The Woolsey Project

Category: Town of Woolsey

Location: Highway 92 South, Downtown Woolsey

Estimated Cost: $223,000

Project Description

The smallest town in Fayette County, Woolsey was the original boom town. The historic Woolsey Mercantile Building was gifted by Ms. Josephine Ballard to the Town of Woolsey to be used for the good of the community. The building is located on Highway 92 South, in downtown Woolsey, and had over time served as a store and a general gathering place for the residents.

The Town of Woolsey desires to once again be a gathering place for residents and the County at large. This restoration project will create a place for people to meet, observe history, and enjoy a restful environment. This will give the south part of Fayette County a destination for residents and visitors. The historic Woolsey Mercantile Building will serve the community at large and the residents of Woolsey, while focusing on the values and future vision of the Town of Woolsey.

Existing Conditions

Historic Mercantile Building

Proposed Project

Completed Restoration Project

Town of Woolsey

Benefits

The smallest town in Fayette County, Woolsey was the original boom town. The Town of Woolsey desires to once again be a gathering place for residents and for the County at large. This restoration project will give the south part of Fayette County a destination for residents and visitors by:

- Creating a place for people to gather and hold meetings
- Restoring a historic building and establishing a location to observe history
- Establishing a restful environment for people to enjoy

Needs Assessment

The Woolsey Project

Background: The historic Woolsey Mercantile Building was gifted by Ms. Josephine Ballard to the Town of Woolsey to be used for the good of the community. The building is located on Highway 92 South, in downtown Woolsey, and had over time served as a store and a general gathering place for the residents.

The Woolsey Mayor and Town Council received estimates and bids on the restoration of the building. Barnard & Associates Remodeling, Inc., who has restored a good many historical homes in Fayette County, was chosen for the project. The total project cost will be approximately $223,000, which will include total interior and exterior restoration – landscaping and furnishings. Barnard & Associates Remodeling, Inc. plans to preserve the original look and feel of the building in a cost effective manner.

Objective: The historic Woolsey Mercantile Building will serve the community at large and the residents of Woolsey, while focusing on the values and future vision of the Town of Woolsey.

Need for The Woolsey Project

The mercantile building will serve the community at large through:

- Community Center: There are few places available in the County to use for meeting space. Proceeds will be used for ongoing upkeep and expenses.
    - Meeting place for civic groups, social organizations and clubs
    - Hub for Woolsey events and fundraisers
    - Affiliations may rent the facility

- Fayette County Museum: Displays for groups and individuals to tour. There is only one other museum in Fayette County.
    - Artifacts, archives, artwork
- Visitor's Welcome Center: Visitors can stop by for information on the Town of Woolsey and other historic Fayette County sites of interest. There is not a visitor's center on the south end of the County.

The mercantile building will serve the residents of Wooley through:

- Town Hall: Woolsey Council meetings and Town Hall meetings will be held in the restored building providing plenty of room for the public to attend. At this time, the meetings are in a very small space with very little capacity.
- Growth and Sustainability: With new landscaping, flowers, and shrubbery, the newly restored building will beautify the downtown area, which will draw potential new residents to Woolsey and help maintain property values.
- Pride and Honor: The restored building will give the Woolsey residents a sense of pride in their community; therefore honoring its place in history, original Woolsey residents, and roles they served in making Fayette County what it is today.

Vision and Values

The smallest town in Fayette County, Woolsey was the original boom town. The Town of Woolsey desires to once again be a gathering place for residents and the County at large. This restoration project will create a place for people to meet, observe history, and enjoy a restful environment. This will give the south part of Fayette County a destination for residents and visitors.

Community Impact

Community spaces are needed in all economic development plans. The restoration project will bring a diverse group of people working together towards a goal of preserving history and creating gathering spaces. Boy Scout groups, Rotary and other civic clubs, church groups, school groups working on projects, Rose clubs, Master Gardener clubs, and historical societies will be invited to play a part in completing the project. The media exposure that Woolsey, Fayette County, and residents receive will establish an excellent public relation and rapport for living in Fayette County.

The Woolsey government will have an appropriate place to conduct business, and the residents will have a place where they feel comfortable attending and participating in Town Meetings.

Long term, The Woolsey Project could deepen relationships in the community and pave the way towards other restoration and community projects.

