

Minutes of special Town Board meeting of September 15, 2023

Present: Supervisors Richard Schwenn and Wayne Hefty, Chair John Rosenbaum, Dan Maki, (Engineer for Facility Engineering Inc), resident Karl Hacker, and one other resident.

The purpose of the meeting was to meet with Dan Maki regarding the Town Board's request for RFPs for the repair and/or replacement of roofing, ductwork, trusses, etc., and to also confer with Mr. Maki regarding shop ventilation issues.

The meeting was called to order at 8:05 AM. Rosenbaum confirmed that the meeting had been posted pursuant to open meeting regulations.

There was considerable discussion about Maki's proposal of August 18, 2023. That proposal is attached to these minutes. Discussion centered around the \$9,000 expected expense and the technical work that would be required on the part of Maki and contractors to examine the structure more closely to arrive at bids. At least three trusses are compromised, but the repairs to each may be different, depending on a more thorough understanding of the repairs.

The board clarified that Maki's proposal includes obtaining at competitive bids for truss repairs and roofing, as well as competitive bids for the removal of unneeded chimneys, ductwork, vents, etc from the roof and attic. Also, Maki confirmed he will evaluate the bids and present them to the Board, along with his recommendation on which to accept. All agreed the work would need to be done in 2024, but pricing might be most competitive if a contract for the work could be agreed to in 2023.

Hefty made a motion to accept Maki's proposal. Schwenn seconded the motion. The motion passed unanimously.

The board then discussed the ventilation of the shop itself. The ventilation system to exhaust diesel fumes has not been touched since the building was constructed in 1980. Maki has talked with a couple of his contacts regarding more efficient, modern approaches to exhausting fumes and suggests that a system of exhaust fans and an air exchanger, controlled by a sensor that detects levels of carbon dioxide and nitrous oxide, may be a more efficient, energy-saving approach.

There was a consensus that Rosenbaum should ask Tracy Johnson (Building Inspector) to take a look at our shop ventilation system and offer options before proceeding further.

Schwenn made a motion to adjourn at approximately 9:15 am. Hefty seconded the motion. The motion passed unanimously.

Minutes by John Rosenbaum



Maintenance Programming

August 18, 2023

Architectural Engineering

Town of Springdale
C/O Mr. John Rosenbaum, Chair
Via Email: chair@springdalewi.gov

Consulting

RE: Roofing System Remediation Consultation Proposal - Exhibit A

Building Envelope:

Investigation
Assessment
Design
Support

Mr. Rosenbaum:

Facility Engineering, Inc. (FEI) proposes to coordinate the remediation of roofing system and localized structural conditions in disrepair at 2379 Town Hall Road, Mt. Horeb.

FEI endeavors to:

- Author specifications with illustration in the form of a Request for Proposals (RFP) in order to solicit prices from roofing (or otherwise general-) contractors on the Town's behalf to perform the following.
 - Remove designated abandoned roof-top penetrations (e.g. chimney) and associated internal components;
 - Remove and salvage metal roofing in a quantity required to access and to repair trusses in poor condition, then re-install metal roofing;
 - Repair designated trusses;
 - Furnish and install new ridge vent;
 - Remove, then replace with new, all the fasteners securing the metal roofing; and,
 - As an alternative to retaining the existing metal roofing, replace with new all metal roofing (in-kind), including new fasteners.

Energy Conservation by Design



Upon receipt of results from the RFP, FEI will provide a written report to the Town summarizing their findings, including recommendations for proceeding, and we will be available for an in-person or virtual meeting with the Town Board.

A budget for our fees is \$ 9,000.00, including related expenses, billed at time-and-expenses, after which our work can be suspended until other mutually-agreed terms are established. This budget includes an allowance of \$ 6,500 for structural engineering surrounding the repair of trusses, including observing the trusses at the interior of the attic, to assess the condition, measure, and quantify trusses' damaged components.

*Inc/needs soliciting
competitive bids. FEI and
& recommending a firm.*

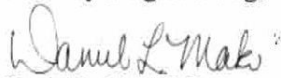
Approved 9/19/2023

This budget also includes up to three hours of in-person or virtual meetings with you and the public. FEI's time shall be billed at these rates, which are also listed in its Standard Terms & Conditions.

Design Support Services, Administrative	\$ 90.00 per hour
Technician, Drafting, Asset Management	\$115.00 per hour
Engineer, Project Manager II	\$145.00 per hour

Thank you for this opportunity to work with you. Please contact me with additional questions or comments.

Sincerely,
Facility Engineering, Inc.



Daniel L. Maki, P.E.
Project Engineer

Attachments: Agreement Draft