

SOCIAL HALL STUDY COMMITTEE

MEETING NOTES OF SEPTEMBER 9, 2020

The Social Hall Study Committee called their meeting to order at 7:00 P.M. The meeting was located in the Social Hall, 5400 Dutch Ridge Road, Beaver, PA 15009

PRESENT: Mark Piccirilli, Township Supervisor
Karen Green, Planning Commission
Selina Blinn, Parks & Recreation Board
Craig Nunamaker, Brighton Township Volunteer Fire Department
Bryan K. Dehart, Township Manager

CONSULTANTS: Ned Mitrovich, P.E., Township Engineer
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB
Moshier Studio

Unable to join the meeting was Sean Denny, Cubmaster, Pack 499.

Purpose of Study Committee: Mr. Dehart welcomed everyone and thanked them for their participation as part of the Social Hall Study Committee. Mr. Dehart gave a brief overview of why the Study Committee was created and its purpose. The Brighton Township Volunteer Fire Department (BTVFD) transferred ownership of the Social Hall to the Township when they were no longer able to properly maintain and operate the building. Previously, the primary use of the building was for fish fry dinners as a fund raising event for the BTVFD. A reduction in the number of volunteers and increasing costs resulted in the fish fries being discontinued.

The Brighton Township Supervisors had preliminary drawings and cost estimates prepared by the Township Engineer for site improvements. Ms. Moshier, who prepared the drawings and oversaw the renovations of Shultz Lodge at Two Mile Run Park was also brought in to prepare drawings and cost estimates for the renovation of the Social Hall. The purpose was to apply for grant funding through the PA Department of Conservation and Natural Resources (DCNR). However, the DCNR advised that prior to considering funding a feasibility study for the building was to be prepared. The format of the study is to follow the DCNR Indoor Recreation Facility guidelines. The purpose of the study is to garner community input and support for the use and renovations of the building.

A copy of the DCNR feasibility study guidelines and scope of work elements was provided to each person.

Tour of Building/Grounds: The group toured the building to view the existing conditions and walked the grounds also.

Review of Site Plan by LSSE: Mr. Mitrovich reviewed a preliminary site plan. He noted that the site is surrounded by pavement to provide parking for the facility. The existing paving is substantially deteriorated. He also noted that areas of the paving slope to the building. The repaving of the parking lots will require excavation of the base and regrading to improve the drainage. During the building tour water in the lower level was present. Landscaping areas are proposed to be added to improve the site aesthetics. The site has frontage on Dutch Ridge Road and Grange Road. Both are State roads. The redesign provides a defined access point onto Grange Road.

Review of Building Renovation Proposal by Moshier Studio: Ms. Moshier conducted a power point presentation during which she discussed the physical condition of the structure, noting the shortcomings of the existing HVAC and other operating systems, and the need to provide accessibility upgrades. The building is large in size, has high ceilings, a large kitchen area to accommodate a catering service and other strengths. The lower level is an unfinished area presently but is proposed to be renovated to provide additional usable space.

The history of the Grange organization was reviewed and it was pointed out that the original Social Hall structure was constructed as the Brighton Grange, built in the early 1900s and moved and expanded at its current location in 1931. Subsequent additions were made after the acquisition of the property by the BTVFD in 1969. Part of the renovation plans envision restoring the exterior to an original grange appearance.

The interior space plans, first developed in 2018, were presented and reviewed. The bathrooms are reconstructed to provide ADA compliance. The stairway to the lower level is relocated and enlarged. The main hall is shown as banquet event space with seating for 200. The space has a divider also. The kitchen area is remodeled as a catering kitchen, and the back rooms repurposed for storage of tables and chairs. The lower level remodel maintains the mechanical rooms, provides bathrooms, storage and a 1,400 SF meeting area. There is direct access to the outside from the lower level.

The scope of construction includes exterior siding, gutters and insulation, soffit and fascia, windows, doors and trim. The interior construction includes new stairs to the lower level, partitions, bathrooms, doors, plumbing, flooring, air conditioning, HVAC upgrades for the basement, catering kitchen improvements, lighting, alarms systems, and new fixtures.

