TOWN OF PROVINCETOWN
BOARD OF SELECTMEN
TOWN HALL REHABILITATION
WEDNESDAY, JANUARY 23, 2008, 4:30 PM
JUDGE WELSH HEARING ROOM

Chairman MaryJo Avellar opened the workshop at 4:30 PM.

Noting the following Board of Selectmen attendees: Mary Jo Avellar, Michelle Couture, Lynn Davies, Austin Knight, and Pam Parmakian

Other attendees: Town Manager Sharon Lynn, Building Commissioner Russell Braun

Recorder: David Gardner, Assistant Town Manager

Presentation of the Provincetown Town Hall Needs Assessment by Paul McGinley of McGinley Kalsow and Associates LLP.

The purpose of the survey was to review the existing uses and physical conditions of the Town Hall in order to ascertain its present needs. The scope of work for the survey included the evaluation of the structure, exterior envelope, mechanical, electrical, plumbing, fire protection and accessibility of the building. A historical evaluation of the building fabric was completed. The architects will come back with space utilization recommendations at a future time.

Structural Assessment:

1. Purlins. The roof purlins are inadequately anchored to the roof trusses. They are rolling which is permitting the sheathing and slate to pull away from ridge, hip, cupola, and chimney joints leading to leaks. They need to be adequately anchored for reasons of safety.

2. Truss posts. The truss posts are heavily relying on the engineering design safety factor. For reasons of safety, they need to be strengthened.

3. Sills. The crushed fibers do make an inviting entry for wood eating organisms. For reasons of durability, repair is recommended.

4. Wall Plate. The rot in the stair hall wall plate will provide an opportunity for further rot if not removed. For reasons of durability, repair is recommended.

5. Balcony Brackets. Six shores are inadequately installed. Six appear adequate. The posts are obtrusive. If they are to remain, six shores should be competently reinstalled. The two nearest the stage are needed unless concealed brackets are installed in the adjoining walls. For reasons of space use and aesthetics, removing the shores and restoring the balcony brackets to their original design integrated into the strengthened truss posts is recommended.

Recommendations:

1. Roof purlins. Secure the purlins from sliding and rolling by adding blocks to the eave sides at all supports. 48 instances requiring repair.

2. Truss posts. Add steel channels to the sides of twelve truss posts. Use five-inch channels at the first to second floor and nine-inch channels from the second floor to the trusses. These will be concealed within present finishes. If the work is done from outside it will be least disruptive to the occupants. These channels will require adequate bearing plates, ties and cap plates. 12 instances requiring repair.

3. Sills. Add bearing plates under window jambs and timber braces. Treat the punctured sill with a borax base preservative. Patch punctured openings with epoxy filler. 24 instances requiring repair.

4. Window Header. Cut out the rotted section of the wall plate next to the east entry. Install a timber splice to provide continuity. Single instance.

5. Balcony brackets. Restore the balcony brackets by attaching the tension rods to an anchor plate fastened to the new channels. Add a larger bearing washer to the low end of the tension rod. Add LVL joists to the line of undersized joists noted on the drawings. 8 instances requiring repair.

Envelope Repairs.

Problems with the roof structure, structural wall framing and rainwater management are causing water infiltration and extensive structural and architectural damage to the building envelope. The structural problems with the sliding roof rafters and movement of the exterior wall framing are opening the roof and siding to water infiltration. This water infiltration is producing continued and severe damage to the interior of the building. These structural issues will need to be addressed immediately.

The rainwater management of the building appears to be a chronic problem associated with the difficulty in maintaining a sustainable maintenance program. The continued clogging of gutter outlets allows large volumes of collected water to cascade down the exterior of the building, damaging the exterior and infiltrating the interior structure. The temporary and poor repairs of the windows are causing the deterioration of the sash and further damage to the interior walls.

Priority should be given to correct any structural problems that are creating failure of the exterior envelope and the elimination of the sources and entry points of water infiltration into the building.

Mechanical Assessment.

HVAC. The boiler is relatively new and adequate for the size of the building. Heating system is at the end of its life span except for the boiler. No mechanical ventilation.

Fire sprinkler system is at the end of its useful service life and is not up to current code and therefore should be replaced.
Electrical system is at the end of its useful service life. Emergency lighting not up to code. Power to the building will need to be upgraded. Interior lighting is inadequate and does not properly illuminate the interior. All exterior lighting should be replaced.

Plumbing system is old but functioning. A modernization of the building should include a completely new plumbing system. Low flow fixtures should be incorporated for water conservation.

Accessibility. Full compliance is required for construction costs in excess of 30% of assessed value.

Selectmen will digest the report and invite the architectural team back in February. Various Town Boards will be invited to attend that meeting.