

**CITY HALL BELL/CLOCK PROJECT BUILDING COMMITTEE MEETING
SUMMARY OF MEETING HELD ON MONDAY SEPTEMBER 27TH 2010**

Location: Third Floor Conference Room, City Hall.
Present: J.J. Bell, Steve Dexter, Steve Pardee, Maggie Rosa
Absent: Mark Cole, Bill Sanborn
Also present: Tom Raeber

Meeting opened at 10:04 a.m.

On Tuesday September 21st, ChimeMaster was on site to install the new clock mechanism. After the bell rang on the half-hour through the night a couple of citizens visited the Mayor's office. The mechanism was silenced until ChimeMaster returns to instruct people how to program the equipment. Steve Pardee is setting up the time for the training, probably on Monday October 4th. Mark Cole is to determine which members of DPW will be trained. Members of the Commission may participate in the training.

J.J. commented that the bell may be too quiet and this issue is to be raised with the contractor.

Maggie and Steve Dexter covered up a 3 by 48" hole in the belfry floor which Steve Dexter said had been made in order to bring up the clock face glass. Maggie was assured by her colleagues that the building would not be swamped with rainwater and Steve Dexter said that he would mop up the attic floor if needed. Campbell to restore the floor ASAP.

Steve Pardee will caulk the gaps in the area surrounding the cribbing.

The old clock table will be removed to the rotunda. Maggie to go through her notes to find the communication regarding a company that restores old clock mechanisms.

Steve Pardee spoke with David Campbell regarding the west elevation window at the auditorium balcony level that was used to bring materials in and out of the tower. It needs to have the glass replaced.

J.J. will review the contact for a punch list and send to Steve Pardee.

Steve Dexter is to contact CATV re the possibility for having a streamer across the CATV screen. Maggie is to contact Richard Gaines (GDT) re the completion of the bell/clock project – The time is right.

Meeting adjourned at 10:40 am
Next Meeting; October 4 at 10:00 a.m.

**CITY HALL RESTORATION COMMISSION MEETING
SUMMARY OF MEETING HELD ON MONDAY SEPTEMBER 20TH 2010**

Location: Third Floor Conference Room, City Hall.
Present: J.J. Bell, Steve Dexter, Steve Pardee, Maggie Rosa,
Absent: Jan Bell, Mark Cole, Mary McCarl, Bill Sanborn
Also present: Tom Raeber

Minutes of Previous Meeting

Minutes of the September 20th meeting were not reviewed.

CPA Application

J.J. announced that the CPC voted to approve a \$2.6 million loan order to restore the wood trim on the building's exterior. See attachment for details.

As CHRC was not officially requested to submit a revised application Maggie expressed concerns that all of the i's and t's be appropriately dotted and crossed with respect to the application. In response to a question from Steve Dexter, J.J. will find out if the CPC responds to applicants.

Funding Opportunities

Tom Raeber provided the Commission with a plan for his idea about having classical music quartets perform in City Hall.

Non-contiguous NHL District Update

Nothing to update.

Bell Ringing Flier

Maggie promised to get a revised flier to J.J. for his review before week's end.

Resheathing of interior walls of the tower

Timing needs to be determined.

Maintenance Issues

Bill mentioned that the Fire Department's new ladder truck had been used to see if it could reach the gutters.

It was noted that the gutters contain less debris than previously but that some of the downspouts on the east elevation remain unsecured.

From previous minutes:

An update is required.

The list is as follows, with responses from Mark below;

1. The gutters and downspouts need cleaning and refastening.

Will be addressed this month

2. Complete

3. Section of railing in parking lot near Mayor's spot needs to be welded back in place.

Will ask mechanics to weld this month

4. Remove old blue barrel from entrance roof.

Will remove by end of this week

5. Schedule prisoners to do attic cleaning, tower cleaning, and grounds cleaning (if productive otherwise never mind).

Can you be more specific on the attic and tower cleaning? I think we can ask the YMCA Clean Team kids to some work around the exterior on a Saturday.

6. Check out status of smoke/heat detectors in tower and building.

Will ask the electrician to do a review of the building and then we can put a bid package together to upgrade the system

In addition Steve Dexter pointed out that the tower windows that have wood instead of glass should be taken care of, by installing glass.

Meeting closed at 11:30 a.m. Next Meeting; October 4th at 10:15 a.m.

