

**Rice Public Library Building Committee  
Meeting Minutes  
December 11, 2018**

**Architect Interview**

Kittery Committee Attendees:

Jim, Kendra, Jeff, Chuck, Jenn, Peggy, Lee, Doug, George, Tim

Architects (in order they were interviewed)

1<sup>st</sup> - Holzman Moss Bottino

2<sup>nd</sup> - Scott Simons

3<sup>rd</sup> - ARQ

**1<sup>st</sup> Interview w/ HMB**

Kevin & Amanda were representing the company and presented to the committee.

They would be the primary contacts for the project with Kevin as the local contact.

They did not bring any of their consultants or other team members.

They presented, and fielded questions reasonably well. The most important take away that they left committee members with and Kendra & others cited in discussions after the interviews was the idea of establishing guiding principles and program goals for the project w/ the committee and public input sessions which would be referred to constantly throughout the design & development to maintain focus and achieve success.

They brought models to help explain their process and referred to slides of other projects.

They had a good portfolio of library projects for exhibit and clearly had the know-how.

Topics of discussion: local sourcing, local imagery, mock ups during the process to test construction details and ideas, potential historic tax credits, how to blend old & new, importance of accessibility for the renovated library, function & flexibility for working, programming & user experience, patron & staff convenience, minimizing staff demands through the design & layout, multi-purpose spaces, being able to close areas for different programming, archival storage, noise, sustainability – budget may require hard choices for

systems, finishes and space, client & local driven, explore multiple evaluation options w/ client/committee.

Jim: How do you assess power & infrastructure needs? What is your process?

Answer: Work closely w/ engineers from the outset to evaluate different options and how they affect design, discuss those options w/ the committee. Jim was not satisfied with this response and thought it somewhat generic.

Kendra: How do you work and find consensus to develop guiding principles with a large & diverse community of people and patrons?

Answer: Lots of questions asked in different ways & formats, then review & check those with the committee. It has been their experience that the essence of the project is always found through this process.

Lee: What are your observations of changes in libraries and how they function?

Answer: Less about collections – more about services & programming, flexibility. Cited their project at Rutgers – minimizing collections, maximizing space, power needs for devices, underfloor cabling.

Peg: How do you make the library a welcoming and convenient place for teenagers? Answer:

Providing a measure of privacy and independence is important through the use of sight lines and furniture, patterned glass perhaps, interesting spaces.

Jenn: How do you get maximum buy in from the public?

Answer: Participation & publishing those principles, it is an iterative process with multiple formats for discussion and input using physical props, video, plans, discussion & written documents.

George: Historic nature of building is so important – how do you meld the old with the new?

What is your experience doing that?

Answer: Guiding principles – capture them early, reinforce it and check it repeatedly throughout the process. They cited a number of libraries around the country they had worked on.

Chuck: Things learned good & bad? What would you do now & what would you not do?

Answer: Bad – rubber floors in teen room – they off gas & smell despite their being a green product. Good – Indoor/Outdoor spaces, establishing the vision and palette of materials & colors, using 3-D visualization.

Tim: How to manage the staff & consultants, where you are remote from the job site?

Answer: They will be here early on and commuting, using skype and other technology makes it easy to communicate. Kevin will be almost wholly dedicated to this project.

Jim question: Budget will be important – how do you propose to handle it?

Answer: Engaging a local contractor and/or cost estimator.

Jim question: Do you do your own estimating?

Answer: Yes, they develop a rough matrices & cost/s.f. - keep developing throughout design development – includes contingency elements & cost alternatives.

The RFP called for a targeted approach with a separate line in the cost proposal for this. Their response was not satisfactory.

Doug question: Is the budget number we have provided going to be challenging?

Answer: Yes!!

## **2<sup>nd</sup> Interview w/ Scott Simons**

Scott and 3 associates were representing the company and presented to the committee. There was a representative from Lassel as Mike was unable to attend and 1 consultant.

They presented and fielded questions very well. The most important take away that they left committee members with was their breadth of experience in library and public buildings in Maine. Their demeanor was quiet & confident, conversational. They sat down at the table with the committee members. They all had decades of experience with the exception of 2. Their projects are attractive, sophisticated and fit their context. Mike has a good history with the Town of Kittery bringing projects in on time and under budget; he is also local.

Scott posed the first question: Why are we here?

Jen responded: I want a library the community can be proud of.

George: Important historic building & process for the town.

Tim: Community space in the Foreside.

Chuck: How to meld the old and new?

Jim: I want a happy committee & community to make this important project happen on a limited budget.

Kendra: Doesn't want the community broken apart by the process.

Jeff: Sustainability – balancing budget w/ design goals.

Doug: Community show piece right in the Foreside – can be so much more than a library.

Lee: Wonderful opportunity for library refresh.

Peg: Accessible, convenient, fun kids spaces Scott:

Thank you for your input.

