

Rowe Gracy House Committee  
November 18, 2019  
6:00 P.M.  
Rowe Town Hall – Meeting Room 1

**Present:** Chair Joanne Semanie, Loretta Dionne, Mary Paige, Walter Quist  
**Absent:** James Lively, Ellynn Packard  
**Other Attendees:** Paul McLatchy III, Administrative Assistant to the Boards  
**Audience of Citizens:** None

**Call to Order:** Chair Semanie called the meeting to order at 6:10 P.M., a quorum of the committee present.

**Minutes:** The minutes of October 29, 2019 were presented. With no changes, a motion was made by Ms. Paige and seconded by Mr. Quist to approve the minutes as read. The vote was 4-0-0 in favor.

**Contractor Update:** Even though Mr. Lively was unable to be present at the meeting, he forwarded a report to Chair Semanie, which is attached. He noted that he had two contractors walk through the building (on separate occasions). Both indicated that there are likely a number of items that are not up to code. An estimate of \$50,000 was given just to bring the basement up to code and fix the moisture issue. The roof was estimated to run between \$10,000-\$25,000, depending on the condition of the structure under the shingles. The contractors both felt that the building had lead paint, which was covered up with latex paint. This would add additional cost. It was suggested that bringing the first floor up to code would be at least \$20,000. Major renovation to the first floor would either be impossible, or prohibitively expensive. One estimate was given of \$30,000, which would also render the second floor into what would essentially be an attic.

**Title V:** Chair Semanie reported that a Title V inspection cannot be completed before the ground freezes. Therefore, one is scheduled for the spring. She is of the opinion that since the septic was constructed before Title V regulations went into effect, it is almost guaranteed that it will fail inspection. She believes that a new septic system would cost approximately \$40,000 to replace the existing one.

**Mold:** Mr. Quist has received a quote from ServPro. Their quote includes treating the vermiculite in the building as an asbestos product, which would require removing the lath and plaster. Their quote is \$46,000 for this work, as well as the mold remediation. Mr. Quist has put in a request for just the bare minimum- what it would take to get people back in the building. Another company, Abide, will be coming tomorrow (November 19<sup>th</sup>) at noon. A third company out of Montague has not given a response yet. The fourth company he looked into no-showed twice, and he has cancelled any further appointments with them.

**Demolition:** Ms. Packard was unable to attend the meeting, but she did report to Mr. McLatchy that she had found two good companies with good references. She has not received any quotes yet, however.

**Matrix:** Mr. Quist suggested that a matrix be created that shows all the various options to townspeople with the costs for each. Some costs will be incurred whether the building is fixed or demolished, which should be noted.

**Public Input Session:** Members felt it was still premature to fully plan a public input session. Chair Semanie will be meeting with the Board of Selectmen on December 5<sup>th</sup>. It was agreed that a public session could be held in January, maybe at the school. Regardless of when it will be held, it will be made very clear to everyone that the ultimate fate of the building will be decided by the voters, not a board or committee.

**Other Towns:** Ms. Paige agreed to look into other surrounding towns of comparable sizes and see what they have done for new community/senior buildings.

**New Building Possibilities:** If the town ultimately decides to pursue a new building, some options might include a space for a community room, a kitchen, space for the gym, the nurse's office, etc. It is possible that the town could obtain funding for a senior center, which could then be re-purposed after five years from Community Development Block Grants (CDBG).

**Facilities Manager:** Members discussed the importance of having a facilities manager moving forward. This should be discussed during budget season. It was agreed, however, that this will be a responsibility of the Board of Selectmen and not the Gracy House Committee.

**Task List:** Members discussed the tasks that need to be accomplished in the next few weeks, and ultimately assigned responsibility as follows:

Task	Person Assigned
Follow up and meet with the last mold remediation company and bring them through the building.	Walter Quist
Research local towns to see if any have built new community/senior centers, and find out additional information.	Mary Paige
Meet with the Board of Selectmen to update them on the committee's progress.	Joanne Semanie

