Nashua Public Library Board of Trustees
November 4, 2026
7:00 PM
MINUTES

A meeting of the Nashua Public Library Board of Trustees was held Wednesday, November 4, 2026, scheduled at 7:00 PM at the Nashua Public Library, 2 Court Street, Nashua, NH, 03060

1. Call to Order

DRAFT

Chairman Laflamme called the meeting to order at 7:02 PM.

2. Attendance

Present: Linda Laflamme, Scott Jaquith, Kristin Kane, Ernest Jette, John Kennedy, Library Director Jennifer McCormack, Assistant Library Director Jenn Hosking.

Thirty members of the public.

3. Correspondence

Vote to accept and place on file

Motion by Mr. Jette, seconded by Ms. Kane, to accept and file electronic communication received for public comment.

Vote: Yes, 5, No 0
Motion: PASSED

4. Public Comment

Motion by Mr. Jaquith, seconded by Mr. Kennedy, to hold a 15-minute public comment session, move to DesignLAB's presentation, then return to public session for the remainder of the public signed up to speak.

Vote: Yes, 5, No, 0
Motion: PASSED

Joseph Hatch, Faith Eherts, Ben Heney, Mark King, Jon Blanchete, Eve Arnold expressed support for a library staff collective bargaining agreement.

Motion by Mr. Jette, seconded by Mr. Kennedy, to finish public comment then move to DesignLAB's presentation.
Vote: Yes, 5, No, 0
Motion: PASSED

Jo Gilson, Susan Carey, Bill McIntyre, Jaclyn Zajak, Kylie Hargrove, Melissa Huske expressed support for a library staff collective bargaining agreement.

5. Approval of bills and trust fund requests

Motion by Mr. Kennedy, seconded by Mr. Jaquith, to approve payment of the library bills from

October 2026 from the regular budget for $14,321.44 and $$98.81 from the Fines account.

Vote: Yes, 5, No, 0
Motion: PASSED

Motion by Mr. Kennedy, seconded by Ms. Kane, to expend up to $1,700 from the Stearns Trust to purchase choral read board book sets to be used during story time.

Vote: Yes, 5, No, 0
Motion: PASSED

6. Approval of minutes from previous meetings

Motion by Mr. Jaquith, seconded by Mr. Kennedy to approve the October 6, 2026 meeting minutes.

Vote: Yes, 5, No, 0
Motion: PASSED

Motion by Mr. Kennedy, seconded by Ms. Kane to approve the October 28, 2026 meeting minutes.

Vote: Yes, 5, No, 0
Motion: PASSED

7. Presentation by Design Lab

DesignLAB Architects presented the current schematic design layout and project budget estimate of the library building renovation.

Motion by Mr. Jaquith, seconded by Mr. Kennedy to approve the library renovation schematic design and budget estimate as proposed.

Vote: Yes, 5, No, 0
Motion: PASSED

8. Updates by members

None.

9. Adjourn

Motion by Mr. Kennedy, seconded by Mr. Jaquith, to adjourn the meeting at 8:55 PM.

Vote: Yes, 5, No, 0
Motion: PASSED

Attest:



city of nashua, new hampshire
nashua public library

november 04, 2026

designLAB architects



ben youtz aia, leed
pic + project manager



kelly ard aia, iida, leed
partner, design lead



sam batchelor faia, leed
technical architect



audrey scanlon
project designer



megumi miyaoka
project designer



tomomi drumm-yoshida
project designer

opm
leftfield project management

landscape
landworks studio

civil
imeg

mepfp
fitzemeyer & tocci associates

structural
rse associates

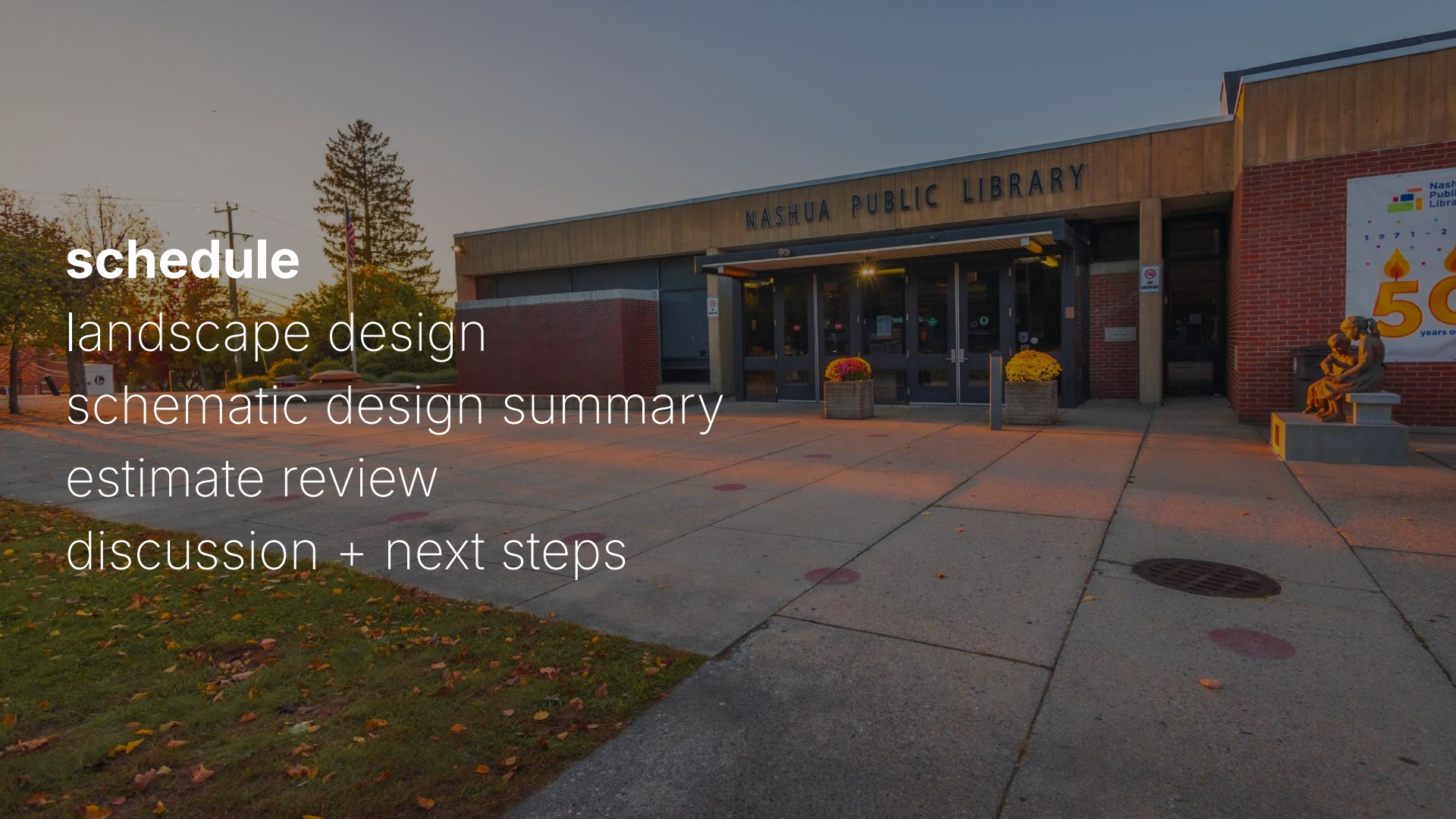
precontractor
consigli construction

envelope
building enclosure associates

acoustics + av
cavanaugh tocci

lighting
available light

code
rimkus



schedule

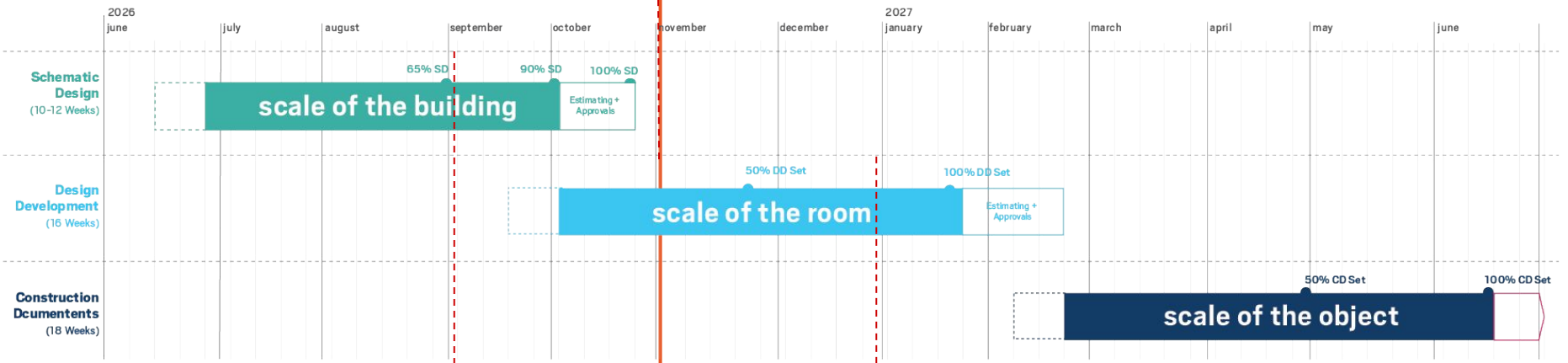
landscape design

schematic design summary

estimate review

discussion + next steps

end of SD:
- Cost Estimate Update
- Life-Cycle-Cost-Assessment + Sustainability Overview
- Exterior Envelope / Cladding Strategies + Recommendations

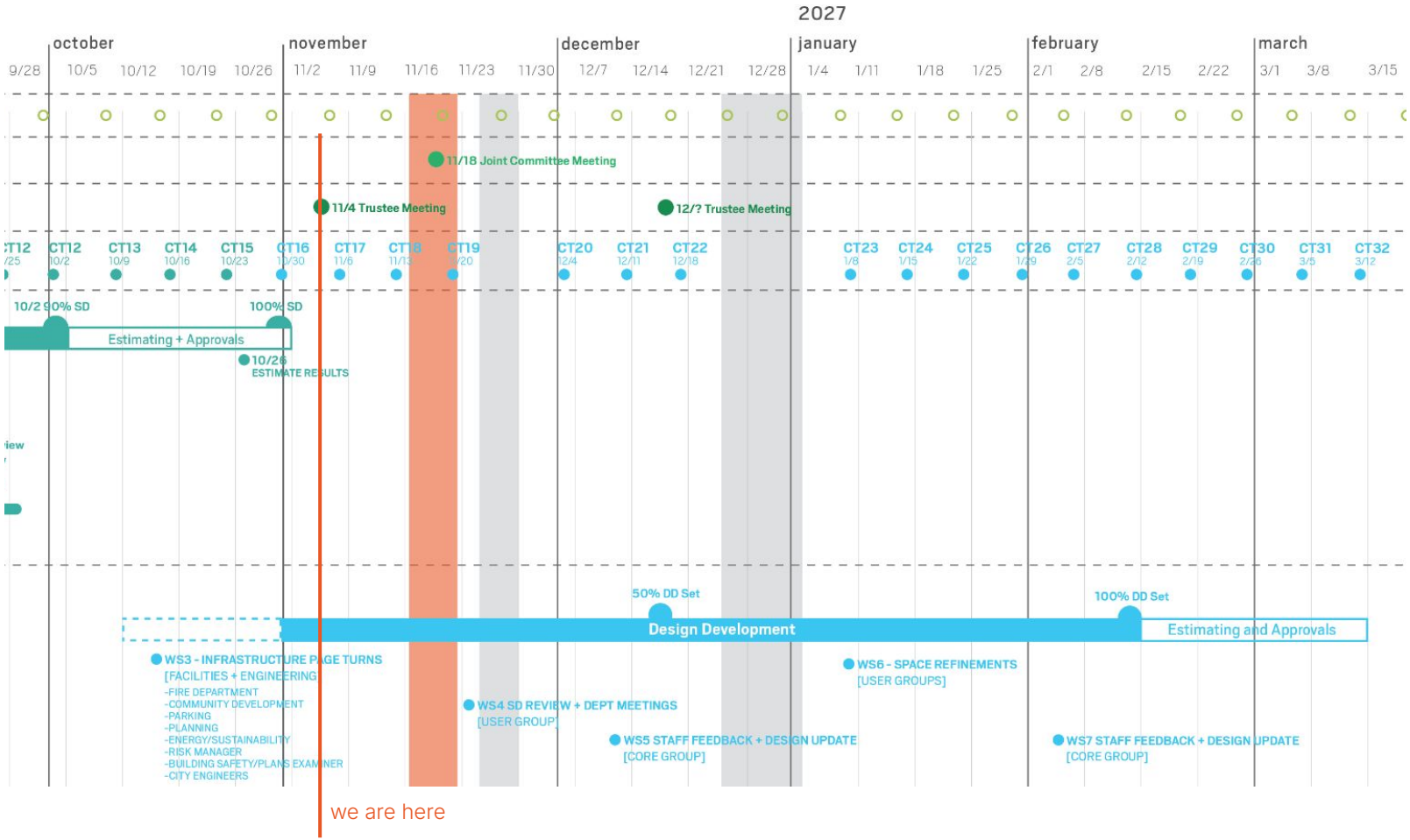


9/1 SD Update

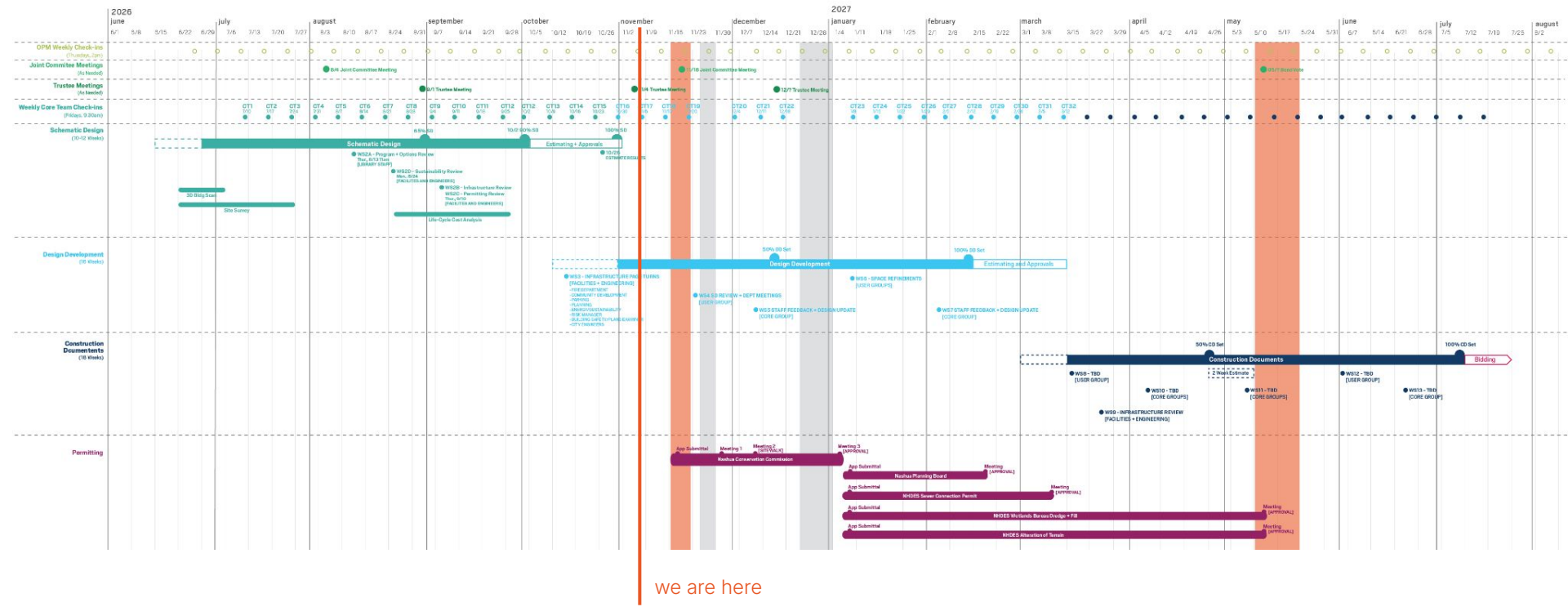
mid DD:
- General Process Update
- Summary of Design Direction

