

Minutes of the 1835 Town Hall Committee

November 9, 2016

The meeting of the 1835 Town Hall Committee opened at 6:03pm at the Town Hall building.

Members present were Bob Jones, Dave Gibbs, Ron Pichierri, Rob Barwise, Carl Corrinne and Joann Drown. Also present was Matt Marro, from AAB, and Tom Rutherford, Facilities Manager.

Mr. Marro talked about lifts and elevators, and the cost and the placement of one in the building. Mr. Marro stated that the DPW building has a elevator, and he suggested that we go there and check it out. Mr. Marro explained our lift options, and he will come to another meeting in 30 days with more specific details and advise us on companies that will work in Massachusetts.

Bob, Tom and Ann Cervantes, Acting Town Administrator, sat down together on November 8th, in order to ascertain the best way to move forward with the roof project. Bob stated that he still is in favor of opening up the rest of the ceiling to make sure all of the structure is sound.

Bob and Dave attended the last Selectmen's meeting, and the Selectmen voted to empower this Committee to get bids for the construction needed to fix and re-roof at the same time. Selectman Lane also volunteered to take the rest of the ceiling down in order to visualize the structure.

Tom explained that he does not want to take all the insulation out for the entire roof structure, because winter is coming and all the heat will escape through the roof. Another problem Tom stated is that the heating baseboards will need to be drained, and also the lower floor will be much harder to heat with the second floor at 20 degrees. Tom also explained that there would be a disposal problem when all the material is taken down, and there would also be a dust control problem for the center of town.

Tom also explained that if we took limited material off the two uncovered beams, we would be able to check the structure and not have to worry about heat loss or mess.

Dave stated that he wants to see every beam exposed and checked for breakage. Dave also stated that this Committee cannot move forward with a warrant article or a design unless we know exactly what is going on with possible broken beams. Also, if we wait to do this work in the spring, we cannot fix the roof until FY18.

Ron suggested that we use a plastic material on the floor which would help with the insulation factor.

Bob brought up the subject of LVL vs. steel around each beam, and Tom would rather have steel. Ron explained the value of using LVL material. Carl mentioned there is another material that can be used.

Tom mentioned that he explained to the Selectmen that they need to prepare to do the structural part of the roof and also put new material on the roof at the same time. That this will be a one part job, not a two part job.

Carl also mentioned that the old slate is worth a lot of money, and we would have a company remove the slates and also pay us for them.

Tom left, and the Committee continued business with the Recorder's report.

Ron made a motion, seconded by Bob, to accept the Recorder's report as corrected. The committee voted 6-0 in favor of the motion.

The Treasurer reported that the Paint Account has \$23,393.33, Window Restoration Account \$2,095.00, Design Engineering Account \$3,580.35, and the Building Needs expense which is -\$650.00. The Revolving Account income is \$105.00, and the Revolving account has \$1,044.49. Dave made a motion, seconded by Bob, to accept the Treasurer's report. The Committee voted 6-0 in favor of the motion.

Back to a discussion about the roof.

Bob made a motion, seconded by Dave, as to what the Committee wants done to get a proposal out to bid for design, which is going to require the removal of all of the ceiling material so that we have full access to all of the structural beams and rafters. Also required would be a bid proposal from the competing companies. The Committee voted 6-0 in favor of the motion.

We can manage the dust, seal the floors, maintain the heat level sufficiently so that the Recreation Dept. can still use the first floor.

Bob stated that between today and the 19th of November, he is going to work on acquiring a bid for design.

Dave told the Committee what he and Bob learned from attending a meeting in Shirley that featured information about the Massachusetts Cultural Facilities Fund.

Dave made a motion, seconded by Ron, to see if we would move forward on an application to get a design grant from the Massachusetts Cultural Facilities Fund for Disability Access. The Committee voted in favor of the motion 6-0.

Ron mentioned a design that was done in 2012 that had an easy access to the front of the building, that would enhance the looks of the building and also create benches for people to use.

Bob stated that he met with Mr. Budnick about the septic for a few minutes today in regards to advancing the project.

Column project: Ron wants to continue the work on the broken stave.

Joann mentioned that the light on the back corner of the Maple St. side of the building is not working.

Old Business: None

New Business: None

Our next meeting will be on December 7, at 6:30 pm.

Dave made a motion, seconded by Ron, to adjourn the meeting. The Committee voted 6-0 to adjourn the meeting at 8:04 pm.

Respectfully submitted,

Joann Drown, Recorder