

Old Library Accessibility Committee
Meeting Minutes December 3, 2018
Upper Town Hall – Volunteers Meeting Room
13 Ayer Road, Harvard, MA

Members Present: Wendy Cote-Magan, Chris Cutler, Pete Jackson, Mark Mikitarian, Lucy Wallace
Guest Present: Carl Sciple, Clerk of the Works

The meeting was called to order at 12 PM by Chair Lucy Wallace.

Administrative

The minutes for the November 20, 2018 meeting were approved as presented.

Update on Construction

Carl Sciple provided an update on the project:

1. Rinaldi, Inc. took control of the site on Monday, November 26th, and was on site Monday through Thursday. The gutters over the front entry were cleaned out, excavation for the new stairs begun and the stairs to the side entrance were removed. Excavating below the level needed for the footings for the new stairs will probably be required as only rubble has been uncovered. The excavated area will then be filled with appropriate material to provide a firm base for the footings.
2. The weekly construction meeting with Rinaldi had been held prior to this meeting (at 10 AM). David Pollak and Austin Ludwig were in attendance, as well as Marie Sobalvarro, Chris Cutler, Pete Jackson and Carl.
3. Rinaldi has not yet received a building permit. David met with Gabe Vellante after the meeting to go over the construction drawings. Gabe requested tempered glass for the arched windows on the south side (Wendy Cote-Magan believes that is what is called for in the drawings). Carl expects the permit to be issued shortly.
4. The site has not been properly secured; only a snow fence blocks the excavation. Rinaldi has been ordered to secure the site.
5. Rinaldi has not produced a final "Schedule of Values." Rather, he has provide a list of materials and cost/unit, but not the required timeline for construction and use of materials. That should be forthcoming.
6. The leaking into the electrical room beneath the old south entrance was discussed at length. Apparently the roof over the entrance is flat and its gutters rest on a slight brick outcropping. This design has enable water to seep behind the bricks and into the interior walls, and down to the electrical room. Rinaldi is reluctant to do the planned electrical work in that area until the roof is repaired. A temporary fix was discussed, but no resolution.
7. In addition to cleaning out down spouts and gutters, Rinaldi will clean the underground drainage pipes. The location and termination of these pipes is uncertain.
8. There is a pressurized line running from the north side of the building across the front towards a cistern on the southwestern corner of the property. The purpose of the pipe is unclear. Pete will go find the 1980's library plans and see if he can determine the origin and terminus of this pipe. There

also is a buried concrete wall running on a diagonal near the southwestern corner of the building, the purpose of which is also a mystery. Pete will look into this as well.

9. The basement window that has been opened with the removal of the side stairs is bisected by an interior wall which separates the electrical room from a general utility room. David had suggested simply filling it in with a stone/concrete material that could match the existing foundation. Wendy argued against that, noting the filled area would be very visible. She recommended restoring the window (as planned) and blacking it on the inside so the bisecting wall would not be visible through the window. The Committee concurred with her proposal. Wendy will follow up with David.
10. Chris had three samples of the brick to be used for exterior repair of missing or damaged brick as part of the repointing work that he and Pete had checked against the existing brick. As it will be inserted randomly where needed on the exterior and there is already great variation in the brick colors, the Committee agreed on Chris' recommended sample. However, it also will be used in the recessed portion of the new front entry. There was some concern about the brick matching the existing brick, once it is uncovered. It was agreed that samples should be checked again once that entry is opened.
11. Wendy reported that she had met with Gabe earlier in the morning (prior to David meeting with him) and that he was concerned about the distance between the cables on the ramp. MAAB requires that horizontal balusters be no more than 4" apart; the plans call for them to be 3 1/2 " apart. Time and tension may cause them to separate further. Similarly, too much tension on the cables (to keep them properly separated) might distort or bend the posts. Wendy wondered about making them 3" apart. Chris noted that there will be a solid top railing which will provide stability for the posts and prevent bending as the cables are tightened.
12. Wendy also reported that Gabe had been worried about snow coming off the roof and blocking the ramp, but now realized the ramp did not have a solid based, but rather a grated one. There was still some concern about a person on the ramp being hit by falling snow or ice. Pete noted the roof was too steep to allow significant snow accumulation so the likelihood of a large block of snow or ice hitting someone was negligible. There was a brief discussion regarding the possibility of installing a snow fence when the roof is replaced.

Rinaldi Invoice

Rinaldi has submitted its first invoice in the amount of \$24,210.75 for performance bonds and insurance. Abacus has approved the invoice as did the Committee. It will now go to the Select Board for approval for payment.

Meeting adjourned at 1:30 PM.

Next meeting: January 8, 2019