

2025 James Blackstone Memorial Library Building and Grounds Projects

Below is a current list of Building and Grounds projects that have been identified at the James Blackstone Memorial Library. These projects are representative of many challenges associated with the upkeep of both the historical portions of the library and renovated areas. The projects are organized into two broad categories – (1) Projects likely to require town assistance in terms of funding and guidance/expertise, and (2) Projects we believe we can do with library resources. This list will hopefully help the town and library develop financial plans for upcoming capital expenditures and ongoing maintenance.

PROJECTS LIKELY TO REQUIRE TOWN ASSISTANCE

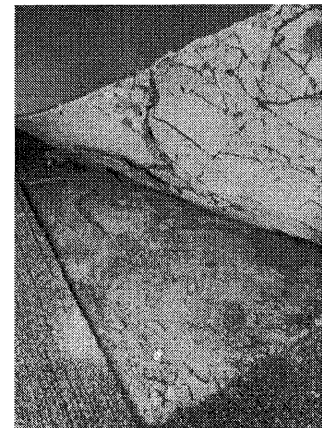
1. Water infiltration

- **Water from above** is causing moldings and walls to deteriorate in several locations. The water can be coming in from leaks in the flat roofs, and/or through exterior masonry walls through cracks or other possible means of penetration. Water penetration is also a problem in the Green Room in the auditorium where expensive A/V equipment is located. Remediation will probably be costly and could require replacing the flat roofs. In addition to requesting financial assistance for remediation, the library feels that this issue merits a thorough assessment by professionals to determine the source of the problem before proceeding with any type of fix. Assistance with funding for this assessment is also requested.

NOTE: The Dome roof is approaching the end of its expected lifespan. At this time, there are no apparent leaks from the Dome roof. However, we think we need to have this potential roof repair project on our radar, and have a plan for funding this longer term project sometime down the road. It may make sense to have an assessment made of the Dome at the same time we have roofing professionals evaluate leaks from the flat roofs.

- **Water/moisture from below** is causing deterioration under the carpet in the Children's library; this is starting to happen in the Teen area as well. [See Photo...]

This problem was first identified in the Fall of 2023. Since then, the library has consulted with various professionals, including Barall-Konover, the company that worked on the floor in the 2018 renovation. While we have questions relating to what kind of moisture testing and vapor barrier requirements were specified for the renovation, regardless of the history, this needs to be addressed and remediated. Again, a thorough assessment is needed to identify exactly what is causing this problem before moving forward with any fix.



Just this week we received a long awaited proposal from Barall-Konover. The proposal is both expensive and disruptive. This is definitely another project that requires assistance from the town in terms of funds and expert advice/guidance.

2. Abatement

Dealing with water infiltration will entail dealing with lead painted walls. Other projects involving floor repairs could entail removing asbestos tiles. Remediation costs could be higher than anticipated if we need to do lead and

asbestos abatement The library is going to bring in a vendor to assess where abatement will be needed. This is another issue where the library may need town assistance.

3. HVAC Mechanicals

The library deals with all types of HVAC issues almost on a weekly basis. There are many ongoing HVAC maintenance repairs that are paid for as operating expenses (see below for some HVAC issues that will be addressed using library resources). Above and beyond those issues, the Boilers are quite old and we anticipate them needing to be updated sooner than later. The library would like to have a plan in place for assistance with funding this critical infrastructure equipment.

PROJECTS FUNDED WITH LIBRARY RESOURCES

1. Ensuring expensive equipment is secure and protected from water and fire hazards

There is a lot of control equipment in the Staff Area Entrance. This equipment is near a water closet that has been leaking and causing rusting, wall deterioration and mold. Additionally, the open Book Drop that is located in this area represents a fire hazard. This area needs to be reworked to make it dry, safe and secure. [The floor tiles in this area are deteriorating and could require asbestos abatement.]

2. Air Handling

Many Return vents are constantly accumulating dirt. We will investigate why this is happening and assess what we can do to prevent this.

3. New drop ceiling tiles & grids, and lighting on lower level

We will develop a phased approach to upgrading ceiling tiles and lighting on lower level to be like what we have in the renovated areas. [We should address the Air Handling issues first to ensure a new ceiling doesn't get discolored and dirty.]

