

# Nelson Town Buildings Committee

## June 25, 2014

### Attendees

- Dave
- Maury
- Susan
- Russ
- Bob
- Lisa
- Sandy
- Bert

### Action Items

- Susan
  - Call State ADA Compliance regarding holding Old Home Day Book Sale in Library Lower Level before handicapped ramp is complete. Follow up with a letter if appropriate.
- Sandy
  - Work with Friends of the Nelson Town Buildings to plan the Celebration.
- Dave
  - Make sure the Town informs Mike Tarr about the drain pipe project and the fact that work needs to be complete before the final Town Hall landscaping.
- Russ
  - Make sure Mike Tarr and Wayne meet to discuss drain pipe. They can figure out the best way to proceed as long as the Town incurs no hard dollar costs.
  - Email the drain pipe project description to Lisa DONE
  - Share Fred O'Connor's contact info with Wayne from Ingram
  - Russ will ask Wayne about the ground level ventilation on the North wall.
  - Remove the satellite dish, safely.

- Lisa
  - Send Fred O’Conor’s contact info to Russ
  - Prep proposal for MFS sound and light for next TBC meeting
  - Prep proposal for volunteer crew to fix the floor (broken tongue and groove) for next TBC meeting

## **MINUTES**

### **Meeting called to order at 6 PM**

**Motion to approve the minutes of 6/11, by Sandy and Russ seconds, all in favor**

### **Sandy reports**

- Propose open house/donor thank you
  - Sunday August 24 2–4 PM, we will revisit the proposed date in mid-July to confirm that the project will be complete enough.
  - Town Buildings Committee, Dave makes a motion to approve this celebration, Susan seconds, all in favor
  - The Friends of the Nelson Town Buildings will plan, fund and present the Celebration
- Sandy suggests that we do an analysis of Construction Management, costs and benefits, at the end of this project. David suggests that it depends on the project. It wouldn’t be needed for Old School House 2nd floor, but was very helpful for the Town Hall.
- Sandy is getting phone calls from donors about the Town Archives, and Sandy asks again if we should consider a separate temperature controller.
  - The Buildings Committee has already voted to monitor the Archives room for the next year before investing in additional temperature controls.
  - The meeting room has its own temperature control, it can be as warm as people using it want to set it while they are meeting. This should not affect the Archives room.

## Susan reports

- The handicapped ramp will be installed after Old Home Day.
- The lower level is currently planned to be used for the Old Home Day book sale.
  - Discussion of the fact that the room is not supposed to be used by the public before the handicapped ramp is available.
  - Bob says that there is a transition period allowed for ADA. We have shown good faith in investing in the handicapped ramp, and it will be in place soon after the Book Sale.
  - Susan will call the state's ADA compliance folks and ask for their permission for us to have the book sale.

## Russ reports

- The building was lowered right after our last meeting.
- Replaced the sills on several sides.
- The granite blocks are in! It looks good.
- Cement floor was poured.
  - We think there was a savings here in the way it was done.
- Ingram is adding 2x8s under the floor, as well as 4x4 joists. It's going to be more solid.
- What to do about the drain pipe that runs from the road to daylight out back? 100 feet of pipe. Clerk of the Works provides this description: "The town has an old 12" culvert running between the Old Schoolhouse and the town hall and discharging to daylight. It consists of 5 -20' sections. The end has been crushed by machines doing the the current work on the town hall and the next 20' section runs within 5' of the town hall, measured out from the rear exit door, where a new emergency exit porch and steps will be built. The digging for the foundation of this porch will uncover part of this second section of pipe, and the pipe may actually be in the way of digging a proper hole. Additionally, this run of drain lines is old and in need of replacement. If the digging to replace this section of pipe is done after the porch is installed, it is likely to undermine one or more of the foundation posts. Therefore, it is my conclusion that the work to replace the last 2 -20' sections of this culvert pipe would be most efficiently done by the hired contractor, and that this work falls well within the project's Scope of Work. My understanding is that the town will supply the pipe.
  - Discussion with Ingram of whether this is in scope.
  - Russ reported to Jeff that he feels that at least the last 40 feet of work is in scope, and the Town will provide the pipe.

- This is part of making the foundation sound.
- Bob reports that he, Rob and Paul looked at this pipe, and the septic system, before the project began. Paul understood that the pipe would be part of the project, but was that communicated to Ingram?
- David reminds us that we have to be very careful to make sure that funds raised in the way we did, with a special warrant article, can only be spent on the project. We don't want even the appearance of spending project money on a regular Town project.
  - David proposes that Ingram's digging contractor do the digging required for the Town Hall, and no more than that, Then have Mike replace starting from 20' from the catch basin to the end – 80 feet.
  - If Jeff agrees that it is legally assignable to the Town Hall, because it is on the drawings that the digging needs to be done, then have Coll do it as far as is reasonable. And Coll will crush the septic tank as well, for an included price.
  - Russ says we can't micromanage this, and we should let the digging contractor and Mike and Nick work it out. With the digging contractor responsible for the last 40' of digging.
    - Coll is willing to dig for the footings, if the pipe is in the way, he drags it off.
      - But there is no money in the highway fund to pay real dollars for this. So it has to be assignable to the Town Hall project with no grey areas.
    - Mike and Nick will lay the pipe and finish it off.
  - Maury reminds us of the last bit of landscaping swale, The pipe work has to be done before that landscaping. Mike needs to know this.
    - The Town (Edie) will talk to Mike.
    - Mike should talk to Wayne from Ingram, with Russ present.
- Great appreciation for Russ's work

## **Window Repair by HHI**

- Lisa will give Fred's phone number to Russ, and Russ will give it to Wayne.

## **Change Notice #5 for removal of silt**

- We think there is currently \$20K left in the Contingency.
- Luckily, we are getting through many of the unknowns.

- The Unracking is risky, though, and may turn up other Contingency items.

## **Paul's request for a recommendation**

- The Committee is unable to reach consensus and therefore cannot make a recommendation.

## **MFS sound and light**

- Lisa needs to forward on the information from Hamblet.

## **Volunteer crew to fix the floor**

- Russ has done the Tung oil on the floor before

**Lisa will bring MFS sound and light proposals and floor proposals to our next meeting.**

## **Satellite Dish**

- Bert requests that the satellite dish on the Town Hall be removed as it is no longer functional and detracts from the historic appearance.
- Mike Tarr could take it off.
- Russ will take it off, Bob will help.

**Russ mentions that the problem with water coming down the stairs, could be fixed with a gutter and a downspout into a dry well. Or a cricket, too.**

**Motion to adjourn at 7:15 PM by Lisa, second by Bob, all in favor**

## **Next Meeting**

- July 9th 6 PM Town Offices