

## **Capital Planning Minutes**

January 16, 2019

Meeting called to order at 7:30pm

Attending: Pete Montero, Robyn Dunbar, Adam Hogue, Jim Henderson, Jaki Apsler, Audrey Kalmus, Maria Hylton and Jonathan Dwyer.

Also Attending: Jeff Birchby, FinCom Liaison, Mary Day, Assistant Town Administrator, Martin Dermady, Lincoln Library Board and Barbara Myles, Library Director.

### **Parapet Repairs**

Mr. Dermady stated that BRS was contacted because of evidence of leaking inside the Library. BRS looked at the exterior to identify where the water was coming in. There were elements of exterior envelope deterioration. Capstones need to be replaced and the lollipops should be done at the same time. Mr. Henderson questioned whether the roof was being looked at on a regular basis. He felt that it had deteriorated quite a bit and questioned if it had been looked at since the study in 2004. Discussion ensued regarding regular inspections of the roof. The committee expressed their disappointment that the study was done while the interior walls were still wet. Although the report identifies flaws it doesn't identify exactly where the water is coming from.

Mr. Henderson stated that the program may not solve leaks...is that the main objective? Can the list be pulled apart? \$95k to make repairs that will not fix leaks is ridiculous. It seems like they should be on a program like the Town. It could be that we need to hire another firm to do a study. We could do a temporary stabilization versus a repair, evaluate the flashing in wall and do a water test. Are there structural deficiencies or other items that are adding to the problem?

Ms. Apsler stated that in the past they have had the 10 year study of the building done and it works well. The study has been pushed off for 5 years so it has been 15 years since a comprehensive study has been done.

### **Maintenance**

Library maintenance and cutting \$10k contingency was discussed. Feeling is that \$10k contingency is already built in because of the exceptional items.

Action Item: Have another conversation with Library. Request monthly updates on the A/C.

### **Hartwell Roof**

Ms. Kalmus will take to FinCom and recommend that we fund this year.

### **School Maintenance**

What is the \$75k for? Could this be reduced now that the School project has been approved?

All of the requests were reviewed and are approved as attached while holding out the Library, Hartwell and School Maintenance requests until questions can be asked.

**Vote**

Ms. Hylton moved to approve the items as outlined on the attached summary, excluding Library, Hartwell Roof and School Maintenance. Ms. Apsler seconded and the vote was unanimous.

The next meeting was scheduled for January 24<sup>th</sup> at 8:30am.

Ms. Apsler moved to adjourn, Mr. Montero seconded and the meeting adjourned at 10pm.

Approved: August 6, 2019