

State Historical Fund Project No: 2014-02-026

Foundation Stabilization and Electrical Upgrades of Ohio City Town Hall

Gunnison County February 1, 2015 Progress Report No. 5

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

The final electrical inspection on the project has been performed. No issues were noted.

TerraVision completed installation of the ceiling structure modifications. Steel plates running the length of the ceiling were concealed behind the historic tin ceiling. Threaded rods were extended through the structure and hung off the reinforced roof trusses.

TerraVision removed the interior log columns and support beam. Much to our surprise, the ceiling did not immediately load the new support structure. The northern portion of ceiling joists did load the tension rods; the south portion of the ceiling remains self-supporting. This could be due to the preserved condition of the historic roof/ceiling structure as it is protected from seasonal snow loads by the overbuilt roof.

Architect Ben White relayed information to the Gunnison County Building Department regarding the use of anchor straps in lieu of traditional sill plate attachments at the foundation. Ben also noted the condition of the attachment of the floor joists to the existing concrete foundation at the southwest corner of the building in anticipation of a final inspection.

The cellar door to the basement was installed on a new door jamb on December 8<sup>th</sup>.

The new wood deck, front steps, and the ADA access ramp were installed during the week of December 8<sup>th</sup>. Concrete footers and pads were installed utilizing cold-weather blankets and concrete admixtures.

An interim inspection was performed by Heather Bailey on December 18<sup>th</sup> with Ben White and Rachel Magruder. No pressing issues were reported.

Architect Ben White performed a punch list inspection on December 30<sup>th</sup> and noted minor electrical items already labeled for completion. Gunnison County assumed responsibility for the installation of the exterior guardrails and handrails.

The construction was deemed substantially complete on December 31<sup>st</sup>. Gunnison County advertised project settlement in the local newspaper two weeks prior. All subcontractor payments have been settled.

The exterior light fixture at the back door was installed on January 25<sup>th</sup>. Due to winter conditions, the installation of the front exterior fixture has been delayed until the spring.

The tentative date for installation of the light fixture by Gunnison County is April 15<sup>th</sup>, 2015.

The wood stove has been reinstalled and the flue connected by Gunnison County.

Site meetings have been conducted on a weekly basis. Site visits over the Christmas Holidays and during periods of inactivity were missed.

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:

A final inspection and certificate of occupancy by the Gunnison County Building Department is expected by the first week of February.

Photographs of completed work for Phase 1.

Final Closeouts, Final Payment, Lien Waivers, and Warranty protocols.

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