committee – Library Expansion**

### **Meeting Notes**

Wednesday, December 12, 2012 , 6:30 PM, Wadleigh Library AV Room

**Present:**           **Committee Members:** Meghan Lydon, Chairperson; Malia Ohlson, Gil Archambault; Scott Cornett; Rod Watkins; Merv Newton; Joe O’Neil; Chris Costantino, Library Trustee; Michelle Sampson, Library Director; Bill Parker, Community Development Director

**Excused:**           Ann Mione

The meeting was convened by Meghan Lydon at 6:30 PM. M. Lydon brought up for discussion whether Wednesday evenings were still a good time to meet, and the consensus of the group was that Wednesdays were consistently the best evening for the majority. Gil Archambault then made a motion to appoint Scott Cornett as the chairman of the Building (Nuts and Bolts) subcommittee and the group unanimously agreed to this, with G. Archambault volunteering to be the vice-chair. G. Archambault further added that it was important for volunteers and committee officers to be properly acknowledged and titled in the annual Town Report.

Minutes: A motion was made G. Archambault to approve the Meeting Notes of November 14, 2012 as written. Seconded by Rod Watkins, all in favor.

Report from Nuts and Bolts: S. Cornett presented his computer-generated modeling relative to the existing Library structure and expansion potential. His research on available data and prior investigations point to the potential of excavating to the south of the existing structure as test borings indicated that refusal varies between 16’ and 20’ below grade. Because the existing structure was constructed as a slab on grade, he feels there is definite possibility to expand to the south, allow for at-grade access, and provide a lower level with 5500-6000 SF of additional space. The main level could provide 7000-7500 SF of additional space. The Library Trustees had an opportunity to see this modeling and were receptive. The next step would be to seek Dennis LaBombard’s thoughts on this from a structural engineering view. S. Cornett suggested that ‘underpinning’ the foundation could be feasible, adding additional space and that he would contact Ben Jaeger, professional engineer with Jennings Excavation for further input and preliminary cost estimating. S. Cornett stated that this type of addition, other than the expense of properly designing and constructing the foundation, is pretty standard construction.

B. Parker asked if the next step was to take this expansion concept and figure out space utilization based on the Library’s anticipated needs. M. Sampson stated that Manypenny would then be called in to figure out interior space and programming.

Discussion continued and the CFC was generally very positive about S. Cornett’s findings. A motion was made by Merv Newton to bring Ben Jaeger in as a volunteer, if willing, to assist the committee. M. Lydon seconded and all in favor. S. Cornett added that designing with below grade construction generally leads to lower operating costs, and in spite of the issue of lack of sunlight there would be some programming and operations that this will not be as much of an issue. J. O’Neil asked about geothermal and radiant

heat possibilities. M. Sampson brought up construction logistics and location of stacks and provision of services during construction. S. Cornett stated that construction would likely take 8-10 months, with the excavation 6-8 weeks.

M. Lydon stated that a next step appears to be working on a conceptual budget, and S. Cornett suggested the committee begin doing research and becoming acquainted with square footage construction costs, particularly steel construction vs. load bearing concrete, and a place to start was simply googling 'square foot construction costs'. M. Newton suggested seeking input from Kevin Drew and Steve Sareault, both who work as construction estimators. B. Parker will contact the two of them and see what he can find out.

Vision/Outreach: M. Lydon reported that their subcommittee had met with the Trustees and discussed outreach through such means as a media kit and approaching various stakeholder groups – economic development, educators, the workforce, community center proponents. Groups that were discussed include the Milford Improvement Team (MIT), the Souhegan Valley Boys and Girls Club, the Souhegan Valley Chamber of Commerce, Rotary, the Economic Development Advisory Committee, and others.

Scheduling: The committee then discussed scheduling, and that it would be good to at least create an informational piece informing the public of the work completed by the committee to date, and plant the seed that this project is being worked on. Concepts only would be explained without any costs proposed at this time. S. Cornett recommended that no costs be presented until Manypenny is involved. A possible 'charrette' (a session that encourages broad public input that leads to a design that has public support) was talked about for later in the spring. The charrette would also help identify public questions such as 'why not build all new?'

After much additional discussion, it was decided that the committee would develop conceptual budget numbers by middle-late January; then engage Manypenny and Dennis Labombard for further development of the plan. A public information session could then be scheduled later.

The time being 8:45 PM the meeting M. Lydon then adjourned the meeting.

Next meeting date, Wednesday, January 9, 2013 at the Library, AV Room, 6:30 PM.