



City of Franklin
May 27, 2025 10:00 AM City Hall

1. Call Meeting to Order Roll Call

2. Verification of Open Meetings Notice

As mayor, I encourage residents to participate in our council meetings. Public comment is an essential part of our democratic process. To ensure everyone has a fair opportunity to speak, we are implementing a three-minute time limit for each speaker per topic during the public comments section. This will allow us to hear from as many community members as possible. We appreciate your understanding and cooperation as we work to create a space that is respectful and open to all.

3. Discussion and Action Items

3.a. Discussion and action request for information from RMV Construction on the flooring demolition

3.b. Discussion and action report on the structural status report from Erickson Sullivan Architect (ESA) of the Marcellus building project for the NAHTF grant.

3.c. Public Comments

4. Adjourn

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.



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1515 East 11th Street
Kearney, NE 68847
Phone: (308) 893-2010
Fax: (308) 238-0910

REQUEST FOR INFROMATION

Date: 5/20/2025

RFI #: 002

From: Steven Buckley

To: Trevor Hull

Information Requested: Flooring Demolition

Description

Midwest Plaster & Construction has proceeded with removing some of the existing floors in the north portion of the 1st floor. It is approximately 4' wide and to the extent depicted in the drawing and pictures.

Is Midwest Plaster & Construction replacing what they removed or how are we to proceed?

Please advise.

Location & Limits:

References: Drawing and Pictures

Signature

Date

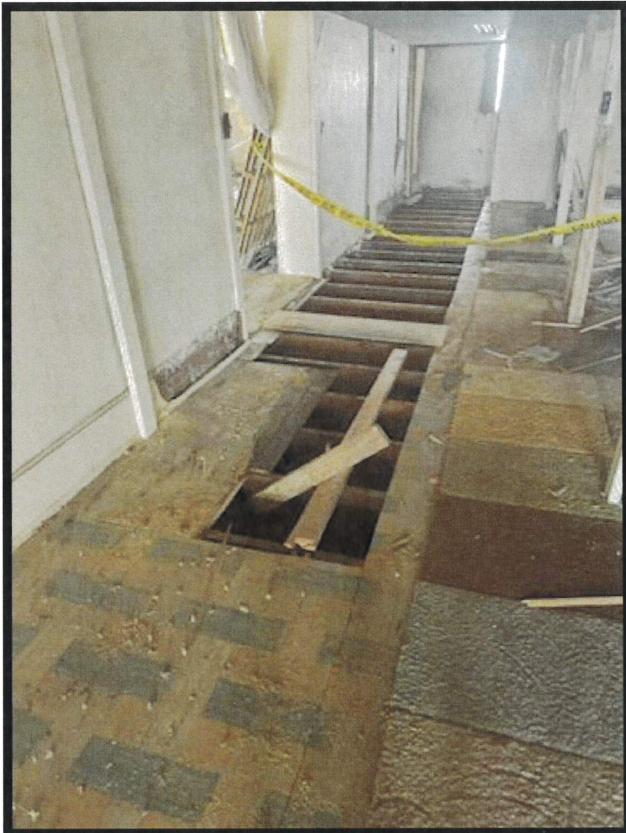
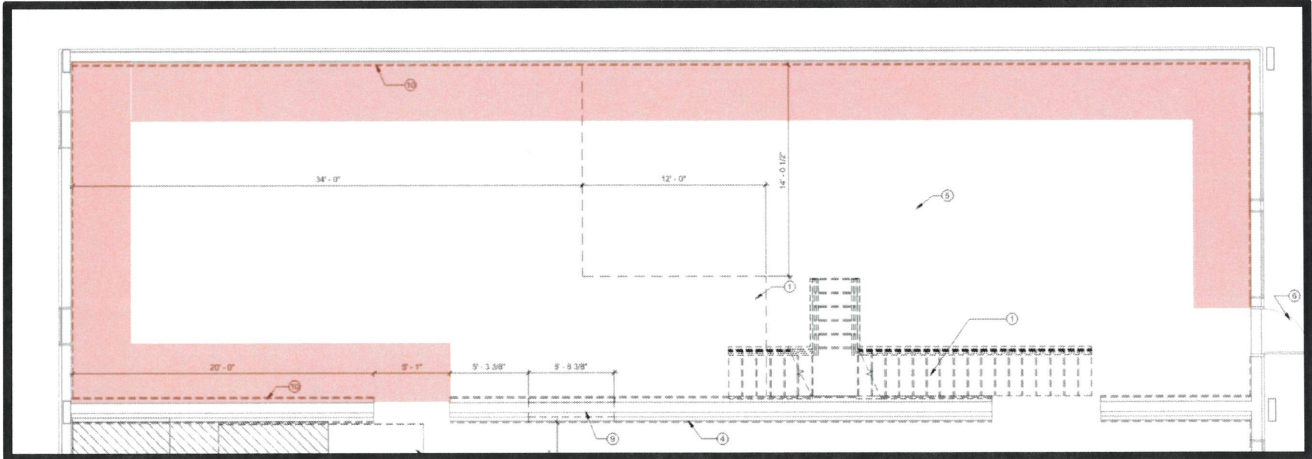
5/20/2025

