

Approved July 9, 2024

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE (BMC)
Tuesday, June 25, 2024 @ 5:30 pm
Held at the Town Offices

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

1. Meeting was called to order at 5:34 PM.
2. **MINUTES** of the June 11, 2024, meeting were approved on a **MOTION** by Rick, seconded by Silas. **VOTE:** All in Favor.
3. **Brown Church:**
The Select Board has rejected the one offer submitted for the purchase of the Brown Church because the price offered was less than one quarter of the recent as-is opinion of value of \$205,000.
4. **Union Meeting Hall:** *(Ashley submitted the comments in italics)*
 - **Miles Jenness Work Progress**
Update from Miles: "I'm going to do my best to show up there this week or next, but right now we're waiting on getting that mortar approval so we don't have to open up the roof in other places. We're also having some work done on our lift that will be going over there to do the high work. Mortar or not, I would like to be back there ~mid-July and not leave again until work is complete."

 - NPS Structural Change Order: We submitted our change order for the additional work to the NPS about a month ago and have not gotten a single reply from NPS for the State. Jenna submitted the change order on our behalf and I have followed up weekly. I followed up again a day or so ago and still nothing. I told Jenna that we need an answer ASAP on the mortar approval or Miles cannot move forward with the structural work. I plan to make a lot of phone calls tomorrow and will also send out a lot of emails to figure out what the hold-up is.*

 - **Electrical and Heating/Cooling Updates** – *(Ashley) I will work on putting a scope of work together for review at the next BMC Meeting before reaching out to subcontractors. I will also provide a list of subs I plan to reach out to.*

 - **Historic Preservation Easement** – We are still waiting for an updated draft from Meg at PTV.

 - **Town Energy Audits to fund UMH** – Kurt Haigis reported that the Level 2 assessments for the town hall and fire station are still not completed. The Energy Planner for the Addison County Regional Planning Commission indicated that the outstanding reports should be available by the end of June. The remaining buildings (in order of application) #3 Town Garage, #4 Ferrisburgh

Historical Society, #5 Union Meeting Hall, will be assessed if there is additional funding available when the priority assessments are completed.

Rick will call Efficiency Vermont to inquire as to the cost of their assessment to inform an RFP for the Union Meeting Hall HVAC heat pump system.

- **Status of UMH Insurance Policy** – Rick has a call in to Jenna at PTV requesting a list of appraisers or further guidance on obtaining an Historical Reconstruction Cost (HRC).
- **Window Progress** – Rick reported that Jim Hunt continues work on the windows. Jim has contacted the painting sup-contractor “Painting with a Purpose” and confirmed that they will do the painting of the outside window frames in August. Jim’s next payment request will include a down payment for the painters. Jim sees no problem with working around the September 15 Ferrisburgh Day activities.
- **Other UMH Projects** – *(Ashley) Lentil: We are waiting on approval from the PTV on the Robert Sincerbeaux Grant before hiring Bob Neeld to provide engineering plans. I have been following up weekly for the last month and have not heard anything. I will follow up again this week.*

5. Town Septic Update:

There was no update on the second dye test of the school/town/Round Barn Development septic system.

Carl will contact the owner of another possible septic field for the UMH.

6. Bills: The bill from Wasted* PBC was approved for payment.

7. Budget Review: None

8. Old Business:

Red told Carl that the carpenter he contacted to repair the front step risers cannot do the work until late in the fall. BMC agreed that the project could wait till the fall.

9. New Business: Carl will check with Pam to see if all BMC members should use town email addresses instead of their personal email addresses.

10. Next Meeting: **TUESDAY July 9, at 5:30 PM** at the Town Hall, in person and on Zoom if necessary.

11. Meeting Adjourned at 6:00 PM on MOTION by Rick, seconded by Craig. **VOTE:** All in Favor

Respectfully Submitted,



Richard Kerschner, BMC Clerk