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ADVISORY TO THE PUBLIC:

Pursuant to Chapter 20 of the Acts of 2021 and extended by Chapters 22 and 107 of the Acts of 2022, this Jones Library Buildings and Facilities Committee meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via Zoom or by telephone. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

Public Body: The Jones Library, Inc. Buildings and Facilities Committee

Date: Tuesday, January 17, 2023

Time: 9-10am

Location: Zoom Webinar

You are invited to a Zoom webinar.

When: Jan 17, 2023 09:00 AM Eastern Time (US and Canada)

Topic: The Jones Library, Inc. Buildings and Facilities Committee Meeting

Please click the link below to join the webinar:

<https://amherstma.zoom.us/j/84618321876>

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Webinar ID: 846 1832 1876

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Meeting Agenda

- I. Call to Order (Welcome, Alex, Farah, George, and Sharon!)
- II. **Minutes (12-20-22) ***
- III. Public Comment
- IV. Delivery Van Update
- V. North Amherst Library Building Project Update
- VI. Monthly Buildings and Grounds Report
- VII. Backup Building Project Planning
- VIII. Topics Not Anticipated by Chair 48 Hours in Advance
- IX. Adjourn

Next Meeting: **Tuesday, February 28, 2023; 9am; Zoom???**

*** Please note that the list of topics in this notice was comprehensive at the time of posting, however the public body may consider and take action on unforeseen matters not reasonably anticipated by the Chair 48 hours in advance of the meeting.*

** Denotes handout(s) will be made available.*

Red indicates vote required.

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**Meeting of the Jones Library, Inc. Buildings and Facilities Committee
December 20, 2022 9:00 a.m. meeting conducted via Zoom webinar**

Members Present: Alex Lefebvre, Farah Ameen, and George Hicks-Richards
Also present: Sharon Sharry (Library Director); members of the public (3 attendees)

- I. Meeting called to order at 9:00 a.m.
- II. **MOTION:** To approve the minutes of November 15, 2022. Approved 3-0-0.
- III. Public Comment: none
- IV. Delivery Van Update: Spoke with sales rep and dealership. They have not heard from the factory yet, so it is not in the cue to be built. All paperwork is in order, just waiting for supplies and suppliers.
- V. North Amherst Library Building Project Update: No update from Guilford.
- VI. Monthly Building and Grounds Report
 - It was relayed at Trustee meeting that boiler #4 is now inoperable. George was unable to attend that meeting to provide all of the details. Requested information from George for a more complete report to the Board.
 - On Sunday, George received a phone call from staff regarding the boiler. The staff did not smell smoke and there was no smoke involved. The boiler is a gas furnace so nothing would technically be on fire. The smell that alerted staff was a 'heat' smell. The smell that you would be familiar with when you turn your heat on for the first time in the winter. The smell was in an unusual place which triggered staff to investigate. Staff noted that flames were escaping the boiler housing. The boiler was shut down and George was called. George investigated and made sure both the power and the gas to the boiler were turned off. Boiler #3 and #4 are wired together so boiler number #3 was also shut down as a precaution. The HVAC technician was onsite the following day and removed the gas line from boiler and disconnected all of the wiring so there is absolutely no threat or danger.
 - At the time it was discovered, there were flames escaping the boiler housing, but the heat sensor, which is located above the boiler and attached to fire suppression system, had not gone off. Each boiler has a built-in switch made of lead. If it gets too hot, the lead melts and shuts off the power and gas line. That did not melt, and it did not activate. At no time were staff or patrons in danger and nothing in the room was in danger of catching on fire as the boiler is located in a concrete encased room with no flammables in the room itself. George was notified and onsite right away to inspect. There was no need to call the fire department as there was no danger that required a call.
 - If it had happened when the library was not open, the flames would have kept emitting, the boiler would have gotten hotter which would have triggered the switch that would then shut things down and notify the fire department.
 - Inspection by the HVAC contractor conducted the following day determined that the insert liner in the firebox had collapsed and allowed the flame to escape through the metal frame of the boiler. During the inspection it was discovered that the boilers actually date to the 1970s. They were converted from oil to gas presumably as part of the 1990s renovation.
 - Because the boilers were installed during the 1990s renovation, there would be no asbestos in them, as they would not have been permitted to be installed at time. The architects and local building inspectors would have picked up on that if that were the case. The insert itself would not have been made of asbestos.
 - The boiler is not operable nor repairable. The boiler next to it was rewired to operate independently. No imminent danger to the staff or the public. The other 3 boilers were inspected as best as they could be without

