

Towns Buildings Committee Meeting
March 1, 2023

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

1. Review minutes from 2/15
2. Review Gale Assoc. proposed scope of work
3. Review Town Hall window replacement options and metal roof on 5 bay garage at DPW.
4. Discuss Senior room door closure option
5. Discuss Town Hall front entry door concern
6. Continue assigning Rating terms for Library report.

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

Approved the revised minutes of February 15, 2023 JQ motions to approve minutes, SS 2nds

Roll call to approve minutes. Yays:, Anna Cook, Frank McGinn, Stephen Dallmus, Jeff Quackenbush & Steve Sullivan.

JQ: How are we going to pay for the SES roof?

BT: Select Board voted \$300,000.00 from ARPA to fund the new SES roof. And our State Senator Jo Cumerford has earmarked \$200,000.00 for the town of Shutesbury and the selectboard dedicated that money to the SES roof. So we have \$500,000.00 after the bids are received we will go to Town meeting for the difference.

The BC Committee reviewed Gale Associates proposal; specifically, page 19 (see attached below) and recommended the following changes.

- With concerns about "Removing, replacing, and painting the wood trim board directly below the roof line" from section 1A; specifically, the "2x4" at roofline. The committee recommends a change. Rather than replacing the "2x4" with wood, replace it with solid dimensional plastic trim, "1x6", around the whole perimeter of the building. This would allow for future gutters if needed, eliminate potential rot/decay and provide a consistent detail. This would eliminate the need for 1C in the proposal but the cost for the solid dimensional plastic will likely be higher than replacing the "2X4".
- Also with regards to 1B "Provide new, additional gutters and downspouts at all eave locations where they do not currently exist" (\$37,000 estimate). Modify to just the addition of new gutters to the entire South Side of the school (not below the standing seam metal roof surfaces), which will lower the 1B estimate.
- Spec out 35+ year rated shingle.

- Remove "Isolated removal and replacement of deteriorated elements of the existing rising wall above the roof line". This will be addressed with the painting contract.
- Remove 1C & 1D from the proposal. These changes bring the budget for the new roof right around \$500,000.00. As regards to the 20% contingency, the BC feels going to the town meeting and asking for a buffer of \$50,000.00 extra will cover any "unknown's"

- "Review Town Hall window replacement options and metal roof on 5 bay garage at DPW". BC will review this when another bid comes in.
- Senior room door closure will be taken off and sent out to be refurbished at New England Door Closer, located in West Springfield, MA. Estimated cost to refurbish - \$125 plus shipping cost. SD will remove and JQ will deliver.
- Continue assigning Rating terms for Library report, Print a PDF of the MN Spears Building Assessment to be forwarded to the Select Board.

JQ makes a motion to end the meeting

FM seconds

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

Meeting adjourned at 6:45pm



Ms. Becky Torres
 Evaluation of the Roof System and Associated Components at
 Shutesbury Elementary School
 February 2, 2023
 Page 19

Option	Description of Work	Preliminary Construction Budget with 20% Contingency
Asphalt Shingle Roof Replacement		
1A	Remove and replace existing asphalt shingle roof and associated components. This work generally includes: <ul style="list-style-type: none"> • Removing and replacing the existing asphalt shingles with new asphalt shingles and new underlayments • Removing and replacing 5% of the existing plywood roof deck (assumed to be deteriorated) • Removing and replacing all existing flashings at ridges, hips, valleys, rakes, penetrations, etc. • Removing and replacing <i>only</i> existing gutters and downspouts • Installing new cleanout tees at sub-grade drainage leader locations • Removing and replacing small attic vents • Removing and replacing all snow guards • Removing and disposing of the existing photovoltaic (PV) system • Removing, replacing, and painting the wood trim board directly below the roof line • Modifying the existing rising wall siding above the roof line to provide new roof tie-ins • Isolated removal and replacement of deteriorated elements of the existing rising wall above the roof line 	\$497,000
1B	Provide new, additional gutters and downspouts at all eave locations where they do not currently exist.	\$37,000
1C	Clad the existing wood trim board directly below the roof line with sheet metal.	\$27,000
1D	Remove and replace the standing-seam metal roofs on the bump-outs located on the South elevation.	\$59,000
TOTAL		\$620,000