

State Historical Fund Project No: 2014-02-026

Foundation Stabilization and Electrical Upgrades of Ohio City Town Hall

Gunnison County October 1, 2014 Progress Report No. 3

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

A temporary Construction Easement was granted by the adjacent Property Owner.

Revised Foundation Drawings have been submitted to and approved by the Gunnison County Building Department.

Construction commenced on August 27th. TerraVision installed temporary bracing to prepare the structure for lifting. On September 2nd, Architect Ben White and Engineer Jerry Burgess, PE, with SGM Inc, reviewed the bracing. Jerry provided additional bracing details to help support the internal columns. Additional bracing was installed on September 4th.

Excavation under the supervision of Alpine Archaeologists commenced on September 8th. Trenches parallel to the structure were excavated. Vogy's House Moving positioned six steel girders under the flooring and between the joists running the short length of the building. The building was lifted on to cribbing and two additional steel girders were positioned lengthwise. Using rollers and a forklift, the entire structure was moved horizontally to the adjacent vacant lot. No damage was noted to the structure during or after the move. The structure was set back on timber cribbing and leveled.

The exposed historic foundation was found to be in a highly degraded state. The depth of the existing footings ranged from 8" to 14" deep. The quality of the concrete was variable and fractured easily. The existing concrete cellar walls were approximately 10" to 11" and in relatively stable condition. Per the construction drawings, the degraded foundation remnants were removed and the site excavated for a new foundation.

TerraVision began foundation excavation on September 15th under the supervision of archaeologist Charlie Reed. No items of substantial historical relevance were uncovered. Miscellaneous articles were collected and retained for the Quartz Creek Association.

Foundation forms were placed on September 16th and rebar inspection was performed by the Gunnison County Building Department on September 18th. Foundations were poured September 22nd. Buckhorn Geotech was enlisted to perform concrete testing.

The condition of the existing floor structure was surveyed by architect Ben White. A plan to reinforce the existing floor structure was drafted for review and pricing by TerraVision. Per the Construction Drawings, the floor joists on the north end of the building are degraded or missing. The bearing ends of the remaining joists are in various states of disrepair. The recommendation from the architect was to sister, or double, each of the existing floor joists to ensure even and stable bearing on the new foundation wall.

Weekly site meetings are scheduled for Tuesdays at 9:00 am.

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.

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:

Review of the Archaeologists Report.

Review of the 7 and 28 day compressive strength tests for the new concrete foundation.

Foundation stem walls will be formed and poured. Sill plates will be installed anticipating the return of the structure.

Additional joist reinforcing will be added to the structure while in a raised position.

The building will be returned to the new foundation.

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