



Town of Longmeadow
Massachusetts
Community Preservation Committee



Telephone 413-565-4110
Fax 413-565-4112

20 Williams Street
Longmeadow, MA 01106

www.longmeadow.org

Application for **Community Preservation Act Funding**

Instructions

1. Review attached Community Preservation Act (CPA) funding eligibility, selection criteria (Appendix), and application.
2. Prepare and submit 10 typed and double-sided copies of the application form and project description to the CPC, c/o the Town Clerk's Office, Town Hall, 20 Williams St., Longmeadow, MA 01106.
3. The Community Preservation Committee (CPC) will accept project proposals **through December 3, 2019** for possible consideration at the following Annual Town Meeting.
4. The CPC will review all applications and schedule a meeting with each applicant to discuss its proposal.
 - a. The CPC may ask for more information before deciding to recommend the proposal for funding.
 - b. The CPC may request that you present your proposal at a public hearing.
5. If the project is selected for a funding recommendation, the CPC will submit it to Town Meeting.
6. Town Meeting has the sole authority to fund projects.

** Please note that the Committee reserves the right to modify these procedures and timeframe. Emergency applications will be accepted at the discretion of the CPC. The committee reserves the right to reject applications that are incomplete or late.*

Application Form

For CPC Use: Project # _____
Received on: ___/___/___ Received by: _____
Reviewed on: ___/___/___ Determination: _____

Applicant Information

Project Title: Storrs Library Roof Replacement		
CPA Funding Request: \$223,000	Total Cost of Proposed Project: \$223,000	
Applicant Name: Mario Mazza, DPW Director	Contact Name: Mario Mazza	
Mailing Address: 31 Pondsides Road	Community Preservation Act Category <i>Please check all that apply:</i>	<input type="checkbox"/> Community Housing
City, State, Zip Code: Longmeadow, MA 01106		<input checked="" type="checkbox"/> Historic Preservation
Phone/Fax: 413-567-3400		<input type="checkbox"/> Open Space
Email &/or Website: mmazza@longmeadow.org		<input type="checkbox"/> Recreation

Please attach a project description and budget, as indicated on page 2.

FY2019 CPA Application
Storrs Library Roof Replacement

Goals:

The goal of this project is to provide a long-term fix by replacing the flat membrane portions of the roof at Storrs Library. This will allow library patrons and staff to continue to enjoy the building in a safe, clean environment while preserving the history of Longmeadow and providing free and equal access to resources for the education and enjoyment of all community members.

Community Need:

The Richard Salter Storrs Library hosts thousands of visitors yearly with approximately 450 visitors *daily*. Over recent years, the library has suffered severe water damage in multiple areas of the building as a result of the failed roof. According to the 2008 Facility Study from JCJ Architects, the flat roofs are beyond their useful life as they are meant to last twenty years. It is imperative that proper measures are taken to maintain the integrity of Storrs Library so that patrons may continue their enjoyment, education, and social interactions that the building currently provides. A brief building history is provided below which highlights the pride and detail that went in to the construction of the library.

The library was built in 1932 as a two story structure on Longmeadow Street within the Historic District. In keeping with the Georgian architectural style, the plans called for a boxy, symmetrical structure with a centered front entrance flanked by pillars and topped with decorative dental-work cornices. When it was completed, the building was considered among the finest library buildings in New England. In the late 1980s, it became apparent that the library, built for a town of 4,500 residents, was no longer meeting the needs of Longmeadow's growing population of 16,000. Director Carl Sturgis and the board of selectmen submitted proposals for an expansion, and funding was provided by a combination of town money and private donations. The \$2.2 million renovation was designed by King & Tuthill Architects of Avon, CT, and the building was completed in 1992. It expanded the building significantly, adding a children's room, spacious circulation desk area, and additional storage and shelving space.

Community Support:

Please find a letter of support from Library Director, Jean Maziarz.

Action and Timeline:

Plans and specifications can be finalized and bid in the summer of 2020. Construction can be completed during the fall of 2020. The project will be coordinated with Library staff to minimize conflicts with programs.

Maintenance:

As stated in Jean Maziarz's letter, during the last few winters, the Library has received interior water damage in six different areas. This water damage has required a great deal of staff time to move materials, relocate furniture, and call on the DPW to once again bring in heavy duty dehumidifying equipment to dry out the damaged areas. In a few instances, after the roof has been repaired, the DPW has repainted ceilings and walls, only to have water damage reoccur. Also, when construction personnel were recently on the roofs for our window replacement project, they reported that the flat roofs were "spongy". Repairing the roof now will significantly decrease maintenance time and costs for many years.

Preservation:

n/a

Budget:

The attached quote was provided by Hill Engineering totaling \$250,000. \$250,000 less \$27,000 (awarded last year) equals the project request of \$223,000.



Nicholas Georgantas <ngeorgantas@longmeadow.org>

TOL-Storrs Roof replacements

2 messages

Jamie Reinhardt <jreinhardt@hillengineers.com>

Wed, Jul 24, 2019 at 8:20 AM

To: ngeorgantas@longmeadow.org

CC: Dan Downer <ddowner@hillengineers.com>; jreinhardt@hillengineers.com

Nick,

Pursuant to our discussion regarding roof pricing for Storrs, please find the following budgetary costs:

Original 1933 slate roof:

Hill has not performed a thorough review of the roof. A preliminary budget of \$10,000-\$20,000 should be maintained at this time. Hill can review the roof on the next scheduled visit to Longmeadow.

