Town Manager's Report
April 9, 2018

I 91 Exit 7 South Bound Ramp Update:
VTrans engineer, Erin Lewis, contacted me regarding modifications to the I 91, exit 7 south bound ramp. VTrans is agreeable to leave the ramp unchanged and will do so unless the Town would like modifications. Staff recommends it remain unchanged.

Favorable Court Ruling:
The Superior Court has ruled in favor of the Town and upheld the lien placed on land at 23 Valley Street. A $6,450 lien was placed on this land to cover the costs of demolishing a building that was at this location. The court ruling means that the landowner much pay the Town $6,450.

Springfield Post Office Window Restoration Project:
The Post Office has informed the Town that it is doing a window restoration project as depicted in attached plan. The PO has obtained State Historic Preservation Approval for the project. I asked the PO Project Manager to remove the overgrown shrubs and trees in front of the building and do to some other improvements. They responded that they would consider these things if there were any excess funds after the window project. Interestingly, the local PO personnel had informed him of the Main Street Master Plan and the fact that the Town is going to make many improvements on Main Street.

CURRENT STATUS OF CHIP SEAL CLEAN

Steps 1 and 2 are well underway and in many locations Step 3 has been completed.

Chip-seal Stones – Clean-up Plan and Schedule
Due to the fact that the chip-seal stones did not adhere to the pavement as designed, the Town will take the following steps:

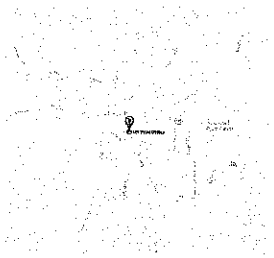
Step 1:
Thursday, April 6th (weather permitting) – Mechanical sweeping of streets that had chip-seal applied last summer. This will remove the loose stones from the paved surfaces. Those stones already moved from lawns onto the pavement will likely be removed during this step.

Step 2:
As Soon as Possible (weather permitting, with completion planned by Friday, April 13) – A lawn care subcontractor will be removing stones from residents' lawns. The stones will be placed on the edge of the pavement.

Step 3:
Week of April 9 – Stones will be removed from the edge of the pavement.

* For those who would prefer to move the stones on their own to the pavement edge (or who have already done so), those stones will be removed during Step 3 or sooner if possible.

SPRINGFIELD POST OFFICE: RESTORATION OF EXTERIOR WINDOWS AND TRIM



PROJECT LOCATION

PROJECT LOCATION:

132 Main Street
Springfield, VT 05156
U.S.P.S. PROJ.# B24082

Owner
USPS
Attn: Jeffrey Ryder
Facilities Repair + Alterations
955 Goffs Fall Rd.
Manchester, NH 03103

Environmental Engineer
TRC
670 N. Commercial Street
Manchester, NH 03101
P: (603) 621-9259
F: (603) 621-9279

Architect
John Alden
Scott + Partners, Inc., Architects
20 Main Street
Essex Junction, VT 05452
P: (802) 879-5153
E: jba@scottpartners.com

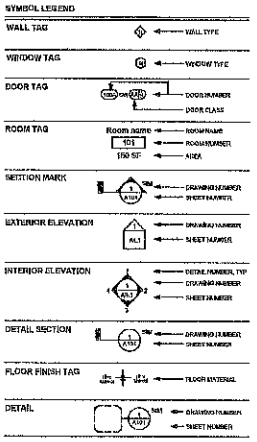
Engineer
Dubois & King, Inc.
6 Green Tree Dr.
South Burlington, VT 05405
Rob Favali, Proj. Manager
P: (802) 878-7661

