HARRIMAN

AGENDA

1. Schedule

2. COA
   - Task Review
   - Updated rendering at 4 Middleton Road
   - 10 Elm Street: 'no Cummings House option'
     - Recap of meeting with the COA 5-31
     - Initial Floor Plan Layout
     - Initial Site Plan Layout

3. Town Hall | Library
   - Task Review
   - Update on Gale Report Review
   - HVAC Review

4. DPW
   - Task Review
   - Update on Site Walk
   - Site Information and Consultants

5. Next Steps

SCHEDULE

COA

Conceptual Design at 10 Elm

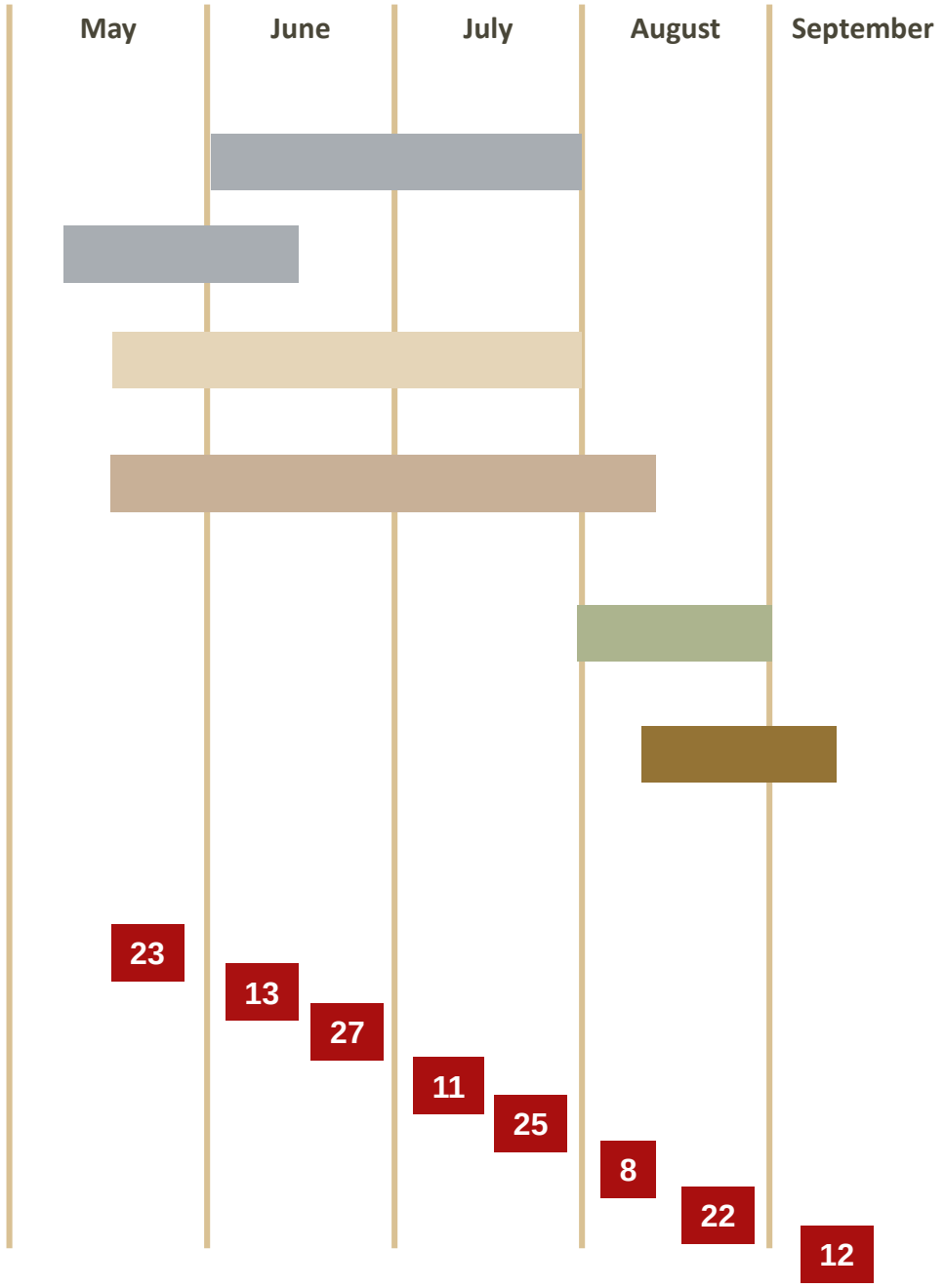
Update Design at 4 Middleton

TOWN HALL / LIBRARY

DPW

COST ESTIMATES

FINAL REPORT



Report Back to Task Force

23 May
13 June
27 June
11 July
25 July
8 August
22 August
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COA

CONCEPTUAL DESIGN AT 10 ELM

- Concept Plan without Cummings House
- Update Site Plan
- Rendering without Cummings House
- Meeting with HDC June 27 at 6:30 pm
- Cost Estimate

UPDATE DESIGN AT 4 MIDDLETON

- Conceptual Plan
- Update Site Plan
- Update Rendering
- Meeting with HDC June 27 at 6:30 pm
- Revise Cost Estimate

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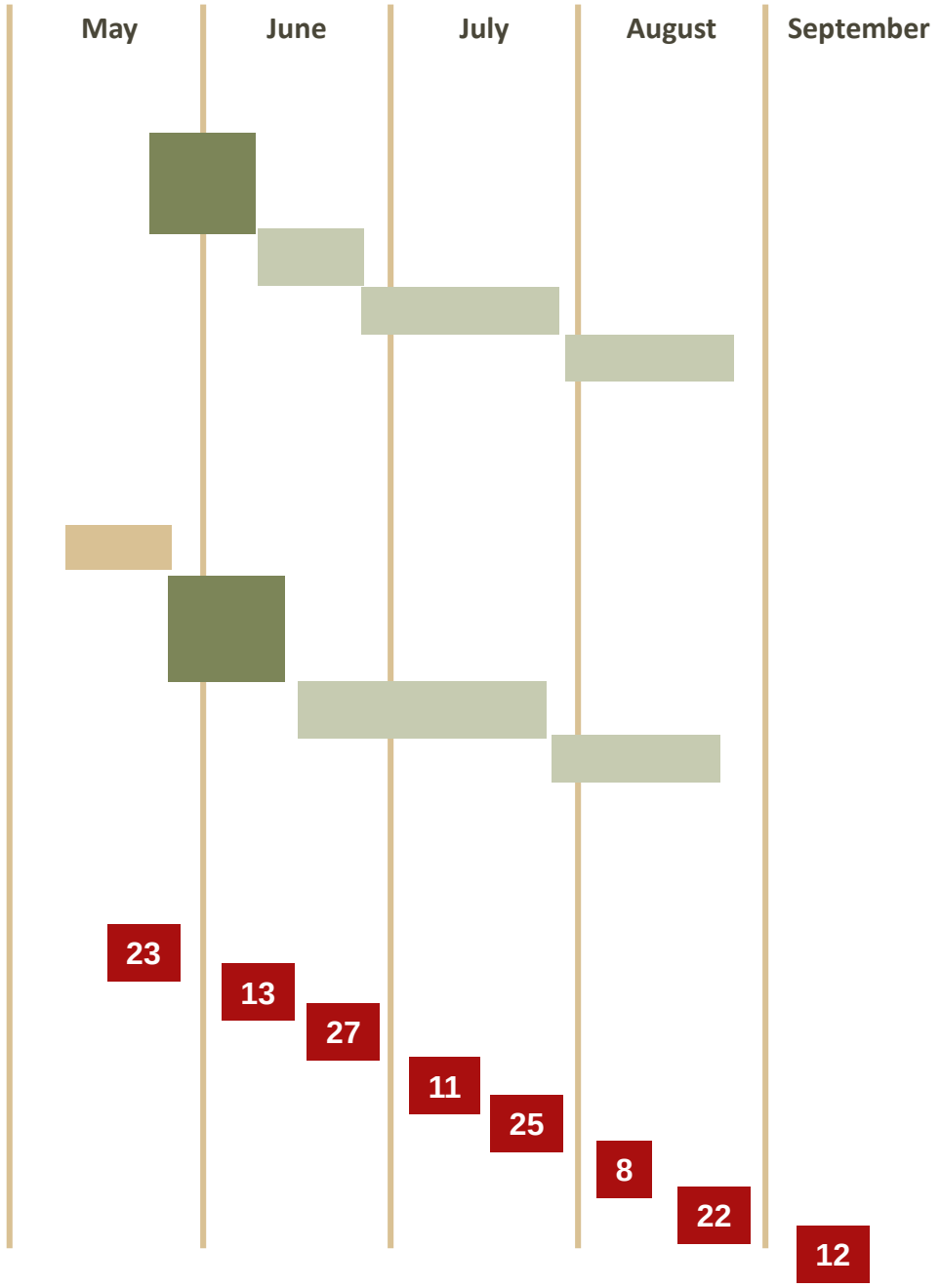

COA

4 MIDDLETON

IMPACT TO BUILDING PROGRAM

- 3 Multi-function spaces Reduced 109 SF from 2,668 SF to 2,559 SF
- Storage space reduced by 26 SF
- Operable partitions and associated storage increased due to longer rooms
- Kitchen access to patio is thru program space

COA

IMPACT TO BUILDING PROGRAM

- 3 Multi-function spaces Reduced 109 SF from 2,668 SF to 2,559 SF
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COA

