Eastham Public Library
Eastham, Massachusetts

Presentation to the
Friends of the Eastham Public Library
June 16, 2015

Oudens Ello Architecture
Existing Site Conditions

- Historic Church
- 1897 Library Building
- 1987 Library Addition
- Gravel Parking Lot
- Asphalt Parking Lot
- Property Line
- 100' Wetland Buffer
- Depot Pond
- Samoset Road

Eastham Public Library 06.16.15 Friends Presentation
Oudens Ello Architecture
1. Historic Building Site
- Sloped site facilitates two-story planning
- Best views to pond
- Not ideal for parking

2. Parking Site
- Level area with easy access to Sconset Road
- No views of pond
- 52 spaces dictated by zoning (45 by MBLC)

3. New Building Site

Site: Planning

Eastham Public Library 06.16.15 Friends Presentation
Oudens Ello Architecture
Total GSF: 11,650
Total GSF: 6,165

Total Building GSF: 17,815
Carpet Color 1
Carpet Color 2
Maple Hardwood Flooring
Reclaimed Wide Plank Southern Yellow Pine Flooring
Honed Bluestone (to match exterior paving)
Resilient Flooring (Rubber)
Ceramic Tile
Exposed Wood Structure with Tectum Acoustic Panel Infill
Painted Gypsum Board Ceiling
Acoustic Tile Ceiling
Lower Level Reflected Ceiling Plan

Painted Gypsum Board Ceiling
Acoustic Tile Ceiling
Proposed Exterior View from Parking
Proposed Exterior View from Lower Level
Exterior Materials

(NAT-4)
## LEED v3 for New Construction and Major Renovations

### Project Scorecard

**Project:** Eastham Public Library  
**Address:** 190 Samoset Rd 02642  
**Date of Review:** April 07, 2015

### General Project Data

- **LEED Goal:** As high as possible within budget tolerance  
- **Bldg area:** 19,947sf (per model calcs)  
- **Parking:** 51 spaces  
- **Site Area:** 82,000sf Assume LEED boundary will include entire parcel.  
- **FTE:** 9 total (5 staff & 4 Volunteers/day) based on 7 staff & 57 volunteer total  
- **Visitors:** 35,340 annual users - TGE assumes 100/day average

### GENERAL PROJECT DOCUMENTATION

<table>
<thead>
<tr>
<th>Credit Item</th>
<th>Responsible</th>
<th>Notes &amp; Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Summary Details</td>
<td>Team</td>
<td>Posted: 19.947sf total; 336sf existing; 60,956sf site; 51 parking spaces. NEED: landscape area &amp; project budget</td>
</tr>
<tr>
<td>Project Schedule and Overview Documents</td>
<td>Team</td>
<td>Posted: 9 FTE avg visitors, 80 peak; Space usage table completed per EA7/EQp1</td>
</tr>
<tr>
<td>Minimum Program Requirements</td>
<td>Eastham</td>
<td>Need to confirm Energy Star Portfolio Manager will be used by Eastham. See 3.19.15 email: 2.18.14 Eastham committed to share energy &amp; water use data w/ USGBC for the first 5 years. TGE distributed MPR package.</td>
</tr>
</tbody>
</table>

### SUSTAINABLE SITES

<table>
<thead>
<tr>
<th>Credit Item</th>
<th>Responsible</th>
<th>Notes &amp; Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Activity Pollution Prevention</td>
<td>Nauset</td>
<td>REQUIRED: ESC plan shown on C1.1 within Bid set (6.16.14), current spec includes 312500 Sedimentation and Erosion Control requirements. CM must implement and provide photo documentation indicating compliance.</td>
</tr>
</tbody>
</table>

### WATER EFFICIENCY

<table>
<thead>
<tr>
<th>Credit Item</th>
<th>Responsible</th>
<th>Notes &amp; Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Use Reduction - 20% minimum</td>
<td>TMP</td>
<td>COMPLETE. Final water use reduction = 41.15%. Fixtures include: WC: 1.28 gpf; L: 0.125 gpf; Lav: 0.07gpc; kitchen: 0.5 gpm</td>
</tr>
</tbody>
</table>

