

20080325 WT Town Hall Renovation Committee Meeting Minutes

PRESENT: Bea Phear, Kent Healy, Jim Osmundsen, Kate Warner, Chuck Hodgkinson, Ginny Jones; Kathy Logue, Staff Liaison

Meeting Convened at 1700 and the minutes of March 4, 10 and 18 were MSV for approval with minor revisions.

ENERGY ANALYSIS: Kent and Kate remarked that we are still waiting for the figures on projected energy use for the new building. Bea will again communicate to K & K our need for these figures.

BOARD OF HEALTH: Chuck has consulted with John Powers and the following permits are required: the temporary location (trailers) will need water and heat permits; the renovated building project will need waste water (septic), potable water and heating permits. Further, before any hook ups are made, the plumbing must be chlorinated to protect the public water source. Kent will complete the BOH permits. Kate will complete the building permit (which must be submitted and secured before June 1) with the assistance of Jim. The ZBA will issue a special permit at the end of the mandatory appeals period.

ENERGY: Kate met at length with Phil Forest, John Abrams and Gino to go over the air seal and other energy aspects of the plans. They agreed to focus on the largest issues. First is that the specs note that the addition will have 2" x 6" studs and rafters on 16" centers although industry standards and Code require them only on 24" centers. Realigning the studs and rafters to the 24" centers will save substantially on materials (and labor). The 2" x 6" on 16" centers may be required in the old part of the building because of the current spacing. Further there is a double layer of CDX ply on the roof as a sandwich...1/2" and 5/8" – the consensus was that this is more than is needed.

The group suggested some section name changes, and made some amendments to the specs for clarification.

They specified some methods for insuring that the cellulose insulation has no voids and does not bulge.

They suggest 3 blower door tests, two to be done by SOMOCO in consultation with the General Contractor so that remedial action can be initiated. Kate's MEMO (which Bea will provide to K & K) specifies the stages at which tests should be made.

They were unable to identify a spec for a heat exchanger/recovery system and need clarification on this point.

GOAL: "The goal is to make a good weather –tight shell and a drainage plan that employs methods and materials to encourage drainage of exterior moisture, and prevents

infiltration of unwanted moisture into wall and roof cavities, to create a durable and healthy structure.”

BUDGET REVISIONS: Chuck had slightly revised the budget according to Jamie’s suggestions and we agreed to accept those figures.

RAMPS & SITE PLAN: Kent still has concerns about the ramps and some of the calculations. Bea will take Kent’s plan to K & K on Thursday. Doug Hoehn, Kent and Jamie will meet on Thursday to resolve issues about the CAD drawings of the site plan.

TOWN HALL HANDOUT: We worked on the wording, which Bea will revise and write. We also discussed strategies for the Public Forum and for the Town Meeting.

Meeting Adjourned at 1815

Respectfully submitted

Virginia C. Jones

Approved April 15, 2008