

Monday 8/14
PL 8:15 PM

**Meriden Library Brief Scope of Services
ADA Ramp Project phase I
(July 2014)**

The Town is accepting proposals from local architects to develop conceptual renderings of what an ADA compliant ramp might look like on the Meriden Library located at 22 Bean Road in Meriden Village. Drawings are to be to scale, showing the ramp from various vantage points. In addition, budgetary cost estimates for two or three ramp options are to be developed.

The selected architect will work directly with the Town Administrator to develop the renderings and will be asked to attend one public hearing where the Library Trustees will present the drawings.

If, at the end of the process, the town decides to move forward with the project the Architect will be hired (phase II) to develop construction quality drawings of the selected ramp suitable for bidding the work to local contractors.

Timeline:

Ramp renderings no later than October 1st. Earlier is preferred.

Actual construction of the ramp is likely to occur in 2015.

Please provide a brief proposal for this phase I work. The format can be either a lump sum or an hourly rate with a not to exceed amount.

Proposals should be e-mailed to Plainfield.ta@plainfieldnh.org no later than August 4th.

Questions can be addressed to:

Stephen Halleran, Town Administrator
1-603-469-3201
Plainfield.ta@plainfieldnh.org

Attachments:

ADA Committee final report on the Meriden Library
Town assessment card for the Meriden Library building



July 24, 2014

Stephen Halleran
Town Administrator
P.O. Box 380
Meriden, NH 03770

Re: Meriden Library ADA Ramp Project

Dear Stephen:

As requested, we are submitting this fee proposal for the development of preliminary designs for a new ADA compliant ramp at the Meriden Library.

Project Understanding:

We understand that this will be a 2-phase process. Phase 1 will consist of a Preliminary design for a ramp to be built at the Meriden Library. This will include 2 or 3 optional layouts for said ramp, and materials to be used in a presentation at a public hearing, and to the Library Trustees.

Phase 2 will consist of production of full Construction Documents for said ramp. We understand that Phase 2 may not come to fruition, should the town and Library Trustees decide to pursue an alternate course of action. No part of Phase 2 is included in this proposal

Design Process:

We will measure and document the existing conditions, and transfer those conditions to our design program. We are proposing two meetings with the Town Administrator. The first meeting would be to discuss options prior to design, and would segue into our preliminary design process. Once we get 2 or 3 site-appropriate design options, we would meet again with the Town Administrator to discuss those options and changes to be made. Finally, we would create presentation materials to be offered for discussion at a public meeting. We would, of course, have a representative present at this meeting to answer any questions that may arise.

Project Deliverables:

Architectural:

Preliminary sketches for review by Town Administrator
Presentation boards, including multiple views of preliminary design (and any appropriate alternates to design) suitable to be presented and discussed at a public meeting

Permitting:

Not included in this, or any Phase - permits by Builder.

Fees:

Banwell will provide service at an hourly rate as described below:

Principal	\$150.00
Associate	115.00
Architect	90.00
Intern Architect	80.00
Administrative Staff	65.00

We would propose the following breakdown of time allotments:

1. Site Visit – Document Existing Conditions (incl. Travel)	4 Hrs	@ 90.00	360
2. Two Meetings with Town Administrator (incl. Travel)	6 Hrs	@ 90.00	540
3. Development of (2-3) Ramp Schemes on Revit	Arch	8 hrs @ 90.00	720
	Intern	8 Hrs @ 80.00	640
4. Development of Proposal Boards for Presentation	4 Hrs	@ 65.00	260
5. Public Hearing (incl. Travel)	4 Hrs	@ 90.00	360
TOTAL:			\$2,880

Again, this proposal includes Phase I – Preliminary Design and Presentation only. We would offer to complete Phase I as described on an hourly basis, with a "Not-to-Exceed" value of \$3000.

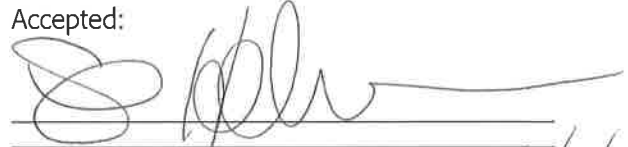
If acceptable, please sign below and we will plan to start the design process. Thanks and we look forward to working with you on this!

