



Building Committee Meeting Minutes
Tuesday, April 29, 2014 – 2:00 p.m.

Call to Order – Scott Coleman

In attendance for the meeting was: Scott Coleman, Brad Bodenmiller, Paul Hammersmith, Jenny Snapp, Heather Martin and Karen Beasley of Beasley Architecture & Design

New Business:

1. Karen provided a summary of her Building Assessment.
 - a. Karen - The Everdry system is usually lifetime guarantee but that would not be offered for this building.
 - b. Scott – I didn't see any type of drain system or sump system, would that be a better option than Everdry?
 - i. Karen - Yes, because you can see that and monitor it whereas the Everdry is sealed in the wall.
 1. Scott – Do you have an estimate of that?
 - a. Karen – No, but I will make some calls and add that to the report.
 - c. Scott – I didn't see anything but after tuckpointing, would you want to do anything about sealing the outside?
 - i. Karen – There's some disagreement in regards to that because it traps the moisture inside the brick.
 - ii. Brad shared that the City of Urbana doesn't allow sealing for that very reason.
 - d. Jenny – When looking at the floor plans, it doesn't help with the board room if you make it longer just makes it more awkward.
 - i. Karen – Could you just change the table layout?
 - e. Jenny – We don't have anything about mold remediation in the report.
 - i. Karen – We won't know the extent until we take off the paneling and look at the walls but I could include an estimate cost.
 - ii. Paul – When I look at the plans, it looks like removing parts of the interior walls but nothing on the ceiling? What about the floor? Nothing about the windows or the front area, windows or doors? I look at the scheme compared with the cost of a new building and that figures seems really high.
 1. Karen – It is really high.
 - iii. Paul it's hard to compare the different renovation ideas and the new construction ideas without seeing all the potential costs.
 - f. Scott – What are you realistically seeing for a new building?
 - i. Karen – Probably \$150 per sq. foot.



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- ii. Paul – At the end of the day the best you could get to is \$500,000
- g. Scott – My initial thoughts when I saw the prices was what can we buy for under \$250,000? We've tried different methods and we still have moisture issues in the basement. Can we solve it or are we just wasting money on a building not appropriate for its use?
 - i. Paul – I'm with you there, what really is a fair market value after sinking the money into it.
- h. Karen – What area are you wanting to be in?
- i. Scott – Jenny have you talked to a realtor?
 - i. Jenny – I have not done that but I can if that's the direction you want to go. I've also recently had a thought about the CAC Transportation building in Bellefontaine, with their financial issues maybe they would want to sell the building and lease out space.
- j. Brad – Are you saying the demo and build new is out?
- k. Paul – I think the schemes are under what the actual cost will be, once you start tearing things apart more issues can just be found.
- l. Scott – Obviously we want to fix the leaks and everything but maintaining an empty space is a waste.
- m. Paul – I don't believe we'd be at \$250,000 I think we're over \$300,000 to renovate.
 - i. Scott – I agree.
- n. Karen – There's also a parking issue here, and I know it was mentioned to buy the building next door and turn it into a parking lot.
- o. Paul – The parking worries me less; if you had a new building here it would be nice to have a new parking lot.
- p. Scott – Jenny, identify a location that is most inconvenient for Champaign County. What would be our potential location?
- q. Scott – I would be hesitant to put \$300,000 into this building; maybe a realtor could give you a better idea as to what value the building would be; from here we need to put an estimate for mold remediation and sump pump; Karen this report is a good tool for us; also need to do some research with a realtor about existing commercial space in the tri-county area that could be available.
- r. Paul – On the roof replacement was that assuming everything underneath was good?
 - i. Karen – It was 10% replacement but no structure changes.
- s. Jenny – What about the cost of a pre-fab?
 - i. Karen – It would probably be 70% of the cost because you'd still have to have the energy efficiency and electrical services, plumbing, etc.
- t. Paul – Assuming a fair market price but what if you don't build here; what if there's a site to build on instead?

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2. Scott – Do you have any realtors in mind? I think we need to do all of this research before presenting it to the board.
 - a. Jenny – Not really, Karen and I can work on.
3. Jenny – I don't think we're ready to report at the next meeting.
4. Paul – I think we could just update them as to what we're doing so they know it's moving forward.
5. Scott – I think Paul's right, I'll give the Board an update to let them know the progress.
6. Brad – I'd like us to make a decision at our June meeting as to the direction so we can start moving forward.

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