

**GLASTONBURY PUBLIC BUILDINGS COMMISSION
MEETING MINUTES OF SEPTEMBER 25, 2019**

The Glastonbury Public Buildings Commission held a Regular Meeting with Daniel Pennington, Town Engineer, in attendance, at 5:30 PM in Meeting Room A of the Town Hall located at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL: Attending: Charles Monzeglio, Chair, Gus Constantine (BOF Liaison), Lisbeth Becker, Bridget Gallagher, Michael Pellin. Absent: Rosemary Coggeshall.

Town Staff Attending: Daniel Pennington, Barbara Bailey, David Sacchitella.

1. ACCEPTANCE OF MINUTES – May 15, 2019 Regular Meeting.

It was agreed to postpone action on the May 15, 2019 minutes.

- 2. Welles Turner Library Addition** – Ryszard Szczypek, Partner with TSK Studio in Hartford and Jesse Saylor architects were present to go over the design and concepts. Dan commented that there are tentative plans to present concepts to the Town Council in October. Feedback from the Public Buildings Commission is being sought prior to that presentation date. Ryszard stated that they have been formally retained by the Town for the design. There was a study previously completed by another firm, and the total project budget was approved at \$6.5 M. Improvements planned generally include updating & expanding the facility to support some of the Library program goals. Other objectives will also address some aging systems. Mechanical engineers are going through the existing building and there is LED lighting that needs to be installed. Controls need to be updated, ventilation increased, and there is a need to address some interior and exterior maintenance items, such as the roof repair and chimney; selective ceiling replacements; carpet replacement and paint.

Ryszard proceeded to explain the TSK analysis of the proposed budget and building addition schematics. After analyzing all pertinent factors, TSK is now recommending that one building addition be considered as opposed to the two addition concept discussed at referendum. TSK believes that objectives can be most efficiently achieved with one addition and the cost to implement will be a better fit for the available budget. It was noted that a generator for the building is not included within the current project scope but can be included as a bid add alternate.

Ryszard reviewed current design status and schedule. Architects are in schematic design and geotechnical exploration for foundation requirements has been completed. Design and development will begin shortly. Public bidding of the project is expected in the Spring of 2020 with Summer construction. Geotechnical exploration in the building addition footprint area revealed the presence of unsuitable fill material. Over excavation of about 3' and replacement of material will be required to adequately support the structure.

Jessie Saylor proceeded to describe proposed floor plan details. The proposal contains substantive collaboration space as compared to current configurations. Area is provided for the Makers Space program and additional soft seated lounge area. Children's areas will be tailored to active programs and shelving will be condensed and have lower maximum heights to 60" for 6-12 year old (1st-6th) and 42" for the kindergarten age (early child-preschool age). The current shelf height is 84". The proposed building addition consists of 3,000 sf on two floors, expanding 1,000 sf into the youth area that becomes a preschool area and a children's terrace and outside space. The layout in the children's area was discussed. The second floor will now be all adult materials with the exception of the new book materials, soft seating & quiet study areas. The major change in the central part of the library is the conversion to co-working space that will have a platform for presentations. A number of slides were

presented. Upstairs there will be more coworking, business collaboration and perhaps an assembly space that can be configured with movable chairs. Light quality will improved through LED fixtures and skylights. Jesse indicated that there was a desire to make the Main St. entrance more welcoming and he described how that would be accomplished. Discussion ensued regarding the public computer work stations. Opinions on the correct number of stations, degree of user privacy and location of stations were offered. Similarly, there was discussion on regarding the correct balance of quiet space vs. collaborative space that is expected to be livelier. It was noted that as time passes it is likely that more users will be bringing and using their own electronic devices vs. use of public computers.

Mr. Saylor proceeded to describe TSK's ideas for the exterior architecture. The overall concept envisioned combines the heritage of Main St. Glastonbury with observed outbuilding architecture associated with other structures in the Main St. Historic district. Metal roof and fiber cement siding are possibilities. A farmhouse/work shed look to the addition is a potential while respecting the architecture of the existing building. Building materials which require minimal maintenance will be incorporated.

Upon completion of discussion, it was the consensus of the Public Buildings Commission to support the concept of a single building addition as a more efficient alternative that can still achieve the overall goals of the project.

3. **OTHER BUSINESS** – David Sacchitella provided Commissioners with an update on the Glastonbury High School kitchen renovation. Asbestos and lead abatement was completed this past summer and next phases will be scheduled.

Motion to adjourn: Lisbeth Becker Second: Michael Pellin

Meeting began at 5:45 p.m.

Meeting adjourned at 6:45 p.m.

Respectfully Submitted

Lori Riley