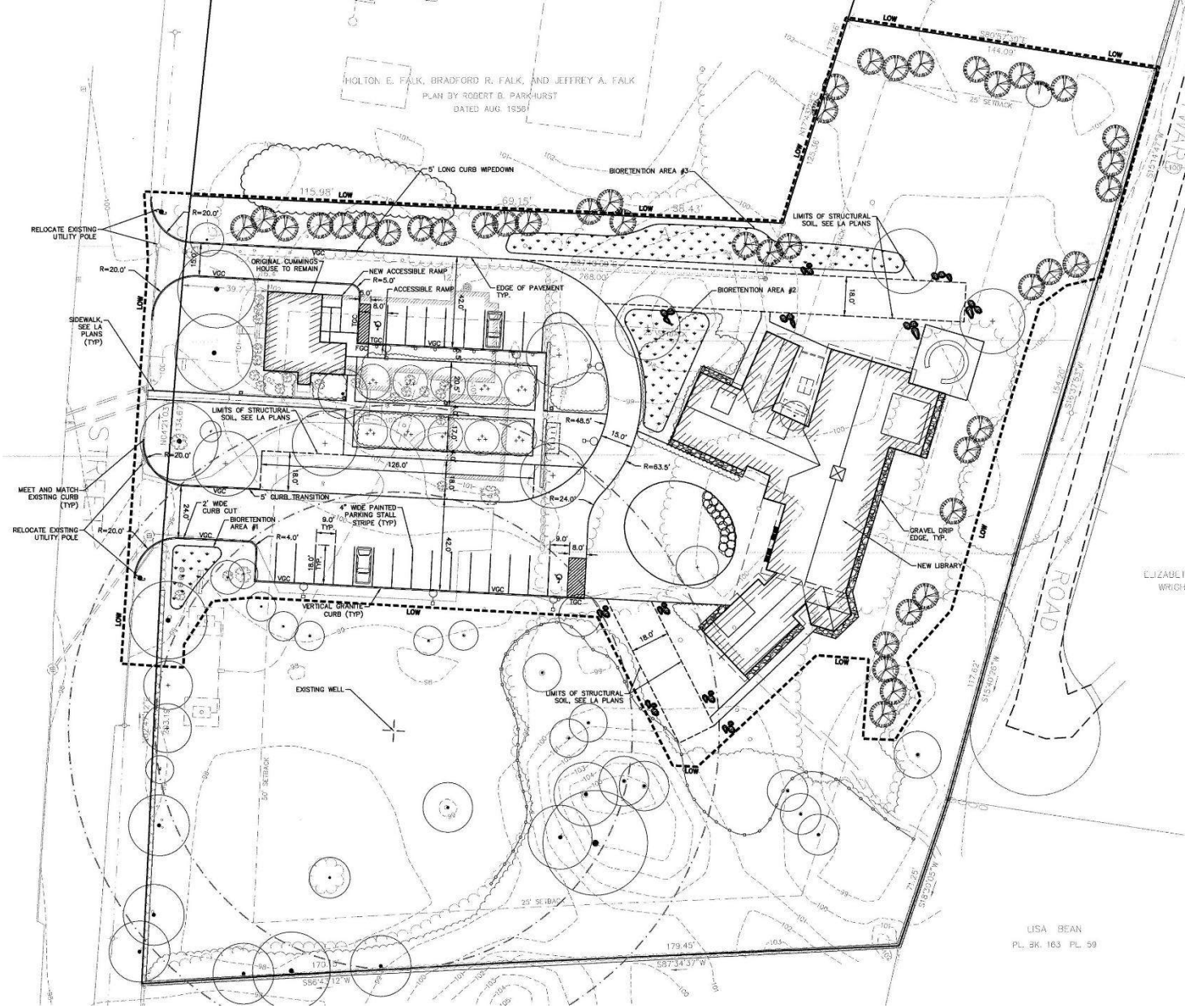
COA

COA

10 ELM

2013 LIBRARY DESIGN

Includes Cummings House with a stand-alone building located at the back of the site



COA

MEETING WITH THE COA:
05-31-2018

- ‘No Cummings House option’ was described
- Initial building and site layouts were reviewed and discussed
- General direction for building and site development was approved
- Building and site meet original program goals

COA

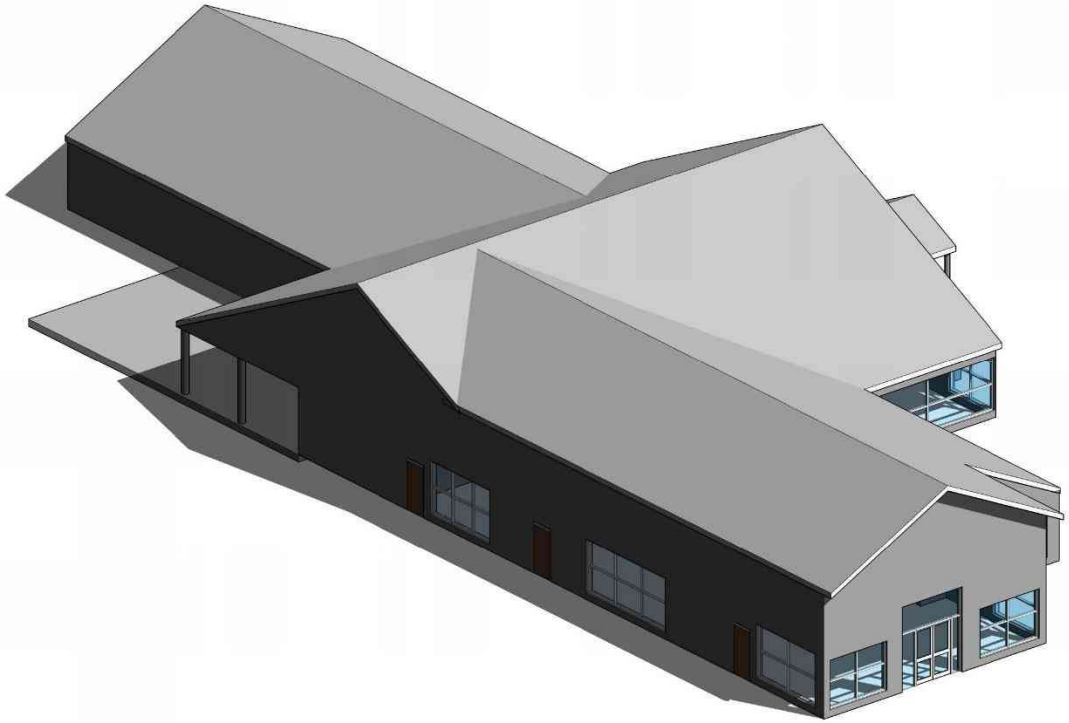
PROPOSED LAYOUT

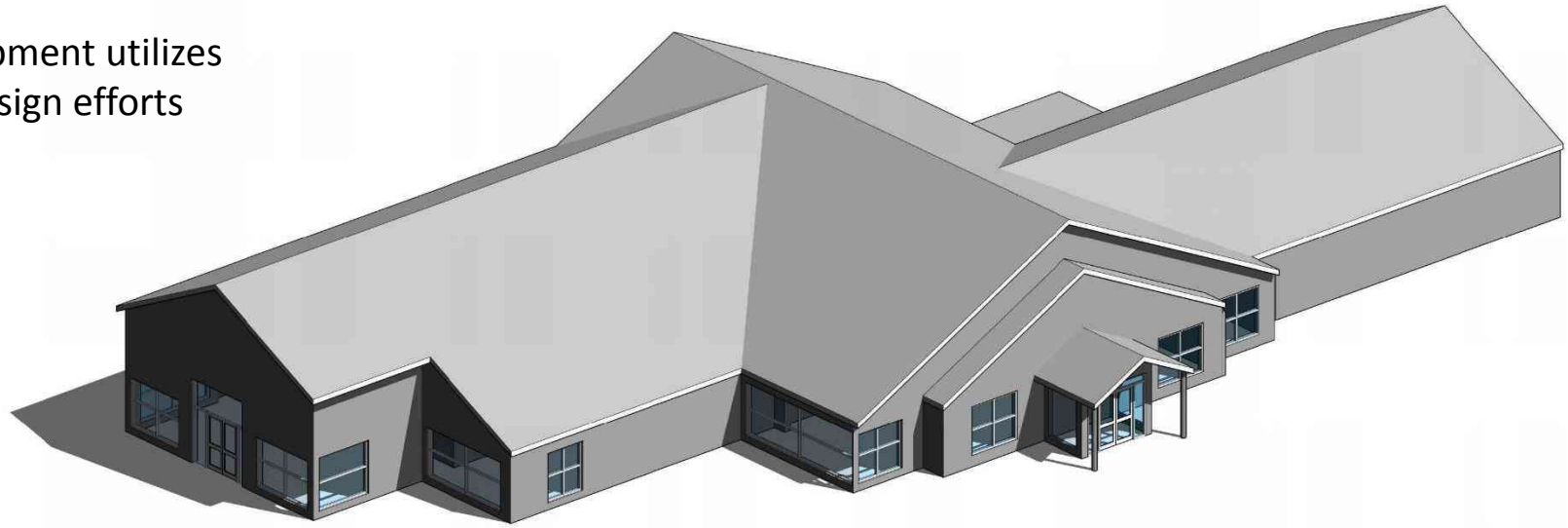
- 1 Story building
- 10,400 GSF vs 9,266 GSF
- New construction provides a superior layout to 188 Washington & 4 Middleton
- Future growth built as storage / shell space
- Massing faces Elm Street and engages the Village
- 40 Parking spaces

COA

PROPOSED LAYOUT

- 1 Story building
- 10,400 GSF vs
  9,266 GSF (4 Middleton)
- New construction provides a superior layout to 188 Washington & 4 Middleton
- Future growth built as storage/shell space
- Massing faces Elm Street and engages the Village
- Site development utilizes previous design efforts





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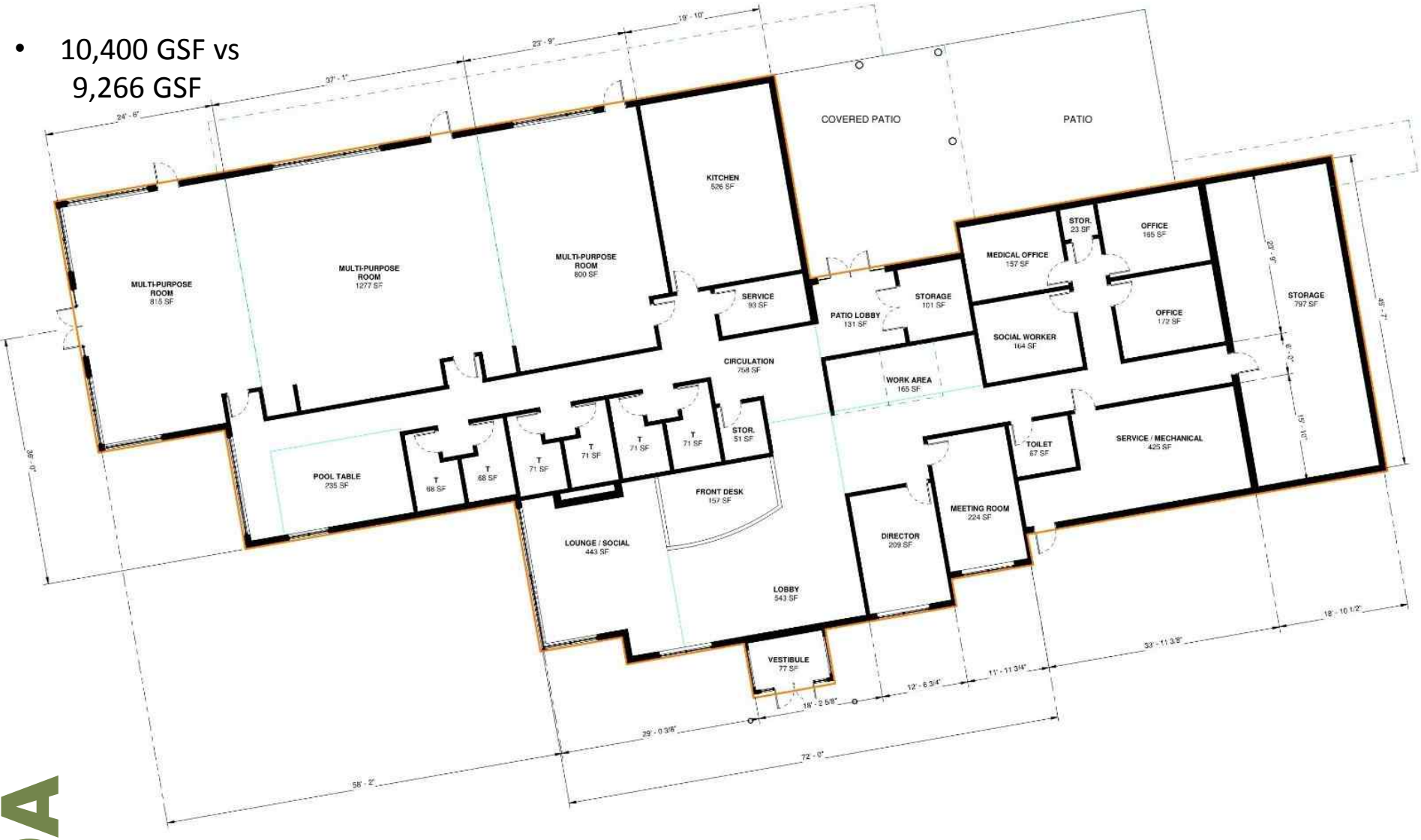