Sincerely,



Ingrid Nichols, Principal

Accepted:



Name: Stephen Hodder Date: 8/5/14

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]
Sent: Tuesday, August 05, 2014 2:21 PM
To: 'straightedge-arch@comcast.net'
Subject: RE: Straight Edge Architecture
Hey Shawn

Thank you for your proposal. We received three in total.

Saucier and Flynn \$4,000 not to exceed.
Banwell \$3,000 not to exceed.
Straightedge \$1,000 not to exceed.

The Trustees selected Banwell.

They appreciated your willingness to help, the lack of a license and insurance was the deal breaker for them.

Now that I fully understand your capabilities and training I will include you in other projects that we have that your design and drafting skills might be a tremendous value for us. Again thanks.

Stephen Halleran
Town Administrator
(603)469-3201

From: straightedge-arch@comcast.net [mailto:straightedge-arch@comcast.net]
Sent: Sunday, August 03, 2014 5:33 PM
To: Steve Halleran
Subject: Straight Edge Architecture

Steve,

See attached proposal for your consideration.

Regards,

Shawn

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]

Sent: Tuesday, August 05, 2014 2:27 PM

To: 'pencilpoints@comcast.net'

Cc: 'saucier flynn'

Subject: RE: Proposal for Professional Services

Bill

Thank you for your proposal. We received three in total.

Saucier and Flynn \$4,000 not to exceed.

Banwell \$3,000 not to exceed.

Straightedge Architecture \$1,000 not to exceed. Turns out Straightedge, local resident Shawn Rogers, is not licensed or insured so he was disqualified.

The Trustees selected Banwell who I am sure will do a good job for us. As always I will keep you in mind for other projects as they come up. Again, thank you for the proposal. I will continue, as I have done in the past to highly recommend Saucier and Flynn, we get a lot of positive comments on the service memorial, it was a great project.

Stephen Halleran
Town Administrator
(603)469-3201

From: pencilpoints@comcast.net [mailto:pencilpoints@comcast.net]

Sent: Friday, July 25, 2014 10:01 AM

To: Steve Halleran

Cc: saucier flynn

Subject: Proposal for Professional Services

Hi Steve,

Please find attached a proposal for developing design development level drawings for a ADA compliant access ramp to the Meriden Library.

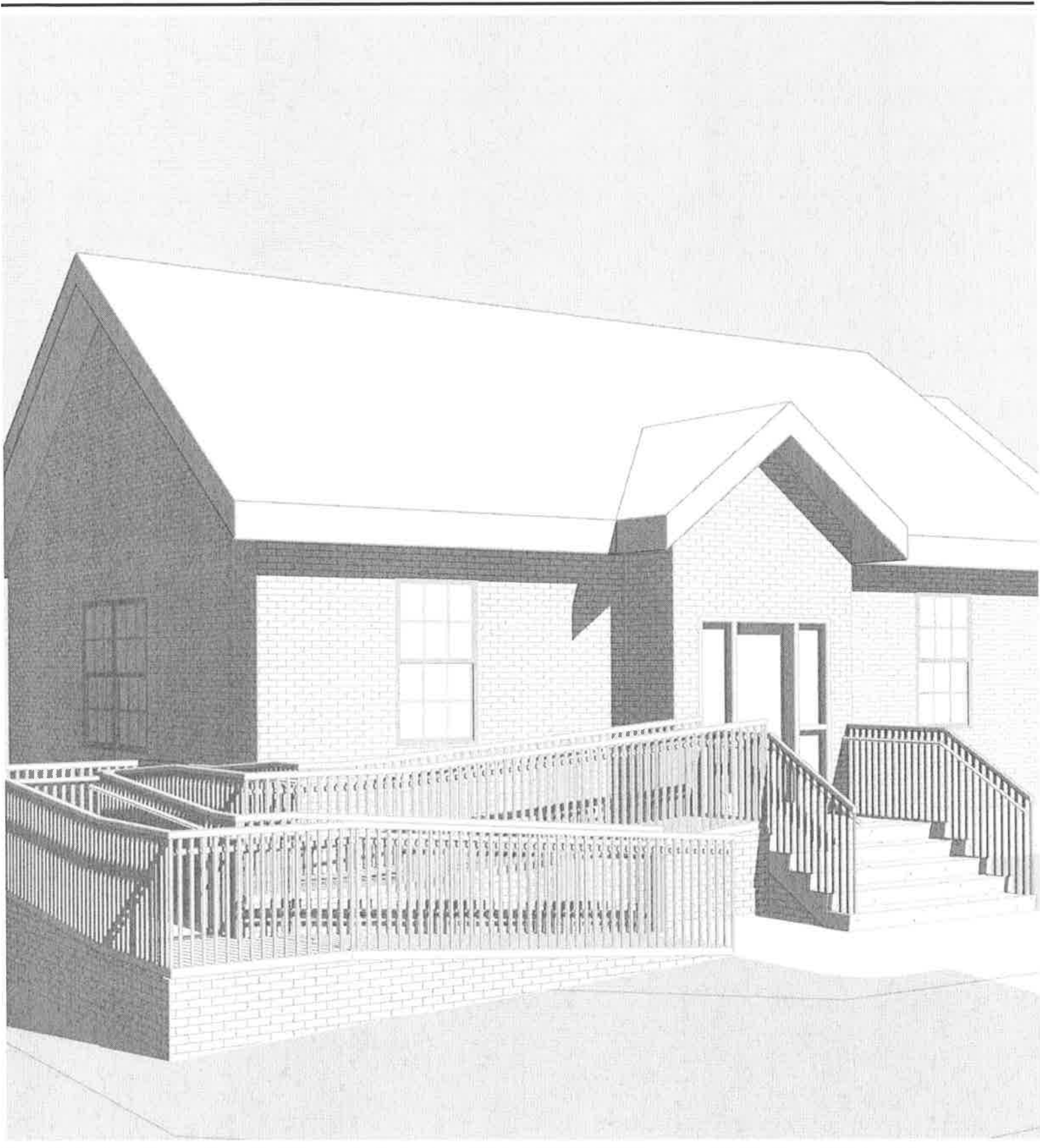
If, after reviewing the proposal, you have any questions please feel free to call me either at the office (603) 298-9517 or my cell phone (603) 715-0214

