

Article 39

Town Hall Phase II Envelope Repairs (\$100,000)
(Permanent Building Committee (PBC) – Priority Project)

What Is Article For?

Improve Health and Safety of Public and Staff who Utilize the Building and
Provide Adequate Protection of Town Assets Including (Public, Staff and
Historical Documents)

Total Phase II Project - \$350,000

- \$250,000 Being Provided From CPA Funds
- Phase I Project – Final Completion Scheduled for May 2013
- PBC Facilities Assessment Report Identified the Project as a Priority Project, September 2012
- There is No Phase III for Envelope Repairs
- Town Hall Built in 1902 (111 years old)
- Renovated in 1987 (26 years ago)

Town Hall Phase II Envelope Repair

Phase I Project Uncovered Significant Masonry Reconstruction Requirements

Phase II to Complete Repairs on Entire Building to Eliminate Water Infiltration



Entire Sections of Brick Collapsed During Masonry
Repointing During Phase I
(Building Exterior Adjacent to Bill's Pizza)

Town Hall Phase II Envelope Repair

PBC Town Hall Assessment Report Identified Additional Repointing Required to Eliminate Water Infiltration and Complete Weatherization of Building



Example of Areas Requiring Repointing and Repair Not Addressed During Phase I Project

Town Hall Phase II Envelope Repair

- Phase I Project Identified Additional Slate Roof Repairs Required
- Original Slate Installed 1902 (111yrs – Typical Life Expectancy 60-125 years)
- Spot Repairs to Slate Roof During 1987 Renovation
- Phase II Repairs will Eliminate Roof Leaks



Example of Missing, Broken and Cracked Slates