we are here

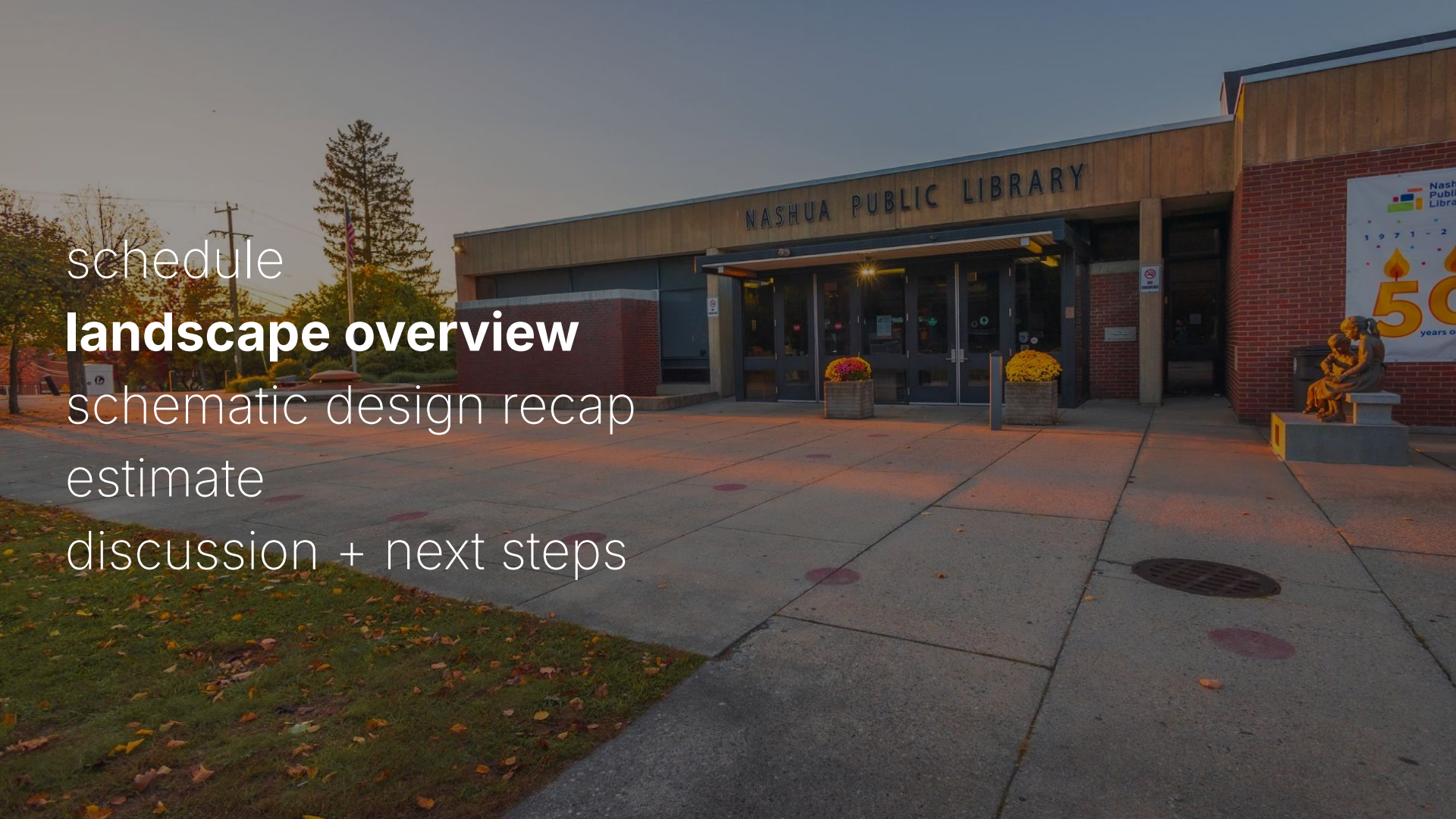
schedule | overall project schedule



schedule | zoomed in project schedule



schedule | overall project schedule



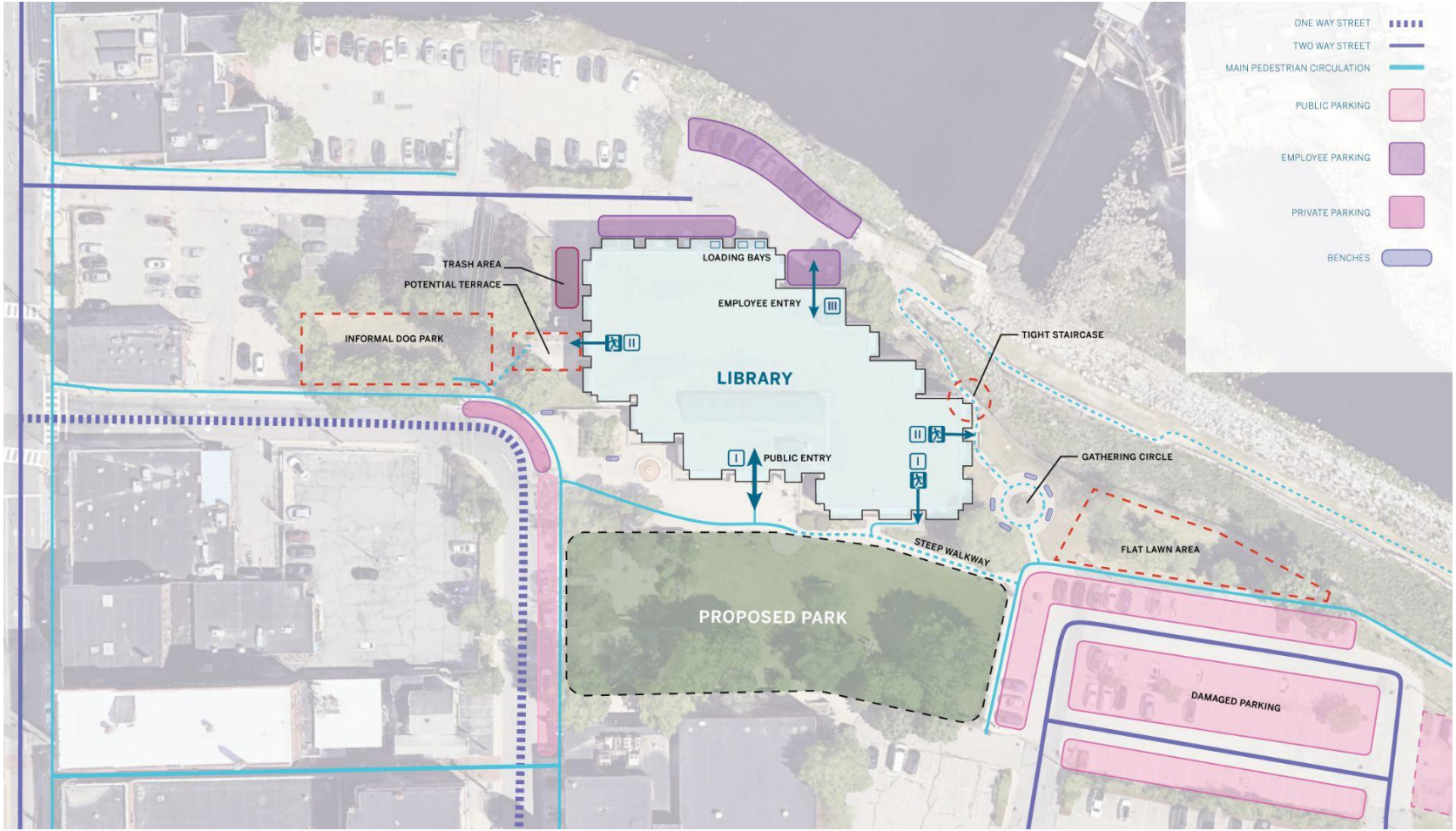
schedule

landscape overview

schematic design recap

estimate

discussion + next steps

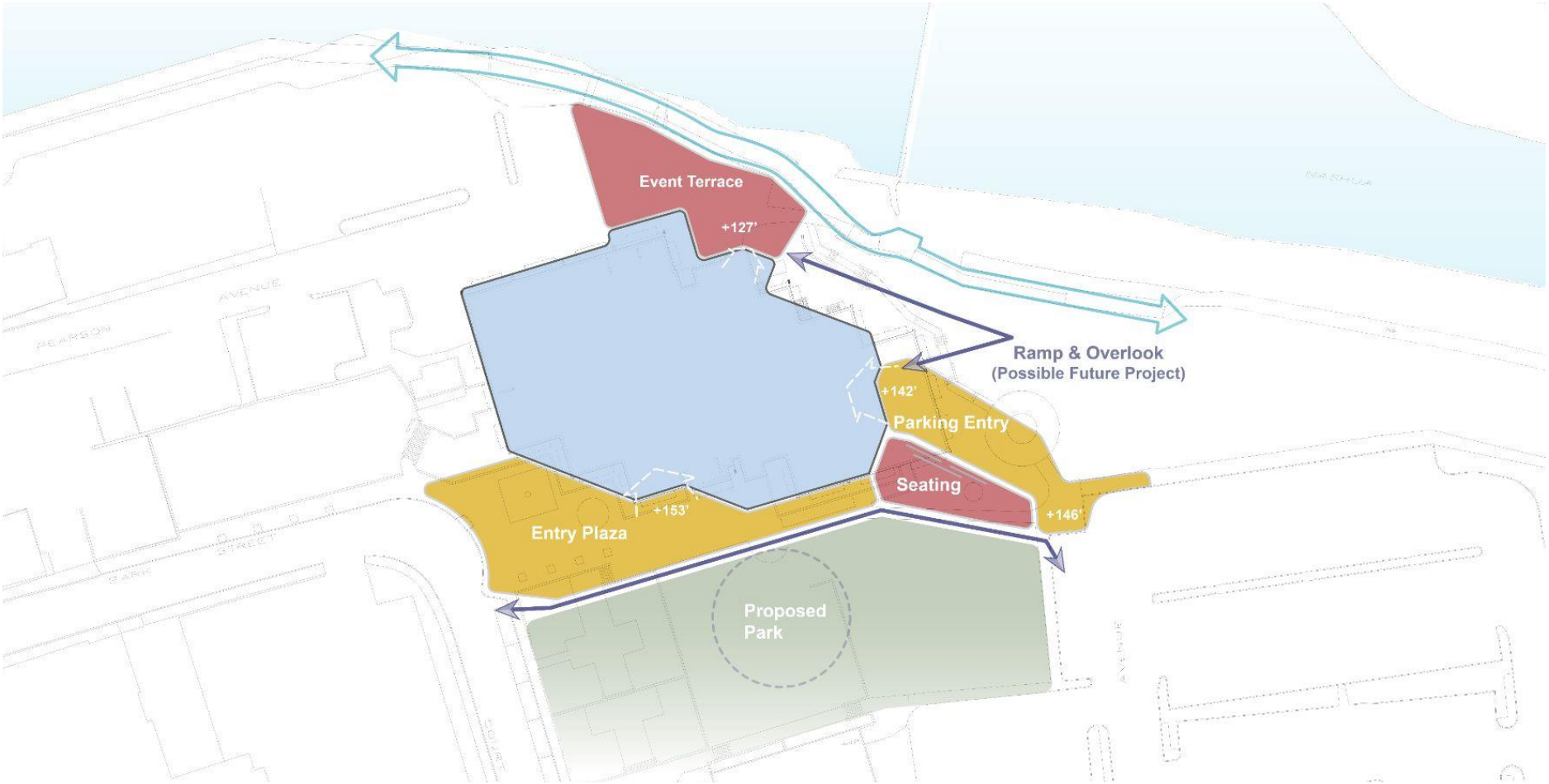

ONE WAY STREET
TWO WAY STREET
MAIN PEDESTRIAN CIRCULATION
PUBLIC PARKING
EMPLOYEE PARKING
PRIVATE PARKING
BENCHES
TRASH AREA
POTENTIAL TERRACE
INFORMAL DOG PARK
LOADING BAYS
EMPLOYEE ENTRY
LIBRARY
PUBLIC ENTRY
TIGHT STAIRCASE
GATHERING CIRCLE
STEEP WALKWAY
FLAT LAWN AREA
PROPOSED PARK
DAMAGED PARKING





landscape | river walk improvement project

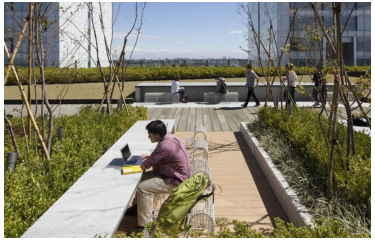

RAIN GARDEN PLANTINGS
BICYCLE RACKS
2 FOOD TRUCKS IN PLAZA
TWO TIERED BENCH SEATING
NASHUA PUBLIC LIBRARY
PASSIVE PLAY FOR ALL AGES
DEMONSTRATION GARDEN
BENCH AND PICNIC TABLE SEATING
SLIDE AND ROCKY SCRAMBLE
PERFORMANCE STAGE
SOFT CLIMBING MOUNDS
ALL AGES INCLUSIVE PLAY AREA
LAWN GAMES/ FLEXIBLE USE
WATER PLAY
Highlight Nashua's industrial past with textile mill and dam related play elements and relics.
10'X10' MARKET STALLS, TYP.
14 COURT STREET
LAWN GAMES / FLEXIBLE USE
ALL AGES INCLUSIVE PLAY
CLIMBING MOUNDS AND SLIDE



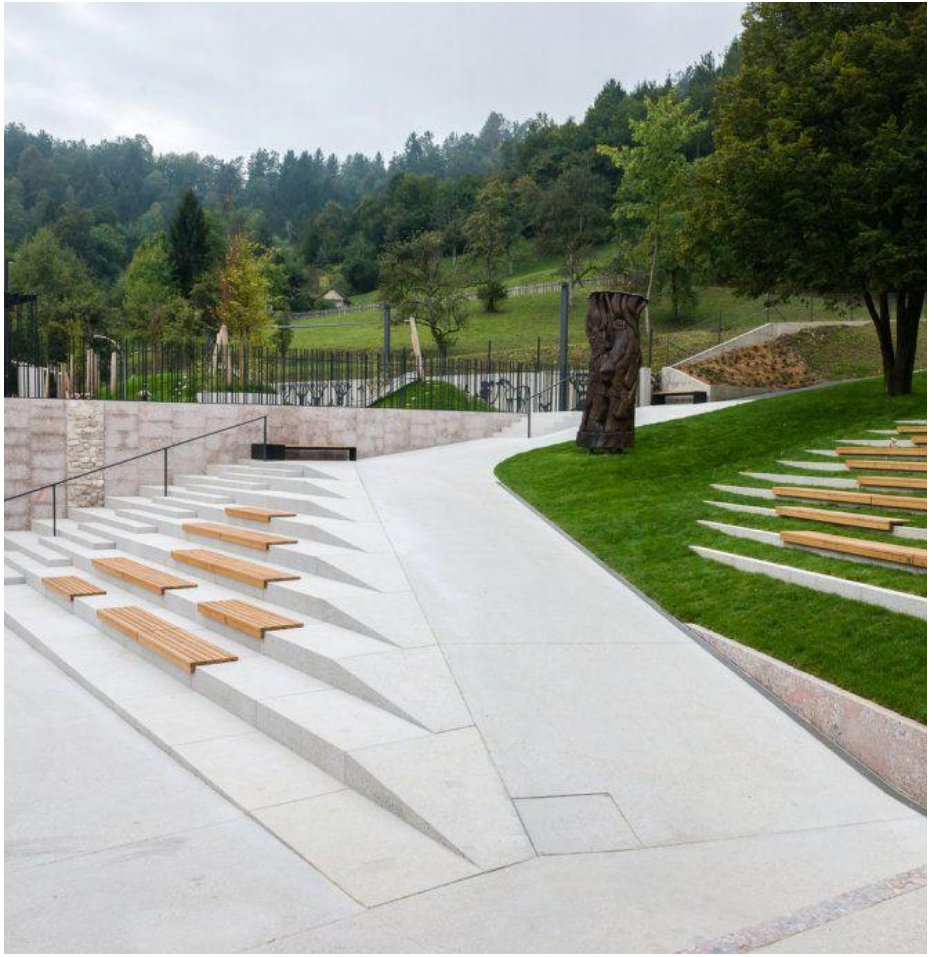
landscape | schematic design concept



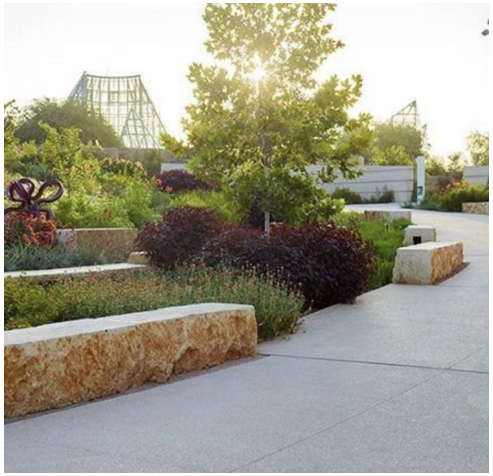
landscape | schematic design layout





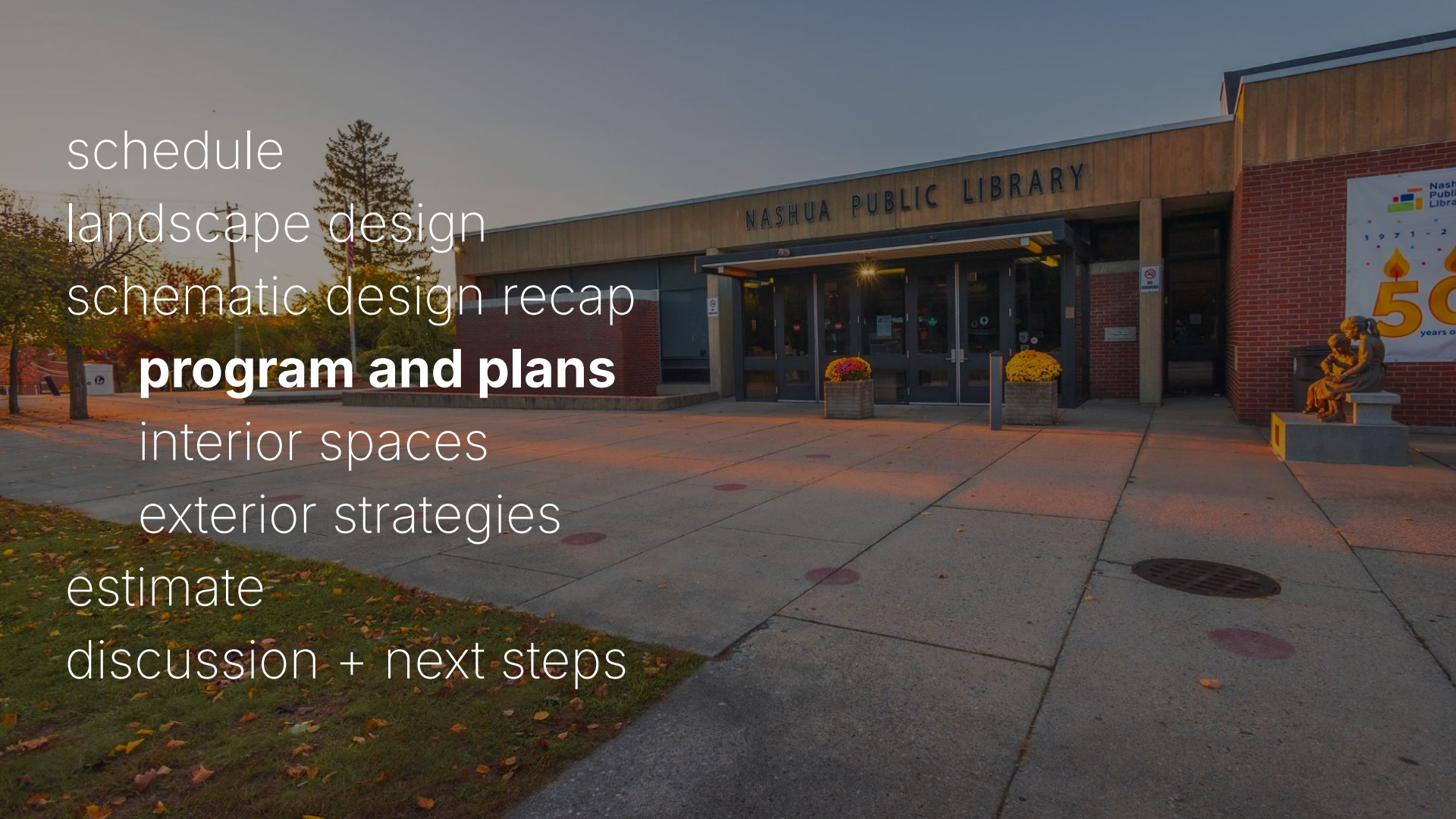








landscape | precedents



schedule

landscape design

schematic design recap

program and plans

interior spaces

exterior strategies

estimate

discussion + next steps

net square feet: **33,300sf**
gross square feet: **61,240sf**

collections	circ desk	620sf
	work room + customer services	1,190sf
	open reading	450sf
	quiet reading	730sf
	tech commons	670sf
	special collections	1,340sf
	collections	5,440sf
	library of things	120sf
staff	staff offices	2,670sf
	staff support	700sf
meetings + events	auditorium	2,210sf
	large meeting	1,540sf
	med. meeting	1,800sf
	small meeting	670sf
	flex gathering	2,800sf
	podcast	150sf

youth services	ys work room	736sf
	ys public interface	530sf
	program room	1,000sf
	children's social	1,800sf
	children's collection	1,470sf
	tween's social	700sf
	tween's collection	560sf
	teen's social	1,070sf
	teen's collection	1,000sf
friends of the library	work + storage	2,090sf
	booktique	115sf
nashua community tv	tv studio	615sf
	main control room	180sf
	sports control room	80sf
	offices	300sf
	public interface	140sf
	support + storage	660sf
support	loading	540sf
	mech./cust.	1,620sf
	restroom	1,000sf
	storage	1,090sf

