



RICE LIBRARY BUILDING COMMITTEE
September 18, 2019
6PM
TOWN HALL
AGENDA



1. Design Status and Update (Scott Simons Architects)
 - a. Schematic Design Cost Estimate
 - b. Technical Review Results
 - c. Façade color direction
2. Prepare for November Vote
 - a. Fact Sheet
3. Next Meeting

Materials (also in Drop Box):

- SD Cost Estimate
- Permitting Technical Review Notes

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - <u>South Scheme</u> / Scott Simons Architects						7/11/2019
DIVISION	<u>SD</u> (revised)	MTRL	EQPMT	SUB	LABOR	OTHER	TOTAL	ANALYSIS
1	General Conditions	3,400	27,500	32,500	181,975	168,745	414,120	Building Only
2	Existing Conditions			51,150			51,150	selective building demo included;
3	Concrete	53,910		31,750	45,350		131,010	<i>building pad prep excluded;</i>
4	Masonry			139,985			139,985	<i>civil beyond 5' excluded</i>
5	Steel	292,800	29,650	22,500	103,400		448,350	<u>\$264.32/sf & \$4,111,540</u>
6	Carpentry	9,295	6,875	118,805	24,750		159,725	
7	Thermal/Moisture			300,225			300,225	Building Pad Ready (simulated & assumed)
8	Doors/Glass			281,375			281,375	selective building demo included;
9	Finish			335,675			335,675	\$10/sf Add'n slab on grade building pad prep included =
10	Specialties			69,875			69,875	\$34,650 before markup & \$41,930 with markup
11	Equipment			X			0	<i>civil beyond 5' excluded</i>
12	Furnishings			X			0	<u>\$267.02/sf & \$4,153,470</u>
13	Special Construction			X			0	
14	Conveying Equipment			115,000			115,000	Building Project Complete
21	Fire Suppression			84,755			84,755	15,555 sf total project area =
22	Plumbing			86,415			86,415	3,465 sf Addition LL +
23	HVAC			454,285			454,285	3,555 sf Addition 1st +
26	Electrical			383,125			383,125	3,555 sf Addition 2nd +
27	Communications			see Div 26			0	1,660 sf Existing LL +
28	Electronic Safety/Security			see Div 26			0	1,660 sf Existing 1st +
31	Earthwork			\$\$	<i>t.b.d. by civil engineer</i>		0	1,660 sf Existing 2nd
32	Exterior Improvements			\$\$	<i>t.b.d. by civil engineer</i>		0	exterior canopy area ignored
33	Utilities			\$\$	<i>t.b.d. by civil engineer</i>		0	<u>\$\$ civil Divs 31-32-33 required for calcs</u>
34	Transportation			X			0	not applicable
35	Waterway/Marine			X			0	
41	Material Handling			X			0	
44	Pollution Control			X			0	NOTES
								1. Current bid scheme presumed select invited GenCon
								2. For negotiated CM, add \$238,710 building only
	SUBTOTAL	359,405	64,025	2,507,420	355,475	168,745	3,455,070	
								ALTERNATES
5%	GenCon O&P					172,755	172,755	<i># 1: Additional Operable Wall</i>
	Volume Adjustment			not used			0	Add the Sum \$40,840
2%	Complexity & Phasing					69,105	69,105	
6%	Contingency			SD cost contingency		207,305	207,305	<i># 2: Coiling Doors @ Stair Towers</i>
6%	Market & Inflation			inflation to Summer 2020 job start & uncertain markets		207,305	207,305	Add the Sum \$14,245
	Bonds & Insurance			Owner to budget separately for both Owner & GenCon bonds & insurances			0	
	TOTAL	359,405	64,025	2,507,420	355,475	825,215	\$4,111,540	

Conestco.

