Bean Hall Restoration Committee – Draft Minutes

Regular Meeting, 4th Wednesday of the Month, Wednesday October 22, 2014

Attendees: Bonnie Cray, Jim McDade, Doug Sonsalla; Visitors: Jim Hughes, Jillian Tyler

Minutes: The October Meeting Minutes were approved

Building uses and tenants:

1. It was determined that Storage use is impractical, since it will require the installation of sprinklers to accommodate this use, which are costly. For clarification, a museum is considered an assembly use and will be a feasible use to consider.
2. Educational, Residential, Business, and Assembly uses were reviewed by the State Fire Marshal, State Structural Engineer, and a local Structural Engineer, see next item for details.

State Fire Marshal:

1. The committee met with the State Fire Marshal (Patrick Mclaughlin), the State's Structural Engineer (Matthew Lindhiem), and a local Structural Engineer (Tim Schaal), for a joint review, which was conducted on 10/29 at 8:00am. The full report succeeds the agenda. The committee reviewed the report noting the following:
   - The lateral loading (wind and seismic) are grandfathered.
   - Drainage needs to be addressed to keep the basement dry.
   - The crack in the south wall mortar joint appears to be OK.
   - New columns in the basement are needed where the existing ones were removed, except where there is an existing bearing wall.
   - First, second, and third floor structural repairs are outlined, which primarly includes reinforcing the existing beams and framing at each floor.
   - The amount of structural repairs depends on the type of use. A reference to the code required loading for each use was provided.

Pricing:

1. Tim Schaal, the local structural engineer who performed the original structural assessment in 2008, provided the committee with sketches done in 2008. The drawings can be provided to a contractor to obtain rough budgetary numbers.
2. Jim Hughes suggesting removing the two columns located in the seating area of the second floor opera hall, which will be included as an alternate for the structural design and pricing.

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Operations:

1. Insurance: The general liability insurance for Bean Hall was renewed.

Grants: No Discussion

Other Business:

1. The article was submitted for inclusion in the West Fairlee Newsletter.

Next Meeting:
February 25, 2015 - 7pm

Outstanding Action Items:

Pricing:

1. The committee has information from the Town Office Location survey that is three years old, which will need to be reviewed and updated.
2. The committee will contact contractors for pricing; those mentioned were G.R. Porter and Sons, Estes & Gallop, O'Hara & Gerke, and Leet Ware Construction.

Operations:

2. Insurance: The Committee will contact the insurance providers to get an estimate for Bean Hall assuming storage, business, and assembly uses.
3. Rent: The committee will estimate the rental potential for Bean Hall using current rental rates of the Community Building and square footage.
4. Utilities: The committee will review past records/budget line items to determine the present day value for heating, electrical, and other utilities for Bean Hall.
5. Valuation of the Building: The committee will look for comparables – the Odd Fellows building in Post Mills was mentioned.

Grants:

1. Historic Preservation Grants: The committee will contact Eric Gilbertson, Ann Cousins, and, Paul Bruhn.
2. Grant Writers: Joel Copes from Island Pond.
3. Two River Ottoquechee: Contact for upcoming Planning Grants

Meeting Notes

Bean Hall – Structural Review
October 29, 2014

Attendees:
Patrick McLaughlin, State Fire Marshal
Matthew Lindhiem, Fire Safety Building Engineer
Tim Schaal, P.E., Schaal Engineering
Doug Sonsalla, Bean Hall Restoration Committee

The group toured the building, starting in the basement and working upwards, discussing the structural implications of occupying each floor. The following is a summary of the discussion:

General:

1. Storage use will not be feasible due to the requirements for sprinklering and loading, as well as the associated costs.
2. Lateral loading (Wind & seismic), are grandfathered unless there is a change in use or the building that increases wind or seismic loads acting upon the building (adding parapets on the roof, heavy equipment added in the attic, etc.) ,or if the overall loading, due to new work, increases beyond 10%. It does not appear that these requirements will need to be addressed.

Basement: Use is not restricted structurally

1. Drainage needs to be addressed by grading the parking lot on the south side of the building. The sump pump should also be operational to remove moisture that enters the building. The perimeter drain recommended in the 2008 structural evaluation report should also be considered.
2. The south wall mortar joint between the CMU and concrete appeared to be OK.
3. Install new columns at the existing spread footings. Where the existing columns were removed and new walls were put in their place, the wall may function as a bearing wall with no new columns required in those locations.

First Floor:

Option 1: Business or Residential Uses (see footnotes on page 2)

Reinforce the first floor joist-wall and beam connections to increase the live load capacity by adding joist hangers would be required to the necessary floor live load capacity for these uses. Tim Schaal will check his 2008 structural analyses to be sure no additional work is required to achieve the load capacities for these uses and provide further input.

Option 2: Assembly use

Reinforce the first floor joist-wall and beam connections and sister onto the existing framing and/or add new beams and posts in the basement to increase the live load capacity to approximately 100 psf. Additional work (such as adding joists and/or new beams & posts) will likely be required to get to the necessary floor live load capacity for Assembly. Tim Schaal will check his 2008 structural analyses and provide further input.

Meeting Notes

Bean Hall – Structural Review

October 29, 2014

Second & Third Floor: Business, Residential or Classroom use

1. Reinforce the main east-west beam to increase the live load capacity to approximately 50 psf. The loads from the existing posts will need to be carried through to either existing or new posts & footings in the basement.
2. Reinforce the second floor main east-west beam **and** sister onto the existing framing to increase the live load capacity to approximately 100 psf.

For reference the following loads are required for the intended uses:
Classroom, Residential: 40 psf (note "Classroom" only applies to school K-12 grades)
Business: 50 psf
Assembly: 100 psf