

Town Buildings Advisory Committee
February 24, 2022
7:00 pm

Location: Main Meeting Room, Municipal Offices, 8 Conway St, South Deerfield MA; Hybrid format

Attendees: Julie Chalfant (chair), Carol Moro, Matt Russo, John Paciorek Jr., Greg Franceschi

Town Attendees: Alex Herchenreder

Meeting called to order at 7 pm by Julie Chalfant

Reviewed status of CPA application for old grammar school building.

Reports from discussions with various town experts on building maintenance:

1. Julie Chalfant, reporting on meeting with Mr. Hildreth (school facilities manager):
 - a. First step is inspection/inventory of buildings
 - b. Use historical data on previous maintenance
 - c. Look at all categories – roof, windows, heating, kitchen, floor coverings, electrical, etc.
 - d. Custodian and district handyman play a role
2. Matt Russo, reporting on meeting with Mr. Ness:
 - a. 2 ½ to 3% of replacement value of building should be set aside for maintenance
 - b. Go through buildings and inspect as a baseline
 - c. Add plans for major overhauls
 - d. Do annual inspections
3. Carol Moro, reporting on meeting with Mr. Walden
 - a. Town building inspector does not have any interaction with town building maintenance
 - b. Only involved if town takes out permit for construction

Further discussion ensued about how to achieve building maintenance. Any new building should have a maintenance plan associated with it. Look at low maintenance and long-life materials for new construction/repairs.

John Paciorek and Greg Franceschi are going to inspect the old grammar school and the church building for immediate needs. Greg will find information on steeple expert in local area.

As a group, looked quickly at the building maintenance reports provided by GRLA during the building assessment. We will review these in more detail individually and discuss at our next meeting.

The next meeting is scheduled for March 24th at 7 pm and will be virtual.

Meeting adjourned at 8:18 pm. Moved: Matt Russo, Seconded: John Paciorek, Vote: Unanimous.

Approved: March 24, 2022