

Pillsbury Free Library Building Committee Oct 29, 2013, 3:00 pm

Attending: Lynn Perkins, Richard Knapik, Tina Schirmer, Jeanne Hand, Nancy Ladd

Projects for 2014

Chair Lynn Perkins asked for comments or suggestions for projects to list for 2014 and beyond, so that we can see what cost estimates need to be gathered and calculate what funds need to be allocated or requested. Projects we anticipate needing or wanting to engage in over the next two years include:

Architectural assessment \$3250 for our 50% share if we use SMP. 2013-2014

Masonry repair, including Granite arch. The recently repaired section of chimney still needs work to fix the failed pointing, and Northeast Masonry has not responded about this after cleaning and sealing the area in Sept., so another firm may need to be engaged. Nancy suggested we may want to wait until the building assessment is done before pursuing any further masonry work, so that any further repair is included in the larger focus. The group agreed this makes sense. 2014-2015

Ceilings of old section, including removal of drop ceiling over fiction stacks, repair and repainting of high ceiling on both sides, hiding or re-routing wiring and heating elements: \$9000. NOT including new light fixtures on the fiction shelf area. 2014

Lights for fiction area: \$ unknown: LightTec said they will develop a quote when they find suitable fixtures. They may need to be reminded to get this done. 2014

Storm windows for 6 old windows to reduce draft and prevent further water damage to sills such as that created by existing storm fixtures. \$1200 2014

Sidewalk brick height adjustment – Nancy and Jeanne were asked to get a timeframe for Town work on the sidewalk edges when they meet with the Selectboard.

Roof drip edges and water management to protect the old building from erosion of masonry joints and to allow excess water to leave the drip area of building without washing out the area. Solutions may include gutters, and/or drainage drywell and/or diverter and/or storm drain pipe. Rain catch platform or French drain: gravel filled ditch with drain to a perforated container. 2014-2015

Leveling the Maria Room Floor, and repairing and repainting the walls of the room. When water issues completely resolved.

Status of Preservation Alliance grant application:

The modified application and architect's scope proposal was submitted and accepted, and may be voted on at their November 26 meeting. Nancy will contact other architectural firms to on the Preservation Alliance's list of qualified firms, to see if we can get more quotes for a Building Assessment for which a grant is being requested. The scope of the final report is mandated by the Preservation Alliance's guidelines, and they will handle the dialogue with the firm who is chosen, to be sure that everything is done. Their grant funds will not be released until the report is complete to their satisfaction. The Grant terms specify that no funds are to be paid out until that time.

2014 Budget:

The Architects building assessment will include “rough estimates” for work that is needed for preservation and maintenance, as well as Handicap access, safety and energy efficiency.

Jeanne suggested that she and Nancy meet with Selectmen to update them on our progress, and let them know that we don't expect more complete cost numbers for library building projects until after the architectural building assessment report is completed in January or February, and firm numbers will not be obtained until after contractor quotes are obtained after that.

Other discussions: LighTec told us we are now in the queue for Smart Start funding via electric billing from PSNH and the amended contract is coming soon referencing funding with Smart Start instead of requiring a deposit. Need to remind them about getting an estimate for the better fiction room lights if we remove ceiling.

Drop ceiling – not enough cost for a CIP request – Jeanne suggested we may be able to do it ourselves with existing funds if the Board wanted to pursue it soon in order to replace lighting before it becomes impossible to purchase replacement lamps for the current obsolete fixtures.

It was suggested that Finance committee will meet and look at fund availability for such projects after developing the operating budget. A finance committee meeting was set up for Tuesday, November 5 at 9:30 AM, since all members were present at this meeting.

Richard left (about 4:40 pm) to return to work.

Other

Discussion was held about replacement vs repairing windows, and new storm windows: Lynn feels the window sill plate would need to be protected by adding a small piece to hold the storm window frame for best water shedding quality. Fundraising idea from Jeanne: adopt a window. By sponsoring new storms.

Meeting adjourned at 5 pm.