

April 27, 2017

Wescustogo Hall

Attendees:

**MEMBERS:**

Brian Sites  
Rosemary Roy  
Clark Baston  
Paul Hodgetts  
Darla Hamlin  
Jen Smith

**GUESTS:**

Steve Morrison  
Diane Morrison  
Donna Palmer  
Steve Palmer

Presentation by Barrett Made indicated that they should have a good record of any possible hazardous materials. It helped that the building was a former school site and it is believed that they found all of the records.

They are currently at 50% design development. The deadline for 100% design development is May 26<sup>th</sup>.

Reviewed the design to date. By in large the design remains the same from last presentation. Following are some key points that were made:

**SITE ENGINEERING**

- 86 parking spaces runs light towards code requirements. (more modest)
- Back access shown in orange. Fire Truck, dumpster grading of 2%
- Entry the same as already there. Move parking to back of building. Allow the grade to do what it does now
- Minor modifications to get water away from the building
- No curbs – snow goes where you push it. Make it easy to remove
  - Brian noted that a question he has heard a few times is where will the snow drift.  
Couple of people identified in a community forum.
- Talked with engineers about installing a new catch basin The path of least resistance makes the most sense. Clark asked if there is any way to estimate impact to surrounding errors. Would have to work with the State (Brian and Clark)
- Make sure the water gets away from site. Soils between gym and new building are very impervious. Emphasis on water going away from building. Catch basin to get water away from building quickly.
- Parameter drain dash line
- Getting rid of the bump in the parking lot
- Fire door has to be kept open. Will add an access from the back road to the fire door
- All ADA compliant. Shaded dark gray are handicap parking
- Door to back stage...have a ramp instead of stairs. No
- Dedicated handicap parking at the rear of the gym (senior center)

## **STRUCTURAL ENGINEERING**

- Proposed use of scissor truss system
- Post and beam could be a 'look' rather than an actual structure. Frees up budget to be used in other places.
- Took some boring tests hope to add more insulation found that there is more meat than originally thought. Add up to 3" of additional insulation.
- Simply add steel plates to existing arches. Will allow us to add all the insulation needed. Clark mentioned the need to add padding.
- "Is there any concern of delineation over time?", asked Brian. Engineers do not have any concerns based on their current condition. Laminated
- Ask for a letter drafting the engineer's conclusion.

## **MECHANICAL**

- PPA – power purchase agreement. Ask Revision to come and explain.
- Upfront cost to Revision to come in and they pay to install the system still be paying electric bills. We could use the extra 39% to power for other municipal buildings. Essentially we would be paying an electric bill for first 6 years. Our out of cost could continue to pay a flat
- Strong recommendation is to start with 0.0 upfront cost.
- Going to 0 rate would mean that the solar would not be part of the amount needed to raise.
- Option for purchase at year 7. \$137,000 or deferred for additional contract terms. After 7 years could get donation to pay for the balance.
- Essentially zero fossil fuels would be needed to run the building
- Payment over time is the same
- Can save money with a shared cooling load based on occupancy are assumed.
- Allows the gym to be warmer or the wes
- Every portion of the buildings would be included in the shared cooling and heating system
- Radiant heat at Wescustogo. Large fans to move air that goes to the ceiling.
- Clark asked about running radiant heat out to the sidewalk. Matt added to his notes
- Three different systems Essentially the same systems. We would own the systems.
- Three systems off of the same source. Far less moving parts in this system.
- Solar ray all going on the roof.
- What they found on the system design that we can produce about 1.5% of what will be needed for cooling, heating and lighting.
- Diane asked if Revision also installs heat pumps. Advantage of having one firm/contractor
- Roof would be metal on both roofs

## **KITCHEN AREA**

- Recommended that we keep appliance electrical where possible.
- Portable induction cooktops
- Ryan (code officer) completely on board with this
- Conceived to not require full commercial hood exhaust system for cost savings.
- Stainless steel working tables

## FFE

- Reached out to Creative Pavilions - \$45,653.50 for square tables. Rosemary asked them to look into round tables.
- 100 chairs with tables
- 22" bench vs 18" to make it easier for seniors to get up and down
- 12 upholstered pieces in multipurpose space (senior/teen center)
- Call the room a Community Room. This room can provide the following functions. Steve recommended that the space not be referred to it as a senior room.
- We do not need a new gym floor, but if we did, it would run approx. 50,000 for wood and +/- 30% for synthetic

## COMMUNITY CENTER GYM

- Does not recommend additional mounted basketball hoops
- Not a good option for sports that require a lot of headroom.
- Explain to the public the situation of floor. Steve seems to think that people think the floor needs to be replaced. Matt it can be refinished. Clark suggested the town seal replace the 'bee'.
- 'Low on the priority of list of expenditures. To replace floor.

Presented big picture items. Sharpen their pencils and make sure they have covered everything. They will be working hard to make sure they have. Next presentation to SB is 2<sup>nd</sup> meeting in May. Folding in any feedback from tonight

What does 100% development. They have developed systems and architectural and that they have covered all the items. Revisit pricing.

Next meeting is May 11 and then the 25<sup>th</sup>.

Brian asked "Will we come in below 3.5M ceiling?"

Targeting for third week in June to have a joint meeting with current board and then the new officials and the committee. The direction of the fundraising we will need to report

May 11 – expectations

Filling placeholders rather than specific decisions. Budget placeholder

Replacing all lighting with LED

Their consultants are scheduled to submit to BM on the 26<sup>th</sup>.

May 25<sup>th</sup> fundraising meeting

June 8<sup>th</sup> presentation to WBD pricing

WBD Workshop June 15<sup>th</sup>

June 20 presentation to the board

June 27<sup>th</sup> for a workshop with SB

Week of the 18<sup>th</sup> or the 27<sup>th</sup>

Respectfully submitted

Darla P Hamlin