

# Danville Train Station Project Agenda

July 9, 2024 4:00 pm to 5:30 pm

Location: Town Hall Meeting room

Project Team: 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 for June 11, 2024
6. Committee Reports:
  - A. Rob Balivet-Building/Land
    1. Progress
      - a. Electrical
      - b. Insulation
      - c. Roofing
    2. Status of Cashflow and projections
    3. Construction signage
  - B. Kate Whitehead-Use
    1. Status of application to grantors for funds
    2. Status of NEPA evaluation for VTrans grant.
    3. Next steps on actions to secure 'for profit' operations in the freight room
  - C. Kitty Toll-Funding
    1. Fund raising update
    2. Fundraising completion date
7. Motion to adjourn

## 1. SCHEDULE

- Millbrook updated their schedule on 6/13/24.
- Some tasks are missing, such as Interior painting, Floor refinishing, Plumbing fixtures, and heat pumps.
- No date is given for wall insulation (however, see below) for delay.

## 2. DELAYS

- One of the unforeseen problems with encouraging local businesses, with whom Millbrook has not worked, is their unreliability to adapt to changing schedules. Two examples are roofing and insulation. Each business provided bids to Millbrook last fall. Due to delays and inflation, I asked Dave Pratt to have them update their bids and schedules. Both local businesses have been unresponsive. As a result, I recently asked Dave to contact another roofer with whom he has worked before. The new roofer is Vaillancourt Roofing. His bid is comparable with the Burke roofing business and he will proceed soon. The insulation included foaming the walls. Dave has proposed applying 1" insulation board substrate onto the exterior and using batt insulation in the wall cavity. This is work Millbrook's crew can accomplish.
- Installation of the attic and wall insulation has been held up by incomplete electrical work. The work now appears to be completed to the extent that blown-in cellulose insulation can be placed in the attic and walls can be insulated.
- Another delay is the siding. Many locations required removal of the existing clapboards in order to install structural steel to reinforce timber posts. Millbrook's proposed change in insulation would require removal of all existing clapboards for applications of the 1" insulation board. The clapboards would be replaced with a proven 20-year guaranteed LP SmartSiding. The delay involves approval by the VT Department of Historic Preservation. The earliest we could meet with them is this next Friday, July 12<sup>th</sup>. Yesterday I dropped by the site and saw that clapboards were being removed before Friday's meeting. I was told Dave gave Millbrook's crew direction to do so. This is a problem that could affect DHP's approval. This morning I directed Ryan Edwards to speak with Dave about it, pointing out that, although Millstone gave us an estimate for applying the LP SmartSiding, no change orders have been received or approved.

## 3. PROJECT SIGN

- On Friday, June 28, Audrey DeProspero emailed me asking if a permit application had been filed for the 32sf project sign. She had received a complaint that it did not appear to comply with zoning bylaws for size. I met with Zoning Administrator, Dennis Marquise, during his normal office hours on the next Tuesday. He confirmed that it did not comply with Village Residential (20sf) for

permanent signage and would need to be removed. He did not consider it temporary because it would remain for more than a month. I suggested that we could appeal to the Development Review Board for a waiver on the sign size. He also said it appears to be in the right-of-way and that, because it is on VTRANS land, they would have to be the applicants on the DRB application. I asked Dave to remove the sign. It is now leaning up against the north side of the Station, blending in with large print trademarks of Grace Ice and Water Shield and Mel-Rol building paper. (Ironically, if we installed it on the Green in the Village Core, 64sf is allowed and it would comply with Zoning Bylaws.)

#### 4. SITE WORK

- Much of the finish grading, placement of Staymat gravel for parking and ramp substrate and seeded topsoil is complete on the west, north and east.
- There have been LVRT-related vehicles parking during non-construction periods. Because of possible disturbance to finish site work, I will ask Dave to post signs discouraging public parking until construction is completed.

#### 5. ANTICIPATED CHANGE ORDERS

- Siding - If the DHP approves removal of the clapboard siding and replacement with LP SmartSiding, there would be a cost of about \$39,000 for the siding. The GMP includes an allowance of \$7,700. This would be subtracted the \$39,000. The siding is prefinished to match whatever color we specify. So the cost of exterior clapboard painting would also be subtracted. Of course there is a lot of exterior trim which would not be prefinished.
- Wall insulation - If accepted by DHP, there may be a credit on the foamed-in-place wall insulation being replaced by 1" insulation board and batt. Instead of an insulation subcontractor, Millbrook may install attic insulation. This could also reduce costs.

#### 6. METAL WORK

- I had asked Joe Halowell (Imaginations in Metal) to submit a bid. Millbrook usually works with DMS. Joe's bid was less than DMS'. However, Joe did not include engineer-stamped shop drawings, as required by Ryan Edwards' specifications. When cost of shop drawings was added to his material and labor costs, it exceeded DMS' bid. So I gave Joe the bad news. He said he could really use the work. I discussed this with Michael, who came up with the idea of a Train Station-related metal sculpture art work funded by a grant (to be discussed at today's meeting.).

Submitted by Rob Balivet

Fundraising Campaign – July Update

Community Fundraising Campaign Update:

Goal to raise: \$165,000  
Raised/Committed: \$126,180  
Remainder to raise: **\$38,820**

Update of Grants:

Grants received: \$584,000  
Grants to procure: \$25,996

Total projected project costs: \$775,000  
Total raised/committed & w/grants: \$710,180

We are at 92% of our goal!!!

- Display and donation area at Danville Fair – Do we have a space on the Green reserved?
- Think about creative ways to best reach those outside of the Danville Community with ties to Danville and/or the rail trail.