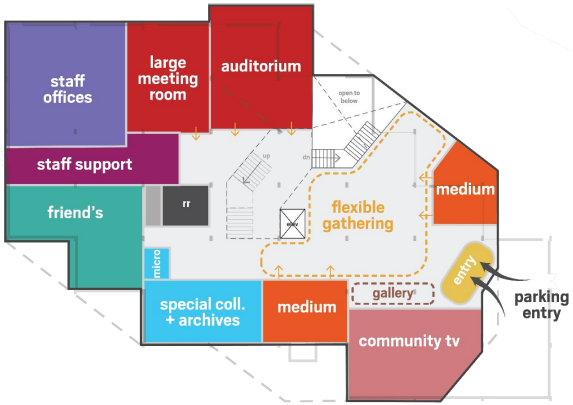
key aspects

- collection primarily on L2
- youth services on L2
- admin + event suite on L1
- after hours access on L1 (mid level)
- auditorium extends to L0 for connection to river

collections
meeting + events
youth services
staff
partnership
utility + building elements



level 0

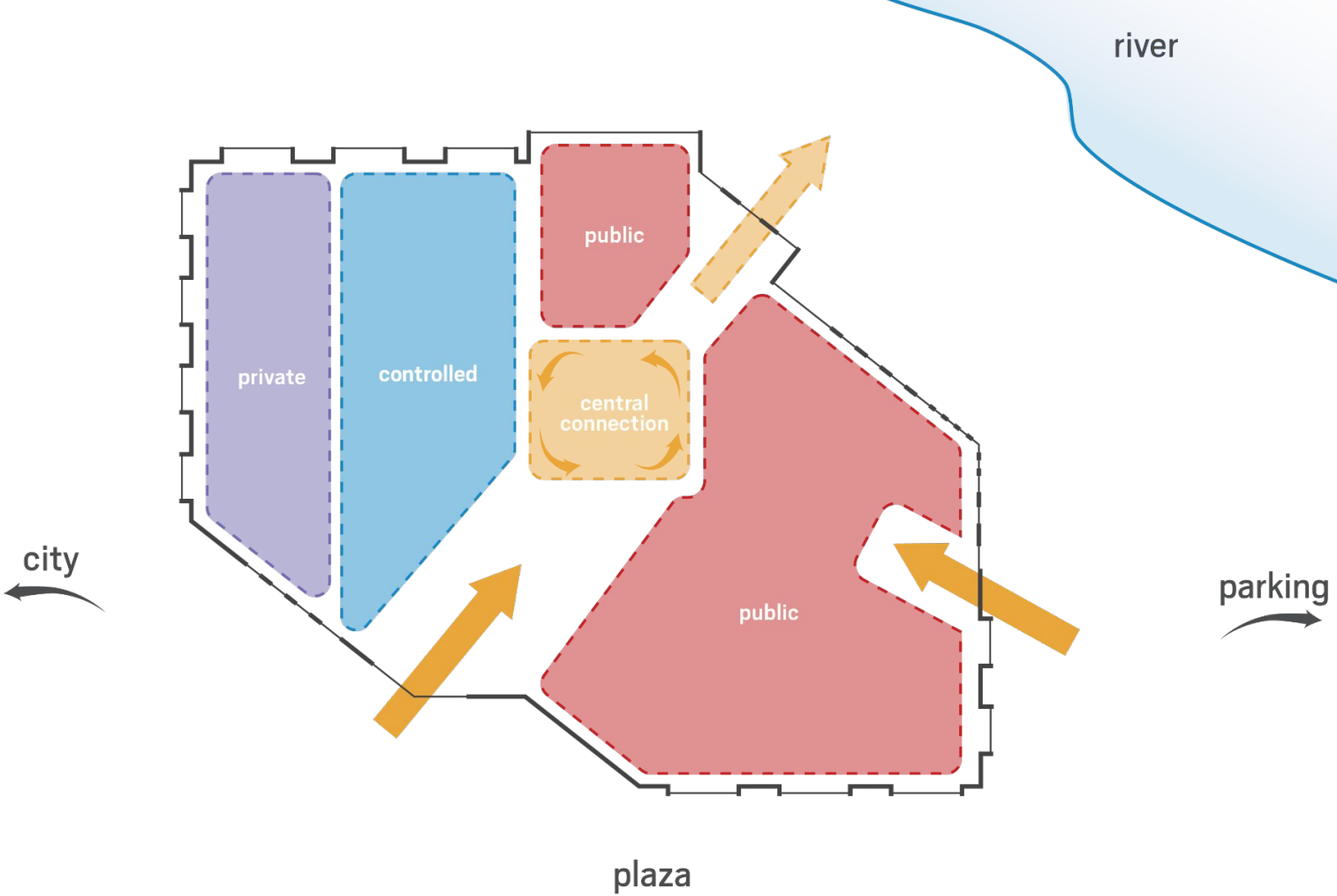


level 1



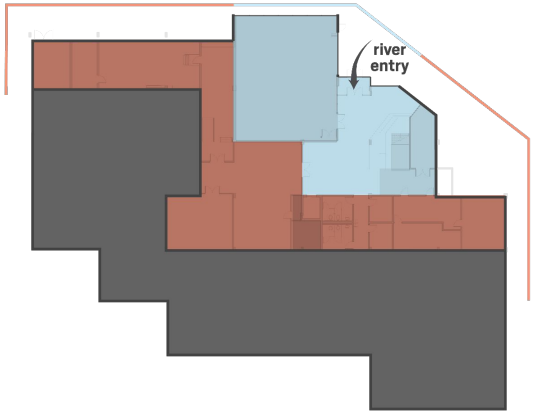
level 2

organization | recommended scheme from 09/01 meeting

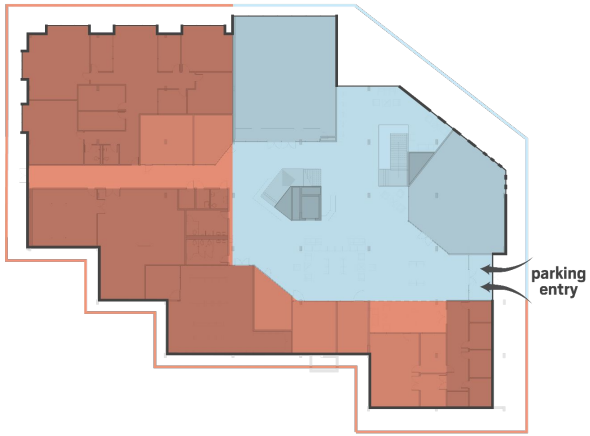

river
public
private
controlled
central
connection
city
public
parking
plaza

book ends : the everyday spaces including collections, meeting rooms, staff areas

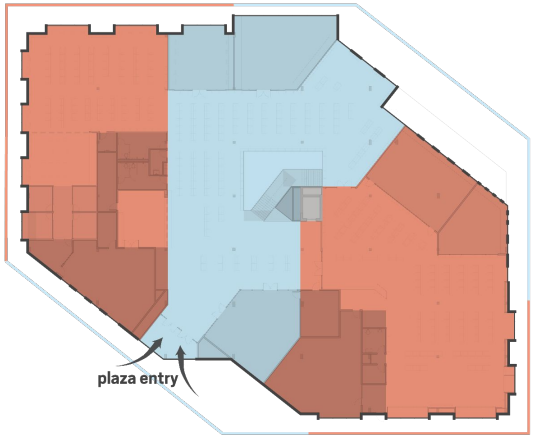
bindings : the most public spaces stitching together entries, circulation, and the book ends



level 0



level 1

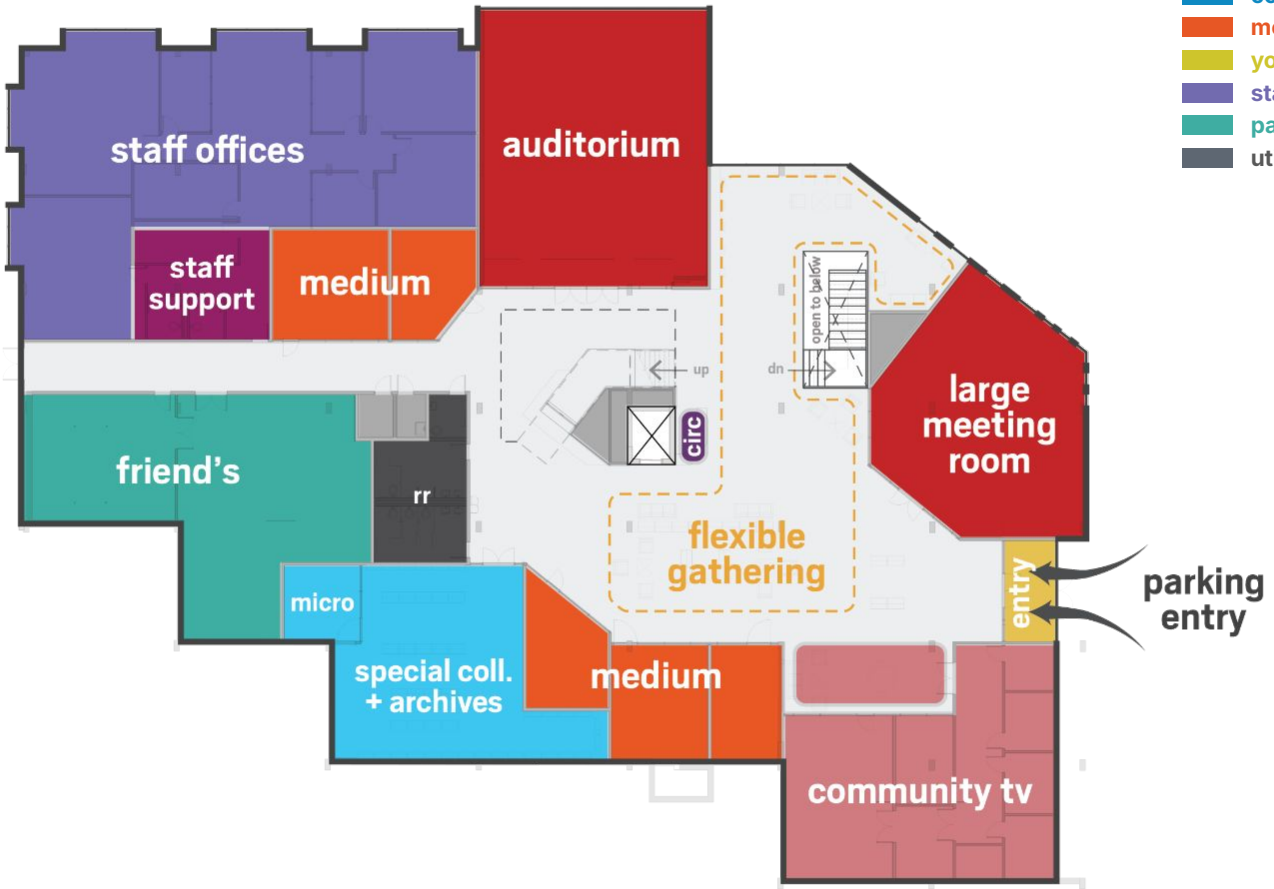


level 2

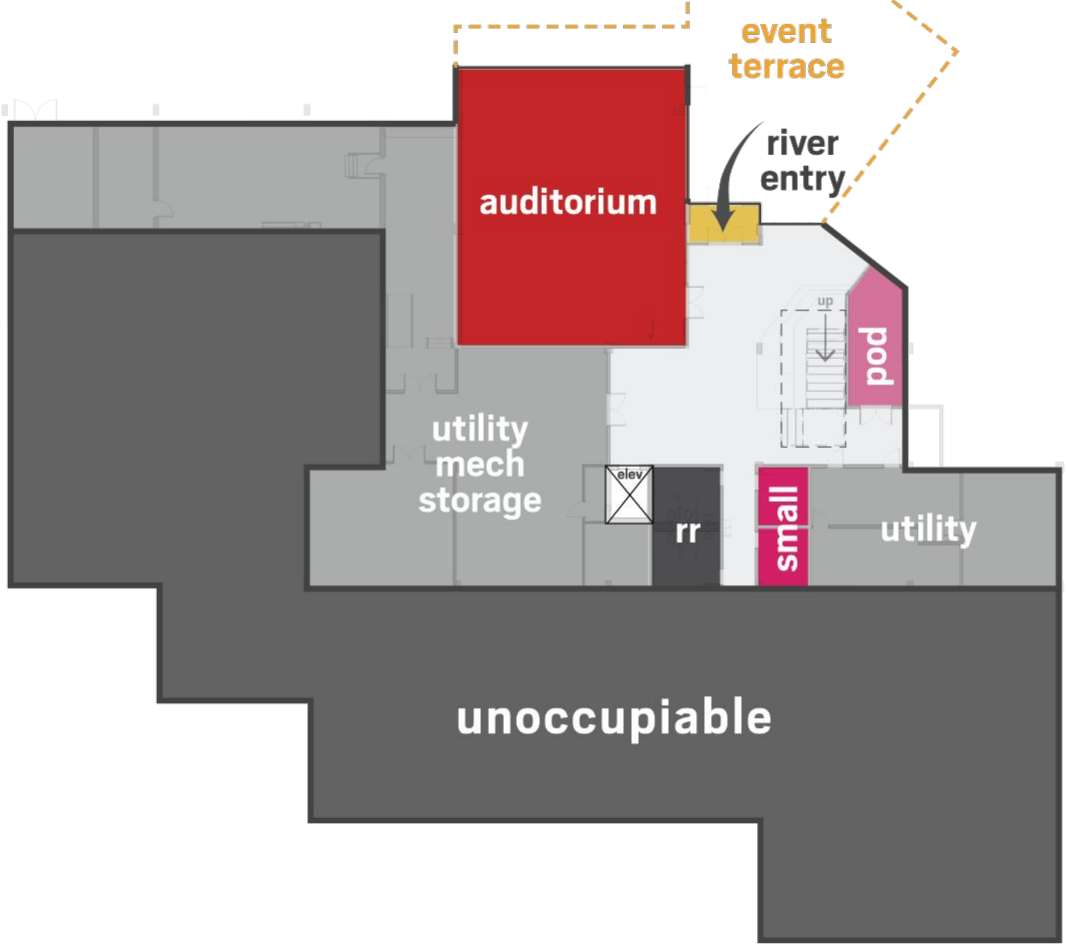


collections
meeting + events
youth services
staff
partnership
utility + building elements

current plans | level 2



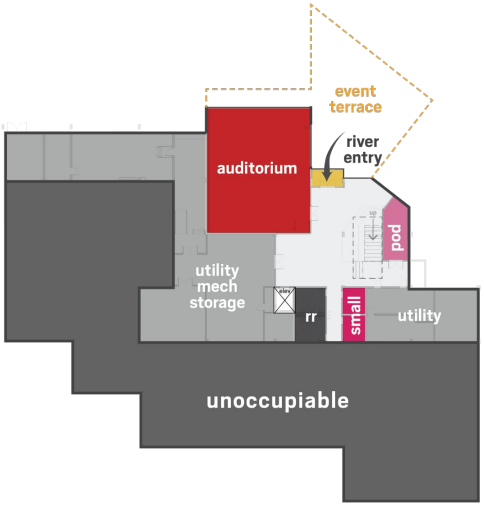
current plans | level 1



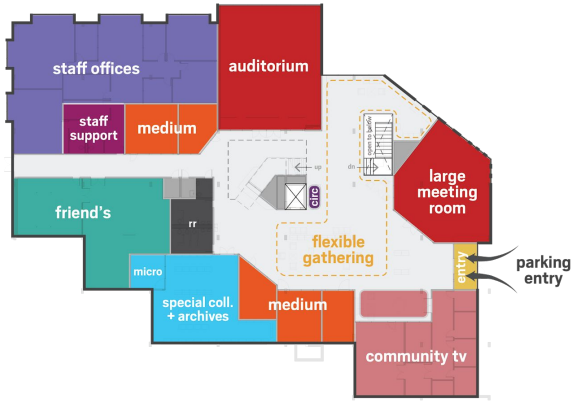
collections
meeting + events
youth services
staff
partnership
utility + building elements

