



TOWN OF CHELMSFORD
PERMANENT BUILDING COMMITTEE

Minutes of Meeting of April 11, 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, Mike Donoghue, Tim Powderly and Chief Gary Ryan. Liz Field, Triumph Modular, also attended the meeting.

Public Input

There was no Public Input offered.

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

The Committee requested Ms. Field attend the meeting to continue discussion of two issues: The loose exterior bricks on the building and roof leaks. Ms. Field again 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. Prior testing indicated that at least 24 bricks do not have proper adhesive to the wall. Ms. Field discussed the possibility of applying mortar to every building joint. Ms. Field discussed a case study of the brick veneer product used in Iowa. She was not clear on whether raked brick mortar or joint mortar was used in the study. Ms. Field said she would clarify. Ms. Field indicated she has been working with the factory to offer a fix of applying mortar, at no cost to the Town, and extended the five-year warranty once the work is complete. Mr. Powderly questioned whether application of the mortar will solve the problem and whether this brick veneer product should have been used on the building exterior. Ms. Field indicated that the mortar, a \$35,000 cost that the town is not paying for, will look good and improve the look of the building. The root cause appears to be lack of proper adhesive allowing water to get behind the brick. Ms. Clancy again expressed concern that water may still be able to get behind the bricks after the extended five-year warranty period. Ms. Clancy suggested that the Town go through another hot and cold season and re-evaluate in the spring of 2024. Ms. Field was asked to clarify whether the offer to mortar the brick and extend the warranty would be available next spring, if necessary. Ms. Field indicated she will clarify and inform the members within a week.

The roof leak problem was discussed next. The source of the roof leak appears to be improperly installed flashing. The process to permanently repair the flashing includes removing several rows of bricks, properly sealing and installing the flashing and reinstalling the bricks. Mr.

Powderly has viewed the area that has been sealed and feels that there shouldn't be any further issues from this area. Interior repair work will be scheduled.

Meeting Schedule

The next meeting is a remote meeting via Microsoft Teams scheduled for Tuesday, May 2, 2023 at 6:30 p.m.

Meeting Minute Approval

After review and discussion of the draft minutes of the April 21, 2023 minutes, Mr. Powderly made a motion to approve the March 21, 2023 minutes, as amended. The motion was seconded by Chief Ryan. The members voted on the motion, as follows: Ms. Belden, aye; Ms. Clancy, aye; Mr. Donoghue, aye; Mr. Powderly, aye and Chief Gary Ryan, aye. The motion was approved.

Adjournment

Mr. Powderly made a motion to adjourn the meeting at 7:04 p.m. Mr. Donoghue seconded the motion. The members voted on the motion, as follows: Ms. Belden, aye; Ms. Clancy, aye; Mr. Donoghue, aye; Mr. Powderly, aye and Chief Gary Ryan, aye.

Respectfully submitted,

Debra Belden