

City Hall Restoration Commission

Summary of Meeting held on Monday, March 27th 2017

Location: Kyrouz Auditorium, City Hall

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

Minutes

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

ADA Parking

- The bids for the masonry component of the project have been received by the Purchasing Department and forwarded to DPW.

2012 Restoration Project

- The automatic door openers have been installed but there are some issues that need to be resolved. We need to get more information on this issue.
- Re restoration of the interior of the tower, Doug Manley recommends that we use Campbell or Elizabeth and get some specs developed in house. J.J. followed up with Craig but Craig doesn't have the time so J.J. has asked Jim Hafey.

Maintenance (updated)

- J.J. will nudge David Campbell re the clock face repair. Waiting for David to get back to Gloucester. Ongoing.
- 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

- Jan Bell ascertained that Gail McCarthy would love to do a story on "letting the hot air out of city hall". Jan will contact Gail when we are ready.

- Mary McCarl will look for her folder on the research that she has done into these ventilation systems.

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 the appropriate lettering for the signage at the Warren Street Entrance which lists the locations of various departments. He will be installing it this week.
- Maggie sent the invoice of \$41.81 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

- We will take a field trip to Essex town hall on April 12 at 12:30 p.m.

The meeting was adjourned at 11:00 a.m.

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