

Nov 1,2022 On Site Meeting with Alex Tolstoi-Hunger Valley Construction

Hunger Valley Construction Waterbury, VT 802-289-9308 alex@hungervalleyvt.com

SERVICES

Hunger Valley Construction is a full-service construction company with years of experience and expertise in carpentry, contracting, and building conservation. We specialize in historic preservation and rehabilitation, ensuring all work meets the Secretary of Interior's Standards for Rehabilitation.

- Project Management
- Construction and Remodeling
- General carpentry and remodeling services: Additions, kitchens, bathrooms, windows and doors, siding, roofing, flooring, tiling, and framing.
- Managing, overseeing construction and renovations:
- General contracting, project review, grant funding compliance, owner's representative, and site supervision.
- Maintenance - Building upkeep and repairs:
- Painting, window restoration, rot repairs, and handyman services.

1. Windows must be removed before raising the building - expect a few to break

- Estimate at \$600/window to restore (includes reglazing)
- Exterior storm windows are possible at additional cost. Recommendation made for wood storm windows, potentially with ability to be cracked to allow windows to be opened with removable screens in place for ventilation.
- None of the windows likely are totally original, as photo evidence shows 12 over 12 or something paned windows and they are now all like two over two with larger expanses of glass.
- Window openings should be covered with plywood or something to keep weather out. Windows should not be put back in place for six months or so giving the building time to settle as concrete (foundation) could shrink as much as half an inch. For instance, if we get the foundation in spring 2023, probably need to wait until Winter 2024 to restore windows.

NOTE: This will definitely affect Grannies. If foundation is complete, they will still not be able to move back into the building for the 2024 sales season. However, given current timeline, this could be the only season they miss if all goes well with bond issue and other funding.

2. Avoid "Progress Traps:" definition is having to undo something that is already done to move forward.

Example: Having to remove the bulkhead to do the addition. Avoid these as much as possible as they add time and cost to a project and can be wasteful.

3. Start Contractor phone calls!

- Stewart Construction: Sandy Gregg called Don Stewart 11/2/22. He is out of town for 2 weeks. Emailed him and invited him to our Nov 15 meetings. Awaiting response.

- Should have a general contractor with experience in historic preservation. Check on Stewart's experience with UVM historic construction projects
- Contact window people as early as possible because the window restoration (probably about \$5-600 per window at a minimum) is a very large job. Suggests Heritage Environmental, South Burlington or Williston, JT Pierson and Jamie Weiner of VT Window Restoration out of Calais.

QUESTION: Can we start reaching out to potential subcontractor before we have the construction docs and Park Service OK just to get on someone's radar/schedule?

Places to contact for jacking up building include Messier Brothers House Moving, also Elliott Lothrop, Building Heritage, who is a timber framer, as well as Jan Lewandowski Restoration & Traditional Building listed in PTV Directory, <https://ptvermont.org/vermontrestorationdirectory/9201/jan-lewandowski-restoration-traditional-building/>

See Messier's website for photos of them jacking up an old barn roughly the size of the Meeting House. <http://messierhousemoving.com/moves.php>

4. Clerk of the Works: Represents the Town. Does NOT make on site decisions that involve spending greater than (establish amount). Have a contract and define terms.

Consider this as like an owner's rep. For instance, if you're a lawyer, you're not an expert in window restoration! Rep should have broad overall knowledge.

5. Character-defining features: Define and list them. Examples; carved wooden posts in first floor Meeting Room; tin ceilings, blackboard on 2nd floor, school house lights etc. Agree on level of finishes. Some of this will be covered in Lyssa Papazian's Section 106 review but hopefully minimal on first floor due to not much original left.

6. Current state of the building: take photos

7. Insulate 2nd Floor ceiling. Get as much insulation blown in as rafters will allow.

8. Timeline: Fall 2023 new foundation. Winter 2023 heavy construction through summer 2024 ideally.

Needs curing time for 500 gallons of water to evaporate out of cement and new wood. This process

could affect the whole building up to an inch! Ready to move back in winter of 2024.

9. Other resources:

- **Heritage Environmental:** 802-860-2900, 1972 Williston RD, PO Box 4185 South Burlington, VT 05406 jtpierson@comcast.net

- **Jamie Weiner: Vermont Window Restoration** 223 Calais Road Worcester, Vermont 05682. Business Phone: 802 279-7824.
- Buildingheritage.com Eliot Lothrop: Mon - Sat • 9am - 6pm 240 Cummings Dr. - Huntington, VT 05462. (802) 598-9344 Ex: Bethel Church

Look at similar buildings built in Vermont in 1816 when farmers were idle because of the unusually cold weather year-round due to Krakatoa. Churches especially as their interiors may be more intact from the original. Think there's a good example in Colchester.

Decide what we are trying to bring back. There is evidence that the building once had a balcony, but this seems to have been built over more than 100 years ago to create a full second floor.

Also, what level of finish do we want? If we go too ornate it may not fit the overall project and community but too rustic and it may limit use of the building (i.e. for weddings or other potentially income producing activities)

If we have questions about timber framing in the building, Jan Lewandowski is a Vermont expert and could be hired using a Sincerbeaux grant from PTV.

Consider having Town contract with someone like Let's Pretend Catering to manage building rental similar to how Lake House is operated. This way the Town doesn't end up being in the event business.

NOTE: If doing this, should work out an agreement, probably similar to what PTV does, so that Town events /meetings/building use (the historic part) during the week to leave weekends free for weddings, family reunions, etc. Scheduling the proposed meeting room in the addition should be reserved for the Town rather than having it go through an event manager unless they request it as, say, dressing area for the bride, etc. (this is my musing, not something covered in our meeting)

Alex can be available not as a daily clerk of the works but definitely as a consultant with historic preservation expertise. Should contact him when time comes to determine extent of his ability and interest to work on the project with a general contractor. He doesn't have the manpower to do all the work himself on the building.