Discussion – Ideas and Options: The Committee discussed the building options. The addition of a deck on the Dutch Ridge Road side was proposed to permit some outdoor space. Some outdoor space on the east side of the building was also reviewed. To properly divide the space for a smaller meeting area would require bathroom facilities on both sides. Adequate parking could be an issue for larger events. Use of a part of the upper parking area by the BTVFD Station 3 can be investigated. The use of the space as a rental space and banquet hall appears as the most reasonable option. The Township's other indoor rental facility at Two Mile Run Park is highly used. The building can be used for large public meetings that exceed the capacity of the Municipal Building. The Parks & Recreation Board can also plan events or programs in the building.

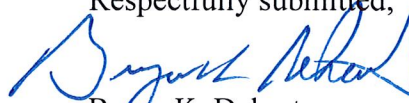
Next Steps: Copies of the drawings will be sent to all members by email. Ms. Moshier will evaluate the deck addition, additional toilet facilities and other items discussed. Mr. Mitrovich will look at adding outside lighting and updated the cost estimate. Mr. Dehart said the study is to include a market analysis by comparing competing facilities. He will contact Beaver County Recreation to discuss the rental facilities, use patterns and costs. Beaver Station is another local rental in Beaver that can be compared. He asked the members to consider the manner of operations. What types of amenities should be provided as part of a rental package? Should an on-site person be required for larger events? An operating budget will need to be prepared as part of the plan. Therefore, rental rates, operating costs, etc. will need to be estimated.

Additional Business: The next meeting will be scheduled after these items are prepared.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 8:10 P.M.

Respectfully submitted,



Bryan K. Dehart
Township Manager

Attachments: Agenda
Sign-In Sheet
Moshier Studio Power Point Presentation

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.
Harold F. Reed, Jr., Esq.
Solicitors

Lennon, Smith, Souleret
Engineering, Inc.,
Township Engineer

TO : Social Hall Study Committee

FROM: Bryan K. Dehart
Township Manager

RE : September 9, 2020 Agenda

DATE : September 1, 2020

1. **Call to Order.**
2. **Purpose of Study Committee:** The Manager will briefly cover the purpose/reason of the Indoor Recreation Facility Feasibility Study. See attached DCNR document on the scope of work guidelines for the study.
3. **Tour of Building/Grounds:** The Committee will tour the building and grounds to familiarize themselves with the current conditions of the property.
4. **Review of Site Plan by LSSE:** The Township Engineer will review a site plan that has been prepared for the property that includes paving and landscaping.
5. **Review of Building Renovation Proposal by Moshier Studio:** Renovations Plans were previously prepared by Moshier Studio. Cherie Moshier will review those plans.
6. **Discussion – Ideas and Options:** After the presentations the Committee can discuss ideas and options for the Social Hall, including intended uses.
7. **Next Steps:** The Committee can discuss next steps including future meeting(s) and public participation necessary for the study.
8. **Additional Business.**
9. **Public Comment.**
10. **Adjournment.**

BRIGHTON TOWNSHIP

Social Hall Study Committee Meeting

Sign-In Sheet

DATE: September 9, 2020

NAME:

ADDRESS:

1. Bryan K Dehart

Brighton Twp Mgr

2. NED MITROVICH

Brighton Twp

3. CRAIG NEWAMAKER

FIRE DEPT

4. CHERIE MOSHIER

MOSHIER STUDIO

5. Karen Green

Planning Comm.

6. Selina Blinn

Parks + Rec.

7. MARIL PICCIRILLI

SUPERVISOR

8. _____

9. _____

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20. _____



MOSHIER STUDIO

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BRIGHTON TOWNSHIP

SOCIAL HALL SCHEMATIC DESIGN

09.09.2020





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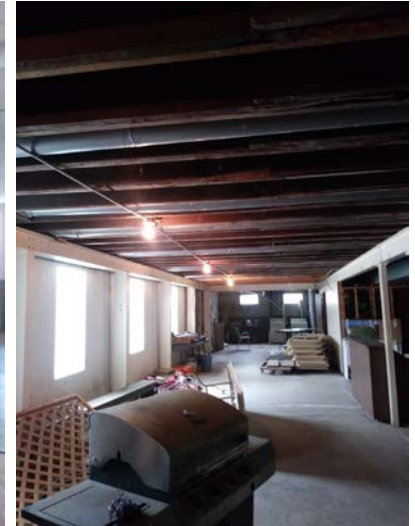
Physical condition, structure and enclosure
Operating systems
Accessibility

Existing Conditions



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Strengths
Challenges
Opportunities

Existing Conditions



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The Order of Patrons of Husbandry, better known as the Grange, was founded in 1867 as a fraternal organization to represent the interests of American farmers.