222 Mountain Road, Raymond ME 04071 ~ 207.627.4099 ph/fx

Opinions of Probable Cost - Construction Consulting - Value Engineering

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - South Scheme					SD	WORKSHEETS				(page 1)
					7/11/2019	(revised)						
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	SECT'N	DIVS'N	
				0		0	0		0			
			Div 1 - General Conditions	0		0	0		0			
			Prorated from backups attached	3,400	27,500	32,500	181,975	168,745	414,120	414,120	414,120	
				0		0	0		0			
			Div 2 - Existing Conditions	0		0	0		0			
			<i>Selective Building Demolition</i>	0		0	0		0			
1	ls	\$2,500	Protection of existing features to remain & dust control	0		2,500	0		2,500			
60	sf	\$2.50	Temporary weather protection	0		150	0		150			
1	ls	\$1,000	Temporary shoring & supports	0		1,000	0		1,000			
1	ls	\$3,000	General cutting & patching	0		3,000	0		3,000			
1	lvs	\$125	Lower Level exterior door & frame removal for new window & infill framed opening	0		125	0		125			
4	ea	\$75	Lower Level & 1st & 2nd exterior window removal for new door framed opening	0		300	0		300			
45	sf	\$25	Lower Level & 1st & 2nd exterior wall cut-down for new door framed opening	0		1,125	0		1,125			
1	lvs	\$75	1st Floor interior door/frame removal @ Toilet room to be removed	0		75	0		75			
100	sf	\$2.50	1st Floor interior partition removal @ Toilet room to be removed	0		250	0		250			
300	sf	\$15	2nd Floor removals & cuts @ steel platform stack 6' 8" a.f.f. & steel stairs	0		4,500	0		4,500			
4,500	sf allow	\$1.75	Existing area floor finish removal & prep for new	0		7,875	0		7,875			
450	sf allow	\$3	Existing ceiling finish removal & replacement @ hvac or electrical work	0		1,350	0		1,350			
1	fxtrs	\$350	Plumbing removal - SK Break Room -(rough remains for new) & WC-LAV Toilet (cut-cap)	0		350	0		350			
4,980	sf	\$2.50	HVAC demoltion	0		12,450	0		12,450			
4,980	sf allow	\$2.50	Electrical demolition	0		12,450	0		12,450			
1	ea	\$650	Trash chute	0		650	0		650			
2	30 cy	\$1,500	Cleanup & disposal	0		3,000	0		3,000	51,150		
			Total Div 2	0	0	51,150	0	0	51,150		51,150	
				0		0	0		0			
			Div 3 - Concrete	0		0	0		0			
			<i>Foundations</i>	0		0	0		0			
35	\$105	cy	Retaining foundations 85#/cy	3,675		0	0		3,675			
65	\$105	cy	Frost foundations 60#/cy	6,825		0	0		6,825			
10	\$105	cy	Frost entry foundations 85#/cy	1,050		0	0		1,050			
25	\$105	cy	Column footings 85#/cy	2,625		0	0		2,625			
12.75	\$105	cy	Column piers 125#/cy	1,340		0	0		1,340			
10	\$105	cy	Elevator pit & slab 85#/cy	1,050		0	0		1,050			
2.25	\$105	cy	Interior strip footings @ cmu walls 45#/cy	240		0	0		240			
		cy	form material & labor	0		0	32,000		32,000	48,805		
			<i>Slabs</i>	0		0	0		0			
45	\$110	cy	4" on grade fiber reinforced	4,950		0	0		4,950			
5	\$115	cy	6" frost entry 85#/cy	575		0	0		575			
70	\$110	cy	4 1/2" on deck 6x6#8 mesh	7,700		0	0		7,700			
200	\$2	sf	Equipment pads	400		0	0		400			
	hrs	50	form material & labor	0		0	2,000		2,000			
1	days	\$1,500	pumping	0		1,500	0		1,500			
550	lf	\$2.25	sawcuts	0		1,240	0		1,240			
3,465	sf	\$1.10	finish on grade interior	0		3,815	0		3,815			
175	sf	\$1.75	finish on grade exterior	0		310	0		310			
6,765	sf	\$1.25	finish on deck	0		8,460	0		8,460	30,950		
Conestco.			222 Mountain Road, Raymond ME 04071 - 207.627.4099 ph/fx			Opinions of Probable Cost - Construction Consulting - Value Engineering						

