

Bean Hall Restoration Committee – Draft Minutes

Wednesday, December 16, 2015

Attendees: Bonnie Cray, Doug Sonsalla; Visitors: none

The primary purpose of the meeting was to review the ongoing progress of the feasibility study.

Minutes: The November Meeting Minutes were approved

A. Building uses and tenants: No Discussion

B. State Fire Marshal: No Discussion

C. Insurance: No discussion

D. Pricing: No discussion

E. Operations:

1. Drain Lines:

Larry Russ has a process to block the perimeter drain lines to prevent water from backing into the building during a flush out. The flush out will allow him to determine the path of the drain line that goes to daylight. Bonnie will schedule Larry to do the flush on December 22.

F. Grants:

G. Other Business:

1. Feasibility study:

Halls remaining to gather information from:

1. Fairlee
2. Bradford
3. Saxton River

Next Meeting:

December 27, 2015 - 7pm in the Historical Society Room

End of meeting minutes

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Building uses and tenants:

1. It was determined that Storage use is impractical, since it will require the installation of sprinklers to accommodate this use, which are costly. For clarification, a museum is considered an assembly use and will be a feasible use to consider.
2. Educational, Residential, Business, and Assembly uses were reviewed by the State Fire Marshal, State Structural Engineer, and a local Structural Engineer, see next item for details.

State Fire Marshal:

1. The committee met with the State Fire Marshal (Patrick Mclaughlin), the State's Structural Engineer (Matthew Lindhiem), and a local Structural Engineer (Tim Schaal), for a joint review, which was conducted on 10/29 at 8:00am. The full report succeeds the agenda. The committee reviewed the report noting the following:

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- The lateral loading (wind and seismic) are grandfathered.
- Drainage needs to be addressed to keep the basement dry.
- The crack in the south wall mortar joint appears to be OK.
- New columns in the basement are needed where the existing ones were removed, except where there is an existing bearing wall.
- First, second, and third floor structural repairs are outlined, which primarily includes reinforcing the existing beams and framing at each floor.
- The amount of structural repairs depends on the type of use. A reference to the code required loading for each use was provided.

Pricing:

1. Tim Schaal, the local structural engineer who performed the original structural assessment in 2008, provided the committee with sketches done in 2008. The drawings can be provided to a contractor to obtain rough budgetary numbers.
2. Jim Hughes suggesting removing the two columns located in the seating area of the second floor opera hall, which will be included as an alternate for the structural design and pricing.

Operations:

1. Rental Valuation: No new 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. Bonnie will discuss these price assumptions with a commercial real estate agent.

2. Building Valuation: No new 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 |

3. Insurance: The general liability insurance for Bean Hall was renewed.

Grants: No Discussion

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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.

Other Business:

2. The article was submitted for inclusion in the West Fairlee Newsletter.

Next Meeting:

February 25, 2015 - 7pm

Outstanding Action Items:

Pricing:

1. The committee has information from the Town Office Location survey that is three years old, which will need to be reviewed and updated.
2. The committee will contact contractors for pricing; those mentioned were G.R. Porter and Sons, Estes & Gallop, O'Hara & Gerke, and Leet Ware Construction.

Operations:

4. Insurance: The Committee will contact the insurance providers to get an estimate for Bean Hall assuming storage, business, and assembly uses.
5. Rent: The committee will estimate the rental potential for Bean Hall using current rental rates of the Community Building and square footage.
6. Utilities: The committee will review past records/budget line items to determine the present day value for heating, electrical, and other utilities for Bean Hall.
7. Valuation of the Building: The committee will look for comparables – the Odd Fellows building in Post Mills was mentioned.

Grants:

1. Historic Preservation Grants: The committee will contact Eric Gilbertson, Ann Cousins, and, Paul Bruhn.
2. Grant Writers: Joel Copes from Island Pond.
3. Two River Ottoquechee: Contact for upcoming Planning Grants