

Building & Grounds Committee Meeting
August 25, 2020
2:00 PM
Meeting held on Zoom

Present: Peter Sugar, Chair; Dennis Picker; Barbara Myles, Library Director

1. Minutes of August 4 meeting

Dennis moved, and Peter seconded the motion to approve the minutes of the August 4 meeting.

Roll call vote: Yes=2; No=0

2. Additional fee for Jeff White (Northeast Engineering & Commissioning) for air conditioning replacement project

Jeff White sent the library an invoice for additional services. He had to do extra work when the bids for the air conditioning replacement project came in too high and he had to revise the plans and specifications for a reduced scope of work. Peter said that additional services authorization requests are made in advance before the work is done. Northeast Engineering & Commissioning did not tell us ahead of time that they would invoice the library for this extra work so additional payment for this work was not authorized. Peter also explained that Jeff relied on a cost estimate that was too low. If the cost estimate were correct, Jeff would not have had to reduce the scope of work. There was agreement that Jeff should receive some additional amount but not the full amount. Dennis made the following motion: We approve paying \$1,200 against \$2,400 we were invoiced by Jeff for additional services.

Roll call vote: Yes=2, No=0

3. Status of outside air sensor for new air conditioner

Peter said that the outdoor air sensor is not providing accurate temperature readings to the HVAC controls because it is located on the south side of the building but it belongs on the north side of the building where it will not be affected by sunshine. To resolve this problem temporarily, the outside air sensor is not interacting with the controls. Dennis said that efficiency is sacrificed during the heating season without the outside air sensor connected to the controls and made the motion that we make a wish list of upgrades we want to make to the HVAC system and put fixing the outside air sensor on this list.

Roll call vote: Yes=2, No=0

4. Parapet repairs project – design phase

Peter wants to see the plans and specifications that Simpson Gumpertz and Heger makes for this construction phase of the parapet repairs project. SGH will finish the plans and specifications the week before Labor Day. Peter Timothy of AM Fogarty will make the cost estimate.

5. Painting project

Peter bargained Patrick Brady down from \$9,900 to \$9,500 for this project. Patrick is replacing rotted wood on the Gund building with Azek, painting all of the Preston building's windows, and covering the opening where the library used to have a coal chute with Azek.

6. Discuss bluestone terrace repairs

Some of the concrete slab underneath the bluestone terrace at the Library Lane entrance is not in good shape. This terrace was installed in August 2007. Charles Construction recently gave Peter a budget cost estimate of \$16,000 with the following scope of work: remove all bluestone, remove the slab, install new slab that will resist deterioration by salt, and install artificial bluestone. Replacing the concrete slab at a slightly lower level is necessary if we are to use artificial bluestone. If on the other hand we may be able to repair the concrete slab and use real bluestone, the estimate of \$16,000 would be less. The joints of the existing bluestone terrace are too wide, and they have mortar in them. The patio repair is not in SGH's immediate repair category, however. It was agreed to discuss the list of repairs in SGH's facility review at a future meeting.

7. Fire pump

Jeff White, who is a fire protection engineer as well as a mechanical engineer, told Peter that we should replace our existing fire pump, which was ruined by fire, with another vertical fire pump, not a horizontal fire pump. The cost of a horizontal fire pump is much more than a vertical pump, due to the fact that switching to this type of pump would involve extensive plumbing alterations. We are waiting for cost estimates from fire pump companies.

8. Weeding

The senior tax work off person weeded all the gardens this morning.

9. Sculpture Donation

It was agreed that the library should adopt criteria to decide whether to accept a gift. We need to know why we accept any gift. We should have the opportunity to sell the gifted items. The following motion was made: The Building & Grounds Committee recommends to the Library Trustees with regard to the gift of two sculptures that (a) the gift could be accommodated in our landscape master plan with no consequences to the master plan and (b) the Trustees adopt a gift acceptance criteria and use it to guide a decision as to whether to accept this gift.

Roll call vote: Yes=2, No=0

Meeting adjourned at 2:55 p.m.

Respectfully submitted,
Barbara Myles
Library Director