

**MINUTES - LIBRARY BUILDING COMMITTEE MEETING**  
**Wednesday, February 9, 2011      Library Board Room**

The meeting was called to order at 5:10 p.m. Members present were: Chr. Tim Welch, Mike Gruber, A."Bob" Socha, Shirley Warner & Library Director, Francine Alosia. Also attending were 1<sup>st</sup> Selectman Lisa Pelligrini and 2<sup>nd</sup> Selectman Kathy Devlin. Absent and excused were Irma Claman & Andy Phillips.

- A motion to change the order of business to accommodate our Selectmen was made by Shirley Warner, 2<sup>nd</sup> Bob Socha. Unanimous. We proceeded to public comment/new business. Lisa & Kathy were interested in when the project would be closed and remainder of funds turned over to the town. Discussion was held on advisability of closing before all issues are resolved by the contractor, Cutter Enterprises. It was noted that recent snow & ice problems have complicated where responsibility lies. There was discussion on whether we should call in the performance bond. Town wants to be assured that the building is completed in a satisfactory matter before it is turned over. Some of the committees concerns about heat, insulation, some leaks, and the louvers were explained. There was also discussion on the HVAC system. The committee would like to engage Legacy to make an assessment of the efficiency and possible heat loss through the attic space. The Selectmen asked Tim to write a letter to the contractor advising them of our concerns and possible actions by the Town. Lisa will ask the Town Attorney to review the letter before it is sent.

- In the absence of the Secretary there were no minutes to approve.

- Old Business: There was discussion on outstanding issues: It has been determined that the replacement of old breakers was not called for in the specifications. Louvers are as specified by building plans. Bob C. Socha contacted manufacturer (Air-Lite) with regard to possible retro-fits to eliminate the collection of snow etc. in the attic area. The committee requested that he be asked to get more information and see if they would like to use our building for research/development of such products currently being developed.

Cutter responded to the warranty slip on roof leaks, saying it is not their responsibility. The roofer (LaRoche) inspected, and said it appeared some leaks were coming in around lightning rods. The committee is of the opinion that the apparent leaking around the lightning rods, water coming in on the floor of the teen room, the opening next to the fireplace, the flashing on the fireplace, the previously repaired leak in the reading room window, and the soffit damage in the courtyard area is covered under warranty.

Report on ongoing snow/roof/leaking problems: Patsun contractors were engaged to shovel snow from the back roof areas. The fire marshal complained about the pile up of snow in front of exits. The town used a payloader to remove snow (& sod etc.) from the courtyard. The library was closed for parts of two days for snow removal on the front of the building. The bill for snow removal went to the Town. We have 26 damaged ceiling tiles, (We have adequate attic stock tiles for replacement) the wall in the reading room is damaged, and the casing around the beam in the front of the library is cracked.

Francine was asked to contact Legacy for an evaluation of the HVAC system and heat loss.

- Other New Business: a report was given on the incident where the sprinkler system compressor allowed water into the pipes and alerted the fire station. Hartford Sprinkler was called to drain pipes & avoid disaster. HHS (system installers) spent the next day here, but could not determine the cause. Therefore, we have no way of knowing if this might occur again.

- There were no bills to pay. The bill for well work is still outstanding – until work is completed.

No future meetings were scheduled. The meeting was adjourned at 6:40 p.m.

Respectfully submitted:

(for the Secretary) – Shirley Warner

*Minutes are not official until approved at a subsequent meeting*