

14 September

To the North Chapel Board of Trustees

We're moving ahead to put in place some of the essential pieces for work to proceed on various components of the building project.

1. Outside work on northeast corner of the building, driveway and backyard: Gina has spoken with Tom Havill about this work and we are on his schedule for the fall. We don't have a date yet, but Gina is working with him to confirm the timing of the work. Robert Black developed a sketch that forms the basis of this project (attached): it will ensure that water will be directed away from the building through a series of pipes and a swale toward the river. We'll re-landscape the back yard and put in a new walk as part of the project.

2. Chapel and SE Rooms: A group of us [Gina Auriema, Anne Dean, Veronica Delay, Charity Gray, and me] met on Wednesday, 13 September, to discuss the Chapel renovations and refine sketches Robert has done for that space. We've made most, if not all, of the key decisions around finishes, which will enable contractors to refine their estimates. Robert still needs to complete measure drawings for this project, but we're close to being able to get estimates from contractors on this work.

3. Insulation and weatherproofing: We put together a brief RFP describing our insulation and weatherproofing needs and circulated it to a number of contractors that were recommended to us. One declined to bid on the project, saying they were too busy. We're expecting two bids from highly recommended companies: Chey Insulation and Frans van de Ven. As part of the RFP, we asked them to do the insulation/moisture proofing under the Chapel and below Geraldine's office this fall. That way, we'll be able to proceed with work on the Chapel when a contractor is ready to begin. We've told them the other work can be completed when as appropriate for their schedule (because they will be able to schedule this work during a slower time, this can help us save money).

4. Roof repair: Gina contacted Jancewicz, the roofing contractor who provided the "winning" bid to replace the roof over the offices and parlors last year and repair the flashing and siding on the back wall of the Sanctuary. They'll schedule the work early in spring, 2018. By that time, we'll know whether we've been granted funding from the 2018 Vermont Historic Preservation Grant for which we are applying. [This is a program administered by the Vermont Division for Historic Preservation.] I'm working on a revision of the grant proposal now with a goal of having it completed by 22 September so that we can submit it well before the deadline of 3 October.

According to the provisions of the grant, we cannot begin work on the project before we know whether we've received grant funding or not. The Jancewicz representative Gina talked to said that there would be a price increase. The maximum grant available is \$20,000 or half the projected cost. The total price of the project is \$36,327.00, so we will request half of this sum, a total of \$18,163.50.

5. Permits and other official approvals: We have the drawings and other material we need to meet with Village officials, so Gina and I plan to talk to them sometime next week about what we're doing. The consensus is that the work is minimal enough so that they won't have too many concerns about it, but (of course!!!!) we want to make sure that's the case.

Respectfully submitted,

Michael Stoner

OPEN GRASS YARD

UNDERGROUND DRAIN PIPE
RUN FROM CATCH BASIN OUT
TO DAYLIGHT AT THE RIVER

OLD SIDEWALK
TO BE REMOVED

RAIN GARDEN

FLOWER GARDEN

"PLAZZA"

"DECK"

THIS FLOOR AREA TO BE
RAISED TO MATCH THE
EXISTING FLOOR LEVEL
OF THE S.E. ROOM

"BRIDGE"

