

Onley Town Council Special Meeting/Building Workshop Minutes of June 17, 2019

VIRGINIA: At the Special Meeting/Building Workshop of the Onley Town Council held at the Onley Baptist Church, 25501 W. Main Street, on the 17th day of June, A.D., 2019:

Council Members Present: Matt Hart, Mayor
Ned Finney, Vice-Mayor
Billye D. Custis
Claudia Harmon
Rose Pierson
Susan Rillo (arrived 5:35pm)
Woody Zember

Staff Present: Jamye Salazar, Town Manager
Rachel Kellam, Town Attorney

Call to Order

Mayor Hart called the meeting to order at 5:31pm.

Invocation & Pledge of Allegiance

The invocation was given by Billye D. Custis and the Pledge of Allegiance was led by Ned Finney. At this time, Mayor Hart stated that the representatives from Berecah should be here shortly, adding that he will give the floor to them once they arrive to answer questions that have come up in previous meetings. He stated that once they are finished, he will open up the floor to Council for additional questions. Lastly, the public may be able to ask questions as long as they stay within the three-minute time limit. He asked that everyone be respectful in their comments. At this time, he asked Ms. Salazar to read the Rules for Public Participation while we wait for the representatives from Berecah. She did so and stated that she did not realize that there would be public participation; she will need to pass around a sign-up sheet for anyone that wishes to speak. At Ms. Kellam's recommendation, Council agreed that they will only hear public comments if there is time at the end of the meeting.

Adoption of Agenda

Motion: To adopt the agenda as written by Rose Pierson and seconded by Ned Finney.

Roll Call Vote: Zember-yes; Rillo-yes; Harmon-yes; Pierson-yes; Custis-yes; Finney-yes.

MOTION PASSED

Property at 25571 E. Main St./New Town Office

Mayor Hart introduced Roger Collison and Linda Bowden from Berecah Homes. Mr. Collison began by inviting everyone to come to the factory and see exactly what it is that they do. He stated that he has drawn some blueprints based on a project that was already submitted as far as number of rooms and space. He did change the dimensions to make it more modular friendly. He passed around a set of plans (attached) reminding everyone that they are conceptual, so they can be modified. He proceeded to state the following:

- There is no difference in the building code for modular construction than for homes that are built on site. Both fall under IRC (residential) and IBC (commercial). This building will fall under IBC for light-commercial. There is no difference in appraisals or quality of materials. He stated that he feels that modular has an advantage over site-built

construction due to the quality control and the fact that they are built out of the elements. He stated that he is often asked if his product lasts as long as a stick-built house, the answer is no – it lasts longer. The reason is because of the way that it's put together.

- When the modular leaves the factory, the shingles are on, the windows are in, the drywall is in and the sub-floor is down. Because these things are pre-assembled, we have to be able to take them down the road at 60 mph, pick them up with a crane and set it on the foundation; which means it has to be quite a bit stronger than stick-built. Everything is sealed off while it is moved so nothing will get wet if there is inclement weather.
- The same lumber (spruce/pine/fur mix) is used as stick built.
- The addition of upgrades is possible to prevent future issues. You can change the structural dimensions if necessary. He stated that 2'X6' 16" on center outside walls are the norm and there has never been a request to upgrade that. He believes that we can brick the entire outside façade and still be within budget. The finishes will really be up to the town.
- There is a ten-year structural warranty on the product and one-year warranty walk-through. There are always call-backs but they are handled appropriately.
- Once the contract is signed, there will be no cost overruns on the project; so there will be no additional costs at the end.
- The estimated time frame for the project from digging the footer to handing over the keys is around six months depending on weather.
- The detailed set of plans can be sent out to any contractor for bids but the plans are geared toward modular since they have to engineer the load and have the plans stamped and sealed by a third-party architectural firm.
- The plans will meet local, state and federal building codes.

He concluded by saying that "stick-built" is not a thing – it's a method of construction that meets IRC. He reiterated that modular is quicker and better quality. He explained the difference in HUD code/standards and that they pertain to manufactured homes – not modular.

At this time, Mayor Hart opened the floor to Council for questions.

Ms. Harmon asked how many other commercial modular buildings have been constructed by Berecah. Mr. Collison cited several locations in the Maryland area. He stated that the majority of what he builds is residential.

Mr. Finney asked how many of the 2,000 homes have been commercial. Mr. Collison replied twenty. Mr. Finney asked what they have been told is the budget for this project. Mr. Collison stated that he had not been given a budget – but he had heard what the prior bid was. His best guess on the cost of this project is within the \$450,000.00 – 550,000.00 range but he won't know the final amount until plan design is complete. He really feels that it should be around \$450,000.00 to \$500,000.00 with an additional \$200,000.00 for site work. Mr. Finney asked about the cost of the building in Willards, Maryland. Mr. Collison was unable to remember specifics. Mr. Finney asked if \$200.00 per square foot was accurate. Mr. Collison said he felt he could keep it at no more than \$195.00 per square foot. Mr. Finney asked several questions about the specifics of the construction of the building which Mr. Collison

promptly answered. There was a discussion about the possibility of a second floor much like the one at the Willards location, doors windows, walls and the heating and cooling system.

Mayor Hart asked Mr. Collison to explain the conditioned crawl space under the building. Mr. Collison explained that they insulate the perimeter of the foundation with spray foam on the walls, wrap it in plastic and install a commercial grade de-humidifier and sump pump.

Ms. Harmon asked how many sub-contractors will be needed. Mr. Collison replied the mason work, the HVAC, the frame, the set crew, finish painting, flooring installation, electrical and plumbing. They are supervised by Berecah for a fee that is built in the contract price. The job will be assigned a job site supervisor to oversee the project. That person will be on site 2-3 days per week during construction.

Mr. Zember asked about the size of the portico on the plans. He also asked about the cost of the additional bricks on all four sides. Mr. Collison stated at this time, it's hard to quote an exact cost but he feels that it is well within the town's budget. Mr. Zember asked about the floor joists. Mr. Collison said they are standard at sixteen on center but he suspects that on this project, they will be twelve on center.

Mr. Finney asked if the standard trim is wood. Mr. Collison said that it is. It is finger-joint prime white wood. Solid wood that can be stained is an upgrade. Wider molding is also an upgrade but it is inexpensive.

Mr. Finney asked about insulation in the interior walls. Mr. Collison said that while it is not standard, they can do it and it is relatively inexpensive. He recommends that we definitely insulate the offices and the closed session room.

At this time, Mayor Hart open the floor up to the public.

Mr. Bliss asked what the wind rating is for the building. Mr. Collison said that would be a question for the engineers but he knows that it will be more than sufficient.

Mayor Hart asked about the cost of a metal roof adding that he is worried about long term maintenance. Mr. Collison stated that a metal roof can cost up to \$45,000.00 but it will last three times longer than a regular roof.

Mr. Gardner asked about the difference in price between architectural thirty-year shingles and three-tab thirty years shingles. Mr. Collison said that they do not use three-tab shingles.

At this time, Mayor Hart and Council thanked Mr. Collison and Ms. Bowden for coming to the meeting.


Adjourn

Motion: To adjourn at 6:40 pm by Rose Pierson and seconded by Ned Finney.

Roll Call Vote: Zember-yes; Rillo-yes; Harmon-yes; Pierson-yes; Custis-yes; Finney-yes.

MOTION PASSED

Respectfully submitted by,


Jaye Salazar
Town Manager


Matthew D. Hart
Mayor