

10/27/14

**To: Voluntown Selectmen**

**From: The Voluntown Meeting House Committee-**

*Jack Wesa, Greg Gardella, Doug Forrest, Peggy Morningstar, Rachel Ricard & Ty Cool*

**Re: Voluntown Methodist Church Committee Estimated Cost Analyses**

We have completed our collection and compilation of estimated moving/renovation costs addressing three options regarding the disposition of the Church Street Meeting House. The three options are:

1. Fixing the building at its current location.
2. Moving the building to a new location.
3. Tearing the building down.

Options 1 and 3, although not requested by the Selectmen, were evaluated as a reference and comparison to option 2.

It was suggested by our Selectmen that the use of the renovated Methodist Church facility be primarily used as an extension of our current town's meeting facilities with a secondary use of housing a museum and other community activities. It was with this in mind that we pursued this undertaking.

It is our **recommendation** that the structure's use be that of a **Community Meeting House and Museum**. It would be available for community use for variety of events such as;

- a museum for Voluntown historic artifacts, pictures, story, famous citizens, and records.
- for use for small events and shows/fairs (flower, quilt, wellness-holistic/health, antique, chamber music, Sacred Art Show, etc.).
- be used for town group meetings such as Scouts, Recreation Committee functions movies, plays, yoga classes, cooking classes.
- It could serve also as a Welcome Center, helping to promote the Voluntown area as a destination; explaining Voluntown's historic past and present attraction for exploring Connecticut's largest State Forest-the Pachaug State Forest with its Lakes, Ponds, river and streams providing ( boating , fishing swimming), and numerous old hiking trails and Colonial Roads with both State and private Campgrounds.

In order to arrive at credible cost estimations the Committee gathered input from several qualified sources, all experts in their related fields. As a baseline for restoration estimations the Committee used the Gilley Report, provided by Gilley Design & Architects summarizing the costs for the building's restoration with input from Beth Acly of Cirrus Structural Engineering. Estimated costs for additional construction initiatives were provided by Tim Pahl of Heritage Building & Design, Al Dawley of A. Dawley Excavating, and Jody Grenier, Chief of the Voluntown Fire Dept. Estimated costs for moving the building to a new location across the street to the green on the east side of the town hall were provided by Ray Barnes of Eastman Building Movers and the Road Foreman for the Town of Voluntown, James Crider. Cost information on utility requirements was collected by Greg Gardella, a committee member, included (moving wires – CL&P, AT&T, Comcast cable) and traffic control. We conversed with the Town Sanitarian, Mr. Al Goselin, regarding the septic and water requirements. We received survey estimate from John Faulise, of Boundaries LLC.

As previously mentioned, the Committee made numerous references to the initial 'Estimate of Probable Construction Cost Voluntown Methodist Church' report by Mr. Roy Gilley of Gilley Design Associates & Architects 8-14-12.

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This report includes eighteen detailed spreadsheets for the renovation of the complete building in-situ. The estimated cost of this work was \$250,000. The Committee now estimates this cost to be **\$311,525 as OPTION 1.**

In developing cost estimates for **Option 2** (relocate the building to the Town green between Gate Street and the Town Hall parking lot), Mr. Ray Barnes of Eastman Building Movers was consulted and spoke with Ty Cool and met on-site with Mr. Greg Gardella. Because of telephone pole obstruction Mr. Barnes indicated that the best course for moving the building is across 138 to Constitution Field and moved across that expanse to its final location next to the Town Hall. He indicated that a temporary ramp would need to be built off 138 to the field in order to accommodate the move.

In consideration of the Selectmen's directive to make recommendations, I, as Chairman of the Voluntown Methodist Church Committee, believe it a significant recommendation to indicate that the costs associated with Option 2 should logically be understood as having two parts. The first part would include the prep, foundation, move, utilities, traffic control and landscape repair estimated at **\$209,185.00** inclusive of line items #2,4,5,11,13,14, and 15% contingency of \$27,285.00 as indicated on the attached spread sheet 'VOLUNTOWN MEETINGHOUSE OPTIONS ESTIMATES' Oct 30, 2014 update.

After the move, part two, of the estimated costs to complete the restoration project are as indicated on lines #18, 23, 24, 26,27,28,29,34,36,and 37, with a 15% contingency (excluding Line 23) of \$10,050.00, would total \$327,050.00.

**Option 2** then totals \$536,235.

It is my **recommendation** that the restoration covered by the \$327,050.00 be addressed in phased increments over a 5 year + time span to allow for the acquisitions of funds through grants and other fund raising programs. The current structural soundness of the building has been validated for this time period by Beth Acly's (PE Structural Engineer, Cirrus Structural Engineering) report to the Selectmen after completion of recommended repair work by Heritage Building & Design.

The final **recommendation** is that it should be noted that there are some divergent opinions among Committee members regarding utilities costs and the cost of building a ramp utilizing Constitution Field as the route for moving the church to its new location. More information should be gathered to validate the estimates associated with these steps as listed below:

1. AT&T cost needs Selectmen approval of \$190 fee for their estimate \$25,000.
2. CL&P's cost at \$40,000.
3. The ramp cost estimate \$25,000.

Finally **OPTION 3**, the estimated cost to tear down the building is \$29,900.