### ENERGY & ATMOSPHERE

<table>
<thead>
<tr>
<th>Credit Item</th>
<th>Responsible</th>
<th>Notes &amp; Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fundamental Commissioning of Building Energy Systems</td>
<td>SBS</td>
<td>REQUIRED: Frank Baldino @ Strategic Building Solutions is CxA. Scope includes both fundamental &amp; enhanced Cx services. SBS to follow up with team with OPR sample language per 9.30 meeting. 12.17.14 - TGE has received final OPR doc from OEA. Ready for use.</td>
</tr>
</tbody>
</table>

### MATERIALS & RESOURCES

<table>
<thead>
<tr>
<th>Credit Item</th>
<th>Responsible</th>
<th>Notes &amp; Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Power, 35% for 2 years</td>
<td>Eastham</td>
<td>Not a design decision. Eastham could purchase RECs to be eligible for credit. Assume ~$200 total @ $0.0019 (134,719kWh/yr total)</td>
</tr>
</tbody>
</table>

### Color Legend

- **COMPLETE:** All criteria met  
- **OUTSTANDING:** Leaps and bounds above the complete level  
- **Required:** Must be met for credit  
- **Not attempted by project:** Credit was not attempted.
### LEED v3 for New Construction and Major Renovations

**Project Scorecard**

- **Project:** Eastham Public Library
- **Address:** 190 Samoset Rd 02642
- **Date of Review:** April 07, 2015

#### General Project Documentation

<table>
<thead>
<tr>
<th>PI form</th>
<th>Description</th>
<th>Required</th>
<th>Responsible</th>
</tr>
</thead>
<tbody>
<tr>
<td>PI form 1</td>
<td>Minimum Program Requirements</td>
<td>Required</td>
<td>Eastham</td>
</tr>
<tr>
<td>PI form 2</td>
<td>Project Summary Details</td>
<td>Required</td>
<td>Team</td>
</tr>
<tr>
<td>PI form 3</td>
<td>Occupant Usage Data</td>
<td>Required</td>
<td>Team</td>
</tr>
<tr>
<td>PI form 4</td>
<td>Schedule and Overview Documents</td>
<td>Required</td>
<td>Team</td>
</tr>
</tbody>
</table>

#### Notes & Status

- **TOTALS**
  - Yes: 56  
  - M+: 5  
  - M-: 11  
  - No: 38
- **Certified:** 40-49 points
- **Silver:** 50-59 points
- **Gold:** 60-79 points
- **Platinum:** 80+ points

#### Project Data

- **LEED Goal:** 2.18.14: As high as possible
- **Bldg area:** 19,947sf (per model calc)
- **Parking:** 51 spaces
- **Site Area:** 82,000sf Assume LEED
- **FTE:** 9 total (5 staff & 4 Volunteers)
- **Visitors:** 35,340 annual users - TO

#### Measurement and Verification

- **Construction Phase Items**
  - COMPLETE: Model shows 2809% energy cost savings = 8 points. Additional points possible if renewable are included
  - REQUIRED: Frank Baldino @ Strategic Building Solutions is CxA. Scope includes both fundamental & enhanced Cx services. SBS to follow up with team with OPR
  - COMPLETE: Confirmed no permanent irrigation and appropriate fixture selection
  - COMPLETE: Documented "Flex" line of the Cape Cod RTA (www.capecodrta.org) & P&B bus (4x daily) stops 1265’ from building entrance
  - COMPLETE: 3 carpool parking spaces provided in L1.0 with signage detail
  - COMPLETE: 35,340 annual users - TGE assumes 100/day average
  - COMPLETE: Confirmed no significant remediation required on site.
  - COMPLETE: Posted: Int/ext renderings; Elevations & Sections; HVAC plans & Schedule; Site plan; rep fl plans. NEED architectural narrative & schedule

#### On-Site Renewable Energy

- **Prereq 1:** Construction Activity Pollution Prevention
- **Credit 3:** Schedule and Overview Documents
- **Prereq 2:** Occupant Usage Data
- **Credit 2:** Minimum Energy Performance
- **Prereq 3:** Site Development - Protect or Restore Habitat
- **Credit 1:** Stormwater Design - Quality Control

