George H. Stowell Library Trustee Meeting (w/LEC)
August 10, 2022
Cornish Town Office

SCHEMATIC DESIGN REVIEW MEETING

Attendees - Larry Dingee, Susan Chandler, Richard Scheuer, Laura Cousineau, Kathi Patterson, Caroline Storrs, Heidi Jaarsma, Stuart Hodgeman, Chirs Kennedy (MA+KE),, Evelyn Chambers (MA+KE)

Purpose: The purpose of this meeting was to review the schematic design package with the committee and receive feedback on the design.

**General:**

- The design intent was to keep the importance of the historical buildings; this is important for historic preservation, which can be critical when applying for grants.
- The set reviewed today is about the final schematic design set, which is about 25% to 30% of the whole project.
- The project can be phased if needed
    - This does increase the overall cost
- During construction, the Library could continue to be in use. MA+KE's best guess would be around 3 weeks the library would need to be closed. THIS NEEDS TO BE CONFIRMED WITH THE CONSTRUCTION MANAGER
- Lifts:
    - Less robust than an elevator but less expensive.
    - They are for low-use areas and should only be used when needed.
    - They are rated for a certain weight that is lower than an elevator and the librarian
    - Should pay attention to the number of books being loaded onto it.
- There is limited parking: 3 parallel spots in front of the library with one of the three being accessible and 4 spots across the street.
- Life Cycle Analysis:
    - It will be an analysis of costs associated with 20 years of use for the building. Specifically with the energy use cost.
        - For the energy use, we need to be using the same numbers as Banwell
    - Maintenance cost is also calculated. An example would be painting, reroofing, etc.
    - Another category included is sustainability resiliency.
        - This includes carbon footprint
        - MA+KE uses BEAM for calculations like this..
- The Life Cycle Analysis was not included in MA+KE's original proposal. MA+KE will review where we are in the budget and let the committee know what the fee for this exercise would be..

**First Floor: Existing Library:**

- The route from the addition to the 1st floor of the existing library may need to be widened. It is currently shown as utilizing the width of a single existing window (30 inches).
- Access to the attic would be a hatch that would require a ladder or a heavy-duty pull-down stair.
- The design intention is to retain all columns, crown molding and trim work that exists to preserve the historical character of the building.

**Historical Society:**

- The floor in the back is about 2" lower than the floor in the front. The floor needs to be raised.
- It is recommended that the interior doors between exhibit spaces be removed to allow for maximum accessibility.

**Basement:**

**General:**

- New sinks may need a pump, depending on the septic elevation.
- The second means of egress stair is recommended to be enclosed as currently shown in the design:
    - It could be open to the exterior, but then it would have to be kept clear of snow, and those often cause water issues in the building.
    - It would be a long-term maintenance concern if it were open to the elements.
    - The area of refuge in this stair meets all fire codes for accessible exit from the building in case of emergency. The person would wait in this area for the fire department to come and carry them up the stairs.
- We reviewed the windows in the basement that will need to be removed because of the addition. All the windows on the east side except the most northern one in the mechanical room will be removed and the window on the west side next to the new egress stair will have to be removed.
- The ceilings are low, they will end up being between 7' and 7'-3". Based on research done by MA+KE after this meeting according to the International Existing Building Code adopted by New Hampshire, 7 ft is the minimum allowable ceiling height in an existing building.
- The issue of moisture in the existing basement was raised. Prior to this meeting no mention was made of a moisture issue. Based on discussion during this meeting it appears that the concern is actually a dehumidification issue.
    - It is very likely this issue would be mitigated by the new mechanical system.
- MA+KE would recommend a thin vinyl for flooring in the basement. This would work best with any moisture from activities using the sink and be easy to clean.

**Mechanical/Electrical/Plumbing**:

- It is assumed that the historical society building would retain its existing mechanical system.
- MA+KE recommends using Heat pumps in the Library project to "future proof" it.
    - This will probably also require an air exchanger to bring fresh air into the building.
    - There are a few types of mini split units; in the ceiling, wall hung, floor consoles or above ceiling with ducts.
- An allowance will be in the pricing for any efficiency modifications we may want to do to the existing library.
    - Currently, there is R-19 batt insulation in the attic.
    - Any modifications will keep in mind the current building science including the fact that the building needs to breathe and that sometimes more harm than good can be done to old buildings where insulation is added.

**Next Steps**:

- Send MA+KE any requests for minor design changes by Monday 8/22.
- MA+KE will add basic dimensions to rooms on the plans.
- Each project will be presented to the town and one will be chosen to move forward with.
    - If this project is chosen the steps after will be:
        - Approve the budget
        - Design Development - where we refine the design to be the final product
        - Updated Cost Estimate
        - Final Construction Documents for Permitting and Final Pricing

- Laura will share with MA+KE the community input they have gathered.
- MA+KE has already reached out to Trumbull Nelson for a cost estimate. MA+KE will update the Committee TN cost and availability.
    - It was requested that the basement be its own number so that we can see how much that part will be.