

State Historical Fund Project No: 2014-02-026

Foundation Stabilization and Electrical Upgrades of Ohio City Town Hall

Gunnison County December 1, 2014 Progress Report No. 4

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2. Progress To Date:

The final archeologist report has been submitted by Alpine Archaeological Consultants. No items of historical significance were noted during the excavation.

TerraVision poured concrete stem walls on October 2nd. Block-outs were installed to allow room for the steel girders to set the building back on the new foundation.

The foundation plan was revised to allow for a pressure-treated box beam to be installed on top of the existing concrete cellar walls rather than a new concrete top. It was determined that drilling ½” diameter holes would fracture the unreinforced concrete. Tapcon screws, approximately 3/16” in diameter were used instead. This revision maintains the integrity of the existing concrete foundation.

Buckhorn Geotech submitted the results of Concrete compressive strength tests to Gunnison County. All compaction tests on the concrete foundation met the project requirements.

Mud sills were set on the new foundation wall and anchored per the structural drawings.

Floor joists on the existing structure were reinforced per the architect’s supplemental drawings. Portions of the existing floor joists remain due to the nailed connection with the existing hardwood floor.

The structure was set on the new foundation on October 16th. The alignment of the building joists and new foundation fit within the project tolerances. No damage was noted to the structure or new foundation during the move.

Gunnison County agreed to fund the installation of an underground electrical service line from the north. Alpine Archaeological Consultants were onsite to monitor the excavation of the new trench under a separate contract. The new exterior electrical meter will be located on the north side of the building. This revision to the design helps to preserve the historic look of the building south from Main Street (CR 76) and from west from Miners Avenue.

Beam pockets in the new concrete foundation were infilled with concrete. The exterior appearance is consistent with the concrete stem wall.

Electrical wiring and electrical boxes were installed while the stud cavity was exposed. TerraVision is awaiting an electrical inspection by the State Electrical Inspector.

Railroad tie cribbing has been installed around the cellar door entrance.

Gunnison County installed backfill around the building foundation.

Gusset plates to reinforce the existing roof trusses were installed between November 4 and November 10th. Gusset plates were installed per the structural drawings and inspected by the architect on November 11th.

TerraVision removed portions of the existing ceiling to install steel plates starting on November 11th. The plates will be connected to the existing trusses with high-strength threaded rod.

Site meetings have been conducted on a weekly basis.

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

The project is currently on budget and on schedule.

3. Work To Be Accomplished Before Next Report:

Removal of the interior columns.

Restoration of cellar door.

Installation of light fixtures.

Installation of wood stove.

Completion of the front deck and ADA ramp.

Final Cleaning.

Punch List Inspection.

Final Closeout.

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