The organization was unusual at this time because women and any teen old enough to draw a plow were encouraged to participate. The importance of women was reinforced by requiring that four of the elected positions could be held only by women.



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Started in 1875, constructed this hill in 1910's on Dutch Ridge Road. Moved and expanded here in 1931. Sold to Brighton Township VFD in 1992.

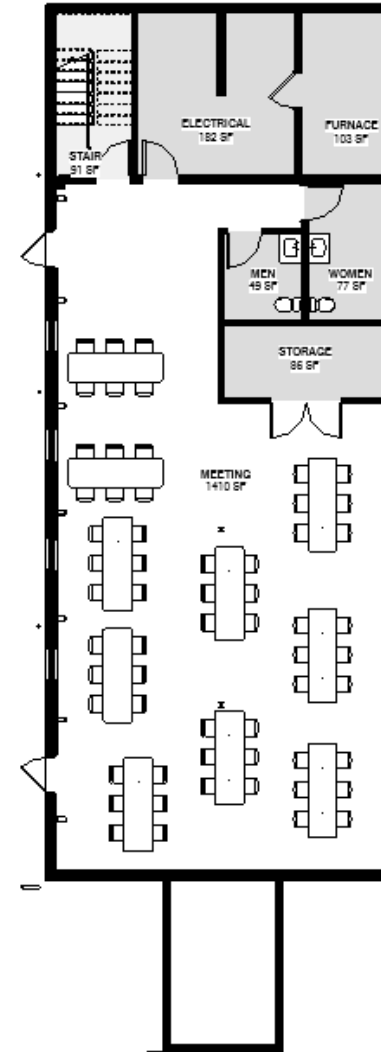
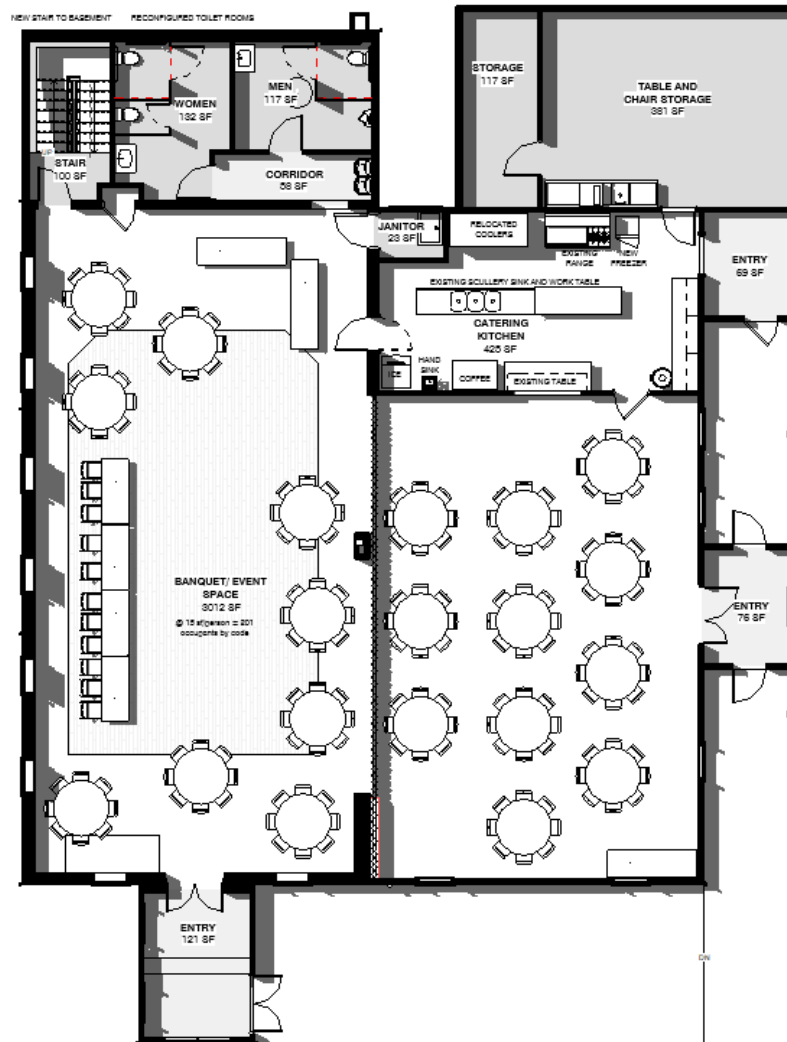


