

**Maud Preston Palenske Memorial Library  
Special Meeting to Review  
Flooding in the Childrens Department  
March 15, 2018**

**Present:**

Richard Ast, Melissa Clapper, Bill Engeln, Stephanie Mack  
Ren Baldwin, President, Liz Darato (phone), Mimi Elwell (phone)

Stephanie Masin, Director

Also Present: Paula Stakely, Assistant Director, Amy Nolan, Children  
Services Supervisor

Keith Polaske, Heaven Scent, Seth Morrison, Abonmarche

Background: Water is seeping into the lower level of the library in multiple  
locations. The most severe location appears to be at the transition point  
between the original foundation and the foundation of the addition on the  
west side of the building.

Purpose of the meeting: Review options to address the water problem.

Keith Polaske from Heaven Scent recommends contacting B&Z  
Excavating, who knows Berrien County underground structures well. B&Z  
could bore down and determine the cause. They could also add an  
outside sump pump in 1 or two places to move water away from the  
building. He does not know cost or timeframes,  
Also, he has seen work done by Great Lakes Waterproofing from  
Kalamazoo. He described the process as boring down at intervals along  
the foundation of the building and then spraying a material that coats the  
foundation and waterproofs it. Does not know cost or timeframes.

Seth Morrison from Abonmarche stated the water appears to be coming  
from the cold joint of the original building where the addition abuts it.  
There appears to be a gap letting the water in and flowing down. Did not  
address why water is coming in at other parts of the building. He  
presented 2 options:

A Drain Tile System along the West exterior of the foundation at a cost of \$70,000 + \$3,500 to replace damaged carpet and other flooring materials.

BDRY Basement Waterproofing System + a sump pump @ a cost of \$25,000 + \$7,500 to replace damaged carpet and other flooring materials.

After some discussion it was determined that the reason for the water coming in at multiple locations has not clearly been determined.

Mr Polaske and Mr Morrison both liked the idea of B&Z Excavating being asked to determine where the water is coming from and how much is coming in. Then making a decision. Another option could be 2 exterior sump pumps.

BDRY has not physically seen the leak.

The Board determined by consensus that they would like to have B&Z Excavating contacted to come in and make a definitive determination on where , why and how much water is coming in before the Board makes a decision.

Ms. Masin was also asked to get an estimate from Great Lakes Waterproofing. Contact BDRY to have them estimate onsite and to provide a timeline for installation, and to get information from all sources as to the type and length of a guarantee. Additionally, she will contact the City to advise them of the problem and cost and determine what their level of financial commitment may be and or any recommendations they may have as the building is theirs.

A Building Subcommittee was formed: Melissa Clapper and Stephanie Mack agreed to be on the committee.

Meeting adjourned at 3:02