

Nelson Town Buildings Committee February 17, 2014

Attendees

- Dave Upton
- Rob Germeroth
- Maury Collins
- Susan Hansel
- Lisa Sieverts
- Sandy Mackenzie
- Bert Wingerson
- Bob Lenox
- absent
 - Russ Thomas

Action Items

- Susan Hansel
 - Ask LCHIP for the specifics of their objections to Town Hall plans
- Dave Upton
 - Ask Russ to be Owner's Representative for the building project, with Bob Lenox as backup.
- Bob Lenox
 - Research "Clerk of the Works" and "Owner's Representative" to see how other projects document the responsibilities

MINUTES

Motion to Approve the minutes of February 3, move by Dave, second by Maury, all in favor.

LCHIP feedback

- Susan H and Bert spoke with the Executive Director of LCHIP
 - ED was not happy with the architect's plan or the Structural Engineer's plans
 - Said that the Architect was not following the Secretary of the Interior's guidelines
 - What is it exactly that LCHIP didn't like?
 - The steel pillars holding up the roof trusses
 - We could change this to wood, which would give bump-outs into the room.
 - Bert feels that the bumpouts would be a better choice, from a preservation point of view, than steel.
 - Rob talks about the roof engineering
 - this is where we went past the rehabilitation, but the work is necessary
 - Susan Hansel said LCHIP said we should we apply again
 - They said "normally we don't allow applications 3 times" for the same project
 - But we could only apply if we changed the plans to be more preservation-minded
 - Susan Hansel will call LCHIP after Town Meeting, and say this is what we are doing, and then see if they feel we can apply.
 - They remain interested in the 2nd floor of the Old School House
 - LCHIP was very impressed that the Friends of the Buildings canvassed every house in town.
- Bob Lenox noticed that the successful LCHIP applications had a State Rep's name attached to the application, we should do that next time

Clerk of the Works

- With the Construction Manager format, we don't need a full Clerk of the Works
- We do need an Owner's Representative - suggest Russ with Bob as a backup.
- We should devote a meeting to documenting the Owner's Representative duties.
 - Next Meeting, Feb. 24th

This TBC recommends to the Selectboard that the current members of the TBC serve through the end of the building projects this Fall. Motion by Sandy, Bert seconds. All in favor.

Motion to adjourn at 6:53 PM

Next Meeting Monday February 24th 6 PM Town Offices