

Danville Train Station Committee Agenda

September 12, 2023 4:00 to 5:30

Location: Town Hall Meeting room

MEETING IN PERSON-ALL HANDS ON DECK

Committee: Michael Hogue chair; Rob Balivet co-chair Building and Ross Meaders; Kate Whitehead co-chair Use, Patty Conly, Ted Houle, Laural Ruggles, Keith Gadapee, Alison Low and Stan Pekala; Kitty Toll co-chair Funding, Tim Ide and Peter Crosby.

1. Agenda additions or deletions
2. Roll Call and quorum status
3. Identification of guests
4. Approval of Minutes from August 8, 2023
5. Committee Reports:
 - A. Rob Balivet-Building/Land
 1. First GMP (Guaranteed Maximum Price)
 - a. Amount of GMP
 - b. Drivers of the GMP: timing and bidding
 - c. Actions to reduce GMP (Architect and Construction Manager (CM))
 - Continue bidding process
 - Changes to the construction plan: component/timing
Roofing-temp repairs as necessary, more bids
Platform and Canopy-build in sections
First floor structure-structural engineer review
Windows-reduce scope of historic reproduction
Freight room ceiling-eliminate no ceiling, raise a couple feet
Passenger/Agent area: scrub up floor and walls
Painting: prep and paint later
 - d. Timing if GMP revision
 - e. Phasing of the project not an option: extra costs for set up and shut down
 - f. CM recommendation of a "Pay as You Go" process
 2. How "Pay as you Go" would work:
 - a. release \$200,000 in funding for sitework, drainage and structural improvements to secure building before winter
 - b. None of the other construction elements need prioritization

- c. CM with Building Committee determine which construction components are next based on funds available-no financial risk to the Town
 3. Discussion and Motion for CM proposal to “Pay as You Go”
 - a. Select Board (SB) review of the concept (MEH)
 - b. Motion to recommend “Pay as you “Go” to the SB
 4. Town expenses: power, builders risk insurance, permits and approval of new load to sanitation system
 5. Need for additional member(s) on the Building Committee
- B. Kate Whitehead-Use
 1. Grant applications.
 - A. Grantors meeting to discuss “Pay as you Go” and start date
 - B. Extensions on completion dates for some grants
 - C. Update on the Arts Council, Cultural Facilities grant.
 - D. Plan and timing to raise more grant funds
 2. Update on use of the freight room.
 3. Laural Ruggles
 - a. Update on LVRT amenities and the DTSC Float in Town parade
 - b. Conceptual planning on 501-C3 to raise money for the station and other rail related activities and management of the station
- C. Kitty Toll-Funding
 1. Discussion of the impact of “Pay as you Go” on fundraising
 2. Possible plan and how it would rollout
6. New business
7. Motion to adjourn