

Pleasant Valley Options and Cost Estimates for the Town Hall

September 12th 2025



Prepared by the Building Commission

Jason Schulte, Dylan McHenry, Tom Brunshidle, and Shirley Shearer

Introduction and Scope

The Pleasant Valley Town Hall is the original schoolhouse that served a part of the town of Pleasant Valley since the settlement of the town. The original building was built in the 1880s. Since then, it has had multiple renovations. The building does have central propane heat and electric service that was added to the building. It has an asphalt shingle roof and vinyl siding. On the interior there is an entryway, storage closet and a separate furnace room with the following dimensions:

Outside: 24' x 41'6" (1008 sq ft)

Inside Entryway: 12' x 8'6"

Other measurements taken:

Inside large room North/South: 41'6" less 8'6" less 5'2" equals 27'10."

N/S wall enclosing furnace room: 5'2"

Inside large room East/West: 24' less 6'2" equals 17'10."

(E/W wall enclosing furnace room: 6'2")

The building has had minimal repairs done in the last 25 years. The ramp and front door do not meet the guidelines for ADA (Americans with Disability Act) compliance and repairs are required to meet this regulation for the space to be used for voting.

At the 2025 annual meeting of the electorate three motions were made to move forward with a sustainable long-term plan for the town hall. These are briefly listed below.

- a. Determine the cost of using rented space either in or close to the town boundaries for town business and elections.
- b. Determine the cost of renovating the Town hall to meet the requirements of the ADA and provide a more aesthetically pleasing space.
- c. Build a new Town Hall.

Building Utilization

The Town Hall is used twice a month for various meetings including the town board meeting, open book, board of review, and at least two full days per year for elections. This gives an estimated use of the building of twenty-six individual uses for a total of approximately 72 hours per year. This is only an estimation and varies from year to year.

Rented Space

For the purpose of this report the building commission visited the Woodside Chapel to see if the downstairs meeting/party space would meet the requirements of the town. The space is larger than our present town hall. It has two handicap accessible rest rooms, a full kitchen and is at ground level and would only need signage to meet the requirements of the ADA for use as a polling location. Pleasant Valley and Rush River are each a “half a township” by area and the location then is within a standard six-mile by six-mile township. The space is heated, cooled, and has excellent lighting and ample parking. The cost of this space for budget considerations only at this time would be three hundred dollars per use with elections counting as one use. The cost of this option is twenty-six uses times three hundred dollars per use equals \$7800.00 per year.

Renovation of the Current Town Hall

As previously discussed in the introduction, the current building is not built to current building codes but has been a functional building. It was determined that the following issues should be addressed if the building was to be renovated/repared.

Repairs should include:

- Repairing ramp to meet ADA requirements
- Repairing door threshold to meet ADA requirements
- Replacing exterior door
- Carpet removal
- Replace the carpet with hard surface flooring.
- Remove the interior cabinets.
- Replace the interior wall with drywall.
- Cover over the existing ceiling with suspended ceiling.
- Cleaning

This work was discussed in detail with a general contractor. The contractor looked at the building and if we requested a full estimate, he would require a \$2000 non-refundable retainer to assess the condition of the building and provide a contract for the renovation. He advised lowering the ceiling for future heating/cooling efficiencies. 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 accessing the space above the existing ceiling. The building commission did not address these renovations with the town’s building inspector as to the completeness of this list.

New Town Hall Options

For this report we have looked at two different towns’ projects in St Croix County. One was the Town of Hammond. We were able to obtain the original bid documentation and then approach Gavic Construction, the general contractor for the project who supplied us with an updated budget for building a similar structure on our site. See Appendix One for details. The estimated cost for a new town hall in Pleasant Valley would be \$987,859.

The Town of St Joesph has just completed building a town hall similar to what other towns have done in the county. Bid documents are unavailable at the time this report is being written. The budgeted amount for the new structure two wells and septic was \$2,612,650. There have been architectural issues, and the finished project is expected to exceed this amount.

Hourly Use Rates

The table below has been derived as an attempt to put some context of the per hour use rates for the different options and prices in the report. We have used an assumption of 72 hours a year for building use and a five-year bond for the repair and a 15-year bond for any new construction.

Option	Cost	Bond in years	Cost per year	Cost per hour used
Rented Space	7,800	0	7800	108
Upgrade /repair	85,000	5	17,000	236
New Hammond	987,859	15	65,857	915
New St Joe	2,612,650	15	174,177	2419

Conclusion

Although the board did not task the Commission with determining a recommendation, it is the Committee’s opinion that exploring rented space is the most fiscally responsible option.

Appendix One
Hammond Town Hall



Gavic Construction Corp. Spreadsheet Report - 6/10/2025 11:07 AM

GENERAL REQUIREMENTS 66,315 Performance Bond, Permit, Supervision, Temp Facilities, Cleaning, Misc Tools and Equip.

EARTHWORK 152,599 Erosion control grading, excavation and backfill, site restoration.

UTILITIES 26,187 Water Well

PAVING & SITE CONCRETE 52,453 Blacktop and sidewalks

SITE IMPROVEMENTS 787 Signage

LANDSCAPING 56,940 Trees, foundation planting, sod, or seed

CONCRETE 61,548 Foundation walls and slab

ROUGH CARPENTRY 109,795 Wood Framing

ARCHITECTURAL WOODWORK 41,240 Wood trim, base and wall cabinets, vanities.

INSULATION 16,384 Vapor Barrier, batts in walls, blown in attic.

SHINGLES & ROOFING TILES 25,801 Underlayment, Asphalt Shingles, and trim

ROOFING & SIDING PANELS 58,727 Underlayment metal siding and trim

DOORS FRAMES & HARDWARE 23,414 Metal doors on exterior, pre-hung wood on interior

GLASS AND GLAZING 30,162 Aluminum entrance, Anderson, or Marvin windows

GYP BD. & PLASTER SYSTEMS 40,415 Interior sheetrock and taping.

ACOUSTICAL TREATMENT 10,961 Acoustical ceiling

FLOORING 15,106 Carpet, vinyl tile and base

PAINT & WALLCOVERINGS 15,879 Painting as required.

SPECIALTIES 11,733 Flagpole, toilet accessories

EQUIPMENT 6,525 Kitchen equipment

FURNISHINGS 7,972 Window blinds

PLUMBING 41,154 Toilet rooms and kitchen

HVAC Systems 46,251 Heating and cooling

ELECTRICAL 69,512 Power and lighting and low voltage.

Total 987,859 (information supplied by Gavic Construction).