

MINUTES
Randall Library Building Committee
June 11, 2012

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

Also present were Johnson Roberts Associates' architects Phil O'Brien and Stew Roberts and Administrative Assistant Susan McLaughlin.

Tim convened the meeting at 7:00 p.m. The main purpose of the meeting was to hear a preliminary analysis of the building's structural condition from the architects.

Meeting Minutes

The minutes of May 24, 2012 were accepted, as moved by Jim, seconded by Steve J, with all in favor.

Library Building Structural Analysis

Phil O'Brien began the report with the water infiltration problems. He found that the leaks line up exactly with the patio/deck area. There are two+ inches of wet sand underneath the pavers, which adds weight and causes sagging. If the town wants to save the patio, it would need to be rebuilt.

He reported the structural engineer's findings on structural integrity of the building and how much of the structural support on the lower level of the original building was removed when the addition was built. As a result, the load capacity of the second floor is below the current load limit for libraries (150 lbs/sq foot). This precludes moving the adult stacks to the second floor, as was being considered. Removing the support also created a lack of lateral structural stability. He said the easiest remedy is to take the addition down. However, the new addition is providing lateral bracing for the old building, because the structural elements were removed.

Phil reminded people that this report is like a "stress test" for the current building. Later they will look at options for the renovation and addition.

Regarding the utilities, the HVAC is in better shape than he originally thought and has about 10 years of life left. The cast iron piping of the plumbing is ok. The electrical system needs new service panels and switching gear. There's a question of how much of the wiring needs replacement.

Peter McManus joined the meeting at this time.

Phil said, in summary, this analysis provides the parameters that define what the future renovation can be. He will send the committee a PDF file of his report to make copies.

Following his report, the committee members had many questions and comments:

- Do any of the areas need to be closed off, for safety reasons?
- The committee must be able to answer the question, "What if we do nothing?"
- Given the serious structural problems with the second floor, what can it be used for? Assembly space code is 100 lbs/sq ft. and the library has only 70 lbs/sq ft. It would be ok for use as reading or study rooms, for example.

- At present, the grade and structure have water draining toward the building, not away.
- On the patio, the sand and pavers could be removed and the roof would be ok (with leak repairs).
- The tiles in the bathrooms are coming off the walls.
- When the addition was built in 1975, it had a 20- to 25-year life expectancy, which means its end of life was from 1995 to 2000.
- It is unknown how to stiffen the structure in order to put stacks on the second floor.
- It is unknown whether there is a mold problem.
- The broader question – does the building still have any value as a library? Should they tear down the addition? Should they tear down the whole building?

Tim said the mandate heard from the town is to keep the old library intact, to keep it in the Town Center, and to have it provide the necessary functional uses of a library.

Unfortunately, the architects only have the “demolition plans” for the building. The original 1892 plans cannot be found.

Committee members agreed that they have made a lot of progress so far. More structural analysis is needed. The next step is a code review. And the architects will see Bruce Fletcher and Craig Martin on the structural findings.

With Tim leaving for Uganda for three weeks, it was agreed to have a Vice Chair to serve in his absence. Jim moved to appoint Steve Dungan as vice chair; Steve Jelinek seconded; and all voted in favor.

Tom Lam offered to approve the Johnson-Roberts invoices for payment, as they arrive. The committee agreed that Tom was the best person for the job and asked him to do so.

The next meeting will be scheduled for the week of June 25. Tim leaves on June 20.

At 8:08, Steve D moved to adjourn, Steve J seconded, and all voted in favor.

Respectfully submitted,

Susan McLaughlin

Approved August 23, 2012