We appreciate you considering us for this assignment and look forward to working with you again. We will commence design upon receiving approval to proceed.

Thank you,

Bill

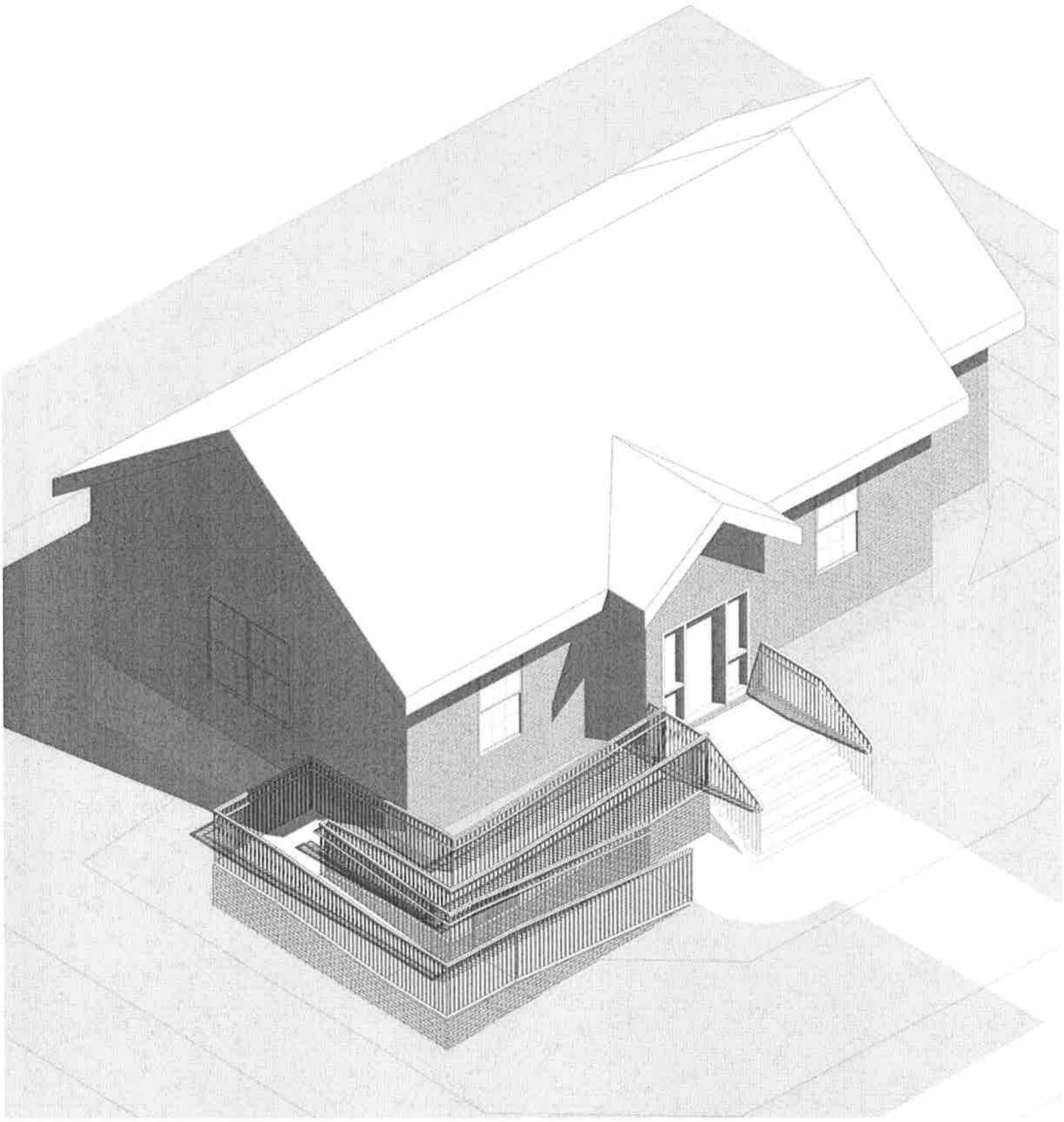
8/5/2014



MERIDEN LIBRARY

22 BEAN ROAD, MERIDEN, NH 03770

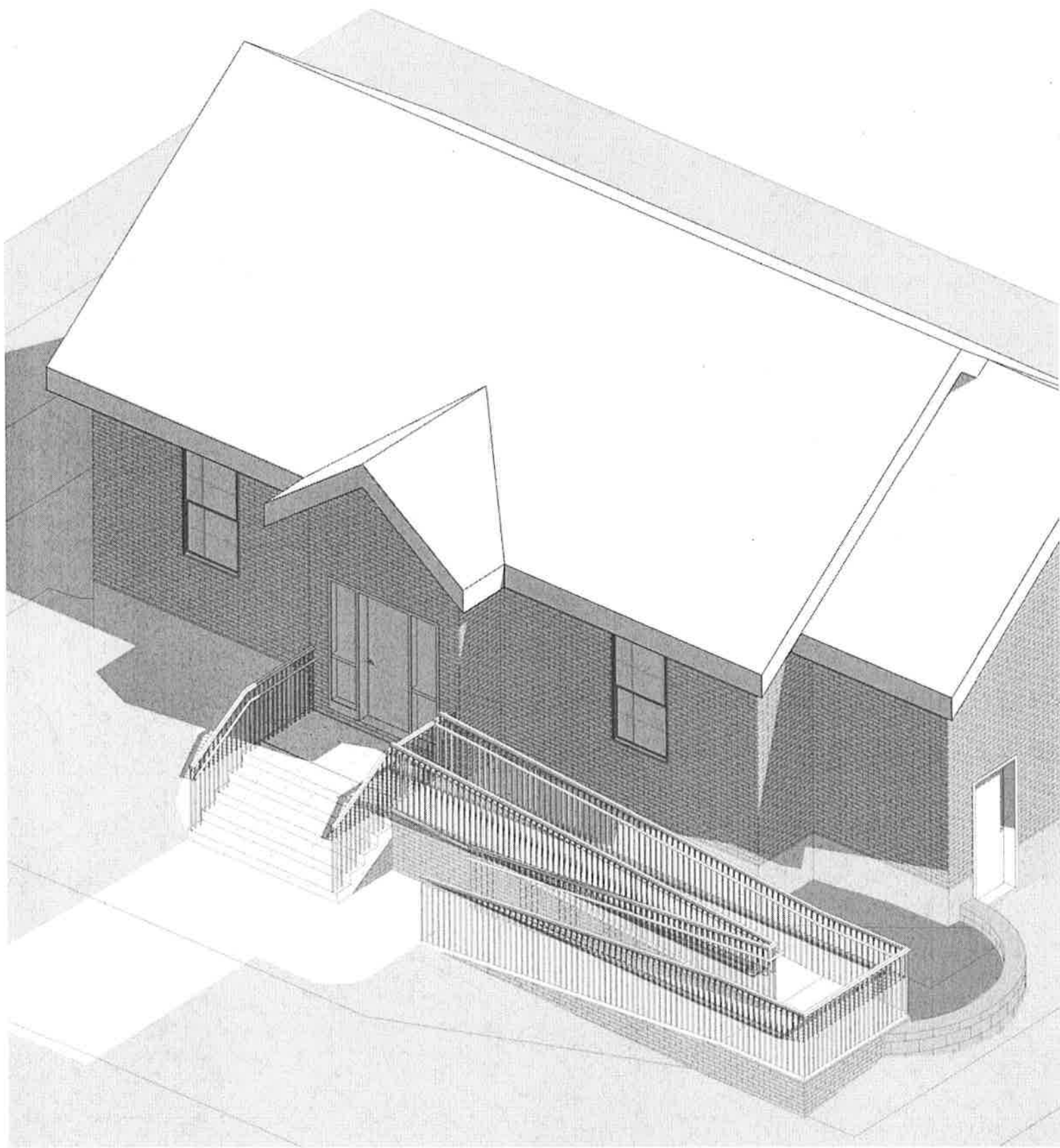
November 3, 2014



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MERIDEN LIBRARY

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November 3, 2014

Steve Halleran

From: Tom Daniels [tom@banwellnh.com]
Sent: Thursday, October 16, 2014 1:22 PM
To: Steve Halleran
Subject: RE: ADA Access Project
Attachments: 20140904_113424.jpg

Hi Steve –

Yes – the final drawings would have all the appropriate thresholds, etc... One thing to note: the way the Library stands now (or more specifically – the front steps into the library) – you won't be able to meet ADA requirements even with the ramp...

Some work will have to be done on the steps themselves. If you look closely on the drawings I sent over, the top of the ramp doesn't land at the top "step" (the larger platform outside the front door)

That's because I have the ramp going up to finished floor level inside the Library – where it would need to be when all was said and done... Currently there is a step up going from the platform into the library itself (see the attached photo) – that's not allowed. In order to meet ADA compliance, that top platform needs to be flush with the first floor. (from there we put in ADA compliant thresholds, etc).

