



**TOWN OF GROTON**  
173 Main Street  
Groton, MA 01450

**Community Preservation Committee**  
Carolyn Perkins, Chair & Planning Board  
Timothy Siok – Park Commission  
Bruce H. Easom – Conservation Commission  
Robert DeGroot – Historical Commission  
Daniel Emerson - Housing Authority  
Richard Hewitt - at large  
Brooks Lyman - at large

## MEETING MINUTES

Date: Monday, April 22, 2019  
Time: 7:00 PM  
Location: Town Hall, 1<sup>st</sup> Floor Meeting Room, 173 Main Street  
Members Present: Carolyn Perkins, Daniel Emerson, Brooks Lyman, Robert DeGroot, Timothy Siok and Bruce H. Easom  
Absent Members: Richard Hewitt

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The meeting was called to order by Chair, Carolyn Perkins at 7:03 PM.

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### **FY2020-06 1893 HISTORIC LIBRARY PRESERVATION – UPDATE ON PROJECT BIDS**

Vanessa Abraham from the Groton Public Library was present to provide an update on the project bids received for the Library Roof CPA Application.

Three bids received altogether. Please refer to the attached PowerPoint presentation for details.

Brief discussion ensued.

The Library will be removing the alternates from the project which includes the windows, masonry, sealants and envelope project and will be focusing primarily on the roof. The architects would still be involved with the design process.

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### **DISCUSS FEEDBACK FROM APPLICANT REGARDING FY2020-14 RESURFACING OF GDHS TRACK**

In response to the decision letter from the CPC for the track application applicant Michael Knight asked as a process question whether there is communication that goes out on the projects foregone by the Committee to voters. Mr. Knight thinks it would be an interesting piece of the public process to note what was and was not brought forth by the Committee so that folks in town are able to see transparently what projects were selected over others.

Per Mr. Knight's request the meeting minutes from March 25<sup>th</sup> were provided. This outlined the process by which the CPC uses to score each CPA application. Mr. Knight was satisfied with the information provided.

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## **DISCUSS AND FINALIZE MOTION FOR SPRING TOWN MEETING**

The CPC assigned the motions to be read at the Spring Town Meeting as follows:

Robert DeGroot

- 2020-02 Historic Volumes Storage Cabinet
- 2020-06 1893 Historic Library Preservation – New Roofing System

Bruce Easom

- CPA Budget Data (Article 11)
- 2020-03 Conservation Fund FY20

Timothy Siok

- 2020-10 Fitch's Bridge Wall Repair

Daniel Emerson

- 2020-12 Housing Coordinator FY20

Carolyn Perkins will cover the motion readings for anyone who is unable to attend.

Brief discussion ensued regarding warrants for upcoming Spring Town Meeting.

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### **REVIEW PROJECT UPDATES IF ANY**

#### **PROJECT UPDATES – PRESCOTT SCHOOL**

Bruce Easom informed Committee members that the Prescott School did not receive any bids for their sprinkler system.

Brief discussion ensued regarding content of bid documents. Although a number of companies took a tour of the Prescott School Building a common concern was coming up with a design plan for the work being proposed. An option may be to divide the job into two parts: design and installation. Mr. Easom will let us know of any updates.

#### **PROJECT UPDATES – JD POOR MURAL PRESERVATION**

Carolyn Perkins said that the mural has not been transported to the Groton Inn yet due to the recent weather.

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### **REVIEW CPC BUDGET**

Bruce Easom did not have any updates as there have been no changes.

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### **CPC BILLS**

Committee members reviewed and signed two invoices. The first invoice was for Duck Pond Restoration from Solitude Lake Management and the second invoice was for Prescott School Upgrades from Moison ACE Hardware.

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## MEETING MINUTES

Committee members reviewed minutes from April 8<sup>th</sup>. For next year's CPA Project applications, the final scores should be rounded up to the next whole number.

**Daniel Emerson moved to approve the meeting minutes from Monday, April 8<sup>th</sup>. Timothy Siok seconded and the motion carried by unanimous vote with Bruce Easom abstaining.**

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**Robert DeGroot moved to adjourn the meeting at 7:35 PM. Daniel Emerson seconded and the motion carried by unanimous vote.**

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Respectfully submitted by Sammie Kul, Inter-Departmental Assistant

**APPROVED: MAY 13, 2019**

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APPROVED

# LIBRARY ROOF ARTICLES 8 AND 12D

Spring Town Meeting | April 29, 2019



**LIBRARY ROOF ARTICLES:**  
**#8: LIBRARY ROOF**  
**#12D: 1893 LIBRARY ROOF PRESERVATION**

Presentation to Spring Town Meeting, April 29, 2019

## All Roofing Systems Need Replacement

- The 1999 Synthetic Slate shingles are deteriorated.
- The 1999 gutters and downspouts are undersized and poorly installed.
- The junction between the two buildings is inadequately protected - leading to recurring leaks.
- The 1999 Rubber Roof is at the end of its life and needs to be replaced.
- After 126 years, the 1893 slate roof needs replacement with snow and ice shield to protect and preserve the historic building from recurring ice dams.

