

MINUTES - SPECIAL SELECTBOARD MEETING

TOWN OF BARNET, VERMONT

MONDAY, SEPTEMBER 26, 2022

Meeting convened at 6:00 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: Road Foreman Mark Chase, Fire & Rescue Chief Ronald Morse, Town Clerk Benjamin Heisholt, Zoning Administrative Officer Shirley Warden.

Other Town officials and employees participating via GoToMeeting: Amy Ash Nixon (Caledonian Record).

Members of the public participating in-person: Jay Ancel (Black River Design), Timothy Estes (Estes & Gallup, LLC), John Fairchild, William Graves, Amy Ash Nixon (Caledonian Record), Jeremy Roberts, and Eric Skovsted.

Members of the public participating via GoToMeeting: Mona Marceau.

1. Consideration of, and take any action on, next steps in Town Hall project; to include:*
a. Meet with representatives of construction management candidate Estes & Gallup, LLC

The Board met with Timothy Estes of Estes & Gallup, LLC (E & G). The Board, Mr. Estes, and Jay Ancel of Black River Design discussed E & G's candidacy for the construction management position, including their communications with the Board to date and considerations about the construction management process. Discussion was had as summarized below:

- General discussion of the site and project. Mr. Estes indicated that the project appears to be straight-forward without any red flags.
- Stages of construction. Mr. Estes suggested that the project may have three basic stages: foundation, envelope, and interior.
- Timetable. Mr. Estes suggested that, once engaged, E & G would perform an assessment of the site, which would lead to another group meeting approximately three weeks thereafter. The Board indicated that, in terms of pace of the project, they would prioritize cost and quality over timely completion; the project is not urgent and has no defined deadline. The Board agreed that using the fall and winter months to plan for commencement of the project in the early spring is a reasonable approach. Discussion was had about supply chain issues and materials pricing.
- Subcontractor costs. Mr. Estes clarified the costs for subcontractors as listed in E & G's proposal.
- Student building trades workers. Discussion was had about use of St. Johnsbury Academy building trades students as subcontractors in the project. Mr. Estes indicated that E & G would be agreeable to this approach if there are not liability concerns; the Town would likely contract directly with the Academy.

- Design-build. The group discussed whether any part of the construction could be done using a design-build approach, including the question of whether licensed professionals would be required to approve elements such as electrical engineering and mechanical engineering.
- Energy Committee. The group discussed the role of the Town Energy Committee in the project and the Board's priorities with regard to energy efficiency of the building.
- Preservation Trust of Vermont funding. Discussion was had about potential funding and restrictions imposed by funding.

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 7:02 p.m.

A true copy. Attest: _____ Town Clerk