



MEETING NUMBER 18 MINUTES

Project: Gloucester City Hall Exterior Restoration
Gloucester, MA

Date of Meeting: June 18, 2012

Attendees: Maggie Rosa, J.J. Bell, Craig Hermann, Steve Dexter, Steve Pardee – City Hall Restoration Commission

Deb Laurie, City of Gloucester

Jeremy Campbell - Campbell Construction Group

Doug Manley – MK&A

Distribution: Restoration Commission, Campbell Construction, Deb Laurie

Meeting Summary

Item	Date	Subject	Responsibility
------	------	---------	----------------

Old Business

13.3	4/2/12 4/23/12 6/18/12	<p>Update on CDBG grant application</p> <ul style="list-style-type: none"> Commission had applied for grant funding for auto door operators and toilet room renovations that are required for MAAB compliance. The scheduled date for announcements is April 6. <p>Grants were awarded through CDGB for rest room renovations (\$26,000) and for auto door operators (\$19,000). MHC needs to be brought up to date on the proposed additional work, for their review.</p> <p>Update: Information package was sent to MHC for their review on 6/14. Funds will be available as of 7/1/12. Bidding package will be the responsibility of DPW / Purchasing.</p>	C of G

13.7	4/2/12	<p>Haz Mat Report</p> <ul style="list-style-type: none"> • MK&A presented the findings of the HazMat survey, which found asbestos-containing material in the glazing compound at the windows that are to be restored via Alternate 3, and in the Tower. By regulation, glazing compound needs to be removed on site by a licensed abatement contractor, prior to restoration by Campbell. • The Commission voted to approve that MK&A engage the services of FLI Environmental to produce bid docs. Campbell will then solicit 3 prices from contractors, and will include this work as a change order. MK&A estimated the additional fee at \$900, and said that they could have the bid docs complete by 4/6. 	
	4/23/12	Update: MK&A provided bid docs on 4/3. Campbell Construction presented 3 proposals today. MK&A will review the proposals and advise the Commission	
	5/7/12	MK&A reviewed proposals and recommended that Campbell Construction provide a Change Order request to use A-Best Company. Campbell Construction presented a Change Order for the asbestos removal at windows, and contractor, architect, and Jim Hafey signed it. Bill Sanborn will hand deliver to Donna Compton for the remaining signatures.	
	6/4/12	Update: The Change Order is still making the rounds for signature within the City	

13.8	4/2/12	<p>Clock faces, weathervane</p> <ul style="list-style-type: none"> • Campbell has the replacement clock faces in hand, and will install them when staging is up. • Campbell recommended that the best way to repair the weathervane would be as a separate project, lifting the craftsman to the weathervane via a crane. Estimate for this work is about \$3500. Commission will look into funding and procurement options. 	
	4/23/12	Update: M.Rosa researched and found that the weathervane repair work can be procured via “sound business practice” since the estimated cost is less than \$5000. Funding for this work will be through City Hall Restoration Funds, and not CPA funds. Commission would like to contract separately with Campbell Construction for the work. D. Campbell will try to coordinate the repair at a time when there will be a crane on site to lift other materials.	

	6/18/12	Update: No time frame is definitely scheduled yet, but Campbell may have a crane on site to lift roof cresting to the ventilators. Bill Sanborn cautioned that crane use will have to be carefully budgeted and monitored, as some of its time will be for phase 1 work, some for phase 2 work, and some for additional separate contract work.	Campbell
--	---------	--	----------

11.5	2/13/12	Reserved on-street accessible parking <ul style="list-style-type: none"> Reminder that per the MAAB variance decision that 2 additional reserved accessible spaces with signage stating “For City Hall Use Only” need to be in place by April 1, 2012. 	Record
	4/2/12	Jim Hafey reported that he thought that it would be possible to produce the signs in house, but has found out that he will have to send them out for fabrication. Bill Sanborn will check to see whether City Council will need to approve the reservation of spaces. MK&A will send Bill a copy of the site plan showing the proposed spaces.	
	4/23/12	Update: Jim Hafey has the signs, but needs to have City Council approval for installation. Installation needs to be reviewed by City Council Ordinance & Administration. MK&A stressed the urgency to complete the installation to avoid potential fines from the MAAB. M. Rosa will approach Mayor’s Office and ask if the signs can be installed now on an emergency basis until O&A can rule. If signs can’t be installed right away, the Commission will write to the MAAB to inform them of the delay.	
	5/7/12	Update: Bill Sanborn reported that the issue was reviewed by Ordinance & Administration and would come before City Council on 5/8/12. The subject would then go to a public hearing on 5/22. City Council will ask that the signs be installed on an emergency basis until the public hearing can be held.	
	6/4/12	Update: Reserved parking spaces were approved by City Council on 5/22, and now the 30 day appeal process is being waited out.	
	6/18/12	INSTALLED!!	