General Assumptions/City Hall Funding Request

- The CPC needs to balance the needs of City Hall with other CPC requests, now and in the future.
- City Hall was a central focus of the CPA campaign in Gloucester.
- City Hall is highly visible, centrally located, historically and architecturally significant and provides a benefit to and is a source of pride for the whole community.
- City Hall restoration costs are only increasing due to inflation and rapid deterioration of the building.
- Funding for municipal buildings such as City Hall is scarce.
- Assuming the CPC funds less than the requested City Hall amount, the wood elements of the building are the highest priority; the masonry and roof works could be deferred for a while.
- Bonding is the only realistic way to fund any significant amount for City Hall; bond interest rates are currently historically low.



**Gloucester City Hall
Preliminary Estimate for Completing Exterior Restoration
Jan 17, 2008
Rev. March 8, 2010**

The preliminary cost estimates from January 2008 has been updated to reflect two years inflation and to reflect the clock and bell repairs which are currently under construction.

<u>Item</u>		<u>Cost*</u>
Construction Costs		
<u>Phase II**</u>		
Belfry	\$239,800.00	
Lantern	\$229,350.00	
	<u>Subtotal</u>	\$459,150.00
Architectural and Engineering Fees		\$64,281.00
Recommended Contingency 20%		\$91,830.00
	<u>Subtotal Phase II</u>	<u>\$615,261.00</u>
 <u>Phase III</u>		
Ventilators repairs and painting	\$660,000.00	
Selective Roof Repairs & additional snowguards	\$137,500.00	
Cornice repairs including bird control	\$385,000.00	
	<u>Subtotal</u>	\$1,182,500.00
Architectural and Engineering Fees		\$165,550.00
Recommended Contingency 20%		\$236,500.00
	<u>Subtotal Phase III</u>	<u>\$1,584,550.00</u>
 <u>Phase IV</u>		
Selective Masonry repairs	\$495,000.00	
Window Repairs and painting	\$253,000.00	
Portico repairs and painting	\$192,500.00	
	<u>Subtotal</u>	\$940,500.00
Architectural and Engineering Fees		\$131,670.00
Recommended Contingency 20%		\$188,100.00
	<u>Subtotal Phase IV</u>	<u>\$1,260,270.00</u>
	 Total Exterior Restoration	 <u>\$3,460,081.00</u> ***

*This estimate is based on 2010 construction costs. Construction costs need to be adjusted for inflation of construction labor and material.

**Phase I work includes structural repairs to the tower and restoration of the clockworks and cupola levels, and is completed.

*** This estimate excludes costs, if any, related to providing handicapped accessibility and City Hall interior renovation.

GLOUCESTER CITY HALL

PRELIMINARY ESTIMATE FOR COMPLETING EXTERIOR RESTORATION Deferring Roof and Masonry Repairs

<u>ITEM</u>	<u>COST*</u>
PHASE II**	
BELFRY	\$239,800
LANTERN	\$239,350
VENTILLATORS REPAIRS & PAINTING	\$660,000
CORNICE REPAIRS INCL. BIRD CONTROL	\$385,000
WINDOW REPAIRS & PAINTING	\$253,000
PORTICO REPAIRS & PAINTING	<u>\$192,500</u>
SUBTOTAL	\$1,969,650
ARCHITECTURAL & ENGINEERING FEES	\$274,351
RECOMMENDED CONTINGENCY 20%	<u>\$391,930</u>
SUBTOTAL PHASE II	\$2,635,931
PHASE III	
SELECTIVE ROOF REPAIRS & ADDITIONAL SNOWGUARDS	\$137,500
SELECTIVE MASONRY REPAIRS	<u>\$495,000</u>
SUBTOTAL	\$632,500
ARCHITECTURAL & ENGINEERING FEES	\$88,550
RECOMMENDED CONTINGENCY 20%	<u>\$126,500</u>
SUBTOTAL PHASE III	\$847,550
TOTAL EXTERIOR RESTORATION	\$3,483,481 ***

* This estimate is based on 2010 construction costs.

Construction costs need to be adjusted for inflation of construction labor and material.

** Phase I work includes structural repairs to the tower and restoration of the clockworks and cupola levels, and is completed.

*** This estimate excludes costs, if any, related to providing handicapped accessibility and City Hall interior renovation.

City Hall Bond Assumptions*

- \$2,600,000 bond
- 20 year term
- Annual Interest @ 3.75 %
- Level funded debt service
- Annual debt service of approximately \$185,000.
- One time transaction costs estimated at \$10,000 - 15,000

CPC Budget Assumptions

- FY 2010 account balance \$424,386.
- FY 2011 estimated budget \$540,000.**
- Current funding requests (exclusive of City Hall) \$473,784.

*Based upon feedback from the City bond advisors.

**Assumes a State match of 28% for FY 2011; SB 90, if passed, would create a match of no less than 75%.