

TOWN OF FERRISBURGH
MINUTES OF SPECIAL MEETING OF BUILDING MAINTENANCE COMMITTEE
September 8, 2022 At Town Hall and on Zoom

Members Present: Michael Muir, Carl Cole, Silas Towler, Rick Kerschner.

Others Present: Miles Jenness on Zoom

1. The Committee was called to order by Red at 5:02pm.
This is the second special meeting to follow up on details related to the **UMH Second Exit** partially funded by a 2022 Cultural Facilities Grant. Progress on Miles' rough Scope of Work presented at the August 29 special meeting was discussed (attached below). **Miles is working to have all bids confirmed by the next Building Committee meeting on Tuesday, Sept 13. He will forward Ashley a status report by noon on Monday, September 12, for her board meeting later that day.**
2. **Masonry:** Miles again contacted Mike Eramo. Still no estimate from Mike. Mike questioned the need to extend both ends of the 12" X 12" stone lintel above the door opening 1' 4" on either side of the opening. The larger lintel over the front doors only extend 6" into the brick wall. The Committee agreed that the lintel dimensions should be as indicated in the engineer's drawings dtd 8/25/22. The door opening has changed from 3' 3" on the engineer's drawing to 4' to match Silas' drawings and accommodate a 38" door. The height of the opening will be about 7' 5.5" to align with existing mortar joint between bricks. Silas' detailed door opening drawings, approved by Fire Marshall Josh Maxham, are attached. **Rick will contact engineer Bob Neeld to inquire about the required length of the lintel extensions as well as the width of the opening. He will also ask if the lintel could be steel I-beam faced with granite.**
3. The entryway door will be constructed and installed by Kevin Jenness Woodworking as specified in Scope of Work and using trim supplied by Kurt Plank via Silas. **Miles is confirming bid of \$8,800.**
4. RCI Electrical bid was confirmed by Miles as \$3,200.
5. **Miles will contact Bill Sinks, Solid Concrete & Excavation, LLC** to obtain bid for just one reinforced 5'6" X 5'8" concrete slab with footings as per current engineer drawings dtd 8/25/2022. The 5' wide by 12' long concrete ramp is NOT required.
6. Ashley reported the following in her email:
Roof Work: It's important that we get final drawings from Bob and a quote from Miles before he leaves on his trip. Once all the paperwork is together we must go through the NPS review process, which can take up to 3 months. I discussed this with Rick and will send an email to Bob, copying the Committee, asking him to get the drawings to us no later than 10/31.
7. Ashley inquired via email if the floodlights to illuminate the UMH could be installed before this winter. Red reported that they are part of the overall parking lighting project that is likely a year out, especially considering that it may include an upgrade of the electrical service, moving the electrical service to the South wall and establishing an electrical equipment room.

8. Carl will set a site meeting with John Bull to discuss second exit grading and ground ramp construction. Red will discuss with Select Board donation of John's time and materials as in-kind match as proposed in 2022 Cultural Facilities Grant application.
9. Meeting Adjourned at 5:42 on motion by Carl, seconded by Rick.

Respectfully Submitted: 

Miles' rough Scope of Work, Aug 29, 2022



**VERMONT
HEAVY
TIMBER**

60 Sunrise Drive
Huntington, Vermont 05462
802.540.5988
VermontHeavyTimber.com

Ferrisburgh Union Meeting House second exit proposal

Electrical work to be done by RCI: \$3,200

This includes a 3 way switch for the main lights, a lighted exit sign, an exterior switched light, and an exterior outlet. Work will be done to minimize visual interruption in the interior of the building. Contingency estimated at \$400.

Concrete to be done by Solid Concrete & Excavation LLC: \$5,785

Work as done to spec provided by engineer and architect, including a 5'6" x 5'8" slab, and 5' wide by up to 12' long ramp. Not included in cost are anchors or steel grate. Contingency estimated at \$1,200.