The estimated cost to restore the mercantile building and complete The Woolsey Project is $223,000, detailed below:

The Woolsey Project		
ACTION ITEMS - TASKS	**COST**	**NOTES**
Phase 1 - The Woolsey Project		
Permit and Fees		
Architecture and Engineering	$2,800.00	
Lift Building and Foundation Work		
Remove all interior wall boards	$850.00	Demolition
Support and raise building	$18,500.00	Materials to lift building
Install footings and piers	$4,822.00	18 yards of concrete
Waterproof and drain foundation	$1,400.00	
Install walls in pier supports	$4,485.00	
Lower building to new foundation	$8,500.00	
Correct floor system to code	$9,427.30	
Rack building plumb and correct framing to engineer's design	$3,845.00	
Add supports for ceiling and roof	$4,890.00	
Clean Up, Trash Removal, Dump Fees	$1,200.00	
Company Overhead - Supervision Profit	$7,589.91	
Builders Margin	$7,589.91	
Total Cost of Phase 1	**$75,899.12**	

Phase 2 - The Woolsey Project		
Entry Doors	$2,485.40	New front and back door
Windows	$2,000.00	Budget for rebuilding or replacement
Plumbing	$2,880.00	2 half baths - ADA compliant
Heating/Air Condition	$3,850.00	
Electrical	$5,291.00	Service build
Recess Can Lighting	$1,300.00	20 recess cans
Roofing	$8,250.00	Metal roof - similar to current
Insulation	$8,450.00	Foam floor, ceiling, walls R13
Paint Exterior	$2,750.00	
Siding Repair and Replacement	$6,500.00	
Soffit and Fascia	$2,940.00	
Gutter	$1,150.00	
Replace Front Porch	$4,661.25	Replace front floor, roof, columns, and ADA ramp
Clean Up, Trash Removal, Dump Fees	$2,000.00	

Company Overhead - Supervision Profit	$6,813.46	
Builders Margin	$6,813.46	
Total Cost of Phase 2	**$68,134.57**	

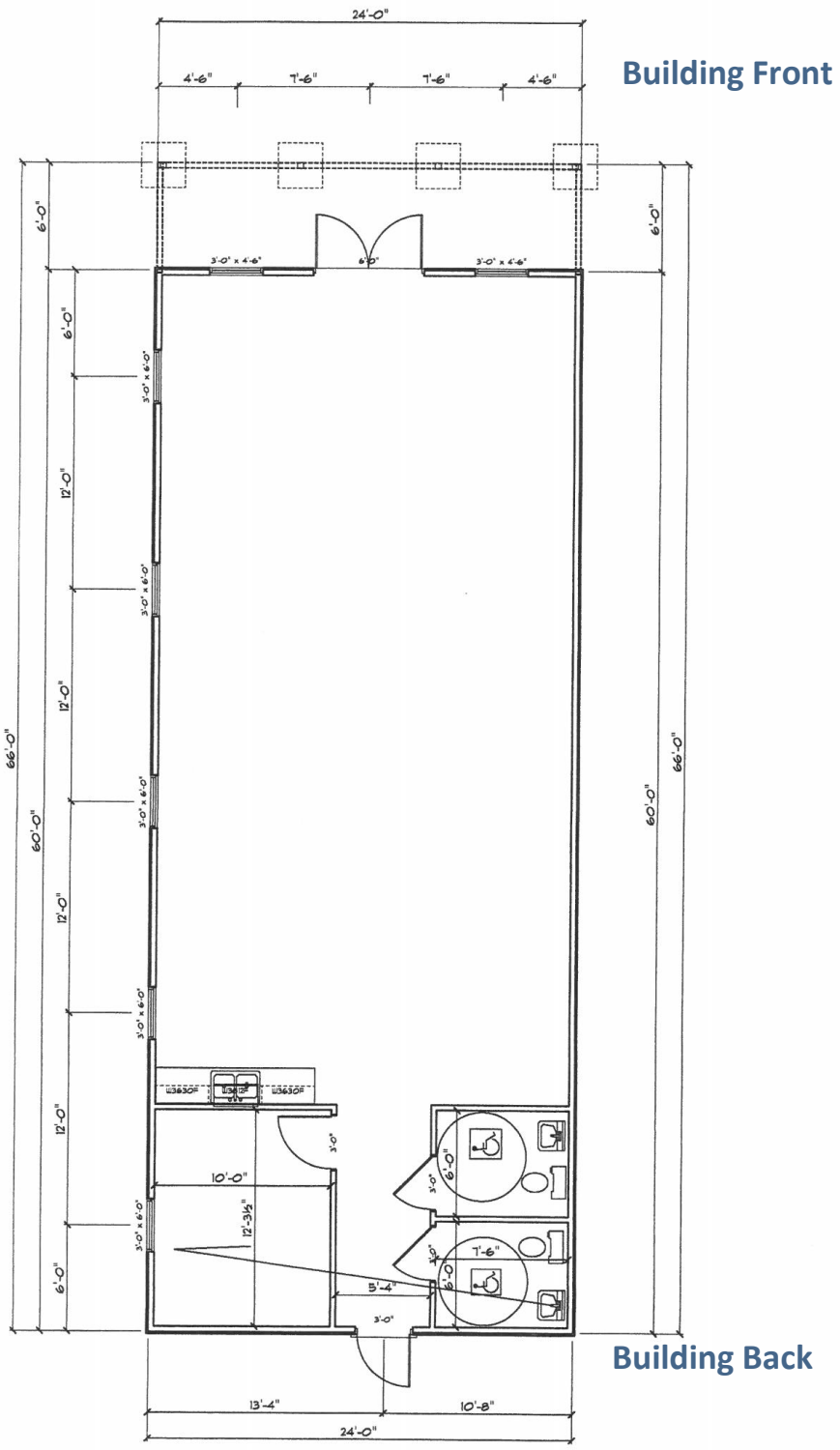
Phase 3 - The Woolsey Project		
Water Meter and Water Line	$2,450.00	
Septic System	$3,500.00	
Plumbing Trim	$2,200.00	
Heating/Air Condition Trim	$2,150.00	
Electrical Trim	$1,764.00	
Recess Can LED Trims	$590.00	
Finish Carpentry	$9,466.32	Interior walls, ceiling, doors, and trim
Finish Carpentry Labor	$7,500.00	
Paint Interior	$5,200.00	Stain and seal interior wood or paint
Tile/Marble	$1,536.00	Bathroom floors
Floor Coverings	$12,237.75	Pine hardwood floors
Cabinets	$800.00	Bathroom
Hardware and Mirrors	$2,200.00	Grab bar, mirrors, locks, soap dispenser, toilet paper holders, and other misc. items
Exterior Railing	$1,650.00	Wrought iron - ADA ramp
Clean Up, Trash Removal, Dump Fees	$1,200.00	
Final Clean of Entire Building	$400.00	
Company Overhead - Supervision Profit	$6,855.51	
Builders Margin	$6,855.51	
Total Cost of Phase 3	**$68,555.09**	

