

Meeting Minutes of 12/27/23 Corinth Town Hall Building Committee

AGENDA

1. Review and discussion of condition assessment
2. Discussion of projects and order
3. MTAP and grant timeline
4. Next steps

MEETING NOTES:

Meeting came to order at 7:05 PM.

Present: Chair Carl Demrow, John Haney, Jeffrey Martin, Dick Kelley, Norm Collette.

1. Review and discussion of condition assessment:

Chairman Carl opened the meeting by discussing why this committee was formed and what our goals are. This was followed by opening up any questions anyone had on the building condition assessment.

Discussion in detail of the assessment and the most important projects at hand, past assessment by PTV of 2005, energy audit of 2009, Efficiency Vermont recommendations etc.

2. Discussion of projects and order:

The history of & the present plans for the new ADA access porch was discussed and the problem with the present plans where the roof attaches to the building with no flashing along the schoolhouse windows and how best to resolve this whole issue.

We discussed the various funding sources we are looking into & the challenge of synchronizing all the schedules between the grant application deadlines & determinations, contractor schedules etc..

On the subject of the roof structural concerns, Norm pointed out a few areas of importance starting with the roof's need for a new membrane, eave rebuild and the support & shimming of the two puddle spots on the eave end, and described the two main east-west trusses in the building to include the roof trusses themselves, pointing out the areas that is felt we should have a structural engineer look at before we spend 31k for a new membrane. These areas include:

A. Of the two weak links in the main trusses that run the length of the building and follow through to the basement on three major posts as is evident in the hall.. The south one has a main truss post in the attic that does not follow down through to the foundation as the attic truss post is away from the meeting room clerk's office support wall by 1.5' to 2', and that section of flooring above the meeting room in the attic is the weakest area with most spring to the floor. Of that same truss system, at the outer west wall of the building that can be seen in the office over where the ceiling spans the research table. This span has a crack in the sheet rock and has a sag that is believed to transfer weight down from the roof trusses and main south truss under heavy snow load.

B. The horizontal roof trusses themselves are built of 2"x7"s and are 31" wide on the north and 17" on the south. A subtle sag can be seen on these in between the main truss spans of 16', and this becomes more evident under heavy snow load. It was suggested to run strings in the attic between the three spans and monitor the give to the roof trusses during heavy snow loads to monitor any weight sag and help satisfy the concern that this give in the roof trusses are shorting the life of the membrane due to the subtle sag & stretch flex issue of the roof membrane under heavy snow load.

C. The attic floor, poor quality drafty windows & heat loss out of the floor boards and end walls was discussed and this brought us back to structural issues with the floor and how there is spring to some areas. Of this the question of if the floors/ceilings can handle the added weight of plywood came up. This brought us back to the structural engineer conversation. With this Carl stated that he would ask the SB if we could hire one to comment on these issues. We all agreed this was a good starting point.

3. MTAP and grant timeline:

We discussed the various funding sources we are looking into & the challenge of synchronizing all the schedules between the grant application deadlines & determinations & contractor schedules etc, & MTAP's role in trying to find us funding for all these projects and then implement them.

A lot of these issues bring us back to our need for the newly granted energy audit through MERP that we hope gets done this winter into spring, but that there is no schedule yet.

4. Next steps:

The meeting ended with conversations about how best to move forward from where we are with the main project at hand being that of the roof, eave rebuild, ADA entrance upgrade, south wall siding & insulation options, south attic windows etc.

Carl hoped we could get back together in 3 weeks to see what new ideas come to light by then.

Meeting adjourned at 8:45 PM.

Notes written by Norm Collette