Earthwork to be done by the town of Ferrisburgh at no cost to the town.

Masonry opening and lintel to be done by Mike Eramo Masonry. Cost has not yet been provided.

Entryway door and trim by Kevin Jenness Woodworking: \$8,800.

1 3/4" x 38" x 84" door prehung to match existing entrance door design built of Sipo (African Mahogany), with 4 brass ball bearing hinges, including weatherstrip, automatic door sweep, full depth wood threshold, interior and exterior casings and brick mould. Door and jamb primed and one finish coat of paint, clear finish on threshold, finish paint by others.

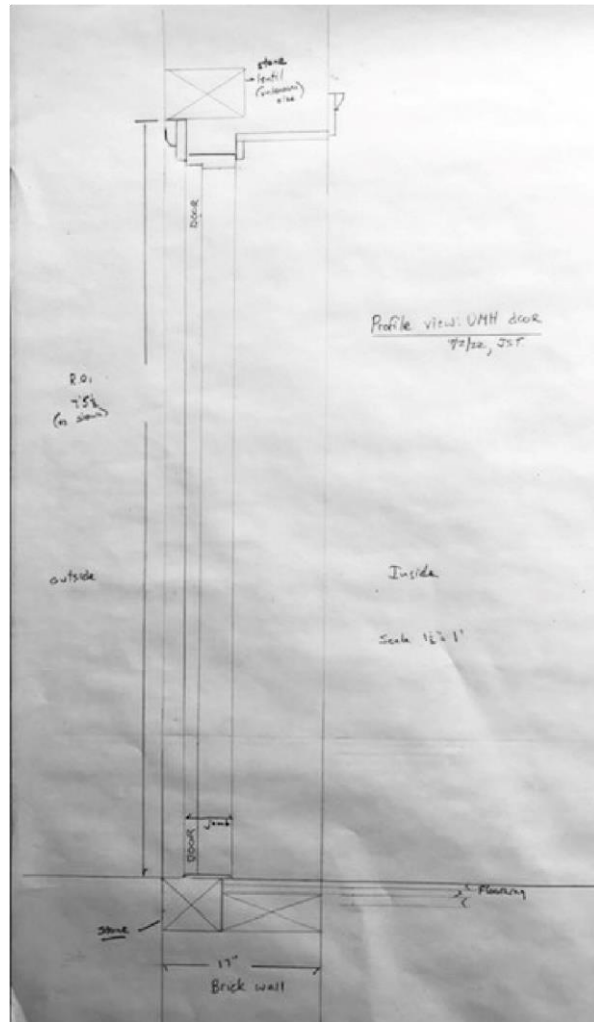
Contingency estimated at \$600

Entryway roof, install of door and trim, and demolition of benches along eave walls of meeting house to be done by Vermont Heavy Timber: \$22,375 Contingency estimated at \$1,200.

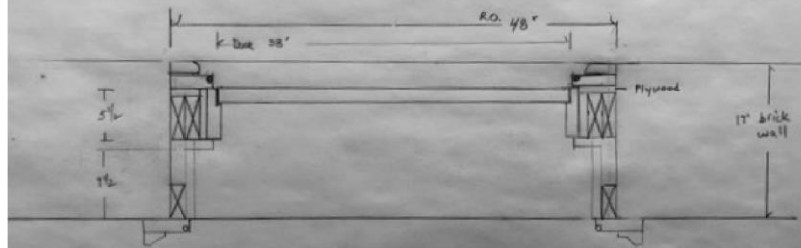
General contractor markup for subcontractors is 20% of subcontractor cost. Without contingency, and ballparking a cost of \$9k for the masonry, the markup would add in a further \$5,375, giving a total of \$54,535.

Total contingency estimated at \$3,900, giving a grand total of \$58,435.

Silas' detail drawings for door opening and molding dtd 7/1/22



Bird's eye view / UMH Door
7/12, JST



inside

Scale: 1/2" → 1"