

## Town Buildings Committee September 23, 2013

### Attendees

Dave Upton  
Susan Hansel  
Sandy Mackenzie  
Russ Thomas  
Lisa Sieverts  
Jeff Trexler  
absent  
    Rob Germeroth  
    Bob Lenox  
    Bert Wingerson

### Action Items

#### Lisa

Lisa will post Jeff's report on the web site - [here](#)

#### David

David will ask Paul to attend on 10/7

**Next Meeting** 10/7 6PM with Paul Hemmerich

## SUMMARY

- We reviewed the [Structural Engineers Report](#) and [photos](#)
- LCHIP grant for \$100,00 has been submitted
- We accepted Tom Buttrick's resignation and will query residents for interest in filling the position

## MINUTES

Meeting called to order at 6:04 PM

### Fundraising Update

We submitted a grant to LCHIP for \$100,000, we will find out in December if we have received it.

Mary Cornog has agreed to join the committee

Mary Shonk has agreed to join the committee

### Jeff Trexler Report

Jeff was here on Thursday 9/18 to do initial measurements, photos.

Then back at the office, did the calculations that showed the building drift.

which puts extra pressure on the supports  
Came back to measure if floor and ceiling had racked, or other options.  
Checked the diagonals

They are off, but in the same way  
so floor and ceiling ARE stacked right above each other, which is  
good

Shot the floor elevations  
high point is the NE corner  
low point is the SW corner, where storage wall meets  
pitching from NW to SW

Not everything is visible, so he has to make inferences  
Jeff says that the history of work in the Town Hall shows good local  
inventive use of the materials we have: Yankee utility.

recommend

level the floor  
by lifting and reshimming

Worst case in the lifting of the building

You'd pull back some roofing and then reflash  
it's the good thing about a wood building ...

replace foundation on E and N  
remove clapboards on E side  
pull the building as much as possible  
nail the clapboards  
add plywood and OSB on the inside

so how much drift could be related to the building tipping?

Figure 6

shows difference between tilting and racking

2 of the 5 inches is tilting

due to foundation heaving in the NE corner and N and E walls

3 of the 5 inches is racking, which is a bigger problem

the floor plane is steady, but the ceiling tips

the more it leans, the more it stresses, the more gravity acts

on it, and the more it racks

there is not much strength in the back wall to prevent the

racking

Much better on the front wall.

Think storage room wall and front wall are stiff and strong

Do we need to consider closing the building?

No, but we need to monitor it

look for movement

We're fortunate that it's wood-framed

wood is elastic

you'll get plenty of warning if something bad were happening

A masonry or brick building would be much more worrisome

Snow load

Keep an eye on it and shovel the roof as needed

Be aware if you see a severe nor'easter with snow coming

Jeff says that you don't have to take historic buildings to code, but the lean is a life safety issue and therefore you must repair it within the next year.

Russ -- do we need to bolt on a tension tie temporarily?

Jeff says you could do this.

But hard to determine what to hook on to

Crawl Space

footings

too shallow, and have edges that catch the frost and get heaved

How to keep the crawl space dry

water today is flowing through the wall

Don't think we will be successful at capturing 100% of the water from outside

when we excavate, you could damage the foundation

the rocks were dry laid

Jeff recommends

Pour concrete against the existing foundation from the inside

it is expensive

but reliable

Goffstown was similar

Regrade around the building to move surface water away

From cost standpoint

put in 6x6 pressure treated with metal connectors

if use untreated wood, may limit the life of the posts if it stays wet down there

can reuse the granite posts, but wood is better

food, water, temp, oxygen is what feeds rot

so we can get rid of the water, and/or take away the food by pressure treating

Review of load capacity

extra bracing in the middle, but just the old framing under stage and at front.

Current 155 people load is basically OK, but pay attention when people congregate in one spot.

Price diff between building to 80 and 100 #/sq. ft capacity?

Not really

More depends on which option you take

recommends we take out the old bad framing

100 pounds per square foot is a good target for Nelson.

option 1 will have fewer posts in the crawl space

option 2 will have a forest of posts

#### Attic

Up in the attic, last Thursday

didn't see any one problem, nothing broken  
but there is a deflection

roof framing

purloins have been reinforced

N side can handle 50 lbs/foot of snow

S side can handle 35

Should be 60 lbs/sq foot

average foot of average snow is 20 lbs/sq foot

We can do more reinforcing by adding more 2xs to the purloins

ceiling is lower in the center of the hall

Jeff needs to spend more time up there

We HAVE to monitor the snow load this winter

Think the building had no insulation until the chopped fiberglass was added.

Not sure when this was added

Jeff doesn't think it was a good idea, since it probably causes more snow to accumulate on the roof

The type is from about 20 years ago

#### Storage Room

We need to keep this for structural stability, and keep the overhang, too chimney

does it need to come down? Should it be saved for preservation?

It is an example of poor building decisions

they built it too close to the wood

and notched the truss, which caused the trusses to lose strength

#### next steps

Paul returns October 1st

Jeff reviews his findings with Paul

Decide on CM or design build

Jeff really likes CM

when doing rehabilitation, good to have CM as part of your team, and everything is transparent

collaborative

a good way to deal with a project like ours, with a lot of unknowns

much friendlier approach

but it does cost the CM fee

definitely do an RFP for CM

CM becomes the general contractor

and CM is responsible for the quality of the work

he bids out the work  
CM will give you a Guaranteed Maximum Price that you can take to  
Town Meeting  
and the contingency is spelled out in the GMP, and it is held by  
the owner until it is needed  
you could also have a clerk of the works, but Jeff doesn't feel it is  
worthwhile  
otherwise, nobody shares info  
and everything you discover, costs more

**We accept Tom Buttrick's resignation.**

Let's open it up to see who is interested.

**Motion** to accept the minutes from the last meeting, Russ moves, David  
seconds, all in favor

**Next Meeting** 10/7 6PM with Paul Hemmerich

Sandy will be away

David will ask Paul to attend

TBC should address the Construction Manager question

Meeting adjourned at 8:10 PM