

Raynes Farm Stewardship Committee
Meeting of April 5th, 2024
Draft Minutes

Members present: Nick Campion (Chair), Bill Campbell, Ben Anderson, Ginny Raub, Don Briselden, Sally Ward
Staff present: Kristen Murphy

Nick Campion called the meeting to order at 8:30 am.

Raynes Barn Update:

Kristen provided the committee with a status report for the repairs at Raynes Farm. Below is a status report included in the LCHIP mid-point document. Though this specific list was not shared at the time of the committee, each item was verbally discussed.

Exterior Items				
	Budget	Expended to Date	2023 COMPLETION	2024 COMPLETION
Foundation repointing	10,000	10,000	COMPLETE	
Clapboard/Trim Repair	97,800	38,503.31	South side repair/replacement and final paint coat complete to top of windows.	Finish remaining south side and complete west gable end TO BE COMPLETE BY END OF 2024
Windows	14,000	15,128.75	Window sash repairs complete on all windows. Glazing and final painting COMPLETE, awaiting install. Install will occur after clapboard/trim.	South side window installation following clapboard trim repair. West and North side installed after southside completion. East side installed after west clapboard and trim repair. REMAINING TO BE COMPLETE BY END OF 2024
Doors	3,500	1,400	Tracks repaired for East and West gable end sliding doors. East side door repaired using existing material from recovered from past repairs to Raynes barn.	Minor repairs to south side west and east end doors to ensure functional closure. TO BE COMPLETE BY END OF 2024
Paint	29,385	19,934.15	Southside paint complete to top of windows	Remaining south side and west gable end TO BE COMPLETE BY END OF 2024
Silo connector	3,000	0		TO BE COMPLETE BY END OF 2024
Silo	8,115	0		TO BE COMPLETE BY END OF 2024
Exterior Item Total:	165,800	84,966.21		

Interior (Lower Level)				
Brackets	1,200	2,108.85	COMPLETE	
Sill repair	25,000	22,003.66	COMPLETE	
Interior (Lower Level) Total:	26,200	24,112.51		
Interior (Main Level)				
Posts & Beams	9,500	6,070	COMPLETE	
Floor	6,500	1,687.45	80% COMPLETE	TO BE COMPLETE BY END OF 2024
Interior (Main Level) Total:	16,000	7,757.45		
Total Item Costs:				
	208,000			
Contingency @ 10%	20,800	0		
Management Fee/General Conditions @ 10%	20,800	5,578.82		
Total Project Cost:	249,600	122,414.99	49% Expended	
Repairs Deferred to Future Funding				
Exterior Clapboard Repair/Painting	55,000			
Interior Staircase	5,000			
Fire Detection System	12,000			
FUNDED IN HOUSE				
Site work	2,600	0		In house, following all exterior project work
ADA	1,200	0		In house, following all exterior project work

Ben Anderson said he gets a fair amount of inquiry at his events for a status update. Kristen will prepare a 1-pager or brochure that he can share upon inquiry.

Next Steps:

Kristen shared that she was encouraged by Paula Bellmore of LCHIP to apply for a portion of the remaining funding. Kristen still needs to calculate the exact amount based on match requirements but noted that the \$20,000 Mooseplate grant we received can be used as match. Committee members expressed support for applying and offered assistance for application review. The project would still be included in the CIP, and if grant funds are not awarded the committee recommended going forward with a town funding request for the remaining repairs.

The committee will look at potential upcoming outdoor events and explore working with EXTV on a video project update for the public.

Meeting adjourned at 9:40.