

From: Robert Stephenson rob@rs41.org

Subject: Meetinghouse painting

Date: March 21, 2022 at 11:30 AM

To: Jon Frederick jfrederick@townofjaffrey.com, Todd Croteau tcroteau@townofjaffrey.com, Janet Grant janetsgrant@msn.com, Franklin W. Sterling fwsterling@comcast.net



Hello,

As you all know we are doing extensive work on the Meetinghouse Tower beginning later this month.

When meeting on March 8 with the contractor, Brad Davis, and his sub-contractor Stebbins Painting, I asked Stebbins to submit a proposal to paint the south (main) facade as a separate project.

They have submitted the proposal attached below. Their price is \$10,000. Matt Jarvis of Stebbins called me last week to see whether we had made a decision. He said he would cut \$500 off the price and his boss might be able to go further.

I imagine they would do the job for \$9,000.

There is a certain economy-of-scale here as they will have their equipment and workers on site for the Tower and west facade work. I do not know what the job might have been estimated at if they were not doing the Tower and west facade work as well.

This amount is far higher than Dennis Wright has charged in the past. (See attachment.) (I will need to consult the files of the Trustees of Trust Funds to retrieve the exact amounts paid out of the Meetinghouse Trust Fund for painting.) I should point out that Dennis only primed and applied one coat of finish paint. The painting specs (attached below) call for primer and two finish coats.

As far as I can tell at the moment the last time that the south facade was painted was 2007 (although this may not be so).

I asked Dennis several times during the past months to give me a proposal. He never did. When he finally got back to me earlier this month he said flatly that he was all booked up for this season.

What are our options? There seem to be three:

- 1) Accept their proposal and negotiate it down to at least \$9,000. (I'd feel more comfortable if Jon or Todd did this as they are actually Town employees.)
- 2) Find one or more other painters. (Sam Greene, who oversees buildings for the VIS, has told me that painters are in short supply at the moment and are charging more than in the recent past. If we go this route Jon or Todd will have to do the finding. It may be too late to find someone for this season.)
- 3) Don't do it in 2022 but get a proposal from Dennis for 2023. (The newly painted Tower and west facade will then contrast markedly with the unpainted south facade over the next year although this might not be great importance.)

My recommendation is to go with Option 1.

I'm also attaching financial information that summarizes where we are at the moment. This is for the Tower project alone. There are no other significant expenses expected in 2022 other than the Tower project and this proposed painting of the south facade.

Please get back to me with your thoughts. I promised Stebbins we'd get back to them this week so time is of the essence.

Regards,

Rob





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Meetinghouse Painting Record

This is incomplete. One would need to go to the files of the Trustees of Trust Funds to determine amounts paid for painting.

- 2002 South façade, portions of the Tower.
- 2003 Touch-up painting interior.
- 2004 East façade. Sunshine Painting.
- 2005 Touch-up painting interior.
- 2006 Entire Tower. J&D Painting.
- 2007 South façade. North wall interior. East stairs & bulkhead. Dennis Wright.
- 2008 Touch-up painting interior.
- 2009 East façade. Dennis Wright. \$3,860
- 2010 24 windows removed and restored/painted. Dennis Wright.
- 2011 Remaining windows removed and restored/painted. West façade & Tower. Dennis Wright.
- 2012 Ceiling, second floor walls. Dennis Wright. \$8,960
- 2013 Walls & ceiling of Tower entry. Touch-up painting interior. Dennis Wright.
- 2014 North façade. Dennis Wright.
- 2015 Touch-up painting on lower levels of exterior. Dennis Wright.
- 2016 Touch-up painting. Dennis Wright.
- 2017 Touch-up painting. Dennis Wright.
- 2018 East façade. Bell Stage of Tower. Dennis Wright. \$7,480. South edge of ceiling, restroom. Dennis Wright \$980
- 2019 None
- 2020 None
- 2021 None