

Danville Train Station Project Report

Meeting of June 11, 2024 4:00-4:50 pm

Location: Danville Town Hall Meeting Room

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

No guests.

The Minutes April 9, 2024, were approved and May 14, 2024 approved as amended to remove Laural as in attendance.

Chair: Michael reported that the V2V 501(c)(3) designation is still in progress awaiting a three year forecasted set of financial statements. He also indicated that the lease with the Town was yet to be started.

The parking team headed by Tim Ruggles and Keith Gadapee developed a plan for 35-50 parking slots by the Town fields in cooperation with the Field Committee. The plan will be presented to the Select Board for approval at their next meeting.

The project team discussed the need for direct access to the trail, signage to and at the parking site. It was recommended that the team discuss these issues with VTrans. Laural volunteered to approach Northern Counties Health Care about the use of their adjacent parking lot on weekends and the possibility of building a pedestrian bridge to the station property.

He also reported that the Source and Use of funds for monthly reporting to the Select Board and for managing the line of credit is in development. It is a difficult process, but progress is occurring.

Building/Land: 6/11/2024

ELECTRICIAN

Jeremy Roberts, St J Academy instructor and licensed electrician, met with Michael and me at the site to review remaining work. The students are not available over the summer. He had presented three options: 1) hold off until fall; 2) pull out of the project; or 3) complete the work himself and we would pay for the labor and materials. He concluded his schedule would not allow him to complete the project over the summer. However, he has a former student, Zachary Simpson, who is starting his own business, is licensed, and is eager to work on a project. He would work under Jeremy's guidance. We agreed to work with Zachary, dba Simpson Electric, LLC. He continues to work full-time for another electrical contractor as he begins his own firm. The other firm is supportive of his plans. He works on the Train Station after normal hours and on Saturdays. He plans to be finished with this rough-in stage in two weeks. Dave Pratt is happy with his work and his coordination with Millbrook:

6/6 SITE MEETING (with Dave Pratt, Millbrook and Ryan Edwards)

SCHEDULE I requested that Dave update 3/21/24 schedule by this week.

UPDATE BIDS Because most bids were submitted last fall and some bids are being withdrawn due to inflation and delays, I requested Dave update bids on all remaining work.

GMP (Guaranteed Maximum Price) — Due both to potential adjustments to bids and to change orders for a number of hidden conditions, I requested that Dave update the GMP within the next two weeks. I stressed that we need to know the impact on our funding and that, if additional funds are needed beyond the dwindling contingency, we will need to go before the Select Board to increase the funding. If that is the case, I also stressed that it has to be a one-time event. • DELAYS — I expressed the concern that the public impression is that not much is happening on construction. We walked around the site to determine if there are any areas Millbrook could work on that are not being held up by other trades. The only area is the siding at the east of the building. Dave explained the chain of hold-ups:

Insulation cannot be installed before electrical rough-in is done.

Roofing depends on Burke Standing Seam, LLC, updating their bid prior to starting.

Siding on north, south and west elevations is hampered by scaffolding needed for roofing.

PROJECT SIGN — The sign is complete. Dave, Ryan and I reviewed a location that would be visible to the public, yet not in the way of construction. We concluded the Pause Place was the best place. Dave questioned whether we needed

VTRANS approval because it would be on their land. Michael researched the

Use:

Kate indicated that she was working on the reports to VHCB and DTF to draw down around \$125,000 to offset the line of credit funding.

She reported that the VTrans approved consultant was at work on the NEPA study, which is required by the VTrans grant of \$100,000.

She also reported that the Pause Place grant/crowd source funding was still in abeyance until the state budget is finalized and that she was looking at additional grant opportunities.

Kate indicated that development of the lease for the vendors for the freight room is awaiting completion of the Town lease with V2V. She expects to re-engage with the Danville School about the gear shop and trail related efforts.

Laural is about to undergo “ambassador” training for the LVRT and encourage others to apply. The purpose is friendly promotion of the trail and Danville’s ‘Offerings” and addressing safety concerns.

Fundraising:

Kitty reported that to date her team has raised about \$122,630, 91 percent of the goal. She would like to complete the drive by early August and implored the team to make their contacts.

Kitty indicated that there is still a problem with the website. Kate said it should be fixed by now and she is waiting to see how responsive the consultant is going forward.

Sincerely reported,

Michael Hogue