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - South Scheme					SD	WORKSHEETS				(page 4)
					7/11/2019	(revised)						
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	SECT'N	DIVS'N	
				0		0	0		0			
			Div 6 - Carpentry	0		0	0		0			
				0		0	0		0			
				0		0	0		0			
1,500	\$1.10	bf	Roof flat perimeter PT block-cant-curb-change height	1,650		0	0		1,650			
800	\$0.75	bf	Roof slope perimeter block-cant	600		0	0		600			
6,750	\$0.75	bf	Door & window header-block-shim	5,065		0	0		5,065			
1,500	\$0.70	bf	In wall & survice mounted blocking	1,050		0	0		1,050			
4	\$45	shts	Electrical panel & telephone backer boards	180		0	0		180			
1	\$750	ls	Hardware	750		0	0		750			
hrs	550	\$45	labor	0		0	24,750		24,750			
hrs	55	\$125	equipment	0	6,875	0	0		6,875	40,920		
				0		0	0		0			
1	Is allow	\$1,000	Existing LL octagon column wood repairs	0		1,000	0		1,000	1,000		
				0		0	0		0			
			<i>Interior</i>	0		0	0		0			
225		\$25	Window sill & stoop wood	0		5,625	0		5,625			
1,250	If	\$10	Window & cased openings interior header & jamb trim surrounds	0		12,500	0		12,500			
1,000	If allow	\$12	Wall base wood	0		12,000	0		12,000			
800	sf allow	\$25	Wall wood wainscot & trim	0		20,000	0		20,000			
100	sf	\$15	FRP panel & trim Janitorial & Kitchen wet wall to 48" a.f.f.	0		1,500	0		1,500			
1	Is allow	\$8,000	Repair & finish allowance @ existing Library interior wood finishes	0		8,000	0		8,000			
			<i>Exterior</i>	0		0	0		0			
180	If	\$20	Sope roof eave & gable PVC trims (flat roof Div 7 eave trim & Div 3 precast banding)	0		3,600	0		3,600	63,225		
				0		0	0		0			
60	If	\$30	Utility & Storage LL rooms wall shelving allowance	0		1,800	0		1,800			
8	If	\$200	Toilet LL lavatory countertop solid surface w/integral bowls	0		1,600	0		1,600			
13	If	\$325	Maker Space base cabinet w/solid surface countertop	0		4,225	0		4,225			
13	If	\$135	Maker Space wall cabinet	0		1,755	0		1,755			
23	If	\$400	Circulation 1st base cabinet ADA accessible w/solid surface countertop	0		9,200	0		9,200			
Owner FFE			POP & Main Collection 1st stacks double sided	0		0	0		0			
26	If	\$150	Main Collection 1st wall mounted book shelving to 36" a.f.f.	0		3,900	0		3,900			
not shown			Main Collection 1st wall mounted computer workstations plan	0		0	0		0			
Owner FFE			POP 1st exterior wall book drop	0		0	0		0			
34	If	\$300	Commons existing 1st stacks double sided	0		10,200	0		10,200			
20	Is	\$200	Commons existing computer stations	0		4,000	0		4,000			
1	Is allow	\$2,000	Reference Desk existing 1st stone counter used for circulation desk	0		2,000	0		2,000			
not shown			Copy Room existing 1st base cabinet w/plam countertop @ Reference Desk area	0		0	0		0			
4	If	\$325	Children 2nd base cabinet w/solid surface countertop	0		1,300	0		1,300			
24	If	\$400	Children 2nd circulation ADA base cabinet w/solid surface countertop	0		9,600	0		9,600			
Owner FFE			Children & Young Adult 2nd stacks double sided	0		0	0		0			
1	Is allow	\$5,000	Undesigned architectural woodwork additional allowance	0		5,000	0		5,000	54,580		
			Total Div 6	9,295	6,875	118,805	24,750	0	159,725		159,725	
				0		0	0		0			
				0		0	0		0			
				0		0	0		0			
				0		0	0		0			
Conestco.			222 Mountain Road, Raymond ME 04071 - 207.627.4099 ph/fx								Opinions of Probable Cost - Construction Consulting - Value Engineering	

