

Towns Buildings Committee Meeting
February 1, 2023

Members Present: Steve Sullivan, Frank McGinn, Anna Cook, Stephen Dallmus and
Becky Torres Absent: Jeff Quackenbush

1. Review minutes from 1/18/23 meeting
2. Discuss Gale and Assoc. preliminary report concerning conditions noted regarding vapor barriers and attic insulation.
3. Begin assigning Action Levels to comments from M.N. Spear Library inspection.
4. Discuss ordering of door closure, LCN 1460, for Senior room exterior door at Town Hall.

Meeting called to order at 5:36 pm by Stephen Dallmus

Approved the revised minutes of January 18, 2023 AC motions to approve minutes, FM
2nds

Roll call approve minutes. Yays:, Anna Cook, Frank McGinn, & Stephen Dallmus

SD we need a motion to approve and order a LCN 1460 door closer for the Senior room
exit door. FM motions to approve/purchase closer , AC 2nds

Roll call approve and order a LCN 1460 door closer. Yays:, Anna Cook, Frank McGinn
& Stephen Dallmus.

SD: What was the reason for the Air Quality Report for the Shutesbury Elementary
School

BT: the Board of Health received a letter as to the Air Quality in the SES. I then
contacted the state and talked with Michael A. Feeney of the Indoor Air Quality
Program.

SD: The report had Short Term Recommendations and Long Term Recommendations.
"Repair or replace the exterior fenestration system"

BT: The exterior windows were replaced in 2010.

FM: Interior courtyard replaced.

BT: Gutters in the courtyard need attention.

SS: The previous BC looked at the drawings for the gutter drainage system.

FM: All drainage needs to be cleaned out. We talked about this in our last meeting
about hiring a company to clean out the gutters/drainage system.

BT: There is \$\$ in the school's budget.

SD:"Examine whether exterior wall/slab junction can be repaired to render watertight."
This needs to be explained.

FM: Caulking fixes all. Southside has plantings against buildings.

BT: Mike Feeney was concerned about the Southside.

SS: All grading is too flat, except the westside.

FM: Adding a french drain system may help.

BT: The gym water drains through a pipe system that empties into the field.

SD: The scupper in Picture #4 of the report shows wetness. Having the roof drain inspected.

The preliminary Gale & Associates report is extensive. SD was concerned about the report mentioning vapor in the attic. SD saw no excessive vapor drive into the attic.

BT: Adding more insulation to the attic can be done through a grant process.

The committee was concerned that the Gale report was too extensive in certain areas. By exploring a couple of exterior walls we may get an idea of how bad excess moisture is in these walls, and therefore see if we need #5 Gale recommended completely redoing the exterior wall system. We believe that #5 is actually bringing the building up to modern/existing codes.

BT: Asbestos in old roofing felt paper was found during the roof inspection.

The Committee agrees that this area is sealed and should cause no issues.

FM makes a motion to end the meeting

AC seconds

Roll call to vote to end the meeting Yays: Frank McGinn, Stephen Dallmus, Anna Cook & Steve Sullivan

Meeting adjourned at 6:35pm