

## **Building Conditions Update**

Submitting this information to provide an update on key building conditions, actions, and considerations for your review. Given our abbreviated meeting schedule this summer, wanted to provide information in summary format for review in advance to focus time on discussion.

- Key Activities and Updates
  - Continued conversations with CHA on considerations with building needs, MAAB and ADA requirements and triggers
  - Discussions with Town Administration on insurance coverage in the event of fire and or building damage
  - Current issues

## **CHA Discussions**

- Worked with CHA to update the work done in 9/2021 on the building system repair exercise. Applied additional scope and escalation costs to align with current construction and supply change conditions. Updated spreadsheet uploaded to project website with other outputs from that work that was requested by the Trustees.
- Noted that this was an exercise and not a complete design study. Many factors are not addressed and or fully vetted in this exercise and cost projections are considered conservative and preliminary.
- Met with CHA (Jeff Birnbaum, Tom Gatzunis) on current building conditions, focusing on core systems needs and considerations. CHA team reviewed MAAB and ADA requirements and triggers. While building maintenance is excluded from the code calculations, work that would encompass our core building systems (HVAC, electrical, elevator, fire suppression and alarm) and other work would all be in scope. This includes all the critical building systems.
- Cost of repairs cannot exceed 1.8 million over a rolling 3-year period; in excess of that would trigger full compliance with all ADA components in addition to all other building codes at costs anticipated to exceed \$30 million
- Critical dependencies for each of these repairs. Fire alarm replacement will require asbestos abatement as well as additional electrical needs. Current electrical system is significantly overtaxed and in need of critical replacement on its own. Current fire alarm is not tied into the elevator which is current code. Fire alarm replacement should address all these needs but the interdependencies of all the core systems negate our ability to make repairs in isolation.

- Discussed the domino effect with all the critical core life system needs all of which have been at the end of life since 2000 or earlier. Agreed that we are on borrowed time and the building project is the only option.
- CHA arranged for a meeting with Ted Gallante who graciously agreed to discuss the project with us. Ted briefly reviewed the project documentation as a courtesy. His conclusion was that the building conditions were dire and that they must be addressed. Further his view was that whether it be a new building or a full renovation with an addition should be driven by what option provides the best value to the community. The discussion noted that there would not be a material difference in costs for those options but concluded that a path forward was keenly needed.

### **Town Administration Discussions on Insurance Coverage**

- Given the dire needs of the building systems, with specific focus on the fire alarm and the electrical system, Library Director and BOLT member have been seeking to understand our insurance coverage.
- Concerns were with the coverage values for the building as well as the contents. We noted that we have invested more in technology assets in recent years and wanted to understand the coverage should there be an event at the library.
- After discussions with Assistant Town Administrator, it was learned that the town policies should cover the library building and contents in the event of a catastrophic failure or fire. Coverage for the contents of the Claflin room requires further investigation. Town wide the coverage for fine arts is at \$200,000. In the event of a destructive fire at the library, there are library assets (stained glass, bronze plaques, etc.) that would be covered under the fine arts category. It is unclear what the value of the contents of the Claflin room is. Those assets are owned and managed by the Historical Society.
- We will share this information with our colleagues at the Historical Society.
- Requested the Library Director to complete a thorough inventory and documentation of the library assets all inclusive.

## Current Issues

- Recent fire inspection noted three violations to address. Library Director discussed ongoing plans with the Fire Safety Captain and agreed to continue to hold 4 fire drills each year and conduct 2 which was noted as the most aggressive plan that the fire department performs.
- Separate discussion with Fire Chief noted that the system is currently functioning, that we are doing what we can with the current building with the focus on fire inspection and fire drills. Additionally, library staff conduct an ongoing check for the annunciator. Chief noted that a new building would provide a fully code compliant and updated fire safety system.
- Recent building issue with a disintegrated wall because of water damage from a leaking pipe. Staff noted a musty moldy smell for some days. After investigation, the wall in the Assembly room was found to be soft and porous (see attached photos of the steps).







- Facilities worked to abate the issue and repair the wall. The Assembly room was out of use for almost a week while repairs were done.
- Note this was the fourth incident of mold concerns in the building over a four-year period. An airborne mold inspection was completed in 2018 and a second one has been requested. Schedule for this is pending.
- Building Inspection (annual) found issue with emergency lights. Issue addressed.
- Air compressor failure: This equipment (the loud noisy one in the boiler room) regulates the heat in the building. Without this equipment, heat can only be managed as on or off. This would result in unsafe conditions due to heat or cold.
- This compressor is new as of 3 years. In April it failed and was repaired. Quick response negated the need to close the building.
- In May/June the equipment seized, and a new unit was ordered and is pending installation. Root cause of failure attributed to challenges of integrating new equipment into an old and antiquated system.
- Work order volumes YTD have exceeded work order volumes for each of 2021 and 2020 yearly figures. Note many building repairs and maintenance are addressed in house by custodial and other staff and are not included in this tally.



- Outside conduit replace work completed. Excavation of wiring indicates the possibility of a fire. See photo.



- Light fixtures need to be replaced. Light fixtures in the building were replaced over the past 3 years through funding from the Green Communities grant and some additional building maintenance funds. A number of these new light fixtures have failed 8 – 10 and have needed to be replaced. Of concern is why are these new units failing at this rate? Will work with the electrician to investigate.