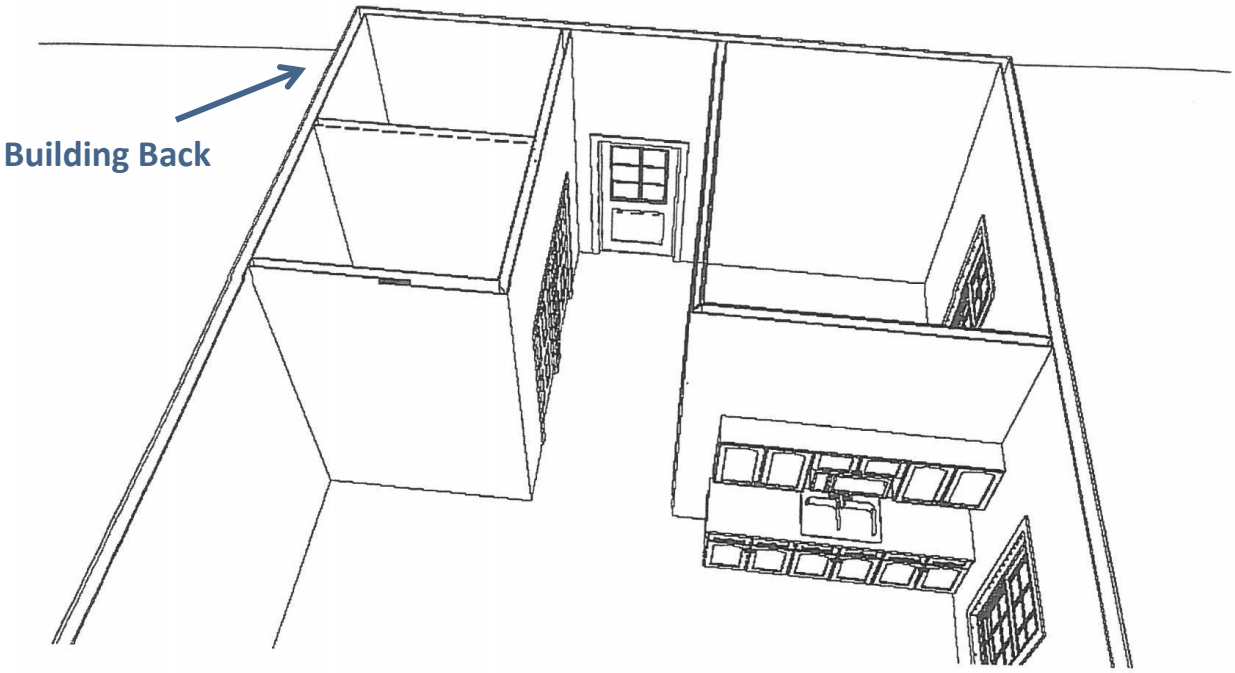
Total Cost of Phases 1-3	**$212,588.78**

