

Nelson Town Buildings Committee
December 2, 2013

Attendees

- David Upton
- Russ Thomas
- Susan Hansel
- Rob Germoroth
- Bert Wingerson
- Bob Lenox
- Sandy Mackenzie
- Lisa Sieverts
- Jeff Ingram
- Steve Ingram
- Scott Lencioni
- Paul Hemmerich

Action Items

Paul

- Make large format drawings for Jeff Trexler to bring on Saturday
 - PHD drawings
 - Trexler Figure 6
- Determine if ME can attend on Saturday, and if not, can he make bullet points about heat pump for Jeff Trexler to present
- Send David Upton the price for bid packages (that the bidders will pay to receive the package)

Ingram Construction

- Send draft CM contract to David Upton and Edie Drinkwater
- Send bidders list to David Upton

MINUTES

Meeting called to order at 6:02 PM

Approval of minutes from 11/11, 11/22 and 11/25, Russ moves to accept all, Sandy seconds, all in favor

Goal of tonight's meeting is to prepare for Saturday's meeting

Jeff Ingram will attend, Jeff Trexler will attend, Paul Hemmerich will not attend.

Saturday AGENDA

Town Hall Problems

Review "Old" Town Hall problems - Dave Upton

- Drainage
- Crawl Space and supporting structure

Review "New" Town Hall problems - Jeff Trexler

- Tilting and Racking
- East Wall
 - Foundation
 - Wall rigidity
- Roof Framing

Solutions - Jeff Trexler

- Drainage
- Foundation
- Tilting
- East Wall
 - Sheathing with OSB
 - Replace the foundation
- Roof Framing

Jeff Ingram speak to what Construction Manager is

- And explain the GMP concept

Process and Timeline - Jeff Ingram

- Mid-April Start, after April 12th
- Disconnect from connector
- Lift the building
- get rid of stuff that has to go
- remove capstones
- repair east end
- get to level foundation
- Set building back down on new framing members
- place slab
- Complete by August 1st, in time for Old Home Day on August 16th

Library - Jeff Trexler

- Drawing B1
 - handicap ramp

- Will the ME be able to attend?
 - Want to have a description of the heat pump
 - two alternatives, small just for library basement, or large to also handle ventilation for library 1st floor
 - If he can't attend, Paul will ask him to write a bullet sheet

Funding - Dave

- Talk about the current funding opportunities
- no bond
- grants
- fundraising

DRAWINGS

- Paul will print large set on foam core, and have Jeff Trexler bring the set
- also Trexler's Figure 6

Some discussion of concrete slab

Some discussion of Trexler's roof framing investigation

Paul met with Jeff Trexler about 1st floor framing today, reviewed proposed solution

- Remove granite posts
- Add 3 points of support for each beam
- Rough sawn, native material for the posts, which would be visible
- 4x4 joists are sistered with 2x10 pressure treated dimensional, supported by 8x8 hanger at each end.
- Floor framing will be dimensional, with alternate of rough sawn.
- and spray foam of the floor itself
- Committee agrees that if material is going to be spray foamed, then dimensional lumber is acceptable because no one will see it.

Ingram recommends replacing most of the foundation

- Get rid of the rubble foundation
 - save the stones, if you want
 - save the capstones

- Form a conventional 2-sided concrete wall
- will be cheaper than the current 1-sided concrete wall proposal, against the rubble foundation
- Some sense that if we're going to pour concrete, might as well have a real concrete wall

Paul and Jeff have to keep going with the single-sided pour, because that's the scope that they were given

- We can't commit to Jeff to do 2 engineering proposals, now

Rick Monahon said that the rubble foundation was good enough to keep as is, no concrete wall needed at all.

TBC makes no decision in this area at this time.

Construction Management Next Steps

Bid Packages

- Ingram will make a list of invited bidders
 - Ingram will send this to Dave Upton, who will circulate it.
 - We can add local contractors to the list.
 - Tell them: Everyone gets paid once a month
 - There are no deposits (up front)
 - retainage
 - sometimes it's set up so that only 90% is paid, with Town retaining 10%, as a "stick" to get paid at the end.
 - This would also be withheld from the contractors until the end
- Monday December 9th, the bid packages will be available from Paul, for less than \$150. Paul will send David the price. Bidders to contact Paul directly.

Ingram will send Dave a draft contract, copy to Edie

Motion to adjourn by Russ at 8:11 PM, second by Bob, all in favor

Next Meeting Saturday December 7th after the public session

And Monday December 16th 6 PM