Wescustogo Meeting April 7,2016

In Attendance:

Rod Duckworth

Rosemary Roy

Paul Hodgetts

Clark M Baston

Brian Sites

Steve Barr

Darla Hamlin

Jennifer Smith

Ryan Keith

Charles Farrell

Fire Chief

First Order of Business to accept last meetings notes

Steve Barr motions to accept

Paul Hodgetts seconds the motion

Unanimiously in favor – they pass

Brian introduced Ryan – code enforcement officer

Steve introduced Charles – timber home/barn builder

Brian reviewed the questions we had leaving the last meeting

-what is max capacity?

-what is the needed size of the building

-what is the needed parking

-location – what are the best options

Rosemary presented information

Wescustago was three stories – basement, main floor and upstairs

The plan we were all handed out this evening is the same square footage as original building, just on one floor

Last Tuesday the board of Selectman decided to go with the AH Grover proposal

Selling off ten acres to be developed for 55+ housing

Remaining 10 acres will remain as the towns – take down all but the gym and attach the new Wescustago

Selectmen preparing for referendum in June – if it goes through they are hoping on breaking ground by September.

We need to stay on task to get our recommendations in by June

We are going to need what is within the space…we might think about the gym space for activities too

Picture, plaques, star on floor, outside lighting etc.

Insurance Money is covering things that already existed and will bring us up to the standard codes of 2009

Ryan Keith -

Lighting

Alarm system – insurance will probably back out of – there wasn't one there originally and it is not in 2009 code

Efficiencies/Efficient appliance

All the basics that will bring us up to the 2009 code are what will be covered but we are going to want to think twice about only going with the 2009 codes. Ryan feels they are on the cusp of being changed and when they do we will have to change also. The differences are going to be out of pocket for the town but he feels they will be well worth it.

Insulation?

2009 code says r20 in walls – 2012 codes say r30 with a thermal break in wall is really needed but the insurance is only going to cover 2009-r20

Roof?

R60 in the roof is max – 2009 code says r49 and Ryan said r49 is good

Ryan says our biggest concern is the air quality. His concern is if we follow the 2009 state codes we will have poor air quality and eventually mildew. He stated its worth the upfront out of pocket cost. They are going to change the codes and we will have to pay it then anyway to maintain proper state codes.

Vrf system – air exchange system – it does do both heating and cooling

Better then natural gas – 96%

Electric 100% efficient

Vrf system is 3-400& efficient

If we are considering going solar we do not need to do it immediately but he recommends we put in the prep costs to begin with and "bolt on" later

Bolt on – preparation construction that can be done in anticipation of add on construction at a later date

Water mitigation? – huge one as well…moisture diminished air quality – the roof needs to be fixed with a good slope and gutters which aren't pretty but effective.

Reusing the slab under the gym? – the gym has not had any issues after all this time – that is a good tell-tale sign there is no reason to change it

Windows – code? U factor – it's about .35 restricted - .3 is where windows are normally at – best thing to do when deciding on windows is remember less is better. Minimize windows. We want r30 windows

Light Tubes? We are going to have tall peaks and while they do make nice light - we really want to just forget about what is above us that high…the solution to that is led lighting which is more out of pocket to begin with but down the road, not only is the lighting better but the savings will pay for themselves in comparison.

Radiant heat with geo thermal holes? It is better – yes – but expensive upfront and does not always run properly

Triple pane windows? Triple pane are a r5 – double pane window cost $300 and a triple pain cost $900. Its 3x the cost and you don't even get three times the efficiency

Doors? Depends on size of space and capacity. They cannot be more than 150' apart

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Charlie Farrell from Durham is a Timber Framer

He referenced the Dugas barn which is 40x60 and the same thing we would do but ours would be 60x100 – 18 to the tie beam

Farrell spoke with David Price who stated that even at the 60x100 he thinks this will work well

32x40 of it is allocated for performing arts stage

Farrell was only there to address framing questions – cannot answer questions about other finishing touches – it is not his expertise

Advantages of timbers

-personal choice

-visual aesthetics

-we would need to insulate up top in order not to have a significant heat lose

- heating system for a structure like this would be more on the out of pocket side and we would still need an air exchange but it will be efficient

-acoustic are amazing

-bath museum good example 40x80 and 13 to the tie beam

Woodland Drive off of Bayview in Yarmouth is another good example of our structure – just smaller

Think about still needing gutters because of roof pitch and surface area being so great and what people want to see on the outside of this structure

Sketch is 4040'6" high plus add on insulation and roofing material

We could go with spray insulation – (cellulous) that you blow in as a cost effective method to insulate

Costs

Shop drawings 5,000

Timbers – Douglas and pine – 119-129000 tax 6552

Shop labor – 116500k

Shop supplies waxes/oil/2500

Oak pegs 2500

Crane service 30,000

Staging rental 5000

Labor for 4 weeks 50,000

Total costs 347,052 and this is only for the timber frame on a slab. It does include the "l" that would connect it to the gym but not a roof

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Fire Chief

The town ordnance is only 36’ tall

For meetings the formula is divide square footage by 7

For weddings the formula is divide square footage by 15

Also figure rooms for worse case scenarios – the most people you would ever have in them

Ordinance on required parking spaces is determined by people capacity

Fully sprinkled

Fully alarmed

Ox box on it – key for the building to be accessed by police only in case of emergency

There are special specs for the kitchen- hood-ansil system – exhaust

Rules for emergency shelter? Generator – ada building needs one

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Questioning to all

Is there a tax break or grant for solar since we are talking about electrical costs? There is a company that will build it and we would pay a flat rate until they made their money back and then that would be that – we would be net neutral

Vision Company

Steal roof a good idea because it will last 100 years but higher associated cost

Solar Panels – how long do they last? The first solar panels made in the 70’s were tested and found to have very little degrading and the panels today are made even better than the panes at the beginning

How big are the panels? 4x2

How many do we need? Depends – that's where chasing the kilowatt comes in

There is so much we can do between smart devices, led lighting, water reducing devices (since we pay twice for that) and tap faucets

Ryan's own home example

His total costs were 4500

His investment was 10000

Sensor lighting

-water saving devices

-vrf for a house

Total current costs are now 2500/yr

Future meetings – have Darla organize a field trip for us to see timber frame in person

Brian is going to take on task to get someone to talk to us about smart devices

Dove tail with alarm systems and speaker systems

Kaplan Thompson – architect

Sustainable structures

Cost effective ways to be in front of the curve but keep the budget from going out of control

Next meeting is on the 28th at the NYMS gym

-Kaplain Thompson

Smart device people'

Investigate parking formula further

Movement to adjourn – Steve

Second the motion – Darla

All in favor – unanimous