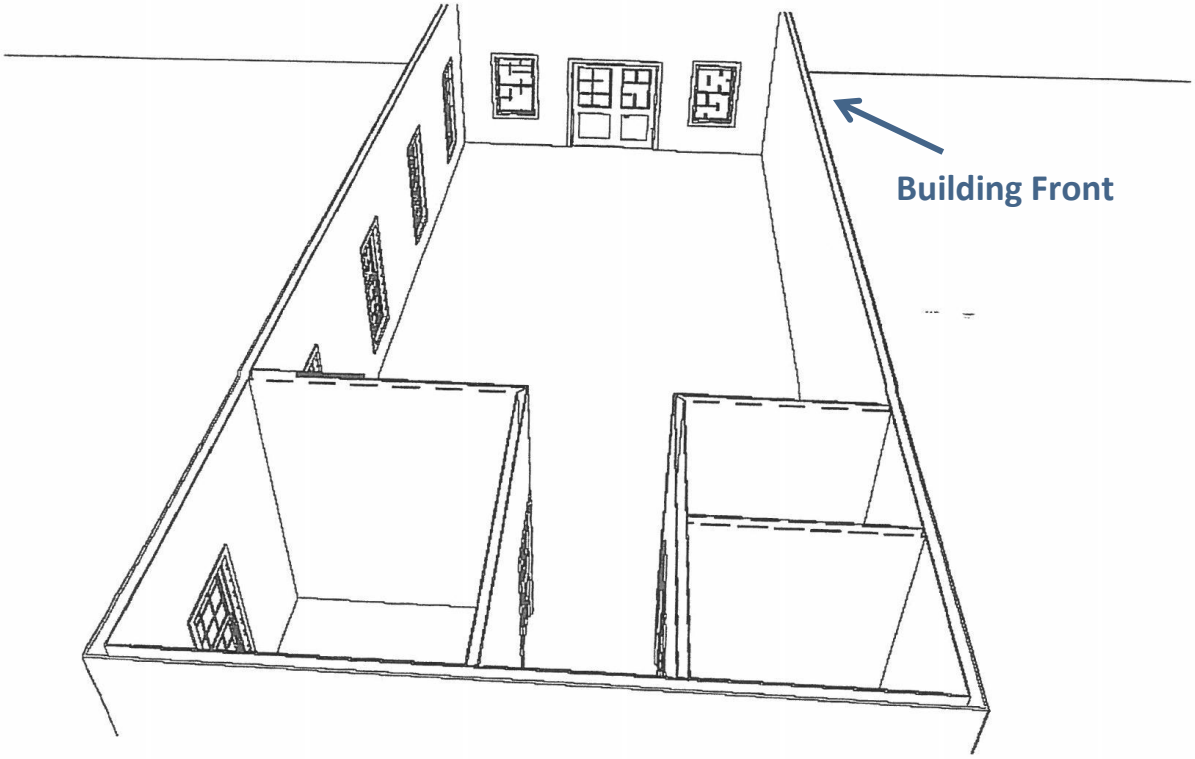
Phase 4 - The Woolsey Project	
Exterior Work	
Gravel parking area	$1,000.00
Landscaping	$750.00
Signage	$1,000.00
Interior Furnishings	
Folding chairs (75)	$1,500.00
Folding tables (10 to 6 ft.)	$500.00
Display cases (2-3x4x5, wood, glass)	$5,000.00
Refrigerator	$500.00
Total Cost of Phase 4	**$10,250.00**

