

# Bean Hall Restoration Committee – Draft Minutes

Thursday, August 27, 2015

**Attendees:** Bonnie Cray, Jim McDade, Doug Sonsalla; Visitors: Scott Moore with GR Porter & Sons, Jen Shatney, Jim Hughes, Gillian Taylor

**The primary purpose of the meeting was to review pricing provided by Scott Moore with GR Porter & Sons.**

**Minutes:** The March Meeting Minutes were approved

## **A. Building uses and tenants:**

1. Jen asked the group what the specific intended uses for the building will be. Bonnie Cray mentioned that a group is considering it for a yoga studio, Jim Hughes mentioned a theater group, and others mentioned that it will be a good location for a coffee/pastry shop or internet cafe. The location adjacent to Route 113, the park, library, Town offices, and Westshire School were all noted as beneficial and an important part of a gathering place to foster community cohesion. Doug will follow up with Green Mountain Development Corporation to find out what services are available.

**B. State Fire Marshal:** No discussion other than the costs associated to bring the building up to code, see item D.

## **C. Insurance:** No discussion

There is ongoing research for a 2 million dollar policy. Bonnie with Western World mentioned that they do not typically provide insurance during construction and will research options for the cost of insurance during construction along with the insurance rate once the building renovations are completed.

## **D. Pricing:**

1. Scott Moore, with GR Porter and Sons provide a preliminary cost estimate that remedies the Fire Marshal and Structural issues in order to occupy the first floor. The committee and visitors reviewed the estimate line by line with Scott, and discussed the following:
2. Scott mentioned the cost of trenching around the building is nearly \$33,000 and may be significantly less if the presence of an existing foundation perimeter drain can be determined and unplugged.
3. There was discussion regarding the location and existence of a drainage pipe for the foundation drain. It was determined that the foundation drains into a dry well, but has not been confirmed. Scott provided an additional line item for interior drainage, but does not recommend this

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approach as it is better to keep water from entering the building altogether from the exterior.

4. There is a small amount of standing water on the floor in the basement. Scott recommended removing the existing plumbing as it may be the cause due to the formation of condensation. He also recommended installing dehumidifiers.
5. Doug inquired if acoustic ceiling tiles could be used instead of gypsum board ceilings. Scott mentioned that it was a possibility and would reduce the cost and allow for future repairs and tenant changes to be done more readily.
6. Scott mentioned insulating the walls that are opened up during construction would be an additional cost of approximately \$3,500.
7. The pricing includes a new 200 amp service panel for the basement and first floor and a 100 amp panel for the second and third floor.
8. A new propane heating system will be installed.
9. Painting is by the owner tenant.
10. The construction duration will be approximately 2 ½ to 3 months.
11. Jen asked what the anticipated operational cost will be. There was only general discussion regarding the information the group had assembled on rental and building valuations as well as utility and maintenance costs, see item E below.

## E. Operations:

### 1. Rental Valuation: No discussion

3,000 sf @ 8-10 NNN will be \$24,000 - \$30,000 per year income per floor. This is assumed to include heat – electric could be metered.

### 2. Building Valuation: No discussion

The Post Mills Odd Fellows lister card stated the valuation in 2012 was \$142,640, It was determined that an approximate valuation for Bean is approximately \$203,000.

### 3. Utilities and maintenance from the Town Reports – actual costs:

|             | 2007    | 2008    |
|-------------|---------|---------|
| Electric    | \$2,668 | \$2,162 |
| Fuel oil    | \$4,526 | \$4,787 |
| Maintenance | \$4,905 | \$6,266 |

## F. Grants:

1. Jen mentioned that a \$30,000 matching grant was available for handicap access, which could be used for a Limited Use Limited Application (LULA) or elevator.

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2. The group agreed to assemble a list of potential grants to present to the Selectboard as part of the findings.

### **G. Other Business:**

2. It was suggested to have a meeting with Bev Ash (Selectboard Ex Officio Member) to provide her with an update on the committee's findings and cost estimating information.
3. Bonnie to follow up with Western World Insurance.

### **Next Meeting:**

September 23, 2015 - 7pm

**End of meeting minutes**