**Next Meeting:** The next meeting will be on Tuesday, December 17<sup>th</sup> at 6:00 P.M.

**Adjourn:** A motion was made by Ms. Dionne, seconded by Mr. Quist, and passed 4-0-0 to adjourn at 7:17 P.M.

*Respectfully Submitted,*

Paul McLatchy III

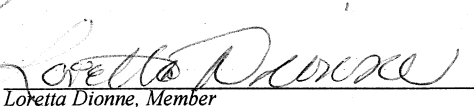
Administrative Assistant to the Boards

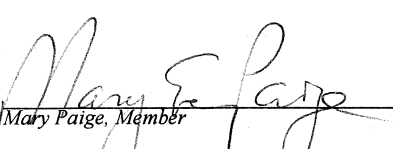
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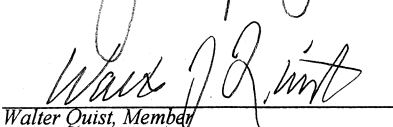
- Agenda (Meeting Posting Notice)
- Report from Jim Lively
- CAI Property Card

Approved on: January 14, 2020

  
Joanne Semanie, Chair

  
Loretta Dionne, Member

  
Mary Paige, Member

  
Walter Quist, Member

Notice of Meeting  
Gracy House Committee  
Rowe Town Hall, Meeting Room 1  
Monday, November 18, 2019 at 6:00 P.M.

Agenda:

1. Call to Order
2. Minutes of October 30, 2019
3. Review Task List- Updates on tasks working/completed, add additional tasks as appropriate
  - a. Contractors for building upgrades/suggestions (Jim)
  - b. Mold remediation companies (Walt)
  - c. Title V Inspection (Joanne)
  - d. Demolition Costs (Ellynn)
4. Plan for Public Input Meeting
5. Other Business
6. Next meeting date
7. Adjourn

Joanne Semanie, Chair  
Gracy House Committee

Note: This agenda contains items that are reasonably anticipated by the chairperson of the committee more than 48 weekday-hours in advance, not including holidays.

Posted and Filed by Paul McLatchy III at 5:30 PM on Thursday, November 14, 2019 by Paul McLatchy III.

## Report from Jim Lively

On November 5, 2019 Chris Morano (contractor) and November 17, 2019 Russell Donelson (contractor) viewed the Gracy house to give a professional, though informal, opinion as to the future repair needs and possible renovations of said structure.

Both believe that as a public building there are many points that may not be up to code. Both also agree that moisture is and will continue to be an ongoing problem even with the current in place "remedies" being used more effectively. Moisture to be in control in the building needs to be at 59% or less.

In the cellar, both are in agreement that it would be in the \$20,000 to \$30,000 range to effectively stop the water from getting in. A patch job of dehumidifiers and sump pump would slow down the moisture damage. Where the water could be discharged they didn't say.

Both said that the repairs that had previously been made by Steve Crowningshield were a well done professional job.

It was pointed out that the sills are beginning to deteriorate.

If any permits are pulled that involve a building inspector it may come to light that the plumbing and electrical work is also substandard for a public use structure. Their ballpark to bring everything up to code in the cellar (the plumbing, electrical and substructure) is \$50,000 and maybe more.

The roof. Depending on how much work is required to strip the roof (layers of shingles, condition of sheathing unknown) a new roof could run as low as \$10,000 to as much as \$25,000.

The paint is believed to be latex over lead based. It is the lead paint that will present a cost problem if any serious painting or renovation work is ever undertaken. One estimate was that the presence of lead paint could add up to 1/3 of the cost of doing either of these projects (painting or renovating).

As to remodeling the first floor - just bringing the insulation up to code could cost as much as \$20,000. Codes are stricter for public buildings.

One contractor believed that a major floorplan change was not an option. Even though some walls could be opened the cost (lead paint) to gain would be wasted money. The other contractor said that the first floor could be opened up but at a cost of \$30,000 or more and that would in effect turn the second floor into an attic.

Both felt that if no asbestos was present demolition would be \$20,000 to \$30,000.

In its day, the Gracy House was a well build, functional building. It served its purpose admirably. Unfortunately its day has passed; modern codes and technology have made it obsolete. Even with extensive and costly repairs and renovations it would still have serious limitations for public use. Just to keep it heated enough so the dehumidifiers wouldn't freeze in the winter would run several thousand annually in its present state.

As one contractor put it "In old houses one solution leads to another problem."

Town of Rowe, MA

**CAI Technologies**

www.cai-tech.com

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11/1/2019

Property Information - Rowe, MA

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