current plans | level 0

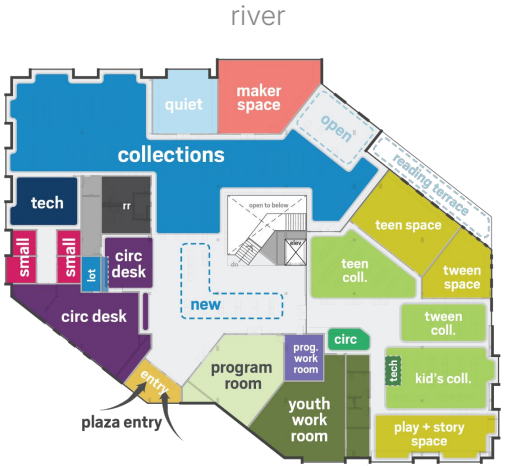
collections
meeting + events
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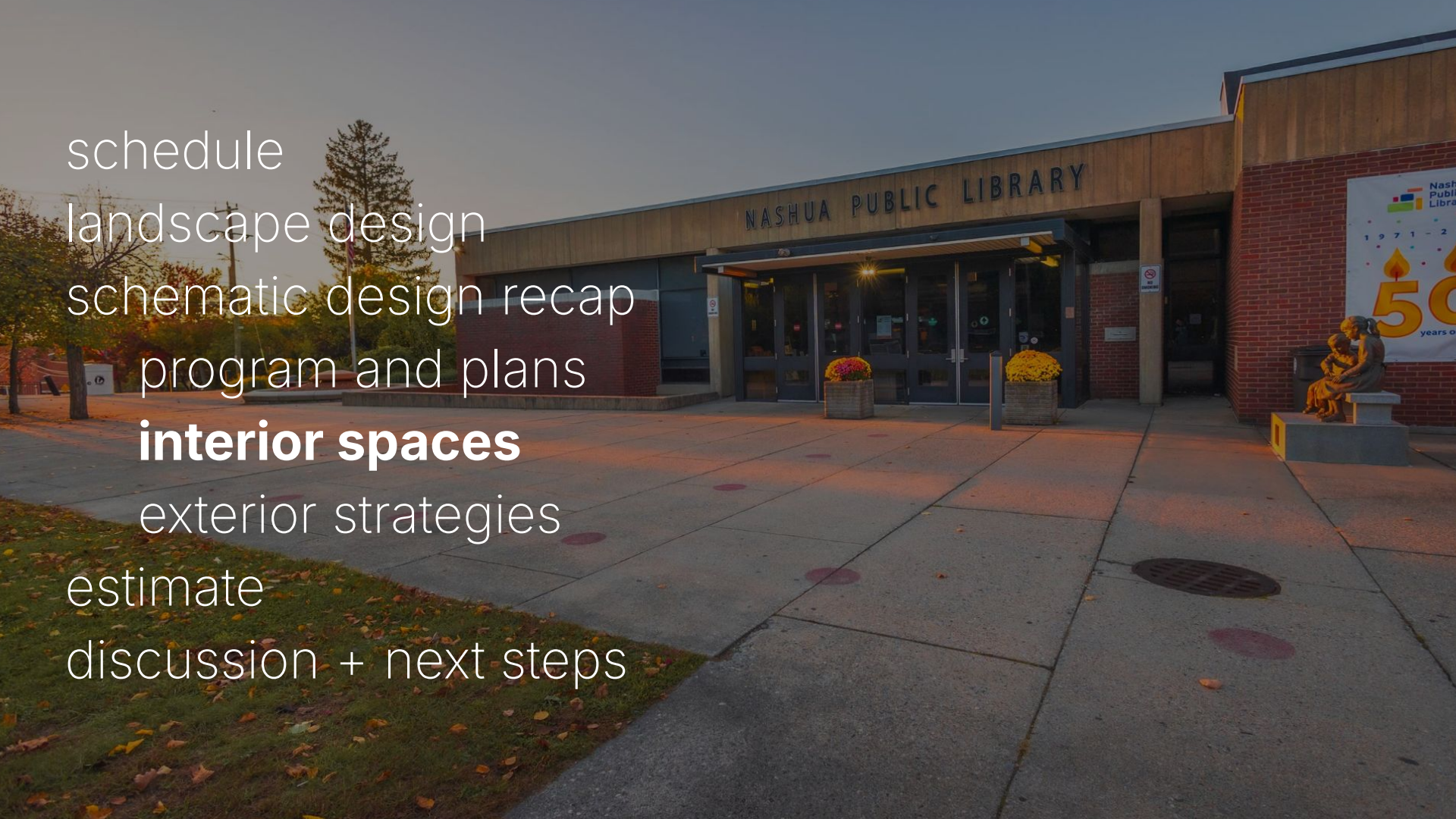
level 0



level 1



level 2



schedule

landscape design

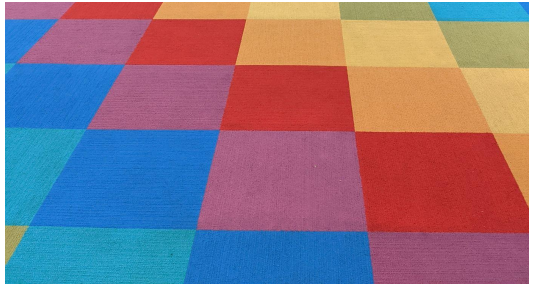
schematic design recap

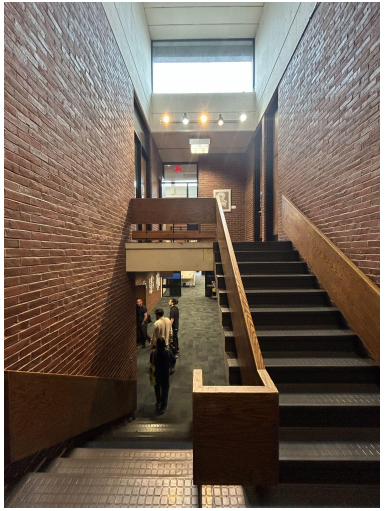
- program and plans
- **interior spaces**
- exterior strategies

