

Middletown Springs Building Committee
April 21, 2016 - MS Library
Approved Minutes

Present: Michael Beattie, Fred Bradley, Lois Dansereau, Tom Hurcomb, Patty Kenyon, Kimberly Bushnell Mathewson - Clerk, Maureen McCormack, David Munyak - Chair, David Wright

Also present: Chris Fenton - Selectboard

Absent: Robin Chesnut-Tangerman - Vice Chairman, Patty McWilliams, Kristal Hier

- 1) **Approval of Minutes:** F Bradley moved to accept minutes of April 6 as presented. M Beattie seconded. Motion carried.
- 2) **Public Comments:** none
- 3) **Subcommittee Reports:**
 - a) **Funding subcommittee:**
 - i) **Review of Town's long term debt:** T Hurcomb handed out charts of current long term debt showing when various debts will be retired. Working with the Selectboard, we need to review the facts and data with an eye to the long term in order to be able to understand the town's current tolerance for debt. All current debt is retiring after FY'17. Decline in population does not necessarily mean grand list going down. The information T Hurcomb presented seems to be favorable and may indicate something town can sustain over time. T Hurcomb suggests we set funding goals which include percentages to be raised by fundraising, grants, etc.
 - b) **Comments on estimate presented at last meeting:** D Munyak expressed appreciation for the amount of work P Stevenson put into preparing an estimate based on the design study presented at Town Meeting. Since we are still looking at various methods of fabrication and site design the estimate does not necessarily represent our final building cost. A number of assumptions needed to be made, even when consulting with M Beattie because many decisions have not been made. As suggested by P Stevenson, it is agreed that an independent third party estimate will need to be done when the plan is more worked out. The committee expressed concern about wanting to understand the P Stevenson estimate in more detail. This estimate could be useful as a benchmark. M Beattie discussed that to build a building which will benefit the town for next century or more, it is the upfront building cost and the ongoing costs which need to be considered. By investing upfront in the construction of a building, it may lower the costs over the lifetime of a building with lower maintenance costs and energy needs. This is taking a long view and not just considering the costs of construction. It is important to balance cost and what we as a town can afford plus what we can fundraise. Additional conversation covered the process-to-date to help new Selectboard member, C Fenton, understand what has happened so far.
 - c) **Public Relations:**
 - i) **FPF postings -** we haven't done one lately. It was agreed that it has been successful to have D Munyak & K Hier taking turns. Content to be worked on and discussed at next meeting.
 - ii) **Design packets remaining?** - P Kenyon will check at town office and make a few more if needed.

4) Project Scheduling:

a) **Well drilling** - M Beattie & D Muniyak will go talk Jerry at Parker Water Wells to get started and then will double check with engineer before drilling. F Bradley restated his offer to cover materials costs. Also, Webbs agreed to help work with us to get parts at discount. Once the well is drilled, then need to test water quality and quantity, as per the permit. The septic permit will not be issued until the well is drilled and tested.

5) Building & Site Design:

a) **Building goals** - M Beattie has asked for them to be written up from information we have from visioning process and the mission/vision statement of the committee. A subcommittee was tasked with providing this- includes K Mathewson, P Kenyon, D Muniyak. Goals include such things as affordable, long-lasting, low maintenance, low energy, flexible interior spaces, etc.

b) **Energy goals** - there are incentives for building a Net Zero building from Efficiency Vermont. The energy goals need to be written up in order to sign up with Efficiency Vermont and get help with doing "energy modeling" for the building. R Chesnut-Tangerman is working on a draft of energy goals statement. Additional details will be added as needed. The energy modeling will include suggested ways to be a net zero building (producing as much or more energy than uses over the course of a year) as well as a comparison with energy costs from a conventional system.

c) **Efficiency VT grant & charrette (consultants meeting)** - P Kenyon moved to have Building Committee recommend to the Selectboard that Middletown Springs sign up for the Efficiency Vermont Net Zero Project. M McCormick seconded. Motion carried. The \$2,500 grant helps pay for doing an energy charrette of design people, energy contractors, mechanical engineers to maximize efficiency and economy of building by cutting cut out as much waste as possible. Less expensive building is the goal. M Beattie to ask Efficiency Vermont if energy charrette can be part of a full design charrette. Or, does it need to be two separate events? The grant offsets the fees of the engineers in this planning process and EV will pay for half of the energy modeling. It was discussed how the various engineers are selected to participate in the charrette.

d) **NeighborWorks** - M McCormack says they are now working on larger projects not just local residential assistance. She will find out if they work with new construction or just renovations.

6) **Prefab / panelized options** - M McCormack & L Dansereau will help research options. M Beattie will offer additional resources to check out and they will follow up on suggestions made by Ron Masleh.

7) **Other Business:** none.

8) **Next meeting:** scheduled for Wednesday, May 4, at 7pm at the Library.

9) **Meeting Adjourned** by consensus at 9:09 pm.

Respectfully submitted,
Kimberly Bushnell Mathewson, clerk