

Building Committee Notes 5
Jan. 11- Feb. 8, 2022

We did not meet on January 11 or at all that week.

Tuesday, January 18, 3:00 pm, in person

Present: Darren Schretter, Donna Tracy, Rebecca Eagan, Amy Gee

Also present: Carthage Mayor Jim Nightingale

Darren spoke to the mayor about some of our questions about zoning requirements, and the difficulty in finding out the details of the Planned Unit Development. Specific concerns include the required number of parking spaces, the size of the front and rear setback requirements, and if it is permissible to have parking in the setback area.

Mayor Nightingale asked Darren to send him an email with all of the details, concerns, and questions. The mayor would like to discuss it with the city attorney. The next step would be for it to be presented to the Planning Commission. Since they meet on an as-needed basis, the mayor will need to call a special meeting. He hopes that meeting could take place around Feb. 15. Then their recommendation could be presented to the City Council at their February 22 meeting.

After the mayor left, Darren told us about his meeting earlier today with John Pritchard, the State Plumbing Inspector. He agreed that the number of toilets in our plan should be sufficient.

We looked at the exterior elevations. The original plans showed the front entry portico with two pilasters that extend above the roof line. He is going to remove the second pilaster, so the roofing will be continuous.

The building is basically in two sections separated by the vaulted area in the center. In order to avoid the need to run duct work across that vaulted area, the HVAC units will be split. Two will be located in and outside the mechanical room, and two in the storage area by the community room. There will now be screen walls and landscaping in front of each side of the building – the screen walls will be an L shape so there will also be a section of wall on the side by the entrance. The front of the screen wall will be the same brick as the building, but the back side of the wall will be a concrete masonry unit.

They are looking into a mini split system with heat pump for the study rooms.

The building will have a steel frame and steel columns, not load bearing walls. They might be able to eliminate 1 row of columns. For lateral stability they need X bracing between some of the columns. Because of this we may be losing some of the windows, or possibly have some smaller windows.

He is working on the Spec Book – it will have thousands of pages and list details of every product. He is also preparing a shorter summary that will have links to the products. In many cases Darren will make many of the basic decisions, but he encourages us to review the documents and links and contact him if we have an opinion.

We also talked briefly about the location of the engraved bricks and pavers. Amy will send him the number and sizes of the ones that have been sold so far.

Tuesday, January 25, 3:00 pm, virtually

Present: Darren Schretter, Donna Tracy, John Dittmer, Amy Gee

Darren summarized the information that he emailed to the mayor. In reviewing the codes again, the rear setback is supposed to be 25 feet, and parking is allowed in the rear setback, so we probably won't need a variance for that. He is asking that we be allowed to have parking within the front setback – there will not be a visual obstruction and it will not create a “false plane” along the road. The formula in the City Code for the number of parking spaces required for a library is 58. What Darren found in Prairieland's development document would only require about 13 spaces. He also included information from his meeting with the state plumbing inspector. He wants the city's permission to follow the “assembly space” chart or receive a variance from the number required in the “public/office building” chart.

We started going through Darren's project notes that summarize the information from the Masterspec book. Reviewed divisions 03-06. Discussed the trash enclosure. The fencing and gate will be cedar, which means that it will need to be re-stained or painted periodically and eventually be replaced. Amy is to reach out to the trash company and put them in touch with Darren.

There are choices to be made in division 06 about the cabinets. We will have alternate bids - one for wood and one for veneer. We discussed the type of hinges - a basic overlay type or the European. Darren suggested the overlay type for wood cabinets and the European type for veneer, and we agreed. He also recommended a magnetic catch on laminate cabinets, but felt it's not needed for wood. We discussed handles and drawer pulls. Although we don't mind a very basic, inexpensive style, Donna & Amy would like a color that blends in with the cabinet.

Then we started looking at light fixtures. They will all be LED. Darren recommended in-ceiling 2x2 lights for the main area. They are cost effective, and give a nice even light. There are options for a curved light or a more squared off version. There are also different Lumens of brightness. He recommends 3500 K for the color.

Darren will check the Ameren energy savings rebate plan to make sure the fixtures we choose are eligible for the rebate. Their lighting specialist will put together a photometric plan, but that can be affected by the height of shelving and the colors of furnishings, painted walls, etc. since dark colors absorb light.

He showed us examples of simple wall mount or ceiling mount lights for the mechanical & storage rooms, fixtures for the emergency lights, and linear lights for the bathrooms. For the vaulted center area of the building, we will want some sort of pendant light. There are lots of options from simple circular lights all the way to fancy chandeliers. One example he showed us was a type of bowl light, which Donna advised against because bugs could collect inside and it would need to be cleaned out. We will also need to think about exterior lights on or near the building as well as parking lot and pedestrian lights.

Our next meeting will be Tuesday, Feb. 1, in person at 3:00 pm.

Tuesday, Feb. 1, 3:00 – changed to virtual due to weather forecast.

