

Building Commission
Wednesday, July 9, 2025
Meeting called to order at 7:01 pm
Attendees were Tom, Dylan, Jason, Shirley

DRAFT - not yet approved

Discoveries since last meeting:

Clerk Mara DeBoe's email stated "It is not required that the polling place for PV be physically located within PV. It, however, must be no more than a reasonable distance from PV and must be accessible to all residents."

Rentals

Woodside is willing to host us - \$300/meeting general price quoted; desired a contract. Meeting space downstairs comparable to the current Pleasant Valley Town Hall. Storage space available for us unknown for elections; storage space for regular record retention is unavailable.

Peace Lutheran officials said donations would be accepted but no rental price would be requested.

Renovations

Original contractor that Jason contacted did not respond to phone calls and texts.

Jason contacted contractor Brian Berg; he looked at the building and if we request a full estimate he would require a \$2000 non-refundable retainer to assess everything that needs to be done. He advised lowering the ceiling for future heating/cooling efficiencies. Brian estimated roughly (in a few days' time – did not have time for a more thorough estimate) that it would cost approximately \$85,000 (plus/minus 20%) to include tear interior sheeting off down to studs, insulate walls, furring strips applied over current ceiling material, sheetrock, tape, mud, paint, carpet removal, installing vinyl laminate flooring, new exterior door, and legal ramp. That does not include investigating why the wall seems to be buckling on the west side, getting below the floor to prevent future mold infiltration, or breaking into attic just above ceiling.

Dylan will ask contractor Travis Denzer to also provide an estimate.

Rebuild

Tom will follow-up with St. Joseph Township requesting costs for their new town hall.

Dylan obtained information on Hammond Township's hall from contractor Paul Gavick, who built their hall. Paul used a commercially available software to estimate approximately \$950,000 to build a replica of the Hammond Town Hall. Pleasant Valley wouldn't need a replica or anything near the capacity or amenities of the Hammond Town Hall.

DRAFT - not yet approved

Action Items:

- Tom follow-up with St. Joseph Township on their build
- Dylan request a bid for renovations from Travis Denzer