

**MINUTES OF THE HANOVER BOROUGH**  
**PUBLIC WORKS & FACILITIES COMMITTEE**

**March 10, 2021 at 6:00 PM**

Chairman Hegberg convened the Hanover Borough Public Works & Facilities Committee at 6:00 PM, Wednesday, March 10, 2021 at the Hanover Municipal Building, 44 Frederick Street, Hanover, PA.

In attendance were Committee Members Chesney, Hegberg, Hoover and Lockard; Council Members Kress and Rupp; Staff Members Manager Dunford, Secretary Felix, Planning & Engineering Director Mains, Finance Director Miller and Library Director Moul.

**Approval of the Minutes:** It was moved by Mr. Lockard, seconded by Mr. Hoover to approve the minutes of December 15, 2020. Motion carried.

**Presentation by Buchart Horn:** Planning & Engineering Director Mains noted that Council asked for a second look at options for repair of the Guthrie Library building.

Mr. Scott Loercher was remotely present from Buchart-Horn for a Report and Feasibility Study via a PowerPoint presentation.

Mr. Loercher explained that a site visit was made to the library on December 22, 2020, noting there was some snow on the building at that time. The snowfall occurred on December 17, 2020 and active water leaks remained five days after the snowfall event. Standing water on the roof was penetrating the building envelope. A long-term solution for lack of moisture/weather barrier would not be feasible without removing the façade. There are multiple issues with metal roof installation over the plaza that create concerns for integrity of the entire roofing system. The cornice issues could potentially be addressed with an exterior cover to eliminate a precipitation path. They observed the façade, windowsills roof, ledges, walls, windows, etc. It was noted that standing water on the roof is seeping in, and pieces of the façade would have to be removed in order to properly assess. There is no moisture barrier behind the stone façade, and it appears that a lot of water has penetrated through the façade.

Buchart-Horn recommended a three (3) phase plan for repairs:

- Phase I:**      **Eliminate direct water to the plaza deck and roof**
- Remove existing plaza deck roof and framing and provide new weather enclosure to eliminate standing water
  - Based on issues noted on accessible roof area inspections, remove all standing seam metal roof and replace

- Cap masonry cornice with metal framing and roofing to reduce water infiltration and staining
- Install gutter and downspouts piped to Borough stormwater system

Phase II:

- Remove stone cornice and frieze panels around building perimeter and provide weather barrier and related flashings
- Examine structural steel lintels and supports and refurbish and replace as needed

Phase III:

- Address remaining weather barrier and flashing issues by removing cast stone by area, as needed
- Develop concept to utilize enclosed roof level area for additional program area
- Reconfigure existing library area to improve functionality and programs

Mr. Hegberg asked if Phase III is mandatory or if it could wait until the outcome of Phase I and II to reassess. Mr. Loercher stated Phase III could be done contingent with Phase I or after, and any of the work could be adjusted accordingly. The Plaza deck would definitely be a priority. There was discussion of the functionality & proposed changes in relation to the addition of space for the Borough business offices. With the age of the library, there are other mechanical and HVAC issues that will become in need of repair, including replacement of caulking. Mr. Mains noted the objective was to obtain a mixed study from an architectural - engineering firm. Pricing estimates and breakdowns were provided: Roof Replacement (\$484,300); Cornice/Frieze repairs (\$546,700); and Building Envelope (\$4,460,100).

Mr. Mains asked for the Committee to forward any questions or concerns to him prior to the April meeting.

Dr. Rupp commended Buchart-Horn on a very informative presentation.

Mr. Hegberg recalled a prior discussion of a potential alternative of a one floor library at an alternate location.

**Public Comment:** None was presented.

Mr. Hoover thanked all for their attendance this evening.

**7:00 PM:** The meeting recessed, and it was agreed to reconvene the meeting on Tuesday, March 16, 2021 at 6:00 PM. Mr. Mains provided a copy of the *Building and Improvements Plan - 2021 Facility Assessment Report* to be discussed when the meeting reconvenes on Tuesday.

Respectfully submitted,



Dorothy C. Felix  
Borough Secretary