## The Problem

- The Groton Public Library Experiences Ongoing Water Damage to its Interior Spaces and Exterior Walls
  - The Town/Library has already spent over \$100K on repairs and the damage is getting worse
  - The only remedy is to replace all roofing systems



## Deteriorated Synthetic Slate (1999)



Defects include cracked and broken shingles, loss of protective coating/discoloration, moisture absorption, gaps between seams, and vegetative growth. The snow guards/rails are loose and deteriorated (a fall hazard).

## Library Roof Orientation

Slate Steep Slope  
(1893 Building)

Rubber Low Slope  
(1999 Addition)

Synthetic Slate Steep Slope  
(1999 Addition)



## Request #1

- Article 8: Funding to Replace All Library Roofs Includes:
  - Contractor Services
  - Oversight by Both OPM/Clerk of the Works and Architects
  - Replacement of All Failing Roofing Systems:
    - 1893 Slate Roof & Historic Skylight: Slate is a long-lasting product (75-125 years) and the incremental cost (about \$100K) will result in lower lifetime costs.
    - 1999 Rubber Roof & Skylights
    - 1999 Synthetic Slate Roof
    - All Underlayments, Flashings, Snow Rails, Gutters, & Downspouts
    - Repair All Damage, Esp. Faulty Joint Between the Two Buildings

# LIBRARY ROOF ARTICLES 8 AND 12D

Spring Town Meeting | April 29, 2019

## Request #2

- Article 12d: Use Community Preservation Funding of \$300,561 to Replace the 1893 Roof & Underlayments to Protect and Preserve the Historic Library Building.

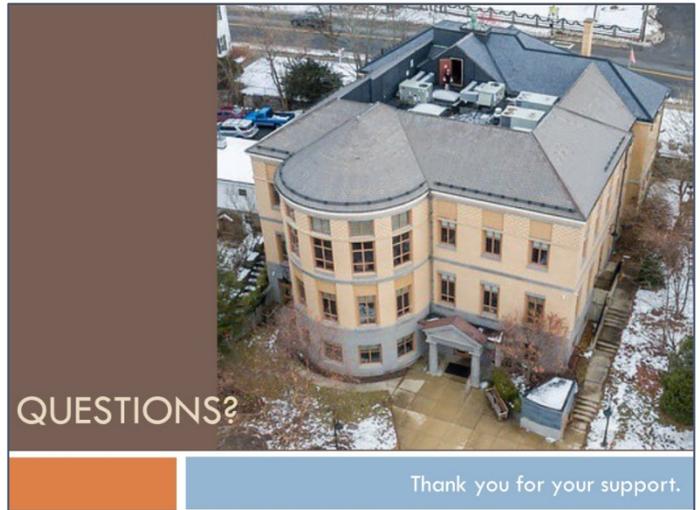


## Requested Funding

Item	Amount
Lowest Base Bid (with Alternates)	\$ 1,346,000
Remove Alternates (Windows, Masonry, Sealants)	\$ 240,259
Bid as Proposed by Library Trustees	\$ 1,105,741
Contingency - 15%	\$ 165,861
Owner's Project Manager/Clerk of Works	\$ 70,000
Architect's Oversight	\$ 90,000
<b>Total</b>	<b>\$ 1,431,602</b>
Community Preservation Committee Grant (Article 12D)	\$ 300,561
Request of Town Meeting (Article 8)	\$ 1,131,041

## Bid Process

- Architects/Building Envelope Engineers (GRLA)
- Three Bids Received – All Higher than Estimated
- Lowest Bid: \$1,346,000
- The Trustees Have Removed Alternates (\$240,259); Requests are for Roofing Systems Replacements only



## Groton Public Library Board of Trustees

David Zeiler, Chair

Jane Allen

Marilyn Dabritz

Mark Gerath

Kristen von Campe

Nancy Wilder

[gpltrustees@gpl.org](mailto:gpltrustees@gpl.org)

Chris Paszko,  
Building Envelope Sciences Division Head,  
Gorman Richardson Lewis Architects (GRLA)

GRLA's 2018 Library Building Envelope  
Assessment Report Available Online at  
[gpl.org/about-the-library/trustees/](http://gpl.org/about-the-library/trustees/)