

Bean Hall Restoration Committee – Minutes

Regular Meeting, 4th Wednesday of the Month, Wednesday October 22, 2014

Attendees: Bonnie Cray, Jim McDade, Doug Sonsalla;

Minutes: The September Meeting Minutes were approved

Building uses and tenants:

1. Storage use, business, and assembly use will be reviewed by the State Fire Marshal, see next item for details.

State Fire Marshal:

1. The committee is working with the fire marshal (Patrick Mclaughlin) and the structural engineer (Tim Schaal), to schedule a joint review, which has been rescheduled from 10/16 to 10/29 at 8:00am. It is also expected that the states structural engineer (Matthew Lindhiem) will be in attendance. This will not incur any costs and any reports will be reviewed at a Bean Hall Restoration Committee meeting when available.

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:

1. Insurance: The current insurance rate for Bean Hall is \$1,610.00 per year for general liability only. The rate for the Community Building is \$9,526, which includes specific coverage for the municipality. The Committee will contact the insurance providers to get an estimate for Bean Hall assuming storage, business, and assembly uses.
2. Rent: The committee will estimate the rental potential for Bean Hall using current rental rates of the Community Building and square footage.
3. 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.
4. Valuation of the Building: The committee will look for comparables – the Odd Fellows building in Post Mills was mentioned.

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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
4. Other Grants: Contact Gary Goodrich from Vershire for information about the funding for the Vershire Community Center.

Other Business:

1. West Fairlee Newsletter Article: the committee reviewed the draft article and will make edits.

Next Meeting:

October 22, 2014 - 7pm