

Wayland Free Public Library
Library Planning Committee – BoLT in attendance
Minutes of Meeting on January 16, 2018
Wayland Free Library

Present: Lynne Cavanaugh, Maureen Cavanaugh, Christine Cipriani, Tom Fay, Aida Gennis, Neil Gordon, Vicki LaFarge, Kelly Lappin, Daryl Mark, Judy Dion, Sandy Raymond Barbara Scolnick

1. Call to Order of Library Planning Committee at 7:00 p.m. by Tom Fay.

Tom Fay requested public comment.

Public Comment:

Stephen Klitgord requested that a statement giving the fair cost of the building and staffing of the proposed library be made before the town votes on the proposal.

There were 7 members of the public present.

Call to Order of Board of Library Trustees at 7:05 by Aida Gennis

Aida Gennis requested public comment. None offered.

The BoLT minutes are recorded separately.

2. Minutes of Previous Meetings

The minutes of the LPC meeting of November 27, 2017 were approved as drafted.

3. Presentation and discussion of the latest library design, Tappe Architects.

Chris Blessen, Tappe Architects, displayed a power point showing layouts of each level of the proposed new library building and the external elevations.

Background:

Chris Blessen recapped the design process over the last two to three months as the architects made changes in the initial design for the new library. He stated that in the spring and summer of 2017 (following the award of the MBLC construction grant to the library), there were meetings and public forums. As a result of the feedback, there were changes in the design. The change of location of the entrance to a corner entry had an impact on many other aspects of the building's design. During these months, the Design Review Group participated with Tappe to refine the design according to direction from the Permanent Municipal Building Committee of Wayland. The architects and PMBC also received input from the Energy Committee of Wayland. This input influenced the proposal such that the design strongly reflects this direction, with most of the roof (15,000 square feet) planned to be covered with solar panels. Other energy efficiencies will also be developed.

Chris Blessen discussed the site plan and the provisions in the library for quiet study spaces, storage, staff areas, the mechanical section as well as the location of all library departments and the large gathering room. He stressed the importance of designing infrastructure that will be flexible and useful in the future as technology changes.

He discussed the energy efficiencies of the proposed building and stated that the architects' goal is to move to net zero, or possibly net positive energy use, and this was their goal as well as through the encouragement of the Energy Committee and direction of the PMBC. He stated the following characteristics and plans.

1. All exterior walls and roof will have high thermal resistance.
2. Solar panels will cover the roofs.
3. Architects are investigating geo-thermal heating.

4. Architects exploring possibility of a couple of wind turbines.
5. There will be rainwater collection and reuse of grey water.
6. Positioning of the roofs to gain more sunshine.
7. Exploration of having a solar panel canopy over the parking lot.
8. Planning for a roof garden over a section of the roof outside the Children's Room.

Outside materials:

Masonry (possibly sandstone), glass/ windows, wood siding

Cost:

Cost of proposed library: The estimate for the building (including shelving, collection, computers, landscaping and moving costs) is 29 million dollars. Some of these costs are not reimbursable by the state grant. The revised design has been submitted to an independent cost estimator and results will be reviewed by the PMBC at their next meeting. The PMBC directed that solar panels, geo-thermal heating and wind turbines be included in this new cost estimate.

Chris Blessen answered many questions from the LPC, the Trustees and members of the public. On February 7, 2018 he will give a public presentation of the latest library design at the Town Building at 7:00 p.m.

4. Trustees' Capital Campaign

Aida Gennis announced that the Library Trustees have selected a capital campaign consultant, Elizabeth Saltonstall. At the time of this meeting, she was waiting for a contract from the Town of Wayland.

Tom Fay discussed the need for greater awareness among Wayland residents of the library project. He stated that during the next weeks, there will be neighborhood coffees and the library's FB page, Wayland Library Moving Forward will be updated regularly. The goal is to educate people about the project and to get people to the Town Meeting so that they will be informed when they vote their choices.

Aida Gennis announced a public meeting displaying the revised design on Wednesday, February 7 at 7:00 p.m. in the Large Hearing Room of the Town Hall. There will be Open Houses at the 5 Concord Ave. library location.

5. Update on Trustees warrant article and ballot question

Aida Gennis announced that the warrant article was submitted to the Selectmen for the authorization for \$28.9 million dollar request for the proposed new library building. The warrant article is on the Town website and a question will be on the ballot on March 27, 2018, authorizing a debt exclusion to pay for the library project. At Town Meeting on April 2, there must be a 2/3rds vote for the proposed library in order to receive the grant and build a new library.

The MBLC grant for 10 million dollars will be distributed in five equal installments. The first installment will be in May 2018. Twenty per cent of the total grant will be given each year. In the fifth year, LEED certification will be done. The expectation is that approximately \$353,000 will be given for LEED Platinum certification.

The Trustees voted to contribute \$750,000 to the cost of the project.

These funds bring the cost of the proposed library to \$17.7 million that would need to be paid by the town.

Tom Fay noted that, to have a sense of scale of cost, the Department of Public Works requested 10 to 15 million dollars for its new building.

Aida Gennis requested that the LPC support the warrant article. The article was displayed and read to the LPC. The LPC voted and passed their support of the warrant article that was submitted by the Trustees.
11-0-0

Maureen Cavanaugh encouraged members to join Wayland Library Moving Forward on Facebook. Sandy Raymond described the variety of information on that site.

6. Next meeting is February 7 at 7:00 p.m. in the Large Hearing Room of the Town Building.

7. Meeting was adjourned at 9:00 PM

Respectfully submitted: Daryl Mark

Documents distributed:

Agenda

Minutes from November 27, 2017 meeting

Warrant Article submitted by the BoLT: Appropriate Funds to Construct New Library Building