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REQUEST FOR INFROMATION



OBSERVATION REPORT

To: Erickson Sullivan Architects
110 S 14th St., Suite 200
Lincoln, NE 68508

ATTENTION: Ben Brewer

PROJECT: Franklin Apartments

DATE: May 19, 2025

TIME: 10:30am

WEATHER: clear, approximately 60F

I visited the site to observe exposed conditions on the interior of the exterior walls and the basement that I was not able to access the last time I was on site. I met Kevin with RMV. Later Steven from RMV arrived, as did Dave and Junior from the City of Franklin.

North Building: 3-wythe brick walls

1. The interior of the brick was covered with what appeared to be the original plaster coating. Subcontractors were working on removing the plaster on the first floor. It was evident that the plaster was still well-bonded in locations. The demo subcontractor was directed to stop using the power tools to remove the plaster in these locations as the brick was being damaged to remove the plaster. See photo 1.
2. The plaster on the inside face of the first-floor north wall was more easily removed. See photo 2. The demo subcontractor was directed to focus on the areas that were loose and easily removed.
3. Larger areas of plaster had been removed from the north wall on the second floor. More areas are loose on this wall, requiring removal. See photo 3.
4. The second-floor west wall has been coated with a cementitious product. It appears to be shotcrete by the contractor working on the building exterior. See photo 4.

South Building: 2x6 framed walls with brick veneer

5. Portions of plaster were removed from the interior of the first-floor south wall while I was on site. See photos 5 & 6.
6. The plaster was removed from the second-floor wall framing. See photo 7.
7. Some lag screws were visible at both levels. These were random and the ones that visibly missed studs. They appeared to be 1/4" diameter screws of varied lengths. See photos 8 & 9.

Basement

8. The basement was limited to approximately 30 feet of the west end of the south building. The remaining area to the east was crawlspace. The exterior walls were limestone. The center wall was approximately 20 inches thick. A brick wall was present dividing the basement from the crawlspace. See photo 10.

9. The interior wall and north wall have been previously repointed/mortared. See photos 11 & 12.
10. The south basement wall had severely weathered mortar joints, most likely due to the adjacent alley. See photo 13. This wall requires repair. A detail for this will be provided separately.
11. One of the first-floor joists near the west end of the building was split at a knot and requires repair or replacement. See photo 14. This shall be sistered with an 1 3/4x11 1/4 LVL like the floor above.
12. The second first floor joists in from the west wall at the north building was rotted at the north end. See photo 15. This requires repair. A detail for this will be provided separately.

Discussion Items

1. The plaster covering the brick on the north building does not require 100 percent removal. Loose plaster shall be removed to expose the condition of the brick behind it to determine if tuckpointing/repainting is required. Areas where the plaster is firmly attached to the brick does not require removal.
2. At the south building, I was unable to determine the extent of lag screws installed to tie the brick veneer back to the wood framing. It appeared the intent was to screw 1/4" diameter lags of varied lengths into the studs at approximately 16" o.c. vertically. I was unable to determine if this was into every stud, or some degree of alternating studs.

In the email communication and photo dated January 22 & 23rd, 2025 (attached), it was noted that mechanical fasteners were installed at 16 inches on center and there were areas circled in the photo. That was not clear whether that was 16" o.c. in one or both directions or how much embedment into the stud framing was achieved with the fasteners.