COA

NEXT MEETING: 27 JUNE

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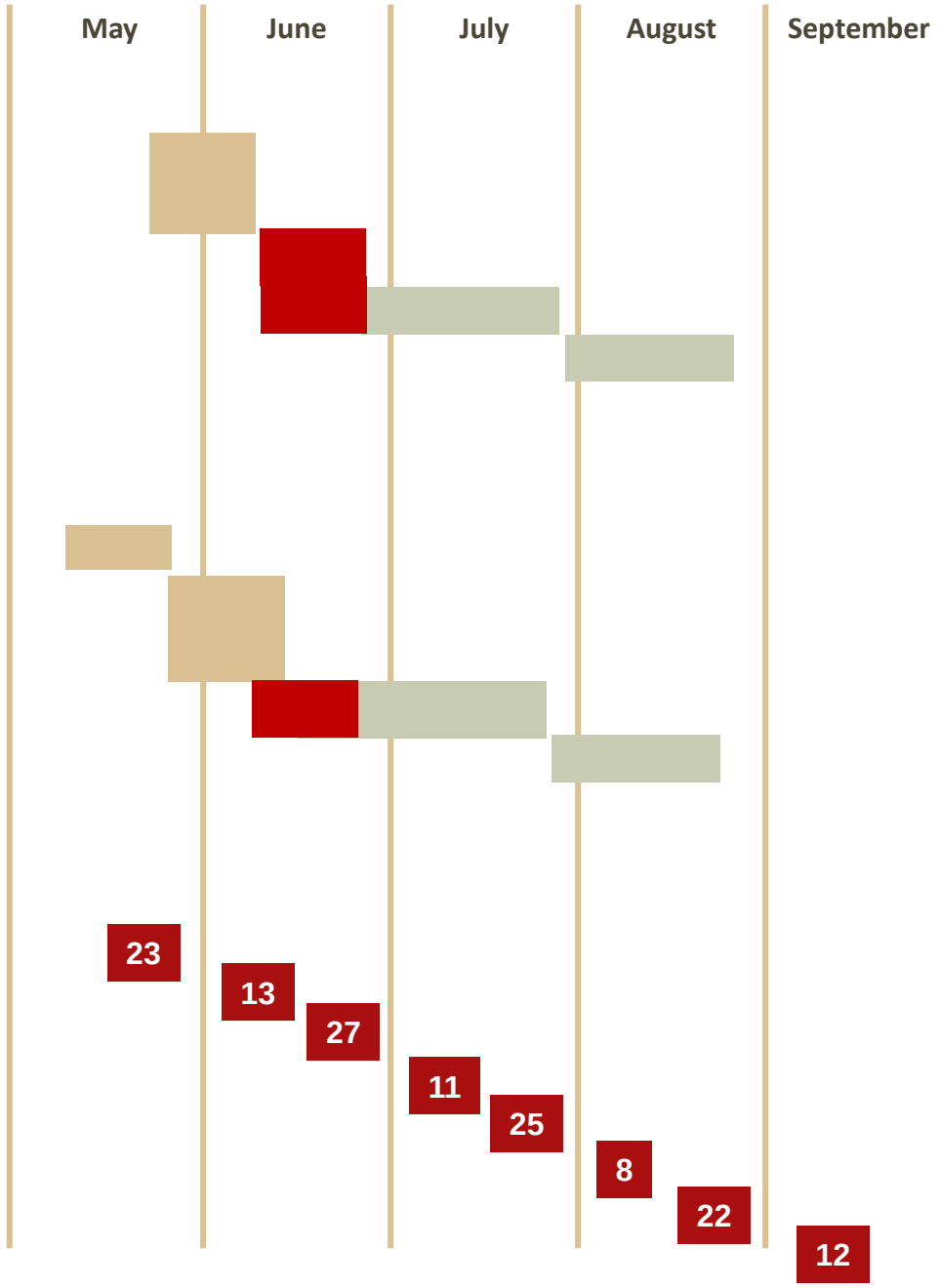


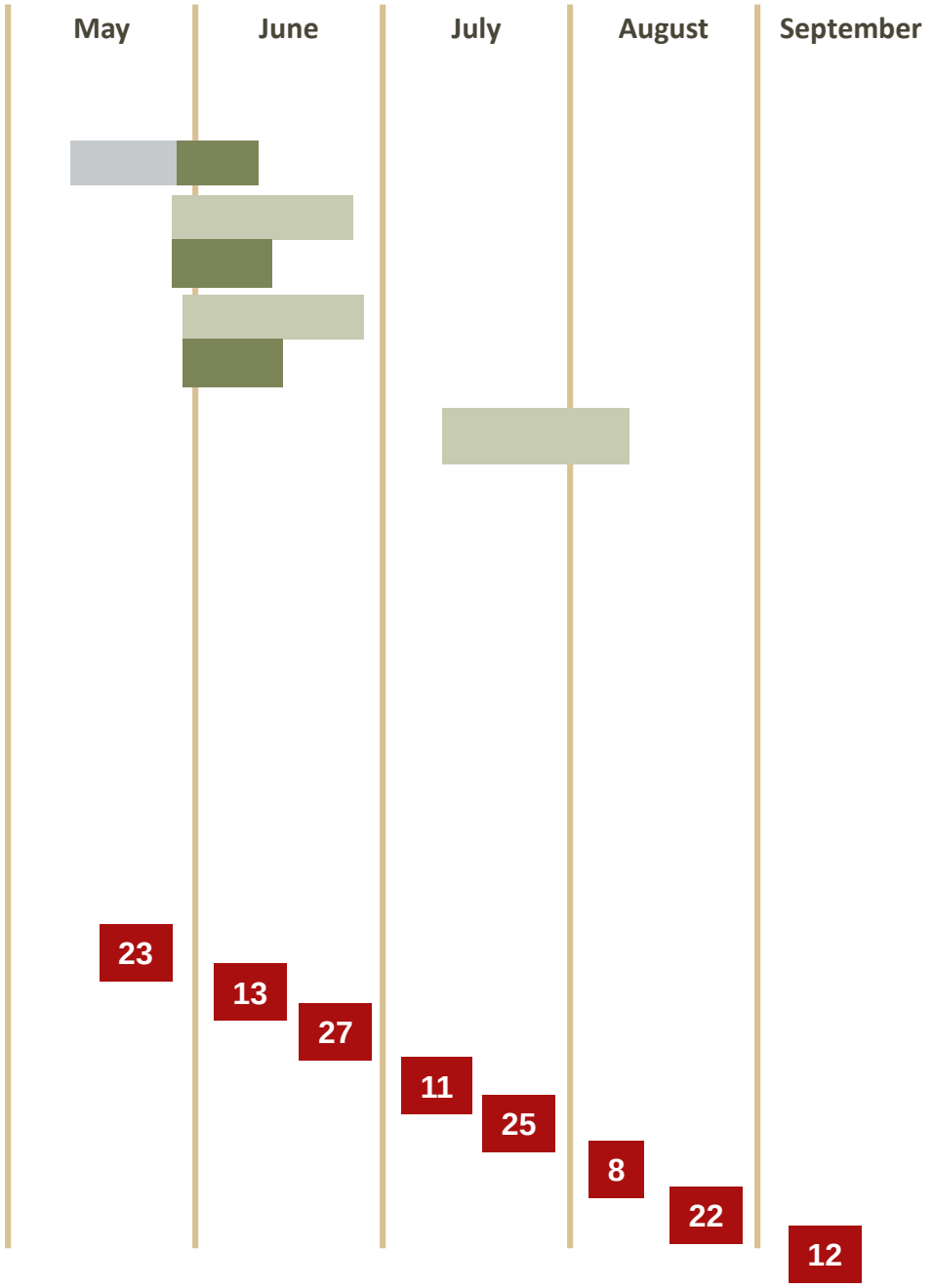
COA

TOWN HALL LIBRARY

TOWN HALL | LIBRARY

TOWN HALL / LIBRARY

- Continue to Review Report
- Exterior Design Recommendations
  Elevations with Repair Strategy
- Mechanical System Recommendations
  Initial Mechanical Strategy
- Update Cost Estimate