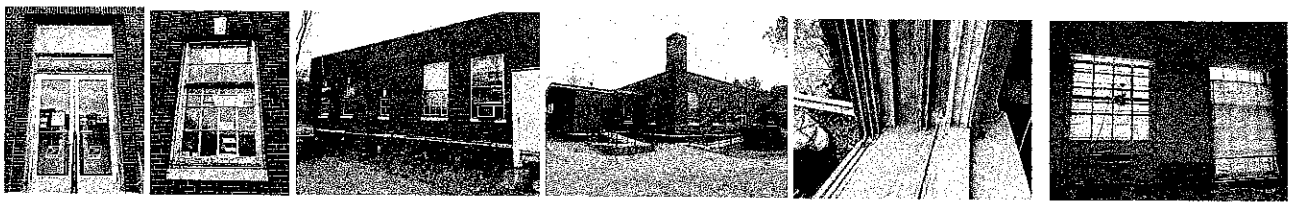
LIST OF DRAWINGS:

A0.0	COVER SHEET
A2.1	FLOOR PLAN, ELEVATIONS & DETAILS

NO ADVERSE EFFECT
Vermont Division for Historic Preservation

State Historic Preservation Office





① EXISTING CONDITIONS PHOTOS

checked by: JBA
drawn by: KT/JG

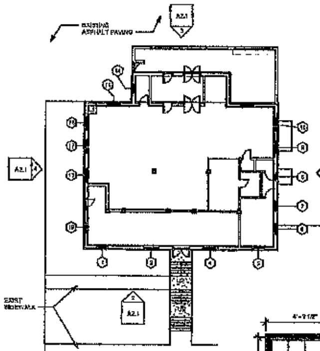
COVER SHEET

A0.0

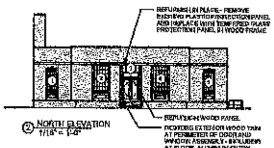
DuBois & King inc.

RESTORATION OF EXTERIOR WINDOWS AND TRIM

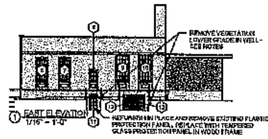
UNITED STATES POSTAL SERVICE



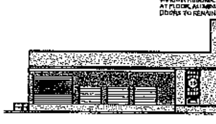
⑥ FIRST FLOOR PLAN
1/16" = 1'-0"



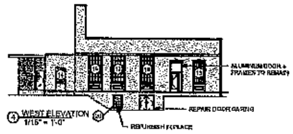
② NORTH ELEVATION
1/16" = 1'-0"



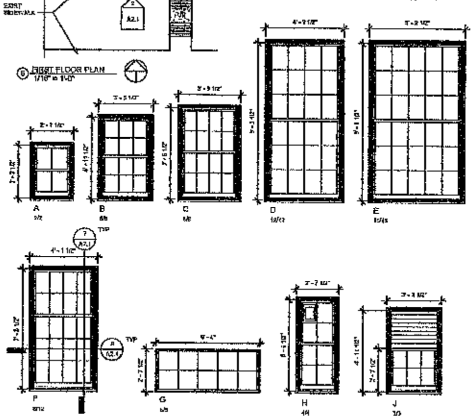
① EAST ELEVATION
1/16" = 1'-0"



③ SOUTH ELEVATION
1/16" = 1'-0"



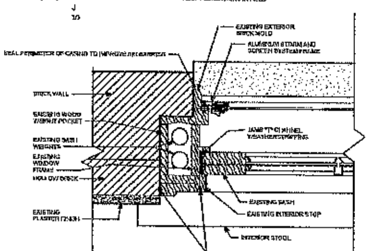
④ WEST ELEVATION
1/16" = 1'-0"



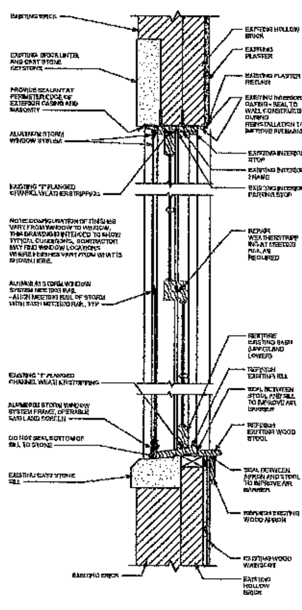
WINDOW TYPES
3/8" = 1'-0"

