

Barnard House (BH) Steering Committee Meeting  
Thursday, November 29, 2012, 7:00 p.m.

**Attendees:** Georgia F. Brutscher, Chair; Committee – John O’Neal (KURC), Carol Haaf, Jean Conary, Laouessa McNemar, Richard Jensen, and Dennis Melton, Melton Architects.

Kris Firey-Poling and Laouessa McNemar submitted comments regarding proposed changes to the scope of work for a subsequent bid package. Discussion ensued with regard to modifying the 2012 bid package as follows:

1. Site work should be split from general contractor for potential 20% cost reduction
2. General contractor oversees and coordinates the project but break out as much of the work as possible
3. Give consideration to hiring a project manager
4. Include line items for alternates of specific products
5. Wait at least six months to a year before rebidding the project

Tasks for the Committee to complete or to consider prior to the next meeting which is scheduled for Tuesday, January 22, 2013, at 4:30 p.m.:

I. Site analysis

1. Jensen will inspect the property with regard to code compliance
2. Melton suggested assessing the windows with a contractor to identify a reasonable repair cost for the windows that can be repaired and a cost estimate for replacements

II. 2013 repairs to consider

1. Obtain cost estimates for installation of HVAC system for the first floor
2. Identify specific windows for repair or replacement (depends on outcome of #2 above)
3. Items that can reasonably be addressed on the first floor

III. Stakeholder initiatives

1. Consider completion of a comparative analysis of the cost to remediate current Twp building for code compliance and compared to square footage of Barnard House
2. Consider updates to Twp web site with regard to project status
3. Develop a plan to update the community-at-large on a regular basis regarding the work of the Steering Committee and the overall project status

Susan Simone,  
Administrative Secretary

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## Kris F-P's Thoughts and Ideas for Barnard House

**Note:** I have reviewed the plans and specs and want to acknowledge the VAST AMOUNT of work already completed. It is very detailed and over my "untrained mind" to comprehend! Here are just my thoughts...

### 1) We must Define Our Overall Goal

Is it to "Revise the Barnard House bid package by (date)?" We need to create an overall goal and decide upon a completion date, and then create steps to get there....

2) From our last meeting, the Revised Bid Package should go out to regular contractors (vs. only historic-related contractors).

3) We need to **PRIORTIZE** Renovation of the Building – place in high, necessary, and nice to do order..

### What is Immediate/High Priority?

Determine what is the minimum that needs to get done to open BH as a township building and museum???

Must follow code, be safe and secure

**Decide about the windows** – minimum is all new, less expensive windows (and have one or two examples of what the original windows looked like as part of a BH exhibit ) to maximum, all historically renovated windows. A good compromise would be to have just the 1<sup>st</sup> floor, four front windows historically renovated...

Complete as much electrical, mechanical, and plumbing work as possible (probably cheaper to have it all done at once).

Bathrooms, kitchen completed for staff and visitors

### What is Necessary Priority?

Possible examples: Outside wood shutters, Painting the exterior

Lighting on 3<sup>rd</sup> floor and 2<sup>nd</sup> floor dorm area

3<sup>rd</sup> floor and basement items we can put off until later

### What are Things We'd Like to Do?

Includes adding picnic tables, planting trees – turf and grass, adding meeting room addition

From Lauressa McNemar

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## Barnard House Renovation- Why Are We Doing This?

Pocopson Township Supervisors, Committees, and residents have spent hundreds of hours over the last four years answering this question. We have:

- held advertised public presentations and meetings on this subject,
- organized volunteer days where much demolition was accomplished,
- worked with individuals who volunteered their time to work on the building and grounds on several occasions,
- obtained the Historic Plaque and held a dedication ceremony which Senators Dinneman, Pileggi and Representative Barrar attended, supporting the historical significance of the building and grounds,
- given tours of the house and property on Founder's Day to the public for two years,
- been subject of numerous news articles explaining the significance of this project,
- provided updates in the township newsletter, twice annually for several years,
- developed brochures that were available at the above events and remain available at the Township office on Denton Hollow Rd.
- held public discussions of financing methods

As it goes, some have missed out on all this, so we thought we would close this gap by summarizing the key points.

We are doing this because:

1. Preservation of buildings and land that define our history are the responsibility of local government under the PA State Municipalities Planning Code.
2. This project will cost approximately 1/3 its end value, as the land and building are County assessed unimproved at \$1,726,616 million, but was obtained by the Township for \$1.
3. The property and building were donated by the County with legal binding restrictions for Public and Township governance purposes and cannot be used or sold for any other purpose.
4. Expansion of the existing township building, a modified two bay garage, is restricted by zoning, foundation and footprint limitations, and negative neighbor impacts associated with security lighting, increased traffic and parking.

A comparison of the existing location to the BH location is presented below:

Item/Description	Existing Township Building and Property	Barnard House and Property
Property size	0.86 acres	64.16 acres
Construction type	one story, block, concrete floor; nearest occupied residence 30 feet Total Sq.Ft= 1320 Parking Spaces= 10 no overflow parking	Two story, full basement, full attic; nearest occupied residence > 1000 ft Total Sq. Ft.= 7460 Parking Spaces= up to 50 +- vehicles on property
Expansion possible to meet Township needs?	No. Building and parking area expansion limited by setbacks, property size, zoning restrictions, and negative impacts to adjacent residences.	Existing space meets needs with interior restorations. Existing parking requires upgrade for handicapped, paved parking (17 spcs)and ingress/egress. Ample unimproved overflow parking onsite for larger events.
Number of private office/ work areas for staff	None- One space (384 sq.ft.)shared by admin, finance, public files, secure files, mailroom,copy room, restrooms. Second space (936) sq.ft. shared by receptionist, public waiting area, building inspector, zoning officer, public meetings, committee work sessions, maps and active/ archive files storage, lunch area, resident meeting area on projects, engineer/ solicitor/workshop meetings, training, staff meetings.	Dedicated separate space and/or office for all employees, activities, and active and archive storage requirements.

Item/Description	Existing Township Building and Property	Barnard House and Property
Recycling Drop -off Center	Within 20 to 100 feet of several residential properties; disruptive, loud, no restricted hours or security.	When re-located, will not impact adjacent residences, will remove the nuisance impacts and security concerns from the current location. New separate and secure location.
Access, parking and use of trail systems and parks	Not provided or possible from this location.	Final plan designates location as a trailhead. Provides handicapped access, room for outdoor services (restrooms, bike parking, picnic area), direct connection via trails to two other township Parks.
Taxes on property	tax exempt	tax exempt

How will we pay for this?

Since take over of the property in 2008, the Township has responsibly handled its financial affairs such that raising taxes to cover the \$1,100,000 estimate is not envisioned. However, should other expenditures arise that would require redirecting a portion of the tax base to other mandatory services, taxes may be affected. However, this is not foreseen at this time. To put it in perspective, if the entire project were funded by a NEW tax, that would equate to an increase of approx. \$25 for every \$50,000 of earned income from any resident. We are expecting to take a very low interest loan at 2 to 3% over 20 years. These payments would replace the current payments on other held properties, which will be satisfied in 2014.