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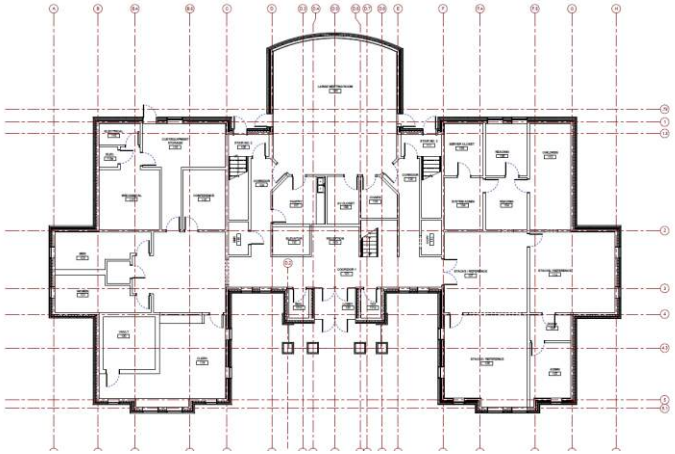
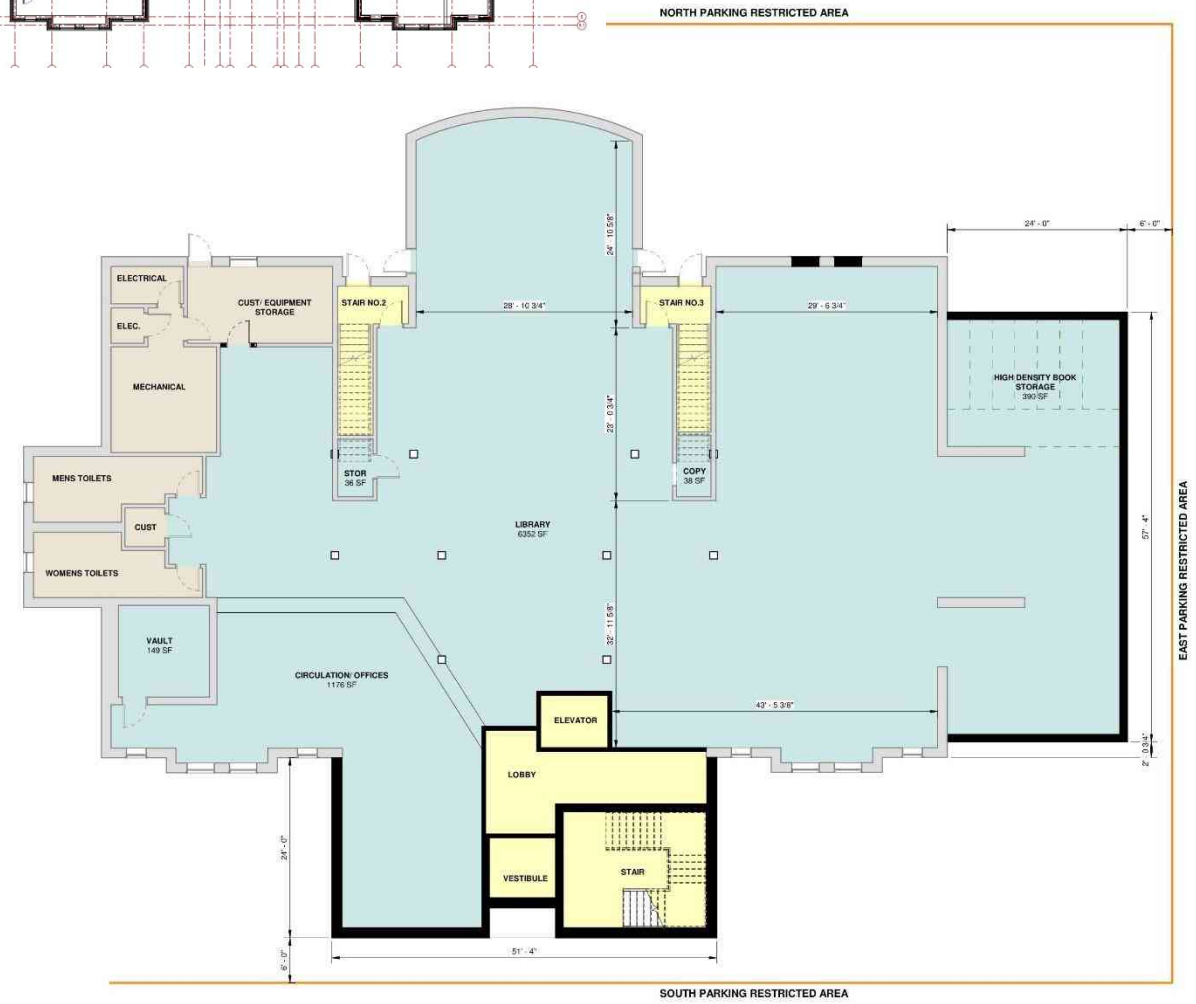




Department Legend

- CIRCULATION
- LIBRARY
- TOWN HALL
- SHARED
- FACILITY SUPPORT

NET / ASSIGNABLE SQUARE FOOTAGE

LIBRARY

• CIRC/OFFICE =	1,176 SF
• PROGRAM AREA =	6,352 SF
• HD STORAGE =	464 SF

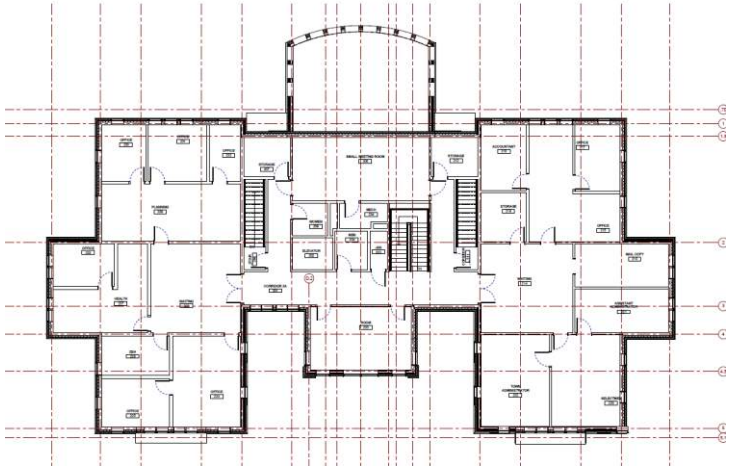
SHARED / MEETING

• FIRST FLOOR =	TBD
• B.O.S. ROOM =	1,129 SF
• MEETING ROOMS =	960 SF
TOTAL AVAIL. LIBRARY =	10,081 SF
TOWN OFFICES =	4,540 SF
TOTAL =	**14,621 SF**

GROSS SQUARE FOOTAGE

TOTAL BUILDING = (*1.37)	**20,055 SF**

TOWN HALL | LIBRARY



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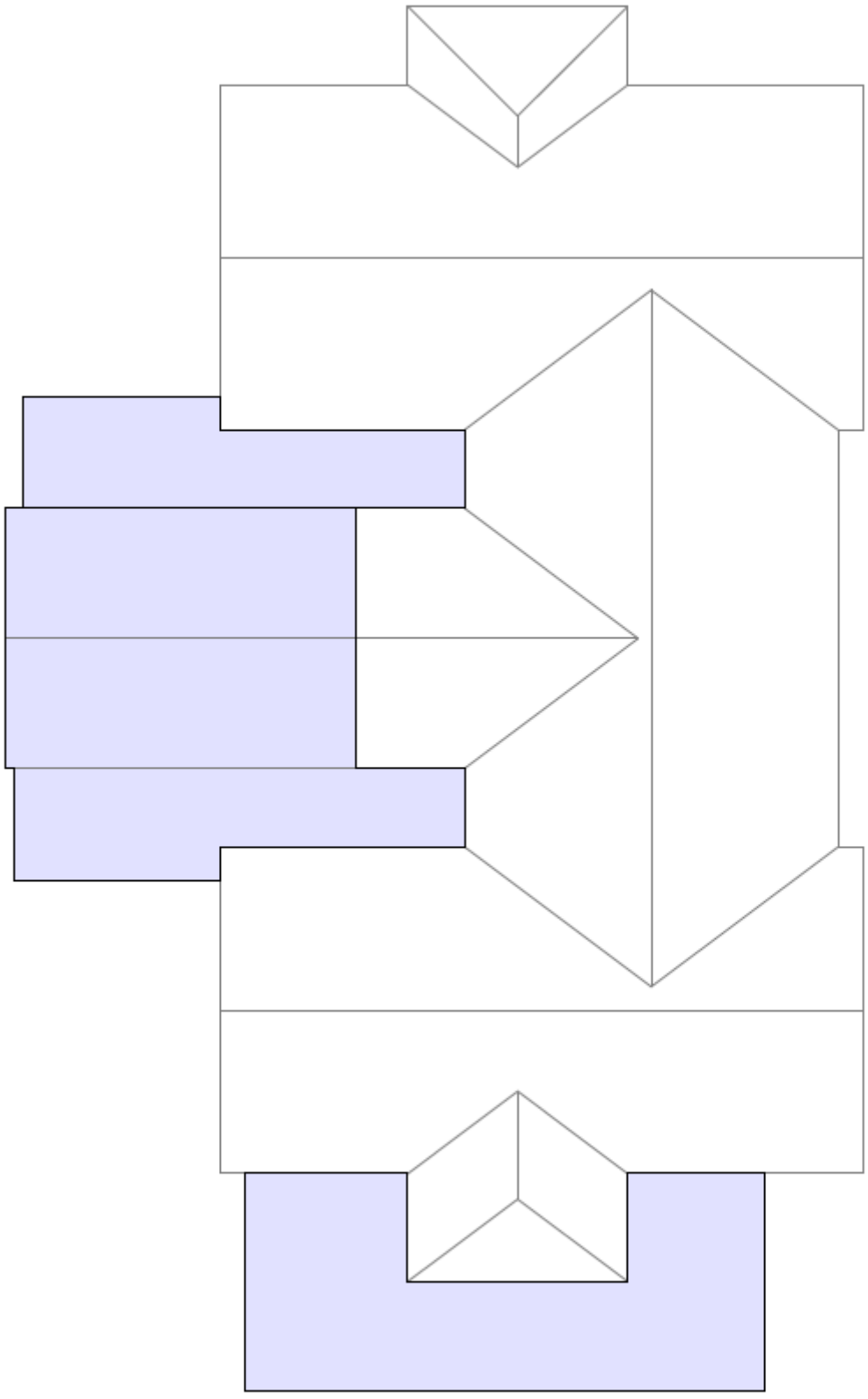

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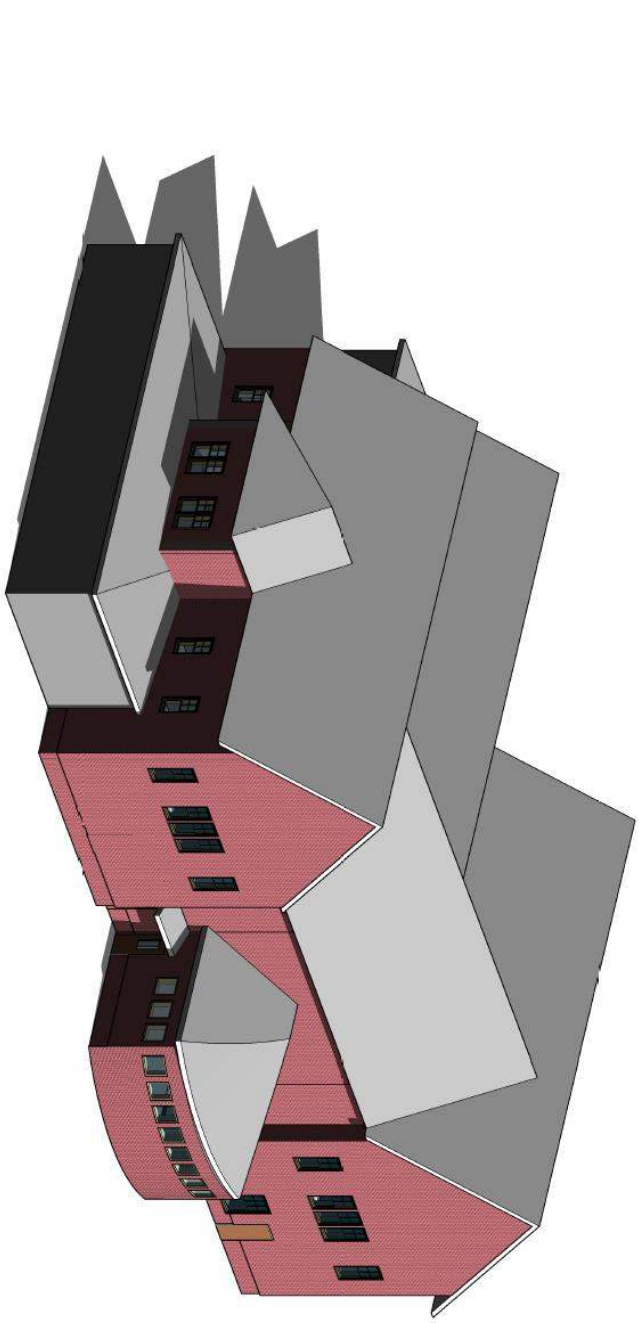
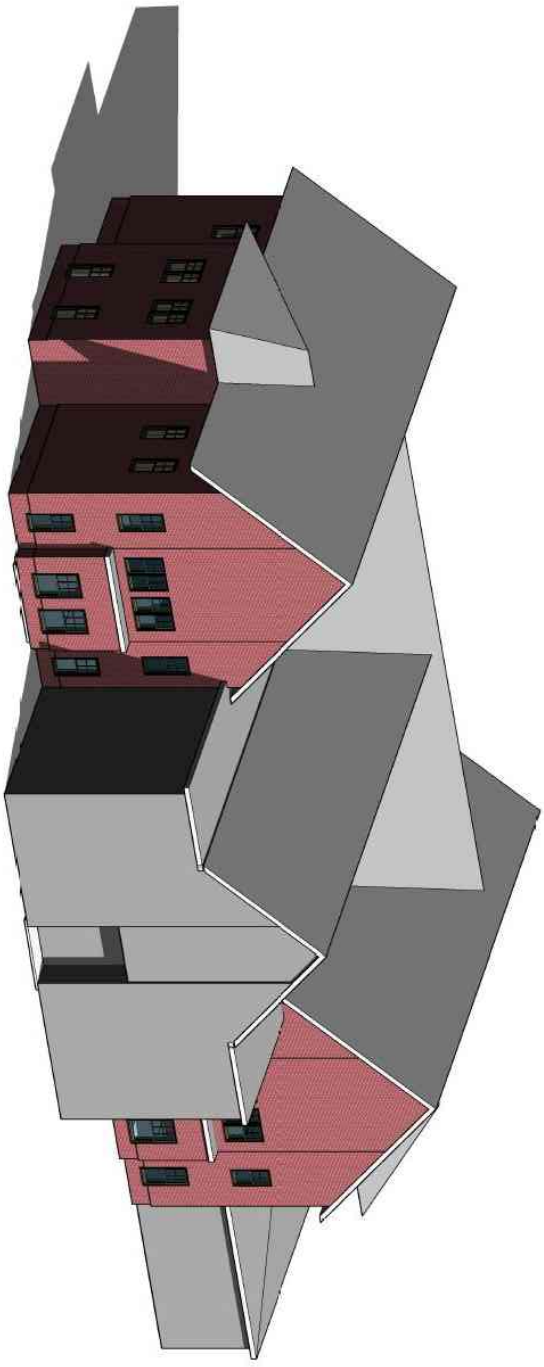