The calculated wind pressure for fasteners on the walls is approximately 38psf (LRFD)/23psf (ASD). Assuming a 1/4" diameter screw was embedded 1 1/2 inches, excluding the tapered tip, the allowable withdrawal capacity of the lag screw is approximately 195 lbs. Comparing these values, lag screws of this diameter and embedment can resist approximately 8.5 square feet of wind load on the wall per anchor. This would be an area approximately 16" wide and 6 feet 4 inches high per anchor. If the screws were installed as assumed and spaced equal to or less than that noted, the anchorage of the exterior wall modifications back to the wood framing should be adequate.

End of Observation

Michael D. Eisenbarth, P.E., S.E.
Principal

Photos



Photo 1 - Plaster removal at north face of intermediate first floor brick wall.



Photo 2 - Plaster removal at first floor north brick wall.



Photo 3 - Plaster removal at second floor north wall.



Photo 4 - Coated west second floor wall.



Photo 5 - East end of south first floor wall.



Photo 6 - South first floor wall.



Photo 7 - Second floor wall framing.



Photo 8 - Lag screws exposed at south wall.



Photo 9 - Exposed lag screws at south wall.



Photo 10 - Basement looking southeast.



Photo 11 - Interior stone wall.



Photo 12 - North basement wall.



Photo 13 - South basement wall.



Photo 14 - Split first floor joist.



Photo 15 - Second first floor joists in from the west wall at the north building.

Michael Eisenbarth

From: Trevor Hull <trevor@ericksonsullivan.net>
Sent: Thursday, January 23, 2025 3:16 PM
To: Michael Eisenbarth
Subject: FW: Red outline fasteners installed into floor joist and ceiling trusses
Attachments: 2897954627659072347.jpg

Trevor L. Hull, AIA
Principal



ERICKSON SULLIVAN ARCHITECTS

o 402-475-1787
e trevor@ericksonsullivan.net
a 110 S. 14th St., Suite 200 - Lincoln, NE 68508
w www.ericksonsullivan.net



From: Margaret Siel <msiel@SielCPA.com>
Sent: Wednesday, January 22, 2025 9:12 PM
To: Trevor Hull <trevor@ericksonsullivan.net>; davidplatt007@gmail.com; Raquel Felzien <rfelzien@cityoffranklin.net>
Subject: Fw: Red outline fasteners installed into floor joist and ceiling trusses

Please see Jorge's note below. Also, he dug into the base of the south and west wall (I'm thinking it was over 3 feet deep). He had rebar, cement and a host of other things that I cannot remember now.

Shotcrete is between 4-12". It took Jorge and his crew of 10 people over 60 days to get the building secured to the point where he could start the shotcrete process. Item #4 on page 2 of the engineer's observation report stating that "No efforts were made to secure/tie the existing brick veneer back to the wall framing prior to shotcrete installation" could not be any further from the truth.

I mentioned the engineer's discussion on inside mortar joints and potential tuckpointing or repointing. He said the shape of the inside brick has no bearing on the integrity of the outside walls. Again because of all the measures he took to make the outside wall over the top strong and stable.

I mentioned the concern about the steel trusses added to the building to the north (Theatre) for additional roof support. He said that he did not see that as having potential to hurt the common wall, because of all the supports, mesh, screws that are holding it in place.

There was a moisture barrier installed prior to shotcrete installation. Also, foam insulation in various places. You can see the overrun of the moisture barrier when you look around the doorway on the east side of the building.

On the south side of the building, Jorge is working on what I see as decorative features, but those areas have also been screwed back into the wall. Dave, when you talk to Jorge tomorrow maybe ask about that-I don't remember exactly what the process is.

You may also want to talk with Mike Walmsley (roofer) about Jorge's workmanship.

Thanks, Margaret

From: Jorge Zamudio <midwestplastering2016@gmail.com>

Sent: Wednesday, January 22, 2025 8:22 PM

To: Margaret Siel <msiel@SielCPA.com>

Subject: Red outline fasteners installed into floor joist and ceiling trusses

Grid system is screwed back into original 2x8 wall 16 on Center with 10 inch mechanical fastener 1200 lb per square inch resistance fasteners fasten to Interior floor joists for stabilization

