

Library Renovation Committee  
Minutes – October 12, 2021

Attending: Bruce Anderson, Joe Manley, Eric Schoenfeld, Library Director Louise Manteuffel, First Selectman Tim Angevine, Library board chairman Jane Manley

Regrets: Project Manager Tom Carey

Meeting called to order by Bruce Anderson at 5:05pm.

1. **Minutes of 9/14/21 meeting:** Motion to approve by Joe/Bruce. All approved.
2. **Additions to the Agenda:** None.
3. **Project Manager/ADA project update:** Tom Carey did not attend the meeting, but

spoke with Eric S. by phone earlier in the afternoon.

Tom provided an informal cost estimate from AVT for re-siding either the front of the building (\$6960) or the entire building (\$38,900). Since AVT is required to do some patching and filling in the front, Joe M. wondered whether we would get a rebate if that work did not need to be done. Tom C. suggested we file an insurance claim for storm damage on the rest of the building, but the committee felt that wasn't feasible.

Tom says the vertical grab bars in the bathrooms, although required by code, were not included in the architect's drawings. The town Building Official says he told Todd from AVT the bars were required before issuing the construction permit. They have not yet been installed. Neither have toilet paper holders (Still need to be spec'd?) There is still painting that needs to be completed. Louise M. says the lockset on the women's bathroom door is not working properly and needs to be fixed or replaced.

Regarding the countertop-depth refrigerator, which would be needed to meet ADA requirements: Tom says the appliances were not specified as part of the ADA project, and it was his assumption they would be purchased and installed separately. Coat racks in kitchenette still need to be installed.

Eric S. says it appears the AO Smith hot water heater specified in the contract to provide hot water to the bathrooms and kitchenette has not been installed.

Regarding the outdoor floodlights that are out-of-code on the front corners of the building, Tom has supplied the cost of a potential change order (\$2450) to replace them, as well as adding light fixtures to the kitchenette and demo-ing the hanging 220 outlet in the community room. Committee members feel that price is excessive and want to explore other options. In the meantime, we need to get the make and model of the new down lights (egress lights) installed by AVT on the front of the building. Also need make and model of the overhead bathroom lights (and find out if there's a round instead of oval version), for the kitchenette.

Louise M. says new book drop box is on order and will need to be installed when it comes in. (This is within scope of the project).

Driveway still needs to be graded, paved and painted. Town Public Works chief Josh Tanner as said he hopes to have that done by the end of the month.

Louise M. says we haven't see any workmen onsite for about a week. This is **very** troubling. The project will never be finished if the workmen don't show up!

4. **Sign illumination follow up.** Outside the scope of ADA project; tabled for now.

5. **Siding.** Further discussion of the issue of replacing siding. It seems unlikely for the town to find the money for this in the current fiscal year budget, so Jane M. floated the idea of having the Library board “float” (advance) the money to the town to re-side at least the front of the building, with the town reimbursing the library in a future budget year.
6. **Public comment.** None
7. **Next steps.** Deal with outstanding issues, including:
  - Install vertical grab bars in bathrooms
  - Spec and install toilet paper holders in bathrooms
  - Finish painting – various locations
  - Follow up on several electrical issues (replace out-of-code exterior lights, remove 220 outlet hanging in community room, procure and install overhead lighting in kitchenette). Get new price quotes for this work
  - Install specified water heater for bathrooms/kitchenette
  - Install signage for men’s and women’s bathrooms (required by code)
  - Install window safety film on windows near new entryway
  - Repair or replace lockset on women’s bathroom door
  - Install coat racks in kitchenette
  - Install book drop box when it arrives (still on order)
  - Determine status of damaged sill in lower level. Is this within scope of project?
  - Driveway grading, paving and striping (including area for trash cans)
  - **Deal with issue of AVT workmen not showing up for days at a time**

Meeting adjourned (motion by Joe/Bruce) at 6:02pm

**Next meeting:** Tuesday, November 9<sup>th</sup> at 5pm