

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 3rd, 2015** for possible consideration at the following Annual Town Meeting.
4. The CPC will review all applications by December 31 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 # 2016-6
Received on: / / Received by:
Reviewed on: / / Determination:

Applicant Information

Project Title: Storrs Library Service Ramp & Step Repair			
CPA Funding Request: \$79,000		Total Cost of Proposed Project: \$79,000	
Applicant Name: Mario Mazza		Contact Name: Mario Mazza	
Mailing Address: 31 Pondsides Road		Community Preservation Act Category <i>Please check all that apply:</i>	Community Housing
City, State, Zip Code: Longmeadow, MA 01106			<input checked="" type="checkbox"/> Historic Preservation
Phone/Fax: 567-3400/567-9018			<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.



Town of
LONGMEADOW, MASSACHUSETTS



31 Pondsides Road – 01106
TEL (413) 567-3400 ~ FAX (413) 567-9018
e-mail: publicworks@longmeadow.org
DEPARTMENT OF PUBLIC WORKS

FY2017 CPA Application
Storrs Library Service Ramp and Step Repairs

The Storrs Library was constructed in 1932 and expanded in 1990. The service ramp and steps do not meet current code requirements (see the attached letter from Building Commissioner, Paul Healy). Leaving these structures out of compliance with building code represents a major liability concern for the Town in the event someone gets injured. This funding will provide for a new ramp and stairs.

Community Support:

Please find a letter of support from the Library Director Karen Kappenman and Library Board President, Robert Humberston.

Action and Timeline:

Plans and specifications can be developed and completed during the year if the project receives a recommendation and funding. Construction can be completed during the summer/fall of 2016 and will be coordinated with the Library Director to minimize conflicts with Library programs.

Maintenance:

Maintenance of the Storrs Library will continue to be provided by the DPW Maintenance Division.

Preservation:

The Storrs Library was constructed in 1932 and an addition was constructed in 1990. The Storrs Library averages 450 patrons per day. This service ramp was constructed poorly and it is a hazard in dry weather and treacherous during the winter. Maintenance and custodial workers use this entrance and the Town has an exposure to liability every time someone uses this ramp.

Budget:

The town on call architect has provided an estimate of \$79,000 for this project.

RICHARD SALTER STORRS LIBRARY
693 Longmeadow Street, Longmeadow, MA
Telephone: (413)565-4181 Fax: (413)565-4183

November 18, 2014

Dear Community Preservation Act Committee,

This letter is in support of the application being submitted to redesign the library's accessible ramp as well as exit drive service ramp. Currently neither of these ramps meet the challenges of the community members who require assistance when accessing our building, or the delivery personnel with daily deliveries to the library.

The Richard Salter Storrs Library is located within the Historic District of the town of Longmeadow. The original building was built in 1932 and then 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. At that time, a ramp was added for access to the building at both the front and back entrances.

The front entrance ramp was intended for accommodating those patrons who, due to various challenges, are not able to use the stairs. According to the 2008 Town-Wide Facilities Study done by JCJ Architecture "*The clear space on certain sections of the ramp appears to be less than the requisite 36-inch clear minimum. A turning area at each change in direction on the ramp which will accept a 60-inch circle is not provided.*" (from Section 12: Storrs Library). This refers to the four right angle narrow turns currently incorporated into the ramp.

The back exit ramp intended for use by delivery personnel is currently only used for removing the trash bins from the building by custodial staff and is a constant source of concern due to the steep angle and heavy icing during winter months. According to the 2008 Town-Wide Facilities Study "*A ramp from the drive-aisle to the sidewalk does not appear to meet the regulations for curb cuts. The side wings of the ramp exceed the 1:10 maximum side slope and create a tripping hazard.*"

From the section of the Facilities study entitled "Facility and Site Deficiencies" the report adds "*The existing ramp does not conform to dimensional requirements of national standards.*"

The library is a very busy town department with 450 people of all ages visiting daily to access resources, attend educational programs, book groups 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. Without a safe and acceptable means of entering the building, many of our community members are denied equal access to these resources. We seek your help in providing safe, equitable access to all Longmeadow residents.

