

MINUTES
Randall Library Building Committee
July 2, 2012

Members present at the Town Building were Steve Dungan, Tom Lam, Peter McManus, Jim Salvie, and Barbie Wolfenden. Steve Jelinek and Tim Reed were absent.

Also present were Johnson Roberts Associates' architect Phil O'Brien and Administrative Assistant Susan McLaughlin. Resident Daisy Dearborn and Building Commissioner Craig Martin attended as visitors.

Vice Chair Steve Dungan convened the meeting at 7:00 p.m. The main purpose of the meeting was to hear additional structural reports and have a project update from Johnson Roberts.

Library Building Structural Analysis, continued

Members had several questions for Phil O'Brien on the preliminary report they received, such as clarification on the fire alarms, purpose of the terrace and its reuse, and sitting water on the roof.

Then they began discussing the three additional consultant reports received since last month: structural report, preservation report, and civil engineer's report.

Structural report: The building is "not as bad off" as originally thought. The loading characteristics are the same as estimated earlier; however there is no threat of collapse. They found "weeps" at the floor line, where they thought there were none. Some are plugged but can probably be unplugged.

Phil gave several options, each with its pros and cons. Some are Building Code Level 2 and some are Level 3; Level 2 is less serious repairs than Level 3. All can be done under the old code. An addition would have to be done under the new code.

No floors meet the current load-bearing requirements. The loading can be increased by adding more structure under the floors, reinforcing the existing structure (beams), or reducing the space.

Preservation report: The preservation specialist concentrated on the old (1892) part of the building. The 1975 addition has no historic significance. The 1892 part is in better shape than the 1975. Question: where did the current steps come from? Suggestion was to ask John Makey.

There are some issues with the brick spalling (breaking away, deteriorating) because of the brownstone getting wet. The slate roof is in great shape. It has been identified as Monson, Maine black slate. The copper flashing, with contraction and expansion due to temperature change, has developed pinhole leaks. It is time to re-do the flashing.

Civil engineer's report: There were no surprises. The engineer spoke with Craig Martin by phone and reviewed the zoning bylaw. The library building is within the setbacks.

At one parking space per 300 sq ft, "we're a little short." The option of closing down Common Road for a Town memorial area was mentioned. The Town needs a conversation with the First Parish Church on larger issues. For example, they need water. Bill Wrigley is the person to discuss this with. Jim will contact Bill.

Phil distributed a chart and illustrations of furnishings and equipment and there was a discussion of how to improve space use.

Project schedule: Phase I, Existing Conditions, is complete today. Phil will incorporate comments from tonight, add an executive summary, and send out the report.

For Phase II, Schematic Design, at the next meeting, in two weeks, the options will be presented, with sketches. On July 10, Stew will do a 15-minute, high-level presentation to the Board of Selectmen. The next RLBC meeting will be on July 26.

The group discussed how to give input on what is needed, e.g., the Trustees want another room upstairs.

The three options to be offered to the Town are:

1. Reuse of what's here (basically rearranging)
2. Mini-renovation to the existing structure
3. Substantial renovation (tearing down addition and rebuilding)

At this point in the meeting, 8:20 p.m., Daisy and Phil left.

The question was raised on how to proceed and what will probably happen. Steve D related his experience with the elementary school building project. They spent \$400,000 to address health and safety issues and then did a major renovation later (where most of the earlier work was lost).

This committee might recommend one of the three options, which might or might not be the most expensive option. The process is that the architects give options to the committee; then the committee gets direction from the public forums. There was some strategy discussion on getting support for the library project. They should show a phasing plan, e.g. over 10 years, to show the implementation of the renovation project.

Meeting Minutes

There were no minutes to approve.

At 8:20 p.m., Jim moved to adjourn, Peter seconded; and all voted in favor.

Respectfully submitted,

Susan McLaughlin

Approved August 23, 2012