

Approved June 11, 2024

**TOWN OF FERRISBURGH**  
**MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)**  
**Tuesday, May 28, 2024 @ 5:30 pm**  
**Held at the Town Offices**

Members Present: Red Muir, Carl Cole , Silas Towler, Rick Kerschner, Craig Bunten

1. Meeting was called to order at 5:32 PM.
2. **MINUTES** of the May 7, 2024, meeting were approved on a **MOTION** by Carl, seconded by Craig. **VOTE:** All in Favor.
3. **Brown Church:**
  - **RFP** – The RFP for purchase of the Brown Church was posted by the Town Clerk on April 25 with a due date of May 28. Bids are to be open at a Special Selectboard meeting at 5:30 PM on June 4, 2024.
4. **Union Meeting Hall:**

Ashley was not able to attend the meeting but sent her input by email that was distributed to BMC members prior to the meeting.

  - **Miles Jenness Restoration Work – From Ashley’s email:**

***Change Order:** Per my previous email, another damaged truss and some other issues were found during the current restoration process. Attached please find the change order (See Below-RLK). I would recommend that the B&M Committee not approve this tonight as we are still waiting for approval from NPS and the State on the change order. Jenna from PTV worked with Miles, his mason Dave and myself to put together and submit a Change Order for review. Please also find attached the plan from Dave Okolita, Camels Hump Masonry, on repairing the brick at the top of the wall below the trusses. He will replace any broken bricks with leftovers from the second exit. I will keep you updated on the progress. (Dave’s plan with photos of brick damage was circulated by email-RLK)*
  - **Lentil:** Jenna from Preservation Trust of Vermont has submitted for the FUMH to receive a Robert Sincerbeaux Grant to cover half of the quote provided by Engineering Ventures to provide a plan for the lentil repair. I am still waiting to hear on this. Once the grant is approved we can work to get Bob officially under contract to provide a design. We have also asked Dave, the mason Miles uses, if he would put a bid on the work so we have two bids for review.

*Per Bob Neeld: Proposed Fee: \$1,200*

*We can develop sketches for the lintel repair as follows.*

    - *We would make one site visit and combine with review of the roof work in progress.*
    - *Evaluate existing conditions*

- *Develop sketches as necessary to describe the work for use in construction and for review by NPS and other preservation entities that are interested in the work*
- *Consulting during repair work as needed, review of submittals and answering contractor questions.*

- **Historic Preservation Easement – From Ashley’s email:**

*Per our NPS contact James: "Reapproval of the template is not necessary if you share the documentation of the template approval with me. I will need a copy of the draft easement to verify that it meets the duration requirement." So, NPS will have to review it. I haven't heard anything else from Meg after this but I will follow-up.*

- **Electrical and Heating/Cooling Updates – From Ashley’s email:**

*Rick, I'm hoping you might have an interest in helping me put together an "RFP" for this work? We won't be putting it out to bid publicly but this would allow us to provide a packet with the architect drawings and a clear plan of what we would like to accomplish with that work. I will have more time after Taste of Summer to dedicate to everything.*

- **Bathroom Door:** Craig or Silas will shave down the UMH bathroom door so it can be used during the Taste of Summer event on Sunday.

- **Town Energy Audits to fund UMH** – Ashley has talked with Kurt Haigis (Ferrisburgh Climate and Energy Committee) about including the UMH in future Municipal Energy Resilience Program (MERP) assessments. Rick has researched Level 1 and Level 2 Assessments and recommends the BMC request a Level 1 Assessment to inform HVAC and electrical system upgrades and qualify the UMH for an MERP implementation grant.

- **Status of UMH Insurance Policy** – Red reported that Karen Petersen recommends obtaining a historical reconstruction appraisal to inform insuring the UMH for the Historical Reconstruction Cost (HRC) through the Vermont League of Cities and Towns, Property and Casualty Insurance Fund. Red will ask Karen to research firms that conduct such appraisals and request the cost.

- **Window Progress** – The selectboard signed the extension of Jim Hunt’s window restoration contract and it was forwarded to Jim for his signature. Jim was recently released from a two week stay at the Rutland hospital and is recovering from major surgery at home. Rick and Carl are in contact with Jim. We all hope for a speedy recovery but realize this could delay the completion of the window restoration.

- **Other UMH Projects** – The BMC will pay for the Port-a-Let at the UMH from their budget through the completion of the restoration of the compromised roof structure.

## 5. **Town Septic Update:**

Red reported that he has talked with Mike James, President of the Round Barn Homeowners’ Association about the water around the septic mound system seeping onto Mike’s property. The septic agreement between the school, town, and owners’ association calls for each entity to

cover one-third of any maintenance costs. The school recently pumped out their holding tank and the owners' association and the town regularly pump out their tanks. Clark-Wright is adding different dyes to each holding tank sequentially to determine which system, if any, is leaking.

**6. Bills:** No bills were presented.

**7. Budget Review:** None

**8. Old Business:**

- Carl reported that the UMH cannot hook up to Jeff Provost's existing mound system because that could complicate actions to change his business, The Dock Doctors, to an employee-owned business. Carl is investigating promising septic sites on other nearby properties.
- John Bull is including paving both Town Hall parking lots in his 2024 paving budget.
- Pam is scheduling Donahue Window Cleaning to clean the Town Hall windows this summer.

**9. New Business:**

- Craig is talking with a metalsmith about replacing the missing pyramidal cap of the Town Hall sign.
- Silas will further investigate replacing the Town Hall front step risers to eliminate the unsightly rust stains.

**10. Next Meeting: TUESDAY June 11, at 5:30 PM** at the Town Hall, in person and on Zoom if necessary.

**11. Meeting Adjourned at 6:20 on MOTION** by Carl, seconded by Craig. **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk



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## Change order for the restoration of the Ferrisburgh Union Meeting House, 5/14/24

The cost of this additional work is \$32,150. The details of this work are as follows:

- Replacing the south bottom chord at grid point (bent) four. We will replace this in kind, just as we are replacing the north bottom chord at bent six. To do this, we'll have to build two more shoring towers to support and lift the roof system at bent four.
- Replacing one brace. There are wind braces in the roof system, and one of them is rotten and needs to be completely replaced.
- Repairing the tenons of two purlins. This is the upper level of purlins at the south side of bent six, and the two tenons at that location are rotten and need repairs. Slip tenons will be installed.
- The top of the brick wall between bent 4 and the gable is completely made up of loose brick, and this will be relaid in new mortar. The old lime mortar has disintegrated over time. Care will be used to select a soft mortar that won't threaten the integrity of the old, soft bricks.
- A live electrical line runs over the bottom chord that needs to be replaced, and this cost covers having our master electrician disconnect it and also inspect the rest of the old wiring that runs the lighting for any defects.