WINDOW SCHEDULE					
NUMBER	TYPE	WIDTH	HEIGHT	STORM WINDOW REQUIRED	COMMENTS
1	F	3'-11"	7'-6 1/2"	Yes	RESTORE
2	E	5'-2"	9'-7 1/2"	Yes	RESTORE
3	G	9'-4"	2'-7 1/2"	No	REFURBISH IN PLACE
4	E	5'-2"	9'-7 1/2"	Yes	RESTORE
5	F	3'-11"	7'-4 1/2"	Yes	RESTORE
6	F	3'-11"	7'-4 1/2"	Yes	RESTORE
7	F	3'-11"	7'-4 1/2"	Yes	RESTORE
8	A	2'-3"	3'-3 1/2"	Yes	RESTORE
9	D	4'-7"	9'-7 1/2"	Yes	RESTORE
10	D	4'-7"	9'-7 1/2"	Yes	RESTORE
11	H	2'-7"	9'-7 1/2"	No	REFURBISH IN PLACE
12	C	3'-7"	5'-7 1/2"	Yes	RESTORE
13	C	3'-7"	5'-7 1/2"	Yes	RESTORE
14	B	3'-1"	5'-0 1/2"	Yes	RESTORE
15	D	4'-7"	9'-7 1/2"	Yes	RESTORE
16	D	4'-7"	9'-7 1/2"	Yes	RESTORE
17	D	4'-7"	9'-7 1/2"	Yes	RESTORE
18	D	4'-7"	9'-7 1/2"	Yes	RESTORE
19	F	3'-11"	7'-4 1/2"	Yes	RESTORE
20	J	3'-1"	5'-10"	No	REFURBISH IN PLACE

VERIFY DIMENSIONS IN FIELD



⑧ TYPICAL JAMB DETAIL
3" = 1'-0"



⑦ TYPICAL HEAD/SILL DETAIL
1 1/2" = 1'-0"

