

Towns Buildings Committee Meeting
April 26, 2023

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

Members Absent: Anna Cook

Meeting called to order at 5:31 pm by Stephen Dallmus

1. Review minutes from 4/5 and 4/12
2. Update on door closer on Senior room exterior door.
3. Discuss possible times to inspect Dam Keepers house and Hearse house.
4. Discuss and assign Action Levels for exterior items on inspection spreadsheet at Town Hall

1. Review minutes from 4/5 and 4/12

Approved the revised minutes of April 12, 2023 JQ motions to approve minutes, FM 2nds

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

The Zoom audio of the meeting of April 5 is quite muffled and will take a couple of people to transcribe.

2. Update on door closer on Senior room exterior door.

Stephen worked with Lenny and a hook spanner wrench to tighten the spring on the refurbished door closer. It took Lenny's muscle to tighten the closer spring. The Senior room exterior door now closes slowly. While it does not latch, Becky informed us that previously the door often did not latch when closing. No additional repairs or adjustments are going to be made at this time.

3. Discuss possible times to inspect Dam Keepers house and Hearse house.

Howard Kinder is available 10am to 12 noon. BC will meet at the Dam house @10am Friday April 28. The Historical Commission is doing a May 20 cleanup day on the "Old School House" and the BC can meet after that. Mr Tibbetts is available evenings and weekends to inspect the Hearse house. SD will contact him to see if he is free next Tuesday/Wednesday around 5:30.

4. Discuss and assign Action Levels for exterior items on inspection spreadsheet at Town Hall
SD suggested that after the inspection spreadsheets are updated to include "Action Levels" and the inspection of Town Hall is completed the BC meet at Town Hall to review the spreadsheets to better understand the comments made regarding each item and then as a Committee assign the "Action Levels".

FM talked about testing the underground downspout(s) discharge drains. The outflow at the rear, approximately 100' beyond the parking area, was cleared by JQ & FM. The two downspout drains run clear but the surface drain by the rear entry door is clogged and backs up almost immediately. Steve Sullivan & Olaf will try to snake the back door drain.

BT mentioned about sediment in the toilets from the water well. BT found a plan for Town Hall. SD offered that he'd send BT info regarding a sediment filter that he had installed at his home to resolve a sediment issue.

JQ talked with 3 architectural firms about developing the specifications for Shutesbury Elementary exterior envelope painting including the replacement of the rotted wood, which is extensive. Jones Whitsett (in Greenfield) are interested and may be available in the fall. JQ will also ask Gale Associates. The BC committee is looking for a firm to develop project specifications in the fall/winter which will be put out for bid. Ideally the work would be done in spring/summer 2024. BT mentioned we would have to go to Town meetings for the monies for the project. JQ estimates that for this project it could cost upwards of \$100,000+ to completely renovate the exterior of the school properly. We will need the firm to do existing drawings and specifications for the painting and replacement of rotted wood. JQ estimates that the project may cost \$60,000(?) for the drawings and specifications. The last paint job (2010?) may have not addressed all the wood rot, therefore the large expense.

The BC will be asking for an additional \$20,000 from the Finance Committee at town meeting to fulfill future jobs in 2023-2024; e.g., 2-Windows at town hall, dam keepers roof, gutter on "old school house", DPW salt shed roof, front door to "old town hall" and a design firm for SEC exterior envelope).

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

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

Meeting adjourned at 6:21pm