taking them apart. Some other inserts have cracks but none of them are showing any imminent danger of collapsing like this one did. Plan is that when HVAC contractor comes for quarterly service, will pay the additional cost to have them inspect the liners to assure no additional problems.

- George also noted that in his prior job – he was certified in boiler operation and assembly and trained in asbestos abatement. Between George and boiler tech making the determination regarding asbestos, feel we have a pretty sound opinion. If we feel we need to test for asbestos, we can.
- The Library Director also commented that when Grodsky (HVAC contractor) gave her tour of the boilers post inspection they pointed out the fact that boilers do not contain asbestos
- Can we function without this boiler? Yes, as long as other 3 are operational, just means they are working harder. A lot of redundant mechanicals were installed in the 90's so that if something broke down, other portions could make up for the loss. The 4 boilers operate on a cycling system, so they are not operating at the same time. With 3 means they are still cycling, just working more often.
- Commented that Todd Holland, Sustainability Committee member and Senior Mechanical Design Engineer at UMass, spoke at the Trustee meeting on December 14th and echoed the idea that he was glad to hear we have 4 boilers (now 3) as they are likely able to carry the peak load when the temperatures get into the single digits.
- If any further questions arise, George is happy to give this review at Trustee meeting if he is available.

VII. Backup Building Project Planning

- No updates since the last meeting. There is a meeting scheduled for January 5 with the group that was given the tour (Sean, Jeremiah, Rob, and Stephanie). Town is deciding if they want to hire an architect or engineer to see what would be involved in new system.
- Three potential issues to deal with. We have 3 remaining boilers
 - Interim plan if one of the 3 breaks down in the next year
 - Interim plan if project moves forward but boiler breaks down before building is closed for construction
 - Interim plan and plan B if project does not move forward
- Both Grodsky and Todd Holland commented that the lead time on a new boiler is at least a year. Even if a new system were designed and ready to go today, it would take at least a year to get the new systems for installation.
- As part of JCPC there was a capital expenditure for the schools for a temporary chiller. Wondering if we could and/or need to do something similar? George contacted Grodsky to ask what it would take if we need to supply the building with a temporary heating system. Waiting to hear from them. Not likely any kind of plug and play given complexity of our HVAC system.
- At the Trustee meeting there was an inquiry if we would be able to integrate a commercial grade heat pump into the system: Todd Holland stated in his work at UMass, they are looking to convert the whole campus to heat pump technology. One of the most difficult challenges is that the current design of heat pumps cannot make the same high temperature water as a boiler. Most of the older systems are designed for water to be heated at higher temperatures than can be heated by a heat pump. The only way to be able to use a heat pump with that existing design is to either have an oversized system (fan coiled unit) or if you have done some serious envelope work to improve the building. George affirmed this is the issue with the design of our system.
- The library has already done as much of the low hanging fruit around sealing the envelope of the building as possible. The heat pumps are not an option unless we redesign the entire system. When we went to Western Builders, Inc. the pricing was based on replacing boilers, etc. within the existing system design. It did not contemplate a redesigned system; it was a replacement in kind. If we want to move to a heat pump system, we need to redesign the system.
- Look forward to an update, next steps, and timeline after the January 5th meeting with the town.

Meeting adjourned at 9:21 a.m.

Respectfully submitted by Alex Lefebvre