

**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 November 29, 2018** for possible consideration at the following Annual Town Meeting.
4. The CPC will review all applications 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 # \_\_\_\_\_  
Received on: \_\_\_/\_\_\_/\_\_\_ Received by: \_\_\_\_\_  
Reviewed on: \_\_\_/\_\_\_/\_\_\_ Determination: \_\_\_\_\_

**Applicant Information**

<b>Project Title:</b> Storrs Library Roof Replacement			
<b>CPA Funding Request:</b> \$27,000	<b>Total Cost of Proposed Project:</b> \$27,000		
<b>Applicant Name:</b> Mario Mazza, DPW Director	<b>Contact Name:</b> Mario Mazza		
<b>Mailing Address:</b> 31 Pondsides Road	<b>Community Preservation Act Category</b>  <i>Please check all that apply:</i>	<b>Community Housing</b>	
<b>City, State, Zip Code:</b> Longmeadow, MA 01106		x	<b>Historic Preservation</b>
<b>Phone/Fax:</b> 413-567-3400			<b>Open Space</b>
<b>Email &amp;/or Website:</b> mmazza@longmeadow.org			<b>Recreation</b>

*Please attach a project description and budget, as indicated on page 2.*

## **FY2019 CPA Application Storrs Library Roof Replacement**

### **Goals:**

The goal of this project is to provide a long-term fix by replacing the flat membrane portions of the roof at Storrs Library. This will allow library patrons and staff to continue to enjoy the building in a safe, clean environment while preserving the history of Longmeadow and providing free and equal access to resources for the education and enjoyment of all community members.

### **Community Need:**

The Richard Salter Storrs Library hosts thousands of visitors yearly with approximately 450 visitors *daily*. Over recent years, the library has suffered severe water damage in multiple areas of the building as a result of the failed roof. According to the 2008 Facility Study from JCJ Architects, the flat roofs are beyond their useful life as they are meant to last twenty years. It is imperative that proper measures are taken to maintain the integrity of Storrs Library so that patrons may continue their enjoyment, education, and social interactions that the building currently provides. A brief building history is provided below which highlights the pride and detail that went in to the construction of the library.

The library was built in 1932 as a two story structure on Longmeadow Street within the Historic District. In keeping with the Georgian architectural style, the plans called for a boxy, symmetrical structure with a centered front entrance flanked by pillars and topped with decorative dental-work cornices. When it was completed, the building was considered among the finest library buildings in New England. In the late 1980s, it became apparent that the library, built for a town of 4,500 residents, was no longer meeting the needs of Longmeadow's growing population of 16,000. Director Carl Sturgis and the board of selectmen submitted proposals for an expansion, and funding was provided by a combination of town money and private donations. The \$2.2 million renovation was designed by King & Tuthill Architects of Avon, CT, and the building was completed in 1992. It expanded the building significantly, adding a children's room, spacious circulation desk area, and additional storage and shelving space.

### **Community Support:**

Please find a letter of support from Library Director, Jean Maziarz.

### **Action and Timeline:**

Plans and specifications can be finalized and bid in the summer of 2019. Construction can be completed during the fall of 2019. The project will be coordinated with Library staff to minimize conflicts with programs.

### **Maintenance:**

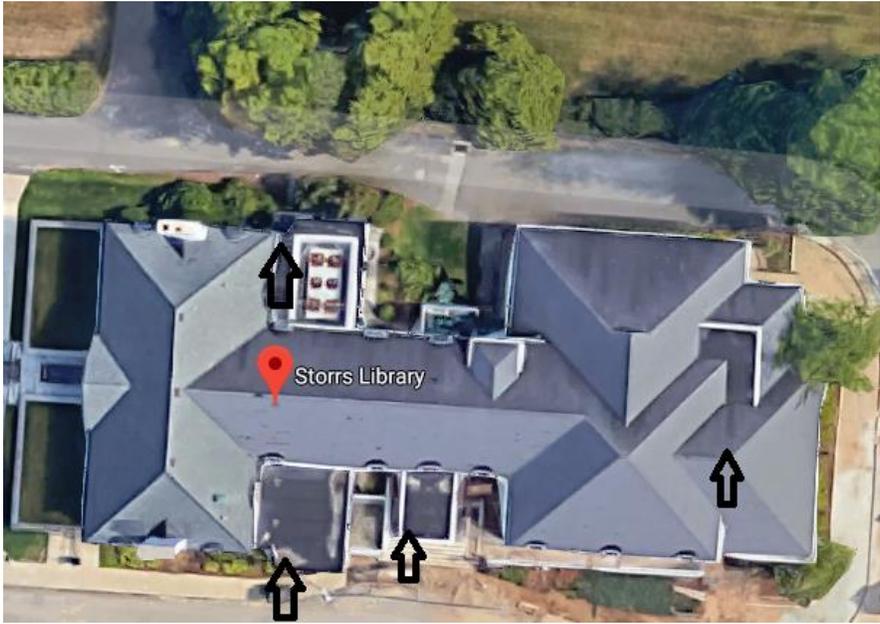
As stated in Jean Maziarz's letter, during the last few winters, the Library has received interior water damage in six different areas. This water damage has required a great deal of staff time to move materials, relocate furniture, and call on the DPW to once again bring in heavy duty dehumidifying equipment to dry out the damaged areas. In a few instances, after the roof has been repaired, the DPW has repainted ceilings and walls, only to have water damage reoccur. Also, when construction personnel were recently on the roofs for our window replacement project, they reported that the flat roofs were "spongy". Repairing the roof now will significantly decrease maintenance time and costs for many years.

