

Danville Train Station Committee Minutes

Meeting of September 12, 2023, 4:00-5:30 pm

Location: Danville Town Hall Meeting Room

Attending: Michael Hogue, chair; Rob Balivet co-chair Building, Catherine Whitehead co-chair Use, Patty Conly, Ted Houle, Laural Ruggles, Alison Low, Keith Gadapee, Stan Pekala, Kitty Toll co-chair Fundraising and Tim Ide.

A quorum was present.

No guests.

The revised Minutes of August 8, 2023, meeting was reviewed, edited and accepted.

Building/Land: Rob indicated that we still do not have a GMP (Guaranteed Maximum Price). He noted that the Covid reset increased material costs and supply chain disruption. In Vermont, the severe storm and related flooding has reduced the availability of trade contractors. Our timing to solicit bids was at the height of the construction season resulting in the inability to generate competitive bids. All these factors are affecting the development of the GMP.

The current estimate of the possible GMP is \$914,759. There was a meeting of the subcommittee, architect, and construction manager to review these estimates and generate alternatives to lower the cost. The best possibilities are:

- Continue the bidding process: particularly electrical and roofing.

- Ask the structural engineer to review the extent of the bearing structure.

- Reduce the scope of work associated with windows and doors, the ceiling in the freight room, and refurbishment of the passenger side of the station.

- Delay construction on roofing, platform and canopy, and painting.

Rob also indicated that we should look at sequencing the project and not phasing it. Phasing incurs set up and shut down costs for each phase thus increasing cost. The construction manager recommends a 'pay-as-you-go' type sequencing where he is told when funds are available, and he proceeds with the next part of the project that can be completed within that amount. This eliminates financial risk to the Town. He indicated that the first phase which should be completed before winter sets in is site work, drainage, and structural repair. To do this work he needs a commitment of roughly \$200,000. The entire envelope of the building is sound and not in immediate need of repair. Together with the Building subcommittee he can shift additional construction elements around subject to the funds available.

A motion to recommend the sequencing process to the Select Board for approval was made and approved unanimously. Rob will ask the architect about any related contract issues. Michael noted that we also need to seek approval for the Town to provide power to the station throughout the project, issue construction, water and sanitation permits, and purchase a Builders Risk insurance policy.

Alison suggested we examine changing the ownership of the building so we would receive tax credits that we could sell to businesses. She thought perhaps the Danville Historical Society would be a fitting owner. Patty did not feel that the DHS board would approve this transfer.

Rob closed his comments with the request for at least one more member for his subcommittee.

Use: Kate said that we need to have an all funders meeting to discuss timing, sequencing and releasing of funds. Alison noted that all the funders 'have skin in the game' and will respond positively to the proposal and advise on sources for additional funding. She believes we should move quickly on this as soon as we have a signed GMP between the Town and the construction manager. She recommends we develop a Power Point Presentation for this meeting.

Alison also indicated that we should apply to NVDA for the station to be a Regional Priority Project.

Kate said that the Town was not awarded the Arts Council Cultural Facilities grant. She indicated our project was a tough fit for this grant.

She also indicated that the VHCB grant required that we disburse the funds by the end of September when the grant expires. She will contact them for an extension as soon as we have the GMP. Kate will also review all the other grants.

Michael asked for a list of the current grants that would pay for the \$200,000, their reporting requirements and for a projection of the cash flows for October through December.

Kate also updated the committee on the work of Melissa Levy on the use of the freight room. She expects Melissa to make a presentation at our next meeting.

Laural gave an update on the LVRT amenities and the timeline for reconstruction of rail trail. She indicated that the concept of a 501(c)3 organization was still being explored.

Laural also reiterated her concern about parking, overnight and adequate for day trippers. Michael mentioned that he, Keith and Tim have not met yet on a parking plan.

Fundraising: Kitty explained that fundraising efforts should remain stopped until we have a firm grasp on the GMP, particularly one that is fundable. The DTSC was in full agreement.

New Business: none.

Motion to adjourn passed at 5:30 pm

Respectfully submitted.

Michael Hogue, chair