



DDA ACTION SUMMARY SHEET

SPECIAL MEETING – NOVEMBER 11, 2025 @ 5:00PM

MEETING DATE: November 11, 2025

TOPIC **CONSIDERATION AND AWARD OF CONTRACT – CONCRETE (LUMBER YARD)**

BACKGROUND BRIEF:

The interior of the main barn, being proposed as the centerpiece of the public market, was originally used as a lumber rack, storage barn. The north and south rack areas have been removed and all salvaged materials saved. Those areas that were used as rack storage originally used 2"x12"x20' flooring boards. We have salvaged much of that material and are repurposing it throughout the project, but there is not enough to re-floor those areas where we will be using the barn for market and event facilities. This area is approximately 3900 sq ft.

This proposed work falls under our existing zoning compliance permit which allows us to finish the foundational repairs necessary for the repaired roofing and structural load. This will be inspected and permitted by the Township, as required.



FINANCIAL IMPACT:

The proposed work is planned and budgeted. The change from wood floor to concrete floors in the market barn is actually a cost saving over replacing the wood flooring. The estimated cost of materials to replace the wood flooring has come back between \$35,000 and \$46,000. We would then have to absorb labor for installation. The concrete is a permanent and reduced maintenance solution, at a lower cost.

CAVEAT – We are proposing an exposed aggregate surface preparation. This allows us to prep the concrete for aesthetic, and to have a non-slip surface. We are maintaining the step up to the side market areas, as recommended by our architect and building official review. There is a cost addition for the use of an exposed aggregate surface, but using this approach presents a significantly better result in both finish and use. If the Board would prefer the most economical solution, we would likely save 15% off the cost of this project element, and we would use a brushed concrete application, which this office feels would substantially hinder the impact of the project.

This is budgeted and is intended to be included in the public spaces grant, of which we were awarded \$595,000. To date we have expended approximately \$346,000 of the grant proceeds.

RECOMMENDED MOTION:

Move to accept and approve the proposal from JAH Services for the preparation and finish of approximately 2900 sq ft of concrete surface in the main barn, at a cost not to exceed \$34,560, with funding from GL 248-726-980-001 – Public Spaces Grant – General.