People

Phil Mighdoll FROM: Facilities Planning Committee TO: Princeton Board of Selectmen The Charge to the Committee from the Board of Selectmen specified our expected activities and goals. These include review of the HT

To

townadministrator@town.princeton.ma.us Edith Morgan 'Stan Moss' jfudeman@verizon.net

CC

Beth Mellor Chris Conway Lisa Drexhage Steve Mirick Steve Mirick Sue Shanahan

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**FROM:** Facilities Planning Committee

**TO:** Princeton Board of Selectmen

The Charge to the Committee from the Board of Selectmen specified our expected activities and goals. These include review of the HTK report, gathering information, analyzing that information, and making recommendations to the Board of Selectmen relative to repairs, replacement, renovations and such other work as may be necessary in order to best meet specific issues related to Town-owned buildings.

At our meeting of 24 June we began this process. Based on the HTK report and the Charging document, we have identified a number of immediate issues that should be addressed as soon as possible in order to preserve and protect Town buildings. In particular, we were asked to prioritize the Library heating system and the water infiltration issue at Bagg Hall. We have moved ahead on these.

We will prepare a final report at some point in the future. However, we believe that it best to issue interim reports when immediate action is necessary to address items that potentially endanger the public or the buildings. In our opinion, the following actions should be taken soon to avoid problems next winter:

**1. Heating systems – Goodnow Library, Bagg Hall**

Based on the reported deficiencies noted in the HTK report and supported by information provided by the Building Facilities Superintendent, we recommend that the existing boilers and furnace in both buildings be reviewed and evaluated by one of the current heating service providers (i.e., Huhtala, Ace).  We have been in contact with the Library about their heating system concern and they are aware of this recommendation.

We are aware of the fact that the Bagg Hall heating system wasn’t flagged by HTK for immediate replacement. But it’s prudent to have both systems evaluated while a service technician is on site.

The evaluation should include a preventive maintenance servicing of the boilers and furnace; should identify any specific upgrades required at this time; and should include an evaluation of the longevity of the units.

We expect there will be some cost involved in this; however, we expect it will be less than $ 1,200.

**2. Roof, Gutters, Downspouts, Flashing – Bagg Hall**

After some discussion with Phil Connors, the HTK report and our experience we believe it wise to address the water infiltration issue from the top down. The poor condition of the slate roof is obvious.

We recommend that a roofing consultant, familiar with slate roofs, be retained to evaluate the actual condition of the roof and its associated elements. We have identified such a consultant and expect that the cost would be less than $ 2,000 for this evaluation. Preparation of a specification for repairs would be in addition to this cost.

It is possible that some of the leakage is coming through the chimney (no caps) or the masonry. We are looking for a suitable masonry expert. Some expense might have to be duplicated if significant exterior modifications to the building are eventually done. We don’t think it wise to continue to defer maintenance until then.