

City Hall Restoration Commission

Summary of Meeting held on Monday, February 27th 2017

Location: Kyrouz Auditorium, City Hall

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

Minutes

- Minutes from the February 6th, 2017 meeting accepted.

ADA Parking

- The oral presentation re the project will be made on Tuesday February 28. City Councilors have received a copy of the PowerPoint presentation and the letter from the MHC.
- Mike expects the work to be done in the spring.

Maintenance

- We noted that new shades have been installed in the third floor conference room.
- J.J. will nudge David Campbell re the clock face repair.
- Steve and Richard coordinated the visual inspection of the building. They noted that the exterior trim appears to be holding up well, as does the slate roof. Jim noted that it is a balancing act as to the cost of the lift and the number of slates to be fixed. We decided to wait a year to see if more slates will be in need of replacement.
- 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.
 - Steve will follow up with identifying a fixture.
 - 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.
 - Slate roof repairs to be delayed until more slates need to be replaced.
 - \$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

- 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

- Bruce Deardon and Jim Hafey are meeting on Tuesday at 10:30 to review the project’s needs.

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.

Signage

- Richard will seek to repair the signage at the Warren Street Entrance which lists the locations of various departments.
Ongoing

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

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

Next meeting will be on Monday March 27 at 10:00 a.m.