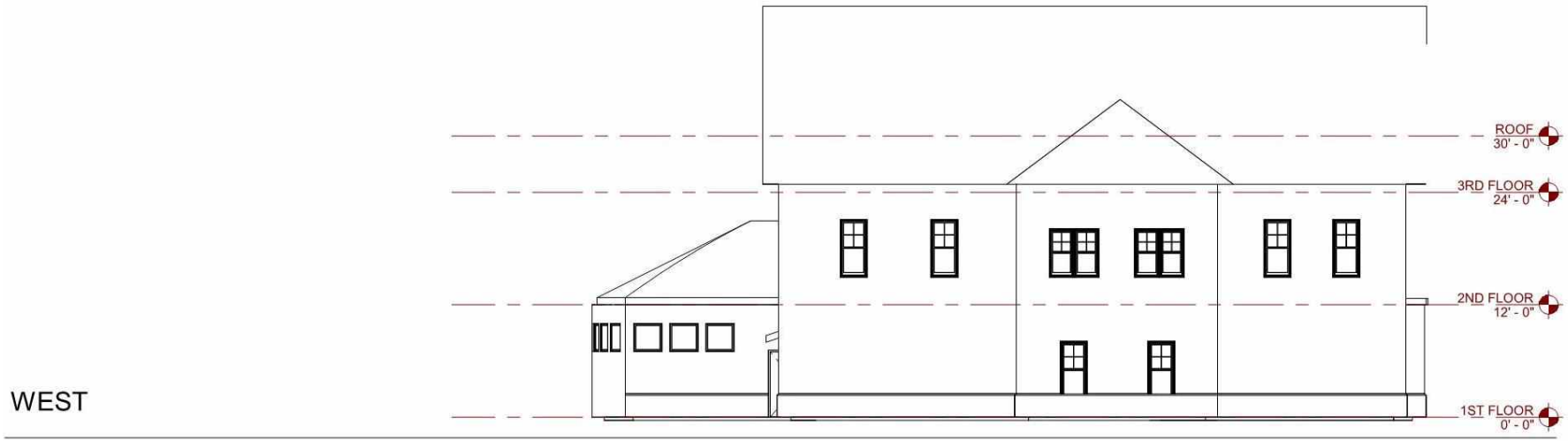


TOWN HALL | LIBRARY

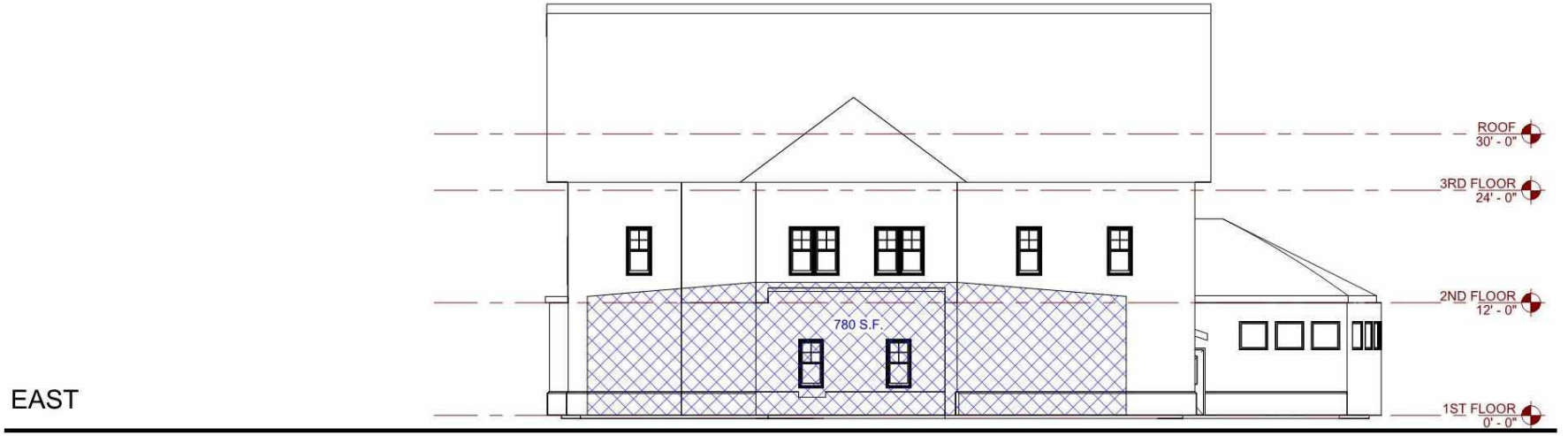
EXTERIOR WALL AREAS REMOVED BY PROPOSED ADDITIONS

TOWN HALL | LIBRARY

EXTERIOR WALL AREAS REMOVED BY PROPOSED ADDITIONS



WEST

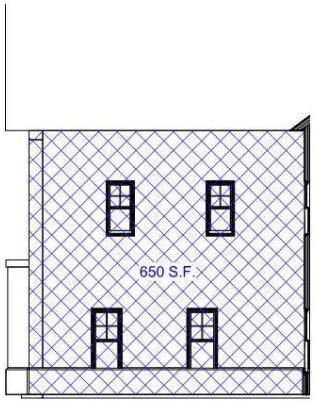


EAST

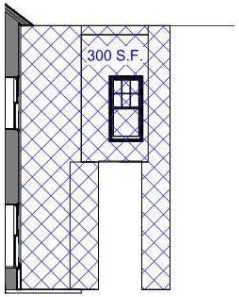
TOWN HALL | LIBRARY

EXISTING WALL AREA TOTAL:	**13,400 sf**
AREAS REMOVED BY PROPOSED ADDITIONS:	**4,300 sf**
Total Remaining Area	**9,100 sf**

Approximately 32% Reduction in Area

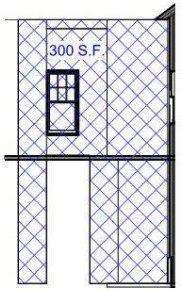


WEST WING - EAST



ENTRY - WEST

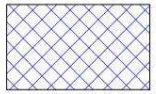
EAST WING - WEST



ENTRY - EAST

SUMMARY OF AREA NOT REQUIRING EXTERIOR ENVELOPE UPGRADES

NORTH ELEVATION - 110 Square Feet	
SOUTH ELEVATION - 1,560 Square Feet	
EAST ELEVATION - 780 Square Feet	
WEST ELEVATION - No Impact, Full Reparation Required	
WEST WING EAST ELEVATION - 650 Square Feet	
ENTRY WEST ELEVATION - 300 Square Feet	
EAST WING WEST ELEVATION - 650 Square Feet	
ENTRY EAST ELEVATION - 300 Square Feet	
Total	4,350 Square Feet