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - South Scheme				SD	WORKSHEETS				(page 5)
7/11/2019					(revised)						
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	SECT'N	DIVS'N
			Div 7 - Thermal & Moisture	0		0	0		0		
			<i>Water Proofing & Damp Proofing</i>	0		0	0		0		
250	sf	\$4.50	Water proof cementitious spray elevator pit & slab	0		1,125	0		1,125		
800	sf	\$5.50	Water proof membrane & protection board exterior retaining warm foundation walls	0		4,400	0		4,400		
65	sf	\$15	Water proof new c.i.p. frost entry alcove vestibule area above Maker Space below	0		975	0		975		
7	ea	\$35	Damp proof below grade steel columns	0		245	0		245		
750	sf	\$2.50	Damp proof bituminous asphalt mastic exterior frsot depth foundation walls typical	0		1,875	0		1,875	8,620	
			<i>Insulation & Barriers</i>	0		0	0		0		
1,535	sf	\$1.85	2" rigid extruded polystyrene insulation foundations	0		2,840	0		2,840		
3,465	sf	\$1.85	2" rigid extruded polystyrene under slab insulation	0		6,415	0		6,415		
6,535	sf	\$1.75	6" exterior wall mineral wool denspak insulation	0		11,440	0		11,440		
3,040	sf	\$3.25	4" rigid extruded polystyrene wall insulation (brick veneer elevations only)	0		9,880	0		9,880		
2,000	sf	\$3.25	2" rigid polyisocynurate slope roof insulation w/metal furring channels	0		6,500	0		6,500		
2,000	sf	\$3	6" SIPS panels slope roof nailboard (on polyisocynurate insul above 2" rigid & channels)	0		6,000	0		6,000		
1,830	sf	\$4.75	8" (2-4" layers) rigid polyisocynurate flat roof insulation	0		8,695	0		8,695		
4,800	sf	\$1.65	6" interior metal stud acoustic batts	0		7,920	0		7,920		
1	ls	\$2,500	Insulation foam ends & fillers	0		2,500	0		2,500		
6,535	sf	\$3	Peel & stick exterior wall air membrane	0		19,605	0		19,605		
3,465	sf	\$0.75	15 mil reinforced under slab VB	0		2,600	0		2,600	84,395	
			<i>Membrane Roofing</i>	0		0	0		0		
40	sf	\$2.50	EPDM black 60 mil roof membrane @ uninsulated canopy roof	0		100	0		100		
2,005	sf	\$2.50	EPDM black 60 mil roof membrane @ insulated roof	0		5,015	0		5,015		
2,005	sf	\$1.25	1/2" protection baord	0		2,510	0		2,510		
2,005	sf ave	\$3.50	Tapers & crickets	0		7,020	0		7,020		
1	set	\$2,500	Roof hatch w/ladder & fall protection guard rails	0		2,500	0		2,500		
150	sf	\$10	Roof walkway pads	0		1,500	0		1,500		
210	lf	\$20	Change height flashings	0		4,200	0		4,200		
200	lf	\$20	Eave perimeter trims & drips-flashings	0		4,000	0		4,000		
1	ls	\$5,000	Project general sheet metal flashings	0		5,000	0		5,000	31,845	
			<i>Metal Roofing</i>	0		0	0		0		
1,825	sf	\$10	Architectural 22 ga kynar finish standing seam roof & trims	0		18,250	0		18,250		
1,825	sf	\$1.50	100% ice & water shield underlayment	0		2,740	0		2,740		
160	sf	\$75.00	Integral gutter assembly roof perimeter	0		12,000	0		12,000		
185	sf	\$10	Sope roof eave overhang soffit & trims	0		1,850	0		1,850	34,840	
			<i>Metal Wall Panels</i>	0		0	0		0		
300	sf	\$50	Concealed fastener 24 ga 4" insulated copper wall panel & trims on metal furring	0		15,000	0		15,000		
2,340	sf	\$25	Concealed fastener 24 ga 4" insulated metal wall panel & trims on metal furring	0		58,500	0		58,500		
115	sf	\$10	Canopy roof overhang soffit & trims	0		1,150	0		1,150	74,650	
			<i>Fire Proofing</i>	0		0	0		0		
10,575	sf floor	\$5	Structural steel fire proofing (deck excluded)	0		52,875	0		52,875	52,875	
			<i>Fire Stopping & Sealants</i>	0		0	0		0		
1	ls	\$3,000	Project fire stop	0		3,000	0		3,000		
1	ls	\$10,000	Project caulk & seal	0		10,000	0		10,000	13,000	
			Total Div 7	0	0	300,225	0	0	300,225		300,225
				0		0	0		0		