#### Out-of-State Renewable Energy

- **Prereq 1:** Stormwater Design - Quality Control
- **Credit 2:** Stormwater Design - Quality Control

#### Credits not attempted by project

- **Footprint:** Not a design decision. Eastham could purchase RECs to be eligible for credit. Assume ~$200 total @ $0.0019 (134,719kWh/yr total)
- **M&V:** Carried 1 point as 'Yes' for ENERGYSTAR Portfolio Manager sharing to satisfy MPR. No current interest in full M&V plan.
- **Enhancements:** Experience has shown that VRF systems do not meet credit requirements due to relatively high refrigerant charge per ton cooling capacity.
- **FCES:** Since PPA Eastham would have to buy back RECs for 10 years to be eligible.

#### Certification

- **Certified:** 40-49 points
- **Silver:** 50-59 points
- **Gold:** 60-79 points
- **Platinum:** 80+ points

#### Responsible

- **NItsch/Eastham:** Responsible
- **TMP/OEA:** Responsible
- **OudensREllo:** Responsible

#### Notes & Status

- **COMPLETE Design Phase Items**
  - OEA suggested forgoing credit to select products that fit within the project color palette.
  - 3.18.15: Reached out to Nitsch. 3.14.14: Moved to 'Yes'. Nitsch confirming that 100% of the water will be treated with BMPs on-site.
  - No current interest in full M&V plan.
  - Experience has shown that VRF systems do not meet credit requirements due to relatively high refrigerant charge per ton cooling capacity.
  - Completed Design Phase Items
  - Complete: Documented "Flex" line of the Cape Cod RTA (www.capecodrta.org) & P&B bus (4x daily) stops 1265’ from building entrance.
  - Complete: Confirmed no permanent irrigation and appropriate fixture selection.
  - Complete: 3 carpool parking spaces provided in L1.0 with signage detail.
  - Complete: Documented "Flex" line of the Cape Cod RTA (www.capecodrta.org) & P&B bus (4x daily) stops 1265’ from building entrance.
  - Complete: Confirmed no permanent irrigation and appropriate fixture selection.
  - Complete: 3 carpool parking spaces provided in L1.0 with signage detail.

#### Notes & Status

- **RECs:** Carried 1 point as 'Yes' for ENERGYSTAR Portfolio Manager sharing to satisfy MPR. No current interest in full M&V plan.
- **Enhancements:** Experience has shown that VRF systems do not meet credit requirements due to relatively high refrigerant charge per ton cooling capacity.
- **FCES:** Since PPA Eastham would have to buy back RECs for 10 years to be eligible.

#### Certification

- **Certified:** 40-49 points
- **Silver:** 50-59 points
- **Gold:** 60-79 points
- **Platinum:** 80+ points

#### Responsible

- **NItsch/Eastham:** Responsible
- **TMP/OEA:** Responsible
- **OudensREllo:** Responsible

#### Notes & Status

- **COMPLETE Design Phase Items**
  - OEA suggested forgoing credit to select products that fit within the project color palette.
  - 3.18.15: Reached out to Nitsch. 3.14.14: Moved to 'Yes'. Nitsch confirming that 100% of the water will be treated with BMPs on-site.
  - No current interest in full M&V plan.
  - Experience has shown that VRF systems do not meet credit requirements due to relatively high refrigerant charge per ton cooling capacity.
  - Completed Design Phase Items
  - Complete: Documented "Flex" line of the Cape Cod RTA (www.capecodrta.org) & P&B bus (4x daily) stops 1265’ from building entrance.
  - Complete: Confirmed no permanent irrigation and appropriate fixture selection.
  - Complete: 3 carpool parking spaces provided in L1.0 with signage detail.
  - Complete: Documented "Flex" line of the Cape Cod RTA (www.capecodrta.org) & P&B bus (4x daily) stops 1265’ from building entrance.
  - Complete: Confirmed no permanent irrigation and appropriate fixture selection.
  - Complete: 3 carpool parking spaces provided in L1.0 with signage detail.
Historic Building: Original Bead Board Ceiling
Historic Building Temporary Relocation
Construction Progress: Site Work/Stormwater Mgmt.
Construction Progress: Lower Level Foundations
Construction Progress: Under Slab Plumbing
Oudens Ello Architecture