NORTHLAND PUBLIC LIBRARY AUTHORITY

Building and Grounds Committee MEETING – Held in person and virtually, using Microsoft Teams

May 13 2025, 7:00 p.m.

Minutes

I. Call to Order: The meeting was called to order at 7:00 p.m. Present: Tom Kosmala, Dana Getz, Kim Englert, Nicholas Yon, Alexis McKinley, Kati Coleman, Kelley Moten, Bob Lukitsch, Amy Steele. Excused: Jayme Kostandinu.

II. Comments from the Public: – There were none

III. New Business:

a. New Northland Project
   i. Review of Project Status - Bob Lukitsch & Amy Steele
      1. Sprinkler System – Amy began by recapping the recent vendor interactions on the Sprinkler Pump work and mentioned that we have received conflicting information from different contractors. Vrabel insists that the sprinkler heads all need replaced and that the room needs to be expanded. Despite another vendor suggesting neither of those were necessary, after a meeting with representatives from the Town of McCandless (President of Council, Town Manager, Building Inspector and Fire Marshall) it was their recommendation that we use Vrabel for the entire project using the change order process. We also learned that the permit for the sprinkler work was ready for issuance so the work will begin soon.

         Amy also mentioned that the exterior façade work was underway and that the entry doors were installed. Drywall is complete and painting (primer) has begun. Next week they will remove existing Teen Space carpeting and install the new carpeting in the Teen Space the week after Memorial Day, which will require the temporary relocation of majority of the Collection to the open space upstairs.

2. Exterior stairs – Still waiting to receive final authorization from R3A's insurance company to proceed with this work.
3. Furniture – Furniture has been selected and a final quote is expected soon. The plug stations selected were rejected as they could not be configured without USB ports, so the expected solution will be to use power strips instead. The Foundation will consider a request to purchase the furniture on our behalf with the money raised from their Capital Campaign, and then donate it to the Authority. They are also being asked to approve the proposal from Scherer Electric to provide power to the Cumberland Road sign.

ii. Update on Café – Subcommittee
1. Lease – Commonplace Coffee is working on the County Health Department permit - that application triggered a visit from MTSA to take a look at the grease trap to make sure it would work correctly. That is not expected to cause any problems. There was also a brief discussion about the Café Vendor's request for signage – all wayfinding signage will not be vendor specific, but we are working with them to accommodate their request for branded signage at the entrances.

b. Elevator – The elevator has stopped working twice now from power anomalies, and Staff is working with Scherer Electric to repair or replace the surge protector on the 480 panel in the elevator room that is expected to eliminate this issue. Amy also mentioned that we had a pinhole leak in a water pipe above the entrance to the Public Women's Rest Room – this is a common problem in areas serviced by West View Water so we expect more of these in the future – water line replacement will be added to our Capital Plan. All of these unexpected repairs will result in a pared back design for the upstairs Rest Room.

IV. Unfinished Business:
a. None

V. Minutes from April 14, 2025 meeting: Some amendments to the minutes were discussed before Kim made a motion to accept the (amended) Minutes of the April 14 meeting, which as seconded by Dana and the motion passed unanimously.

VI.

VII. Comments from the Public: There were none.

VIII. Adjournment: Amy moved adjournment of the Meeting, Kim seconded and the Meeting was adjourned at 8:07 p.m.