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - South Scheme				SD	WORKSHEETS				(page 12)
		7/11/2019		(revised)							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	SECT'N	DIVS'N
				0		0	0		0		
			Div 31 - Earthwork	0		0	0		0		
				0		0	0		0		
			Site Prep	0		0	0		0		
		civil engineer	Supervision	0		0	0		0		
		civil engineer	Safety	0		0	0		0		
		civil engineer	Temporary fencing	0		0	0		0		
		civil engineer	Snow fence open excavations	0		0	0		0		
		civil engineer	Traffic & pedestrian control	0		0	0		0		
		civil engineer	Signage & barriers	0		0	0		0		
		civil engineer	Police details	0		0	0		0		
		civil engineer	Erosion control	0		0	0		0		
		civil engineer	Dust control	0		0	0		0		
		civil engineer	Protection of existing to remain	0		0	0		0		
		civil engineer	Site demolition pavement-landscaping-hardscape-curbs	0		0	0		0		
		civil engineer	Loam & seed strip & stockpile	0		0	0		0		
		civil engineer	Ledge (excluded)	0		0	0		0		
		civil engineer	Unsuitable soils (excluded)	0		0	0		0		
		civil engineer	Site cuts & fills (includes structural fills as required)	0		0	0		0		
		civil engineer	Site gravles for roads & walkways	0		0	0		0		
		civil engineer	Utility beyond 5' excavation & backfill	0		0	0		0		
		civil engineer	Haul excess materials	0		0	0		0	0	
				0		0	0		0		
			Building Pad Prep	0		0	0		0		
		civil engineer	Sheet piling	0		0	0		0		
		civil engineer	Undermining protection	0		0	0		0		
		civil engineer	Excavation for structure	0		0	0		0		
		civil engineer	Granular backfill for structure	0		0	0		0		
		civil engineer	12", gravel or stone subslab	0		0	0		0		
		civil engineer	Radon venting pipie & gravity vent	0		0	0		0		
		civil engineer	Foundation drains	0		0	0		0		
		civil engineer	Excavation & backfill interior utilities	0		0	0		0		
		civil engineer	Fine grade for slabs	0		0	0		0		
		civil engineer	Haul excess materials	0		0	0		0	0	
			Total Div 31	0	0	0	0	0	0	0	0
				0		0	0		0		
			Div 32 - Exterior Improvements	0		0	0		0		
				0		0	0		0		
			Site Finishes	0		0	0		0		
		civil engineer	Paving-walkways-curbing-seating-flagpoles-dunmpster areas-fencing et al	0		0	0		0	0	
			Total Div 32	0	0	0	0	0	0	0	0
				0		0	0		0		
			Div 33 - Utilities	0		0	0		0		
				0		0	0		0		
			Site utilities	0		0	0		0		
		civil engineer	Water-sewer-storm-gas et al	0		0	0		0		
		civil engineer	Site light standards w/concrete bases & conduit-wiring	0		0	0		0		
			Site electrical also see Divs 26-27-28	0		0	0		0	0	
			Total Div 33	0	0	0	0	0	0	0	0
				0		0	0		0		
Conestco.		222 Mountain Road, Raymond ME 04071 - 207.627.4099 ph/fx				Opinions of Probable Cost - Construction Consulting - Value Engineering					

