



TOWN OF CHELMSFORD
PERMANENT BUILDING COMMITTEE

Minutes of Meeting of January 10, 2023

Tim Powderly, Chair, called the meeting of the Permanent Building Committee (“PBC”) to order at 6:30 p.m. at the Department of Public Works Facility located at Nine Alpha Road. Present were Debra Belden, Christine Clancy, Mike Donoghue, Tim Powderly, Steve Roberts, Chief Gary Ryan and Evelyn Thoren.

Public Input

There was no Public Input offered.

North Fire Station Renovation Project – 35 Princeton Street – Project Update

The Committee discussed two issues at the renovated North Fire Station: a roof leak in the electrical room and an ongoing issue with veneer brick loosening and falling off the building.

The roof leak problem was discussed first. Photographs of the electrical room damage from the roof leak were reviewed. The source of the roof leak appears to be improperly installed or inadequate flashing along the modular wall where it meets the apparatus bay. Triumph has been made aware of the problem. The roof contractor Tecta has acknowledged that improper installation or inadequate flashing is the cause of the roof leaks. Tecta will provide Triumph with a report and propose a solution to the problem. Liz Field, at Triumph, has indicated that once the roof flashing issue is resolved, interior repairs and repainting will be made to the damaged area. She also indicated that temporary repairs have been made.

The exterior brick issue was discussed next. There have been several bricks that are loose and/or have fallen off the building. A photograph of one of the areas was reviewed. Triumph is aware of the issue. This is an ongoing issue. Liz Field at Triumph has indicated she will follow up with Modlogiq and Fullerton to devise a plan to resolve the ongoing problem. The members discussed two possible solutions to the issue: Replace the existing veneer brick with a better product or grout the bricking and apply mortar between the bricks. The members discussed whether the grout/mortar work will resolve the issue.

The ice machine has been installed this week.

Meeting Schedule

The next meeting is scheduled Tuesday, February 7, 2023 at 6:30 p.m. at the DPW Training Room.

Meeting Minute Approval

Approval of meeting minutes was deferred. The members agreed that it is a problem that the PBC does not have a permanent employee to handle meeting minutes.

Adjournment

Mr. Donoghue made a motion to adjourn the meeting at 7:05 p.m. Ms. Belden seconded the motion. Those present voted unanimously in favor of the motion.

Respectfully submitted,

Debra Belden