

**Town of Tinmouth
Building Committee
7/6/20 Minutes**

Members present: Cathy Reynolds, David Birdsall, Eric Buffum, Bart Eaton, Ronnie Crossman, Michael Fallar, Harold Hunter, Andy McCullough, Lothar Schmelzenbach, and Hollis Squier.

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

Members absent: Theresa Butts and Harold Hunter.

Cathy called the meeting to order (Theresa was unable to attend) at 7:03.

Minutes of June 22, 2020 were approved as written, Bart moved, Eric 2nded, all voted in favor.

Gail advised the storm water permit is still on hold. Cathy noted that the Select Board has been working on the site design for 2 ½ years that includes one big salt/sand shed, any change may require re-engineering.

Report for five years of sand and salt use is not quite ready. Members wanted more than 3 year average (469 tons of salt, 1300 yards of sand). Eric advised he has been adding gravel to the sand, a practice being used by several neighboring towns.

Members discussed snow load, state standard is 50#. Will need to be one of the specs.

Eric reported he had talked with the Mendon Town Administrator; their sand and salt usage is similar to ours, they built a new shed a few years ago half the size of quote from last year, wishes it was twice as big. He will call them to get more details.

David had forwarded information from the Local Roads listserve – two or three towns submitted information about their salt/sand sheds, very expensive. Dave wondered if there are any grant opportunities. Proctor's facility was discussed, couldn't use waste blocks. Michael will check with Stan Wilbur, their Town Manager for details.

Bart reviewed information he provided – hard to compare apples to apples. Generally 8-12 weeks from date of award until construction.

ClearSpan will charge extra for stamped engineered drawings \$3,750 per building, prefers two buildings, estimate for 50# snow load is quite a bit more than their first quote (2019) as they used a 30# snow load.

Greystone has 8 foot walls, corrosion inhibitor in the concrete.

SteelMaster won't go wider than 50 feet, so two buildings would be needed.

Bart had also provided draft bid specs from Greystone, seemed much more complicated than needed, works for their proposal. Members wondered who would write the bid specs.

Members discussed height required for salt truck to dump inside (36 feet), whether to push it in, how high to pile the sand, how high the side walls need to be, how high the ceiling needs to be. As well as waste block quality, whether they will be stamped by an engineer, how high to stack – 3 or 4 high, corrosion inhibitor, etc.

What needs to be done to bring a recommendation to the Select Board?

Clarify foundation requirements, whether concrete blocks will work or if it needs to be poured, what additives it may or may not need.

Two buildings would work, may need stormwater permit amended.

It was suggested that savings may be found by paving only the salt portion of the building. Hollis advised it would be best to pave it all.

Questions for engineer – can two buildings be built without amending the storm water permit, can the size change, build half now and half later, re-permitting time frame, square footage of building, etc. Gail will contact Otter Creek Engineering.

Members discussed the need for engineer stamped drawings for a building that is designed for 50 lb snow load. Some companies provide this - others charge extra.

Eric noted the sand gets hauled before winter, as the sand pit is not open in winter. It was noted that he has been also using gravel/stone mixed with the sand for the last few winters.

Salt can be delivered all winter. It comes in a giant dump trailer. Need tall ceiling for dump trailer to dump. In big storm winters, the town has had trouble getting salt, being a very small customer and not a priority delivery. It would be better to be able to store more than a storm or two's worth of salt.

Building only half now - may cost more in the future, need more permitting, etc. Keep all options on the table at this point, unforeseen expenses may occur during construction, as there is a finite amount of dollars to spend for salt/sand and garage.

Discussed Lothar's difficulty in getting Morton Buildings to respond to his inquiries, will try to contact local Morton employees to see if they can help.

Dave B is going to get contacts for other towns with fabric buildings for salt/sand.

Members were reminded to send info to Gail for distribution to other members.

Next meeting is July 20th.

Meeting adjourned at 8:29.

Gail Fallar
Scribe