EXTERIOR ENVELOPE UPGRADES NOT REQUIRED

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PROPOSED MATERIALS

CEM Plank

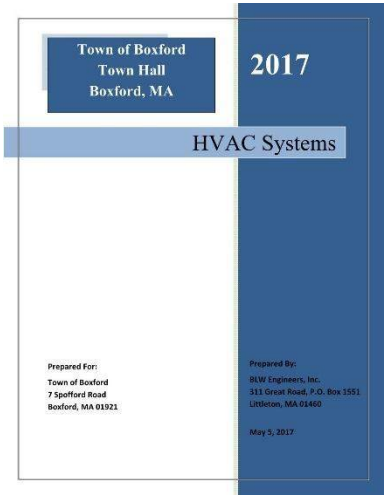
Trim Boards – Azek or Boral

Hardie Plank

Hardie Shingles

TOWN HALL | LIBRARY

HVAC SYSTEM: REPORT AND HARRIMAN EVALUATION MATCH BUT RECOMMENDATIONS DIFFER



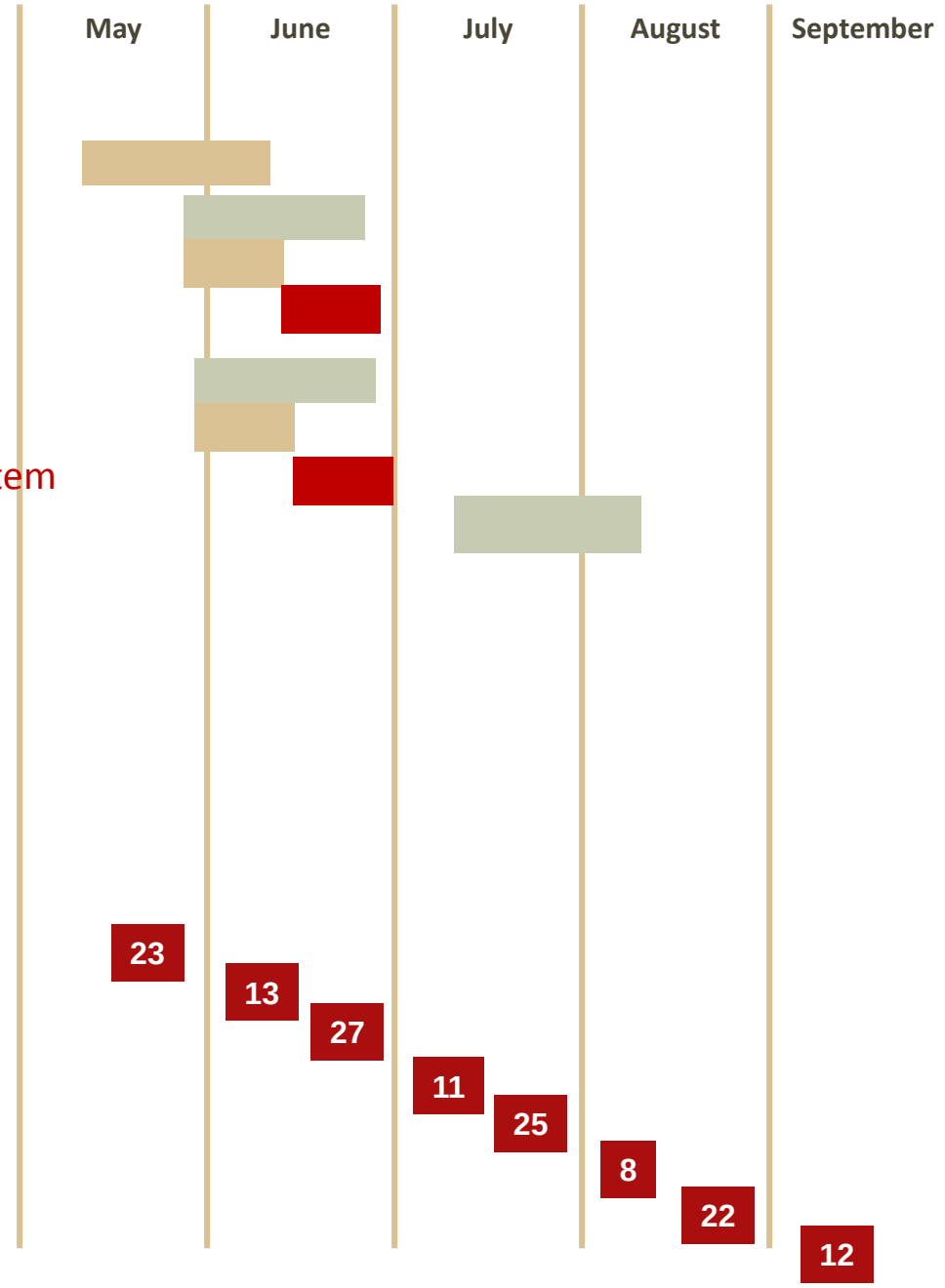
- Performance not connected to building envelope
- Existing System: Two boilers plus 'mini' air handlers and condensing units
  - One thermostat controlling multiple spaces
- BLW Engineering Report Recommendations
  - Option One: Upgrade existing constant volume split system results in lack of control ($ 125,000)
  - Option Two: Replace existing system with VAV system ($ 560,000)
- HARRIMAN Recommendation: VRF system (cost comparable to option two)
  - Improves thermal comfort
  - Gain space (30sf – 200sf on first floor)
  - Increase energy efficiency (4x current)
  - Reuse most duct work
  - Less down time, uses less piping and less intrusive

NEXT MEETING: 27 JUNE

TOWN HALL | LIBRARY

TOWN HALL / LIBRARY

- Continue to Review Report
- Exterior Design Recommendations
  - Elevations with Repair Strategy
  - Narrative of Repair Strategy
- Mechanical System Recommendations
  - Initial Mechanical Strategy
  - Narrative of Proposed Mechanical System
- Update Cost Estimate



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DPW

SITE ONE ROAD

- Site Civil Analysis
- Civil Engineering Design
  - Initial options - 13 June
  - Continue Design
- Regulatory Agency Review
  - Conservation Commission
- Cost Estimate

INFORMATION GATHERING

- Geotechnical Study
  - SW45 (Weston and Sampson) - can be expedited
  - Geotech (Weston & Sampson)
- Site Survey (Doucet)
  - Survey

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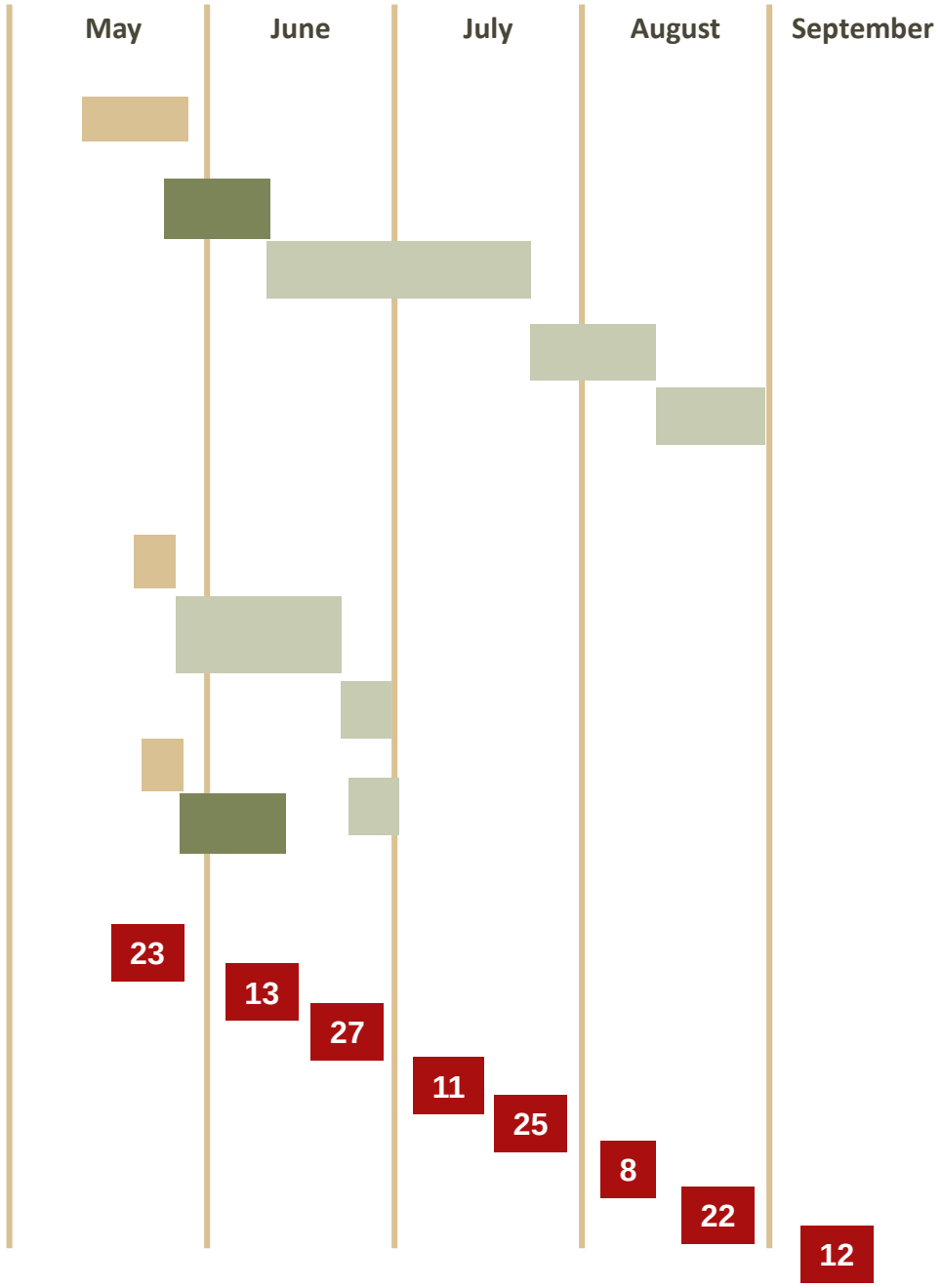
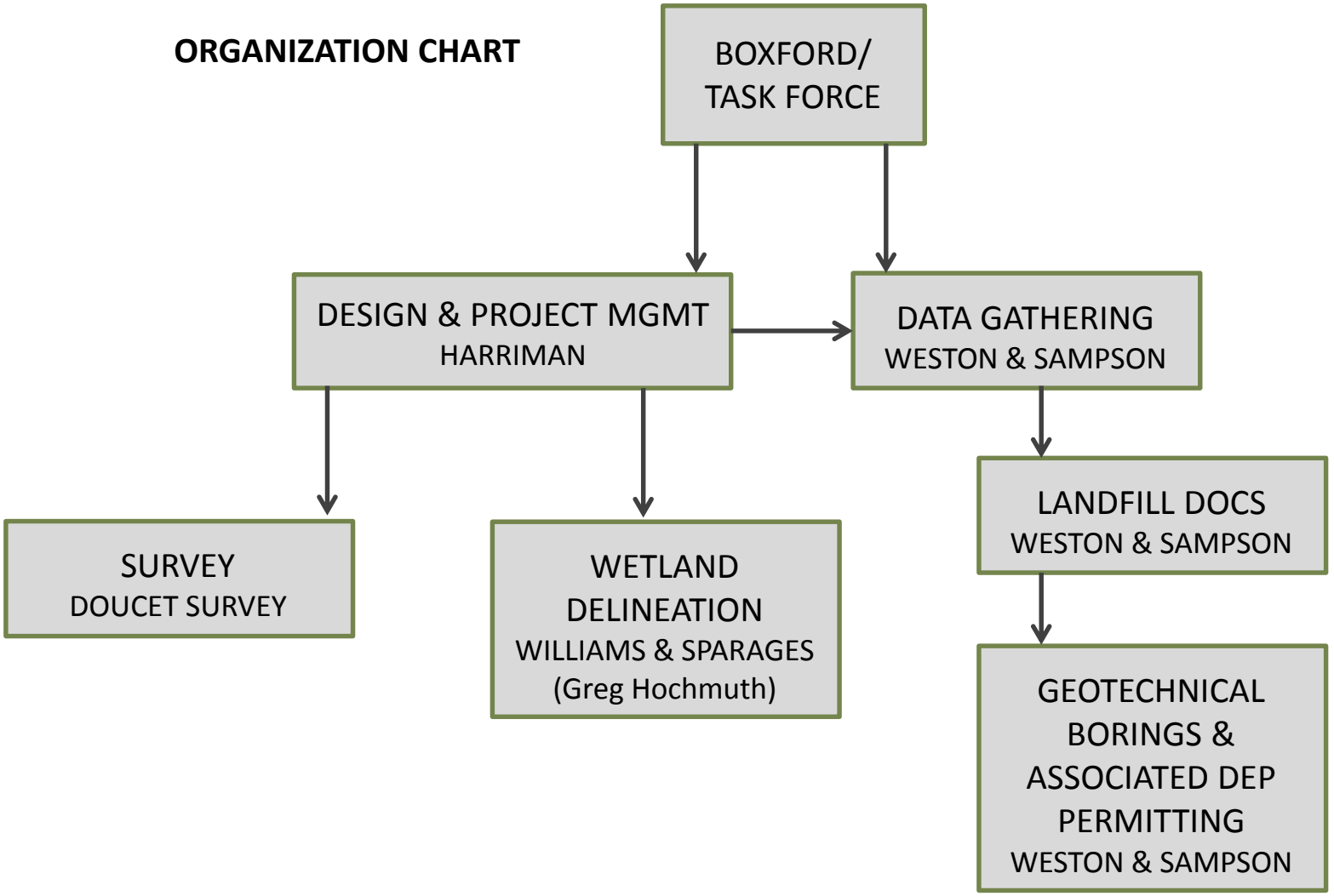


