

**Minutes of the 1835 Town Hall Committee**

**January 21, 2015**

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TOWN OF STERLING  
TOWN CLERK

APR28 15 10:29AM

The meeting opened at 6:10 pm at the 1835 Town Hall building. Members present were Vern Gaw, Ron Pichierri, Bob Jones and Joann Drown. Members absent were Phil Nash and Danielle Ray.

Ron made a motion, seconded by Bob, to accept the Recorder's report as corrected. The committee voted 4-0 in favor of the motion.

The Treasurer reported that the Maintenance account has a balance of \$3,932.73, the Paint account \$5,060.11, Window Restoration account 10,388.00, Design Engineer account \$3,580.35, and the Revolving account \$8,421.23. Bob made a motion, seconded by Joann, to accept the Treasurer's report. The committee voted 4-0 in favor of the motion.

Vern discussed the roof project with the committee. Vern met with Tom Rutherford, Michael Szlosek and Bob Cutler. Tom questioned where the \$20,000.00 is coming from for the bid document. Vern thinks the cost will be \$32,040.00 instead of \$20,000.00. Vern would feel more comfortable with the figure of \$175,000.00 for roof work. Vern stated that the I-beams would be enclosed by wood, and the beams would look very nice. Vern questions the idea of putting the suspended ceiling back in place. Vern believes the material will be twisted and ugly. Vern also stated that this would be a good time to ask for a grant from Mass Historical. One worry would be the 750 million shortfall left from the previous state administration that needs to be paid, so grant money could be short. Mr. Szlosek will probably not do the grant work. Bob suggested a grant writer from Mt. Wachusett, and he stated that he will look into that possibility. Vern also stated that if we receive grant money from Mass Historical, there could be a permanent preservation restriction document put in place. Ron has questions about the dollar amounts on the document from the architects. Vern suggested putting copper flashing only along the edge of the roof. Ron would like to see commercial gutters on the building with leaf guards. Bob questioned if any of this plan would allow us to open the gallery. Vern stated that whatever is done to the ceiling would determine the visual of the gallery. ADA requirements are questioned. Vern suggested putting an LED light in the front of the building to illuminate the crosswalk. Ron suggested using a scissor truss. Northeast Structures is the company that would put in the steel.

Vern suggested that the committee move \$800.00 for a crash bar and closer for the back door. Vern talked with a representative of Jim's Lock and Key, and they discussed the high use of the back door. Vern and the representative discussed a figure of \$1,600.00 for the bar but Vern thinks the \$800.00 figure will be fine. The back door gets 3 times the use of the front door. Vern made a motion, seconded by Bob, to confirm the \$800.00 price of the crash bar work, cost to come out of the Maintenance account. The committee voted 4-0 in favor of the motion.

Vern also mentioned that he would like to price a custom made wood door to replace the back door at a future time.

Bob mentioned that he received a price from Robichaud to paint the south side of the building. Vern got a price of \$8,800.00 from Painters Pride, for painting and repairs. Vern mentioned that if the committee moved the window account money into the paint account, we would have enough to cover the cost of paint and repair of the south side. Bob suggested we meet with Robichaud and Painter's Pride at some future date.

Bob made a motion, seconded by Ron, to pay the final invoice from Robert Barwise, dated January 19, 2015, for Town Hall window weather stripping project change order, in the amount of \$2,095.00, said funds to be taken from the Window Restoration account. The committee voted 4-0 in favor of the motion.

The balance in the Window Restoration account will be \$8,293.00. Vern will prepare an article for the town meeting warrant to move said amount of money into the paint account.

Vern mentioned that we should all be thinking about recruiting a new member, someone who has knowledge of contracts, and has an understanding of old buildings.

Vern made a motion, seconded by Ron, to pay \$835.00 to Plumbing & Piping Co., 153 Lancaster St., Leominster MA 01453, dated 12/11/14, and Invoice #13798 for work on the new toilets. The money will be spent from the Maintenance account. The committee voted 4-0 in favor of the motion.

Our next meeting will be February 18, 2015.

Ron made a motion, seconded by Joann, to adjourn the meeting. The committee voted 4-0 to adjourn the meeting at 7:42 pm.

Respectfully submitted,

Joann Drown, Recorder