

City Hall Restoration Commission

Summary of Meeting held on Monday, November 2nd 2015

Location: Third Floor Conference Room, City Hall

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

Absent: Craig Herrmann, Bill Sanborn,

Minutes

- Minutes of the October 26th meeting were unanimously approved.

Invoices

- Issues regarding the outstanding invoices from MKA have been resolved. It was OK to pay for the reimbursables for the masonry & fire alarm report using city hall restoration funds.
- Motion, made re payment MKA invoice 3851 for PSS#3 (fees for stage lift project) for \$663 plus reimbursables of \$20.24 was unanimously approved. Deb Laurie will handle payment processing.

Ceiling

- Craig Moore of Moore Plastering and Marty Daley have ascertained that “ what is needed was somebody more professionally suited and specialized in this area. So I connected with Malden Scaffold. Patrick Melly of Malden Scaffold will be visiting City Hall on Wednesday November 4th. Craig Herrmann and Maggie will be there to answer any questions.
- Maggie and Steve D met with Primo Plastering on Monday, October 26th. Jim Hafey has received a proposal from Primo Plastering for \$4350. Maggie will follow up to obtain references, certificate of insurance and schedule. We want the project to start after Thanksgiving but be complete before the Middle Street Walk on December 12 and Inauguration Friday January 1, 2016. Lighting for the ceiling can be updated after the ceiling has been restored, if the location of the light is not changed.
- John Argentino (978.283.4293) has not yet responded to Maggie’s voice mail.
- Staircase lighting – need to ascertain where the auditorium lights came from.
- Additional mason if needed: Munroe’s Drywall (978-281-5656)

ADA – Lift to the stage

- Jim is taking care of the abatement required.

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 has not had a chance to 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 reviewed and the issues have been resolved.
- 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 noted that the work is queued 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. NO UPDATE.

Attic Venting

- Mary McCarl is following up with Bill Finch.
- Not clear if the vents in the attic have been closed for the winter.
- J.J. followed up with Craig Herrmann re Bruce Dearden of CAC Mechanical Services. Inc. Craig will ask Bruce to prepare an outline of services for the work he suggested.

Fundraising

- Jan will follow up with people who are interested in helping out on the Bananas Event.

Masonry

- J.J. will ask Doug for a pricing on doing the masonry, one elevation at a time. Doug had mentioned that staging one elevation would be on the order of \$100,000 to \$150,000.
- With this information in hand we will apply for CPA funding in 2016.

Auditorium Shades

- Repairs to the auditorium shades – two repaired but Steve Dexter found another broken one.

Water Supply to Garden

- Water supply has been turned off and the system has been winterized.
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- Gutter maintenance – Jim noted that he needs a bucket truck (\$70,000-80,000) to do these kinds of job. He has not noticed any issues which need immediate attention. It is not likely that the Fire Department would provide the equipment to be able to inspect the building.

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

- 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
- Fire alarm drill –
- Capital Bond bill
- “City Hall.” Signs – re above for the need of a bucket truck.

The meeting was adjourned at 11:00am.

Our next meeting will be November 9th - City Hall at 10:00am.