

Town of Shutesbury
Town Buildings Committee Meeting with the Town Select Board

February 24, 2022

Members Present: Bob Groves, Frank McGinn, Bill Wells, Steve Sullivan
Becky Torres
Guest: Dan Hayes, School Committee member

Absent: Jim Aaron, Nancy Matthews

Meeting called to order at 6:20pm

Draft Minutes of 11/24/21 re-voted on.

FM moves and BW seconds a motion to accept the meeting minutes of 11/24/2021.

Roll call vote: BG: aye, FM: aye, and BW: aye and SS aye; the motion carries.

BT: I think we need a roll call to open the meeting. Confirmed with Grace Banish.

BG: Objects

DH: I have good knowledge on the new rules. No roll call to open the meeting. And the chair still has the ability to end the meeting without a vote.

FM moves and BW seconds a motion to approve Mike Vinskey as a member of the Towns Building Committee . Roll call vote: BG: aye, FM: aye, and BE: aye and SS nay; the motion carries 3 to 1.

BG: Next on the agenda is to discuss our impression of our site tour of 1/21/2022.

Building Committee

Notes from Committee tour 1-22-22

Town Hall

- Grading problems*
- Retaining walls. Fences, Dirt accumulating against lower level wall*
- Manhole to pump. Cover to shed/redirect water*

BG: Does manhole cover pump?

BT: I do not think so.

- Town Clerk window replacement*
- Chimney leaking. Needs silicone sealer*

BG: Chimney needs to be sprayed with a silicone seal to keep out driving rain.

BT: Police told me the rain was horizontal and that's why the chimney cover did not work.

BG: vertical rain can be driven into the unsealed brick. Korpita who did the original work before. We need to do the more spraying. Or anybody can do it also, perhaps Hayden.

Guideboard

- Needs paint, repairs

BG: Guide board is out to bid

OTH

- Get bidders for excavation, shoring

BG: Needs to be rebooted. Last year it was hard to get bidders on anything.

Hearse House

- Paint Job 1-2 yrs

- Fill, soil, grass

BG: May need to be painted next year, or touched up this year.

BG: Ask DPW to add more fill.

SS: DPW did add fill and then seeded

BG: Need to fill up to cover concrete this will add frost protection and aesthetically pleasing.

SS: I will bring up to the DPW

West Schoolhouse

- Gutters. At least on East over entrance

- Repair, paint doorway

BG: Gutters both sides would help in the long run. It would be for the health and longevity of the building. And see if the Historical Commission has any funds for this. They are in charge of this building.

BT: Depending on cost they have some money.

FM: I will reach out to the commission.

SES

•Sidewalks. Sidewalk repair looks good. Problem with water draining onto the sidewalk from the shed roof created when gutter was perforated will be alleviated when Gym roof replacement and gutter repair is complete. Alternative to salt should be used for de-icing sidewalks.

BG: I did not see any heaving and all looked perfect to me.

BT: I did see areas that were irregular hazards.

BG: We will have to go back and go over.

BW: I did not see any areas either.

DH: I have walked them several times since the repair and have found no issues. Just where the pavement meets the sidewalks.

SS: Since January the sidewalk has been heaving near the flagpole. Pavement failing at granite curve exposing concrete base. Another spot where the sidewalk has failed is where a former custodian mixed his own concrete on the eastside of the building. This area will need to be replaced.

BG: Explained why the BC only used partial dollars to fix the sidewalks.

FM: It was mentioned that frost heaves plays a part in the unevenness of the sidewalks. Once the roof is fixed and gutters are clear this should help with the problem. Angel grinding the smaller heaves will also help with this problem.

DH: Take pictures to document.

BG: The roof has been shedding water on the concrete for the past 2 years since being fixed.

BT: It has been 4 years.

BG: What is being used in the winter to deice?.

SS: Blue deicer, either calcium or magnesium carbonate whichever is concrete safe. Stopped using salt and sand years ago because it was being dragged in doors.

BG: I remember that the area around the flagpole was not part of the original sidewalk project.

SS: I was under the impression it was all encompassing just around the school itself.

BG: I would be happy to back down and look at with you all and see exactly what your seeing.

•Finish grade is high on the East and South sides of the building. Gutter failure contributing to moisture problems.

BG: This grading is a contributing factor to rot issues and health of the building.

Solutions: Lower grade where possible. Install drain tiles to carry gutter water away. New gutters, downspouts installed. Existing gutters failed due to poor design and poor maintenance contributing to damp and rot. Gutters should be cleaned routinely. Plants on South wall are another contributing factor.

BG: Try to keep the planting away from building. Trellis may help, we should come up with a long term plant plan.

FM: I pointed out at various sides that the downspouts were clogged with ice/debris causing the water to run off the roof and cascade down the side walls.

BG: Set up a system with the new roof and gutter drainage where the gutters & downspouts are cleared yearly.

SS: This maintenance will have to be under DPW or Fire Department. Current custodian does not go on tall ladders. I also agree that the grades need to be figured out.

•Carpentry repairs. Some corner boards, siding, cornice and water table boards should be replaced.

BG: Try to coordinate the drainage fixes with the replacement repair damaged parts of sidewalk.

•Paint. Paint should follow all other work.

DH: The reason why I'm here is "about the Process" Getting a process to fix the major problems. As a School Committee member how can we get things done.

Once the BC addresses a problem and comes up with a solution, how does that get ushered through and accomplished. "What is the Process"? How should the school committee and the Buildings Committee work together? Was the Building Committee included on the sidewalk replacement job for the school?

BT: The "contention" in town over the sidewalk project seems to rest on issues of timing, respect for town vote at the Town Meeting, and the process of changes to any project

after being voted on at town meeting. The Building Committee was not included in the sidewalk project because “horizontal structures” are “traditionally” for the Highway Department, and “vertical” ones for the Buildings Committee.

BG: There is no historical record of a difference between “horizontal and vertical” for projects that the Building Committee is charged to be involved with. Many if not all buildings have horizontal and vertical sections/structures. No reason was given to the BC as to why they were not involved in the sidewalk project. The town Finance Committee had expert information (Bob Groves & Jim Hemingway) showing an equivalent and cheaper solution for the sidewalks.

SS: There is an ongoing record of how the sidewalk project unfolded. School siding has become an eyesore. What can be done in the short term? Powerwashing? The roof is years away.

BG: We cannot wait for state money. Finance, Capital planning will be talking about getting the roof done ASAP this year.

SS: I do not want to wait either. The School Community would like a short term fix (ie pressure washing).

BW & BG: Even low pressure washing will remove paint.

FM: A hand garden pump with a chlorine mix and detergent and light brush will help clean mildew.

BG: Let's try to meet March 23, 2022 @ 6pm

BG moves and FM seconds a motion to end the meeting. Roll call vote: BG: aye, FM: aye, and BE: aye and SS aye; the motion carries.

Meeting was adjourned at 6:26 p.m.

Submitted by Frank McGinn