SPECIAL TOWN BOARD MEETING

Town of Milltown

February 16, 2023, 7:00 pm, at the Milltown Fire Hall

1. Meeting called to order:

Chris Nelson called the Town of Milltown Special Board Meeting on February 16, 2023 to order at 7:00 pm.

Present Board Members: Chris Nelson, Jon Eckel, Mark Engelhardt.

Others Present: Micky Simonson, J. Gary Lilyquist, Al Szymanski, MSA Engineer (Video Chat).

1. Agenda Additions/Subtractions: None.
2. Town Shop Addition Notes:

Al Szymanski’s presence requested by Chris Nelson

Discussion started with a recap of the information learned at the February 13, 2023 Regular Board Meeting.

Went over the email chain between Craig Carlson and Al Szymanski:

* Email from Carlson on January 24th was first time Szymanski learned of an issue with the concrete slab poured for the shop addition.
* MSA designed the slab specifications and the building specs by the building supplier. After all designs and specs were reviewed by the state, a thickened 3’ edge across the front was required.
* #3 rebar at 18” centers through the area of the slab missed. Rebar was not sent from supplier. This rebar (set on chairs) is to control shrinkage cracking and does not affect overall strength.
  + Jon Eckel questioned if the concrete could crack and shift vertically and cause damage to the in-floor heat. Al agreed this was a possibility.
* Control joints were cut as required.
* Two of six required rebar in thickened front edge missed.
* Concrete tested at 3500 psi, specs called for 4000 psi.
  + Mix provider states mix was at 4000 psi or above
  + PSI a factor of the amount of cement in the mix and has nothing to do with the amount of water. Water is added to make the concrete workable. When the water evaporates it causes the concrete to shrink. Water ratio in mix higher than called for.
  + Al stated that from a structural stand point 3500 psi would work, but needs to review the pole building engineer calculations.
  + MSA’s opinion is we need to wait on any further construction until the concrete is totally exposed and above 32 degrees day and night. At 70 degrees it will take approximately 90 days for any free water to come out of the concrete.
* Two of four cast in place shear wall anchors not installed.
  + Originally Carlson provided MSA with specs on a Simson shear wall using 2013 load tables. This model is no longer made. When questioned, Carlson changed to a newer shear wall model using ITW Redhead epoxy anchors and provided load tables but did not take into account reductions for anchors being at the edge of the slab. This may not pass inspection.
* Test cylinders
  + Chris questioned Al about test cylinders. Al stated that there are specific requirements for filling and moving cylinders.
  + Should have had 4 test cylinders poured.
  + First is broke at 7days and then two at 28 days.
  + Normally MSA would have received test results at 7-day point, but did not.
* Pictures
  + Carlson was to submit photos of the progress every two weeks Builder Trend, this was hit or miss and normally only when Carlson wanted to get paid.
  + No pictures of gravel layer under slab.
    - Structural integrity depends on thickness and compression of gravel layer.
    - Micky Simonson said Quinn Erickson put down gravel but did not know how thick the layer was.
  + Pictures MSA did receive show form work, thickened edge (not able to determine dimensions), foam and tubing.
  + All rebar was to be supported in place before the pour, this is not visible in the pictures taken during the pour.
* Cold weather concrete pour
  + Al stated that there are specific cool weather concrete pouring procedures that require the concrete to be kept at a specific temperature for 3 days.
  + If heaters are used, combustion gases must be vented outside. Carbon Monoxide (CO) will react with the cement and weaken the surface layer causing spalling (flaking).
  + A tarp was fastened to the existing building and then down to the ground with sheet foam blocking part of the ends. Unclear if this would have provided enough ventilation. Can check by tapping with a hammer after slab thaws out.
* Al agrees it is wise to do a stop work until this is all sorted out.
  + Stop work drawn up by Chris Nelson and Cheryl Kloehn per A201, paragraph 2.4 read to Al. Al agreed. Order will be sent by Chris via Certified Mail and email to Carlson Construction. MSA will be copied on the email.
  + Motion to issue a stop work order on the Milltown Town Shop addition made by Jon Eckel and seconded by Chris Nelson. Motion passed.
* Options
  + Let sit and retest.
    - Let slab sit until May or Jun to let hydration process finish and slab dry out.
    - Then take core sample to check strength. Check on possibility of in place testing or taking core from edge to avoid hitting in slab heat tubing.
    - Wait 90 days to see if cracks develop.
    - This still leaves a problem with the anchor calculations not taking into account reduction for edge distance.
    - Let contractor decide if he wants to wait and see or tear out and repour when temperatures allow.
  + Accept it the way it is with financial compensation. Board members agree this is not a viable option.
  + Reject it and have it repoured.
* Miscellaneous comments:
  + Chris- Wondered what cause delay in the notification of the problems resulting in the emergency meeting. Requested MSA include Jon and Chris on all future emails.
  + Chris- It appears a minimum of four specs not followed.
  + Chris- Not all points in the emails between Carlson and MSA were shared at the February 13th normal board meeting.
* Next steps
  + Stop work until March 13th regular board meeting. This will allow time to gather information. Al Szymanski from MSA will attend electronically.

1. Steve Minn BOR

* Make sure Paul has all information and leave it to him to respond.
* Follow up at March meeting.

1. Jon Eckel made a motion to adjourn the meeting, Chris Nelson seconded. Passed. Meeting adjourned 8:25 pm on February 16, 2023.