

CITY OF ST. ALBANS

CITY HALL RENOVATION COMMITTEE

MEETING MINUTES NO. 1

JUNE 9, 2014

Attendees: Merritt Ellsworth, Pauline Cray, Jill Snapp, Sue Langreich, Anne Levy, Lynn Knight, Jim Cameron. Also present from 7:00 – 7:35 – Chip Sawyer.

Meeting came to order at 6:05.

- Introductions were made.
- An overview of the project was given, drawings created by Arnold & Scangas Architects of the existing and the new building were displayed on the projector, current plan is for the 1st and 2nd floors to be totally gutted (new mechanical, electrical, etc.), the gym would be rehabilitated, new windows, westerly addition, all exterior brick restored, etc., plans to reuse as much trim, wainscot, wood and doors as possible.
- Jim explained that the timelines are to work expeditiously thru the summer to have an overall plan & costs by September 1, 2014. This will allow time for the City to educate the citizens about the project plans and hear their input prior to a bond vote on November 1, 2014. With an affirmative vote plans would be completed by 2/1/14. Then out to bid, reviews and bid awards, to start work April 1, 2015 +/- . Estimated build out is 6-8 months.
- We are working with VT Efficiency – Steve O’Malley. Laz & Jim have meet with him and have done a walk thru of the building. They are looking at all aspects of energy efficient mechanical and electrical components of the project. We can invite Steve O’Malley to sit in on a meeting.
- The rough costs as of now, are in the \$1.8 – \$2 million range.
- Sue asked if the project would go out to bid. Answer – yes.
- We are meeting with the City Hall members Tuesday June 10th, to talk about the proposed project to educate them and get there input.
- The Elevator location and use were discussed, favorable responses
- Comments were made regarding the emergency exit near the gym. Will it stay?
- Merrit asked about building a new building and consolidating services and what the cost comparisons would be. Issue had not come as of yet. We will seek SF costs of other new municipal buildings.
- Merrit asked about structural changes in the basement. Only structural changes near vault.

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- Elevator may be longer and narrower than normal because of being so close to the boundary line.
- Jim and Merrit discussed lift in lieu of ramp in the gym. Reference to events and bringing in material/equipment and how would that work with the lift.
- Discussion of proposed storage addition in the back of the stage. Suggestions of community /stage prep, rec department supplies etc.
- Back parking area was discussed in reference to Van access. A heated access ramp was brought up.
- The gym was discussed regarding noise and what uses the gym was currently used for and what it could be used for in the future. RSG has been contacted by Laz for a proposal on sound attenuation.
- Anne asked about the Chamber room seating when the public was attending meetings. Too small so Pauline spoke up about the gym being alternate meeting area.
- The vault on the 1st floor will increase by 30%+/-.
- Merrit asked if the main door would be handicapped accessible. Jim pointed out that it would probably stay the same.
- Discussion regarding VAN parking space in front.
- Pauline asked about balcony over the gym. What would be happening with that? Jim to have conversation with Laz and Dominic.
- Jim noted that there would be 2 new boilers, all new HVAC, electrical, AC in the Gym.
- Solar was discussed. We talked about inviting William King from All Earth Renewables.
- Merrit and Sue asked about doing the project in phases if the public does not vote for the full bond. Jim talked about possibilities for breaking it up.
- Meeting dates and times were discussed. Group decided the 1st and 3rd Mondays of the month at 6:00 pm.

Meeting was adjourned at 7:35. Next meeting will be on Monday June 16th at 6:00 pm. A walk thru of the building will begin at this time.

CC: Liz Gamache, Mayor
Dominic Cloud, City Manager,
Laz Scangas, Architect, Arnold & Scangas Architects