JOB #	2019.13	RICE LIBRARY - Additions & Renovations - South Scheme						SD	7/11/2019
	page 1						(revised)		
		<u>Div 1: General Conditions</u>							
Section	Description	Quantity/Unit	MTRL	EQPMNT	SUB	LABOR	OTHER	TOTAL	NOTES
600	Perf/Pay Bond	Consol sht						0	
	Bldr's Risk	Owner					existing fire policy	0	
	Building Permits	excluded					Town waived fee	0	
1020	Allowances							0	
	Travel & Lodging	allowance						0	
1030	Project Manager	45wk/\$925		1/2 time		41,625	12,490	54,115	
	Supervision/FT	45wk/\$925		1/2 time		41,625	12,490	54,115	
	Super/Working	45wk/\$1,685		full time		75,825	37,915	113,740	
	Clerk	general office						0	
1045	Cut/Patch	Div 2						0	
1050	Design Engineering	A&E team						0	
	Field Engineering	allowance			5,000			5,000	
	Field Layout	allowance			5,000			5,000	
1170	Safety Program	writeoff					1,000	1,000	
	Safety Officer	Super						0	
1180	Site Safety	Super						0	
	Traffic Control	Div 31						0	
1340	As Builts	allowance			10,000			10,000	
	Shops & Submittals	Proj mgr/clerk						0	
1380	Photographs	lump	1,000			Super		1,000	
	Testing	Owner						0	
1430	Mockups	allowance				3,000		3,000	
1440	Quality Control	Super						0	
1505	Mobilize/Closeout	lump	1,000	2,000		1,000	500	4,500	
1510	Temp Electrical	allowance			5,000			5,000	
	Power	45w/\$300					13,500	13,500	
	Lamping	allowance			1,500			1,500	
	Temporary Heat	allowance					15,000	15,000	
	Tenting & Heating	allowance					2,500	2,500	
	Snow Removal	allowance					1,500	1,500	
	Sub Total		2,000	2,000	26,500	163,075	96,895	290,470	
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	page 1						(revised)		
		Div 1: General Conditions							
Section	Description	Quantity/Unit	MTRL	EQPMNT	SUB	LABOR	OTHER	TOTAL	NOTES
1515	Telephone	45w/\$100					4,500	4,500	
	Water	temporary			2,500			2,500	
	Sanitary	45w/\$100					4,500	4,500	
	Fire Protection	lump	500			Super		500	
1525	Staging Building	allowance					15,000	15,000	
	Site Stage & Deliveries	allowance					20,000	20,000	
	Shoring	not required						0	
	Enclosures		400			400	200	1,000	
1530	Barriers	Div 31						0	
	Fences	Div 31						0	
1540	Security	Owner						0	
1560	Cleanup	45w/\$400				18,000	5,400	23,400	
	Final Cleanup	lump			3,500			3,500	
	Dump Fees	8 ea \$1,500	non-demo				12,000	12,000	
	Dust Control	Div 31						0	
	Surface Water	Div 31						0	
1570	Traffic Control	Div 31						0	
	Signals							0	
1580	Signs/Project ID	lump					1,000	1,000	
1590	Field Offices	45w/\$100					4,500	4,500	
	Storage Trailers	45w/\$100					4,500	4,500	
1610	Pickup Trucks	45w/\$400		18,000				18,000	
	Forktrucks/Lifts	lump		7,500				7,500	
1620	Storage/Protection	lump	500			500	250	1,250	
1650	Test/Balance	see HVAC						0	
		Sub Total page 2	1,400	25,500	6,000	18,900	71,850	123,650	
		SubTotal page 1	2,000	2,000	26,500	163,075	96,895	290,470	Div 1 Analysis
		TOTAL	3,400	27,500	32,500	181,975	168,745	414,120	\$9,205/wk



