

City Hall Restoration Commission

Summary of Meeting held on Monday, March 27th 2017

Location: Kyrouz Auditorium, City Hall

Present: J.J. Bell, Steve Dexter, Craig Herrmann, Richard Luecke, Maggie Rosa,

Minutes

- Minutes from the February 27th, 2017 meeting accepted.

ADA Parking

- The oral presentation re the project was made on Tuesday February 28. There were no significant questions or issues that arose during the presentation.
- Mike contacted Maggie to obtain copies of the plans, which she provided. Craig said that one plan that should be also provided is dated 10/19/16

2012 Restoration Project

- The automatic door openers have been installed but there are some issues that need to be resolved.
- J.J. is contacting Doug Manley to ascertain if there is a company that Doug recommends to review what is needed to restore the interior of the tower.

Maintenance (updated)

- J.J. will nudge David Campbell re the clock face repair. Waiting for David to get back to Gloucester.
- 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.
 - Richard has identified some light fixtures and will forward the information to CHRC members.
 - 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.
 - Screening of the basement windows to protect against pebbles being thrown up and breaking the window.
 - Doorways in the basement well of the building – need to be fixed up so that the appearance is respectable.
 - Pleasant Street (West Elevation) Scrape and paint a wood grill that is in a window opening.
 - Railing on the North Elevation – some pieces are missing and will be fixed up as part of the ADA parking project

Amount in the City Hall maintenance accounts

- Kenny Costa informed us that the amount remaining in the account is \$33, 420.
- The following items were discussed for the use of these funds.
 - \$10,000 to be set aside to cover additional costs of the attic ventilation project.
 - We decided that Jim should ascertain the cost for restoring the tower interior and the area behind the stage. J.J. will ask Doug Manley if MKA recommends a firm for this work. Maggie to ask Donna Compton if the City has a plasterer that they use.

Electrical Requirements Of The Building and MAAB requirements for building elevator (No update)

- Jim reported that the electrician is working on the ventilation requirements, the light in the stairwell and the automatic door openers.
- J.J. and Steve will start to have discussions with City Councilors regarding the need for electrical upgrades to the building

Ventilation of the Auditorium

- The deposit check has been issued and Bruce Dearden and Jim Hafey are in contact with the logistics of the project.
- Despite a need to pay prevailing wages on parts of this project Bruce Dearden will honor the original contract cost of

\$38,000.

- Jan Bell will forward Gail McCarthy's contact information to Craig so that Craig can co-ordinate an article for the Gloucester Daily Times.
- Maggie to contact Mary McCarl to ask her to do some research into these ventilation systems.
- It is likely that we will need to use some maintenance money for the carpentry and electrical work.

Capital Improvements

- Mike recommended that we revise the capital improvements list for City Hall and submit it to him. Dan Smith is reviving the CIAB so this is good timing. Maggie to resend Mike the MKA list from 2015. Done

Signage

- Richard has ordered appropriate lettering for the signage at the Warren Street Entrance which lists the locations of various departments.
- The invoice of \$41.81 was approved and Maggie will send the invoice to Barry Pett.

Items not to fall too far off the radar screen

- Handrail on landing that was dismantled in order to gain access to the small roof and which has to be put back together – Campbell Construction

New Business

- Steve reported that members of the Hamilton Town Hall restoration project contacted him to obtain advice based on our experience.
- We decided that we would happily help Hamilton and that we should take a field trip to Essex town hall. Maggie to contact the Essex Town Manager. J.J. also raising this with Doug and Dave Campbell

The meeting was adjourned at 11:15 a.m.

Next meeting will be on Monday April 3 at 10:00 a.m.