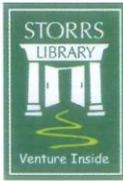
**Preservation:**

n/a

**Budget:**

The attached quote was provided by Titan Roofing for \$19,810.00. In addition, 10% was factored in for design services and \$5,000 for asbestos abatement.





RICHARD SALTER STORRS LIBRARY  
693 Longmeadow Street  
Longmeadow, MA 01106  
[www.longmeadowlibrary.org](http://www.longmeadowlibrary.org)

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November 26, 2018

Dear Community Preservation Act Committee,

This letter is in support of the CPA application being submitted to replace the flat roofs of the Richard Salter Storrs Library.

The Richard Salter Storrs Library was built in 1932 as a two story structure on Longmeadow Street within the Historic District. 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. Incorporated into the new building design are several areas of flat roofs. Through the years, these have been patched and repaired, but the functioning life-span has expired. During the last few winters, the Library has received interior water damage in six different areas. This water damage has required a great deal of staff time to move materials, relocate furniture, and call on the DPW to once again bring in heavy duty dehumidifying equipment to dry out the damaged areas. In a few instances, after the roof has been repaired, the DPW has repainted ceilings and walls, only to have water damage reoccur. Also, when construction personnel were recently on the roofs for our window replacement project, they reported that the flat roofs were "spongy".

The Library is a very busy town department with 450 people of all ages visiting daily to access resources, attend educational programs 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. It is important to maintain the integrity of Storrs Library as a community gathering place and resource for books and social opportunities. Please help this mission by supporting the roof project.

Your consideration of this project proposal is appreciated.  
Thank you,

Jean Maziarz, Library Director  
[jmaziarz@longmeadow.org](mailto:jmaziarz@longmeadow.org)

Main: 413.565.4181 | Discovery Room: 413.565.4182 | Fax: 413.565.4134

## Project Description

Proposals must answer the following questions. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project important? How does it meet the objectives outlined in existing town plans?
3. **Community Support:** Describe the community support for this project. Include letters of support, if any.
4. **Action Plan & Timeline:** What is the schedule for project implementation, including start and completion dates?
5. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
6. **Preservation:** CPA projects may require deed restrictions. For more information, please see the Community Preservation Coalition website at <http://www.communitypreservation.org/index.cfm>. If applicable, attach a copy of the proposed deed restriction language.

### *Additional Information*

Provide the following additional information, as applicable:

- A. Documentation that you have (or will have) control over the site, such as Purchase and Sale Agreement, option or deed.
- B. Evidence that the project does not violate any zoning ordinance or any other laws or regulations.
- C. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation.
- D. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

### **Budget**

1. **Budget:** What is the total budget for the project? All expenditures must be clearly identified.
2. **Other funding:** Specify what additional funding sources (public/private/in-kind) and amounts are available, committed, or under consideration. Include commitment letters, if available, and describe any other attempts to secure funding for this project.
3. **Mandated 'Construction' expenses:** If your proposed project involves construction, installation, demolition, maintenance or repair to a building or public work (horizontal construction), the payment of Prevailing Wage to the construction workers is mandated and will be enforced. Contact the Purchasing Department ([413-565-4185](tel:413-565-4185)) to obtain the prevailing wage rate sheet for use in obtaining realistic contractor quotes. This will help to ensure that your budget request is appropriate to what the actual expense will be.

**Please send Application Form and Project Description Proposal, by the last Thursday in November, to:**

Longmeadow Community Preservation Committee  
c/o Town Clerk's Office  
Longmeadow Town Hall  
20 Williams Street  
Longmeadow, MA 01106

*Thank you for your proposal!*