History



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Space plan

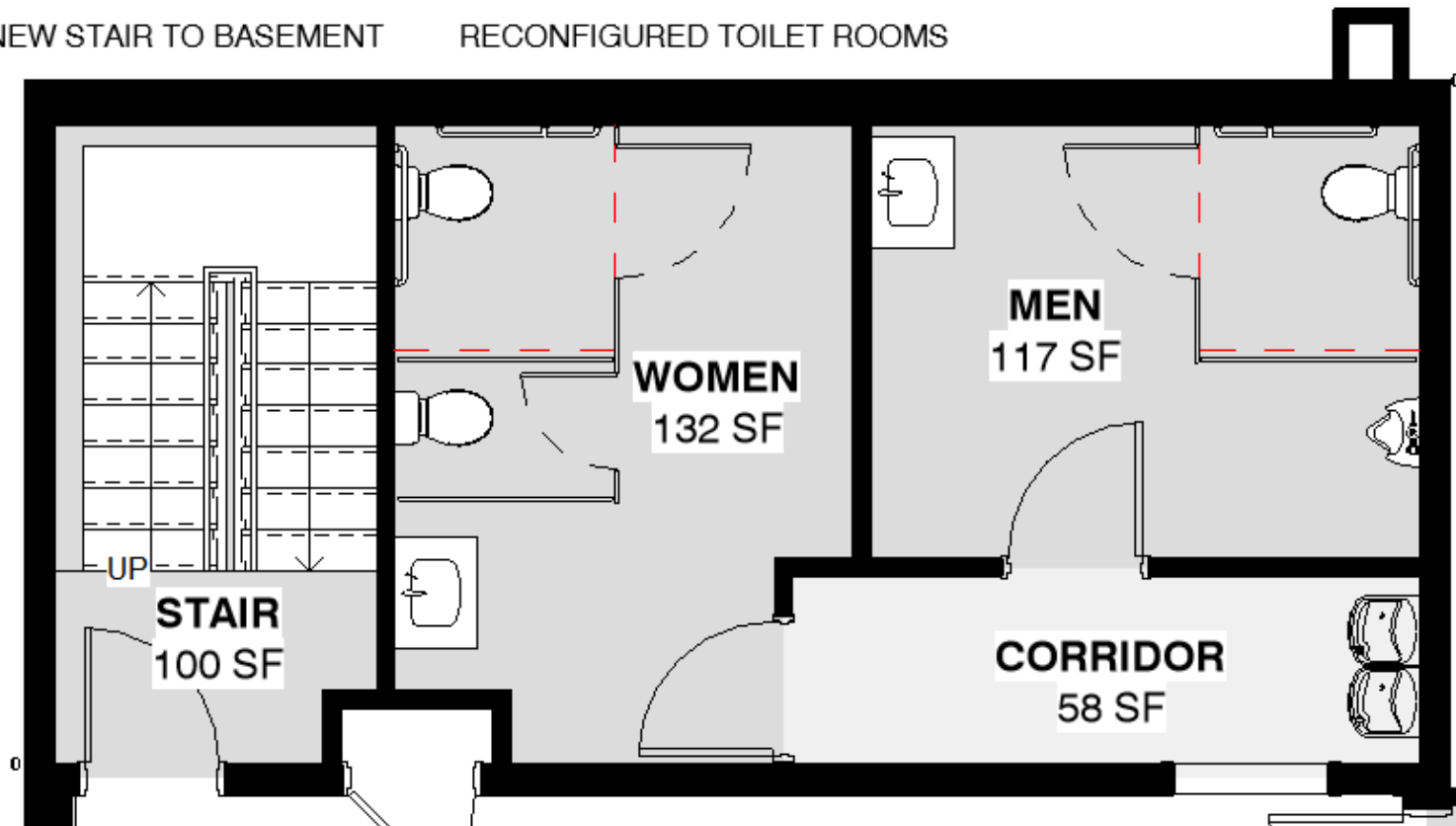


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NEW STAIR TO BASEMENT

RECONFIGURED TOILET ROOMS

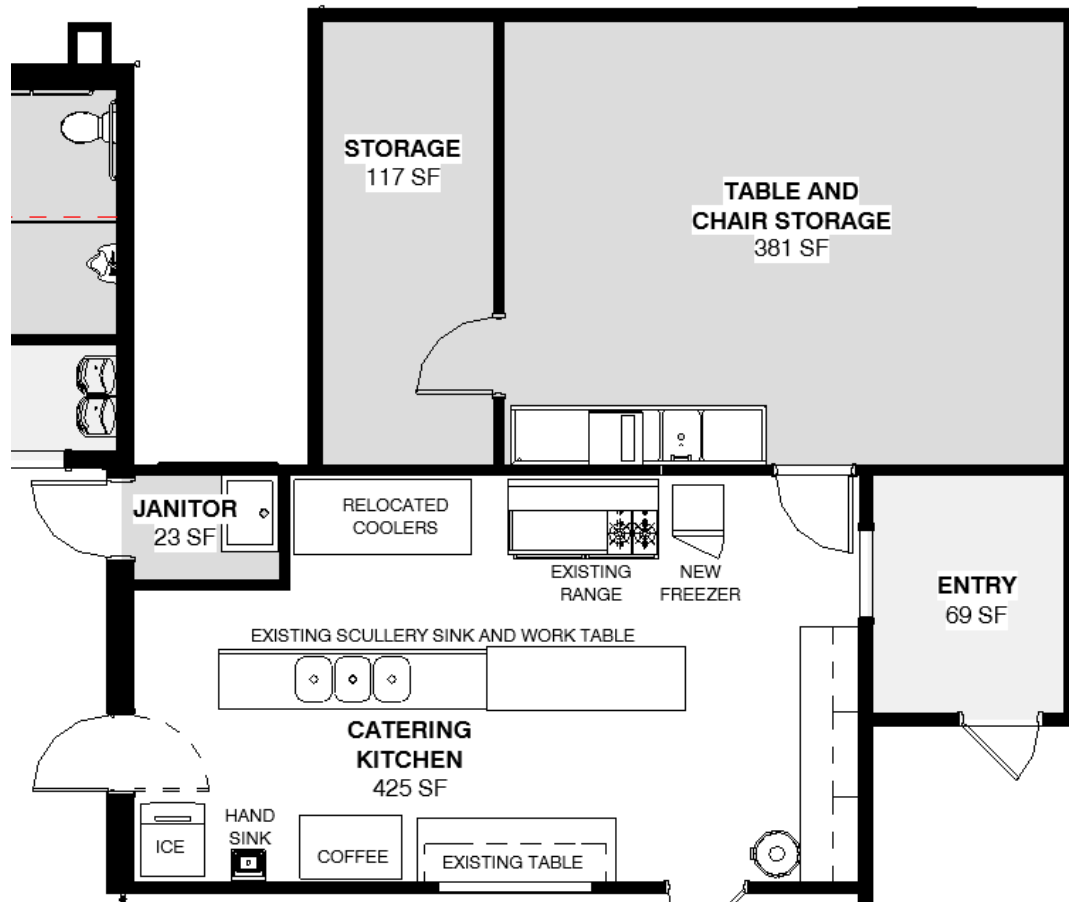


Plan Details



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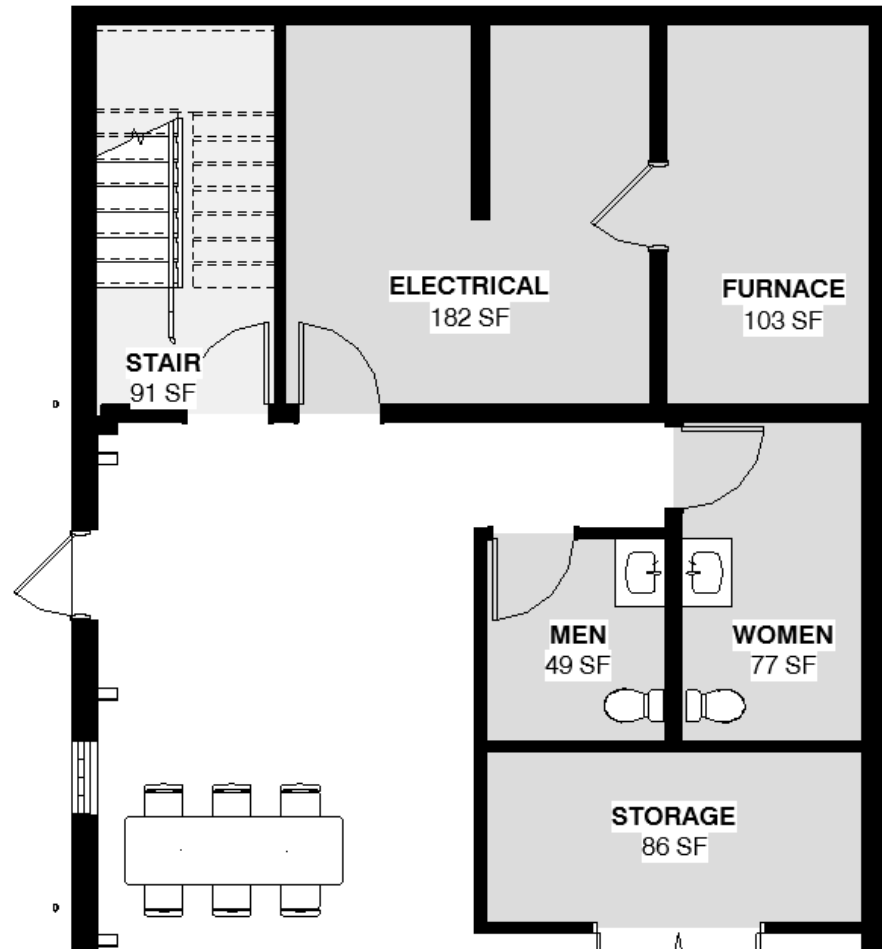
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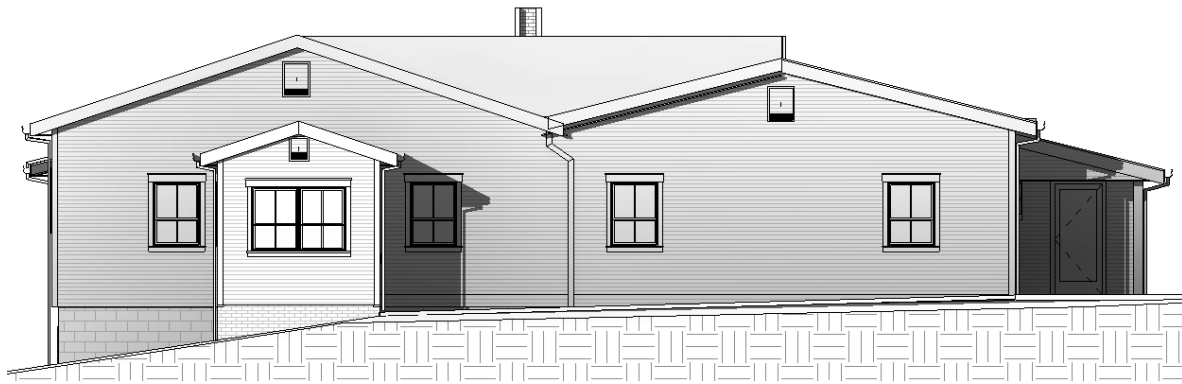
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Exterior view



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Exterior view



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Interior views



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Interior views



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Scope of construction:

Exterior: Siding, gutters and insulation, soffit and fascia, windows, doors and trim

Interior: Stair to basement, partitions, toilet rooms, doors, accordion wall, ceilings, ceramic tile, paint and LVT

Plumbing fixtures and connections to food service equipment

Air conditioning, HVAC for basement, exhaust hood and make-up air

Electrical service entrance, interior and exterior lighting fixtures, fire alarm system

General conditions, bonds, overhead & profit, contingency and escalation to construction in 2022

\$563,580

Plus furniture, food service equipment, soft costs