

Tinmouth Building Committee
Meeting Minutes
August 17, 2020
Virtual Meeting via gotomeeting

Members present were Michael Fallar, Eric Buffum, Bart Eaton, David Birdsall, Theresa Butts, Hollis Squier, Lothar Schmelzenbach, Cathy Reynolds, and Ronnie Crossman (joined late)
No Andy or Harold.

Others present: Gail Fallar, Sherry Johnson and Kim Harbaugh

Theresa called the meeting to order at 7:01 PM

Minutes from 08/03/2020 were reviewed and approved as written. Michael moved, Bart seconded, all voted in favor. Bart congratulated Theresa for the most complete minutes he'd seen.

Salt/Sand Shed Updates

David reported on his discussion with Ferrisburg (a bigger town) and noted that they have a 60' x 120' steel, six bay garage with radiant flooring that they like but needs lots of ventilation/circulation. Has a shed type roof so the snow from the roof does not block the doors.

He added that Starksboro has a new building and it might be a good model to follow. The overhead doors follow the pitch of the roof, are not horizontal. He noted that the sand and salt shed had 6 feet of waste blocks (that are not engineered) 60' x 200' that holds 4000 cubic yards of sand plus 800 tons of salt. It was built by ClearSpan - fabric roof in 12 foot sections, makes it easier to repair if there is a tear. They advised that if they were to do it again, they would add pipe on top of the block to make it higher before the arch was attached to make more room for the trucks to maneuver.

Theresa asked David to type up his findings for the next meeting, he agreed.

Lothar advised that he spoke with Carrara and Daley (concrete businesses) about the additives/inhibitors. They are aware but do not do use them for liability reasons, they have a denser concrete. They also advised against using a concrete floor with salt.

Michael advised he forgot about further research on engineered waste blocks.

Bart advised that he spoke with Stan Wilbur. The Town of Proctor salt/sand shed is a ClearSpan structure and they did use engineered blocks, \$4500 cost for design and stamped drawings. They paved the whole surface and added 8 inches of asphalt under the blocks. Engineered versus waste block- may be more than three times the cost. When put out to bid, the engineered blocks were cheaper from SD Ireland, whose facility is farther away.

Bart prepared a comparison chart- attached to handouts, no comments, pretty straightforward.

Town Garage Updates

Lothar reported on his discussion with Rick from Morton Building's. He says they are aware of the new insulation specifications and will talk with him again soon. Cathy has new code-related questions for Lothar to ask Rick. Hollis wants assurances that they can meet the new codes. Cathy wants Lothar to ask Rick if they are stamped drawings or if an architect required. Lothar agreed.

Theresa and Hollis were unable to visit Shaftsbury and Sandgate.

David and Cathy will try to visit Starksboro and Ferrisburg before the next BC meeting. They were asked to take pictures of their visit. Others were requested to take pictures of their visits too.

Referring to the comparison chart, Cathy reiterated that there are two viable options for the salt and sand shed. Either of ClearSpan's - 85' x 100' or 85' x 120' or Greystone's 72' x 88' - (cost more but includes more). She asked if the BC is ready to make a recommendation to the Select Board to go out to bid for two different types?

Michael suggested that the BC needs more information regarding the ClearSpan package - costs of the foundation, interior barrier, etc. to be able to compare costs between ClearSpan and Greystone - apples to apples.

It was noted that someone needs to gather the information - there are several sources - and compile/collate the results - no one volunteered. Is there a need for a clerk of the works? Who is going to write the specs?

Bart stated that none of us were experts and that maybe Stan could be helpful? He also suggested trying to get a grant for a qualified building.

Gail noted that Pittsford has prequalified vendors for their new salt and sand shed, and that Otter Creek Engineering is handling the bid stuff for them, according to their recent request for bids ad in the Rutland Herald.

Bart brought up electrical - perhaps it could be done in future years - and as Hollis said at the last meeting - trucks have lights. It was noted that the original budget for electrical was \$5,000. Michael stated that it could be way more than that, maybe having an electrician take a look and give an estimate would be beneficial.

Bart would like to see others put in more effort Cathy brought up SD Ireland-engineered blocks Bart will call SD Ireland for a comparison with Proctor, Lothar will call others.

Michael shared a member's concern: wondering if both ends of the building could be accessed, sand on one side and salt on the other, noting that it is food for thought.

Eric responded that when he suggested that to the engineer, it would create too much impervious surface, would require need more drainage, a collection pond, etc, and at this point

we would need to amend the permit. Cathy noted that if we are changing (plans), we should change now. Eric advised it will work the way it is, that Mendon and Rupert only have one end open. Hollis expressed concern with wind blowing through if it was open on both ends.

To Do –

David and Cathy will visit Ferrisburg and Starksboro

Lothar and Cathy will question Morton Buildings

Lothar or Bart will contact S.D. Ireland about engineered blocks

Theresa and Hollis will visit Shaftsbury and Sandgate

Michael moved to adjourn, Hollis 2nded, meeting closed at 7:50 PM

Next meeting 08/31/2020 7:00pm

Theresa Butts
Co-Chair & Secretary

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