

**MINUTES – SPECIAL BUILDING COMMITTEE MEETING
TOWN OF BARNET, VERMONT
TUESDAY, AUGUST 29, 2017**

Meeting convened at 7:00 p.m. in the conference room of the Town Clerk's Office.

Committee members present: Chair William Graves, Dylan Ford, Benjamin Heisholt, Dennis McLam, Laurajean Stewart, and David Warden.

Others present: Lister John Cook, and Alan Boye (Barnet Historical Society).

1. Review of two or more preliminary, yet feasible, floor plans for McIndoe Falls Academy use as Town offices and vault, archival storage, public meeting space, museum, and library

The Committee reviewed five floor plans independently prior to discussion.

Mr. Graves reviewed some of the actions taken with regard to the McIndoe Falls Academy feasibility study in the time since the last meeting of the Committee, February 8, 2017.

- Mr. Graves issued a report to the Academy Board of Trustees on April 4, 2017, which explained the then-recent site investigations centered on a March 31, 2017 site visit by the architectural firm, Arnold & Scangas, historic preservation consultant, and civil and structural engineering consultant. This site analysis included examinations into the existing septic disposal system, possible future septic disposal system siting, structural stability and capacity, attic condition, roof condition, and measurements of office space. The Committee members were mailed copies of this report.
- A surveyor was hired by the Academy to survey the property lines. This work has been finished, and the final survey is on file at the Town Clerk's Office. The result was close to the Committee's expectations, and favorable for proposed future Town use of the property.
- Arnold & Scangas has produced and submitted seven different prints (A, B, C, D, E, F, and G) for potential floor plans for the first and second floors of the Academy. Mr. Graves, Ms. Ford, and Mr. Heisholt met with Arnold & Scangas to review the first two of these (A and B) and to provide recommendations for future iterations. Plans C, D, E, F, and G were available for public review at the Barnet Historical Society's annual meeting at the Academy on July 10. These prints were also made available to the Committee prior to this meeting. None of the plans reflect civil or mechanical engineering, and only Plan G reflects measured elevations.

Ms. Ford indicated Arnold & Scangas has reviewed the Barnet Zoning Ordinance and is studying it to ensure compliance with the regulations.

Mr. Graves stated that the question of the use of the corridor area within the current Post Office space is of great significance. If the Town can make use of this space as a joint corridor, within the constraints of the lease, it would eliminate the need for a second corridor space and make some of the proposed plans more attractive. Ms. Stewart noted that at the present time the only ADA-compliant entrance to the building is through the existing Post Office corridor.

2. Consideration of preferred floor plans

Mr. Graves indicated that there seems to be a consensus forming among those who have reviewed the prints (including Mr. Graves, Ms. Ford, Mr. Heisholt, and Arnold & Scangas) that Plan G is a good option, and the preferred option among those submitted thus far. The primary advantage of this plan is that it eliminates the second, smaller, meeting room and assumes that all public meetings will occur in the large meeting room on the second floor. This allows more space for all of the other functions required on the first floor (Town Clerk's Office, Lister/Zoning Office, vault, research area, etc.).

Discussion was had about the size requirements for the vault, and its potential “stacked”, or two-level (basement and first floor) nature. Ms. Ford noted that the vault in Plan G is, according to Arnold & Scangas, larger than most vaults in towns of greater population than Barnet.

Ms. Ford reported that the large meeting room area on the second floor served functionally at the Barnet Historical Society annual meeting in July. There was ample space, but the room had good sound quality for small groups, and can be made to feel less cavernous by use of the stage area.

Discussion was had about ADA-compliant accessibility in the proposed plans. It was noted that there is a foyer with stairs in Plans C, D, and F, but not in G. It was also noted that a one-hour refuge stairwell would be necessary if there are any stairs required for exit.

Mr. Graves suggested that the Committee request that Arnold & Scangas mark the plans with lengths, heights, and square feet of the various walls and spaces.

Mr. Graves suggested that the Committee must find answers to various historical concerns, such as the tin ceilings, and blackboard walls.

Alan Boye of the Barnet Historical Society appeared. Mr. Boye indicated that he would be amenable to Plan G, and that the Historical Society would welcome space in the second floor of the building, as well as any available archival space in the basement of the building. He reported that Historical Society is short on long-term storage space. The Goodwillie House, where some of their collection is stored, is not an archival location. The second-floor space designated for the Historical Society could be used for office space, as well as for museum/public access area.

Ms. Stewart moved that the Committee choose Plan G as the preferred plan of the options provide, and to use as a starting point for future alterations. Seconded by Mr. McLam and approved by voice vote.

3. Review of news articles regarding McIndoe Falls Academy project

The Committee reviewed newspaper articles/editorials by Dylan Ford and Sarah Cook appearing in the Caledonian-Record (Ms. Ford) and the Bridge-Weekly Sho-Case (Ms. Cook and Ms. Ford). Discussion ensued.

4. Review of money expended to date

Mr. Graves indicated that the Committee had spent approximately 60 percent of the contract for the project. Arnold & Scangas’s bid was in the amount of \$20,540, but additional services required for the project, outside the scope of the bid, cause the total estimated cost of the feasibility study to be \$32,440. The grant for the project is for \$23,000, with Town matching funds of at least \$7,500.

5. Discussion of realistic timelines for design and votes

The Committee agreed to request that Arnold & Scangas, by September 12, assign measurements for Plan G and all future plans, make determinations regarding historical preservation aspects (e.g. tin ceilings and blackboards), and provide exterior elevations reflecting grade changes with ramped slope for access to the building from the northeast corner. The Committee agreed that they would like to have the feasibility study complete for presentation to voters at the March 2018 annual town meeting.

6. Discussion of value of finished basement versus only clean mechanical and storage area

Mr. Graves indicated that he would prefer to have the entire basement area finished for immediate use, but that the Committee may need to consider proposing a clean mechanical and storage area only, in order to control costs in the proposed design. Discussion ensued.

7. Other business

The Committee agreed to meet again on Monday, October 2, 2017 at 6:30 p.m. at McIndoe Falls Academy.

8. Adjournment

Mr. McLam moved to adjourn. Seconded by Mr. Warden and approved by voice vote. Meeting adjourned at 8:51 p.m.

A true copy.

Attest: _____
Town Clerk