



RICE LIBRARY BUILDING COMMITTEE

April 16, 2019

6PM

Council Chambers

Town Hall

AGENDA

1. Review and Approve Minutes
 - a. March 20, 2019
2. Design Status and Update (Scott Simons Architects)
3. Town Budget Tracking
4. Next Meeting

Materials: (available in the Project Drop Box)

- SSA Detailed Design Agenda
- Draft Minutes - March 20, 2019
- Budget Report



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Meeting Agenda: Meeting No. 06 – 3rd Schematic Design

Date: April 16, 2019
Project: Rice Public Library Renovation and Expansion
Location: Kittery, Maine
To: Kendra Amaral + Library Planning Committee
Prepared by: Scott Simons Scott Simons Architects
 Ryan Kanteres Scott Simons Architects
 Chris Berry Scott Simons Architects

Meeting title: Building Committee Meeting No 5

1. **Programming Study Presentation - 5 minutes**
 - A. Building Assessments
 1. Update on progress on Historic Preservation Report
 - B. Sustainability Goals
 1. See Item 3
2. **Schematic Design Progress - 25 minutes**
 - A. Review of progress of proposed schemes
 1. Establishment of next steps
 - B. Update from the staff review meeting
 1. Discuss input and effect on next steps
3. **Review of Community Presentation Materials - 25 minutes**
 - A. Review of program summary and plan organization
 1. Review building massing diagrams
 - B. Review of library programming and activities imagery
 - C. Review of potential environmental priorities diagram
4. **Next Steps and New Business**
5. **Next meeting time Community Meet at the KCC 6:00pm April 24th**

DRAFT

Meeting Minutes: Meeting No. 04

Date: March 20, 2019
Project: Rice Public Library Renovation and Expansion
Location: Kittery, Maine
To: Kendra Amaral + Library Planning Committee
Prepared by: Scott Simons Scott Simons Architects
 Seth Wilschutz Scott Simons Architects
 Chris Berry Scott Simons Architects

Meeting title: Building Committee Meeting No 4

1. Review Communications

- A. Accept previous Meeting Minutes
 - 1. Minutes from Feb 13 and 27th with edits were accepted.

2. Review of Programming Study

- A. Programming Needs and Recurring Themes
 - 1. SSA reviewed a summary of the primary program needs and recurring themes heard at the programming meetings.
- B. Review of Recommended Space Program
 - 1. SSA reviewed the recommended space program and how it compared with the 2011 Cohen report and Lassel architects program prepared in 2015.
 - 2. The library program is approximately 12,800sf net. With a 20% net-to-gross factor to account for circulation, the total square footage of the program is approximately 15,400sf.
- C. Building Assessments
 - 1. SSA reviewed drone photographs of the existing slate roof and brick chimneys, as well as interior water damage from prior leaks.
 - a. Existing chimneys need to be repointed.
 - b. In areas of snow/ice buildup (between the dormers), the slate tiles should be removed so the roof sheathing can be sealed prior to replacing the slate shingles.
 - c. The Building Committee and SSA will have further discussions about existing repair scope as the design progresses.
- D. Introduction to Sustainability Targets / Certifications
 - 1. SSA provided a general overview of sustainable certifications, general cost implications, and lifecycle costs.

3. Schematic Design Kick Off

- A. The Modern Library
 - 1. SSA reviewed how libraries are evolving to meet evolving community needs.
- B. Survey of Project Precedents
 - 1. SSA reviewed six precedents of library additions.

C. Preliminary Concept Designs

1. Scheme 1

- a. Scheme 1 is a 3-story south side addition with approximately 22 parking spaces north of the existing building and 5 parking spaces behind the new addition (accessed from Traip Ave). The lower and entry levels are a half-story below the existing building floor levels; the second floor aligns with the existing second floor, creating a tall first floor space.
- b. Children's spaces are located at the lower level. Periodicals, popular collection and young adult spaces are at the entry level. General collection and reference spaces are on the upper level.
- c. The Building Committee had the following positive responses to this scheme:
 - i. Utilizing existing building tower spaces for public meeting space.
 - ii. Access to outdoor space for children's storytime.
- d. The Building Committee had the following concerns regarding this scheme:
 - i. The new garden space should be more associated with the building.
 - ii. The existing entrance lacks purpose, and the location of the new entrance relative to parking should be studied further.