That – of course – means that there will need to be work done on the front steps as well. Stairs need to maintain a maximum riser height and a minimum tread depth. Unfortunately, I think we're most likely looking at a new set of front steps... one that has the top landing A) Flush with the first floor, and B) Large enough to accommodate the ADA requirements (5' minimum depth from the face of the building).

If the general consensus is that running the ramp on the left side of the building is preferable – I can do another scheme that has an entry into the ramp near the parking lot... Basically – enter into the ramp (where the first landing is shown on the old scheme) and run towards the back of the building. Then when you get to the appropriate height, turn towards the building in a U-turn and come back along that same side wall towards the front of the building... Then turn left and go up along the front of the building till you hit the stair platform.

That would add quite a bit to the length of the ramp (that entry would be about 18" below where I'm showing it now – which means 18 more feet of ramp) – but it would absolutely minimize the impact of the ramp on the front elevation.

-Regarding the idea of removing the steps altogether... I would think that would meet with a LOT of opposition. While I understand the plight of those in wheelchairs, or otherwise unable to climb stairs (believe me – part of an Architect's lifeblood is the ADA) – telling capable people that they have to climb along almost 60 feet of ramp in lieu of climbing 7 steps seems like it would be a tough sell...

-Regarding the Chair Lift... I'm looking at different manufacturers, but I'm having a tough time coming up with one that would fit your space. The problem is that the clearances that you have in the existing stairwell currently meet codes for egress requirements. Once you install a chair, however, those clearances are compromised. Even in the "up" position (folded to minimize the impact on the stair) – the seats tend to protrude into the space quite a bit. Even if one doesn't take into consideration the chair itself, the winding track that carries the chair protrudes into the space by anywhere from 7-10 inches... I just don't think you have the room to accommodate that and maintain the minimum for Egress.

Knowing that the chair would have to run on the inside of the stairwell (i.e. - not along the exterior wall – can't run in front of the door) – we would have to construct a new wall (currently balusters), but even taking care to minimize the new construction dimensions, I just don't think there's enough real estate there.

Anyways – I'll lay out the ramp as described as above if you'd like.