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Meeting Minutes: Pre-App Meeting

Date: September 04, 2019
Project: Rice Public Library Renovation and Expansion
Location: Kittery, Maine
To: Kendra Amaral + Library Planning Committee
Prepared by: Ryan Kanteres Scott Simons Architects
Matt Maiello Scott Simons Architects

Meeting title: Pre-Application Meeting

In Attendance: Kendra Amaral – Town Manager
Adam Causey – Planning and Development
Robert Richter – Police Chief
David O’Brien – Fire Chief
James Steffen – Town Planner
Jessa Kellogg – Storm water Coordinator - DPW
Ryan Kanteres – SSA
Matthew Maiello – SSA

Planning and Development –

- The library is in the Kittery Foreside Zone which limits the maximum addition footprint to 1,500 SF.
- We will require a waiver as the addition footprint is 3,410 SF.
 - o Should look into the intent of restriction
 - o Library is a public good
- Parking count should be considered. The plans are currently showing 27 spaces. Kendra mentioned that by removing the leased spaces we may be putting other buildings in violation of parking count requirements.
- Trash and dumpster collection space must be considered on site. It should not be located beside building.
- Max lot coverage is 60%. Ryan confirmed that the building is in conformance
- Minimum open area (vegetated) is 40%. SSA to confirm that site plan is in conformance. May require a misc. variation.

Fire –

- Tree cover at rear of proposed building restricts access for fire trucks. Existing trees should be removed as that is the only side that can have direct truck access unless parking spaces beside the building are removed.
- Flat portion of roof at connector is ideal for firefighter access and a roof hatch should be shown for full access down into the building.
- The accessible parking space aisle should correspond to the location of the hose hookup on building and moved accordingly. Possibly a double striped area on either side of the accessible parking space.
- The existing fire escape will be removed from the building. David O’Brien confirmed that this is OK.
- Sprinkler room should be located at lower level close to entry with annunciator panel for easy access. The building should also contain a shutoff for building exhaust system in case of fire.

Building Code –

- The building will be fully sprinklered and will likely be type 3A construction.
- Consideration must be given to existing exposed structural elements within historic building.
- Primary addition structure will be steel construction.

Storm water –

- Current basin at SE corner of lot is overflowing and gravel runoff causes backups. New paved parking lot should solve this problem. Calculations should be made to ensure that Traip Ave storm water can handle additional load.
- The upper lot off Wentworth Street should be calculated for the additional burden it will put on Wentworth Street storm water drainage.
- MDOT sidewalk upgrades are scheduled for federal funding to be released 2021 and should be coordinated with additional loads from lot runoff.
- As much water treated on site is ideal to avoid pumping against grades and additional burden on city treatment center.

Police –

- Surveillance noted as a high priority.
 - o High quality video is important for post-event investigation.
 - o There is no staff person at the lower level entry and this space will require on site monitoring at main desk.
 - o High priority should be given to placements of cameras to capture the faces of patrons entering library.
- Panic buttons provided in library should give some indication of where assistance is required.
- The question was raised about the addition of an emergency lockdown system and if this should be considered.
 - o Remote door access control was noted as a high priority in the event of a lockdown situation although not something that is currently at the library.
 - o The ability to isolate certain areas was also an idea raised for safety.
- A key fob system was requested by police and fire for easy access after-hours in the event of an emergency for quick response.

General –

- Noted that there are a lot of paved walkways on site that will require maintenance.
- War Memorial noted to remain on site.

Next meeting of the Library Planning Committee scheduled for 18th of September

Next public information session scheduled for October 9th