

Cornwall Town Hall Renovations

Meeting Minutes / Notes

October 18, 2016

Attendees

Sue Johnson, Town Clerk
Ben Wood, Town of Cornwall
Jake Chaplin, Town of Cornwall
Ashar Nelson, VIA
Oakley Smith, Smith & McClain
Kevin McClain, Smith & McClain
James Needham, Smith & McClain
Sean Fierman, Smith & McClain

Absent

Stu Johnson, Town of Cornwall
Magna Dodge, Town of Cornwall
Mary Conlin, Town of Cornwall
Denny Rheaume, Town of Cornwall

Prepared by: Sean Fierman

Meeting Started: 8:04 AM

Ongoing / Old Business:

100716.13 Slate

Oakley asked if the Town would like to sell the slate to help recoup costs. Often the roofer will lower his costs as a trade for the slate. **Ben and Jake** agreed to this. **Sean** said he would discuss possibilities with the roofer. This applies to the slate below the Annex. **Sue** said the remainder of materials below the Annex would be removed by the Town before the project started. **101816 Murphey's Metals is interested in the slate from under the Annex only. Andre will come by this week and inspect them. No interest in the Main Building slate. Discussion of a few more companies to call. Agreed that if no interested buyers, time will not be spent carefully removing the tiles.**

100716.15 Board and Batten Siding

Sean asked about modifying the panels before they are reinstalled. **Asher** said he was open to any plan. **Sean** said he would put together a proposal to submit. **101816 Agreed to install clapboard siding and trim details. Issue closed**

100716.17 Builder's Risk

Sue asked for clarity on this issue. **Asher** explained that the Owner carried this cost which is based on the value of the contract. **The Town** said they would look into this. **101816 Form filled out. Issue closed**

101416.2 Annex Basement Door

Discussion of moving the proposed door location 3' to the North. The current proposed spot has wiring for the library sub-panel, which may conflict with door operation. Moving the door would have structural impact. After visiting the location **Asher** decided the wiring could be moved enough to continue with the door at that location. This would be revisited after the slab has been poured. **10/20/16 Site visit and decision made by Asher. Issue closed**

101416.3 Footer at East Basement Door

It was discovered that the existing wooded basement door is not sitting on a solid footer. This opening is to be the rear wall of the new stairwell and needs solid support. After visiting the location **Asher** came up with a few possibilities of action but excavation would show what was needed. **102016 Visual inspection and decision by Asher- fill loose rubble foundation as much as possible with concrete and install thickend edge slab at this location and 3' to be removed for new passage door. Issue closed.**

101416.4 Bathroom Vent Pipe

Sean and Jackman's Inc. found that the proposed vent pathway would either need removing portions of beams or a very tall soffit. A plan was proposed to send the vent through the beam that will be supported by steel, through the floor system and under the stage floor, eliminating the need for a soffit. **Asher** requested a submittal to the Engineer for approval. **S&M** will need to gain access under the stage floor for visual inspection. **102016 Approval from engineer to drill through wooden beam after supporting steel beam is installed. Issue closed.**

101416.5 Parking Lot Lighting

Wiring to the parking lot lights currently exits the building where the new frost walls need to be dug. This had to be disconnected leaving the parking lot dark. All agreed that Dennis Newton will temporarily connect the lights when he installs the power for the temporary Town Office. **S&M** will be responsible for final wiring of the lights. **Issue closed.**

101416.9 Plumbing at Lift Pit

Sean and Jackman's Inc. were concerned about the plans showing plumbing going through the lift pit. **Asher** agreed and was going to speak the engineer about a plan change. **101816 Engineer would like to proceed as planned. Issue closed.**

New Business:

102016.1 Lower Annex insulation details

Now that there is access to the wall exteriors of the North and South wall, **S & M** would like to insulate the entire floor as is planned for the East wall. Proposal would be an additional \$830.55. Proposal was accepted. **Issue closed**

102016.2 Door Heights at the Annex Lower Level

Discussion of whether doors B02 (storage) and B011A can be lowered from 7'-0" to 6'-8" tall. There would be a cost savings advantage. All agreed. **Issue closed.**

102016.3 Generator offline

The underground conduit for the generator cables was in the way of the new foundation excavating. It had to be disabled overnight until after the digging was complete. This should be by the end of the day.

102016.4 Vapor Barrier samples

Does **VIA** want physical samples of each membrane as specified in the submittal requests? **VIA** declined and said a list of each membrane to be used would be sufficient. **Issue closed.**

102016.5 Building Wi-Fi

Will Wi-Fi remain in the building after **Sue** moves to the temporary office trailer? If not, **James** will not have access to email and information. **Sue** is still waiting on confirmation from the supplier on scheduling and costs. Should not be a problem, as the current router will remain in the building. **Issue closed**

102016.6 Cabinet samples

S & M supplied cabinet samples. **Sue** will keep them until all members have had a chance to look at them.

102016.7 Zehnder ERV

S & M would like to discuss with the engineer on the ducting plan as it calls for non-proprietary ducting. **Jackman's Inc** asked if they could suggest an alternate brand. **Asher** said he would speak with the engineer on these issues.

102016.8 Sub Slab vapor barrier

Sean asked if the position of the Stego be changed from the proposed layout. **Asher** offered a solution. **Issue closed**

102016.9 Schedule update

The structural work in the annex will be able to be moved up a few days. Concrete will be 3 days behind schedule. The steel support work should be ahead of schedule. Overall there are no apparent delays.

102016.10 Contract

Ben asked if the contract could have a list of payment dates as this would make it easier for the Select Board to know the payment schedule ahead of time.

102016.11 Annex Lower Level

Asher requested that the slab height be raised 3" to add an additional barrier for water infiltration. It was noted and agreed that the ceiling height would be lowered to 7'-6".

102016.12 Oil line in Basement

Sean pointed out that the existing oil line would need to be moved for it's safety during the project. **Ben** asked him to call **CVP&H** to do the work.

102016.13 Water line at Basement West Wall

The existing water line to the Nordsey residence lies in the way of the proposed interior retaining wall. **Ben** agreed it should be removed. **James** was assigned to investigate any backflow problems before removing it.

102016.14 Existing Ground

The existing electrical ground is attached to the water heater. **Asher** requested that it be moved to the new retaining wall footer.

End of Meeting Minutes

Upcoming Meetings/ Activities:

Start of Work: 10/10/16

Next Project Meeting: 10/13/16

Meeting end- 9:10 AM

Any questions regarding these minutes can be addressed to Sean Fierman:

sean@smithmcclain.com