

BWVC Special Meeting – March 2, 2016
Location: Room 2 BWVC

Meeting started at 7:35 PM

Attendees: Debbi Sheiker, Walter Borders, Toby Ridings, Steven Threefoot, Bill Theis, Pat Toman, Terri Hansen, Sadie Somerville, Rodney Jester, David Claney, (Randy Hoopes was not present).

This meeting was called with a single objective; therefore, the meeting agenda is limited to discussion of appearance and selection of contractors for the exterior work on the BWVC approved at the September 2015 Arden Town Meeting.

SUMMARY

Steven Threefoot (ST) presented the agenda and scope for the meeting: (1) Presented objective of meeting; (2) Explained that meeting must be limited to the stated agenda of selecting the surface, color and overall appearance of the exterior of the BWVC; (3) Described the process that we will record votes on the selection; and (4) Overview of the anticipated work schedule.

ST described the financial arrangement from September 2015 Town Meeting: the Village of Arden's capital fund was approved for use on this project in a 3:1 match with funds from the BWVC resources to a maximum of capital funds of \$25,000. ST expressed the intent of the committee to spend approximately \$15,000 from the BWVC Renovation fund in support of this project. This level of spending will allow the committee to maintain the Renovation fund at approximately \$5,000, in case of emergency need. ST presented a worksheet which summarized the estimates for the various components of the work from the contractors contacted.

Walt Borrorders (WB) took over the meeting. The painting and stuccoing options for the building exterior were presented. A short discussion on the various options quickly focused on the use of stucco on the “front 3 faces” of the building, i.e., the exterior walls of rooms 1, 2, 3 and 4, excluding the wall facing Sunset Lane of room 4. The remaining walls were proposed for painting (excluding the mural wall).

- ✓ Use stucco on the front 3 faces of the BWVC and paint on the remaining walls and all trip was approved by consent.

WB reviewed each of the proposals for work. Points needing clarification were identified. Sufficient information was present in the proposals to identify preferred options for contractors and work. WB explained that the proposals being considered included appropriate level of management for potential lead in the existing surface. After further discussion, it was agreed that the steps being taken were adequate, but that we should verify mitigation plans. WB described the specific limits of the most likely proposals. As part of this discussion, the wall in the rear of the building with the mural was discussed further. It was proposed to include the preparation and priming of this surface for a future mural.

- ✓ Recommend including the mural area as part of the overall project after consulting with ACRA on this option. Committee approved by consent.

ST will contact ACRA to obtain input. The input will be needed in the next 2 weeks to include in

contract.

After looking at the proposals and their costs, a motion to move forward with one contractor to perform the stucco work and a second contract to perform the painting was made.

- ✓ The committee approved unanimously to move forward with First State Stucco for the stucco work and with County Environmental Co for the painting work.

A few open items in the proposals were discussed. The most significant one was how to handle the stone work at the foundation level. A proposal to address was included in one of the quotes. However, this proposal did not include the preparation.

- ✓ After discussion, it was decided that this work was not part of the original proposal and does not represent an immediate danger to the structural integrity of the building. The committee agreed unanimously to postpone the stone work until further research can be performed on the need for the work and the options.

WB was asked to contact these two contractors and verify their availability and address any outstanding questions associated with the work. In addition, WB will contact the other contractors to thank them for participating and let them know the decision.

Finally, the exterior color was discussed. WB reviewed the input from the public meeting on this subject held on February 17. At this meeting, it was agreed that it is important to have the front door be a significant feature. The preferred colors for the stucco was barn red. The green color was discussed and decided that a change from the current color would be more impactful.

It was agreed that the specific colors will be selected at the March standing BWVC meeting. In the mean time, Toby Ridings and WB will obtain samples for both the bulk and trim colors and apply to the building for review under different lighting conditions.

Summary Table of Contractors' Quotes

Vendor	Description	Cost
Home Remedies	Prep work – Room 3 doors (4), chimney removal, roof repair, exterior vent lines, Back wall grading cover replacement.	\$2,645
	Paving entry path and front pad	\$3,000
Cook Plastering	Stucco front walls	\$9,500
	Stucco 2 sides	\$12,200
	Stucco over stone foundation	\$2,360
First State Stucco	Stucco front and sides	\$20,625
	Paint window sills	\$2,625
	Paint back of building	\$6,184
	Paint building trim	\$3,975
	Foundation prep and pointing	\$5,425
CertaPro Painters	Paint back and side of building, trim	\$9,283
County Environmental Co	Paint back and side and trim	\$9,896

Meeting adjourned at 9:05 PM.

