

Old Library Accessibility Committee
Meeting Minutes March 12, 2019
Upper Town Hall – Large Meeting Room
13 Ayer Road, Harvard, MA

Members Present: Wendy Cote-Magan, Chris Cutler, Pete Jackson, Mark Mikitarian, Ken Swanton, Lucy Wallace

Clerk of the Works: Carl Sciple

Guests: Joan Eliyesil, *Harvard Press*

The meeting was called to order at 9:05 AM by Chair Lucy Wallace.

Administrative

The minutes for the March 1, 2019 meeting were approved as presented.

Gale Associates Proposal

Carl Sciple had attended the last meeting of the Permanent Building Committee (PBC) to get its input on the proposal by Gale Associates to do an envelope assessment of the building. The OLAC discussed at length the apparent reluctance of the PBC to recommend the expenditure of \$10,000 for this assessment. Lucy reported that she had received a letter from Cindy Russo, PBC chair, seeking clarification on its role in overseeing the roof replacement project and that she intended to put it on the agenda for the March 19th Select Board meeting. It was the sense of the Committee that having this assessment done at this time would provide a better understanding of the state of the envelope and immediacy of need to address issues now and in the future. Ken Swanton offered to reach out to Cindy.

Update on Construction

Pete and Carl Sciple provided an update on construction work and decisions to be made by OLAC following Monday's walk-thru with Orazio Rinaldi, David Pollak and Austin Ludwig.

1. Radiators on Side Porch: Rick West had been in to review the heating options for the side porch and suggested, as the least expensive alternative, keeping the baseboard radiators currently there and simply recover them. The estimated cost for this option was \$3,000 and approximate height of these units would be 15". The Runtal-type tube radiator, which had an estimated height of 6", would be the most expensive option. Installing two cast iron, free-standing radiators in front of the brick piers between the windows would be a mid-range cost at approximately \$6,500 for labor, materials, and Rinaldi's overhead. After some discussion on pros and cons of these options it was moved and voted unanimously to select the cast iron, free-standing radiators to be installed between the windows. Carl will notify Austin Ludwig and Orazio Rinaldi of the Committee's decision.
2. Side Porch Windows: While not noted on the construction drawings, the windows are all slightly different in size, so each one must be custom-made. The cost impact of this is unknown.
3. Small Roof Repair: Carl had been in touch with the contractor for this job to find out when he could start work. He learned that there must be several days of 50-degree ambient temperature in order for the adhesive material to set. The contractor is following forecasts and will do the work as soon as possible. Until this work is completed, however, work in the porch area cannot be completed. Lucy noted that if that delayed completing the interior work past April 1st the Building Inspector might not be able to issue a Temporary Certificate of Occupancy; however, she did not think it should delay completion of the project by June 1st.

4. Side Porch Carpet: Wendy had carpet samples from Austin for the Committee to consider. She had looked at them in the building to see which might work best with the existing carpeting. Mark Mikitarian felt we should not be tied to the color of the existing carpeting as it might be replaced in the future. The use of carpeting in that area needs to be approved by the Board of Health as well. The Committee unanimously approved the following motion: The carpet for the porch area be Mohawk Group, Salvage carpet #751 "Art Cloth". Carl will notify Austin and Orazio of this decision.
5. Postal Door: At Monday's construction meeting the option of brick infill had again been raised, primarily as a means of hiding conduit for the push pad and fire box. However, it was determined the push pad could be installed on the left-side door casing and the fire box on the opposite brick wall (left wall when facing the entry area from the street). The wiring for the push pad will be hidden behind the door, while the fire box will need to be served by an exterior conduit. As the long-term plan is to replace all wired fire boxes on municipal buildings with wireless boxes, the conduit could eventually be removed. Lucy suggested painting the conduit to blend in with the brick. Pete also raised the issue of an outlet that is beneath the proposed location of the push pad. The Committee decided an exterior conduit would not be needed as the exterior light would have an outlet. The following motion was moved and unanimously approved: to install the false postal door with the push pad being on the left-side door casing; to remove the outlet below the push pad, if it is not required by code; and to locate the fire box on the opposite brick wall. Carl will notify Austin and Orazio of these decisions.
6. Exposed Interior Conduit: Since our last meeting, an exit sign that had been planned for over the door between the front room immediately to the left of the old entry and the new front entry was not needed. The conduit for that sign, therefore, had been removed. However, an exit sign would now be required over the door from the hall into that front room. Pete had looked at the 1982 renovation plans and discovered that instead of masonry over that door there are headers. He suggested, therefore, that a conduit could run up the right-hand corner and then be threaded through overhead between the headers and down to the sign. Wendy noted that the construction documents call for all conduits to be hidden where feasible, so this should not add any cost to the project. The Committee agreed with this option. Carl will let Austin and Orazio know.

Meeting adjourned at 10:15 AM.

Next meeting: March 26, 2019 at 9 AM