Total Project Cost	**$222,838.78**

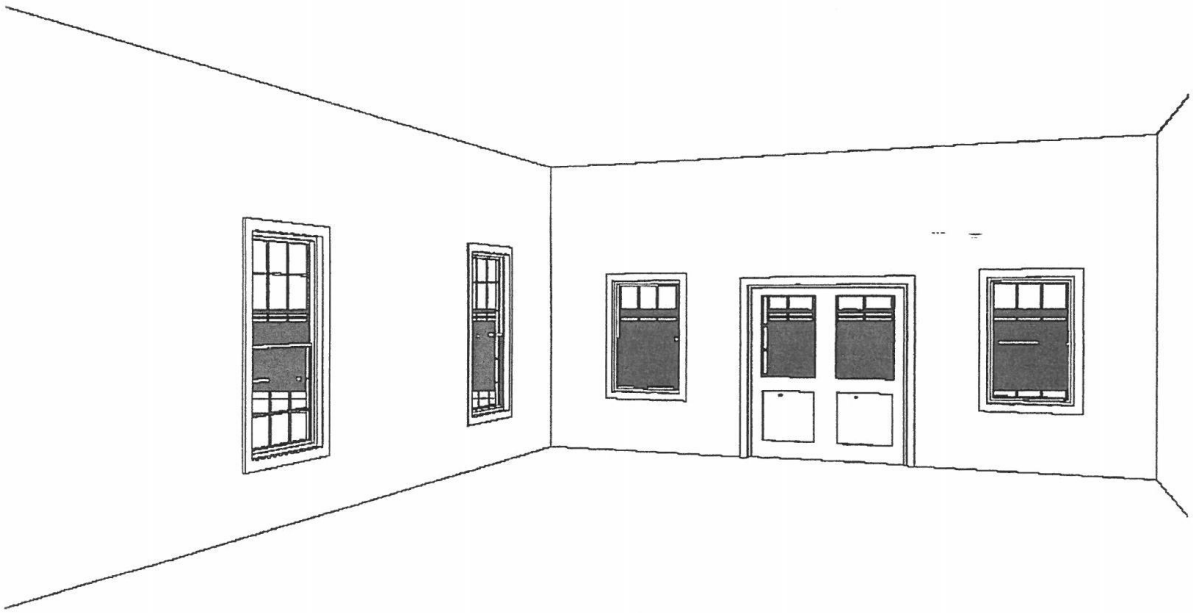
Design Plans



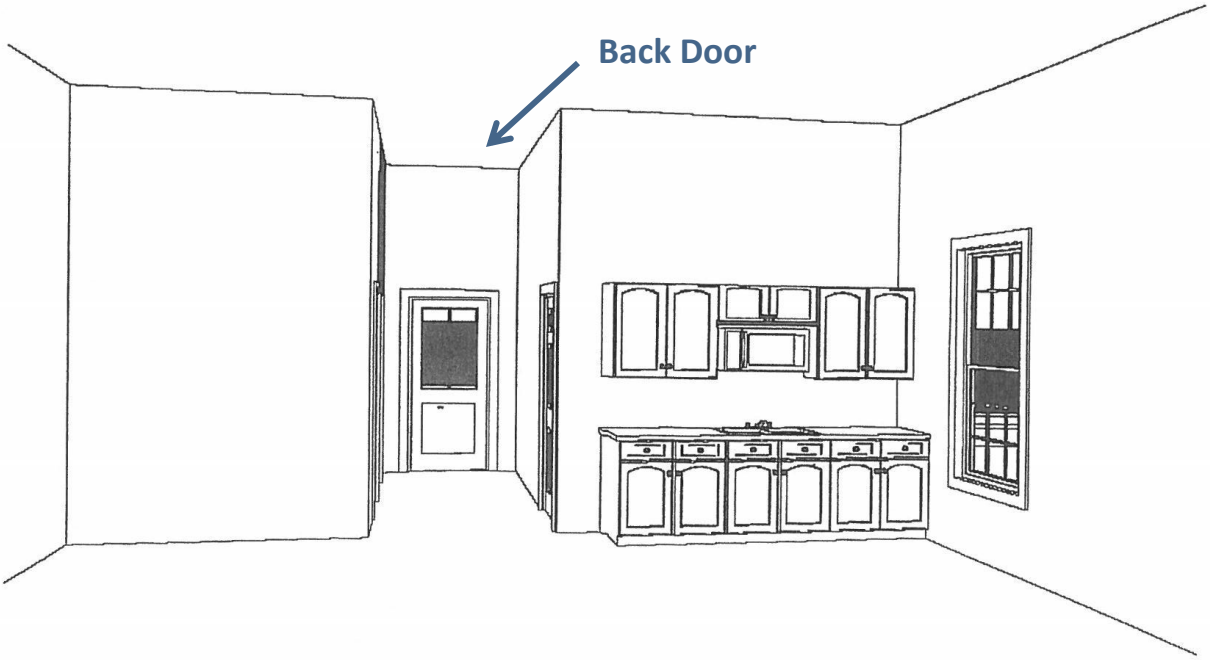

Building Back


Building Front

Kitchen & Bathroom Area



Front – Open Area


Back Door