

City Hall Restoration Commission /City Hall Phase II Restoration Building Committee

Summary of Meeting held on Monday, September 28, 2015

Location: Third Floor Conference Room, City Hall

Present: J.J. Bell, Jan Bell, Steve Dexter, Jim Hafey (via phone), Steve Pardee, Maggie Rosa, Deb Laurie

Absent: Craig Herrmann, Bill Sanborn

Minutes

Minutes of the September 14 and 21 meetings were unanimously approved with the revision that Craig was to follow up on what light fixtures would be most appropriate for the stairwell leading to the auditorium.

Ceiling

- Craig is working on the plans for the ceiling to incorporate the suggestions made by Jim.

ADA – Lift to the stage

- Asbestos has been discovered in the construction area, under the floor under the stage, that will need to be resolved before the project moves forward. The 2015 report, prepared by Universal Environmental Consultants, shows that 2% asbestos was found in the Pink 9" x 9" vinyl floor tile at the second floor crawl under stage.
- Jim Hafey met with Doug Manley, Elizabeth Contracting and Arthur MacLeod to look into inspecting the area to see if the framing can be installed without disturbing the asbestos contaminated area. Following the meeting Arthur sent Doug an email:

Doug,

The loads I see here in the catalog total to 825 pounds of weight for the lift. That is what I used in the design last year.

The challenge here is the capacity of the floor joists to an allowable live load about 54 psf. The existing 3x12 @ 16" joists are spanning a long distance, 26.5 feet. The load effect of concentrated loads is equivalent to twice a uniform load ($825 \text{ lb} / 26.5 \text{ ft} * 2 = 62 \text{ plf}$) versus the existing of 54 psf * $16"/12" = 75 \text{ plf}$. The code permits a 5 percent increase which figures $75 * 5\% = 3.75 \text{ plf}$, far less than the demand of 62 plf. That would need to be shared over 16.5 joists. It's not practical to attempt to add blocking and straps to engage that many joists.

The only solution I see is the one on the permit drawings.

This solution is to remove the ACT flooring

- Mary McCarl ascertained that the stage was constructed (re-constructed as we have photo of the stage taken post the installation of the tine ceiling in 1917 and pre the painting of the auditorium ceiling in the 1930s) early in 1977 and dedicated May 13, 1977. They had taken the stage out in about 1964 when the auditorium was used for office space. Mary has obtained clippings from the GDT May 13, 1977 edition.
- It was noted that there is a lot of wood in the attic that remains from the restoration efforts and that could possibly be used in the project.
- The schedule approach will be for Elizabeth Construction (EC) to construct a temporary partition to separate the work from the auditorium. EC will make the framing and stage modifications, then Garaventa will take final field measurements and complete the shop drawings EC estimates three weeks for fabrication of the lift, beginning with the approved shop drawings. Project should take about two months overall.

ADA –Other items - No Update

- Electricity may not be able to be installed until the overall electrical and IT projects are funded and money in place. Jim is waiting for New England Door Services to return to City Hall to work on the automatic door openers.
- It was agreed that signage at the North exit will include the words that indicate that this is per the requirement of the Mass Architectural Access Board. After a few days following the sign installation the door handle will be removed.
- Bill noted that there are a few issues re the ADA toilet which Jim will investigate.
- Jim noted that the elevator company is working on addressing the MAAB requirements and that the cost will be on the order of \$4000 to retrofit it

- The City Engineer will be asked by Bill Sanborn to look at the schematic design of options for on-site accessible parking. NO UPDATE. Maggie to follow up with Bill.

Attic Venting System

- Bruce Dearden of CAC Mechanical Services will be meeting with J.J., Steve Dexter and Craig on Friday October 2 to investigate the attic venting system.
- Jan noted that people are excited to raise funds for this project and that it will be a good story for the local newspapers.

Maintenance

- Gutters that are leaking need to be addressed and Maggie will contact Doug Manley to ascertain if he knows of steeplejacks who could investigate and fix the leaks.
 - Steve Pardee noted that steeplejack work necessarily involves contact with the building and may result in damage to the slate roof. Steve Dexter agreed. Maggie will contact Annette Baldao to see if either Jeremy or Greg Campbell can help.
- Staircase lighting is in process. Somebody to go to the Building Center to see what they have available. Jim has money in his budget to take care of these lights.
- The boiler room window has a crack in it.
- We need to follow up with Campbell re the cracked clock faces.
- Docket the deadline for submitting FY17 budget request.
- Garden – Jim Hafey asked that he be kept informed when people cease the watering of the gardens outside City Hall, so that he can turn off the water and store the hoses.

Fundraising - NO UPDATE

- We will continue to hope and nudge for release of the Capital Bond Bill funds
- Banana's event – Date is scheduled for April 23 and 24th. Maggie will follow up with Tracy Gleckner to set up a meeting.

Fire Department

- Fire Chief Smith responded to our letter stating that the request needs to come from the Mayor. Jim Destino agreed to follow up with this. NO UPDATE

Auditorium Shades

- Steve Dexter has contacted the Curtain Shop regarding the three shades (2 in the auditorium and one in the third floor conference room) that need to be fixed. NO UPDATE. Ken Costa told Maggie that the Curtain Shop also provided the shades for his office.

“City Hall.” Signs

- Jim Hafey has the appropriate paint and labor to repaint the signs on the building. NO UPDATE

City Hall brochures

- Decision was made to update the brochure and have an additional 1000 printed in time for 2016 season. We have used most of the 1000 brochures that were printed in 2014 for a cost of \$390

Next Meetings: October 5 and 19th at 10:00a.m.