



TOWN OF CHELMSFORD
PERMANENT BUILDING COMMITTEE

Minutes of Meeting of May 3, 2023

Tim Powderly, Chair, called the meeting of the Permanent Building Committee (“PBC”) to order at 6:33 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. At the last meeting, Ms. Field discussed the possibility of applying mortar to every building joint. Ms. Field indicated at that time she had been working with the factory to offer a fix of applying mortar, at no cost to the Town, and an extended five-year warranty once the work is complete. At the last meeting, the Committee members asked Ms. Field to clarify whether the offer to mortar the brick and extend the warranty would be available next spring, if necessary. Ms. Field indicated that the offer to apply mortar and extend the brick warranty will be available next spring if the Town would like to proceed with this option at that time. After discussion, the members agreed that waiting through another weather cycle and re-evaluating is prudent, considering that the mortar and extended warranty option will be available. Ms. Field indicated she will summarize tonight’s discussion and forward to the Committee members, as well as Triumph personnel. Those present discussed the current status of the brick veneer, the number of bricks identified with inadequate adhesive and the number of bricks that have fallen off the building.

The roof leak problem was discussed next. The work to correct the improperly installed flashing has been done. However, the rows of brick removed to make the repair have not yet been reinstalled. Another roof leak has been reported in the gym room. Ms. Field indicated she will follow up. The Committee members requested Ms. Field clarify the term of the roof warranty.

Mr. Donoghue reported that some landscaping and tree planting has taken place on the property.

Meeting Schedule

The next meeting is scheduled for Tuesday June 6, 2023 at 6:30 p.m. at the DPW Training Room, Nine Alpha Road.

Meeting Minute Approval

Approval of meeting minutes was deferred.

Adjournment

Mr. Powderly made a motion to adjourn the meeting at 7:03 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