-Tom

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]

Sent: Thursday, October 16, 2014 11:40 AM

To: 'Tom Daniels'

Subject: FW: ADA Access Project

Hey Tom

I am sure that the final plans would show shallow thresholds and fully compliance landings. If the landings can be enlarged easily that is fine. See below. Judy is the wheelchair bound resident who I will be using as a sounding board on all this. She has been very active in the state on ADA issues.

So far there seems to be more favorable comments (Mary and Judy) for the version that goes around to the left of the building. A little less impact on the front if you will. We will have to take into consideration water and snow and ice from the roof.

I say continue to cost out the lift option just very basic numbers and move forward with ramp that goes to the left (around the corner if you will). The left is closer to parking and does eliminate that odd space between the longer ramp and the side entrance door.

Whatever we do it won't make them all happy!

Stephen Halleran
Town Administrator
(603)469-3201

From: JP Hallam [mailto:judehallam@hotmail.com]

Sent: Thursday, October 16, 2014 11:08 AM

To: Steve Halleran

Subject: RE: ADA Access Project

Steve,

Sorry for the delay but I've had many Fall visitors... My comment would be that the top landing is too tight for turning and shows a high threshold in the rendering. Also, a "Devil's Advocate" question - why is it necessary

to have steps at all? Couldn't you bring all visitors to the library up a ramp from the parking lot side as in the

Jewel of India example? We discussed the idea of a lift on several committees but I would personally discourage the idea for reasons I could speak to you further about.

All other uses for the library have been discussed and addressed by the committees. The best idea yet -

to build a separate, one level building as a social center, library/post office, etc. on land out back. In the meantime,

provide access to the existing library. It not only brings the building up to compliance for use now with no

further delays but puts it in position if the town ever wanted to use it for another purpose or sell it.

Thank you so much, Steve, for moving forward on this.

Sincerely,
Judy

From: plainfield.ta@plainfieldnh.org
To: judehallam@hotmail.com
Subject: FW: ADA Access Project
Date: Wed, 15 Oct 2014 15:27:56 -0400

FYI

Send me your preliminary comments as soon as you can so that I can share them with Tom.

Stephen Halleran
Town Administrator
(603)469-3201

From: meridenlibrary@comcast.net [mailto:meridenlibrary@comcast.net]
Sent: Wednesday, October 15, 2014 3:21 PM
To: Steve Halleran
Subject: Re: ADA Access Project

Hi Steve: I saw this message yesterday but I was so straight out that I didn't have a chance to respond. I'm home today which gives me a chance to look at this thoughtfully. Of the two options I think that I prefer the left oriented ramp. But, of course, I have so many questions that it might not be wise to make a call just yet. Given that we just have preliminary sketches and are waiting for the lift option AND that the agenda for Monday's meeting is probably packed maybe just an update would suffice. Currently there are two trustee meetings scheduled for November and that might be a better time to make a presentation. What do you think?

msk
Mary S. King, Director
Meriden Library
469-3252
P O Box 128
Meriden, NH 03770
www.meridennhlibrary.org

----- Original Message -----

From: Steve Halleran
To: 'Meriden Library', 'JP Hallam'
Cc: 'Tom Daniels'
Sent: October 14, 2014 at 8:59 AM
Subject: FW: ADA Access Project

Mary/Judy

Hot from Friday's e-mail are the first rough sketches of what a ramp might look like on the Meriden Library. I would welcome comments from both of you. In Judy's case how each style "works" for some one in a chair would be helpful, from both of you which design you think fits the building better would be great.

At the moment these are just drafts, working documents if you will. I have my thoughts, but I'll hold them till I hear from you two.

Banwell is also taking a thumbnail sketch look at using a lift in the stairwell end of the building. This would eliminate the ramp and provide more access to the building. It would be a separate entrance

10/16/2014

and of course would cost more. Judy, I'd love to hear your thoughts on a lift versus ramp option. Cost aside for the moment.

If I can get a few minutes at the Trustees meeting on the 20th I'll take them, but I have a Planning Board meeting at 7pm that I will be needed at.

Let me know in the next day or so what you think about these early renderings.

