

Planning and Construction Committee
GREENFIELD ROOM IN LIBRARY and TOUR of LIBRARY BUILDING
August 20, 2019 at 4:00 p.m.

DRAFT MINUTES

Present: Jean Wall, Nancy Hazard, John Andrews, Susan Hollins (leave 4:45pm), Amy McMahon (arrive 4:10 pm)

Also Present: Ellen Boyer, Dan Pollotta, Dorris Cowdry, Ed Berlin, Marlo Warner, Lindsay Rowe

Call to Order - 4 pm

AGENDA:

Review Standard & Poor's Report regarding bond positioning

Due to packed agenda will review at the next meeting.

Ongoing Projects Updates

- Anaerobic Digester

OPM RFP has two respondents and Procurement is in the process of reviewing and selecting an OPM. DEP and EPA are aware and while there are many verbal approvals, they need permits and formal approvals. Currently nothing that stops the project in the permit, but there can be some hiccups there. Sludge disposal costs will be increasing drastically, with a \$127,000 increase proposed. They've since postponed the implementation of the increase, and it will be another \$55,000. Really need the Anaerobic Digester. The City has been very proactive and this has kept us from getting fines or other findings by the State and EPA.

The Council appropriated \$300,000 for I&I at the July meeting. There is also another \$300,000 requested for the repurposing of Maple Brook, which will be able to be repaired once the problems are identified.

The Maplebrook culvert runs under the Riddell project site. Can the City leverage State funds for this? This would be site work for the Fire Station. The permitting process for moving the Maplebrook section would not be too onerous. There is some engineering required.

The Anaerobic Digester group is looking for someone to sit on the group, it'll be a slow start and then continue from there. No one expressed an interest in joining. Marlo to keep the Planning and Construction Committee updated and the Committee will help advocate for the project. The Council did approve the \$4.1 Million and approved the possibility for expansion. The communities in the area are asking for help and there is still an appetite for Greenfield to take the lead.

There are environmental concerns, such as PFAS, however it is being occasionally tested and Greenfield isn't having an issue, but do need to monitor it from other communities. One concern was if it was built too big, the digester would be underfed. The sizing for Greenfield will keep it a more active process. The late Capital approvals in July have DPW moving fast to try to get all the projects started.

- 188 Main Street Demolition status

In procurement for bidding. City has site control and funding to do it, so it should be done this Fall.

- Green River School HVAC status

There is no heating system. The Council has asked the School for more information on the program.

Report from Library Trustees on Current Library Building Status

In December, the Trustees said that if they had to rehab, it would be ~\$8 Million. Recently, there was a rumor that the ADA self-transition plan claimed it would only be ~\$67,000 to bring the library up to compliance. The Trustees asked the Massachusetts Office on Disability (MOD) to review. MOD spent about two and a half hours at the Library and agreed that the renovation to upgrade the building would be closer to \$8 Million. Two triggers - first, any change must be ADA compliant and once the improvements begin, they start adding the repairs which trigger ALL the ADA requirements and then once it's 30% of the Assessed value of the building, then you have to update it to all the Mass Building Codes, the Architectural Access Board requirements, and Sprinkler System. The final building would have 30% less usable square footage.

The Building Inspector made an annual inspection of the Library and noted several fire code issues. Especially the question of after-hours meeting room

usage, which only has one egress. The Mayor will issue an order restricting the use of the meeting rooms. The Trustees are concerned that there could be lawsuits and increased liability, as we are aware of the issues.

The concern is how good are the numbers? The community has to trust the numbers. The upgrades will include - electrical, plumbing, seismic, sprinklers, elevators, etc., plus it's a historic building, so that has to be maintained.

To get a more accurate picture, they'd have to do a true study of the building. The building can't be brought to compliance with a simple fix. You can save the building as a library, but you'll have less public space currently 11,000 square feet of public space. The new one would have 20,000 square feet.

As a little history, in 1992, when the library asked the state to renovate the library, the state said the building isn't worth investing in to make a library. Previously, the grant preparation group reviewed the cost of updating to provide the needed space and it was around \$31 Million.

Tour of Library and Review of ADA compliance issues

The Committee toured the Library, led by Dan Pollota and Ellen Boyer.

The Parking lot access is too steep; the back door threshold is out of compliance for handicap access; the bathroom requires a 5'x5' landing outside each, then there's getting the bathrooms up to date. Just fixing the bathrooms would trigger the threshold to bring the rest of the building into compliance.

Other issues included the electrical panel, the egress for the booksale and the machine room.

Building was built in 1797, as house; 1909 there was an addition when Greenfield took it by eminent domain. Tile is asbestos, plaster is probably asbestos, windows are lead. All of this would be required to be remediated.

In 1996 State denied the Town's 1992 application for renovation of the Library. So town realized they had to do something, and in 1998 they did a small renovation.

Additional concerns include that there are no opening windows, therefore no emergency access through any windows; floor sagging due to age and loading; Children's section entirely inaccessible.

In a private building, one could have a carpenter make a few of the fixes, but with a public building there are much higher requirements, including the engineering, procurement, and prevailing wage requirements. If this was a private project, all the codes would get tripped, but it would be cheaper.

Jean asked John to go to the Council tomorrow and try to give the Council a report on this from the Planning and Construction Committee.

The Committee has examined it, and agrees it's not a 64,000 fix, and it'll need to be fixed either way. Important to mention that it's amazing to dodge a bullet by not being sued for being not remotely wheelchair accessible. Plus, the thresholds for improving the entire building has such a low trigger.

Motion to Adjourn by Nancy Hazard, seconded by John Andrews.

Next Regular Meeting will be September 17, 2019

ADJOURNED at 5:26 pm.