They then explained their process: community engagement, hands on charrette w/ planners, engineers, architects and community, they were Falmouth's 7<sup>th</sup> architect and finally brought the community together around a design. Sarah from Lassel Architects highlighted the successful process at the Shapleigh and Mitchell Schools and their relationships within the community and boards, the cost & energy savings made, and the effects on the operating budget. Scott discussed the success they had at the Portland Library creating a business center within the library – engaging community members, engaging the street, having the services take on the complexion of the community, sustainability can mean minimizing staff demands to operate the library through design and energy systems & flexibility – doing more with less. Cited the Falmouth and Bangor Libraries in terms of their fundraising needs and how they helped with that process and working on a state registered historic structure. Discussed the Bar Harbor project which was a \$5 million-dollar renovation similar to ours. Ryan on his staff was a historic parks architect. Another staff member was a historic architect working in Washington recently.

Doug thought he really spoke to the community & historic aspects of the project and discussed the landscape as well which represents a huge opportunity.

George really like the Mitchell/Shapleigh School projects – the process and results.

Jim: Can you speak to schedule, programming, historic aspect & site?

Answer: Mid January start, mid June design work & engagement done ready for marketing and November vote. 2 week intervals w/ committee, periodic community engagements 2-3, wants to achieve community ownership.

Kendra: How does the history w/ Lassell and the Library help or hurt?

Answer: It is a good basis for starting. Simons and Lassell will be working in concert.

Chuck: What have you learned good & bad?

Answer: Good – improved process for working w/ community, energy efficiency gains, 3<sup>rd</sup> party estimating during the design process, importance of events and programming demands for community libraries.

Lee: Love the idea of pecha kucha & business centers as part of programming

Scott: Work with their engineers to model energy and designs for cost effectiveness. Ryan: Community engagement is best done by a variety of people, community members, architects, landscapers, etc.

Jim: How or will Scattergood Design be employed?

Answer: They are historic consultants and might do an assessment.

Jim: Do they need to? We are not taking federal funds.

Answer: Might not want to close off historic opportunities.

### **3<sup>rd</sup> Interview w/ ARQ**

Paul & Lucy were presenting along with Dean Rykerson, their engineer Roy and library consultant Maxine. They sat down at the table with us and used slides to refer to portfolio projects. Paul & Lucy would be the principle contacts and stressed their long tenure in Kittery and the Foreside specifically. They pointed to their design work for non-profits and community members. Their experience with tight budgets.

They presented and fielded questions reasonably well. The most important take away that they left committee members with was their library consultant was really top notch and had some great ideas about the opportunities in today's libraries both inside and outside, emphasizing programming, flexible spaces, life size chess, business centers, landscape.

Topics of discussion: sustainability & programming, historic aspects, engaging community, library specialty with Maxine, early introduction of mechanical engineer to integrate systems and test feasibility & cost. Other consultants include cost estimators, civil, lighting, geotech & landscape. They cited their work on the Children's Museum in Dover and an animal shelter in NYC where they had to install an elevator while maintaining a safe and functioning work environment, Dean's work on Boston Public Library.

Maxine: We remember best what we learn first. What are libraries for? What was your first experience with a library?

Collections – ok, Services – good, Community – best The library that engages the community is the best library.

Innovations in libraries: maker spaces, tactile learning spaces, programming flexibility – closing off spaces for different groups, times or activities, business incubators & centers, enticing from the outside – gardens, culinary programs, untethered staff, meeting spaces.

Paul: Scheduling & Milestones design

development – permit & land use

1<sup>st</sup> workshops – w/ library staff, committee, community in that order

Utilize different forums of engagement – school teachers, small groups, large group not as much

Brainstorming & Programming Development

Need to right size the library for budget & function - programming is critical

Mechanical Consultant: Maybe you design it for net zero if you cannot pay for it immediately but the infrastructure is there and you add to it when and if you can.

Paul: Computer modeling for design & development, maybe Dean makes a model

Lucy: Highlighted their experience with the logistics of projects w/ constraints of federal, state & local agencies, zoning & setbacks, traffic, & pedestrians.

Stress the local and unique capability they bring.

Kendra: You are voters as well as residents & property owners. How do you reconcile working on this?

Paul: It is about the process & collaboration. Lucy:

We want to listen first then show ideas Doug:

What do you think of the budget?

Answer: It is tight! It will be a challenge – rightsizing is key, systems integration, cost estimating are critical. Energy modeling proves savings. Their engineer Roy also designs for lighting, av, tech. Etc.

Lee: integrating technology is key and providing flexibility for that – floor and ceiling accessibility.

Roy, Paul, Lucy, Maxine: Build it flexible

Dean & Maxine might start the community engagement process, then Paul & Lucy start working to assemble those ideas, the engineers assess it & model it then back to Paul and Lucy for more refinement.

### **Discussion & Conclusions:**

HMB it was felt was not going to be close enough and their presentation was not as good as the others. The primary contact did the least amount of talking.

ARQ did not have enough specific library experience, but their library consultant had a lot of great ideas. Their delivery focused too much on the constraints of the project.

### **Assessments & Take Away:**

Scott Simons was overwhelmingly picked as top choice, with Tim voting for HMB.

Team – Scott Simons

Experience – Scott Simons

Community Engagement & Process – Scott Simons

Finding local, guiding principles – HMB

Library programming & flexibility – ARQ/Scott Simons

### **Next objective:**

Get Simons under contract in January and get the ball rolling.

Next meeting is January – TBD

Meeting adjourned at 9:30 pm