

***Town of Weymouth
Massachusetts***

Robert L. Hedlund
Mayor

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MINUTES

Library Construction Committee

March 7, 2018, 6:00 PM
John F. McElroy Meeting Room
182 Green Street
Weymouth, MA 02191

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), Cathy Torrey, George Berg, Rebecca Barbara, Diana Flemer, Matthew Tallon, Dennis Corcoran, John MacLeod, TJ Lacey, Ted Langill, Mark Jennings

Members Absent: Jennifer Barrett Siegal

Recording Secretary: Ann Flynn Dickinson

1. Interview #3 for Designer Services 6:00 pm - LLB-RDA Joint Venture (40 min.)

Mr. Bulens called the meeting to order at 6:00 PM.

Mr. Bulens welcomed everyone for their attendance. Mr. Bulens then reviewed the procedures for the committee's interviews of Design Team Candidates. Each firm was sent four interview questions and have been instructed to prepare a presentation in response to these questions. The committee has also prepared an additional five questions that will be asked verbally to all finalists following their presentations. Each interview will be timed by the Chair, and no interview will exceed 40 minutes. Committee members have been provided with scorecards to score each firm based on its response to the nine interview questions.

Mr. Bulens welcomed LLB-RDA Joint Venture

Presenters:

- R. Drayton Fair, Principal-in-Charge
- Brian L. Valentine, Project Manager
- Meaghan Kennedy, Interior Designer
- Gene S. Raymond, Consulting Principal
- John E. Bartecchi, Quality Control Manager/Construction Administrator

- Ahsley Iannuccilli, Landscape Architect

The project team walked the committee through their slideshow. R. Drayton Fair explained that this project was built around the word and action of “Connectivity”. The building will connect with the interior design of the inside/outside concepts utilizing windows to bring the outdoors in to connect with everyone in the community of all different ages. Connecting by design and to design.

Rob MacLean asked how is the new Tufts Library going to connect with all the different facets of Weymouth Landing with apartments, the landscape of the community up Front Street and up through Lincoln Square? It is all so different.

The Design team stated they will work to make this project as cohesive as possible. That’s what makes design a challenge and exciting at the same time.

2. Interview #4 for Designer Services 6:50 pm - Oudens Ello Architecture (40 min.)

Mr. Bulens welcomed Oudens Ello Architecture.

Presenters:

- Matthew Oudens, AIA, LEED AP, MCPPO, Principal-in-Charge
- Conrad Ello, AIA, LEED AP, Consulting Principal
- Chris Genter, AIA, LEED AP, Senior Associate/Project Manager
- Joe Wahler, ASLA, LEED AP Principal, Stephen Stimson Associates

The project team walked the committee through their slideshow. The project team explained that together they visited the Tufts Library site. This allowed them to better understand the mature trees that could be utilized, as well as how daylight and the use of glass could play a better role in the building to keep energy costs down and make the building efficient. With the recent nor-esters in the area, they suggested that the building could be designed to serve as a warming and charging center for the community if ever needed. The building should also be built to withstand large storms.

3. Interview #5 for Designer Services 7:40 pm - William Rawn Associates (40 min.)

Mr. Bulens welcomed William Rawn Associates.

Presenters:

- Clifford V. Gayley, FAIA LEED AP, Principal-in-Charge, Principal for Design
- William L. Rawn, FAIA LEED AP, Principal
- Sindu Meier, AIA LEED AP, Project Manager, Senior Associate

- Kevin Bergeron, AIA LEED AP, Project Architect, Senior Associate

A booklet, "William Rawn Associates/Architects Inc. Weymouth Public Libraries, The New Tufts Library, March 7, 2018" was distributed to the committee. A large scale wooden model was positioned in front of the committee for demonstration purposes.

The project team walked the committee through their slideshow, and demonstrated the firm's use of wooden models. The project team said they would be fully engaged from day one of the project. Given the aggressive schedule, they suggested at least three full-day meetings to gain insight to the scope of the vision and not waste any of the 10 days in between meetings in order to keep moving forward.

Mr. Bulens noted that most of the team's libraries were located in urban settings. He asked how the team would design a building to fit Weymouth's character?

Cliford Gayley said they strive to make buildings timeless. 50,000 square feet is not a small building. We must make sure the exterior meets the suburban style for a good fit.

Mr. Bulens called a brief recess at 8:35 pm.

Mr. Bulens called the meeting back to order at 8:40 pm.

4. Designer Selection

There was intense discussion about the five firms interviewed on March 6-7, 2018. Committee members discussed the pros of their top candidates.

Mr. Bulens asked all members to finalize their scorecard.

Mr. Bulens called a recess at 10:00 pm to tally the scores.

Mr. Bulens called the meeting back to order at 10:10 pm.

The top three cumulative scores were as follows:

- 357 - William Rawn Associates
- 353 - Tappe Architects
- 346 - Oudens Ello Architecture

The average scores showed a virtual dead heat:

- 36 - William Rawn Associates
- 35 - Tappe Architects
- 35 - Oudens Ello Architecture

Among the top three highest-scoring firms, Tappe was ranked as the number #1 choice of seven out of the 10 scoring committee members.

A motion was made by Mr. Langill to select Tappe Architects for recommendation to the Mayor as project designer for the new Tufts Library. The motion was seconded by Mr. Berg. The motion was voted and approved with 10 members in favor and two members abstaining (Mr. MacLeod and Ms. Flemer).

5. Next Meeting Date

A motion was made and seconded to meet with the designer for a listening session on March 12, 2018 at 6:00 pm, prior to the presentation of updated design schemes on March 19, 2018. UNANIMOUSLY voted.

6. ADJOURNMENT

Mr. MacLeod made a Motion to adjourn. It was seconded by Ms. Torrey and UNANIMOUSLY voted.

Approved:



Nicholas Bulens, Chair

4/19/2018
Date