Present: Darren Schretter, Donna Tracy, Andy Bastert, John Dittmer, Amy Gee

Darren reported that he met with the structural engineer and he was able to put in the cross bracing for lateral stability without affecting the windows. Three will be hidden in the mechanical room, the IT room, and the storage area by the program room. Only one will be in a public area (between the south study room and the exit door, in the adult seating area) and the wall will bump out a little in that area.

For the HVAC system, there will be 3 condenser units for each side of the building (not just 2), plus small coolers for a cassette system (like a mini split). These units will sit in front of the building with a brick screen wall in front. The indoor equipment will be in the mechanical room on the north and the community room storage area on the south. This was so it would not be necessary to run duct work across the vaulted center section of the library.

The three units/zones for the north side will be: 1) the bathrooms, break room, & mechanical room; 2) the large open area – circ desk & staff, children’s area, & computers and 3) seating along the walls. The three units/zones for the south side will be: 1) the program room & foyer, 2) the large area of shelving, and 3) seating along the walls. There will be separate cassette systems for the Director’s office, and for each of the small study rooms. Each zone will have its own thermostat. The small cooler for the cassette systems for the study rooms will be outside of those rooms in the back, either on the ground or wall mounted.

Discussed where to locate the electrical transformer. It’s about a 4 ft. cube, but must have empty space around it plus easy access for electrical crews. The power will come to the building from First Street, and the farther away the transformer is, the more expensive it will be. We agreed the best location for it would be at the southwest corner of the building – they will make sure it doesn’t interfere with the area designated for future expansion. The screen wall can probably be extended to hide it – but he has to plan for the required empty space, access, etc.

We discussed the casework (cabinets) – height, number of drawers, etc. We may want some of the upper cabinets to be taller than usual to provide more storage space. We need to consider what microwave we want for the community room and for the staff break room. Since it will be on a wall mounted shelf as part of the cabinet system, they will need the dimensions. We also need to research a small dorm size refrigerator for the community room and a regular one for the break room so we can provide dimensions. We also discussed some sort of small cabinet for the staff bathroom.

Darren will get samples of tile for the breakroom floor. For regular vinyl flooring, ongoing maintenance would include stripping old wax and applying new. IQ Granite tile is non-wax but may require buffing to get rid of scuffs. Luxury vinyl has “wear layers” to hide scuffs, but is more expensive. There are lots of colors to choose from.

We also discussed windows. The representative from Pella told Darren that aluminum clad wood is beautiful and traditional. The outside is clad and the inside can be painted or stained, but that it does require ongoing maintenance. Fiberglass has a more modern look and the color goes through and through. It is very durable and is basically “maintenance free” and the cost is comparable to aluminum clad wood. Vinyl clad is the least expensive, but at least for Pella, it only comes in white on the inside. Darren will check with other manufacturers. There is also a pre-finished aluminum, which is all metal.

Also discussed whether or not we wanted at least some of the windows to open, which is recommended by Dr. Schlipf. There are pros and cons. We could have just the smaller top windows open out awning style – let in some fresh air, awning style would lessen the chance of it raining in, small high window would make it more difficult for someone to try to pass materials outside, or crawl through. We could have windows that open in the staff break room and office Any window that opens would need a screen.

We will meet again next Tues., Feb. 8 at 3:00 pm, probably in person.

February 8, 2022, 3:00 pm, in person

Present: Darren Schretter, Donna Tracy, Amy Gee

We briefly looked at the floorplan. Amy noted the lack of storage space, since the HVAC systems will be taking up space in both the mechanical room and the storage area by the program room. We did not come up with any solutions.

We looked at flooring samples for the staff break room. He found a product that does not require waxing and has wear layers, so shouldn't need buffing. We selected a light color called Basilica Salt, with a fudge base trim. Although wood cabinets will be an alternate bid, laminate is less expensive. After looking at multiple colors and combinations, we preferred Colombian Walnut for the cabinets with Sierra Cascade for the countertops.

Since the board had decided months ago on a light birch for all of the doors, we thought Manitoba Maple, which is a similar shade, would be a good choice for the cabinets in all of the other areas. For the work areas, with a carpeted floor, we liked Carson EV for the countertops.

We received larger samples of the wood-look floor planks for the program room. We need to decide which one we prefer in order to choose the base trim color and the countertop color. If we select the Tranquil Grain floor we liked the Weathered Bronze countertop, and possibly the Gateway base. If we prefer the Mooreland floor, we might select the Faded Bronze countertop and Burnt Umber base.

Either the Gateway or Burnt Umber base trim would be fine for the main carpeted areas. For the walk-off carpet in the foyer and lobby we might want the black base trim.

We need to select a color of ceramic tile for the bathroom floors and the color of the partitions for the stalls. We could use a less expensive type of tile on the walls up to about door height. Darren left samples from one company but is also looking for a less expensive product. He suggested we choose a light/neutral tile for the walls and then possibly one or two accent colors for each bathroom. I think he said they are also available in a matt finish. Then we would need to decide where and how to use the colors.

The next meeting will be Tues., Feb. 15 in person at 3:00 pm. The Planning Commission meeting is at 6:00 that evening.