

Meeting of the Jones Library, Inc. Buildings and Facilities Committee
March 21, 2023 9:00 a.m. meeting conducted via Zoom webinar

Members Present: Alex Lefebvre, Farah Ameen, and George Hicks-Richards
Also present: Sharon Sharry and members of the public (4 attendees)

- I. Meeting called to order at 9:00 a.m.
- II. **MOTION:** To approve the minutes of January 17, 2023. Approved 3-0-0.
- III. Public Comment - none
- IV. Delivery Van Update – received correspondence from dealership - still nothing new
- V. North Amherst Library Building Project Update – Project appears to be on schedule. George is meeting with IT and Branch Head to discuss power points and technology.
- VI. Monthly Building and Grounds Report
 - A. Dug some test pits to check ground water levels as part of the renovation and expansion project. Filled all of the holes they dug without disturbing anything. – this is part of the work to determine the rain garden required for storm water management.
 - B. Couple of HVAC issues
 1. 2-inch water pipe developed a leak in the equipment room on ground floor. Replaced the pipe so that there would not be a burst pipe at a later date.
 2. 2 rubber expansion joints in the boiler room part of the water circulation system. The system runs in winter and summer. They wear out over time (become dry and cracked). Will be replacing shortly (~\$3,500).
 - C. Wanted to make note that in the Library as well as throughout town there has been a marked increase in graffiti on/in building. Mostly just tagging, nothing racist or hate speech.
 - D. HVAC
 1. We change over to cooling system, typically end of May (depends on whether). The boilers are shut down for the summer and are not turned back on again until typically the end of September, first week of October.
 2. Working with HVAC company to get quotes for temporary heating system if needed. The company is dealing with staffing issues so have not gotten a response yet.
 3. AC system – same situation, everything is of the same age. The main unit that cools the building. one side of chiller was rebuilt 5 years ago. Relies on pumps and fans to spread cool air throughout the building.
 4. Once we start cooling, need to be mindful of special collections and issues when system breaks down and leaks as has happened in past warm weather.
- VII. Backup Building Project Planning
 - A. The Town has formed an internal working group (Jeremiah Leplante, Rob Morra, George, Sharon and Sean Mangano). The group has met several times over the winter. The HVAC system is the number one priority, if the project does not move forward. The town would hire an engineer to develop a solution for the HVAC system. They would look to move forward with the least expensive option. Sean and Jeremiah will get a quote over the summer.
 - B. Would need to go out to bid because of cost.

- C. Assume this would be a refurbished system like what was identified in the Western Builders quote? When George made a list of the priorities to keep the building open and safe, HVAC was number 4 on that list. It is now the top priority but is it correct that any plan being worked on does not take the other identified issues into account? One of the issues around the atrium leak is the fact that the duct work goes around the atrium. Assume we would not be fixing this issue at the same time as replacing systems?
- D. Focus on HVAC first. If the project does not move forward the library would move the 'back of the line' with the other building projects. When the atrium is tackled, whatever duct work is impacted would be dealt with at that time. Town is hoping we can just take care of HVAC right now. On JCPC, we have noted the priority around replacing old systems with greener systems. Would that also be the plan for our system? Stephanie Ciccarello is part of conversations.
- E. What we ultimately do in terms of replacement will be determined by the engineer. They will look at all systems and will determine what has to be replaced. Can't see entire picture until an engineer comes in and determines what needs to be done. Hope is that the important systems would be replaced with most cost-efficient systems. Most likely replace in kind with more modern equipment.
- F. Need to look at the MOU and what is required. Would like to make sure we are all clear about what is being asked and what is being done and the timeline. Town is providing the direction on timing and repairs.
- G. If we go back into heating season and one of boilers fails and can't be repaired cost effectively, would need to rent a temporary system. Given that we know it takes over a year to get new HVAC equipment it needs to be a priority to get the rental costs for a temporary system to Town as the rental period, if we need it, would be longer if the project does not move forward.
- H. How does efficient equipment work with an old building? Any new boilers will not be able to be operated by pneumatic controls we have so that system would need to be replaced. If determined some of the pumps throughout the building could function with new system, would remain and be rebuilt. When we upgraded special collections to computer controlled rather than pneumatic system, they were able to modify and adapt to the existing system. It was costly, but possible.
- I. Confirmed that the charge to this committee was solely around the building repairs to remain open and safe to the public. It does not include the issues around lack of space and programming needs identified as part of the building renovation and expansion.

VIII. Public Comment:

- A. Owen Gaydos – Amherst College student – writing an essay about public meetings and inquired about nature and purpose of this meeting.

IX. Change in upcoming meeting schedule:

- A. April 25th 9 am
- B. May 23rd 9 am

X. Topics Not Anticipated by the Chair - none

XI. Meeting adjourned at 9:31 a.m.

Respectfully submitted by Alex Lefebvre