

Nelson Town Buildings Committee

August 28, 2017

Attendees

- Dave U
- Dave B
- Russ
- Lisa
- Earl

Absent

- Sandy

Action Items

Dave B

- Send a Word doc of the Energy Conservation RFP to Dave U

Approval of the minutes of 8/21/17, Lisa requests correction of the spelling of her last name which is Sieverts, Dave U moves to approve, Russ seconds, all in favor.

MINUTES

Fire Station Mitigation

- For the variance, exterior walls have to be extended by 4 feet, which doesn't make sense behind the meeting room as that would extend sheet rock into the air. Agreed that instead these will extend to the edge of the inside walls.
- Included replacing all Fluorescent lights with LED
- Request for Bid for this project has gone out
- Scheduled a walk-through on Wednesday for bidders

Energy Conservation

- Both Dave B and Dave U wrote drafts of the RFP
- The bid will be written to separate each building's project

- Looking for a general contractor to bid the whole project
 - Discussion of whether to require the blower test at the end.
 - Lisa and Dave B feel that the blower test should be required so that we confirm that the energy conservation remediation was successful
 - Dave U feels that this requirement will prevent a general contractor from taking on the work
 - As a resolution, Dave U will take this requirement to the general contractors to see if they will take on the requirement of the blower test. Dave U will inform the Selectboard that the TBC recommended that the blower test requirement be included in the RFP.
 - Dave B will send a Word doc of his draft RFP to Dave U
 - Discussion of Library Breezeway
 - Ted Stiles recommended 3 high roof vents, discussion of whether a ridge vent would be better. We're not sure what Ted meant.
 - Earl did a visual inspection and recommends the ridge vent
 - Re access space in lower level
 - Bart Cushing will provide a report on appropriate insulation
 - Police Dept
 - This means Officer Pratt's office and the meeting room
 - Discussion of "higher" and "lower" ducts, some question about which is which but assume it's apparent once you're in the space.
 - The furnace is definitely in the wrong place, just under the metal roof. Creates large icicles.
 - Run a piece of ducting to move the heat to the police garage, it just has to heat to 50 degrees
 - Sally Port/Garage Bay
 - Dave U recommends add ceiling joists at a reasonable height instead of sheetrocking the high ceiling. The Sally Port does not need a cathedral ceiling ...
 - Spec'ed sufficient for the span and the blown in insulation
 - Discussion of whether to bring a mechanical engineer, Dave B recommends that the Town hire a Mechanical Engineer. Some discussion of the Archives room, this is a different project and needs to be set up as a new project for funding at a future Town Meeting if necessary.

- Dave B says a Mechanical Engineer would cost \$1,000 including review and report.
 - We don't feel that a ME is needed for this Sally Port project
 - In general, sub Firecode GWB Sheetrock.
 - When referring to blown cellulose, add "to achieve R50"
 - Fire Department Vehicle Garage
 - Item 3 re the end wall
 - Don't remove the window as it is access to the maintenance bay
 - Add Thermax to the existing sheathing
 - Highway Dept Maintenance Garage
 - Item 1 airseal from inside the attic
 - Note that this is where the new ceiling joists and Celine are going to go, so we think we can rely on the new firecode work to meet energy conservation requirements
 - Item 2 refers to the attic
 - Highway Department Vehicle Garage
 - Item 1–4 refers to the attic
 - Item 2 refers to the hatch that is already there, specify that a new hatch should be built to replace the existing hatch
 - Rough coat means a "tape coat" and you don't need to add more mud and sanding
 - Highway Department Office
 - How is the attic accessed?
 - We're not sure. Either from the attic of the fire department or the attic of the highway department

Update on Town Budget for Buildings

- At Town Meeting, appropriated about
 - \$90K for fire
 - \$28K for energy
- Have spent
 - \$9K for lighting (Hamblet)
 - \$23K upgrade alarm systems
 - \$5K Jerry Tepe fees
- Will Spend
 - 20K for fire upgrades (RFP going out this week)

- Granite Lake Fire Station
 - Ham Richardson from Hamblet did a review
 - Interior and exterior lighting
 - Relatively easy project
 - Left wall is T-111, think a man door could be added here.
 - Ham confirmed that lighting could easily be added there
 - There was volunteer electric work done, with wire not in conduit.
 - Ham can move the Romex into conduit
 - This is probably \$5,000, waiting for estimate from Ham
- Thus, at least \$62K of the \$90K is spent or will be spent
- May spend
 - \$40–50K Independent fuel shed quotes
 - It's possible that Town won't need to do this full project, May be able to get this down to a lower price, especially if the current fuel shed is simply moved out further from the building wall.

Motion to adjourn at 7:36 PM by Dave U, second by Russ, all in favor

Next Meeting

Monday 9/25 6 PM Town Offices