

Nelson Town Buildings Committee

October 7, 2013

Attendees

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

Next meeting Monday 10/14, 6:00.

PHDA shall prepare at least a written description of a scope of work so that budget estimating can begin. ALSO, Comm shall discuss/decide on CM or traditional bid construction delivery method.

Summary

- Recommend to Selectmen to authorize additional work by Jeff Trexler to investigate the Town Hall roof. This is outside of the scope of the original contract.
- Next Meeting: Monday October 14 6 PM Town Offices. Architect Paul Hemmerich will share his draft scope of work for TBC approval.
- Next public information session will be held in November after budget numbers are received.
- Maury Collins joins the Town Buildings Committee.

Minutes

Meeting called to order at 6:06

Motion to accept the minutes, David moves, Russ seconds, all in favor

David proposes that Maury Collins join the Buildings Committee, and also increase committee size to allow space from one more person from the community. David Upton to ask for volunteers.

Paul's Update

Summary

1. Committee approved proceeding with Jeff's recommendations to reinforce the east wall, structural line 1 on his sketches. Includes tilt and racking correction, siding & sheathing removal and replacement/reinstallation, new concrete frost wall. See Trexler Report 5.3, para 2 (p9).
2. The above reinforcement of the east wall is part of the overall correction of the building's tilt and racking problem which is essential, including floor "leveling" as much as possible.
3. Comm approved proceeding with 1st floor framing reinforcement per Trexler's Option 1 or 2 (p8). Comm is more inclined to want to use native hemlock rough sawn (Woodell & Daughters, Alstead, NH) for floor framing reinforcement rather than or contemporary PT dimensioned lumber. Price both if possible. Metal joist hangers OK.
4. Comm approved the concept of installing an exterior drainage system below grade, and swale at grade, located where it is most effective and least disturbing to existing stone walls. PHDA to propose scheme.
5. Comm approved using concrete within the crawlspace for stone walls' reinforcement and water intrusion barrier. This may or may not be combined with an interior drainage system in item 6.
6. Comm approved the concept of an interior drainage system within the crawlspace to help mitigate high ground water.
7. Comm was divided on whether to use concrete floor slab for structural/waterproofing purposes, or whether to use independent concrete footings at appropriate frost depth with membrane and smooth stone cover above. PHDA may proceed with former scheme, but more discussion awaits.
8. Comm liked the idea of expanding interior space with partition removal ONLY IF structurally sound. Knee braces? Other options? (Not discussed)

was the fact that this may require investigation regarding wall framing which is unknown at this time).

9. Comm recognized the need for further roof structural system study and requests that Jeff prepare proposal.

In general, all agreed that the *appearance* of the building's exterior, and first floor interior, remain as undisturbed as possible. It must conserve its historical value. Concealed improvement is permitted, so long as the appearance remains same. The "appearance" of the crawlspace however is permitted to be altered to accommodate structural and moisture-related issues.

Next Steps

- We can put together a descriptive scope of work, and see if it meets the approval of the town, before doing the final scope of work that an estimator can use.

Date for next Public Meeting?

- Share the structural report
- Lisa thinks people will want numbers rather than hearing about the problems
- So we'll wait until November to do this

Meeting adjourned at 7:55 PM

Next Meeting

- Monday October 14th at 6 PM
 - Paul will share the preliminary scope of work with us
 - Construction Manager Discussion
 - Paul will bring a sample CM contract