4. Ongoing Building Maintenance

- Repair ceiling and wall cracks
- Repair antique light fixture in auditorium
- Fix Plumbing leaks
- Mold/mildew remediation in Utility Building

5. Ongoing Grounds Maintenance

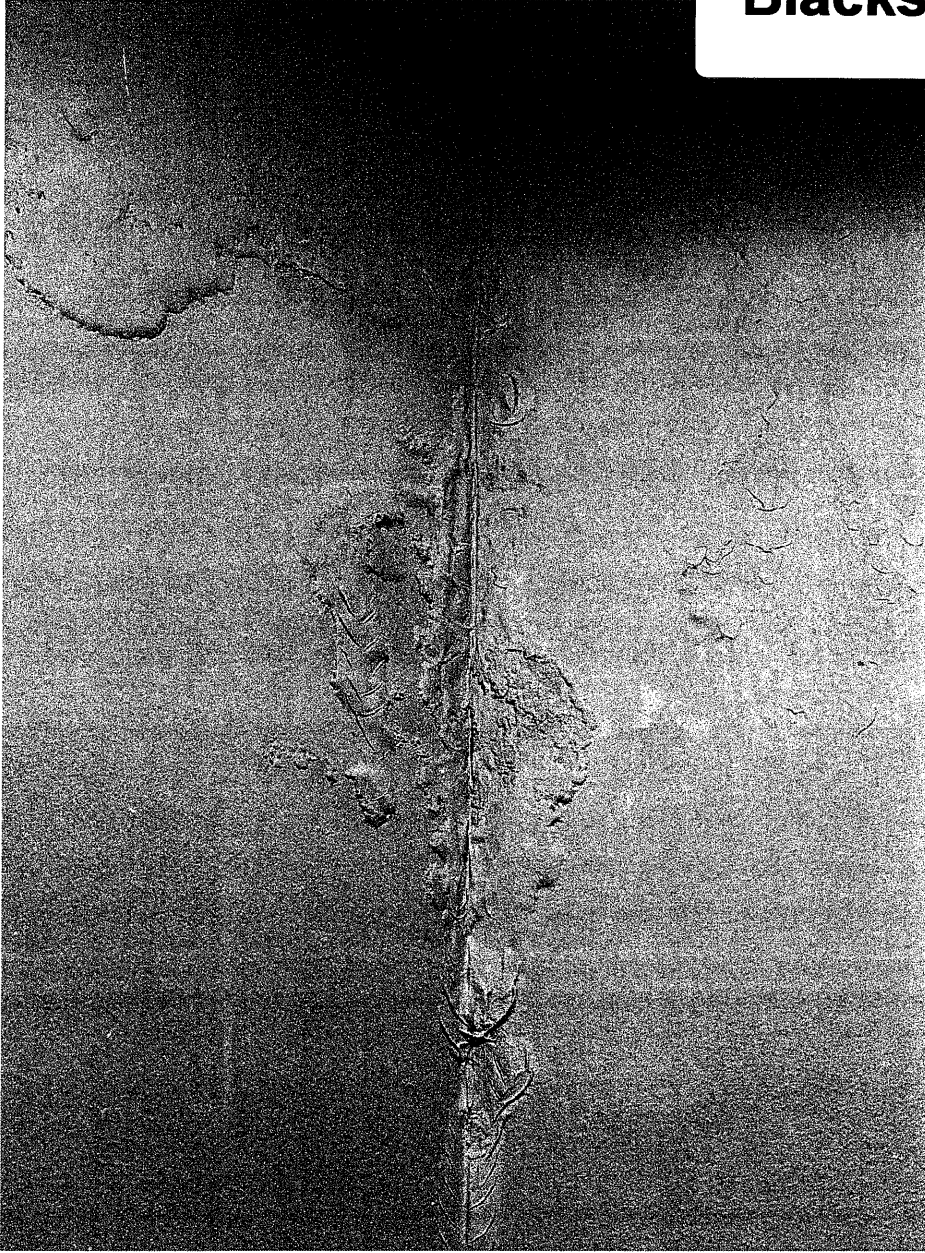
- Sidewalk repair by Utility Building
- Front steps hand railing
- Parking lot sealed and lines painted
- Restore/replace front benches

Item #12D
Blackstone Library



Plaster crumbling, First Floor mezzanine wall/ceiling around curved section

Item #12D
Blackstone Library



Leak (possibly from extreme driving rains two summers ago – not active during regular rainfall)

Item #12D
Blackstone Library



Leak from ground floor water closet (repair in progress); tile floor may need abatement

Item #12D
Blackstone Library



Leak from ground floor water closet (repair in progress); tile floor may need abatement