14.1	4/23/12	Accessibility Review <ul style="list-style-type: none"> Darlene and Dave Hodgkins, attendees at the meeting, voiced concern of a number of accessibility issues. Among their concerns were: the indirect access and the conditions 	
------	---------	--	--

		(lighting, appearance) of the lower level accessible entry, and a disappointment that the MAAB granted a variance on the elevator cab size. Commission explained the long term agreement to implement full accessibility that was reached via a hearing process with the MAAB, and listed the improvements which are forthcoming such as handrails, threshold modifications, auto door operators, and toilet room renovations. Additional reserved parking will be established at Dale Ave, and future spaces on the City Hall site will be provided. The roof covering the Dale Ave entry route will be removed, which should provide more daylight, and the Commission will look into improving the lighting along the route. Commission explained that the MAAB felt that it was technically infeasible to provide a ramp at the south entry, and to increase the elevator cab size to create one additional inch in width. Commission will look into a way to provide a wheelchair that would be available for public use and kept on site that will fit the existing elevator cab size.	
	5/7/12	Update: Steve Dexter has talked to the Rose Baker Center, and they have promised to provide a chair or two from their surplus, when they have something available.	
	6/4/12	Update: Steve Dexter has been checking in with the Rose Baker Center frequently to remind them, but nothing has been available yet.	Commis -sion

14.5	4/23/12	Gutter covers <ul style="list-style-type: none"> MK&A will provide direction for covers to the gutters. 	
	5/21/12	Update: MK&A provided sketch and proposal request. Campbell has provided a cost proposal. Committee agrees in principal with the proposal, but will hold off final decision until further into the project to determine contingency impact.	Open

14.6	4/23/12	Auditorium Windows <ul style="list-style-type: none"> M. Rosa reported that City Council was concerned about the poor condition of the Auditorium windows that were restored in the 2004 project. Campbell will restore one of those Auditorium windows (selected by MK&A) via change order, to provide a model of the window restoration scope that was intended by the unfunded Alternate 6. Campbell will prepare a change order 	
------	---------	---	--

	5/21/12	request for restoration of one window. Update: Campbell provided a cost proposal to restore one opening. Committee agrees in principal with the proposal, but will hold off final decision until further into the project to determine contingency impact.	Open
15.1	5/7/12	Removal of Areaway Roof Covering <ul style="list-style-type: none"> The parts to the removed areaway roof covering should be removed from the site, as they will not be reinstalled. MK&A will provide a sketch for snow railing in the roof valley above, for pricing by Campbell. 	Open
	5/21/12	Update: Campbell provided a cost proposal for snow railing. Committee agrees in principal with the proposal, but will hold off final decision until further into the project to determine contingency impact.	
15.2	5/7/12	Missing glazing at Tower window <ul style="list-style-type: none"> There is no good explanation for the missing glazing at the tower window on the east side, but Campbell will investigate and replace. 	Campbell
	6/18/12	Update: Window sash has been removed and will be reglazed. It appears that glazing putty failed.	
15.3	5/7/12	Access to Stage for public events <ul style="list-style-type: none"> Commission discussed the use of the Auditorium stage for public events, given the MAAB decision that the stage can not be used for public events where there is no predictability of who will need to have access to the stage. Commission feels that there should be language in use agreements to outside groups that clearly states that if the stage is to be used, then the user group is responsible for providing a temporary lift to the stage. Craig Herrmann volunteered to research providers and costs for rental lifts. 	
	6/4/12	Update: Craig Herrmann contacted a number of rental companies and has not been able to locate a lift. Craig will contact Shawn McDuff at Northshore Independent Living Center to inquire whether he knows of source for a temporary rental lift.	
	6/18/12	Update: Craig has found that there are no sources available	

		for a short-term rental of a wheelchair lift that would work at the stage. Hutchinson Medical has suggested that they could provide a low cost alternative wheelchair from their rental fleet, if the Rose Baker Center option doesn't work.	
16.2	5/21/12	<p>Window sash color</p> <ul style="list-style-type: none"> MKA will work on determination of sash color for restored windows. 	MK&A
	6/4/12	<p>Update: Sara Chase, the historic finishes consultant visited the site on 5/30 to get paint samples that she will review with a microscope to determine original colors.</p>	
17.2	6/4/12	<p>Visit to WW Woodworks</p> <ul style="list-style-type: none"> Wendall K. suggested that the Commission might want to tour the WW Woodworks millwork shop, where the replacement mouldings are being produced, and where window restoration will take place. Commission will continue planning such an event, and develop an invitation list. 	Campbell Commission
	6/18/12	<p>Update: Visit will be scheduled for July 23. Jeremy Campbell will make arrangements with WW, and Commission will take care of invitations.</p>	

New Business

18.1	6/18/12	<p>Progress Update</p> <p>Paint removal continues at the tower, so carpentry and roofing repairs have moved to the ventilators to accommodate paint removal work. Roofing and carpentry work is in progress at all of the ventilator structures, and they are in various levels of completion. Jeremy said that the framing at the ventilators was in good condition and no additional repair was needed. Some additional assessment of the condition of the tower must be done when trim work resumes in that area. Most of the louvers that were removed from ventilators were in fair-to-good condition, and may be restorable, in lieu of replacement.</p> <p>Air conditioned was installed and is running at the lower level purchasing and archives offices.</p>	
18.2	6/18/12	<p>Bill Sanborn asked Campbell to look into how the lights under the staging at the south portico are operated. He could not find a way to turn them on.</p>	Camp-

			bell
18.3	6/18/12	Next Meeting Next Restoration Commission meeting will be held on July 2, 2012 at 10:00am	

Please review minutes. These minutes are accepted as accurate and complete unless corrections and/or additions are received within 72 hours of issue.