

Middletown Springs Building Committee

Minutes

August 7, 2013

Approved

Call to Order 7:05

Meeting held at Friends in Adoption, South Street.

Committee present: Tom Hurcomb, Laura Castle, Shirley Moyer, Carl, Haynes, Fred Bradley, David Wright, Robin Chesnut-Tangerman, Patty McWilliams, Nora Rubinstein, Michael, Beattie, David Munyak

Selectboard present: Jim Webber, Mike Lamson, Chris Larson, (Shirley Moyer), (Carl Haynes).

Public present: Tara Saltis - Friends in Adoption

I. Those present toured the Friends in Adoption building and site which recently went on the market due to FIA moving their headquarters to Poultney.

II. Minutes:

A. First quorum since 5/1/13. (5/16 meeting cancelled, 6/5 meeting had no quorum, 6/20 & 7/3 meetings cancelled, 6/18 meeting had no quorum)

B. Approval of 5/1/13 minutes. Fred moved to approve the minutes of 5/1/13 as presented. Patty seconded. Motion carried.

III. Public Comments: None

IV. Tara Saltis gave an overview of the building's condition and answered questions. Discussion ensued.

A. Building was renovated and extended in 2008-09 with Michael Beattie serving as architect. Approximately 3,664 square feet total (2,100 ground floor, 1,550 second floor). Contains 3 offices downstairs, 5 offices upstairs, 1 acre of land with parking lot along the Poultney river.

B. Handicap accessibility is up a ramp to the deck and in the back door. Cost of the 12' x 12' vault was in the \$50 - \$60,000 ballpark based on Tara's recollection.

C. Has the old cast iron radiators, modified for hot water heat with thermostats on each radiator and radiant heat in the new addition.

D. Cellulose insulation was added to existing walls and attic. Basement walls were insulated above grade with foam. Air sealing was partially completed.

E. Total SF for proposed new town office "by program" equals @3,500 SF. "By program" is a breakdown of all the different tasks performed in the town office in designated spaces - i.e. listers office, clerks office, treasurers office, etc.

F. Michael Beattie suggests a suitable vault size would be 16' x 22', while the FIA vault is 12'-2" x 12'-2" x 8'-0" high with a 3 hr fire rated door.

G. Library trustees met for their regular monthly meeting this morning and determined that, following their decision making process, they are interested in pursuing inclusion in a facility at the town center.

H. The FIA is asking \$595,000. They are not interested in being landlords.

I. The septic and leach field were likely engineered so specs should be available.

Committee: Michael Beattie, Fred Bradley, Laura Castle, Robin Chesnut-Tangerman - Vice Chairman, Carl Haynes, Tom Hurcomb, Patty Kenyon, Maureen McCormack - Clerk, Patty McWilliams, Shirley Moyer, David Munyak - Chairman, Nora Rubinstein, David Wright

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- J. Discussed the flood zone. There was water in the basement from Hurricane Irene, but not in the parking lot or yard.
- K. Michael says the Federal regs now say that a public building **MUST** be handicap accessible to all levels, so it needs an elevator.
- L. Discussion of pros & cons
 - 1. Pro
 - a) could move in very soon
 - 2. Con
 - a) need to install elevator
 - b) would lose large meeting space if clerk moved into the large room as opposed to one of the front rooms
 - c) in general terms, the price of FIA is about the same as the cost of building on the corner
 - d) need to go through kitchen / bath area to get to vault
 - e) using FIA would take another property off the tax rolls
 - f) the library's interest in being on the corner is huge
 - g) the opportunity to redevelop the corner is a once in a lifetime opportunity
- M. Action Items:
 - 1. We should all do a pros & cons list.
 - 2. Check on annual maintenance and utilities costs.
 - 3. Check floodplain issues.
 - 4. Check ADA issues.
 - 5. Further discussion on 8/15
- V. Project Scheduling
 - A. Tank pull and soil removal scheduled
 - B. Other scheduling issues to discuss on 8/15.
- VI. Building & Site Design:
 - A. Library update - see IV.G above
- VII. Other Business:
 - A. Mike L. noted that Vernon has a combined town office / library.

Adjourn:8:57

Next meeting Thursday, August 15, 2013

Committee: Michael Beattie, Fred Bradley, Laura Castle, Robin Chesnut-Tangerman - Vice Chairman, Carl Haynes, Tom Hurcomb, Patty Kenyon, Maureen McCormack - Clerk, Patty McWilliams, Shirley Moyer, David Munyai - Chairman, Nora Rubinstein, David Wright