

Corinth Town Hall Building Committee

Meeting Minutes

Meeting Date: 1/29/24

Time: 7PM

Location: Corinth Town Hall

Meeting came to order: 7PM.

Those Present: Carl Demrow SB & building committee chair, John Haney, Dan Wing, Dick Kelley, Chris Groschner, Norm Collette Secretary & Shirley Montaigne, on Zoom.

1. Approve Minutes to Last Meeting: Carl motioned that we accept the minutes of the 1st 12/28/23 Meeting, Shirley second, all in favor so carried,

2. Fire Marshal:

Line item 2 naturally flowed right into line item 3 as Norm reported that he spoke with State Fire Marshal Ben Moffat in Waterbury about the current ADA porch plans drawn up by a retired non licensed architect or non state licensed designer or architect.

Moffat said that if a structural engineer signs off on the plans they would be fine with that being the nature and small size of this project.

John Haney brought up the fact that sometimes the builder applies for the building permit, but we could as well.

3. Structural Engineer & Study Update.

Clark Agnew of Venture Engineering out of Burlington, Lebanon and Schenectady, NY returned Norm's call and reviewed the TH Building Assessment and Mark Nielsen's plans, discussed procedure and submitted a proposal on how we could proceed. He is interested in looking at the points of interest such as floor framing, attic floor framing, roof trusses, timber roof girder trusses, columns—the primary framing of the building, and would charge \$400-500 for a site visit, wherein he would take measurements of what is accessible and needed, to be able to analyze the different structural elements with us.

If we wanted him to produce an evaluation and recommendations this site visit fee would come off of an estimated \$2,000- \$4,000 they would charge for that service with Clark thinking it could come in on the lower end of that estimate. They would analyze it back at the office and put together a report indicating what works compared to current recommended code loading, as well as conceptual ideas (narrative) and general approaches to resolving issues that we find (if any). They would work off his hourly rate of \$155 an hour (varies per employee).

If there are any issues to resolve and we wanted them to keep going, they could give us a proposal for designing reinforcing/repairs for the issues noted in the report. If we decided to proceed, they will develop design drawings to hand off to our contractors to price and construct. For the design/construction documents, it's harder to estimate what this will cost not knowing the results of the report. He often sees their fees ranging in the \$5k to \$10k range for design, drawings and consulting during construction for something this size and vintage. It's possible their fee could be above this range, but likely won't be much less.

But he ended by saying the initial site visit would help them to narrow down and more accurately detail any of the follow up costs estimates that could follow.

It was generally agreed by the committee that we should request the Select Board approve \$500

to hire Venture Engineering to come down for a site visit so we can proceed with a structural study of the building.

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4. MTAP Funding Review:

Carl went over the list of grants provided by Two Rivers (TRORC) as well as the Cultural Facilities Grant due in April and these various grant options were discussed.

We went over the importance of the energy audit that has been applied for through the MERP grants and the larger MERP grant is important to us since we have so many energy loss issues from attic windows, no fire-stops in framing allowing heat to escape into the unheated attic from the basement, gaps in single layer floor board in attic allowing a lot of heat lose, poor quality storm window, poorly insulated walls in some places, the need to replace all the drafty attic windows, inconsistency's in wall insulation around the building based on the 2009 energy audit, poor basement windows and foundation walls not insulated along with door & window seals etc., and how we could greatly benefit from this up to \$100k to possibly \$500K MERP grant for that project.

This led to a conversation about heat pumps, the maxed out 22 year old generator that would need to be upgraded if any electrical item such as a heat pump were added to the building, the option for An estimated 10kw solar array on the south side of the firehouse roof, and the eventual need for a study & design to encompass all these options.

We discussed the main project at hand being a new ADA entrance on the south side. the need for 3 new attic windows, the re-siding, and possibly insulating of south wall with rigid insulation under the clapboards, and the eave rebuild, gutters and roof membrane needing replacement and any structural issues that go with that.

John Haney worked up numbers for all this and pending structural issue costs with the roof trusses, and based on estimates we received for the back wall & ADA porch build, we could be looking at \$250K for this roof, south wall & ADA access project. \$100K less than what we have.