Stephen Halleran
Town Administrator
(603)469-3201

From: Tom Daniels [mailto:tom@banwellnh.com]
Sent: Friday, October 10, 2014 5:06 PM
To: Steve Halleran
Cc: Ingrid Nichols
Subject: RE: ADA Access Project

Hi Steve,

Hoping maybe there's a chance this catches you before you walk out the door...
Wanted to send along a couple of images – they are VERY rough – just to give you a sense of scale of this ramp... I've sketched up a couple different schemes: one on each side of the building. (there are 2 different views of each scheme in the attached PDF)

What you're going to see is that we're affixing about 42' of ramp to a building that's only 40' long!

We can pretty it up the best we can, but it's still going to be 42' of ramp.

Have a look, and let me know what you think!

-Tom

From: Steve Halleran [mailto:plainfield.ta@plainfieldnh.org]
Sent: Tuesday, October 07, 2014 1:20 PM
To: Tom Daniels
Subject: RE: ADA Access Project

Any update on our little project. The October 1st deadline is soft, I just want to make sure you have everything you need from us.

Stephen Halleran
Town Administrator
(603)469-3201

From: Tom Daniels [mailto:tom@banwellnh.com]
Sent: Monday, September 15, 2014 10:23 AM
To: Steve Halleran
Subject: RE: ADA Access Project

Hey Steve –

Any word back on the existing building plans? I've started to build the model on the computer –

any info you had would certainly help. I can certainly work around things no problem, but it's always nice to have as much info as possible...

Also – Ingrid and I were having a discussion about your project the other day. We were talking about the direction in which the Meriden Library wants to head – in the long run. I told her about the political snafu you guys find yourselves in... and the questions that are still up in the air about long-term goals. (I had a similar conversation with Mary at the library after I finished measuring things up).

It seems to me (and Ingrid, and Mary) that what you guys really need is a Master Plan for the library. Has there been a Town Meeting about the library and its future? One that included both Plainfield and Meriden residents? It would seem that that would be beneficial to discovering A) what the town is looking for long-term, and B) discovering what the pro's and con's to varying plans for the building's ultimate use.

An example: We know that the village of Meriden loves the Library – people use it as a meeting place, a social place, etc... Would it be better served acting as a Social Center / Community Space? And then the Plainfield Library becomes THE library? If it was determined that Meriden should remain a library, would you be better served putting an addition out back to make everything accessible with the addition of the ramp, rather than having multiple stories? (we may be able to design the addition so as to provide access to the lower level as well...)

If it were to be repurposed into a town Function Hall / Meeting Space / Community Center building – could KUA benefit and use that space – if, perhaps, they ponied up some money to help in the renovation? Maybe the Town should look into that?

We know that it's a political situation, and that things are always difficult when opposing parties get involved (as architects we see it ALL the time!) – But there are a number of questions that you guys may want to ask before delving TOO deep into this process, and it may ease tensions to get EVERYONE involved.

We're certainly moving forward with the sketches of the ramp, but it would seem to us that, beyond the results of the report that the town commissioned, the investigation should be made a bit further into what the PEOPLE of the Town and Village want at the end of this journey!

-Tom



. tom daniels .

6 South Park Street . Lebanon, NH 03766
1856 Main Street, Suite 1, PO Box 1011, Quechee, VT 05059
. t: 603.448.3778 . ext.315. cell: 207-831-5332 .

e: tom@banwellnh.com
www.banwellarchitects.com

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Steve Halleran

From: Tom Daniels [tom@banwellnh.com]
Sent: Friday, October 10, 2014 5:06 PM
To: Steve Halleran
Cc: Ingrid Nichols
Subject: RE: ADA Access Project
Attachments: 14-253 Meriden ADA Ramp Sch 1 and 2 sketches.pdf

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I've sketched up a couple different schemes: one on each side of the building. (there are 2 different views of each scheme in the attached PDF)

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Sent: Tuesday, October 07, 2014 1:20 PM
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Stephen Halleran
Town Administrator
(603)469-3201

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Sent: Monday, September 15, 2014 10:23 AM
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10/14/2014

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-Tom



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www.banwellarchitects.com

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From: Steve Halleran [<mailto:plainfield.ta@plainfieldnh.org>]
Sent: Thursday, September 04, 2014 11:29 AM

10/14/2014

To: Philip Read Memorial Library
Cc: 'Meriden Library'; Tom Daniels
Subject: ADA Access Project

Nancy

Do you have in your archives plans for the Meriden Library? Mary thought you might. If you do Banwell would like to copy them as part of their work on the Meriden Library ADA access project.
Let me know.

Stephen Halleran
Town Administrator
(603)469-3201