

Nelson Town Buildings Committee

10/14/2013

Attendees

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

Action Items

- Lisa
 - Send Paul the proposals for sound and light
 - Send Jeff's report to LCHIP
- David
 - Check whether Town Meeting 2013 article 12/13 precludes CM
- Sandy
 - Call contact at MacMillan

Meeting called to order at 6:12 PM

David moves to approve the minutes from the last meeting, Sandy seconds. All in favor.

We discuss Paul's summary from last meeting.

We discuss Paul's contract for architectural services.

- Rough draft is handed to David Upton for Selectboard review.

Questions for Paul to pass on to Jeff Trexler

- Proposal for the roof evaluation
- Request for clarification on Town Hall structural stability
 - He can recommend to us methods for monitoring the building, and can give us some written assurances about the likelihood of the building collapse.
 - There are steps that we can and will follow that will prevent catastrophic failure.
 - Jeff will send us a response, once he returns from traveling. Town understands that this may incur a cost.
 - The building is not going to fall down.
 - Similar situation
 - A school where a structural assessment was done.

- Suddenly everyone was worried about collapse
- When the truth is that the structure simply needs attention soon.

Scope of Work

- Paul got started, but wasn't able to finish.
- Still need information about the roof
- But we can work on prioritizing the parts that will become the Scope of Work

Priorities

1. Plumb Structure
2. Reinforce all foundation
3. Reinforce roof framing? Depends on what we learn from Jeff Trexler.
4. Mitigate moisture inside and outside
 - including fixing ramp and landing at rear of Town Hall
5. Replace Town Hall furnace
 - Improved ventilation for Town Hall occupied space and Library basement
 - and if possible, central cooling for the Library upstairs if it makes sense.
6. Replace Town Hall windows
7. Construct ADA compliant bathroom in Library
8. Construct Library basement rooms and improve records-storage climate control
9. Construct ADA compliant ramp to Library basement
10. Monadnock Folklore stage and light upgrades
11. Improve thermal envelope
 - We dispute the need for improved thermal envelope because of the limited use of the hall
 - but consider insulating the one wall that is going to get opened up

We discuss Construction Management

- Paul shares Request for CM Services that was done for Milford Ambulance construction
 - this is a readable document
- Paul shares a sample CM contract
 - This is a legal document
- Paul shares his hardcopy folder for the project he is doing for Milford, as a temporary loan to Chair David Upton
- **Lisa makes a motion that this Buildings Committee recommends Construction Management as the preferred construction delivery process, including estimation for both projects but not necessarily including the Library basement interior for construction.**
 - Sandy seconds.
 - All in favor, except that Dave votes present.
- Next Steps
 - Pick 3-4 Construction Management firms
 - Ingram
 - Billy's company
 - MacMillan?
- Next Meeting
 - Monday 10/21 6 PM
 - Lisa will be away
 - Paul will try to attend
- Meeting adjourned at 8:06 PM