

***Town of Weymouth
Massachusetts***

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MINUTES

Library Construction Committee

May 31, 2018, 6:30 pm
John F. McCulloch Building
Mary McElroy Meeting Room
182 Green Street
Weymouth, MA 02191

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), Jennifer Barrett Siegal, George Berg, Dennis Corcoran, Diana Flemer, Mark Jennings (arrived at 7:30 pm), Ted Langill, John Macleod (left at 7:45 pm), Matthew Tallon, Cathy Torrey

Members Absent: Rebecca Barbara, TJ Lacey,

Also Present: Christopher Blessen and Christopher Sharkey, Tappé Architects; Paul Kalous and Mary Mahoney, Hill International; Josh Millonig, Warner Larson Landscape Architects

Recording Secretary: Janet Murray

Mr. Bulens called the meeting to order at 6:30 pm. He noted that Committee members Rebecca Barbara and Councilor Lacy were unable to attend tonight's meeting due to personal family obligations.

1. Approval of Minutes: May 14, 2018

A motion was made by Mr. MacLean to APPROVE the minutes from May 14, 2018 and was seconded by Mr. Corcoran. The motion passed 9-0-2 with Ms. Flemer and Mr. Berg abstaining.

2. 100% Design Development Plans and Committee Feedback

Mr. Millonig provided an overview of the exterior site plan for the new library, explaining the various points of interest to the Committee.

Mr. Blessen reviewed the interior design. He pointed out that there is a separation of the first-floor's public spaces and the rest of the library. The

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building could be closed for the evening while these spaces remain open and available for use, if desired.

The Committee took a 10-minute recess to examine samples of building materials for the exterior of the library.

Mr. Corcoran asked if there has been a resolution about the location of the circulation desk, which the Massachusetts Board of Library Commissioners had commented on. Mr. Blessen stated that the desk will be moveable.

Ms. Flemer asked if the first-floor main entrance book shelves will be on wheels. Mr. Blessen stated that they will be mobile.

Mr. Blessen discussed how the building's design is expected to score under the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) certification process. Mr. Bulens provided an overview of LEED certification for everyone in attendance at the meeting, and noted that the new library is on track for a LEED Silver designation.

3. Cost Estimate of Design Development Plans

Mary Mahoney of Hill International, representing the Town's Owner's Project Manager (OPM), stated that the cost estimate for the 100% design development plans is on budget and that the project is on schedule. All milestones have been achieved to date.

Paul Kalous of Hill International, also representing the Town's OPM, stated that the proposed design aligns perfectly with the Project Charter developed by the Committee.

4. Community Comments and Committee Feedback and Deliberation

Dennis Dumont, 50 Front Street, stated that he would like to see traffic calming on Broad Street. He also expressed concern about the amount of parking and the volume of car spaces. He would like to see less.

Pat O'Leary, 999 Commercial Street, stated that there is a need for parking. She noted that there is limited on-street parking.

Theresa Quinton, 79 Front Street, stated that she sees a need for a balance of parking and green space. She pointed out that there is parking along Franklin Street and Front Street.

Ted Langill stated that there has been a lot of work done to strike a balance between parking and green space. With the parking, there is a difference between what is required versus what is needed. The need for parking will

increase as the building becomes not just a library but a community center for residents. The largest meeting room holds 175 people.

Mr. Langill made a MOTION to accept the 100% design development plans as presented and was seconded by Ms. Flemer. Discussion and deliberation ensued.

Mr. Tallon asked about the short glass wall at the top of the learning steps on the first floor.

Mr. Blessen stated that the glass is not required here as the drop is only 18 inches to the step and 18 inches to the first level. He added that the panels could potentially be removable, or a railing system could be considered. Mr. Blessen said he would investigate options and products that would allow the wall to be safe, flexible, and transparent. There was extended discussion. Ms. Flemer, Mr. Tallon, and others agreed that the wall should be moved back to create an additional learning step. Mr. Langill suggested that the small staircase be moved to the center of the space where the first-floor drops.

Mr. MacLean recognized tonight as a major milestone for the project and the community as whole, as the Committee prepares to vote and move the project into the final phase of design - construction documents.

The MOTION passed UNANIMOUSLY.

5. Subcommittee Reports

There were no reports.

6. Next Meeting

Mr. Bulens stated the Committee will be meeting monthly in June and July but will resume bi-weekly meetings following the 60% construction documents submittals, due in August.

The next meeting will be June 25, 2018, at 6:30 pm.

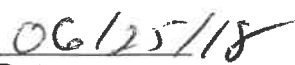
7. Adjournment

Ms. Flemer made a motion to adjourn at 8:30 pm and was seconded by Ms. Torrey. UNANIMOUSLY VOTED.

Approved:



Nicholas Bulens, Chair



Date