

Cornish Library Exploratory Committee

School St
Cornish Flat, NH 03746

COMMITTEE PROGRAMMING REVIEW MEETING MINUTES

Attendees:

- Subcommittee: Larry Dingee, Susan Chandler, Richard Scheuer, Laura Cousineau, Kathi Patterson, Stephanie McAndrew, Dill Gallagher, Caroline Storrs
- Public Guests: Judith Kaufman, Tony Newton
- MA+KE: Chirs Kennedy, Evelyn Chambers

Location: On-site at the Library

Purpose: The purpose of this meeting was to have an open discussion about the committee's thoughts and wants out of the project and for them to tell MA+KE what they are looking to bring to the town.

General:

- MA+KE is starting over in the design process as the requirements and program has changed from the 2019 version.
 - The points that were requested in the 2019 version were:
 - ADA access to both buildings
 - At least one accessible bathroom to be shared by both buildings
 - A basic meeting room for 8 people.
- MA+KE asked for any thoughts on what is needed specifically for the Town of Cornish in this project, this is anything additional from what Tom Ladd's report stated.
 - A multi-purpose room that can be a conference room or a space for kids' crafts and events. This space would ideally be suited for a +/- 20 kid program to take place.
 - A space for 2-3 computers.
- The subcommittee is looking to be able to compare this project to the store project. They would like to compare design and usability, cost, maintenance, and the operating budget.
 - MA+KE was asked to provide a life cycle cost analysis (LLCA) for the project. This will be the operating cost and the maintenance schedule for the project.
 - This is not currently included in the Scope of Services in the Owner/Architect Agreement, MA+KE is reaching out to Trumble Nelson to see if this can be part of their work.
 - The Subcommittee is looking for a realistic idea of what is possible in this location - both cost-wise and space utilization wise as it is a very tight site. They would like to see what is the most that can be done in this location.
- A question about the definition of a community center and how it serves the community came up and started a discussion about how the library can function as both a community center and library. This is something MA+KE will keep in mind as they start the design process.
- Due to the tight site, setbacks may need to be reduced. This may require a Variance from the Zoning Ordinance (this will be identified in the Code Review)
 - For a variance, it is typically necessary to prove hardship that does not exist on other properties in the vicinity..
 - The only locations that can be expanded into are between the buildings, to the back of the buildings, and vertically.
- Airlocks/vestibules are required at entrances once the building grows over a certain square footage. MA+KE will check the code requirement on this and if required it will be

accommodated in the new construction. It will not be added to the main library entrance to avoid undesirable impacts to the historic character.

- There are a lot more people using the library now than in the past. Therefore, any data from past years are not very applicable to the current use.
- The country store building accommodated everything on the wishlist and has parking on-site already.
- Windsor is putting an elevator into their library and Larry is going to try to see if he can get any information on how they are doing this and what they are doing exactly.
- A public use building requires accessibility therefore this is a must for the project.

Site/Landscape:

- Parking:
 - What is the legal definition of street parking? This is a question that came up in the discussion.
 - 8 parking spots, plus an accessible parking space are desired.
 - Roads have right ways and one idea is to bump out and pave into the right away to allow for parking on the street without the need for parking on the edge of the grass, hopefully making the neighbors feel like people are not parking on their lawns.
 - MA+KE will look into if perpendicular or diagonal parking will work on the site.
- Snow removal and winter maintenance should be thought about and be kept to a minimum

Library:

First Floor:

- A librarian should be able to have full visibility of the library to ensure no intruders come in or that nothing that is unwanted is happening. This can either be done through an open floor plan or cameras with monitors at the librarian's desk.
- The square footage is around 1200, the number in the report is wrong.

Basement:

- The basement ceiling height is at around 7'3" with no finishes. Code requires 7'6" for occupiable spaces. We may be exempt from this rule because of the existing conditions of the building and its historic value. This will be clarified during the Code Review.
- How to make it accessible is a big question that MA+KE will investigate.

Insulation:

- The library currently is believed to have around R-20 insulation in the floorboards of the attic.
 - MA+KE will look at ways of insulating the building without damaging or compromising its historical look of the building.
 - Possibly improving the insulation in the attic and insulating the basement but leaving the 1st floor alone. Insulating Brick can be challenging as you don't want to damage the brick by throwing it into a freeze-thaw cycle therefore this will have to be done carefully and with the best building science we currently have.
 - The new construction will have to be built to meet energy code.

Mechanical/Electrical/Plumbing (if applicable):

- Heating system:
 - It is most likely that a new heating system would be electric heat pumps, which will most likely provide cooling as well.
- It was decided to not pursue any solar on the site at this time.

Next Steps:

- The sub-committee requested a cost estimate set for August 1st. MA+KE feels that this is not a viable schedule. MA+KE suggested September 1st as a more viable date.
 - The committee indicated that the estimate will be done by Trumbull Nelson (cost estimating is not included in MA+KE's scope of services, however, coordination of the cost estimating process is included). Although the committee would like to engage a local contractor as well - MA+KE warned that it is hard to compare different contractor's numbers when they are using a Schematic Design set. The lack of detail will lead to different interpretations of the drawings.
- MA+KE will reach out in a week to set up a meeting in 3-4 weeks to look at the concepts.
 - It will not be all figured out at this point, it will be broad strokes to push the conversation further.
 - We will meet then let everyone digest for 3-7 days and we will then collect everyone's comments and continue refining the design.

Included Documents:

- Stowell Library Renovation Subcommittee Minutes (DRAFT) from Jun 1, 2022

Please report any discrepancies in this document to MA+KE Architects for revision.

Sincerely,



Christopher Kennedy, AIA, LEED AP
Principal