

TOWNSHIP OF LOWER MERION
Library Committee

Issue Briefing

Topic: Submission of Keystone Grant for improvements at the Gladwyne Library

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Date: March 8, 2019

- I. Action To Be Considered By The Board:** Adopt a resolution authorizing the Township Manager to submit a grant application in the amount of \$29,000 to the Keystone Recreation, Park and Conservation Fund Grant to partially fund improvements at the Gladwyne Library.
- II. Why This Issue Requires Board Consideration:** The grant regulations state that the application must be submitted by the municipality that supports the library and include a resolution.
- III. Current Policy Or Practice (If Applicable):** In 2016, the Township funded a renovation to the Gladwyne Library. The scope of the project was limited to the addition of an elevator and restrooms to make the building compliant with the Americans with Disabilities Act. A few additional renovations related to the ADA projects were included. The scope of the project was developed in 2008, and the library roof and boiler weren't included in the 2016 remodel.
- IV. Other Relevant Background Information:** The existing roof has aged well beyond its typical lifespan. In recent years, isolated leaks have been patched as they occur. Fortunately, to this point damage to the interior of the library has been minimal, in large part due to the quick response by the library once leaks are identified. As leaking becomes increasingly common, the library proposes replacing the roof before a larger and more damaging roof failure occurs. The scope would include the entire roof and its associated flashings, replacing old gutters and re-installing gutters installed during the ADA upgrades. The small areas of roof that were added during the ADA upgrades would not be included within the scope beyond integrating their shingles and waterproofing into the overall roof. The new roofing material would be chosen to match the existing asphalt shingles that are currently installed. No change to the appearance of the library is proposed.

The current Weil-McLain boiler is 39 years old and has been operating on borrowed time. Repairs were required as recently as November of 2017. The library proposes replacing the boiler before it fails, preventing an emergency purchase and potential temporary library closures. A new system also has many energy saving benefits as the technology is much improved in four decades. The recommended replacement boiler is a Crown AWR280 cast-iron gas fired heating rated 280,000 Btu, 81% AFUE.

The estimated total cost for the project is \$58,000. The Keystone grant request is \$29,000, to be matched by \$29,000 in funding from the library.

- V. Impact On Township Finances:** The library building is owned by the library board, and the board has responsibility for maintenance of the facility. The project will have no impact on Township finances. The Township will simply act as the fiscal agent for the grant.
- VI. Staff Recommendation:** That the Board of Commissioners adopt the Resolution authorizing submission of a Keystone Grant for the Gladwyne Library.