DPW

ORGANIZATION CHART



DPW

2 WEEK PROGRESS SUMMARY

25 May

- Surveyors onsite for Phase 1 documentation

11 June

- Geotechnical proposal signed, coordination begins this week

14 June

- Surveyors onsite for Phase 2-3 documentation this week

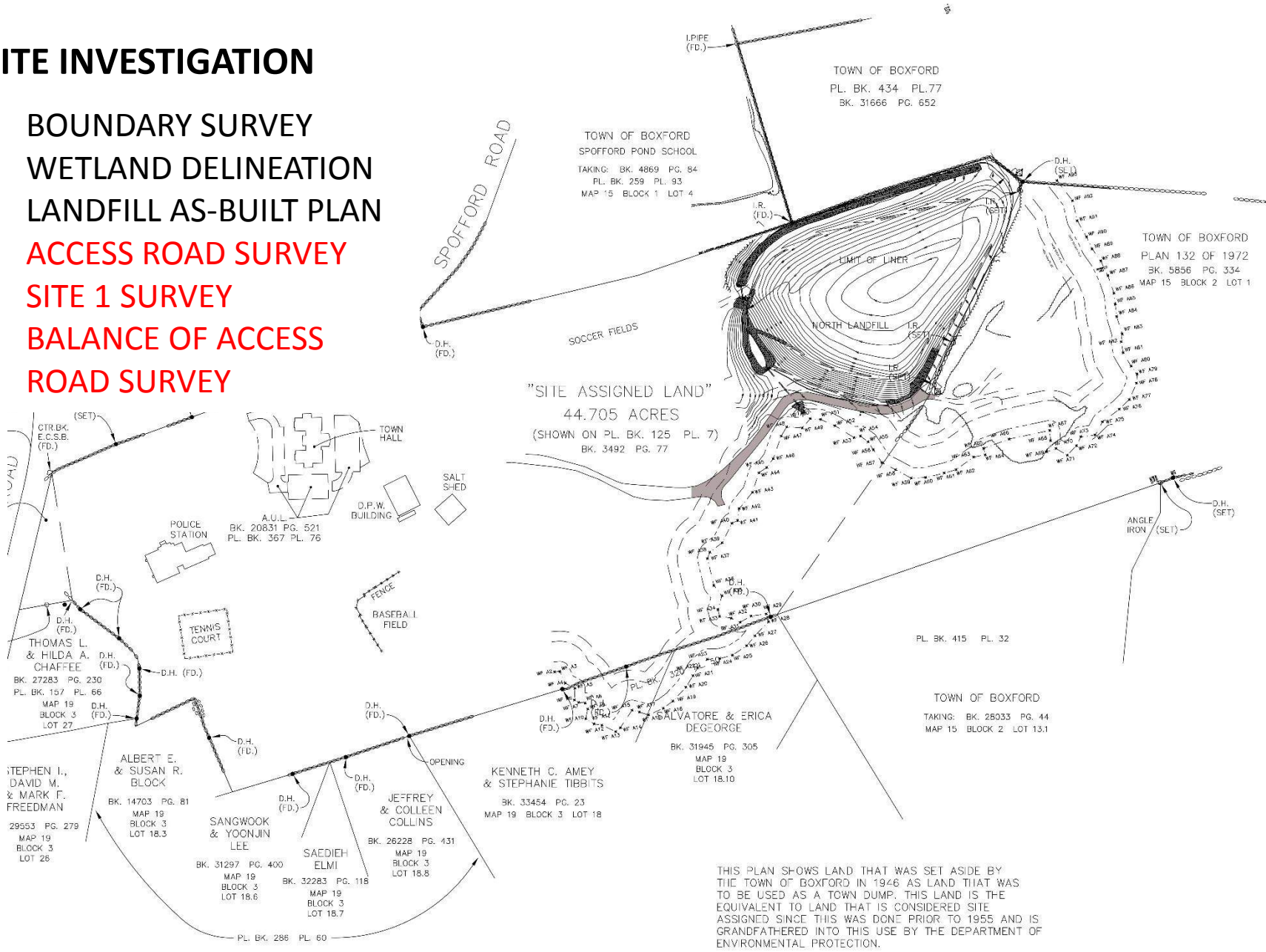
18 June (week of)

- Survey files scheduled for delivery to Harriman

DPW

SITE INVESTIGATION

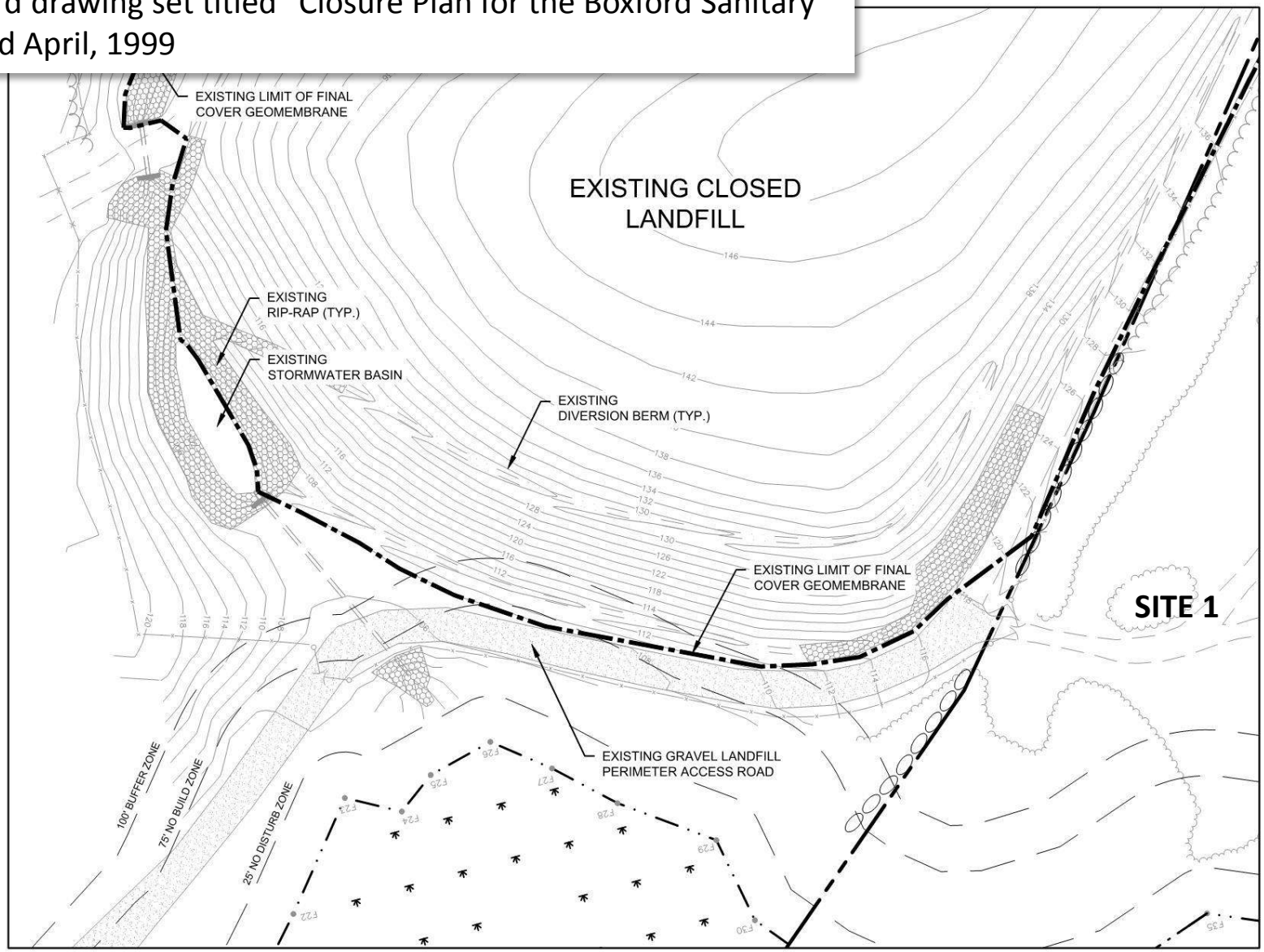
- BOUNDARY SURVEY
- WETLAND DELINEATION
- LANDFILL AS-BUILT PLAN
- ACCESS ROAD SURVEY
- SITE 1 SURVEY
- BALANCE OF ACCESS ROAD SURVEY



