

**Tinmouth Building Committee**  
**August 31, 2020**  
**Minutes**

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

**Members absent:** *David Birdsall, Ronnie Crossman, and Andy McCullough*

**Others present:** Sherry Johnson, Kim Harbaugh, and Gail Fallar

Theresa called the meeting to order at 7:01. She then reviewed the minutes of 8/17/2020. Bart moved to approve, Lothar 2nded, all voted in favor.

**Salt/Sand Shed:**

David and Cathy were unable to visit Ferrisburg and Starksboro.

Theresa and Hollis visited Shaftsbury and Sandgate. Theresa reviewed her written notes and photos emailed this afternoon. (Attached to minutes on file at the office.) It took Shaftsbury many years to save and a number of bond votes before they were able to go forward. Their town administrator did most of the work, all construction work was contracted as they have 78 miles of roads to maintain.

Members discussed whether or not to apply for a state grant – opportunity presented itself today – Cathy was doubtful it would be approved as there is no pollution into a waterway – and no salt sheds grants were approved last year in that program.

Members discussed concluding research on salt/sand sheds and sending the information to the Select Board. Some members felt the BC should keep the information, pending the need to adjust size if there will not be enough money for the right-sized garage. Which is more important, the garage or salt/sand shed? Do one right or both half way? Ask voters for more money? Spend the amount voted \$850,000 and the money in the Building Fund? Gail advised that the Select Board had assured voters that would not happen, that the bond attorney advised to show the total amount to be spent - \$850,000 – and the SB's town meeting information indicated that the town would be borrowing around \$365,000.

Eric advised he'd called ClearSpan and they suggested building 30" x 30" pillars on footings to hold the roof and using waste blocks as interior walls. Waste blocks cost around \$65 each, engineered blocks (required for block foundation) the cost is \$365 each. The State's Fire and Safety Department would have to be consulted for approval re:the pillars. They require engineered blocks if used as the foundation. Bart noted that ClearSpan is good at answering questions, but not good on details. He felt the Greystone proposal was better as it included the whole deal – ClearSpan would require more management issues. It was noted that Greystone does not currently have any structures in New England, Bart advised they are looking to expand this way, so it was suggested that they be asked if they would like to build a structure for Tinmouth to be a model – Bart will inquire.

Bart moved to send all three proposals (2 from ClearSpan and 1 from Greystone) to the Select Board for their consideration. Cathy 2nded. Michael felt the BC still needed to do a bit more research on the salt/sand shed project, thanked Bart for all the work he had done, would like to work on the garage and then send all the information to the SB. Bart noted the SB doesn't have to take any action at this time. After more discussion, a roll call was taken (required with virtual

meetings if all are not in agreement), voting yes were Bart, Eric, Lothar, Cathy and Hollis (reluctantly), voting no were Michael, Theresa and Harold. Motion passed – a quorum of those present. Members then discussed who would present the information to the Select Board. Bart suggested the SB members on the BC should be able to take care of it, Cathy and Michael advised it should be someone else from the BC. After a bit of arm twisting, Bart agreed.

### **Town Garage:**

Members discussed construction companies wanting final plans before providing estimates; whether NBF (architect) should be hired to develop bid specs; whether to go with Morton Buildings (will they provide stamped engineered plans?); consider design-build; and should the town be the general contractor?

Harold noted there are too many tangents, it's too confusing for members. He offered to talk with design-build contractors if he had specs to give them. Three companies were suggested – Wright Construction, Josselyn Brothers in Cuttingsville, and Burns in Ludlow.

Eric explained that design-build involves an owner working with a project manager-a hired architect/engineer/etc. and then the building is built by that company.

Hollis and Theresa reported on their visit to the Shaftsbury town garage – built last year after 10 years working to get bond approval. Sandgate's was 20 years old. Hollis noted that the electrical lines were in conduit on the walls, they advised specifying that the wiring be run inside the walls; they have a wash bay, ceiling height is 18', four doors, several little rooms they would re-configure – locker room, utility room, office, bathroom, break room, storage room.

Next meeting? After brief discussion it was determined that once a month would stretch out the process too far, bids should be going out in February, so twice a month is necessary. Next meetings were set for September 14<sup>th</sup> and 28<sup>th</sup>.

Meeting adjourned at 8:45 pm.

Gail Fallar, Temporary Scribe