



**TOWN OF CHELMSFORD**  
**PERMANENT BUILDING COMMITTEE**

**Minutes of Meeting of March 21, 2023**

Tim Powderly, Chair, called the meeting of the Permanent Building Committee (“PBC”) to order at 6:32 p.m. The meeting was a remote meeting via Microsoft Teams. Present were Debra Belden, Christine Clancy, Tim Powderly and Chief Gary Ryan. Liz Field, Triumph Modular, and Jon Oniskey, Modlogiq, attended the meeting.

**Public Input**

There was no Public Input offered.

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

The Committee requested that Ms. Field and Mr. Olinski attend tonight’s meeting to discuss two issues: The loose exterior bricks on the building and roof leaks. Ms. Field indicated that Triumph is interested in correcting both issues.

The exterior brick issue was discussed first. There have been several bricks that have fallen off the building. Ms. Field discussed the possibility of applying mortar to every building joint. This may stop water from getting behind the bricks. If the mortar work is done, she indicated that the warranty will be extended for an additional five years once the work is completed (extended to 2028). The mortar to be applied will match the existing building. Prior testing indicated that at least 24 bricks do not have proper adhesive to the wall. Mr. Powderly questioned whether application of the mortar will solve the problem. The root cause appears to be lack of proper adhesive allowing water to get behind the brick. Tapping all bricks again to test that they are secure to the building walls was discussed. Mr. Oniskey indicated that Modlogiq has not used the Fullerton brick product in the New England climate previously. Case studies of use of the product in cold climates were requested. Mr. Oniskey will research and follow up with his findings. Discussion will continue at the next PBC meeting. Ms. Clancy expressed concern that water may still be able to get behind the bricks after the extended five-year warranty period.

The roof leak problem was discussed next. The source of the roof leaks appear to be improperly installed flashing. Ms. Field stated that temporary and permanent flashing repairs have been completed. Chief Ryan indicated that he and Mike Donoghue (who was not able to attend tonight’s meeting) do not believe that permanent repairs to the flashing have been completed. Ms. Field indicated that she will investigate and provide documentation by the end of the week detailing the repairs that have been completed. The process to permanently repair the flashing would have included removing several rows of bricks, properly installing the flashing and

reinstalling the bricks. The members do not believe this work has been completed. However, information to be provided by Ms. Field will be reviewed.

### **Meeting Schedule**

The next meeting is a remote meeting via Microsoft Teams scheduled for Tuesday, April 11, 2023 at 6:30 p.m.

### **Meeting Minute Approval**

Approval of meeting minutes was deferred.

### **Adjournment**

Chief Ryan made a motion to adjourn the meeting at 7:20 p.m. Ms. Belden seconded the motion. Members voted on the motion as follows: Ms. Belden, aye; Ms. Clancy, aye; Mr. Powderly, aye and Chief Ryan, aye.

Respectfully submitted,

Debra Belden