

April 12, 2021

Town of Shutesbury
Town Buildings Committee

Draft Minutes of 4/12/21 meeting

Meeting begins 5:00 PM

Members Present: Bob G, Frank McGuinn, Bill Wells, Steve Sullivan

Absent: Nancy Matthews, Jim Aaron

Guests: Becky Torres, Mike Vinskey, Jim Hemingway

Minutes of meeting 3/17/21 reviewed, approved unanimously.

Discussion of SES HVAC issue.

BG describes problem and history. SES has an HVAC control system consisting of a laptop with Johnson Controls software. This system actuates the boilers, pumps, valves and remote heating units. Parts of this system are pneumatic. Pneumatic controls are now hard to maintain and/or repair.

BG, BW and JH visited SES and met with head custodian, Matt Foster. BG also spoke with representatives of Jamrog and Nexus.

Recommendation is that the present control system should be replaced with modern software and digital controls and sensors.

JH states that blower, burners, pumps are fine and do not need replacement.

BT states she is in the process of hiring consulting engineer.

BG asks why BC is not involved in this process.

BT: I was asked by Capital Planning to do this and am investigating with help from Jeff Quackenbush.

BG: Matter was referred to BC.

BT: BC and JH have no experience with commercial systems and are not qualified.

BG states that JH and BG evaluated SES request for new boilers and their intervention spared that Town an unnecessary and wasteful expense. This shows why independent assessment is crucial.

BG asks BT if pandemic assistance program can support improvements to SES HVAC.

BG called representative Blais and Comerford and staff indicated this may be so.

Next meeting May 5, 2021

Meeting adjourns 6:00 PM

Discuss OTH

Bob reprises what stage project was left in last year at this time.

BG describes one bidder Theroux Bros proposal. Suggests we need more proposals for price comparison and possible ideas of how to complete job.

Bob has another potential bidder to call. Asks BC members to try and come up with names for potential bidders.

Becky will provide BG with key to building.

SES sliders.

BG reviews sliders that were recommended by BC last year. This slider spec was approved by Cap Planning, Fincom and TM. This year SES is asking for more money. Some confusion about what is going on.

BT says Bruce T had specified more expensive, aluminum units. Bruce T had proposed contractor but that has now fallen through.

Discussion of SES roof.

BG asks why BC not part of process studying new roof. BT says that she has asked Michael Broad and Jeff Quackenbush to advise Town, SS says that SES paid for engineering study and handed it to BT who put together her team.

BG says that he was called and responded to every leak. BG will write letter asking for clarification of BC mandate.

Discussion of Town Hall

Window in Town Clerk office.

BT says window not yet installed. BG reminds BT that BC approved window spec last year.

Joe Salvatore suggests Town try Window World. SS agrees.

BG states we have already approved a spec of Marvin window for replacement.

BG will check out Window World for future reference.

Becky's office:

Becky contracted restoration of her office after leak and water damage.

After inspection by BG and Hayden Roofing, Hayden installed cap. BG advised chimney should be sealed upon return of warm temps. BG will call mason.

Schedule next meeting 4/14/21 6 pm