

MINUTES - SPECIAL SELECTBOARD MEETING

TOWN OF BARNET, VERMONT

MONDAY, JANUARY 3, 2022

Meeting convened at 6:30 p.m. in-person at Barnet Fire & Rescue Station (151 Bimson Drive) and via GoToMeeting telephone/online conference. This meeting was recorded via GoToMeeting.

Board members participating in-person: Dylan Ford, Benjamin Gates (presiding co-chair), and Mark Jefferson.

Other Town officials and employees participating in-person: Planning Commission/Zoning Board Chair Benjamin Adams and Justice of the Peace William Graves.

Members of the public participating in-person: Kevin Daniels, Sarah Daniels, Rachel Kittredge, Charles Smith, and David Warden.

Other Town officials and employees participating via GoToMeeting: Planning Commission/Zoning Board member Mark Bowen, Planning Commission/Zoning Board member Dakota Butterfield, and Town Clerk Benjamin Heisholt.

Members of the public participating via GoToMeeting: Jonathan Carpenter, Millie Curtis, Katherine Fiegenbaum (Caledonian-Record), Grace Gershuny, David Hollocher, Frank Jannarone, and Kathleen Monroe.

1. Evaluate proposals for Building and Site Condition Assessment, Space Needs Assessment, Conceptual Design Options and Town Project Budget for repurposing of Town Hall; take any action

The Selectboard reviewed and discussed proposals received from Black River Design Architects, Bread Loaf Corporation, and Maclay Architects; these proposals had been opened by the Board at their special meeting December 8, 2021. Participating in the discussion with the Board in person were consultant Cynthia Stuart, local contractor and volunteer consultant (at Board's request) William Graves, and local contractor and Planning Commission/Zoning Board Chair Benjamin Adams.

The Board and Mr. Graves reviewed their scoring of the proposals, which were performed based on the rubric included in the request for proposals, as summarized below:

- Consultant Qualifications: 35 points
- Work Plan: 25 points
- Quality and Completeness: 15 points
- Costs and Fee Schedule: 25 points

The total average scores were as follows:

- Black River Design Architects: 88.75
- Bread Loaf Corporation: 87.5
- Maclay Architects: 90.0

Discussion ensued, including those present in person and written comments in the chat function of GoToMeeting by those participating remotely. It was noted by those participating remotely that the audio of the meeting via GoToMeeting was inconsistent and difficult to follow. Some of the discussion is summarized below:

- Grace Gershuny (remote) commented: I know Bill MacLay and he is very community-minded. A pioneer in energy efficiency and committed to sustainable design.
 - Dakota Butterfield (remote) commented: After reviewing the websites of all three bidders, it seems clear that Maclay has the most sophisticated approach to cutting edge design with ecologically-oriented focus, and far and away the most experience in delivering energy savings and low carbon options, including both materials and use. From Maclay Architects' website: "A new design approach is founded on an emerging paradigm for buildings –not as physical and mechanical objects, but rather as "Living Buildings." This design paradigm sees organizing buildings, communities and cities as living organisms, also known as organizational ecology. This is a new and emerging paradigm for healthy engaged living in a carbon positive world. These buildings maximize daily and seasonal rhythms of daylight, use natural forms and low-embodied carbon materials, and are founded on restorative and regenerative design thinking, building science, and low energy strategies and approaches."
 - Benjamin Adams (in person) commented, indicating that he would rather not spend money on another project; he would like to see the Selectboard make a decision on whether or not to do this project, then do the feasibility study. But he has learned some in the past few days like any project over \$100,000 needs an architect to sign off on.
 - William Graves (in person) commented, indicating that he would not like to spend money to buy into or approve a job. The Board should say "this is a job we like and let's go with it" or not do the job. He was disappointed seven years ago when the Town did not go through with the Town Hall project. If the Board can enter into an agreement with a firm, then commit the \$30,000 to the entire plan, that would be great. If the Board truly likes this project, they might negotiate a different process, but three competent firms are interested and the Board wouldn't go wrong with any of them.
 - Grace Gershuny (remote) commented: It is important to also look at the long-term costs of maintaining the building, which is something that is addressed really well in Maclay's proposal.
 - Mr. Jefferson (in person) commented, indicating that he sees value in some of the work requested in the RFP: floor plan, engineering, foundation, roof, etc. These allow the Board to know what needs to be done.
 - David Warden (in person) commented, indicating that he has been on the building committee for a long time and is pleased with how much discussion the Board is having at this meeting regarding how to make this decision.
 - Charles Smith (in person) commented, indicating that he is glad the Board is finally going in this direction.
 - Mr. Gates commented, indicating that the Board wants to choose an architect and meet with them about how the Board wants to move forward.
- Mr. Gates moved to accept the proposal of Black River Design Architects. Seconded by Mr. Jefferson and approved by voice vote.

2. Other business presented by Selectboard

There was no other business presented by the Selectboard.

3. Adjournment

- Mr. Gates moved to adjourn the meeting. Seconded by Mr. Jefferson and approved by voice vote. Meeting adjourned at 8:35 p.m.

A true copy.

Attest: _____ *Town Clerk*