estimate

discussion + next steps















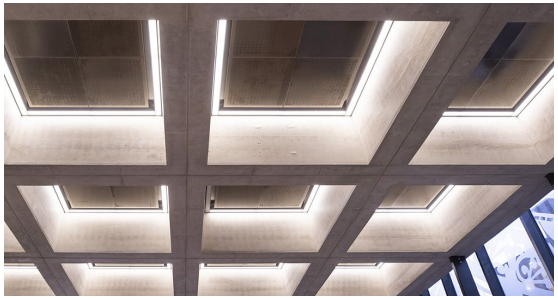


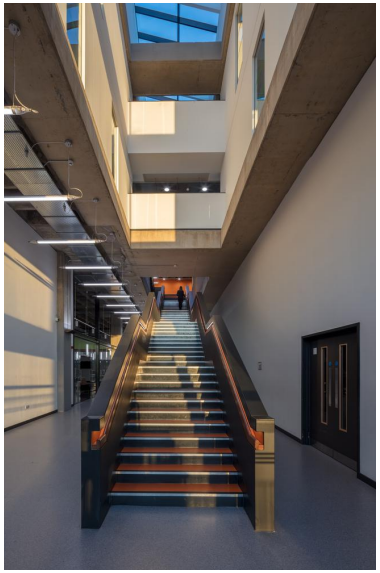




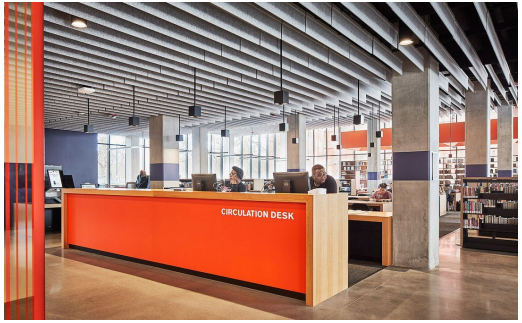


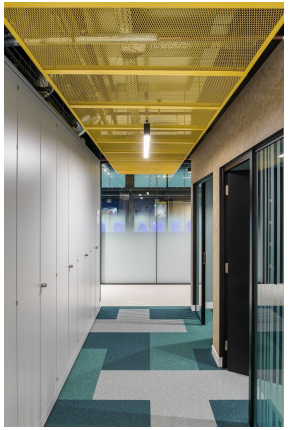
interior palette | existing



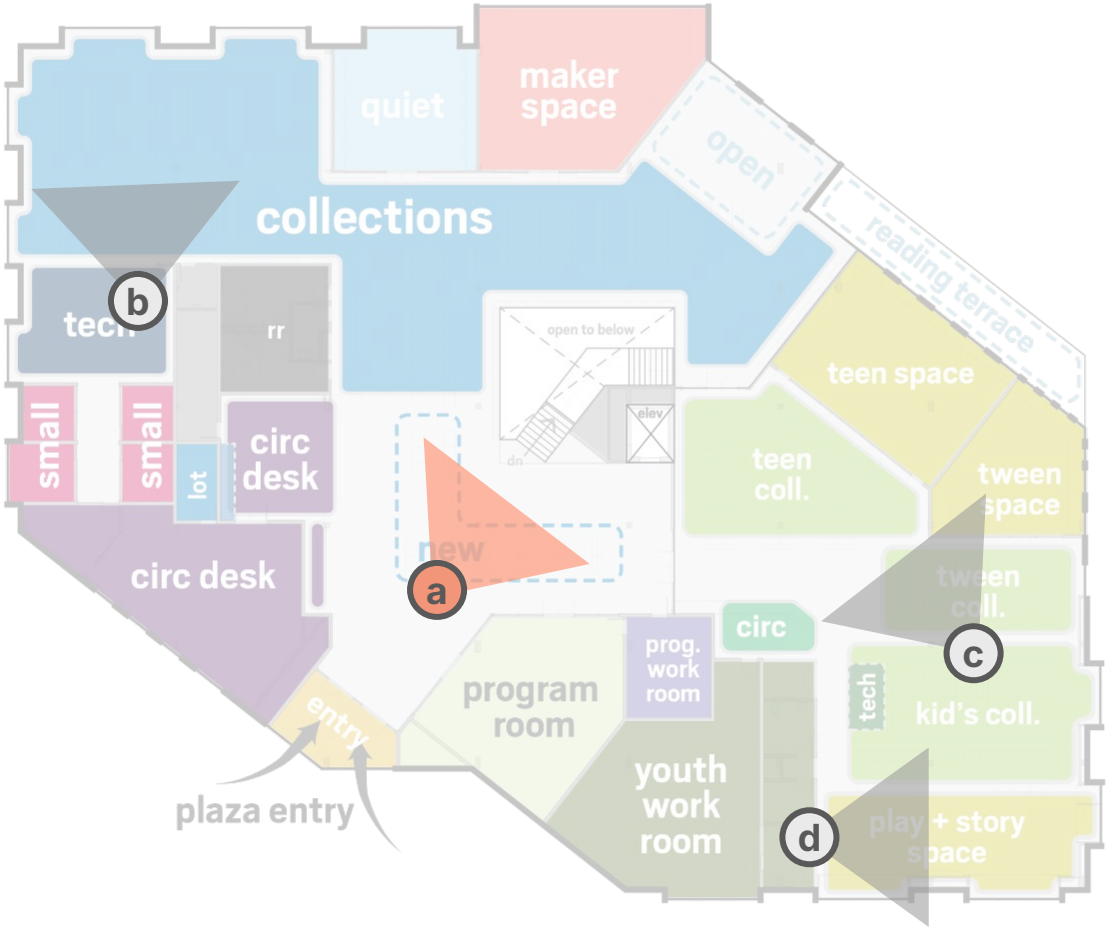




interior | preliminary proposed material palette



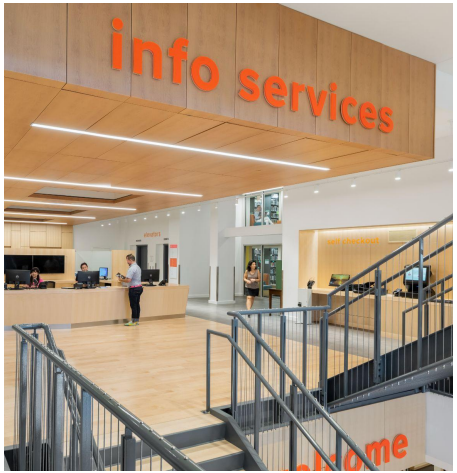




interior vignettes | browsing + arrival before

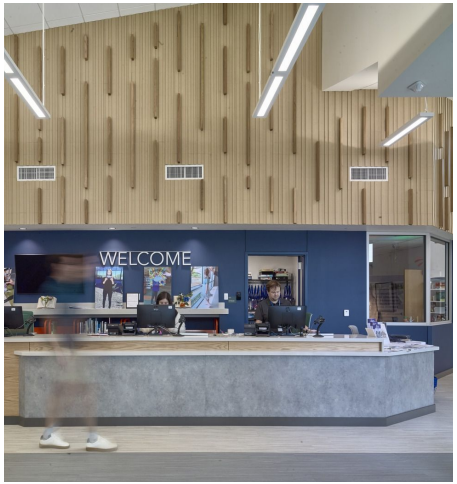


interior vignettes | level 2 browsing + arrival **(a)**

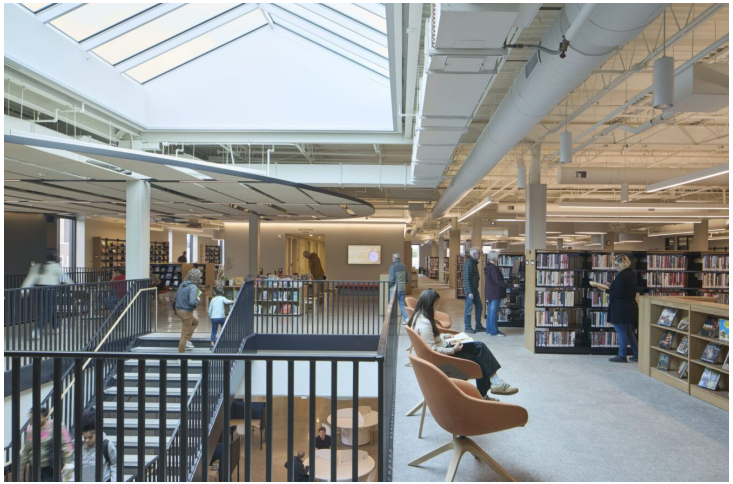




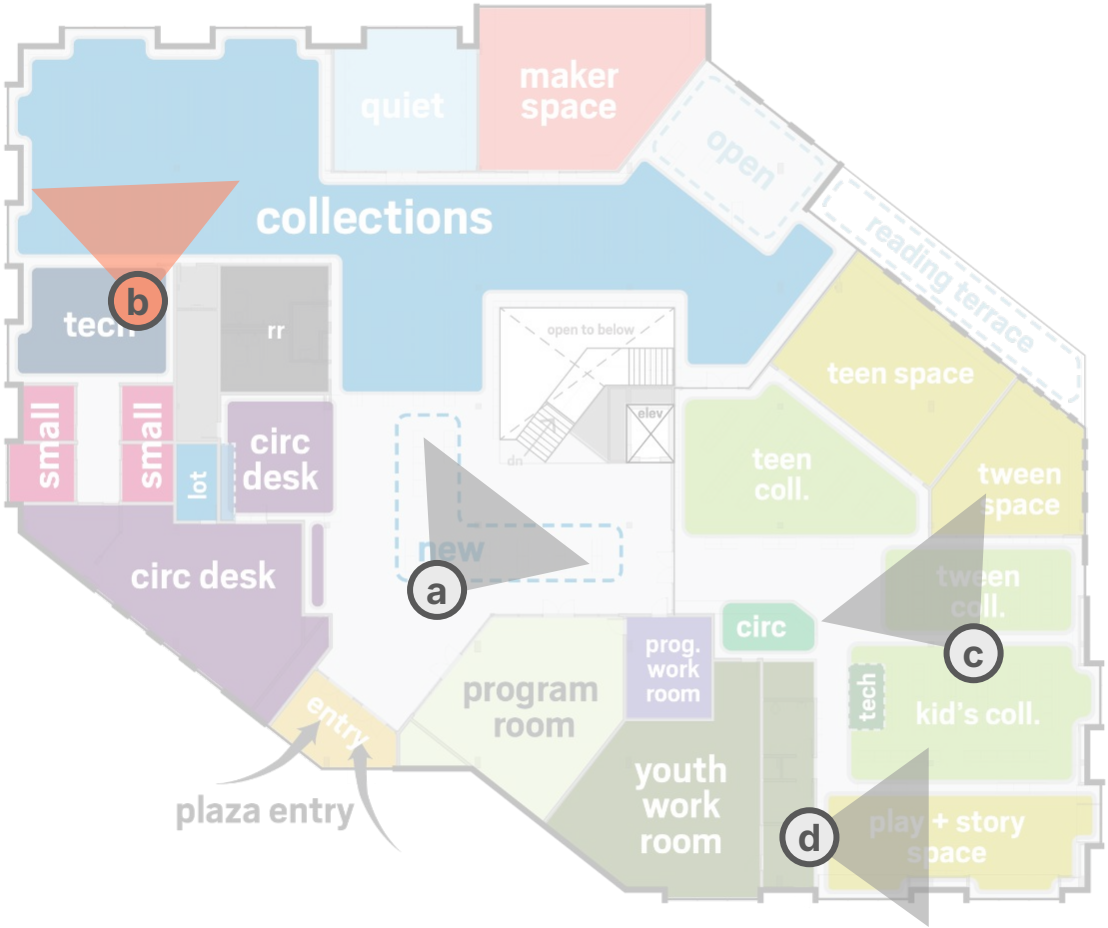








precedents | level 2 browsing + arrival







interior vignettes | adult collections before



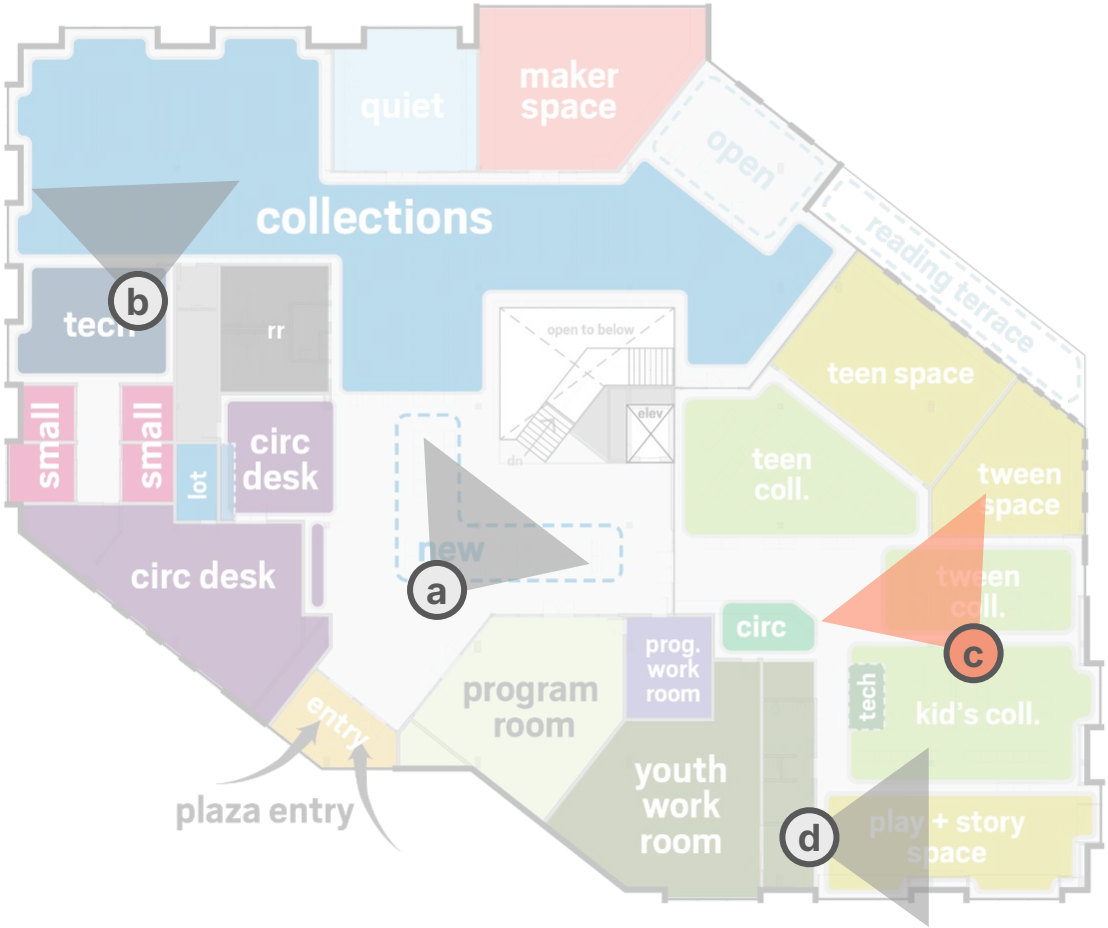
interior vignettes | adult collections **(b)**








precedents | collections







interior vignettes | youth services before



interior vignettes | youth service collections **(c)**





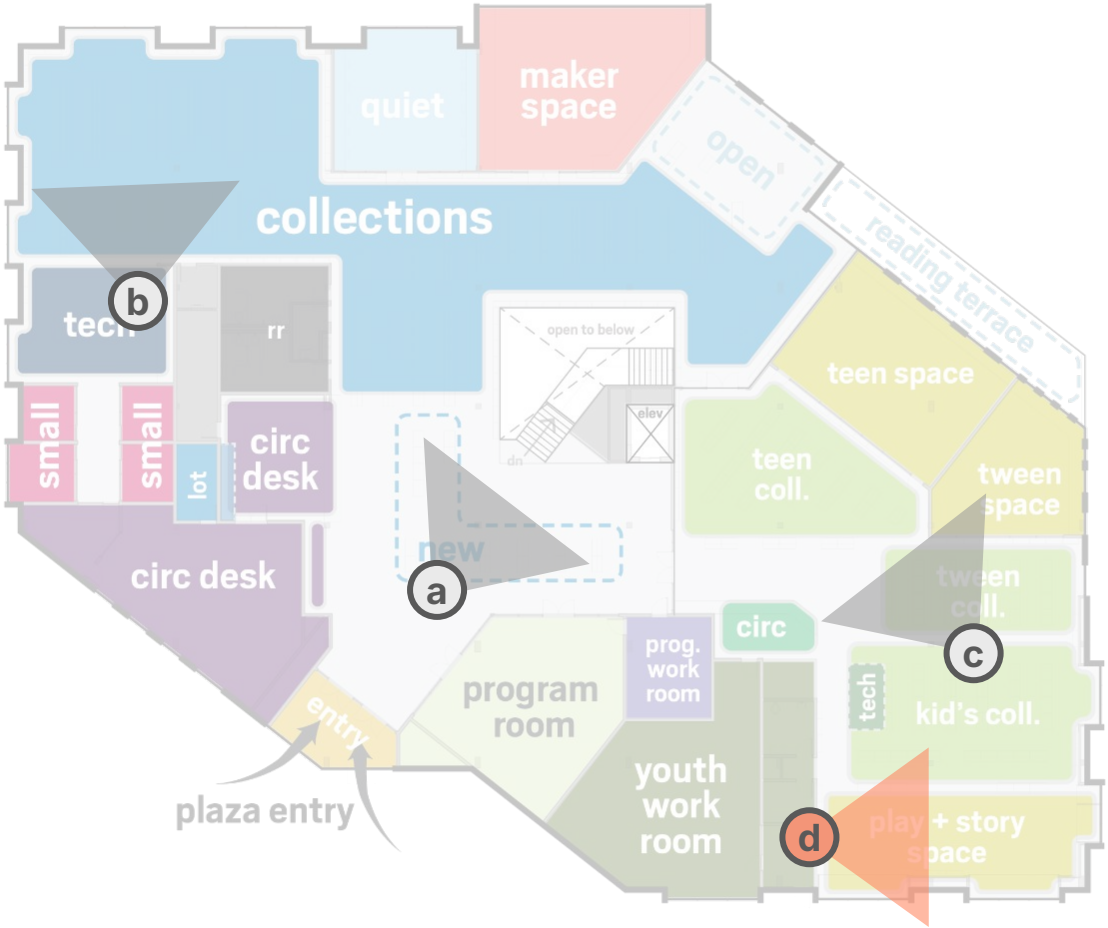








precedents | tweens + teens







interior vignettes | youth services before



interior vignettes | youth service story time **(d)**





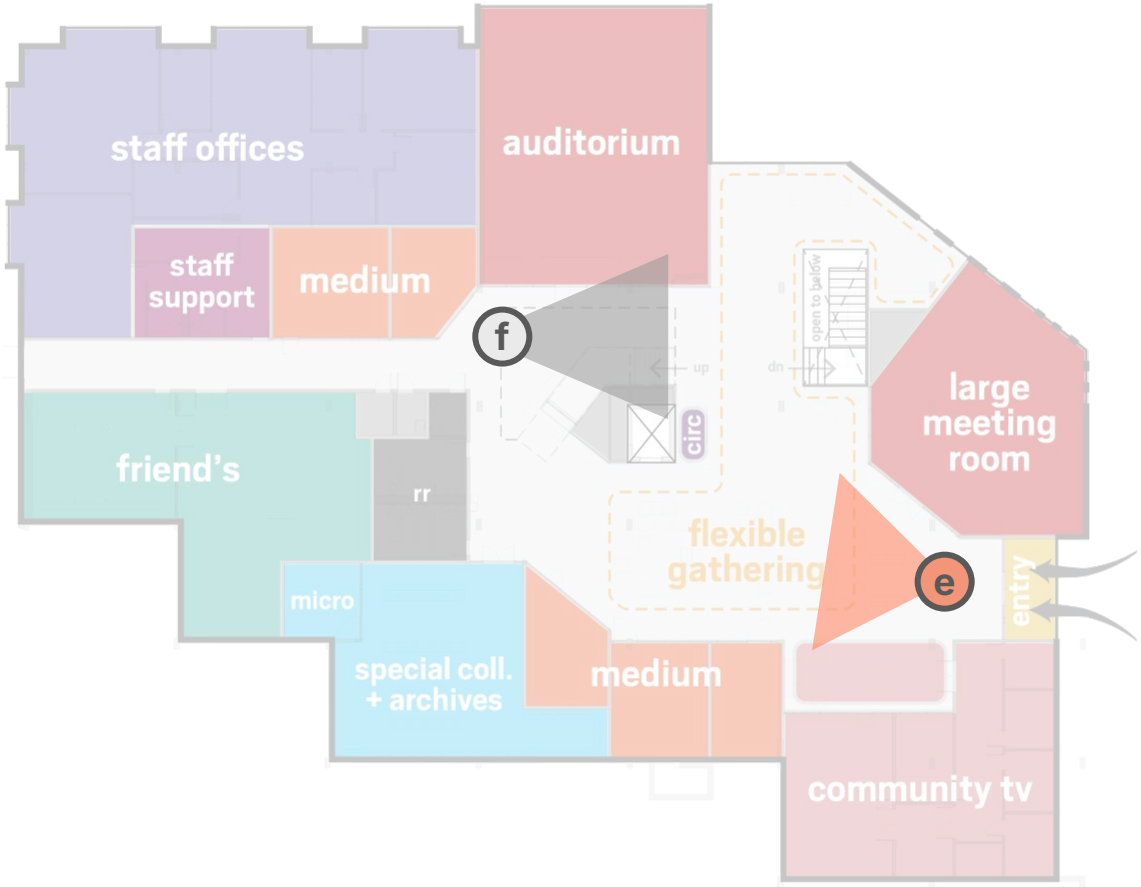








precedents | children's space



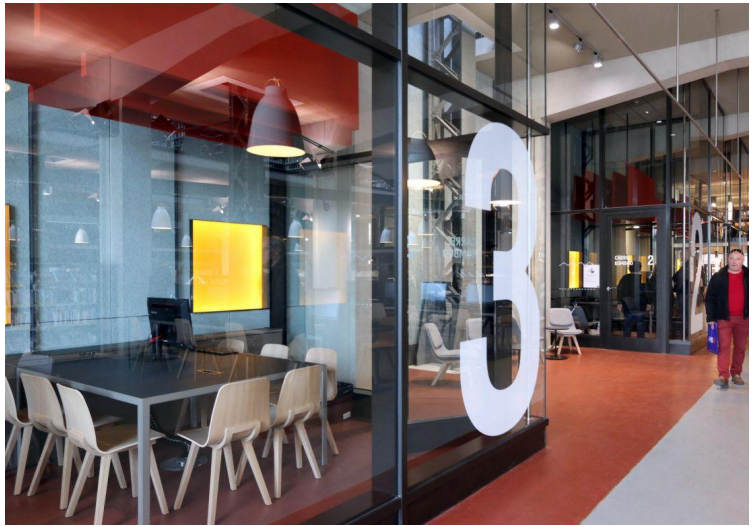


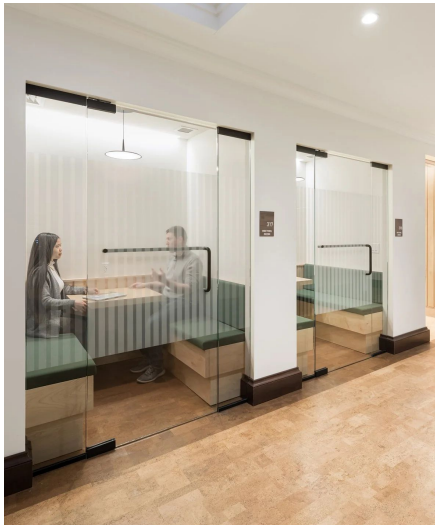


interior vignettes | level 1 entry before



interior vignettes | level 1 entry to meetings + events suite **(e)**

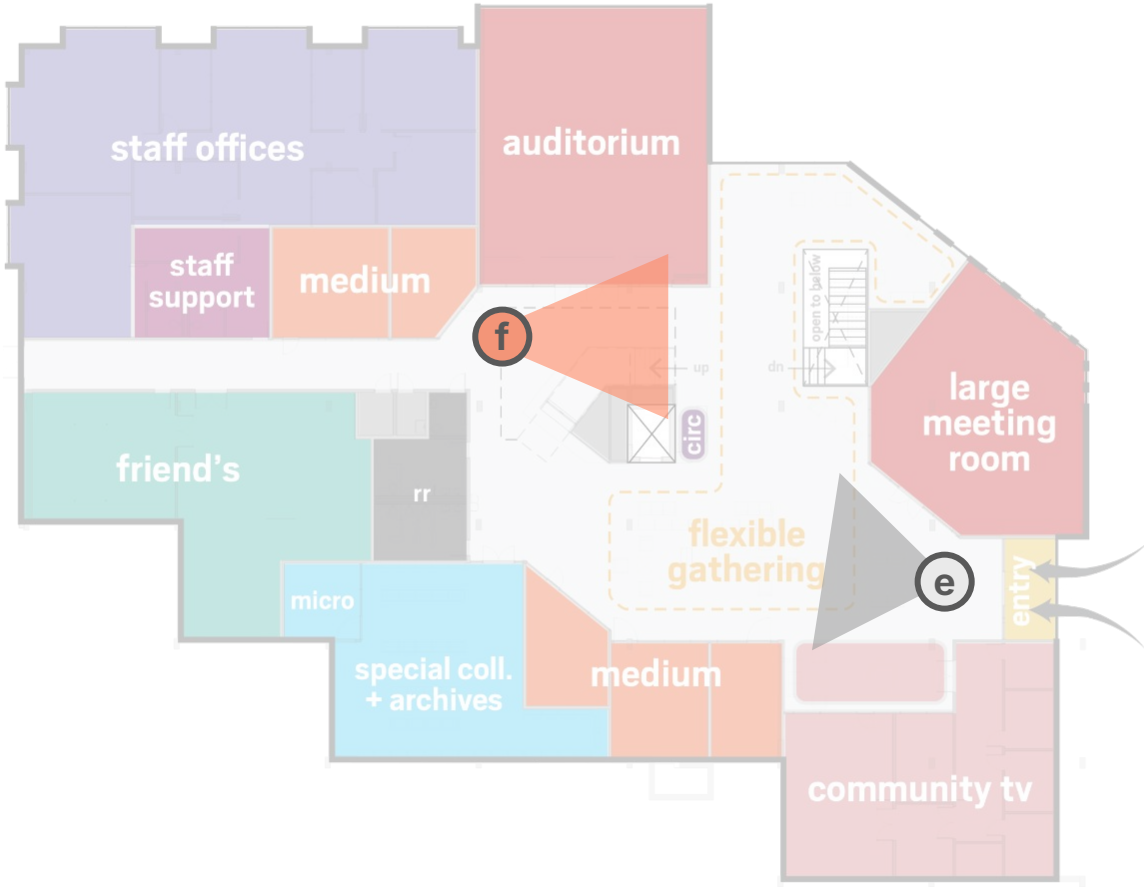


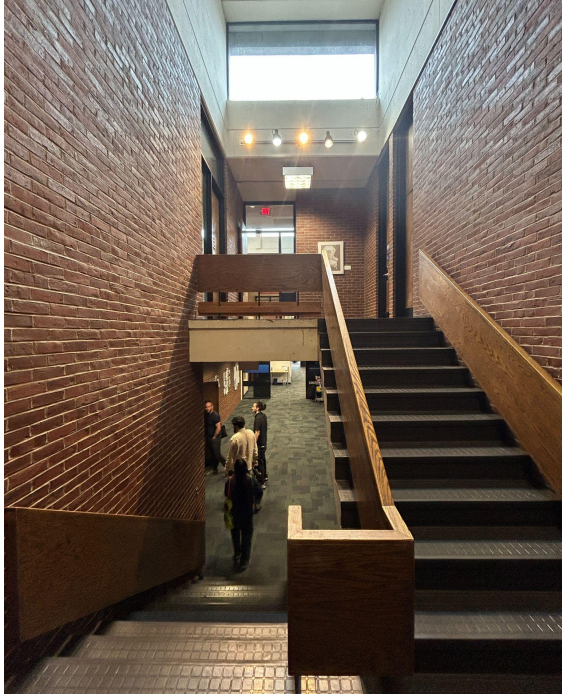






precedents | meeting + event suite



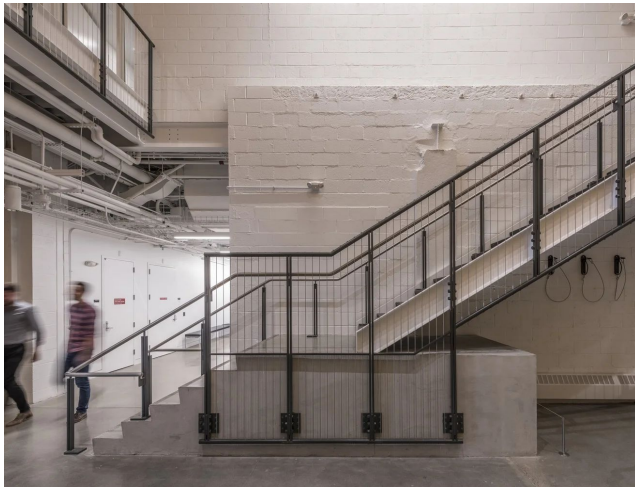




interior vignettes | level 1 circulation before



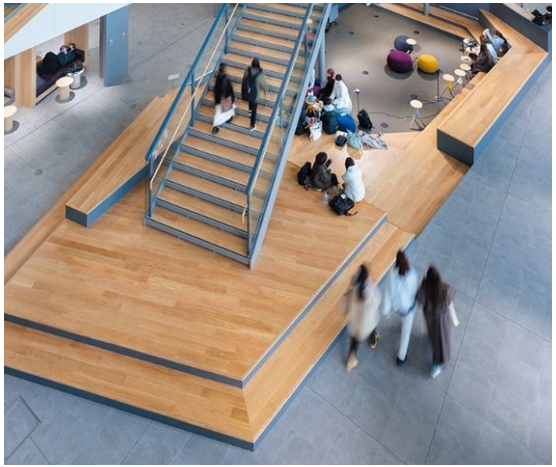
interior vignettes | level 1 connection to level 2 **(f)**