NOTES ON WOOD WINDOW RESTORATION

1. GENERAL NOTES
   - A. THIS PROJECT IS SUBJECT TO OVERSIGHT BY THE STATE PRESERVATION OFFICE (SHPO). THE GUIDELINES SET FORTH IN PRESERVATION BRIEF 9 ARE TO BE FOLLOWED FOR ALL WINDOW RESTORATION WORK.
   - B. AVOID DISTURBING SUSPENDED CEILING SYSTEM INSIDE. WORK AROUND CEILING SYSTEMS TO REMOVE WINDOW COMPONENTS. WINDOW COMPONENTS MAY BE REMOVED AND WORKED ON FROM EITHER THE INTERIOR OR EXTERIOR.
   - C. REMOVE WINDOW SHADES AND SECURITY GRILLES TO ACCESS WINDOWS AND TRIM. PAINT SECURITY GRILLES, REINSTALL SHADES AND GRILLS AFTER WINDOWS ARE REINSTALLED.
   - D. WINDOWS SCHEDULED TO BE REFURBISHED IN PLACE ARE NOT TO BE REMOVED. PERFORM THE WORK BELOW IN PLACE AND WORK AROUND DUCT PENETRATIONS AND LOUVERS OR METAL PANELS. PROVIDE STAGING REQUIRED TO ACCESS WORK LOCATIONS AT THESE WINDOWS.
   - E. PROVIDE TEMPORARY PAINTED PROTECTION WHERE SASH ARE REMOVED OVERNIGHT. TEMPORARY PROTECTION SHALL BE PLYWOOD PANELS ON THE EXTERIOR HELD IN PLACE WITH THREADED RODS AND ROUGH FRAMING BRIDGING OPENINGS FROM THE INTERIOR. AVOID FASTENING PANELS IN PLACE THROUGH EXISTING EXTERIOR CASING. REMOVE OR PROTECT FINISHED SURFACES FROM TEMPORARY PROTECTION METHODS.
   - F. REMOVE VEGETATION FROM WINDOW WELLS/AREAWAYS AND LOWER GRADE IN WELLS TO PROVIDE 6" GRAVEL. TOP OF GRAVEL FILL TO BE 1' BELOW WINDOW SILL.
   - G. THE EXISTING WOOD SUBSTRATES ARE NOTED TO BE IN GENERALLY GOOD CONDITION. WHILE BARE IN MANY LOCATIONS, IT DOES NOT APPEAR TO BE OVERLY DAMAGED OR ROTTEN.
   - H. WINDOWS IN INTERIOR WALLS ARE NOT INCLUDED IN PROJECT SCOPE.
2. HAZARDOUS MATERIALS NOTES
   - A. ABATE ASBESTOS CONTAINING MATERIALS IN THE SEALANT AROUND THE WINDOW PERIMETER. SEE SPECIFICATIONS.
   - B. EXISTING PAINT IS NOT LEAD-BASED BUT HAS BEEN FOUND TO CONTAIN LEAD. UTILIZE "BEST PRACTICES" FOR SAFE HANDLING AND WORK ON LEAD PAINT AS FOUND BY THE VT DEPARTMENT OF HEALTH, VT REGULATIONS FOR LEAD CONTROL. SEE SPECIFICATIONS
     - a. ALL PAINT REMOVAL ON WINDOW SASH IS TO BE DONE IN SHOP.
     - b. ALL PAINT REMOVAL ON SITE IS LIMITED TO SCRAPING, NO ON SITE SANDING OF LEAD CONTAINING PAINT IS ALLOWED. SEE SPECIFICATIONS.
3. WINDOW SASH RESTORATION NOTES
   - A. SEE SPECIFICATION SECTION [illegible]
   - B. REMOVE INTERIOR WINDOW CASING, SAVE FOR REINSTALLATION AFTER THE WINDOW SASH WORK IS COMPLETED.
   - C. REMOVE UPPER AND LOWER SASH FROM EACH OPENING (UNLESS OTHERWISE NOTED)
     - a. COMPLETELY REMOVE PAINT FROM SASH IN SAFE METHOD FOR LEAD CONTAINING PAINT.
     - b. REMOVE ALL EXISTING WINDOW PUTTY FROM ALL SASH BY MEANS THAT LEAVE THE EXISTING MUNTINS INTACT.
     - c. REMOVE RESIDUES FROM MUNTINS AND SASH STILES AND RAILS TO ACHIEVE A CLEAN AND SAFE SUBSTRATE FOR NEW GLAZING PUTTY AND OTHER WOOD FINISHES.
     - d. REPAIR WOOD SASH PARTS AS REQUIRED, FILL SURFACE DAMAGE, CONSOLIDATE DRY OR PUNKY OR ROTTEN AREAS OF THE WOOD, AND REPAIR WEATHERSTRIPPING GROOVES SO THEY PROPERLY SEAL AROUND WEATHERSTRIPPING.
     - e. PRIME AND PAINT THE SASH - SEE SPECIFICATIONS.
