

Towns Buildings Committee Meeting  
March 13, 2023

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

Members Absent: Steve Sullivan

1. Review minutes from 3/1/23
2. Discuss estimates for window replacement at town hall and roof replacement on 5 bay shed at DPW (if received)
3. Update on senior room door closer refurbishment.
4. Review M.N. Spear Library report.

Meeting called to order at 5:32 pm by Stephen Dallmus

Approved the revised minutes of March 1, 2023 JQ motions to approve minutes, FM 2nds

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

The committee reviewed Gale Associates Pre Construction Agenda. There were concerns/confusion of Section DM1.07. Needs to be defined or deleted.

Approved the revised Changes to the Gale Associates Proposal in the minutes of March 1, 2023 JQ motions to approve minutes, FM 2nds

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

*"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"*

No estimates have been received for the replacement of the 2 windows at Town Hall or for the replacement of the roof on the 5 bay shed at the DPW.

SD removed the door closer from the exit door in the Senior room at Town Hall and JQ will deliver it to the New England Door Closer company in West Springfield. The estimated cost to recondition is \$125 plus shipping.

The Committee talked about Town Hall's Rear entrance door and where to go forward. JQ was meeting with Pella to come with a solution. BT explained that a policeman replaced the screws, which had rusted away substantially, with stainless screws and the door is working fine. The Committee feels that the door and surrounding area should be replaced in the future with a "commercial door & frame". BT is also concerned that the rear wall of Town Hall is rotted/deteriorated. Future invasive inspection will be necessary to determine the actual condition.

The Committee continued to refine the MN Spears Library inspection spreadsheet Action levels.

The Committee will present a copy of the MN Spears Library inspection spreadsheet to the Select Board and attend its meeting on March 28th to discuss and receive feedback.

FM: Frank makes a motion to adjourn the meeting  
JQ: seconds

Roll call to end the meeting. Yays: Frank McGinn, Anna Cook, Jeff Quackenbush & Stephen Dallmus

Meeting adjourned at 6:26pm