DPW

EXISTING CONDITIONS

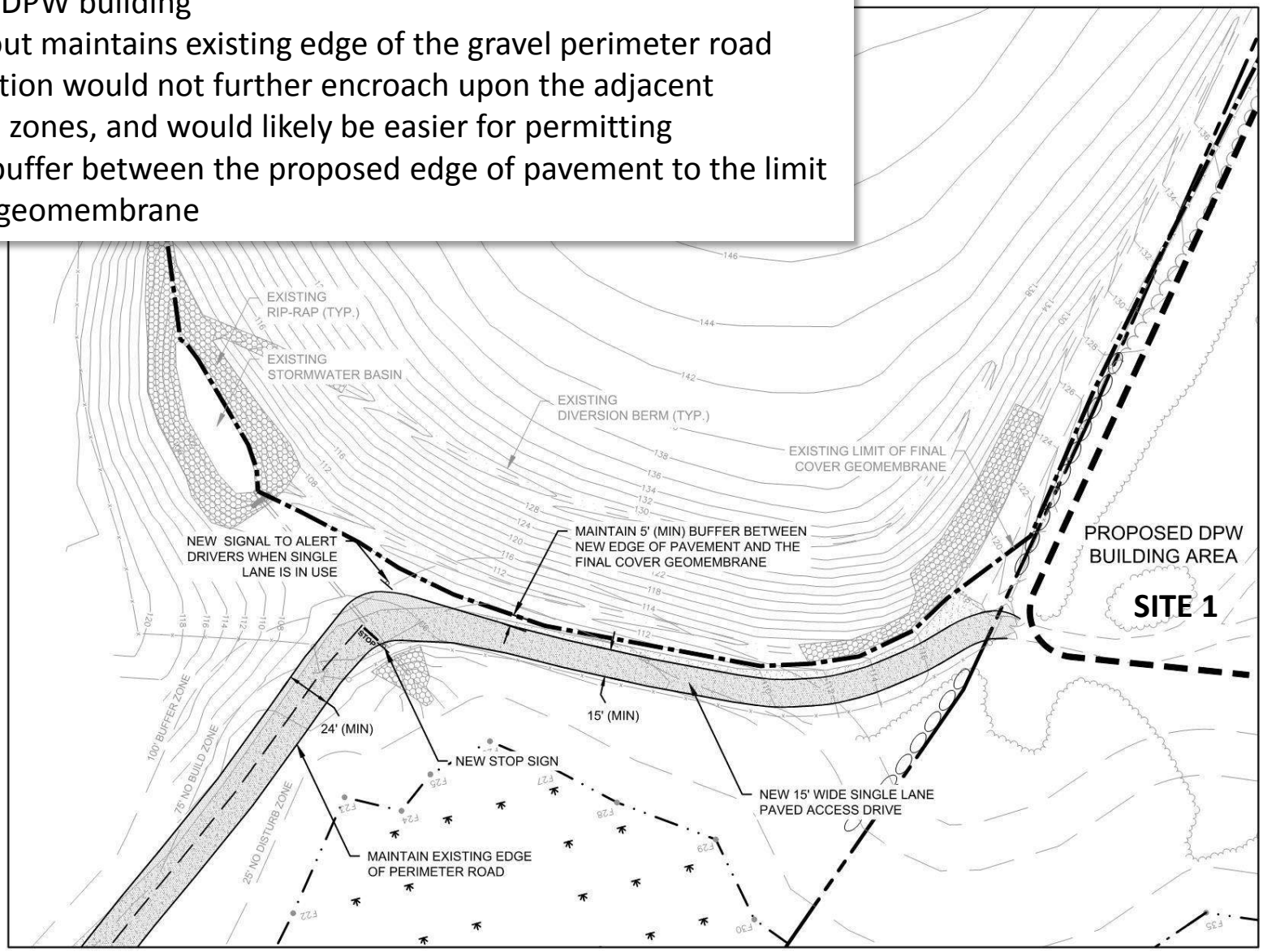
- Existing topography and site features shown on this sheet are from a plan titled “As Built Plan,” prepared by Weston & Sampson Engineers, Inc., as part of a record drawing set titled “Closure Plan for the Boxford Sanitary Landfill,” dated April, 1999



DPW

SKETCH ROAD LAYOUT – OPTION 1

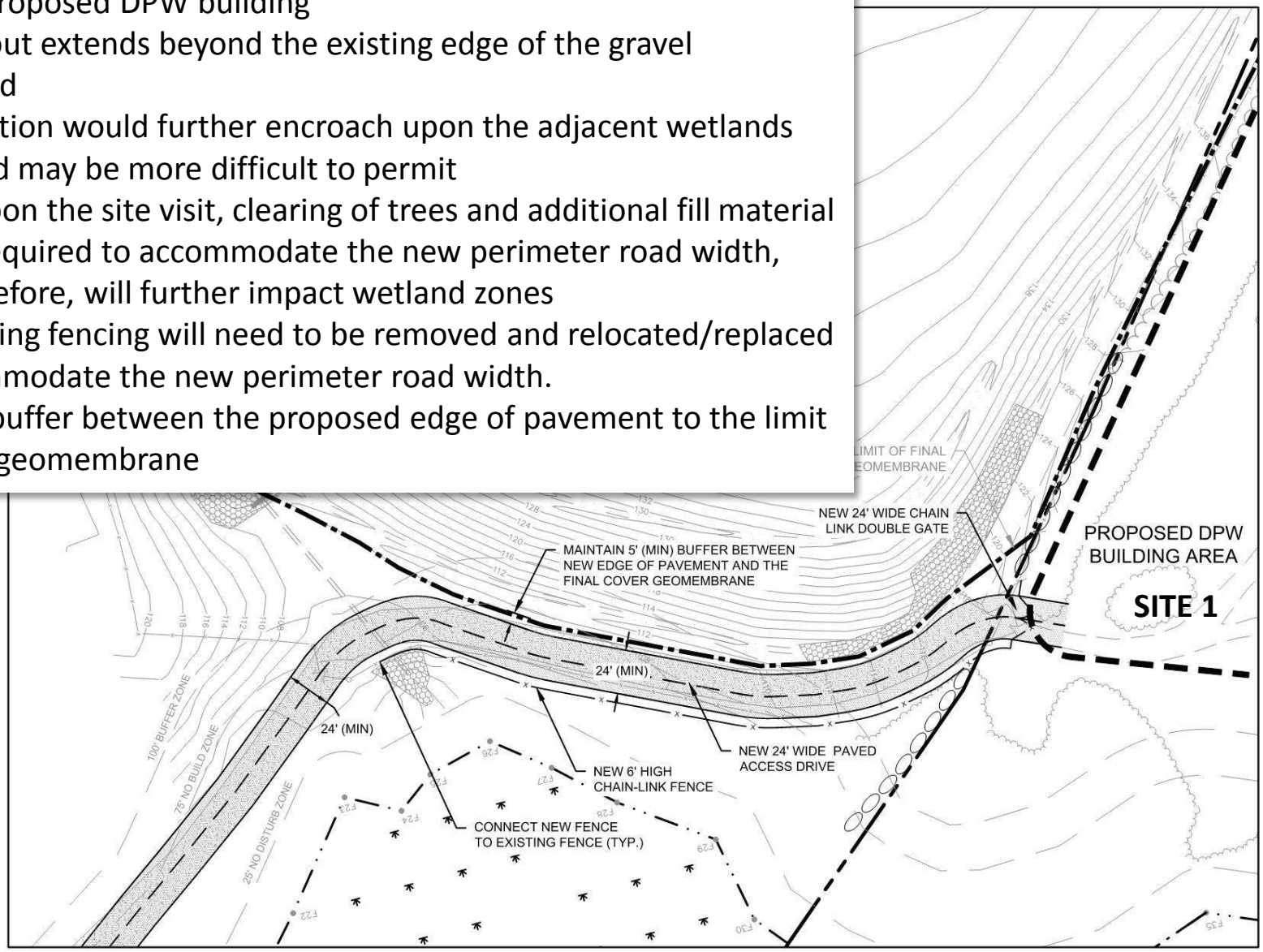
- Two-way traffic (two 12’-lanes) narrows to a single lane (15’-wide), which will require a stop sign and signal to coordinate safe route access to/from the proposed DPW building
- Proposed layout maintains existing edge of the gravel perimeter road
  - Construction would not further encroach upon the adjacent wetlands zones, and would likely be easier for permitting
- Maintains 5’-buffer between the proposed edge of pavement to the limit of final cover geomembrane



DPW

SKETCH ROAD LAYOUT – OPTION 2

- Two-way traffic (two 12’-lanes) throughout the access route, which will not require additional signage/signals for coordinating safe route access to/from the proposed DPW building
- Proposed layout extends beyond the existing edge of the gravel perimeter road
  - Construction would further encroach upon the adjacent wetlands zone, and may be more difficult to permit
  - Based upon the site visit, clearing of trees and additional fill material will be required to accommodate the new perimeter road width, and therefore, will further impact wetland zones
  - The existing fencing will need to be removed and relocated/replaced to accommodate the new perimeter road width.
- Maintains 5’-buffer between the proposed edge of pavement to the limit of final cover geomembrane



DPW

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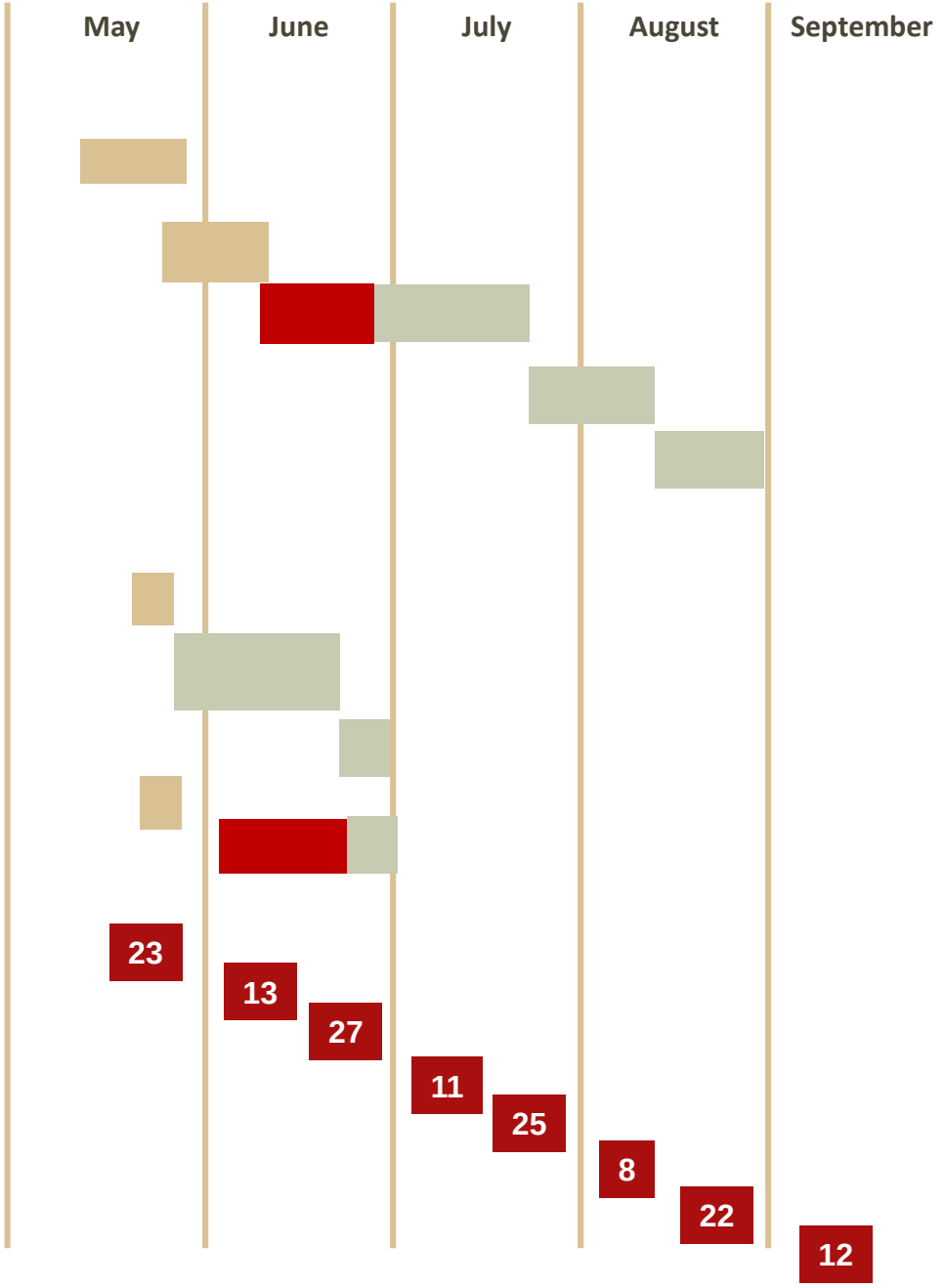

DPW

NEXT STEPS AND OTHER BUSINESS