

Monkton Building Committee – Wednesday, May 30, 2018

Present: Heather Bessette, Eric Bown, Melanie Cote, Peter Norris, Stephen Pilcher, Deb Rickner, Ian Smiley, Peter Straube, Jere Urban, Rob Bast.

Announcements: Pete N glad to have Rob Bast here.

Rob Bast's Presentation:

He was on the HB selectboard. He's worked on projects that have failed in the past – even 4 times.

Example:

Craftsbury School – not just working for school board

Pre-Bond Phase – Quantify what's been done by board/committee.

Learn WHO opposes the project and WHY. *Build support and diffuse opposition.*

1st public meeting - know what board/committee wants (which may be a big want for your community vs # of residents who will pay for the project)

they presented project and it failed the vote then they went back and presented a VASTLY REDUCED project – went from 8 million to 3 million bond (was supported, good state aid
-every community wants to support a project but there's a dollar amount that they can tolerate up to –ask this of the Monkton community?)

They interviewed teachers, students – *Have those who work in town offices been asked for input?*

the gym was not done the first round and the gym looked so bad compared to the school, then the gym passed overwhelming (2 million) – town needed to see some results before they passed 2nd bond

It would have been more economical to build the gym at the same time as the school BUT it was not enough to sell it to the town.

the project had energy savings = saved town \$43,000 on energy costs in the first year

Rob - Need a building that can grow. Positive point for the land we have = we can have phase 2, phase 3 as the town can support it. You can show the path.

Heather - People live in a town because of a community and events to bring our community together can be held in a new space.

HB's Town Hall renovation – Rob was on the selectboard. They were able to demonstrate it was cheaper to renovate - \$400,000 (1990). Town supported it. Then it came out to under at \$390,000 and this made residents trust the selectboard and helped other projects pass. Since the initial renovation, did heating system and then floor in town hall with wood from HB Town Forest. Residents loved this idea. (Tommy Lathrop turned it into flooring.) Volunteers from town put down the floor. **Key point = use our own resources and get residents involved and creates buy in.**

Peter S asked Rob – Rob thinks we should look at the Cadillac (all 3 spaces) and then look at what would we would pare down – go through the exercise that we'll ask others to consider.

Peter N asked Rob re: building 2 stories vs horizontal – overlap in functions of the 2 spaces (library and town hall) then you need an elevator in the building (public elevator for wheelchairs \$40,000)

Rob - Get the functions organized in such a way that can find out the money # that people will support.

Peter N asked we'll need architect and general contractor – Rob would argue that his firm could save money (so there are not change orders) so their efforts are worth the money spent on Rob's company – (ex heating costs savings to Craftsbury school paid off Rob's firm in 2 years)

Rob's firm would do something simple for a minimum proposal and a "Cadillac" proposal – also make it look like it wasn't too locked in. There would be floor plans and a basic 3D model.

Rob's view – design build on the face of it can be good, but they'll give you a proposal and won't run a community involvement effort as Rob's firm would

We could work with Rob's firm on the community involvement effort and then pass off to another firm per Rob, but they'd have their own approach to our changes from the public input.

Rob's firm gets difficult projects passed that haven't been passed before.

Examples: Hunger Mtn Co-op = Rob got them through the process of finding out what people wanted and another firm did the building.

Rob's firm did downtown City Market and all the renovations. The store represented what the members wanted and it's the single most profitable co-op in US.

To Rob it's more important at this point in his career to get the project done than it is to be involved in the entire building process.

Peter S asked Rob - **Timeline Question:** If wanted to get a bond vote by next March, what needs to happen by when?

Need an Estimator

Meeting #1 – September (when people not on vacation) – 200 – 225 per sf – 5,000 sf - \$1 mil

Very roughly give residents a scale of the project - Has to be a feedback loop

MUST get people on board with the project in a person to person way BEFORE we go forward with the project.

Meeting #2 – mid-October - Then hone in on a more specific estimate at 2nd meeting - Need a 2nd meeting to show how you've taken their feedback and worked with it – this will create a group of residents who will lean on their neighbors –

December – getting people to start talking –warning has to be placed with selectboard

Best to NOT hold a special meeting for a vote b/c peep prefer to have at a day they're already voting – election day or town meeting day

Rob – different people hear information differently – give the information out in as many formats as possible

Homework for the group before next meeting – review the previous plans on the website

Pete N and Peter S – create 2 proposals

June 6th – We each arrive with 3 post its of our top 3 priorities.

Also look at the priorities of the survey results.

Public Meeting

Before the meeting:

Reach out to the groups (fire dept, rec dept, school group, churches, boy scouts, school, Planning commission, DRB, etc), we'd love to have you there. lean on neighbors to attend,

Make sure we've emailed people who were interested in being part of the process via final survey question.

publicize including agenda and information that will be discussed posted on MBC page,

First meeting – more about Listening and not defending our position. We will hear new things that turn out to be important.

At the meeting: (have food)

- 1 - Go over the agenda for the meeting.
 - 2 - Committee members introduce themselves & the MBC webpage.
 - 3 - Present the issues with the current buildings.
 - A. Introductory paragraphs from the survey.
 - B. Information & Photos re: the current space needs of the town hall and library. (on MBC site)
 - C. Library Space Needs (on MBC site) – gives details/rationale
 - D. Video Tour? (RETN – Rob Hunter?)
 - 4 - Review history of previous Projects – Summary of past facilities proposals. (on MBC site)
 - 5 – Survey Results (on MBC site)
 - 6 – Share the proposals and questions for small groups.
 - 7 – Break into groups of 5-10 people per group with 1 committee member facilitating each group.
- Have a list of questions for small groups.
Here are 1 or 2 directions we want to go. What do you think?
Here's our starting point, what do we need to do to make this feel better to you? What will you support?
Part of it is everyone won't get what they want and tell them that.
How can we make it so people see it as important to them?
Important that the building looks like the residents want it to
What's the dollar amount that they will support?

Here's how we think it should go, but we want to hear your input. Then we come back to the town in the 2nd meeting and show how we've changed based on what we heard from your suggestions, ideas.

Positive Points: We have land already paid for. We have \$80,000 set aside.

Have flexible points – where we can make changes in the proposal

8:44 adjourned.

Respectfully submitted,
Melanie Cote