Flat membrane roofs:

The completed scans and report indicate significant moisture in numerous locations. As a result, the 'roof-cover' approach is not recommended. A budget of \$93,000-\$110,000 should be maintained for a complete tear off to the roof down to the sheathing. Unit pricing will be requested of the bidders for the possible replacement of damaged sheathing.

The asphalt roof (1993 addition):

This roof is at the end of its useful life. A budget of \$75,000-\$100,000 should be maintained. This roof is complex along the roof eaves as a roof membrane was used at the eave/fascia into the gutters. The dormers also add a level of complexity to the detailing/construction of the dissimilar materials. (Photos below.)





Hill recommends carrying the higher budget values for all the categories presented \$230,000. A budget of \$250,000 would be even better if all the downspouts are scheduled for replacement as many are damaged.

Let me know if you have any questions.

JF

Nicholas Georgantas <ngeorgantas@longmeadow.org>
To: Mario Mazza <mmazza@longmeadow.org>

Wed, Jul 24, 2019 at 12:02 PM

FYI

I am awaiting an itemized proposal from our local roofing vendor for the complete replacement of membrane roof by section (4 areas). With the funding acquired through CP (27K) hopefully we can at least tackle the 2 most problematic sections with some fund cushioning in the instance the sheathing is compromised in those areas. If pricing is on target I'd like to put out an IFB for this project in the next week or so.

Nick Georgantas
Facilities Director
Town of Longmeadow



[Quoted text hidden]



RICHARD SALTER STORRS LIBRARY
493 Longmeadow Street
Longmeadow, MA 01106
www.longmeadowlibrary.org

November 25, 2019

Dear Community Preservation Act Committee,

This letter is in support of the CPA application being submitted to replace the multifaceted roofs of the Richard Salter Storrs Library.

The Richard Salter Storrs Library was built in 1932 as a two story structure on Longmeadow Street within the Historic District. In 1992 an addition was constructed in order to accommodate the growth of the community and the number of community members who were using the Library facility on a daily basis. Incorporated into the new building design are several areas of flat roofs. Through the years, these have been patched and repaired, but the functioning life-span has expired. During the last few winters, the Library has received interior water damage in six different areas. This water damage has required a great deal of staff time to move materials, relocate furniture, and call on the DPW to once again bring in heavy duty dehumidifying equipment to dry out the damaged areas. In a few instances, after the roof has been repaired, the DPW has repainted ceilings and walls, only to have water damage reoccur. Also, when construction personnel were recently on the roofs for our window replacement project, they reported that the flat roofs were "spongy" and many shingles were missing.

The Library is a very busy town department with 450+ people of all ages visiting daily to access resources, attend educational programs and story hours, and use the space for meetings or group study. The Library's mission is to preserve the history of Longmeadow and to provide free and equal access to resources for the education and enjoyment of all community members. It is important to maintain the integrity of Storrs Library as a community gathering place and resource for books and social opportunities. Please help this mission by supporting the roof project.

Your consideration of this project proposal is appreciated.
Thank you,

Jean Maziarz, Library Director
jmaziarz@longmeadow.org

Main: +15063-9181 | Discovery Room: +15065-182 | Fax: +15065-9154

Project Description

Proposals must answer the following questions. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project important? How does it meet the objectives outlined in existing town plans?
3. **Community Support:** Describe the community support for this project. Include letters of support, if any.
4. **Action Plan & Timeline:** What is the schedule for project implementation, including start and completion dates?
5. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
6. **Preservation:** CPA projects may require deed restrictions. For more information, please see the Community Preservation Coalition website at <http://www.communitypreservation.org/index.cfm>. If applicable, attach a copy of the proposed deed restriction language.

Additional Information

Provide the following additional information, as applicable:

- A. Documentation that you have (or will have) control over the site, such as Purchase and Sale Agreement, option or deed.
- B. Evidence that the project does not violate any zoning ordinance or any other laws or regulations.
- C. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation.
- D. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

Budget

1. **Budget:** What is the total budget for the project? All expenditures must be clearly identified.
2. **Other funding:** Specify what additional funding sources (public/private/in-kind) and amounts are available, committed, or under consideration. Include commitment letters, if available, and describe any other attempts to secure funding for this project.
3. **Mandated 'Construction' expenses:** If your proposed project involves construction, installation, demolition, maintenance or repair to a building or public work (horizontal construction), the payment of Prevailing Wage to the construction workers is mandated and will be enforced. Contact the Purchasing Department (413-565-4185) to obtain the prevailing wage rate sheet for use in obtaining realistic contractor quotes. This will help to ensure that your budget request is appropriate to what the actual expense will be.

Please send Application Form and Project Description Proposal, by the last Thursday in November, to:

Longmeadow Community Preservation Committee
c/o Town Clerk's Office
Longmeadow Town Hall
20 Williams Street
Longmeadow, MA 01106

Thank you for your proposal!

