

Building Committee Meeting Minutes
July, 20, 2020
Virtual Meeting

Members present: Theresa Butts, Michael Fallar, Hollis Squier, Bart Eaton, Eric Buffum, Ronnie Crossman, Cathy Reynolds, Lothar Schmelzenbach, and Harold Hunter

Members absent: Andy McCullough and David Birdsall

Others present: Gail Fallar, Kim Harbaugh, Sherry Johnson, Frank Sears, and Heather McMahon

Theresa called the meeting to order at 7:05pm

Minutes from July 6th were corrected to remove Harold from those present, Bart moved, Hollis 2nded, all voted in favor.

Members reviewed salt and sand usage chart, Bart converted to tons for easier comparison.

Hollis reported he visited Poultney's sand/salt shed; has a metal roof which creates lots of condensation; Eric noted there's no ventilation in Poultney's structure, Bart notes ventilation is key!

-No one else made salt/sand shed visits

Bart gave update on ClearSpan and others; only 1 height works for what we need; Theresa questioned if space needs to be figured in for gravel and stone mixed with sand-Eric noted that was already figured in, and if 36 feet is needed to dump the salt in, if that is the height of the truck while dumping or is this the height we would need to accommodate a truck dumping-Eric noted that 36' is the height of the salt dump truck and the height we would need to accommodate the salt dump truck.

Michael talked to Stan Wilbur (former Proctor town manager and former Tinmouth Select Board member), and advised that public buildings require an engineer's stamp for the foundation and that waste block's do not meet specs and would not be approved by the fire marshal.

Bart noted that stamped drawings were \$3,750 per building not including the foundation from one of the vendors.

It was noted that ClearSpan charges an additional 20% if buildings are built during October, November or December; will need avoid those months to prevent additional costs. Michael noted that we are realistically looking at spring of 2021 for building both buildings (salt/sand shed and town garage), several members verbally agreed.

Cathy brought up Gail's email exchange with the engineer (Craig Jewett). It was mutually agreed upon that we need further clarification on square footage and what "same general location" actually means from his standpoint, and that we should confirm his answer in writing. Eric noted that if we do two separate buildings for the sand and salt shed that we would need 10 feet between the two buildings to help remove the snow load, Bart mentioned that backfill might create issues, Eric agreed.

Cathy did a budget review and how the budget was crafted. We are currently over budget for permitting and the audit was double (\$15K budgeted, actual cost is \$29K). Bart questioned the estimated labor of three weeks; backfill, compact, digging footings increased time; several members agreed.

Cathy questioned who we hire to design a stamped foundation? Also questioned what level of construction management are we comfortable with - adding in, that maybe we should have a clerk of the works, or a construction manager, and noted that we have had volunteers in the past to fill these roles.

Lothar volunteered to contact concrete contractors to get information regarding the corrosion inhibitor additive (to protect it from salt exposure).

Bart's thought process regarding Greystone was that they offer the building and foundation (both of which are stamped) for \$238,000, and our budget was predicted to be \$192,000; he noted that although the amount is higher, that this would be a savings in the long run- since they do both the building and foundation, as opposed to just the building and we have to find somebody else to do the foundation.

Cathy noted that we budgeted for the road crew to maintain the roads and help with the site work for the new buildings. Eric noted that between himself, Ronnie and Glenn, if they could find one more person that they would be in good shape.

Bart suggested (Cathy, and Eric agreed) we should not use a construction manager and that we should utilize the fact that Greystone can do everything stamped by engineers. It was said that 72'x88' would be too small and that we should go bigger, it was mentioned that it offers a good height and reduce his pricing in the long run.

Lothar questioned if we would lose overhead for the salt and sand shed by going bigger, wouldn't that be problematic; Eric suggested that we just deal with it-if it is problematic.

Eric noted that Rupert has an L-shaped divider, Bart thought that might be easier to work with, Eric said it's not worth the hassle.

Cathy questioned if we would be able to put all of the salt in the shed; Eric suggested building a ramp; Hollis wanted to know the difference in height; Cathy noted to add the height of the foundation too, Bart mentioned adding 2' (foundation height).

Cathy suggested Greystone and asked if there was any debate; Michael questioned having two buildings opposed to one; Bart mentioned that it was a package deal with anti-corrosion foundation, Eric questioned whether there would be any issues of getting the foundation product, Bart replied that there would be no foreseen issues.

Hollis mentioned that some salt companies are using different sized rigs, Eric hasn't seen smaller than 36' high when dumping.

Cathy questioned one building versus two; Gail mentioned that the town garage is more important; Bart mentioned that construction this year would not happen and that we should get information for the town garage in order to budget better for both buildings.

Lothar was in contact with Rick from Morton Building's and advised that he needed more solid options before they could give an estimate.

Theresa suggested getting names of towns where Morton Building's were built. Cathy mentioned if they are municipal building's- the information is public; Eric stated that Rupert has a Morton Building and that they did some work themselves. Frank noted that Morton buildings built Rupert and Shaftsbury's town garages; he gave specs and said that that was a \$1.4 million project (Shaftsbury).

Cathy suggested getting in contact with a design build contractor; Eric stated that Josselyn charges a high price for that service.

Hollis visited Shrewsbury town garage (designed by NBF), they did a stick building that was high priced with several issues; he noted that they have radiant heat in the floor that is causing mildew and they are going to try to vent the building to solve the issue

It was noted that more permits were needed, the stormwater permit for construction and operation, as well as a general construction permit-fire safety.

Next meeting dates were discussed, agreed to August 3rd, 17th and 31st at 7 PM; Michael suggested a reduction in meetings to once monthly, members think every other week is working well at the moment and will re-discuss frequency at a later date.

To do – Cathy and Gail will follow up with the engineer re: whether an amendment would be needed if there are two buildings for salt and sand

Lothar – concrete additive research

Theresa – research regarding other towns who have Morton buildings

Eric – research how other towns got around state requirements re;using waste blocks

Harold – research design build contractors

Meeting adjourned at 8:29pm.

Theresa Butts

Co-Chair and tonight's Scribe