

AGENDA

Demmer Library Renovation & Addition

November 15, 2017

17221

Project

Date

Project Number

Three Lakes, WI

1:30 pm

5:15 pm

Project Location

Start Time

Adjournment Time

DCC Design Meeting #6

Demmer Library

Jon Rynish

Type of Meeting

Meeting Location

Originator

Invitees:

Demmer Library: **Erica Brewster** – Library Director
Janet Dixon

Demmer Design & Construction Committee (DCC):
Vicki Reuling – Committee Chair
Thomas Asbeck
Catherine Marshall
Rosie Obukowicz
Mary Sowinski

Historical Society: **Katie Kirby** – Curator
Kyle McMahon – Assistant Curator
Bill Hayes – representative

Hoffman: **Jody Andres** – Senior Project Architect
Jon Rynish – Project Architect

CC: All Attendees

1. Site Design

- 1.1. Progress update
- 1.2. Mach IV contacted individuals with knowledge about the French drain. The current design modified as required to maintain the existing functionality.
- 1.3. Rain Barrels – will be used for irrigation of landscaping and potted plants
- 1.4. ADA parking – move one ADA space with 5 aisles to the new spot near the rear entrance, just east of the existing power pole.
- 1.5. Historical Society ramp / stair
 - Setback restrictions required per code
 - A petition for variance will be required to show equivalent means of meeting the intent of the code.
 - Proposed revisions were approved.
 - Shift historical society wall 3' to the east.
 - Reduce ramp width
 - Provide by-pass walkway around porch
 - Committee questioned snow and weed maintenance of porous pavers. Civil to provide more information for evaluation. **(ACTION: Civil)**

- 1.6. Trash enclosure – locate under the existing museum exterior stairs.
 - 1.7. Replace north stoop / railing? – Replace railing only. Existing stoop to remain.
 - 1.8. Existing sanitary line will need to be replaced per televising. This line extends under and to the opposite (south) side of Huron St.
 - 1.9. Explore native plant landscape grants. **(ACTION: Mary S.)**
 - 1.10. Avoidance of relocating existing electrical line to the existing Town Building is yet to be determined. The existing Town office will be the last portion to be demolished which means that some sort of temporary electrical service will need to be provided. **(ACTION: Electrical)**
 - 1.11. Determine scope of salvaging existing bench and utilizing wood from demolished trees for fixtures. **(ACTION: DCC)**
 - 1.12. Start to think about construction staging. **(ACTION: Hoffman-Kevin)**
 - Town will utilize proposed parking area.
 - Courtyard to the northwest of the library is available.
 - Jeff Bruss is talking to Pitlick & Wick to determine weight limits of W. School St and Huron St.
 - 1.13. Civil contract – signed and sent to Mach IV earlier this week.
 - 1.14. Geotechnical Soil Borings – Original appointment was postponed due to equipment failure. Rig is being repaired. No anticipated schedule impact if drilling can be performed the week of 11/20
2. DD set review – There was not a sign-off for the Design Development drawings due to pending budget resolution. (the following comments were discussed prior to budget discussions. These comments will need to be verified for DD sign-off)
- 2.1. Alcove update presented.
 - 2.2. The existing platform lift will be able to be reused in the new location.
 - 2.3. Architectural comments
 - A specific fireplace model is requested (gas). Provide design ideas/pictures/comments for interior design. Look at reusing existing mantel. DCC prefers sidewall vent out south façade over rooftop vent. **(ACTION: Janet & Catherine)**
 - Shift book drop to the north, same wall.
 - Combine Maker space doors into one double door with one inactive leaf.
 - Eliminate horizontal trim that matches the stone height. Committee approved the south elevation.
 - Jon to work with door hardware sub-committee: Erica & Janet.
 - Identify any items that the Library will procuring on their own. **(ACTION: DCC)**
 - Provide cut sheets for toilet room accessories. **(ACTION: Jon R.)**
 - 2.4. Interior Design
 - Consider LVT around the Northwoods coffee area, lower level kitchenette, around the Multi-Purpose sink/entrance, maker.
 - LVT in historical society reception area? **(ACTION: Mary S.)**

- Stair landing can be done in rubber to match treads or LVT.
 - Committed liked the hammered luxury vinyl stairs that they saw at Nicolet.
- 2.5. Structural – no comments
- 2.6. HVAC
- Provide gas piping for fireplace
 - Committee discussed adding exhaust fan to Maker space, but ultimately decided against it. The Maker space is not currently designed to contain vapors from projects. Air will into general library space.
- 2.7. Electrical
- Generally, provide more outlets (see plan markups)
 - Provide J-box in lower level corridor (west end) for future display lighting.
 - Can wiring accommodate future pendants over YA booths? **(ACTION: Electrical)**
 - Provide accent lighting (recessed cans or track) at fireplace.
 - Multiple floor boxes discussed. Define cost estimate. **(ACTION: Electrical)**
 - No floor boxes required at Historical Society Reception
 - Post-mounted power routing in lower level office is acceptable.
- 2.8. Plumbing / Fire Protection
- Define cost estimate for stubbing water supply and sanitary for a future sink the Maker space. Library may utilize other areas for messy activities. **(ACTION: Plumbing)**
 - Water heater is gas, not electric (noted as electric in outline specifications)
- 2.9. Budget – the budget was presented along with potential cost reduction options. The DCC will meet on 11/21 to discuss how they would like to proceed. The following is a brief list of items that impacted the budget.
- New LULA elevator not required
 - Infill electrical alcove
 - Replace existing windows and door on north elevation
 - Additional exterior windows throughout the design
 - Vinyl windows in lieu of wood
 - Ramp and stair for west entrance
 - Stone at column piers and porch foundation
 - Additional plumbing fixtures
 - Increased mechanical system budget
 - Change specialty Maker space sliding glass doors to standard glass doors and windows
 - Provide a list of items included in FF&E. **(ACTION: Jon R.)**
3. Interior Design – did not discuss
4. State Building Code update – Plan review appointments were set. Two Petition for Variances. Final signatures by Jeff Bruss.

5. Construction Management clarification – Presented cost of enhanced site visits is not included in the project estimate or the contractor fees.
6. Open Action Items (previous meetings):
 - 6.1. Porch railings – look for maintenance free composite options. **(ACTION: Jon R.)**
 - 6.2. Consider new larger windows in the Maker space pending budget situation. **(ACTION: Jon R.)**
 - 6.3. Asphalt shingle roof approved. Look for brown shingles to compliment siding. **(ACTION: Jon R.)**
 - 6.4. Consider a colorful front door. **(ACTION: Jon R.)**
7. Future Meetings:
 - 7.1. 11/21 @ 2:30 pm: DCC only – Budget discussion
 - 7.2. 11/28 Plan Commission
 - Setback variance review