2. Scheme 2

- a. Scheme 2 is a 2-story north side addition with approximately 7 parking spaces adjacent to the addition and 20 parking spaces accessed from Traip Ave. Both the entry level and the second floor area half-story below the existing building floor levels.
- b. Processing is located at the lower level of the existing building with a rear service entry. Children's spaces, an expandable community room, and reference spaces are on the entry floor. General collection and young adult spaces are on the upper floor.
- c. The Building Committee had the following positive responses to this scheme:
 - i. Garden at corner of Wentworth and Traip Ave is a good community asset.
 - ii. Ability to secure story time and community room after hours.
- d. The Building Committee had the following concerns regarding this scheme:
 - i. Larger parking lot is too disassociated from the main entry – both in distance and elevation.

3. Scheme 3

- a. Scheme 3 is a 3-story south side addition with a drop-off accessed from Traip Ave and all parking (approximately 22 spaces) located north of the existing building. The lower and entry levels are a half-story below the existing building floor levels; the second floor aligns with the existing second floor, creating a tall first floor space.
- b. General collection and processing are on the lower level. Popular collection, periodicals, maker space, community room, and reference occupy the entry floor. The upper level contains children's, young adult, and reading room spaces.
- c. The Building Committee had the following positive responses to this scheme:
 - i. Dropoff from Traip Ave (even more benefit if covered dropoff).
 - ii. Engages with Foreside District.
 - iii. More successful entry sequence.
 - iv. Children's spaces on upper level are contained which is helpful for parents.
- d. The Building Committee had the following concerns regarding this scheme:
 - i. Geometry of addition may create some inefficiencies.

4. New Business

- A. The Building Committee discussed moving two schemes forward – Schemes 2 and 3. Both schemes will be presented at the next Building Committee meeting on April 3rd and developed further for the first community meeting on April 24th.

5. Next meeting time

April 3rd

RICE PUBLIC LIBRARY

Budget

April 13, 2019

BUDGET		
PHASES	Request for Proposals	Accepted Price Proposal
Soft Costs		
<i>Design and Engineering</i>	425,000	
Existing Conditions		19,000
Programming		7,500
SDs		105,000
Intitial Permitting		5,000
Phase 1 Cost Estimating		4,000
DDs		105,000
Final Permits & Approvals		12,000
Phase 2 Cost Estimating		8,000
CDs		115,000
Bidding & Negotiating		12,800
CA - Shop Drawings, Requisite Reviews, 24 Site visits		54,000
Other CA - <i>Time and Materials</i>		
Site Plan		3,200
Geo Tech		7,400
Signage Design		10,000
Reimbursables		
Subtotal Design & Engineering	425,000	467,900
<i>Misc Owner Soft Costs</i>		
Misc Expenses	10,000	5,000
Bonding	70,000	70,000
Permit Fees	5,000	5,000
Legal	2,500	2,500
Construction Phasing	15,000	15,000
Owner Representative / Clerk of the Works	200,000	190,000
Signage Fabrication		10,000
Misc Consultants and Contracts		15,000
FFE (includes consulting)	125,000	175,000
Technology/Security (includes consulting)	125,000	75,000
Subtotal Soft Costs	977,500	1,030,400
	18%	19%
Hard Costs		
Construction (Reno & Exp)	3,700,000	4,300,000
Subtotal Hard Costs	3,700,000	4,300,000
Contingencies		
Construction Contingency (15%)	555,000	-
Owner's Contingency	225,250	225,250
Subtotal Contingencies	780,250	225,250
Contingency as % of Total Project	14%	4.1%
TOTAL	\$ 5,457,750	\$ 5,555,650
Current Funding	100,000	100,000
Max Addtl Town Funding	5,400,000	5,400,000
Donations Awarded		
NET AVAILABLE FUNDS	\$ 42,250	\$ (55,650)

Notes:

1. *Italics* represent approximation, based on available information.
2. Construction contingency was added to the Hard Costs estimate to arrive at the \$4.3M "design to" maximum communicated to SSA.