

Municipal Building Design Working Committee Meeting Notes
Thursday July 10, 2014 ~ 2:00pm
Steele Block 2nd Floor Conference Room

Present: B. Farr, C. Nordle, H. Grenier, A. Nelson, A. Murray, M. Kasamatsu, W. Shepeluk, A. Tuscany, T. Wood, and C. Lawrence.

B. Farr reported that while the building is well out of the 100 flood plain, the basement walls for the new addition are within the 100 and 500 year flood elevation area, therefore 8-step process needs to be followed. A modified or shortened 8-step process is possible. C. Nordle asked if there were options to move the building to the south. A. Murray stated that an early option was to have a separate building to house the library and community space. C. Nordle expressed concern that the public was told the building would be out of the flood plain. It was noted that the occupied space is well above the flood plain.

W. Shepeluk asked if it was possible to move earth around to change the level. A. Nelson responded this action would not get the project out of the flood plain, and the FIRM maps are set. Various options were discussed, including shifting the site for the proposed library.

The architects will go through the exercise of various options and what the consequences are, and provide this information to the committee. VIA will also forward a draft statement to the committee, but would like to meet on the 8-step process first.

This committee will meet every other Thursday from 2:00pm to 4:00pm, with the next meeting scheduled for July 24th.

H. Grenier asked about 200 square feet that had been removed from the library plans. A. Nelson said this was done due to the large exposed foundation line. Site plans were reviewed where this square footage was removed. A. Murray suggested that the library staff determine where all of their media and equipment will be placed. The site plan was reviewed and discussed, including a separate access to the historical society, so that people are not walking through the municipal offices after hours. Several issues are arising that impact the municipal office space, in terms stairways, lifts, etc. Ideas for lift placement were brainstormed.

Energy modeling and HVAC systems were discussed. There are three components to provide – heat, ventilation and air conditioning. A. Nelson discussed how various systems might work. VIA is also looking at energy modeling, and the building will be zoned providing controls for smaller areas.

The base energy model showed the usage of 330,000 kilowatt hours per year, and modeling showed 100,000 kilowatt hour per year. The three systems being explored are pellet, propane and geothermal, and geothermal is the only net zero energy model. VIA will determine the cost of geothermal, which seems to be the preferred option. Pellet requires maintenance, and dealing with the fuel source. The systems will be reviewed again in August, and A. Murray will check on incentives from Efficiency Vermont.

A. Murray distributed information on library shelving capacity to be discussed at the next meeting. B. Farr asked if the library has priced shelves and whether this would be worked into the capital campaign.

A. Nelson stated that they need to investigate the Jane's house by opening up the ceiling and walls, as the structural engineer needs more information. He will coordinate with A. Tuscany.

B. Farr got back to the three construction management firms and they are on hold until the environmental review is done. Construction will not start by October 1st.

Permit applications have not yet been submitted. There will be a conference call or meeting with the State on the permitting process next week.

The meeting ended at 4:05pm.

DRAFT