

Municipal Building Design Working Committee  
Thursday July 24, 2014  
Steele Block 2<sup>nd</sup> Floor Conference Room

Present: B. Farr, A. Nelson, M. Kasamatsu, F. Chaffee, T. Wood, W. Shepeluk, A. Tuscany, and C. Lawrence.

The meeting started at 2:05pm.

Staff met with members of the CDBG program last week about the 8-step process. A site visit was done last week and the first 3 steps of the process have been completed. The public notice has been in the Times Argus and Waterbury Record. The 15-day warning period ends on the 4<sup>th</sup> of August. B. Farr reviewed the public notice process, and a remediation plan that will be required for remediation of lead, asbestos, and radon.

A. Nelson looked into foundation walls versus fin walls, and fin walls are not recommended. The selection of the construction management firm is on hold until the Grant Agreement is signed, estimated some time after September 15<sup>th</sup>.

The library building orientation has been left as originally proposed, and 1,080 square feet of the project lies on top of the flood plain. The compensatory cut out (amphitheater) may need approval from the State permitting side. T. Wood asked if this is a real amphitheater or just a removal of dirt for a cut and fill. A. Nelson stated it could be prepared for a future amphitheater. The cut out needs to occur at the bottom of the embankment and the exact location needs to be determined. There was discussion of a connector path from the library to the ball fields, the incorporation of an amphitheater at that location, and green space for library programs. A suggestion was made to do soil testing to see if this soil is suitable for fill. A. Nelson will check into this concept.

There was an initial meeting with neighbors on the landscaping plan. The input was included in the most current plans, and the landscaping plan was given to S. Lotspeich. B. Farr suggested that the plan will go before the DRB and neighbors will be invited to the hearing for further comment. There was a brief discussion about the hedge type requested by the neighbors. A. Nelson will discuss with S. Lotspeich and perhaps come up with alternatives. B. Farr was tasked with reaching out to adjoining landowners to inquire about an assortment of planting materials that would accomplish a 5' hedge barrier.

A discussion was held about the location of exterior fuel storage. The location will depend of type of fuel used and that will be determined by the information provided in the energy model and selection by the Select Board. VIA has started on a site lighting plan.

A. Nelson distributed a task list for the Act 250 permitting. There was a discussion about coordination with the State on the municipal driveway and reconstruction on

Main Street, so that it will not have to be dug up twice. All permitting will be submitted at the same time. VIA will go through the task list with B. Farr and A. Tuscany next week.

An outstanding issue on the building design is access to the historical society after hours, so that people do not walk through the municipal offices. People can access the space through the main entrance to the current library in addition to a handicapped accessible entrance with a lift. Some municipal staff will meet with A. Murray to hash out the municipal space.

A discussion was held about the stairwell and elevator placement in the library and the impact on design. A. Tuscany asked about ventilation of the mechanical room. Acoustics were discussed, as the equipment is above the municipal offices. A. Nelson suggested the placement of a door from the mechanical room to the roof for maintenance issues.

The building elevations will be discussed at the next meeting. A. Murray is working on library shelving.

Energy modeling is in progress and all systems are highly efficient. A decision will need to be made before the Act 250 permit is submitted. A. Nelson suggested submitting the permit with a propane system and then an improved system might be chosen from there.

There will be a meeting on Monday August 11<sup>th</sup> to make some big picture decisions on the mechanical systems, and a meeting with Green Mountain Power in August.

The hope is to have the signed grant contract in mid-September at which time the contract with the construction management firm will be signed. The permitting will take approximately 3 months, so estimating can be done during the permit process in September when the CM is on board. The plan is to have a firm estimate for one of the Select Board meetings in October.

The next meeting will be held on August 11<sup>th</sup> at 1:00pm and will include one hour on design and a couple hours on the mechanical systems. There will be no regular Thursday afternoon meeting on August 7.

A discussion was held about the costs of heating systems. W. Shepeluk asked if there is any way to project cost of operations. The Select Board will have to make the decision on what type of system if it is significantly over budget. The decision will most likely be on hold until the CM is on board.

A discussion was held about solar arrays as part of the energy modeling/project.

Structural exploration has been done at the Janes House.

The meeting ended at 3:55pm.