

City Hall Restoration Commission

Summary of Meeting held on Monday, June 5th 2017

Location: Third Floor Conference Room

Present: J.J. Bell, Steve Dexter, Jim Hafey, Deb Laurie, Richard Luecke and Maggie Rosa

Minutes

- Minutes from the May 1 and May 8 2017 meetings were accepted.

ADA Parking

- Excavation of the area has been done. One tree remains in the area and we hope that it survives the trauma associated with the project. The weather has delayed the project.

Automatic Door Openers

- Maggie reported that she was contacted by Curtis Wightman of the Facilities Dept to discuss doors in City Hall. Curtis informed her that a new security system is being installed with new entryway doors. Curtis also explained the status of the automatic door openers; he has posted detailed instructions at each door on their use. Richard Luecke will see if he can design something that is more compelling to read. It is noted that the number of automatic door openers exceeds the number required by MAAB.

Ventilation of the Auditorium

- The addition of a rheostat, sound proofing has resulted in the system being very quiet. The ducts have been protected against falling debris.
- Gail McCarthy is working on getting the photographer on site.

Tower Interior Restoration Project

- Kevin Buckley of KBA Architects provided a proposal which includes the costs for construction documents, bidding, construction management and reimbursables totaling \$7,500 and construction cost of \$35,500. Jim noted that often KBA fees are less than predicted. J.J. will contact MKA to ascertain what they would estimate for the project.

MAAB requirements for building elevator

- Bill Sanborn is working with the elevator company to figure out what can/can't be achieved.

New Business – Furnace Grill Vent

- Richard painted the basement vent and it looks beautiful. Many thanks to Richard.

New Business – State funding

- J.J. reported that State Rep. Ferrante is working with State Senator Tarr to secure funding for the electrical and fire protection/alarm needs of the building. J.J. reported on a letter from the Fire Chief that expresses the Fire Chief's concerns about the building, located in a residential and commercial neighborhood.
- Maggie to draft a letter re the historic significance of the building, the money and sources thereof for the past 13 years of restoration and the reports that we commissioned in 2015 from MKA re these needs.
- J.J. noted that the Mayor supports this endeavor.

New Business – Finish work of the staircases

- Richard noted the deteriorated condition of the balusters in the staircases. He is interested in helping address this issue. Maggie to introduce him to Bruce Slifer who expressed a similar interest.
- J.J. reported that State Rep. Ferrante is working with State Senator Tarr to secure funding for the electrical and fire protection/alarm needs of the building. J.J. reported on a letter from the Fire Chief that expresses the Fire Chief's

New Business – Painting near to the Auditor's Office

- Somebody contacted Maggie about the condition of a painting and its lighting on the first floor. She was directed to Judith Hoglander of the Committee for the Arts. Judith will contact Jim Hafey re the needs for the lighting of this painting..

Maintenance (No update)

- J.J. will nudge David Campbell re the clock face repair. Waiting for David to get back to Gloucester. Ongoing.
- Richard provided a set of photos detailing the points that they noticed.
- These included:
 - The wooden "City Hall." signs on the Warren Street and Dale Avenue entryways are deteriorating and are in need of restoration. Jim is aware of this and is thinking about he could access these signs (he needs a bucket truck for this type of work)
 - On the North Elevation the light fixture should be replaced one that is more appropriate and fully

- shielded.
- Jim has appropriate lighting that can be installed. Has gone onto the electrician's to-do list.
 - Granite work
 - Warren Street entryway granite steps are in need of repointing
 - Northeast corner – tar removal
 - Handicapped entry corridor wall is separating
 - We will ask the masons to include these issues during the rebuild of the walls to the ADA entrance.
 - Doorways in the basement well of the building – need to be fixed up so that the appearance is respectable.
 - Railing on the North Elevation – some pieces are missing and will be fixed up as part of the ADA parking project

The meeting was adjourned at 11:00 a.m.

Next meeting will be on Monday June 12th at 10:00 a.m.