Grant options continued and it was decided to move forward on the MERP grant on top of the already allied for MERP Energy Audit right off. Carl to bring this up with the SB to move on this.

It was discussed that we should meet and interview with Jackson Evens field rep from Preservation Trust to get a better understanding of grants available through them to include the \$100k Paul Brunn Preservation grant.

Norm to set up that visit & interview with the committee by Jackson Evans.

We discussed the \$100K CDBG with the VT ACCD up to \$100k grant with VT.Gov and Carl will further study this grant.

Chris Groshner brought up the option of maybe trying to raise \$20k through a community fund raiser.

We also discussed volunteer involvement in the south wall project would help us attain grants such as the Fall VT Division of Historic Preservation grant of \$20 or the Spring Cultural Facilitates grant of \$30k.

Carl to do more research and go the SB with suggested grant recommendations to move forward on.

5. Porch Roof Design/ Discussion Redesign Discussion New ADA Access Porch:

A hardy & constructive conversation took place where we discussed the history of the current ADA porch design and how we finally have a roof redesign option that would work fine with the rest of the plans needing only minor design changes to accommodate them.

Norm brought up a conversation he had with the office folk questioning what happened to the original concept from the 2 years ago ARPA fund request for the town hall creating an airlock & interior ADA ramp to the building, with Clerk Christianne stating that very cold air comes in when folk enter the building and office, and that with all this talk about energy savings for the building, that the air lock should have been the number one priority with the new ADA access to the building. It was the general consensus of the office that we get a second architectural opinion on this project before proceeding. It was a compelling argument.

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This office opinion brought up more conversation about the existing ADA porch plan that ended with the agreement with all of us that this open porch design is really not feasible, and that yes we should consider other options for an air-lock. And this brought up many good ideas about how we could achieve this goal and end up with a much improved design. Not much support was shown for the stairs leading straight out into the parking lot from the entrance. (note Christianne thought there should be some wall space in this air lock to incorporate a builtin board as well).

Many aspects of Mark Nielsen's design can certainly be incorporated into an enclosed ADA ramp and entrance such as the eave rebuild, the gutter downspout & drainage system, new roof redesign incorporated with Mark's ADA porch roof design that matched the roof pitch over the vault, the pilings and framing and ADA entrance door etc.

John Haney suggested we try to see if we can get Mark N. interested in helping us change some of his first porch plan by incorporating the ideas passed around at this meeting such as Dan's idea of making this addition wider (maybe 8') to accommodate away from the buildings drip edge the stairs that would come up from the east side undercover into the porch that open out to the east into the air lock, then into the meeting room/office area. The ramp entrance on the west side would also have an electronic door, and it was noted that these electronic doors can also be opened without the automatic feature.

In the air lock Dan brought up there should be matching schoolhouse window to the south similar to the existing schoolhouse windows. One in front of the existing entrance and one lined up with the clerk's office schoolhouse window.

It certainly would be more efficient to have Mark follow through with the design changes to meet out needs than to have an entirely new architect get involved so we will bring this all up with Mark. We will interview Mark on this subject with the new ideas for incorporating his present design with our air lock ideas.

Other options should Mark Nielsen not have time to work this redesign into his schedule:

Jeff & Mary Martin's son Patrick & wife Carrie now residing in Corinth were discussed. (Patrick a designer/draftsman for an architectural firm out of state, and Carrie an architect from out of state have expressed interest through Jeff & Mary and should we talk with them about these new design options to see if they might be interested & able to help in some way. Norm will inquire.

Shirley will contact Architect Jay White who worked on the library.

Carl will contact Corinthian designer Terry Murphy.

John will contact Chris Smith who worked on the firehouse.

Someone mentioned Michel Bailey.

Carl to ask the SB to approve our looking into getting another architectural design opinion on this project and the funding therewith, approve hiring Venture Structural Engineering for a site visit at \$500, move forward by approving setting in motion the large MERP grant application through

TRORC.

6. Other Business:

None.

Meeting Adjourned: 8:20.