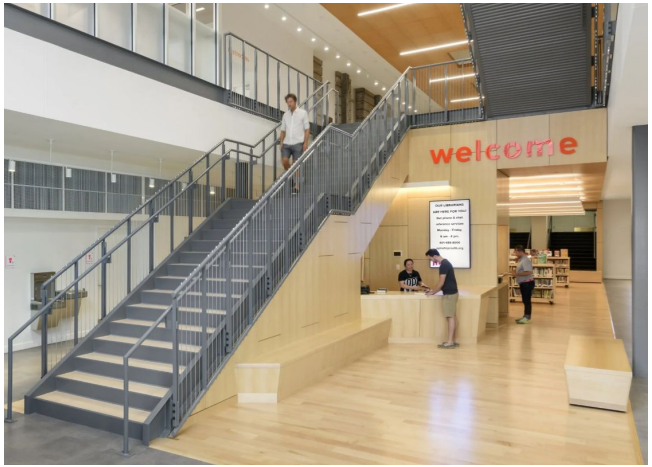




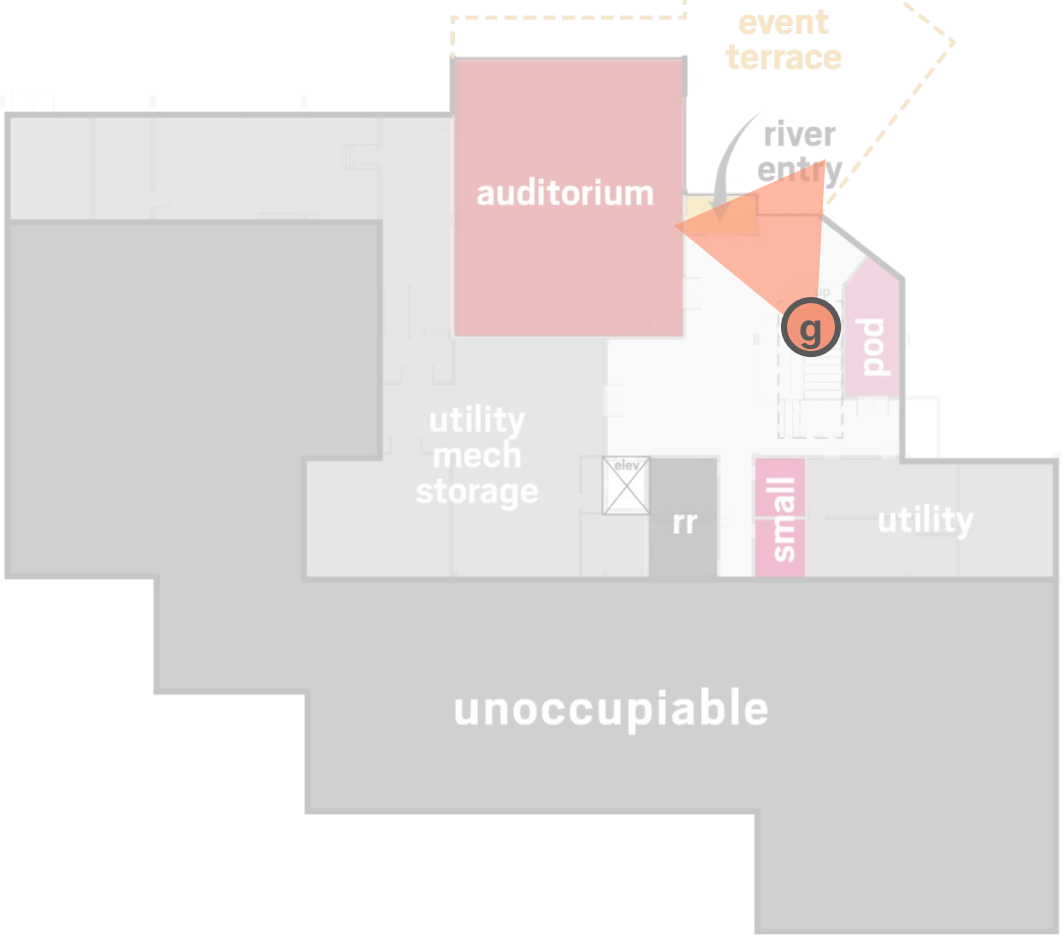








precedents | central connection







interior vignettes | level 0 entry before



interior vignettes | level 0 entry to event terrace **(g)**

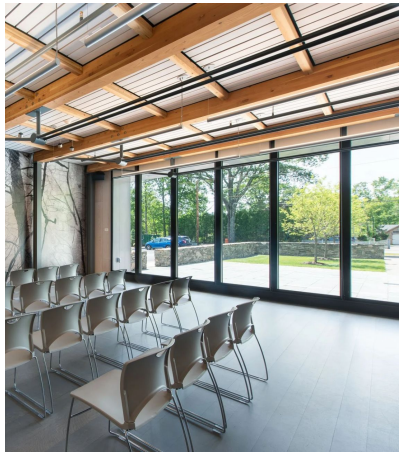












precedents | l0 entry to event terrace







interior vignettes | vertical connection

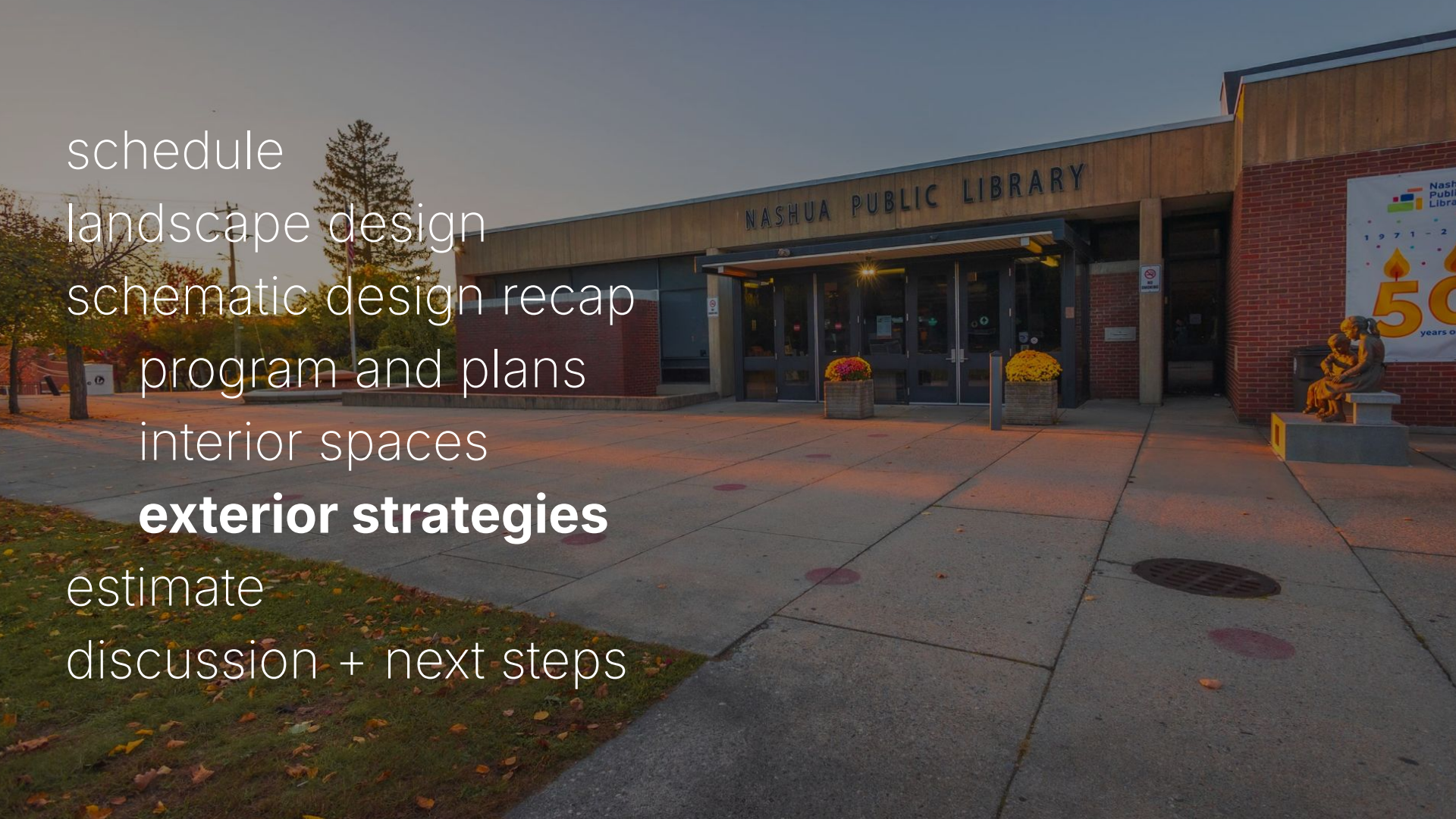








interior vignettes | program spaces



schedule

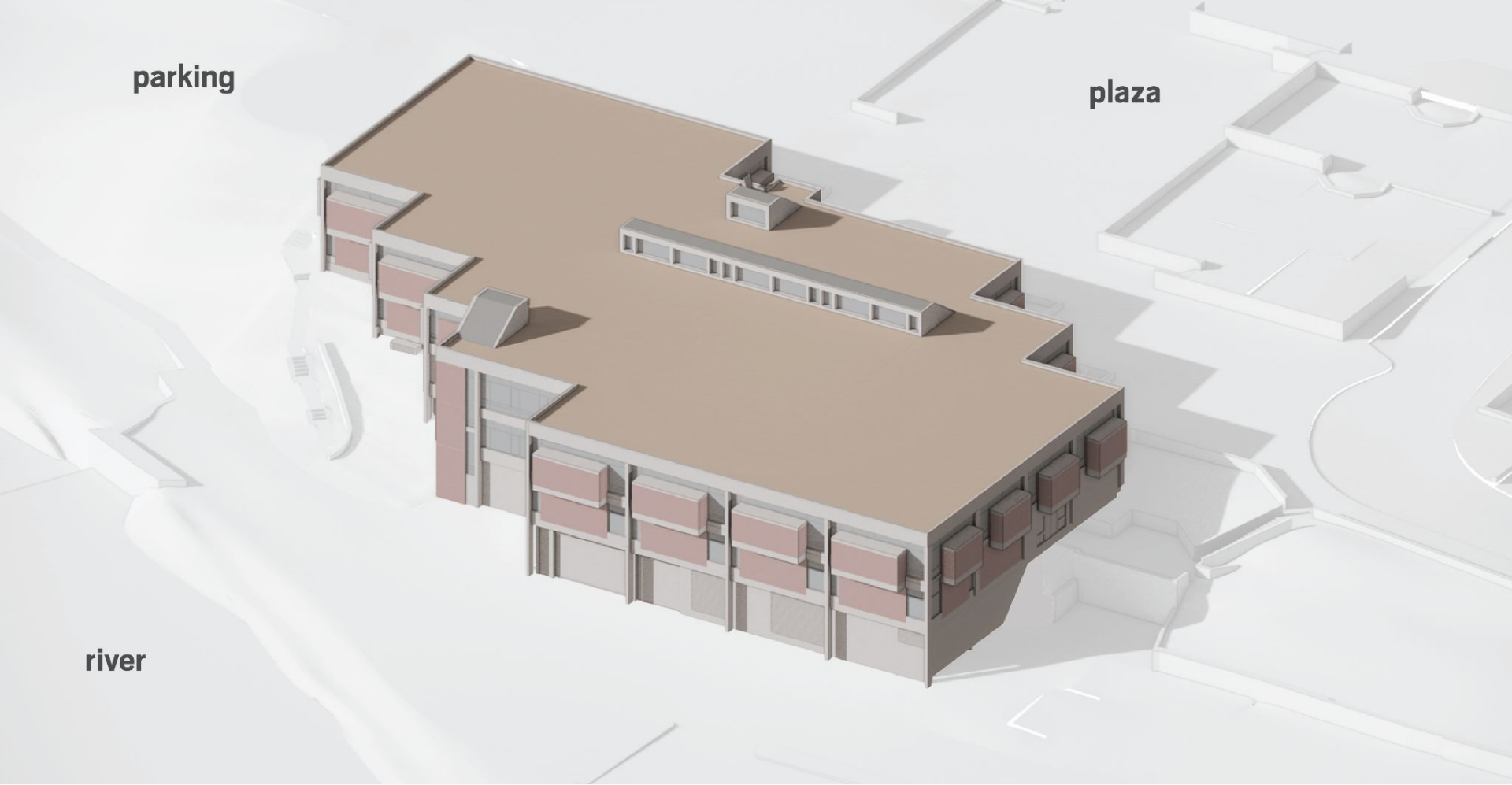
landscape design

schematic design recap

- program and plans
- interior spaces
- **exterior strategies**

estimate

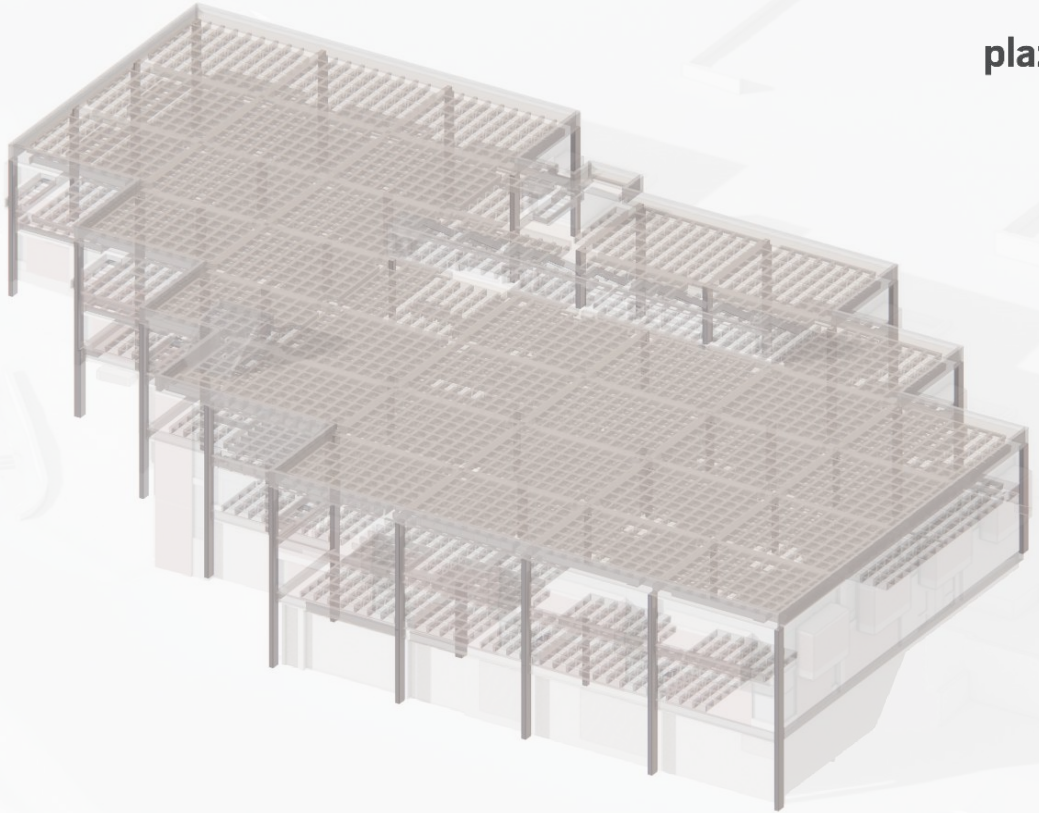
discussion + next steps



exterior | overall building diagram

parking

plaza



river

exterior | existing frame of building









exterior | character of nashua - perimeter of river walk & downtown

















