

Town of Stoneham Capital Committee Notes

January 25, 2022 4:00 PM (via GoToMeeting)

Attendees: Tom Barry, Heidi Bilbo, Ryan Brown, Eric Duffy, Katelyn Finnegan, Kara Johnston, John Macero, Cory Mashburn, Brian McNeil, Dennis Sheehan, Jaime Wallace

Lou Chiulli, Nicole Langley, Brian McNeill

1. Approve Meeting Minutes of 01/18/2022
 - a. Dennis Sheehan made motion to approve minutes, Cory Mashburn seconded.
 - b. Vote: 5-0-0 Approved Minutes

2. Arena Presentation
 - a. Ice Resurfacer - \$200K
 - i. Presentation by Lou Chiulli
 - ii. Price adjusted from original submittal \$200K to \$150,722.50 due to battery adjustment.
 - iii. Current machine uses lead acid battery (\$15K). New machines utilize lithium ion (\$13,200), but a new use so hesitant to test.
 - iv. 13-14 month lead time
 - v. \$62K spent since 9/2018 on repairs
 - vi. Lou has daily issues with current Zamboni. Current machine is approximately 11 years old. Arena is open 12 months a year, so Lou says resurfacer is equal to approx. 20 year life.
 - vii. Arena booked through August 2022
 - b. Roof repair project starting in April 2022

3. Library Presentation
 - a. Presentation by Nicole Langley
 - b. Performance Condition Assessment Report
 - i. Consulted with Board of Library Commissioners and obtained feedback to select company to perform evaluation. Study paid by Trustees.
 - ii. Report was released this week and is still under review.
 - iii. Water protection considered a priority (roof & gutters a priority)
 - iv. Library experiences regular roof leaks
 - v. Draft Assessment Findings for enclosure and site:

Important Enclosure Improvements	
Gutter System Repairs	\$ 120,000
Original Slate Roof Replacement	\$ 487,500
Flat Roof	\$ 60,000
Extension Roof – Future Replacement	\$ 320,000
Attic Insulation (Spray Foam)	\$ 62,000
Replacement Windows - Extension	\$ 225,000
Restored Windows - Original Building	\$ 310,000
Basement wall upgrades	\$ 110,000
Repainting of Brick – 20% every 15 years	\$ 75,000
Total:	\$ 1,769,500

Important Site Work Improvements	
Culvert cleaning, upgrades, improved drainage	\$ 52,000

- c. Roof
 - i. Slate portion could be replaced with metal roof
 - d. Elevator – removed from Capital request at this time.
 - i. New service company advised not replacing elevator at this time. The parts are still available even though it is 37 years old.
4. Town Buildings
- a. Presentation by Brian McNeil
 - b. Town Hall Roof - \$180,000
 - i. Could do a restoration now for entire roof for \$180K. If we wait, could be much more (\$415K)
 - c. School Buildings
 - i. Colonial Park & Middle School are in highest need from moisture testing. EPDM would be applied over existing roof to add additional protection.
 - ii. Old Central School
 - 1. Roof Restoration– \$76,000 (will be split with SEAM)
 - 2. Old Central School Chimney Repair - \$250,000. Concern this may not be able to be split with SEAM. Need to keep chimney for historical building? Need to determine historical status.
 - a. Dennis to discuss with Marcia.
 - 3. Shingle Replacement - \$43,700
 - 4. SEAM brings in about \$385K in rent. Discussion of financials associated with Old Central School.
 - iii. South School Site Rehab – Playground and Parking Lot - \$500K
 - 1. May want to hire a consultant
 - 2. John Macero to review options.
 - iv. Colonial Park Gutter Replacement - \$30K
 - v. Colonial Park Roof Restoration - \$550K
 - 1. Once repaired, solar panels could be installed.
 - d. Town-wide ADA improvements - \$50K

5. Adjourn: 5:30 PM
Next Virtual Meeting: 02/01/2022 at 4 PM