

Minutes

- Attendance
 - Owner – Town of Barnet – Ben Gates, Bill Graves, Jeremy Roberts
 - Arch - BRD – Rollin Tait, John Hemmegarn
 - CM - Estes & Gallup – Tim
- Reports (on progress since last meeting):
 - Arch – BRD – Rollin
 - Permits
 - State
 - 1 – Foundation - submitted by mail and e-mail on 6-26-2023.
 - 2 - Renovation - expect to submit in early August.
 - Local
 - the town has submitted the local permit and that seems to be going through without protest.
 - Consultants
 - SE
 - Foundation – permit 1 - Completed.
 - Superstructure – permit 2 – still in the works.
 - CE
 - Site plan – permit 1 – completed.
 - Septic permit - Submitted 6/26/23.
 - Levels:
 - Basement-main floor-to-floor level = 9-4
 - Impact on stairs to basement – bulkhead
 - Floor to grade level
 - Existing 35” = 5 steps
 - Proposed 21” = 3 steps
 - Bill and Ben expressed a continued desire to make the building as low to the ground as possible but accepted that the levels were a good compromise.
 - Ben expressed an interest in raising the level of the parking area to reduce the ramp height to the new entrance. Rollin explained that Nate had worked as hard as he could to reduce the level changes but this was what he thought would work.
 - There was discussion about the proposed concrete foot of the new ramp by the structural engineer. It was accepted that this was a placeholder for The phase one permit application and that other options could be considered at a later date.
 - Site Issues
 - Drainage - the current plans show a foundation footing drain which runs off to the northwest. This neighbor may be less amenable to an easement than previously thought so the town would like to explore the idea of having the outfall run to the north so that the

- easement would be with the neighbor to the north with whom they think they would have better luck.
- Water main- the existing water main to the building will not be serviceable for the new building so a new main will be brought from the street and enter the building on the West wall just to the north of the South end.
 - Vault requirements
 - Fire rating - Rollin said that the state has no requirements of its own but recommends that NFPA 232 is followed. This stipulates a six hour fire rating requirement for both the vault wall and door. Discussion was had about what level of fire rating was required and that really it was down to the towns assessment of risk and the level of fire resistance they felt comfortable with. It appears that the town is interested in a three to four hour fire resistance rating for the vault.
 - Fire suppression – Rollin Stated that NFPA 232 also requires fire suppression within the vault. It was agreed that a dry system would be researched.
 - HVAC - Rollin stated that ventilation in the vault would be difficult if a six hour rating was pursued because fire dampers are not made to reach that level of fire rating. With the three to four hour rating that might be possible but Tim suggested that a mini split could be placed inside the vault which would reduce humidity and condition the air. It was agreed that this is a good way forward and Tim will talk with alliance about this design.
 - Energy / HVAC
 - Thermal – meet current regs: 2020. Rollin is designing the thermal envelope to meet the 2020 Vermont energy regulations.
 - Security items
 - a document drop box will be required for the clerks office. Ben Heisholt sent details via e-mail. These are to be worked into the West wall of the entrance
 - Timeline - a rough timeline was presented to look at the effects of the current phase 1 building permit application, site work preparations, building up moving, contract document preparation, and phase 2 building permit application. The timeline continues to look very tight but we are hopeful it is achievable.
 - Plans – permit 2 – Rollin we'll be working on continuing to develop the drawings and is intending to be ready to submit the second building permit application in early August.
 - CM – Estes – Tim
 - Building Movers –
 - Tim's current schedule for the building to be moved off its existing foundation and to the West is during the week of July 17th.
 - Implications - Tim expressed concern that the building permit might well not be approved before the building mover date. He

asked the town to confirm that they are happy to move forward with moving the building without having a approved permit. Ben confirmed that they were.

- Work –
 - Site Prep - The focus currently is on getting the site ready for the building lift and move. Tim asked the town if they could provide site work and Ben confirmed that they could. This will allow Tim to clear the site and prepare it for the building move ahead of having his site contractor on board.
 - Site and Concrete - now that the site and foundation documents from the civil and structural engineers are ready, Tim will be pursuing getting a site and concrete person on board in the next couple of weeks.
 - Items left on site - Tim mentioned that the stage curtains are still on site and that these need to be removed. Ben said that the town would take these away.
 - Electrical – Jeremy
 - Jeremy is meeting with GMP this week and the current thinking is that the pole to the West of the site will be used as a new service to go to the town hall with three phase power. The power will come from the pole through an underground conduit underneath the parking area driveway.
- General discussion:
- Dates and information to be aware of:
 - Rollin is on vacation from June 28th to July 15th.
 - Tim is away on vacation from July 5th through July 11th.
- Actions to do now:
 - CM – Estes:
 - Subcontract for site work and concrete work
 - Prepare the site for the building move.
 - confirm the date of the building move.
 - Continue discussions with alliance to get a rough plan for mechanical space requirements and duct runs. Confirm details for a mini split to provide conditioned to air to the vault.
 - Town of Barnet:
 - Remove stage curtain.
 - Confirm Details of transaction window for the clerk.
 - Confirm security requirements for the building and for access to the clerk.
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 - BRD – DD:
 - Vault Specification: confirm details of a three to four hour fire rating.
 - Code review -
 - CD Drawings
 - Specification
 - prepare for phase two building permit application covering the renovation.
- Any Other Business
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- Next meeting:
 - Monday, July 24th, 4:00 PM by teams meeting video.

End of minutes