

Town of Kingston
Permanent Building Committee
December 15, 2010
Meeting Minutes

1. The Meeting was called to order at 5:00pm by Chairman Ron Gleason in Room 101 in Town Hall. Other Members present Paul Armstrong, Alan Beaulieu, Dave Colter, and Bob Gosselin.
2. A Motion was made by Dave Colter and seconded by Alan Beaulieu to approve the Minutes of December 2, 2010 and it was unanimously so Voted.
3. Regarding the Faunce School, Alan and Bob went over to see what needs to be done and what costs would be involved. They think others should look at it too.
4. Ron had a conversation with Craig Dalton about the Faunce School. We believe that there is approximately \$28,720+ available for repairs. We need to see if we can get some CPA funds for the purpose of renovating the Faunce. Ron will find out how much money could be allocated for we need to know so we can formalize what we can start to do.
5. Bob Gosselin stated that the Exterior Paint definitely needs to be power washed, a little bit of carpentry, condenser, louvers, carpet, windows (the biggest job-should all be replacement windows) and then the shutters- new ones or repaired. Mr. Dalton said you have to put back what was historically there. He will find out how much to repair/rebuild/replace to look exactly as it was. The top of the chimney is falling apart, rain gets in the flue, needs new flashing, hard pine floors, carpets could go over the old floors (repair to what it was and fix it.) Yellow pine floor-you can go over it but hard to make it look like the original. Ron needs to know the costs.
6. CPA says get rid of kitchen - does not need to have one. Add on when they need other work that needs repair/replacement.
7. Renovate/Repair/Restore should be looked into for costs re - costs above.

8. Ron said we are not getting into the cosmetics of the job - we are not into the nuts and bolts to get it back to the original.

9. Bob stated that he could not tell if there were two sets of floors; could not tell if there was a sub-floor.

10. Ron said that he will tell them (CPA) that just how much is involved in this endeavor.

11. Bob mentioned that in 2009, the windows were covered over with vinyl siding.

12. Ron said that CPA will decide if things are repaired vs. restored. Bob said he will have someone look at the Chimney. Bob also said, if the outside is done properly, the inside will fall into place. Bob also mentioned if the heat is Hot Air and it breaks down, someone can just come in and fix it.

13. At this point, Ron brought up things that need to be done at the Reed Building. He is going to put together a letter to Rick Grady and then discuss it with the Board of Selectmen, especially about needing Drawings for a Heating System. Dave and Ron met a Heating person who thought he could get it to work without much trouble. Present Duck work is open to the weather. It was felt that some 2 x 6 ft. plywood would help to block off the open Dampers where the wind is coming from into the building. Rooms have 8 ft. radiators and they are still there.

14. We could put Valves in (non-electric). They are numbered so they could go from cold to warm by just turning a handle. Also a Control on Boiler overrides the outside temperature. Honeywell has their own Zone Control. We want to get all the information of what we find and what we need to do to get it restored. Just need someone to do it - any fix is better than the condition it is in now, if even just plywood over plastic on both sides of the building is done.

15. We know there are new Guidelines for a Bidding Process and the cost of a Heating System should not be unreasonable. Ron will be going before

the Capital Planning Committee at 8:10pm on December 21. He also mentioned that the Maple Avenue School Study cost \$1,400 for Inspection of Environmental matters. Ron talked to Mr. Dalton today and he felt that there might be Matching Funds available. Save it or tear it down. It was recommended to "tear it down" but then it was realized that there was so much to tear down and then that would just leave a small park and then what. Bob stated that once they are maintained, the repairs will be minimal.

16. At this point, Paul Armstrong mentioned that we need a study done on the HVAC in all the Town Buildings.

17. It was stated that all Town Buildings should be painted on a rotation schedule every 7 years.

18. Dave Colter said we should get in touch with the Sherriff's Office to see if some of the Inmates could do some of this work. To repaint is much more involved than painting originally but not as expensive as the first go-around. (May ask the Capital Planning Committee for \$35,000 in the Spring and then go before them in the Fall and then again in the Spring again when we know how much we might need at those times.

19. Ron will touch base with Elaine Fiore, Chairman of the Finance Committee to see if there is any money available for this type of general maintenance, which is well spent money. Ron will find out when the different Town Buildings / Offices were originally done other than the new Town Hall itself.

20. Bob Gosselin will follow up on prior comments (item 13 above) regarding work needed in the Reed Building.

21. These are the only Minutes outstanding, December 15th, to be approved.

22. With no other business to come before the Committee, a Motion was made by Ron Gleason and seconded by Bob Gosselin to adjourn the meeting, it being 6:00pm, and it was unanimously so Voted.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruthann Cassidy". The signature is written in black ink and is positioned above the printed name.

Ruthann Cassidy, Secretary