



HISTORICAL MUSEUM BOARD OF TRUSTEES MEETING AGENDA

Tuesday, April 05, 2022 at 7:00 PM

15 East Franklin Street Bellbrook, Ohio 45305
T (937) 848-4666 | www.cityofbellbrook.org

1. OATH OF OFFICE

- A. Mayor Schweller will administer the Oath of Office and swear in re-appointed members to the Board

2. CALL TO ORDER

3. ROLL CALL

4. ELECTION OF OFFICERS

A. Election of Chair Person

Floor will be opened for nominations with each valid nomination receiving a second. Valid nominees will be called for vote

B. Vice Chair

Floor will be opened for nominations with each valid nomination receiving a second. Valid nominees will be called for vote

C. Secretary

Floor will be opened for nominations with each valid nomination receiving a second. Valid nominees will be called for vote

5. APPROVAL OF THE MINUTES

6. OLD BUSINESS

7. NEW BUSINESS

- A. Review, discussion and prioritization of necessary repairs to Museum Building

8. OPEN DISCUSSION

9. ADJOURNMENT



G. L. Dart General Contracting, Inc.
A-1 Roofing & Construction

Item A. Section 7, Item

Customer Contract Proposal

Date: 2/21/2022
Customer Name: City of Bellbrook/Dwight Bartlet
Company: Bellbrook Museum
Phone Number: 937-475-6659 Address: 42 North Street City: Bellbrook State: Ohio Zip: 45305
Email: w.mitty@att.net, bev@cityofbellbrook.org, rob@cityofbellbrook.org

SPECIFICATIONS FOR LABOR, MATERIALS, TERMS AND CONDITIONS
G.L. Dart General Contracting agrees to furnish all materials & labor necessary for the work specified below unless otherwise noted.

G L Dart will remove existing wood steps at the front of the museum. Remove pavers to a squared off area for reconstruction. Supply and install new stone steps slightly wider than the front entrance door. Tuck point foundation walls on the front and sides of the museum. Tuck-point 2nd area of the steps on the 2nd building. Tuck-point the foundation on the front and two sides of 2nd building.

After new steps are built on the front of the museum supply and install new paver bricks to match as close as possible. If the pavers do not match exactly, we will pick an accent color and square off the area so that it looks like an accent area.

Supply and install and paint iron railings to both sets of steps on the front of the museum and the second building. Core drill and tap the iron railing into the paver bricks or ground with cement.

Labor and Materials: \$6,500

Comments/Terms: **50% deposit required to start job. Balance due upon job completion**

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THREE DAY RIGHT TO CANCEL: I hereby acknowledge that I have been informed of my right to cancel this contract within three (3) days of signing this agreement and have been provided two or more copies of the Notice of Cancellation.

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Insurance Company	Phone	GL Dart Representative	Date

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GL Dart General Contracting (Name of seller), at 74 E. Franklin Street Bellbrook, Ohio 45305 (address of seller's place of business) not later than midnight of _____ (Date) _____

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Clean out crawl space, remove trash, remove dirt piles, install gravel base for moisture. Remove stone 2-3 courses, brace front of building framing system. Remove damaged original framing, shore up original framing to remain, add joist system, band board and main supports, tie onto existing previous repairs. Move gas line and lower it to accommodate new framing , relay stone and tuck-point needed areas. Remove window at foundation and lay stone in place of window. Remove electric lines and re-install if needed. Build up and lay stone in corner where missing, build threshold and assist Matt at City of Bellbrook to accommodate his re-install of original door.

It is likely that the bottom row of siding and left corner trim will fall apart or split during shoring of building. (see next estimate) Remove all parging /stucco from front of stone, flash transition (this was listed in the estimate from 2019 but has gotten worse since) The stucco isn't original and the stone will match and look better and also match historical standards.

Labor & Material: \$11,800

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Crowl Building & Museum:

Trim trees over hanging Crowl building, remove gutter guard, clean gutters, install flashing to repair existing leaks causing rot on trim boards. Tuck-point minor areas on foundation of Crowl building. Repair gutter fascia wood, door threshold various trim problems. Replace handrail to Crowl entrance, stucco fill voids in landing of steps. Add cover plate handrail to 2nd story steps to prevent further damage and keep water out. Perform a seam tune up detail on 2 rubber roofs (someone put asphalt patch on incorrectly) repair flashing trim. Clean with power washer and then install a 3 part liquid elastomeric flat roof system to both flat roofs. Prime all newly repaired wood, install lifetime gutter guard to both buildings. Replace pipe boot flashing on the main roof, repair loose down spout.

Labor & Material: \$6,800

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Remove siding on left and right of main original structure 2 layers likely, install house wrap (if sheeting is needed or damage exists, evaluate and report to Dwight to discuss options)

Remove needed trim at base and repair corners, remove hand rails off of front of building and patch holes. Install siding to match front of museum as close as possible. Caulk, prime and paint new siding. Flash windows and bottom of siding. Remove all trash.

Labor and Materials: \$13,600

Current lumber prices for 30 days, price of lumber materials may increase. No additional labor charges, only material. Current price of lumber is \$4 sq ft.

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Museum & Crawl House:

Clean, wash, scrape and prep all previously painted surfaces, including new siding, include black hand rails, decks and deck ceilings, steps, siding soffit, trim, doors, windows, rail and walls. Prime all bare area with oil primer, paint 2 coats 20 year rated paint to all surfaces, stain all decks and steps, citys choice of solid color or transparent stain.

Museum is an entire restore and paint job, Crawl house is a touch up, prime in areas needed and repaint momse of the trim, touch up same color as existing.

Labor and Materials: \$6,500

Comments/Terms: **50% deposit required to start job. Balance due upon job completion**

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