

**Montague Board of Library Trustees -- Building Subcommittee
16 November 2022 -- 3pm, Montague Center**

attendance Tricia Perham, lydia ievins, Will Quale, Caitlin Kelley, Paul Lipke (by telephone)

3:31pm called to order

Review and approve previous minutes

The 19 October 2022 building subcommittee minutes were approved pending minor adjustments.
[which have been made -- WQ]

Carnegie Library basement renovation

We re-affirmed our reasoning for prioritizing this over the MC Library masonry repair, since this project can be done during winter weather. Our action item is to get Walter the project specs so he can put this out to bid. Our goal is to get this to Walter by early December, so Walter can put this out to bid in early January, so we might get bids back by the end of January with a February (or at latest March) start date.

In more detail, the project will go out to bid; there is a required walkthrough for contractors one week later; then contractors get their subcontractors to submit bids to them; then contractors submit their total bid to Walter. That entire process should take two weeks, and the contract would be awarded at the next Selectboard meeting.

We need to make a schedule for cleaning out the basement, so that this is done by the end of January. Caitlin will have Judy do some weeding in the basement before we move things (so we move fewer things). How long will what we move need to be in temporary storage? We anticipate this is a two-month project without delays but should plan for it to take three months. Also, Angela and others will need to be out of their current office space by the end of January and in temporary space for two (but realistically three) months.

Montague Center Library masonry repair

No update; prioritizing getting Carnegie Library basement bid specs to Walter.

Montague Center Library window repairs proposal

Tricia learned that the place which had given her a storm window estimate a few years ago doesn't do them anymore (in the different form we had then looked at). Her new recommendation is that we go with fixed upper storms and split lower storm windows with a quarter-size screen in a triple-track frame (what we currently have): this is physically possible for them to manufacture. Tricia will get an online quote. Conveniently, several years ago Pella or Marvin measured all the windows, and Tricia has all of that information. Much relief was expressed at this.

Tricia believed that if we have to also replace the "stops" (the exterior wood into which the storm window frame attaches) -- which it seems like we do, because Will's investigations determined that in almost every window, deterioration of the wood was the fundamental problem with the storm windows -- even if they have lead paint, we do NOT have to do the whole nine yards of lead containment

because this is not a residential project. We only have to provide OSHA protection for workers. This is good news.

After further review, we were pretty sure there was only one actual hole in the glass of a window, and that other glass issues are just cracks. There may be only one pane that needs outright replacement, but we weren't sure about that, and we weren't sure whether the cracks might open cans of worms.

Most of the windows themselves are not functional. We asked Kate Martineau (who was nearby though not part of the meeting) for more information about the windows themselves, and she reported that about three ground-floor windows can be opened, none of which are on the north wall or behind the circulation desk. [We have no idea about the upper-floor windows, many of which are behind metal grates. -- WQ]

Fixing the windows themselves is not as large a priority because the minisplits reduce the need for open-window ventilation (and we can get some cross-breeze with the few windows that open), but Kate would appreciate it if the circ desk window could open. We decided we could allow a fixed X hours (X to be determined) to make some additional windows functional, prioritizing the window behind the circ desk, in order to prevent project creep.

Millers Falls Library window repairs proposal

The Millers Falls Library storm window project scope is much simpler. Tricia can get a quote for this and send it to Walter by early December.

Caitlin and Tricia will present a joint proposal for the MC and MF storm windows at the CIC meeting on Wed 7 Dec.

Feasibility Study for a new main branch in Great Falls updates

Walter mentioned this as a possibility to the Selectboard and MEDIC as an FYI. There was no feedback offered and no discussion at those meetings. A Greenfield Recorder article about the MEDIC meeting reported on the potential request for a feasibility study for a potential new library building and Caitlin was interviewed for the article. To our surprise, no members of the public said anything to Caitlin or any Trustee (that we know of) after reading the article; or maybe nobody read the article that closely.

We acknowledged that since everyone -- Caitlin, Trustees Building Subcommittee, Steve, Walter -- all feel the former Cumberland Farms site is the landslide-clear favorite of the three proposed sites. We briefly discussed whether it was really worth studying all three sites, and decided we did need backup and having a study that (almost certainly) agrees with us would be worthwhile.

Caitlin mentioned that there are some other old Montague plans to look at ... from 2015, 1999, and maybe other years.

There's a good case for requesting ARPA funds for this study, which Caitlin put into our Special Article Request: "The Library Trustees and Library Director recognize that moves to expand the Carnegie Library or to build a new main library in Turners Falls will quickly prompt questions about the status of the Montague Libraries two branches. As such, we think it prudent to maintain this allocation for a future study of those sites, so that we may do our due diligence when the time comes."

Caitlin and Tricia will present the proposal for the feasibility study at the CIC meeting on Wed 7 Dec.

Montague Center Library roof update

Caitlin reported a \$4,665 quote to repair the Montague Center Library roof leak. [from whom? -- WQ] The contractor emphasized that there was "no guarantee it will fix the leak", which Tricia assured us was a completely normal thing for a contractor to say even though it feels a bit dodgy.

Steve recommended Dan Larochelle for looking at the slate roof leak. Dan looked, saw missing tiles, told us, and has since been unresponsive.

Jim Whiteman (DPW) said we should just have Albert (our town maintenance guy, with convenient expertise in slate roofs) do the work if possible, but we don't know if this is possible and Tom Bergeron has been out.

Other building updates

The Millers Falls Library minisplits were finished today. [16 November 2022]

The tree (at Carnegie Library) is still standing. Steve Ellis called Will Strafford (highway foreman), Will Strafford called Mark Stevens (tree warden), and Mark said he wants Eversource to take it down.

The Carnegie Library windows are clean and look awesome and the staff is happy.

We recommended getting a motion-activated battery-powered light for the MC Library basement stairs.

4:43pm adjourned

Next meeting scheduled for Wed 14 Dec 3pm

[This has subsequently been changed to **Mon 12 Dec 5pm over Zoom** -- WQ]