

**Middletown Springs Building Committee**

**Regular Meeting**

**Thursday, June 16, 2016**

**APPROVED**

**Committee Present:** Fred Bradley, Robin Chesnut-Tangerman - Vice Chairman, Kristal Hier, Tom Hurcomb, Patty Kenyon, Kimberly Mathewson - Clerk, Maureen McCormack, Patty McWilliams, David Munyak - Chairman

**Also Present:** Chris Fenton

**Committee Absent:** Michael Beattie, Lois Dansereau, David Wright

**Call to Order:** 7:07pm by D Munyak

- I. **Minutes:** Approval of June 1 meeting minutes. T Hurcomb moved and P Kenyon seconded approval of minutes as present. Motion carried with one abstention from P McWilliams who was not present at June 1 meeting.
- II. **Public Comments:** none
- III. **Subcommittee Reports:**
  - a. **Funding subcommittee** – P Kenyon forwarded information about NEA grant which covers municipalities and arts organization. While not for construction, it may be useful in covering some of the infrastructure of a multi-use building. Grants range in size \$25,000-200,000. Funding subcommittee to explore further.
  - b. **Public Relations** – T Hurcomb reminded committee about potential topics for communication to community including the cyclical nature of design process. K Hier suggested additional topics which could be posted regarding library portion of the project. D Munyak reported that he posted today to FPF with update on the committee's progress.
- IV. **Project Scheduling / Well Drilling:** Temporary power needed on site to test the well once it is dug. Eric Haynes, electrician, has agreed to provide and install meter socket on temporary pole. D Munyak is loaning wood for temporary pole and will erect with help of F Bradley, R Chesnut-Tangerman, and possibly others. After GMP connects the power, Jerry Parker will be alerted and Parker Water Wells will drill well. Testing kits have been ordered and either J Parker or Frank Parent will take the samples. Testing is for all recommended by state for municipal building as well as other tests recommended because of former uses of site. Once testing is complete, E Haynes will uninstall equipment and temporary pole will come down. All of this process defined by GMP specs for temporary power situations. D Munyak will post to FPF once drilling is imminent to alert community, and will speak to Vicky Arsenault. P McWilliams moved and F Bradley seconded to accept Eric Haynes' quote of \$250 for the electrical work for temporary power. Motion carried.
  - a. In the near future a perk test for drainage to inform the design of swale and ditching for drainage of rain runoff into street drain pipe will need to be done. If F Parent is the one to do well test, he can assess location for perk test at the same time, saving time and money.
- V. **Building & Site Design:**
  - a. **Bensonwood recap:** Dick Struthers, from Bensonwood gave a thorough presentation at the last meeting. Panelization construction is tighter than site built which helps with energy costs. Additional discussion ensued. Committee is waiting for an estimate from Bensonwood based on conceptual plans and the additional information that M Beattie was to provide. Other companies which build panelized construction will be looked at

including but not limited to Connor Homes, a division of LaValley's, and VerMod to see what they do, and if they can build to net zero specs.

- b. **Efficiency VT grant & workshop planning:** Committee is looking to planning workshop as best way to get the most information about the specs necessary to meet our goals of affordable, energy efficient, and long-lasting. Once we have those specs, a professional third-party estimator can be hired to provide an estimate which covers the entire project and breaks it down in sections to help the committee to be able to make useful comparisons with other information. Next step is to have the Energy Modeling done (prior to workshop). M Beattie has list of energy modelers from which to select. Discussion ensued about the process of hiring. Town's purchasing policy allows for the hiring of specialized professionals without going out to bid, making hiring the consultants for the building planning workshop more efficient.
- c. **Selecting Contractors:** Discussion. Committee to explore more thoroughly the options such as using a design/build contractor or having full spec construction plans done in advance to give contractor, and then bring options to Select board for consideration. Question posed: How do we get a reliable estimate, control costs and oversee quality of construction without full plans in advance? To be further considered.
- d. **Energy goals:** Committee reviewed energy goals drafted by P Kenyon & R Chesnut-Tangerman. M McCormack moved to accept with minor change, F Bradley seconded. Motion carried.

Energy Goals:

The Middletown Springs Building Committee intends that the new Town Building will be an asset for many generations to come. To do this we must plan for the future, in both design and maintenance. Our energy goal is that the building be an Energy Plus building (which generates more energy than it uses), or at the very least an Energy Neutral building, meeting its own energy needs. It will take advantage of existing technology to heat, cool, and illuminate the building as efficiently as possible. In addition to being practical, the building will serve as an example for other towns seeking more energy independence.

The building would incorporate energy storage to continue operation in case of a long term power outage or a natural disaster. The building can serve as an emergency shelter, continuing to produce and store its own power indefinitely.

Any excess power produced can be used to offset other town energy use; transfer station, salt shed, streetlights saving taxpayers money for years to come.

- e. **Connor Homes** is delivering on Dorset West Road in 6 weeks. Ron Masleh got permission from Connor Homes for visitors on site that day. Several committee members expressed interest but timing of event will determine if any are available. D Munyak will let us know when he learns it is happening.

VI. **Other Business:**

- a. **Library commitment to the project:** Discussion of Committee's concerns. Library board has not met since last BC meeting. Once it does the Trustees will report back to BC.
- b. **Second annual Celebrate Solar on June 18:** the event includes a tour of the Waitsfield Town Office. It will be open for tours at 1pm and has been designed to be NetZero. It is believed to still be under construction. More info about their process is on their website. Committee members who are available are encouraged to attend.

**Next meeting** scheduled for Wednesday, July 6, 2016 at MSHS.

**Adjourn:** F Bradley moved to adjourn. P McWilliams seconded. 9:20 pm.

Respectfully submitted, Kimberly Bushnell Mathewson