

State Historical Fund Project No: 2014-02-026

Foundation Stabilization and Electrical Upgrades of Ohio City Town Hall

Gunnison County August 1, 2014 Progress Report No. 2

1. Contact Person: Rachel Magruder
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2. Progress To Date:

One Addendum was issued clarifying owner-furnished work, increasing the construction duration to 126 days, a request for engineered drawings associated with the structure moving portion of the project and answers to five questions posed during the site walk.

Two bids for the project were received on June 19th. One bid was considered incomplete and was disqualified. The second bid was accepted by Gunnison County. The project was awarded to TerraVision Contracting Group from Montrose, Colorado. A formal Notice of Award was issued June 23rd.

Architect, Ben White, met with General Contractor, Matt Brezonick, to review the contract and scope of work. A Contract for Construction between Gunnison County and TerraVision was signed on June 25th.

Insurance certificates were received by the County on July 3rd and a formal Notice to Proceed was issued on July 7th.

The Bid Documents were updated to include contents of Addendum #1 and revisions to the offset footer as reviewed by structural engineer Bill Swigert, PE. Permit Documents were submitted to the Gunnison County Building Department for review on July 14th.

Furnishings and appliances have been removed from the building. Volunteers began removal of the non-historic front deck. Gunnison County Public Works Department has removed the wood stove. The wood stove will be reinstalled by the General Contractor once the structure is set on the new foundation.

A preconstruction meeting was held on July 22. Attendees were County Representatives, Rachel Magruder and John Cattles, architect Ben White, SHF Grant Specialist Heather Bailey, General Contractor Superintendent Seth McNulty, and subcontractors Noah Vogy for structure moving and Lance Nelson for site excavation. Coordination work included preliminary excavation for structure moving. It was recommended that the structure be moved horizontally to the adjacent vacant lot rather than vertically as first proposed. Rachel Magruder will make the necessary arrangements with the property owners to utilize the lot. Minor revisions to the foundation plan were suggested in order to allow the structure to be set on the new foundation. Ben White offered to make the changes to the foundation plan.

A Landmark Alteration Certificate from the Gunnison County Historical Society has been issued for Phase 1 and submitted to the County Building Department.

The Gunnison County Building Department issued a Building Permit on July 29th.

Preconstruction photos, historical photo, subcontractor certifications for the archaeologist and architect have been submitted.

The General Contractor's resume and subcontract certification have been submitted.

A website link has been set up at <http://www.gunnisoncounty.org/628/Ohio-City>

The construction work has not begun however, no project delays are anticipated. The project should be Substantially Complete by November 26th.

No Pay Applications have been submitted. Based on the contract amount, the project is currently on budget.

3. Work To Be Accomplished Before Next Report:

During the pre-construction meeting it was noted that it would be preferable to acquire additional footage for the temporary construction easement we have in place from the adjacent property owner. Formal documentation granting an additional temporary construction easement from the owner's of the adjacent lot should arrived via mail.

Ben White will submit revisions to the foundation plan to the Building Department for review and approval.

The General Contractor will mobilize on the site and begin preparation for moving the structure.

Coordination work will begin with Alpine Archaeologists to monitor the excavation work.

Weekly project meetings will be held at the site on Monday mornings.

Project information and photos will be uploaded to the website.

Lateral pits will be excavated on either side of the building. Beams will be set below the rim joists. The structure will be lifted and set in the adjacent lot. Any repair work to the floor structure will be noted at that time.

The foundation will be excavated and new concrete footings and stem walls installed.

The structure will be returned to the new foundation.

4. Assistance SHF Staff Could Provide: None known at this time.