exterior | character of nashua - red brick



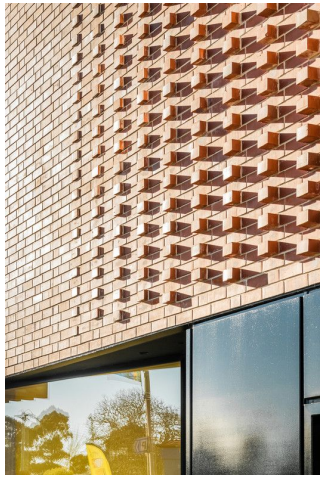








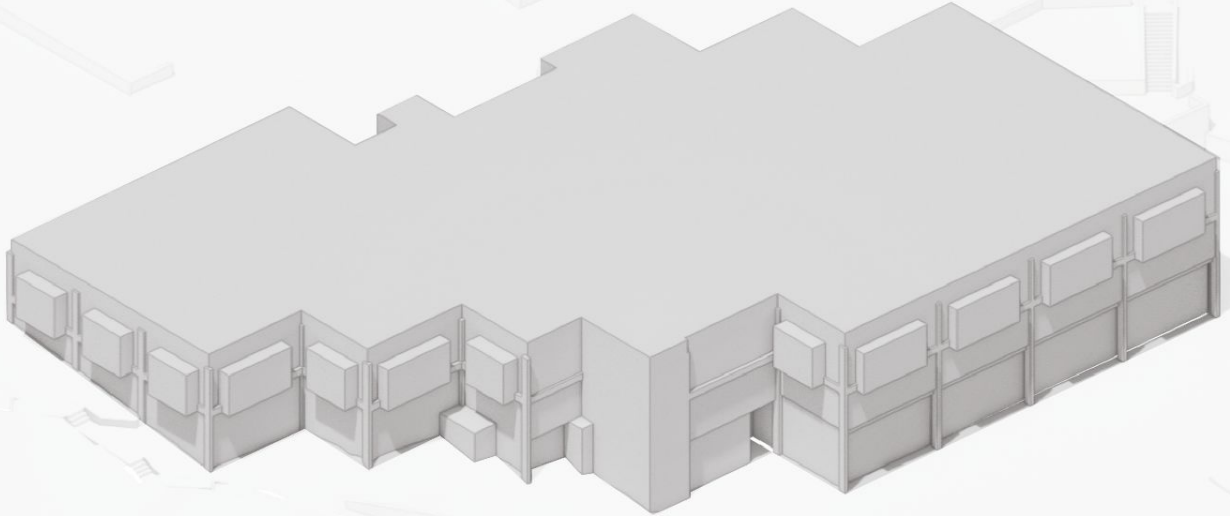




exterior | building material precedents

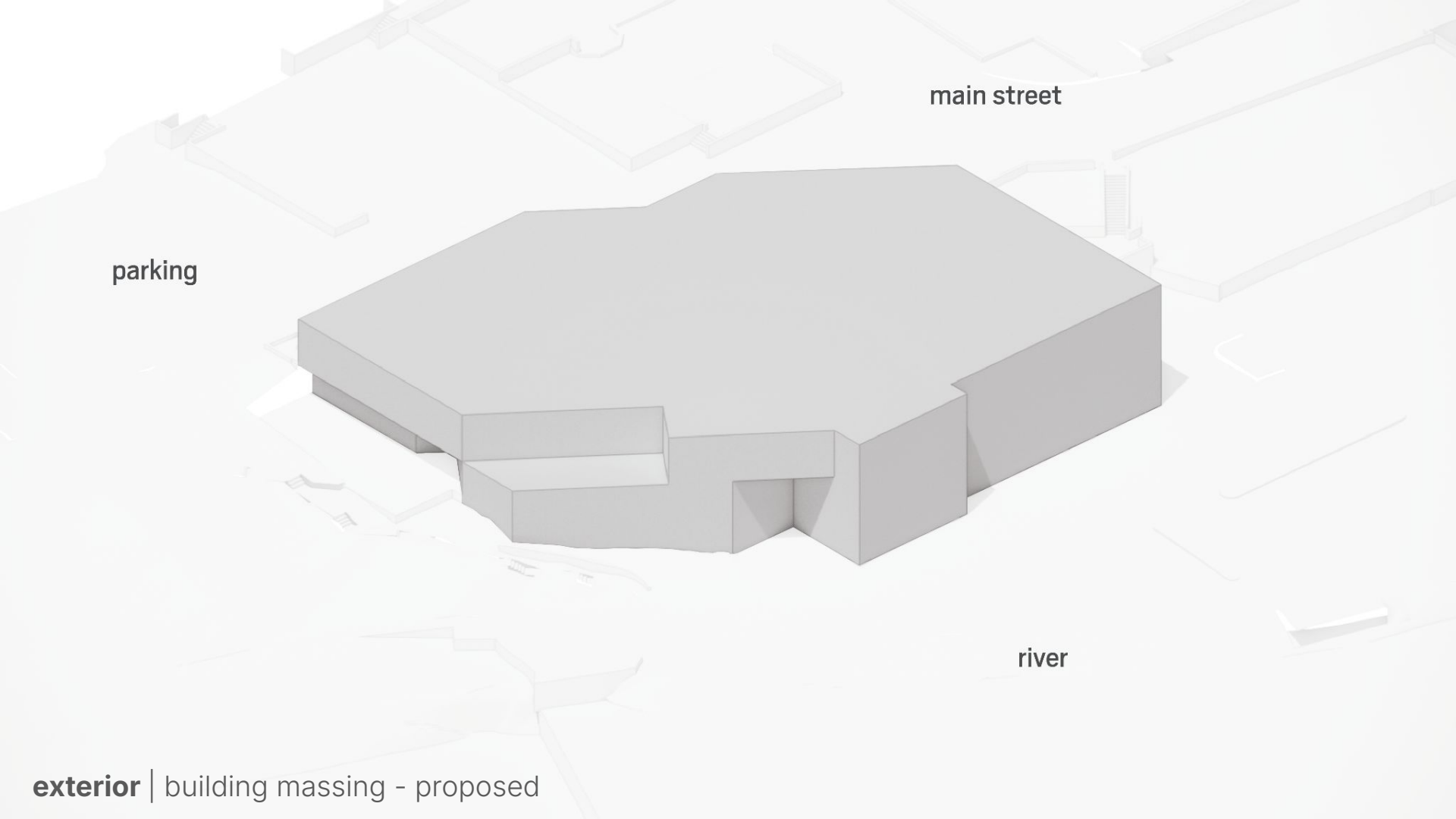
main street

parking

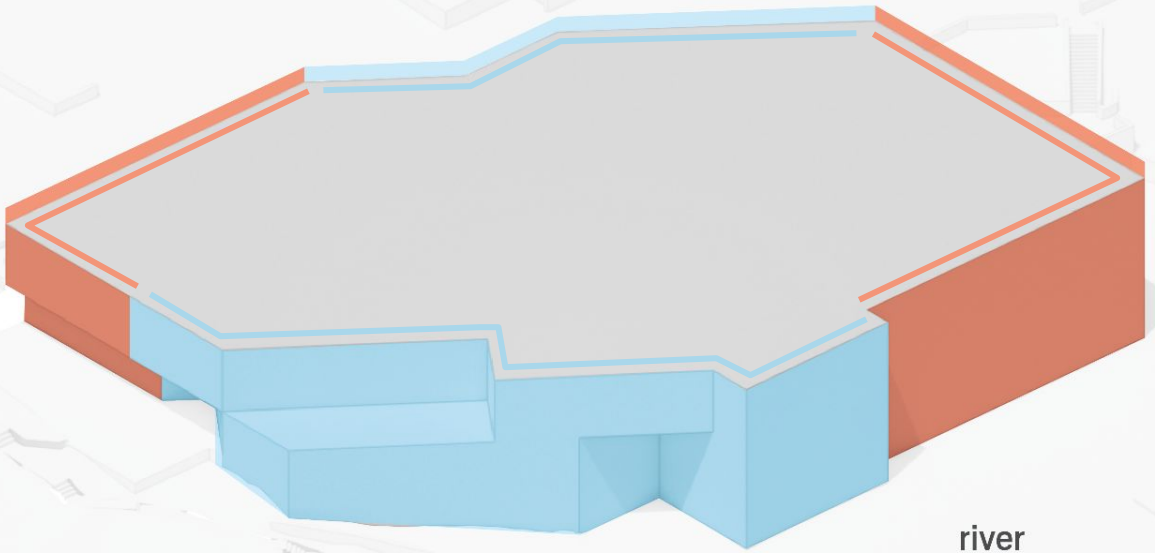


river

exterior | building massing - existing

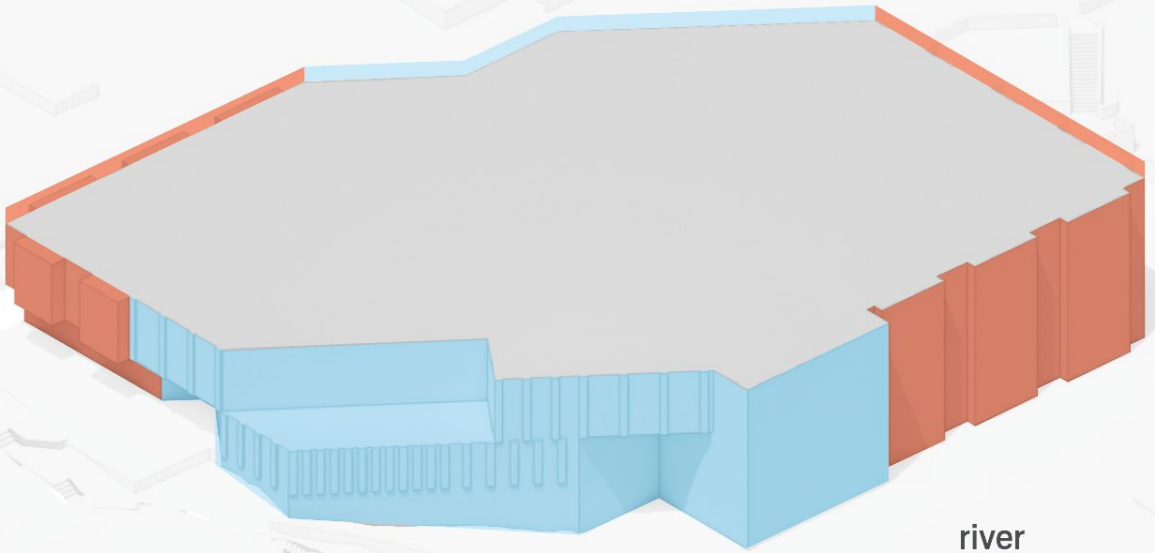


exterior | building massing - proposed



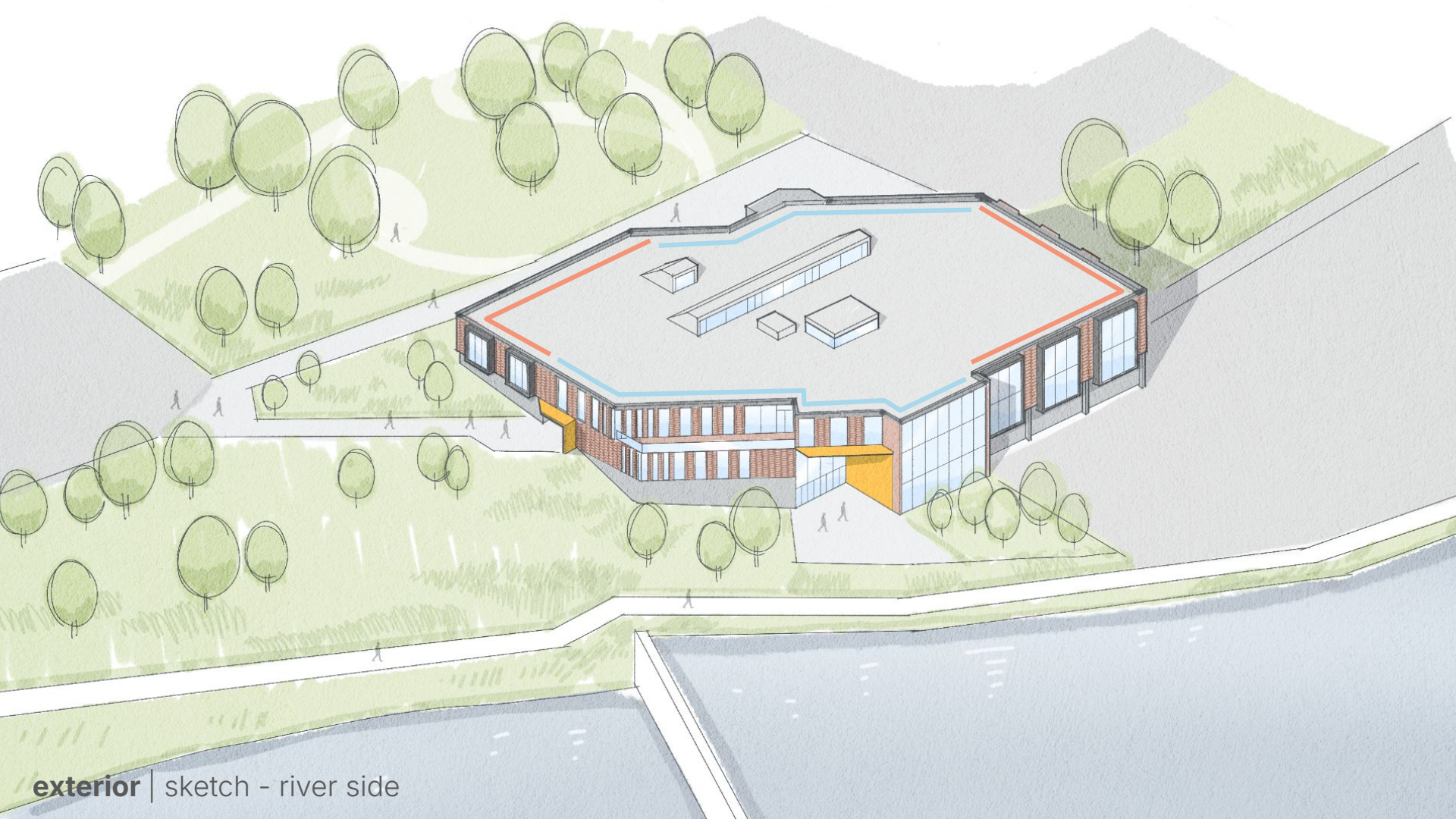
book ends : anchoring walls along the gridlines of the existing exterior walls

bindings : walls that deviate from the original grid to relate to the geometry of the site

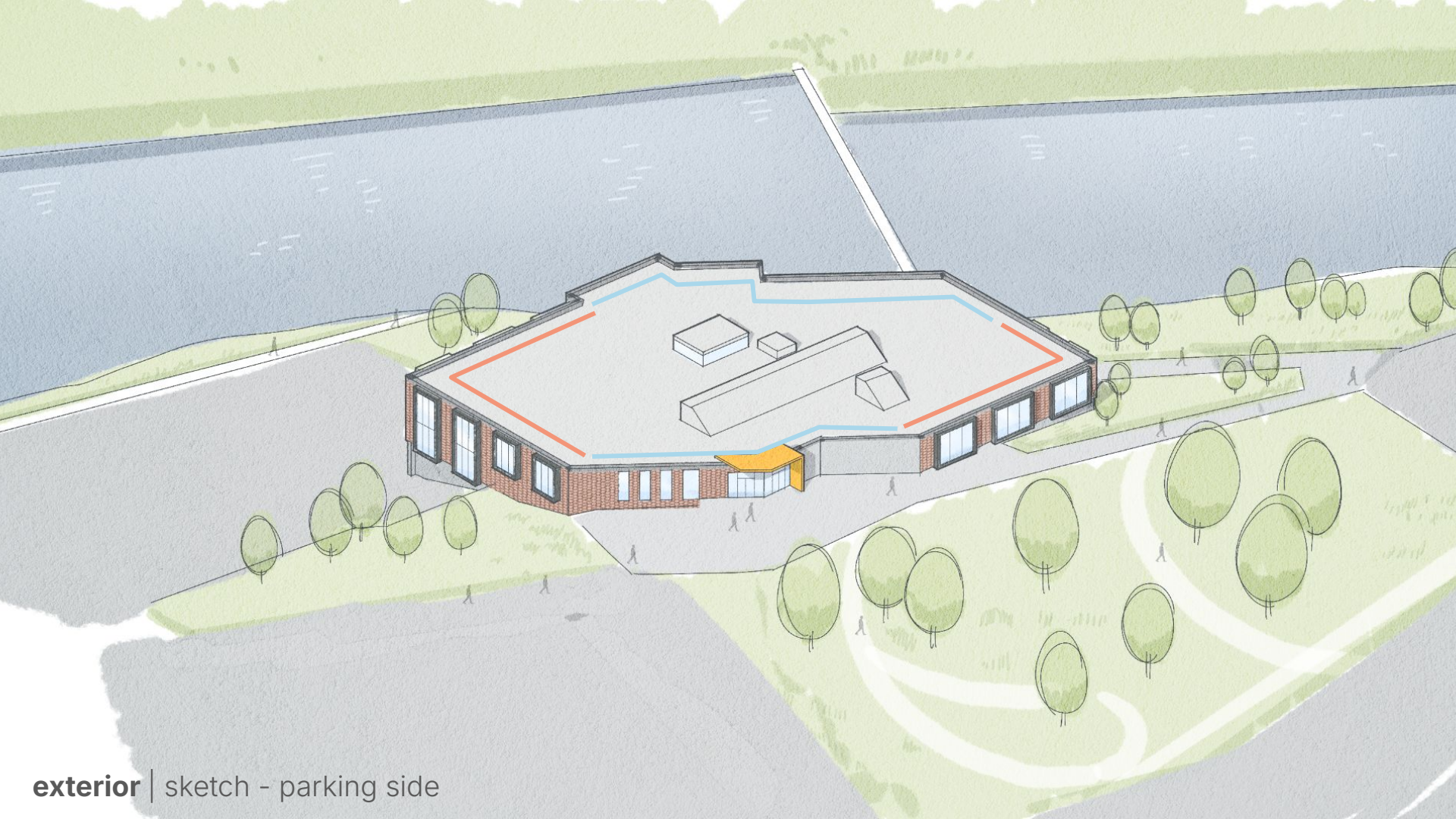


book ends : anchoring walls along the gridlines of the existing exterior walls

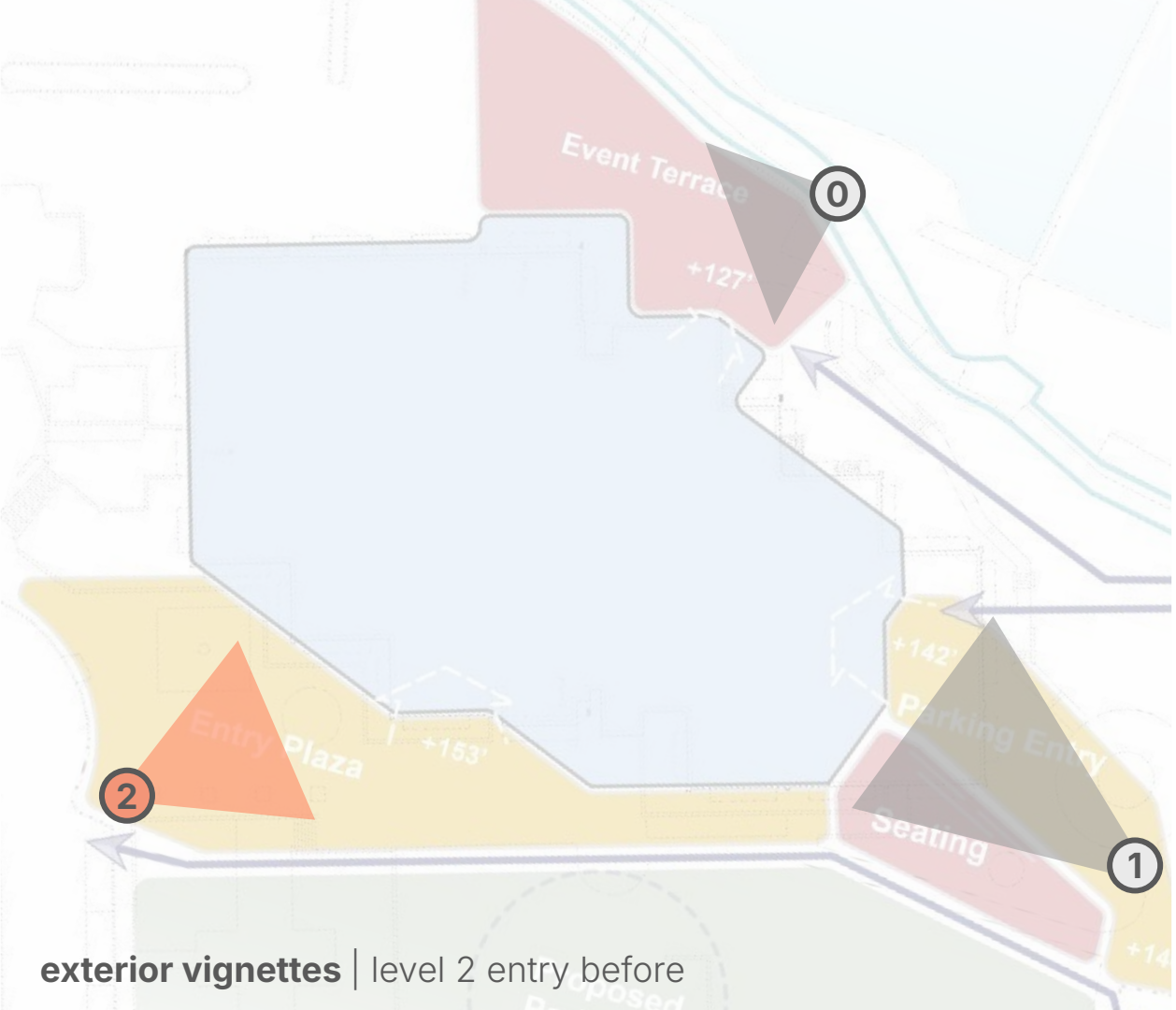
bindings : walls that deviate from the original grid to relate to the geometry of the site



