

# City Hall Restoration Commission

## Summary of Meeting held on Monday, October 26<sup>th</sup> 2015

Location: Third Floor Conference Room, City Hall

Present: J.J. Bell, Steve Dexter, Jim Hafey, Steve Pardee, Maggie Rosa Bill Sanborn, Deb Laurie & Doug Manley

Absent: Jan Bell, Craig Herrmann

### Minutes

- Minutes of the October 19<sup>th</sup> meeting was unanimously approved.

### Ceiling

- Maggie & Steve Dexter met with Craig Moore on Thursday evening to review the project. He will be discussing the project with his mentor, Martin Daley, to determine the best way to stage the job. He is of the opinion that the staging should be done in two sections thereby allowing free access to the third floor conference room, office and elevator.
- Maggie and Steve D will be meeting with Primo Plastering on Monday at 2:30 p.m.
- John Argentino (978.283.4293) has not yet responded to Maggie's voice mail.

### ADA – Lift to the stage

- After last week's meeting Doug & Jim spoke about the stage lift. Doug emailed the following (on October 19)

*Hi Maggie, I will plan to attend. I just had a conference call with Arthur, my structural engineer and Jim Hafey. Jim now seems on board with building the project as designed, with the only other obstacle now being the asbestos removal. I have asked Elizabeth Contracting to give us a proposal to have their abatement contractor remove the tiles, and Jim Hafey should probably also get a price from somebody that Jim and the City have used in the past. (or someone who might already be under contract for the schools or city properties)*

- Jim will take care of the abatement required.
- The load bearing lumber (lbl) will be installed when the City Clerk's office is unoccupied, i.e., Friday afternoon or Saturday.
- Bill asked Doug whether the MAAB would consider a request to review the need for a stage lift. Doug opined that there was not a good chance as MAAB doesn't consider historic issues. Nonetheless Doug will speak to Wendall Kalsow about this.

*(email received later on October 26 from Doug: J.J. and Maggie, Per your request, Wendall had a phone conversation with Tom Hopkins, Executive Director of the MAAB this afternoon. Tom's opinion was that the Board would not reverse its decision regarding the requirement for the auditorium stage lift. In addition, the Board has already ruled on this issue and granted a time variance, and if the City felt aggrieved by the decision, there should have been a written appeal made within the standard appeal period. This appeal time period is 30 days.*

### ADA –Other items - No Update

- Jim is waiting for the signage that will be installed at the North elevation regarding the MAAB requirement that this is entryway is only an EXIT. Jim will follow up.
- At a previous meeting Bill noted that there are a few issues re the ADA toilet which Jim will investigate. Jim and Bill to review.
- At a previous meeting Jim noted that the elevator company is working on addressing the MAAB requirements and that the cost will be on the order. Jim will follow up.

- Bill Sanborn continues to work on a new plan that he has been proposing with the City Engineer. The proposed parking would be on the post office side parking lot with a handicap ramp dug into the ground leading to the handicapped entrance on Dale Avenue. While recognizing that the City Engineer has many obligations Maggie requested that Bill nudge him about this issue.

#### **Invoices**

- Maggie and Deb continue follow up regarding the outstanding invoices from MKA.
- The motion to reconfirm payment of the outstanding amount for the Fire alarm and masonry reports (\$3620). As payment of this invoice would result in exceeding the amount of the P.O. Shirley Hendrickson has asked Purchasing about payment of the reimbursables.

#### **Attic Venting**

- Not clear if the vents in the attic have been closed for the winter.
- Jonathan Pope has suggested that we contact Bill Finch of Finch and Rose for their advice. Maggie to follow up with Mary McCarl. Maggie contacted James Owen Ross who wrote his Ph.D. thesis on ventilation systems via LinkedIN but no conversation has taken place.
- J.J. will follow up with Craig Herrmann re Bruce Dearden of CAC Mechanical Services. Inc.
- The duct work leading from offices to the ventilator towers should be closed off.

#### **Fundraising**

- During a trip to Paris, J.J. found the lock on the Thomas Jefferson bridge that Steve Dexter had left. J.J. returned the lock & key to Steve and thereby received a \$500 donation from Steve and Dawn for the Holly Bell Cook garden.

#### **Masonry**

- J.J. asked Doug if a bucket truck could be used to repair the masonry work. Doug responded that it has been his experience that staging is much preferred by masons. In addition, doing the job piecemeal can easily result in the masonry having different colors.

#### **Items not discussed but not to fall too far off the radar screen**

- Repairs to the auditorium shades
- Cracked glass in the tower Maggie to follow up with Campbell Construction
- Cracked basement room window – Jim suggests installing ¼” mesh to protect all of the basement windows from damage from stones.
- Docket for FY17 budget request
- Garden – turn off water supply at the end of October. The sprinkler system for the Holly Bell Cook garden has been winterized.
- Window box will remain in place during the winter
- Fire alarm drill –
- Bananas event – April 23
- Capital Bond bill
- Gutter maintenance – Maggie to follow up seeking advice from Campbell Construction.
- Staircase lighting
- “City Hall.” Signs – Jim is hoping to get a bucket truck that can be used for this work.

The meeting was adjourned at 11:30am.

Our next meeting will be November 2<sup>nd</sup> - City Hall at 10:00am.