     - f. REPLACE SALVAGED GLASS AND PROVIDE NEW GLAZING POINTS AND PUTTY. REPLACE CRACKED AND BROKEN GLASS LITES TO MATCH THE EXISTING.
     - g. PAINT FINAL TOPCOAT OVER GLAZING PUTTY.
     - h. REINSTALL SASH. COORDINATE WITH FRAME RESTORATION WORK.
4. WINDOW FRAME RESTORATION NOTES
   - A. CLEAN AND STRAIGHTEN EXISTING WEATHERSTRIPPING.
     - a. PROVIDE NEW WEATHERSTRIPPING TO MATCH EXISTING WHERE IT IS MISSING.
   - B. OPEN SASH WEIGHT POCKETS AND CONFIRM WEIGHTS FOR EACH SASH ARE PRESENT. REPLACE MISSING OR UNUSABLE WEIGHTS IN KIND.
   - C. INSPECT OPERATION OF PULLEYS FOR SMOOTH OPERATION. ADJUST THE ASSEMBLY TO REMOVE POINTS WHERE CHAIN OR WEIGHTS SNAG OR COLLIDE WITH OTHER WEIGHTS. LUBRICATE EXISTING PULLEYS.
   - D. PROVIDE NEW SASH CHAINS CONNECTED TO EXISTING SASH AND SASH WEIGHTS. NEW CHAINS MUST FIT IN EXISTING PULLEYS. VERIFY SIZE OF CHAIN IS APPROPRIATE FOR WEIGHT OF WINDOWS. CHAIN TO BE BRASS, BRONZE OR PLATED STAINLESS STEEL.
   - E. ADJUST WINDOW ASSEMBLY FOR SMOOTH OPERATION.
   - F. CLEAN AND SCRAPE ALL WINDOW CASING AND TRIM, WINDOW FRAMES, JAMBS, HEAD, SILL, AND STOOL. SEE HAZARDOUS MATERIAL NOTES ABOVE. DO NOT SAND LEAD CONTAINING PAINT OR SUBSTRATES ON SITE.
   - G. CONSOLIDATE WOOD AS REQUIRED WITH 2 PART EPOXY CONSOLIDANT QUALIFICATION PROCESS. THIS INCLUDES ALL WOOD WINDOW SILLS.
   - H. PRIME AND PAINT ALL WOOD COMPONENTS.
   - I. CLEAN AND LUBRICATE METAL JAMB LINERS.
   - J. PROVIDE PAINTABLE SILICONE CAULKING TO REDUCE AIR LEAKAGE TO THE INSIDE.
     - a. AT JOINT BETWEEN EXTERIOR TRIM AND MASONRY.
     - b. AT JOINT BETWEEN INTERIOR CASING AND INTERIOR WALL FRAMING/FINISHES. SEE DETAIL 8
5. STORM WINDOW NOTES
   - A. REMOVE EXISTING ALUMINUM STORM WINDOW SASH AND FRAMES.
   - B. FILL FASTENER HOLES IN EXTERIOR TRIM AND FRAMES.
   - C. VERIFY SIZES IN FIELD.
   - D. PROVIDE NEW STORM WINDOWS AT LOCATIONS INDICATED ON WINDOW SCHEDULE.
     - a. MANUFACTURER: ALLIED
     - b. MODEL: HGL-2P
     - c. NUMBER OF PANELS: 2 (HORIZONTAL LINE MUST ALIGN WITH EXISTING SASH MEETING RAIL - HEIGHTS VARY BETWEEN WINDOW LOCATIONS - SEE WINDOW TYPES.
     - d. OPERATION: UPPER FIXED PANEL, LOWER OPERABLE STORM SASH AND OPERABLE SCREEN.
     - e. PROVIDE FIBERGLASS MESH INSECT SCREEN
     - f. INSTALL ON EXTERIOR SIDE OF WINDOW.
     - g. OPERABLE STORM TO BE REMOVABLE FROM THE INTERIOR.
6. PAINTING NOTES
   - A. MATCH EXISTING INTERIOR AND EXTERIOR COLORS WHEN REPAINTING. INTERIOR STOOL AND APRON COLOR MAY VARY FROM INTERIOR TRIM COLOR.
   - B. SCRAPE, PREP, AND PAINT ALL EXTERIOR WOOD WINDOW AND DOOR TRIM, INTERIOR CASINGS, SILLS, STOOLS, APRONS, WINDOW FRAMES, WINDOW SASH, AND EXTERIOR WOOD PANEL ABOVE ENTRY. SEE SPECIFICATIONS.
   - C. SEE HAZARDOUS MATERIAL NOTES ABOVE.

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UNITED STATES POSTAL SERVICE

RESTORATION OF EXTERIOR WINDOWS AND TRIM
SPRINGFIELD POST OFFICE
SPRINGFIELD, VT

checked by:	JBA
drawn by:	KTMG

FLOOR PLAN, ELEVATIONS & DETAILS

A2.1