exterior | sketch - river side



exterior | sketch - parking side



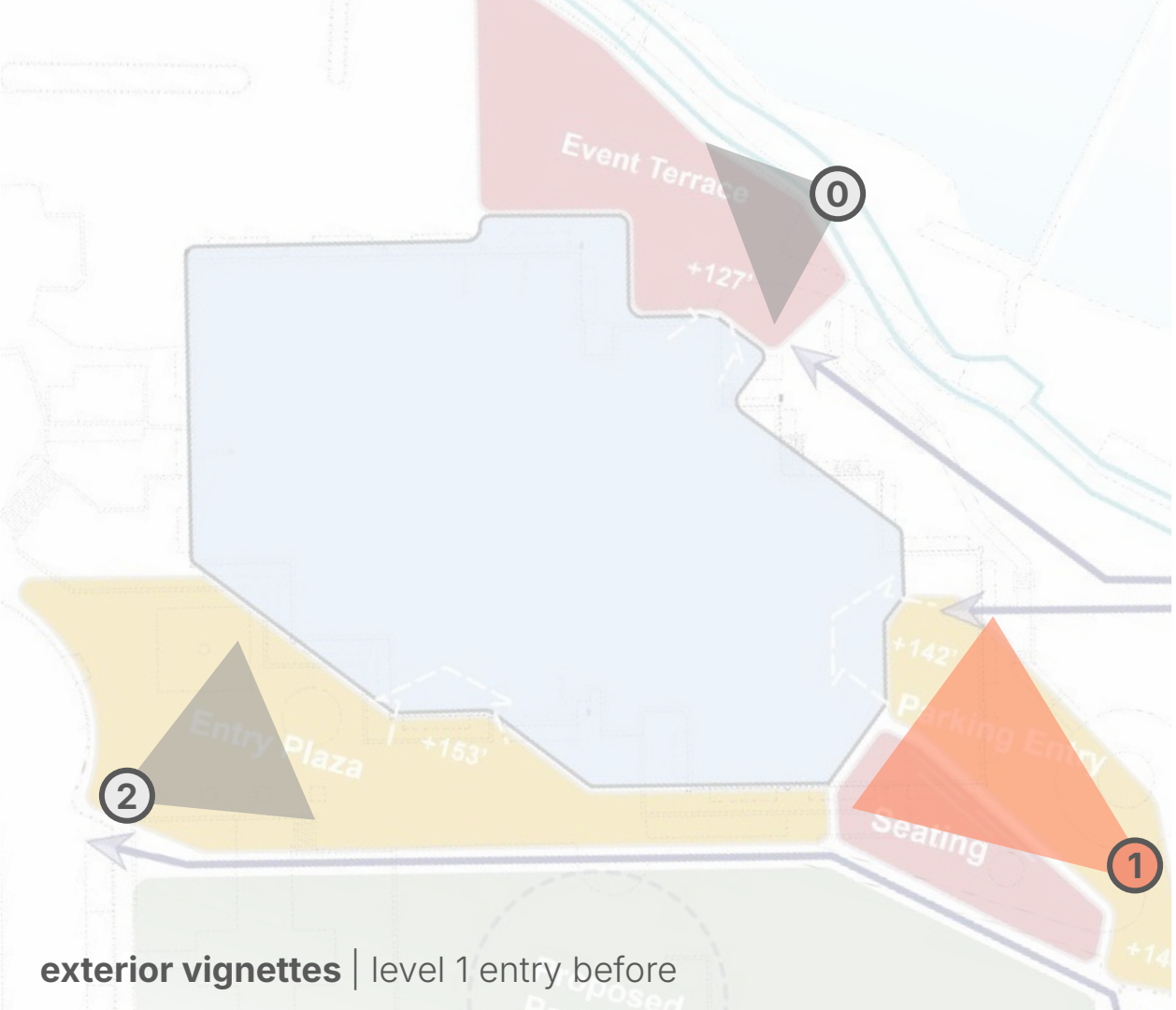




exterior vignettes | level 2 entry before



exterior vignettes | level 2 entry







exterior vignettes | level 1 entry before



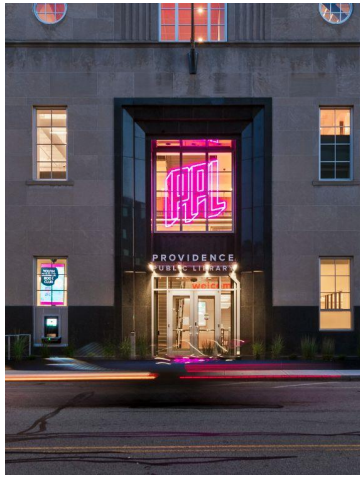
exterior vignettes | level 1 entry





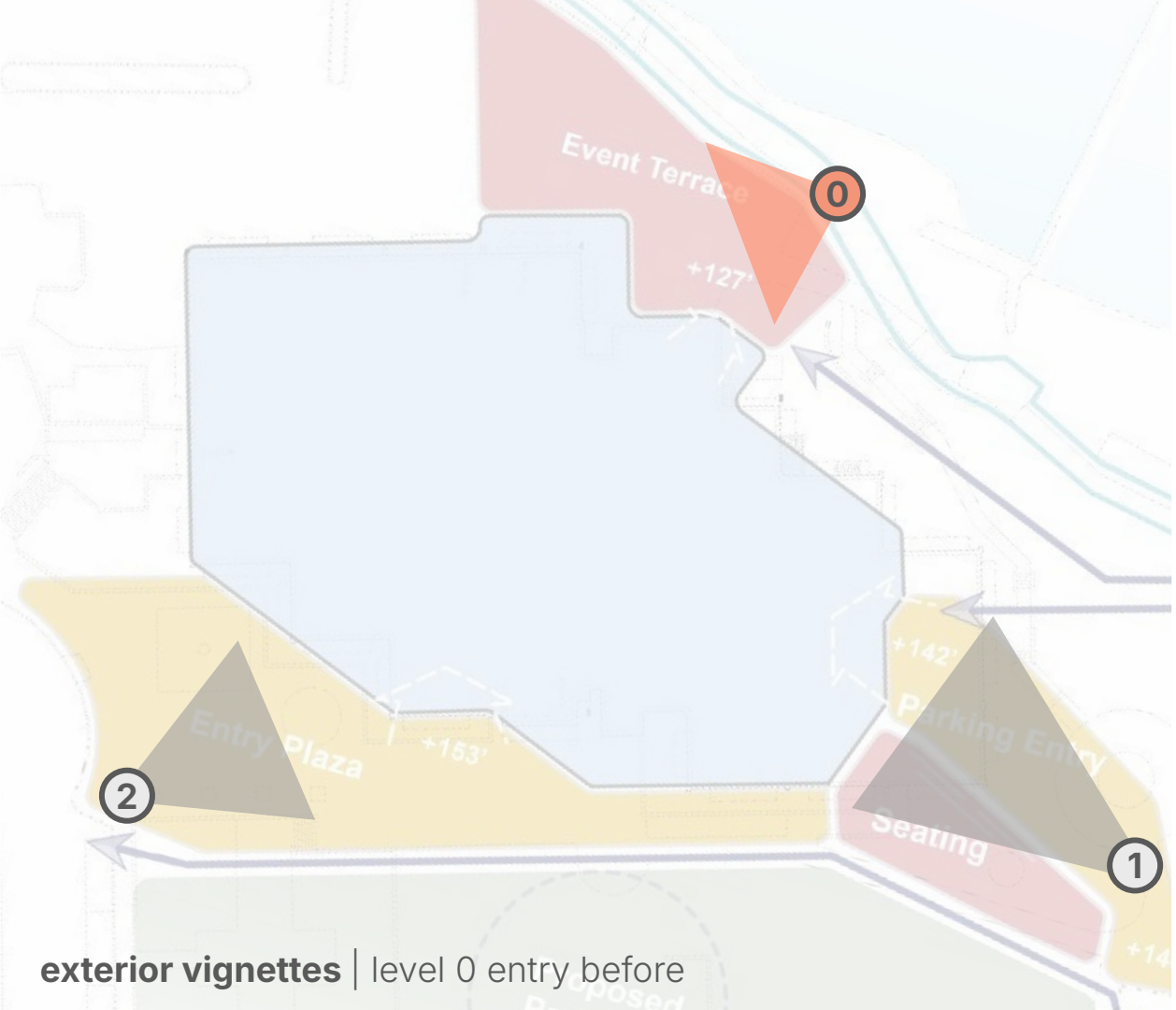








precedents | exterior entries







exterior vignettes | level 0 entry before



exterior vignettes | level 0 entry + event terrace









precedents | exterior connections + event terrace







exterior vignettes



schedule
landscape design
schematic design recap
estimate
discussion + next steps

detailed analysis:

Inputs	Option 1: VAV AHU with DX cooling and hot water heating (2 new boilers)	Option 2a: VRF Heating and Cooling w/ ERV w/ perimeter heat (2 new boilers)	Option 2b: VRF Heating and Cooling w/ ERV w/ perimeter heat (4 new boilers)	Option 2c: VRF Heating and Cooling w/ ERV w/ perimeter heat (2 new boilers) w/ PV *	Option 3: Ground Source VRF Heating and Cooling w/ ERV
Electricity use (annual, kWh)	172,591	226,700	226,700	-73,300	148,587
Natural gas use (annual, therm)	16,290	1,125	1,125	1,125	0
Initial System Cost ($)	$3.88 MM	$3.73 MM	$3.72 MM	$4.42 MM	$6.0 MM
Expected Life	RTUs: 20 years	VRFs / ERVs: 20 years, Hot Water Plant: 25 Years	VRFs / ERVs: 20 years, Hot Water Plant: 25 Years	VRFs / ERVs: 20 years, Hot Water Plant: 25 Years	WSHPs / ERVs: 20 years, Geothermal Plant: 25 Years
O&M Costs – Annual	Boiler Service: $10,000 Water Treatment: $5,000 RTU Service: $30,000 Filter Changes: $5000	Boiler Service: $5,000 Water Treatment: $2,000 AHU/ERV Service: $30,000 Filter Changes: $2,000	Boiler Service: $10,000 Water Treatment: $2,000 AHU/ERV Service: $30,000 Filter Changes: $2,000	Boiler Service: $5,000 Water Treatment: $2,000 AHU/ERV Service: $30,000 Filter Changes: $2,000 PV System: $4,100	Geothermal Service: $15,000 Water Treatment: $10,000 AHU/ERV Service: $30,000 Filter Changes: $2,000
OM&R Costs - Non-Annual	Compressor Replacement: $30,000 (every 7 years)	Compressor Replacement: $20,000 (every 7 years)	Compressor Replacement: $20,000 (every 7 years)	Compressor Replacement: $20,000 (every 7 years)	Compressor Replacement: $20000 (every 7 years) Wellfield Repair: $50,000 (every 10 years)
Electricity Rate:			$0.192 / kWh		
Natural Gase Rate:			$1.50 / therm		
Elec. CO2 Emissions Rate			539.3 Lb/MWh		
N.G. CO2 Emissions Rate			116 Lb/MCF		

Results	Option 1: VAV AHU with DX cooling and hot water heating	Option 2a: VRF Heating and Cooling w/ ERV w/ perimeter heat (2 new boilers)	Option 2b: VRF Heating and Cooling w/ ERV w/ perimeter heat (4 new boilers)	Option 2c: VRF Heating and Cooling w/ ERV w/ perimeter heat (2 new boilers) w/ PV	Option 3: Ground Source VRF Heating and Cooling w/ ERV
Total First Cost ($)	$3,883,000	$3,732,600	$3,720,600	$4,226,600	$6,007,800
Total Energy Cost ($)	$746,370	$586,153	$586,153	-$160,573	$369,846
Total Life Cycle Cost ($)	$5,319,258	$4,916,961	$4,904,961	$4,864,234	$7,149,455
Total CO2 Emissions (lb.)	3,306,259	2,436,693	2,436,693	255,282	1,442,327

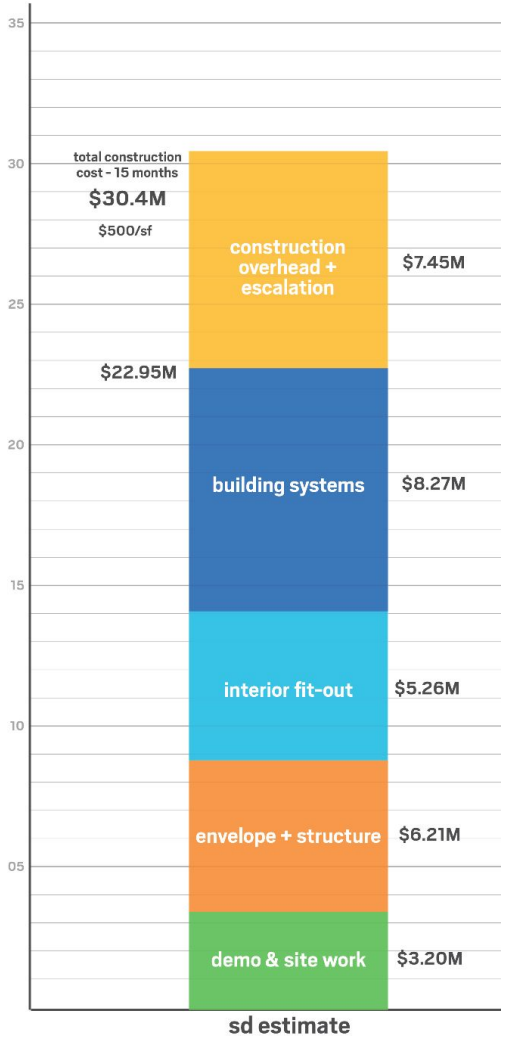
proposed options:

Option 2a
VRF Heating & Cooling w/ERV Perimeter Heat

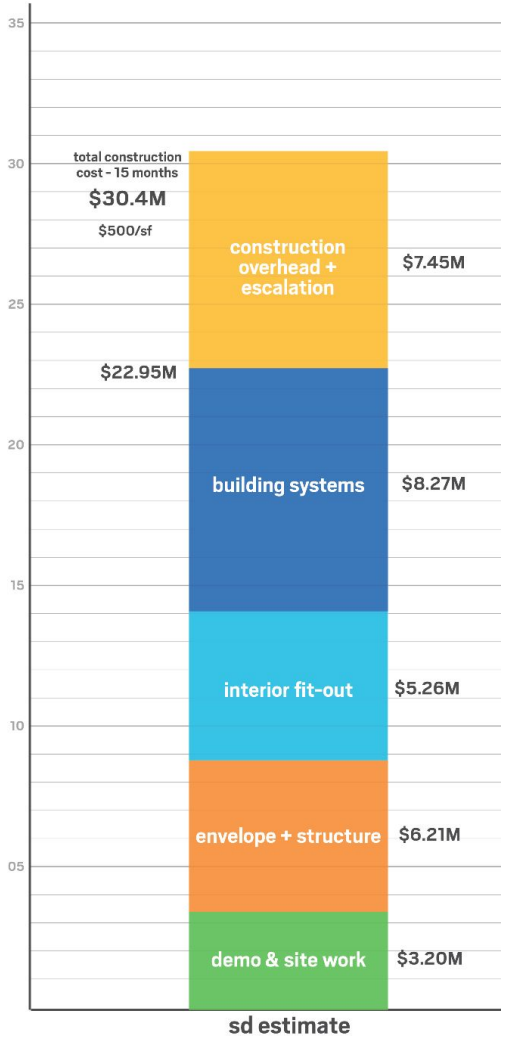
41% Reduction

Option 2c
VRF Heating & Cooling w/ERV Perimeter Heat w/PV

71% Reduction


35
30
25
20
15
10
05
total construction cost - 15 months
$30.4M
$500/sf
$22.95M
construction overhead + escalation
$7.45M
building systems
$8.27M
interior fit-out
$5.26M
envelope + structure
$6.21M
demo & site work
$3.20M
sd estimate

target $30M



target value management items
target - $30M (-$0.4M)

- refinements in building systems (MEPFP)
- refinements in landscape
- strategic material choices



schedule
landscape design
schematic design recap
estimate
discussion + next steps



city of nashua, new hampshire
nashua public library

designLAB architects