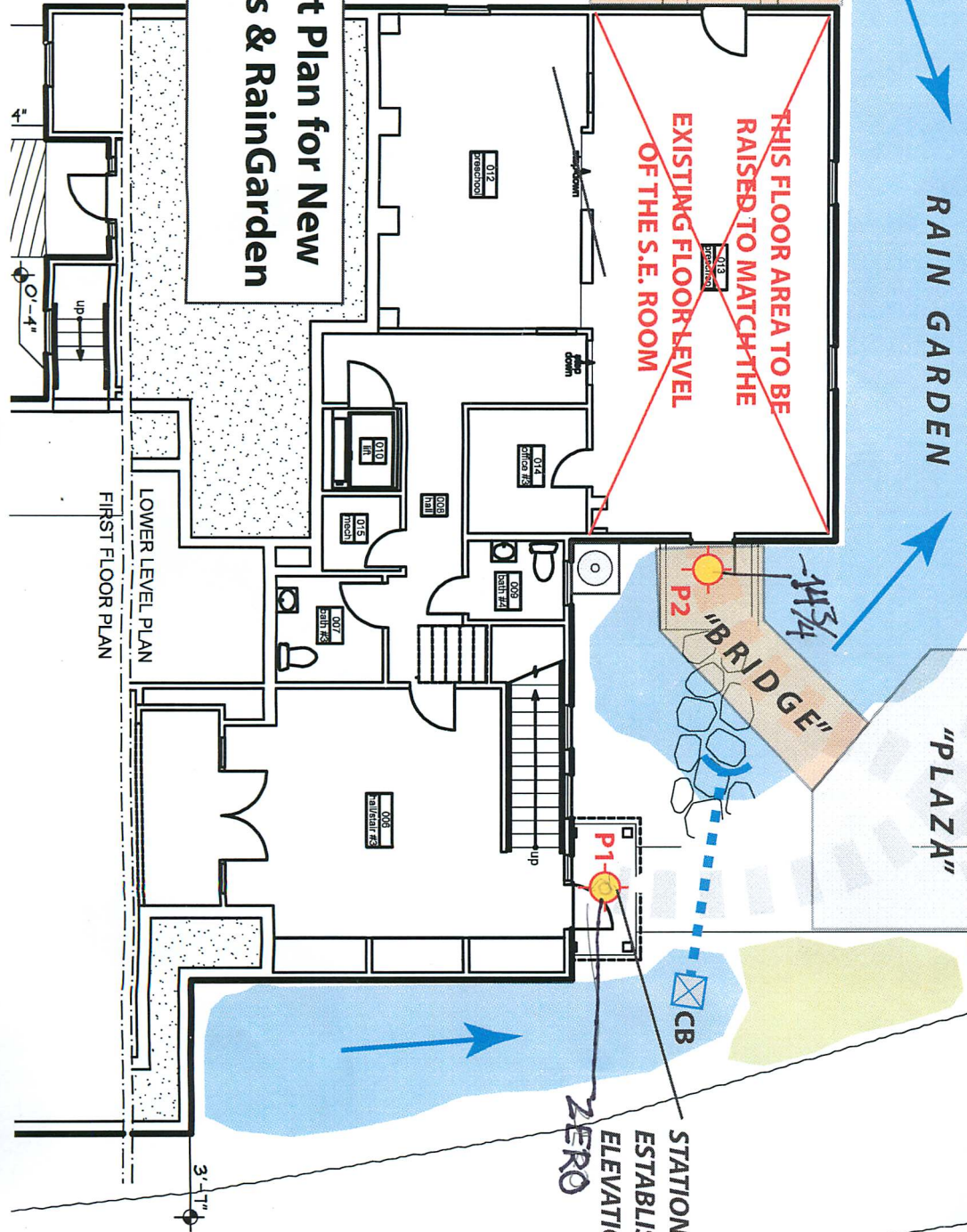
North Chapel

Revised Concept Plan for New
Drainage Swales & RainGarden
14 August 2017/RB

APPROXIMATE SHAPES OF NEW WALKWAYS -
FINAL MATERIALS TBD

NOTE: THIS CONCEPT PLAN
IS BASED ON DISCUSSIONS
WITH GINA, MICHAEL, ANNE
& ROBERT (7/11-17) AND
WILL BE TUNED UP AFTER
FURTHER STUDY & REVIEW

STATION POINTS TO
ESTABLISH RELATIVE
ELEVATIONS
ZERO



LOWER LEVEL PLAN
FIRST FLOOR PLAN

① check foundation layout over chapel - crowd space
and over foyer to Social Hall on East Side

— 10/11 —

— 10/11 —

OPEN