We appreciate your consideration of this project proposal.

Sincerely,

Karen Kappenman, Executive Director
kkappenamn@longmeadow.org

November 18, 2014

Dear Community Preservation Act Committee,

As President of the Board of Trustees of the Richard Salter Storrs Library, on behalf of the full Board of the Library, I ask that you give your fullest possible consideration for the four improvements to the Library premises which our Library Director, Karen Kappenman, has presented for your review by means of her submission of three separate letters outlining these urgent repair and restoration needs.

Three of these requests -- the repair and reconstruction of both the front and rear access ramps, and repairs of cracks and deterioration throughout the sidewalks and parking lot areas for access to the Library -- clearly represent serious public safety and liability issues, in addition to the importance of the preservation and appearance of this important Town structure within our Historic District.

The fourth request -- the replacement of deteriorating and poorly functioning windows -- is essential for both the maintenance of energy efficiency and comfort for our patrons as well as protection of our collections and the preservation and appearance of the historic structure.

The Storrs Library serves as the Town of Longmeadow's primary facility for informational and programmatic needs, serving on average some 450 patrons per day during the 50 hours per week it is open. We are the most visible and viable medium to serve Townspeople of all ages and physical challenges, and these requests are presented in the spirit of the safety, comfort and enjoyment by all who visit this jewel of Town resources.

The Board respectfully thanks you for your thoughtful recognition of, and support for, the valued mission which the Library fulfills on a daily basis, and asks that you give these important physical needs your urgent consideration.

Sincerely yours,

Robert R. Humberston
President, Board of Trustees



Town of Longmeadow
SELECT BOARD & TOWN MANAGER

20 Williams Street • Longmeadow, MA 01106
Tel. (413) 565-4110 • FAX (413) 565-4112 • E-Mail townhall@longmeadow.org

TO: Stephen Crane, Town Manager
FROM: Paul Healy, Building Commissioner
DATE: 10/24/2014
SUBJECT: Accessible Ramp at Storrs Library

Some time ago I inspected the accessible ramp at Storrs Library located at 693 Longmeadow Street in Longmeadow. At the time of inspection I found the ramp was not in compliance with 521 CMR, section 24, (ramps), specifically, section 24.3, clear width and 24.4 landings. 521 CMR regulations came into effect on June 10, 1975. From review of building permits, this ramp was constructed in 1990 and should have complied with 521 CMR, section 24, (ramps).

FY2016 CAPITAL PROJECT BUDGETS

October 24, 2014

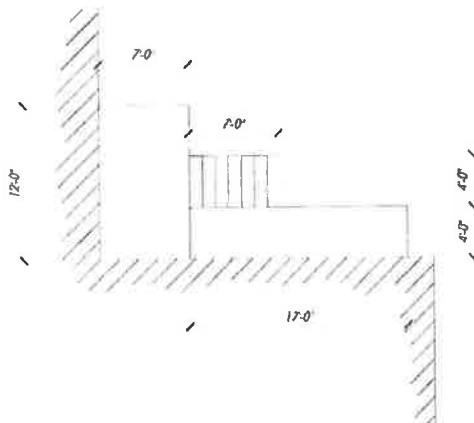
Storrs Library Service Ramp/Stair Replacement:

A. The existing service ramp and steps are in poor condition and ramp is non-compliant. Parging on the face of the existing concrete platform is crumbling and should be replaced with stone veneer to match existing. Remove existing concrete steps, entrance ramp and footings in their entirety and install a new compliant concrete service ramp (approx. 60 ln. ft.) to allow access to existing concrete platform. Stairs will be omitted.

B. Estimate of Probable Construction Costs:

1. Demo existing conc. ramp and stairs = \$1,200
2. Install new compliant conc. service ramp = \$52,000
3. Install new stone veneer = \$1,500.
4. Construction sub-total = **\$54,700.**
5. Design & Construction contingency @ 15% = \$8,205.
6. Soft costs (advertising, bidding) @ 10% = \$6,291.
7. Architectural & Engineering fee = \$8,995.
8. **Project Budget = \$78,191.**

C. Sketches:



D. Photos:



