

North Hampton Public Library
Board of Trustees
Special Meeting Notice

October 17, 2018
5:30 pm
North Hampton Library

Chair: Jacqueline Brandt
Secretary: Susan Leonardi
Treasurer: Judy Day
Library Director: Susan Grant
Alternate: Margaret Delano

The North Hampton Library Board of Trustees will be meeting with representatives from Bonnet, Page & Stone as well as Ron Lamarre of Lavallee Brensinger Architects at the North Hampton Public Library, Craig Room, 237A Atlantic Avenue, North Hampton, NH. The subject of the meeting will be the expansion/renovation of the current library.

The intent of these minutes is to provide a summary of the essential meeting content and not a transcription.

- I. Call to order.
 - a. Meeting called to order 5:32pm. Susan Leonardi, Judy Day; Library Trustees, Larry Miller; Selectman, Bryan Kaenrath; Town Administrator, Ron Lamarre; Lavallee Brensinger, Keith McBey; BPS, Cynthia Swank & Jane Boesch present. Margaret Delano; Trustee Alternate and Kathy Kilgore; Selectman arrived later.
- II. Presentation and Discussion with Ron Lamarre and Keith McBey.
 - a. Ron shared that Wolfboro Public library is currently under construction and is working towards a net zero building (beyond LEED). It is a one story, addition. The current cost \$273 square ft. in higher because of their desire for more sustainability. For the Kimball Library building, Ron designed a two story for the town based on the same exact building program. When the cost came in at \$3.17 million, the design was changed to a one-story \$2.7M.
 - b. Ron gave a brief review of his time working with North Hampton Library. He was hired in 2013 by the Library Trustees to build a stand-alone building on the Homestead property. Shortly after, the town participated in a charrette and the direction shifted to a Town Center Plan. Addressing the fire station, police, library and town offices. Although it received more than 51% of the vote it did not receive the 60% to pass. Three different builders; Keith BPS, Bauen, Ricci Construction have all priced out phased plans created by town committees for the town campus. The so called Chancey Plan was a priced as a phased approach that placed the Library on the Homestead. In March 2016, voters defeated the town

campus project proposal again and the public safety complex was also defeated. Ron has been working on the library's expansion/addition plan and we are currently fine tuning the initial pricing set given by BPS.

- c. Ron spoke about 216 Atlantic Avenue, North Hampton NH. A property that was briefly discussed as another location for a library last year. Judy Day and Susan Leonardi stated that this meeting was about the library addition/renovation. Bryan Kaenrath asked Ron to share his assessment. Ron noted that the property abuts wetland and those wetlands should be defined. There will also need to be a setback because of the wetlands. A new building may need to be 2 stories, additional grading and curb cuts. Two story building can be designed so meeting room/conference spaces can be upstairs. Judy Day shared that Southport Maine's library has a quiet study and books. Susan Leonardi confirmed with Ron that a two-story library would require an elevator which is a significant cost to install and maintain. Ron shared that the Durham Library was a challenging project but a \$1M dollar house was donated. It was successful, but difficult.
- d. Susan Leonardi stated that she believes that North Hampton Public Library and the North Hampton community want a nice library at a reasonable cost. Ron shared library plans from Meredith Library which included a 50/50 deal; the town pays half and the library raises half. Atkinson library created a legacy fund after the lowest bid was accepted and they began framing walls, they raised an additional \$200,000 for vaulted ceilings.
- e. Keith McBey spoke about the initial cost study. The new study will include mechanical and hard construction costs. Wolfboro had a bond for the library and is fundraising for the sustainability costs. They had some donations during design process. Susan Leonardi asked about soft costs. Ron shared that in some cases soft costs are fulfilled by fundraising – new shelving, technology, become phased soft costs over time. Susan Leonardi said this would appeal to those who favor Yankee thrift. Keith McBey cautioned about trying to save money this early, but noted that in many instances frugality goes out the window after the vote because people will donate for nicer furnishings or ask to help with other improvements.
- f. Kathy Kilgore asked about the energy efficiency of a new vs renovated building. Ron stated that the current library will wrapped on all sides. The only exposed back wall will be recovered again to be insulated. They will replace the HVAC system, electrical systems and choose the most energy efficient system heat pump. With this case, it is easier because it is a library. The project will be phased and the new additions will not be bearing weight on the current building. It will be as energy efficient as new.
- g. Keith spoke to how construction will work while the library is open. He estimates that it will take 6 months to build 1st phase with children's room. The staff will move into the new addition while he works to renovate the existing space – 6-9 weeks. Ron stated that Keith has worked successfully on some difficult projects including elementary schools and fire stations. There will be noise. Margaret Delano asked Keith what would happen if mold was found in the building, he stated that would check for any hazardous materials and address them if found.

- h. Cynthia Swank asked if the Trustees have reviewed the Library's building plan and if it is still relevant. Susan Leonardi stated she had reviewed it before the meeting, but would encourage all Trustees to read it again.

III. Meeting adjourned at 7:30pm.