

Bristol Town Administrator

From: Coco Moseley <lawrencelibrary1911@gmail.com>
Sent: Monday, April 19, 2021 12:26 PM
To: Bristol Town Administrator
Cc: Ian Albinson
Subject: Re: Library Maintenance

Thank you, Val, for sharing Ted's list. The priority is on figuring out the roof and ice situation for the winter, as it is a real hazard. Ian and I also talked about Lawrence Lane needing some attention. There are big potholes and puddles that are especially challenging to our older patrons and cause some flooding outside the side entrance.

Additionally, the front stairs are in need again. They were re-painted last fall, as you may remember, and were closed all winter due to the ice issue, so very little traffic. They are all peeling again and the rust is coming through the paint again. My sense is they need to be scraped and either just stained or painted with an oil-based paint since the latex paint just peels. From what the board has told me, the stairs have been an ongoing challenge and it just seems a little nuts to have them repainted every 3 years. I think a stain or an oil-based paint would last a great deal longer and be less expensive over the long haul.

Please keep me posted if you need anything else from me.
Best,
Coco

Director
Lawrence Memorial Library
40 North St
Bristol, Vermont

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On Mon, Apr 19, 2021 at 12:11 PM Bristol Town Administrator <townadmin@bristolvt.org> wrote:

Hi Coco,

Ted's list is attached. I/we would be interested in your feedback and if there are other concerns we should be aware of.

I hope all is going well.

--Valerie

Valerie Capels, Town Administrator
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From: Coco Moseley <lawrencelibrary1911@gmail.com>
Sent: Monday, April 19, 2021 10:39 AM
To: Bristol Town Administrator <townadmin@bristolvt.org>
Cc: Ian Albinson <ianalbinson+sb@gmail.com>
Subject: Library Maintenance

Hi Val,

I was wondering if you could share Ted's list of library repairs and the estimate for the work with Ian and me. We are working out a list of priorities for the library within the budgeted amount for maintenance.
Thanks so much.

best,
Coco Moseley

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January 28, 2021

SOME ITEMS THAT NEED TO BE ADDRESSED ON TOWN BUILDINGS:

(This may not be the complete list as I may not have noticed some items, and will not include damage that cannot be easily seen. No pricing is included at this time but if items are selected for attention I will be willing to estimate possible costs that can be used for competitive bidding, if necessary, or discarded as you wish. None of the the subcontractors I have contacted for estimates, including those who have inspected work, have responded with pricing.)

LAWRENCE MEMORIAL LIBRARY:

1. Some sort of water leakage on the north side of the building near the telephone boxes.
2. Crown molding on west side is disconnected from the framing and birds have taken up residence behind it.
3. Eaves trough on west side has failed and is bent down. Improper installation, probable replacement needed.
4. The slate at the eaves of all sides of the building has become disconnected and needs to be reattached/replaced. There may also be other slate repairs necessary as if the eaves are in this condition it is probable that there are other issues.
5. The corner moldings on the walls are deteriorated in several places and should be repaired/replaced.

6. An exhaust fan hood on the south side is broken off and should be replaced.
7. The entire building is in need of a thorough scraping and repainting. Neither of the contractors contacted have responded.
8. It has been suggested that a V-type diverter for the front porch roof and an ice bar up on the main roof should be installed to minimize snow and ice falling from there onto the front steps which are now closed to traffic as a result. Snow angels will probably not be a sufficient solution.

HOLLEY HALL:

1. The front stair treads are in rough shape and need to be replaced. The risers appear to be in good shape but the color is questionable.
2. The deck boards need to be replaced. The stair treads and deck boards are white oak flooring which was specified by the rep from the state historical society- this was a poor choice.
3. The newel posts are out of plumb and should be straightened and secured.
4. The entire west side of the stairs and deck is rotted and in rough shape. Needs replacement and possibly some structural repairs.
5. There are several masonry repairs needed on the north side of the building.
6. The wooden areas on the north side of the building are in need of scraping and painting.
7. The railing on the entry roof has deteriorated and needs attention or replacement. The finials on the railing posts have pretty much rotted off. The porch roof doesn't appear to be in bad shape at this time.
8. The wooden supports that support the bell carriage have rotted to the extent that the carriage nearly separated from the bell. This has been temporarily addressed. The wheel

that could be used to swing the bell is rotted- this is more of a historical issue than an immediate repair necessity.

9. The deck of the bell tower is cracked and separated allowing some water infiltration. The solution might be a continuous layer of liquid roofing to be applied over it, but temporarily removing the bell before its application would be the most foolproof solution. This would also allow the rotted supports and other wooden parts to be replaced.
10. There are a few suspicious wet or wetted areas indicating that the bell tower and associated areas are leaking. One of them, on the south wall of Meredith's office, is only occasional but should be investigated. Some temporary repairs in this area should be addressed. Please see Meredith's photographs.
11. The railing on the side entry to Meredith's office is rotted.
12. It has been suggested that a snow and ice bar be installed on both roofs that pitch down toward the front stairs, and the side porch roof, to prevent snow and ice from cascading down onto the walking areas.
13. There are several questionable masonry related areas on all side of the building that need investigation and repair.

BANDSTAND:

1. The bandstand has begun sloping to the north. Supports under the structure need to be investigated.

This is by no means a complete assessment of building needs but may provide a good start. Some of the above items are in need of immediate attention. Thank you. Ted