

Bondsville Mill Park

Construction Crew Priorities and Objectives

Overview:

We are asking for a return of the overall project planning, decision making, and execution for construction to that which has been historically used for the Park project. Our reasoning is based on constantly changing construction requests by various committees and the different leaderships in the last year. We are recommending all construction Objectives and Priorities and Specifications to be determined by the experienced construction crew and communication limited to a monthly report to the Bondsville Mill Committee.

We feel this procedure would help eliminate confusion, allow for efficient construction, and set priorities consistent with facility construction needs in lieu of various individual desires. We would be able to focus on sound construction techniques, sequencing, and controlled scheduling which has previously worked to the benefit of Bondsville Mill Park it. All executed work will fall within the supervisors approved budget.

Priorities: Scope of 2026 work

SURVEY: Conduct a thorough building envelope survey.

Additional Notes at conclusion will provide further clarification of potential line-item costs associated with “survey” and clarification of what the volunteers will provide at no cost to the completion of the survey. (Blue shading in text indicates items for which Township support from the BMP budget would be requested.)

Including:

Structural evaluations of:

Mill Race

- Head flood control gates on adjacent property.
(right of way is in place for inspections and work)
- Flood control gate just ahead of bridge before transition to mill
- Flow through building and into tail race.
- Evaluation of current structural elements for support of a future water wheel.

Bridge (West Bridge to Building A)

- Structural deterioration continues to be observed
- Call for an updated Engineer evaluation for safety (use limits)**

Building A

- Assess feasibility of reinstalling storm water drain removed by path subcontractor
- Currently roof and perimeter drain north side are discharged close to footer causing some flooding in basement
- Thorough inspection of basement (water control, storage issues, insulation etc.
- Provide estimates for: Humidity control for basement and main floor.
(air conditioning alternative explored)
- Inspection and assessment of construction needs for completion of interior work.
- Inspection and assessment for some minor stonework (area accessing basement)

Building B

- Significant structural issues observed with north stone wall.
- Significant structural issues observed with south stone wall.
- Provide an inspection an assessment with recommendations for corrections.
- Inspect and provide assessments of former basement area
 - Drain system
 - Infrastructure challenges (electrical conduit condition)
- Provide proposals for stabilization of foundation and protection of infrastructure

Building C

- Complete survey of all structural components both within the footprint and adjacent issues.
 - Complete survey of all interior construction
 - Completed and anticipated
 - Complete survey of all construction requirements to complete exterior

Building D

- Two separate structures
 - Front area facing road
 - Perform a discovery phase
 - Provide results, along with suggestions
 - Pump Room
 - Important Historical significance
 - Remaining machinery covers steam to electrical conversion
 - Complete a survey of both interior and exterior
 - Purpose: to provide a thorough understanding various construction needs both structural and renovations
 - Survey roof structure
 - 80' chimney ties into pumps room construction
 - Discovery phase and then survey/inspection
 - Large Rusted out Tank on Roof (adjacent to ground entrance C)
 - Provide survey and feasibility for renovating

Building E

- Furnaces, Condensation Loops, Draft Tunnel, System, Drying Tower, and Structural issues

An extensive Survey is our top priority

- Including but not limited to:
 - Discovery excavations/probes
 - Shoring structural components (assure safe inspections)**
 - Invitations to persons who have shown extensive experience
 - We have commitments for limited charges in these assessments

Area between E and F

- Provide survey of elevator system (in advanced state of disrepair)
 - With the concept of salvaging significant components for display

Clear drain system Provides drainage from Building C through Building F
Evaluate recent “transition box” for possible modifications

2026 Objectives

Establish support for the Construction Crew to have independent decision making for Bondsville Mill Park building envelope construction to include but not limited to:
Goals, Priorities, Objectives, Specifications, Material selections, Technique and Scheduling.

Complete Survey as laid out under Priorities

If time and funds allow, finish main floor of Building A

Notes:

Monthly Construction Status Reports submitted to the Bondsville Mill Committee

Construction Codes

Provide detailed drawings for submittals to code enforcement as requested

Call for inspections as suggested by officials

Safety

Use experience of the construction crew supervisors to provide a safe and secure working environment

Potential Costs to be submitted associated with “survey”

West Bridge Engineer Examination (safety concerns)

Shoring Building “D” to facilitate safe inspections

Other: Possible lift rental to access 80’ chimney for inspection

Removal and disposal of debris inhibiting thorough inspections

Example: Dumpsters

Volunteer contributions at no cost to Township. It is correct to assume that Volunteers will provide:

Any scaffolding

Backhoe with fuel

Skid Steer with fuel

Slings, ropes, cameras, core boring samples, structural steel existing specs