

COMMUNITY CENTER COMMITTEE MEETING JANUARY 21, 2013

Tony is working on creating a web page for all things Community Center. It will include motions, Vision Quest goals, meeting minutes.

Going Green

- John (of Pivot): Currently, we have stated goals that were identified by the Board and goals from the forum we held. If we decide to go for certification in the future, we want to take a look at options and decide on what's a good fit for what we have. They're in a green forum synopsis and will be sent out.
- Charlie – I'm looking to find what benchmark we would use to measure our progress with our goals. Are we going to prescriptive path (PP), i.e. LEEDS, or will we use a more flexible measuring stick? If prescriptive, that has to be decided early on. We have a substantial list of goals, then ones that come from forum. Need to collate these. Potentially what might best serve the organization is to decide a prescriptive path or flexible (Living building). If prescriptive, which one? Living building would be low hanging fruit, i.e. zero net.
- John Living building will allow you to tee to grid. We can purchase green power from local utility.
- CR If we got hung up on certificate, we might want to use Living Building hybrid as a benchmark, paired with Energy Star monitoring at very little cost.
- Hilary When we looked at the site, I was happy with the process. I still need time and information on green stuff. Seems we're already working with going toward Living Building. It's difficult to make a decision without cost information. It's absolutely essential to measure how we set goals and certifications.
- John Two goals we found:
1. Water conservation
2. Energy efficiency
We saw them stated in OCF's goals. Organizations rarely have capital to do whole campus, have to start with one building. Net zero goals are in LUMP manual.
- Thom Do we want to follow one particular approach or do we want a hybrid?
- Charlie Thom and I walked away from meeting with Pivot on Friday with a sense of urgency for the March Board meeting.
- Anna I will participate in a workshop next Wednesday about living building challenge regarding wind power. That's part of what we'll be touching on. I can bring info I've gathered there to the next CC meeting.

Thom Hybrid approach is going to work best. Trying to address one system is costly and difficult. Living Building Code says you have to do it on developed site.

John We'd have to talk with the Living Building Institute about it.

Anna I see this site being a keystone to rest of campus development. We can look at other developments to compare. It's an entryway.

Hilary I think I'm really comfortable pulling out water piece. It's worth it to dive in and start grappling with what we're trying to say.

John LEED has more information about materials used.

Andy Board will look to us to give them recommendation. We should be united. Hybrid sounds wishy-washy. If we say hybrid, we should say we're taking our own course.

John Checklist style seems too restrictive and overly cumbersome for OCF and benchmark system seems a better fit for you. If you go down prescriptive path, you're wasting time if you don't check off all boxes.

Andy If Living Building is the best option for us, we should forget about LEEDS. Give us a structure.

Tony A standard we can meet – verbiage challenge is something we're shooting for. Which system is best for mixed target user group? What is value of certification level? What are bragging rights? With checklist type of approach you get bragging rights of "We met X # of goals."

Anna Are community center buildings big enough for LEEDS? John says yes, but challenging. Give examples of owners who have gone through this process.

John We rarely see smaller projects go through LEEDS.

Anna The budget will be same, but it's where the money goes that is the issue. A lot of private owners are developing their own standards.

Charlie Seemed to me LEED was weighted to city environment. Will this be to our disadvantage?

John There is some leeway. I'm 95% sure we can do it on our land.

Charlie There needs to be ongoing compliance with those standards. Would we have a long-term relationship with standards?

John The bulk of LBC is over when we've done our measurements.

Charlie What's the measurement system? The cost of prescriptive path can be a real hanging point. With benchmark system like LB we can get 7 or 8 petals and realize we haven't

gotten net zero and haven't spent all our money. We can invest in net zero. It's more likely to fit our culture to have a benchmark rather than a checklist system.

Hilary My radar went up around net zero stuff. I have a problem with drawing a circle around the building. It makes a lot of sense to have the building as energy efficient as possible. I don't want people to feel the building is not user friendly. I'm struggling with some pieces of net zero.

John Those answers I gave at the forum were in response to issues raised that night.

Hilary I want the kitchen to have the resources they need.

John We can do a year of operations and then look at energy budget. Figure out how much we need.

Steve Send out link to LB in Portland. I'll ask Kirk to get in touch with them and for their experiences.

Shawn I've been a green remodeler since 1995. Residential. Make decisions as green as possible. At the site we have no real goal for efficiency. We should take a wider view of the whole site. Our current appliances are not rated for efficiency. Would we buy new appliances? Is open fireplace (hearth) an option? Will re-used, old lumber work?

Tony We did not hire these guys to redesign our campus so we need to draw a circle around our CC. A goal is net zero. Tax credits? Do we get them?

Hilary There is nothing for non-profits.

Anna Food prep system changes. What kind will we need?

John Biggest challenge is boiling water. Fossil fuel will be involved.

Anna I have concerns about prep systems. I saw an article where a school used convection steamers. There may be a way to hybridize system.

Charlie When we did wish lists, we tried to capture those changes. All electric system could be done. There was specific request to have wood powered equipment.

Site Selection

John Presented map – Generally what we talked about in Forum. Not dealing with building form yet. Meant to convey general size and location.

We need to think about 300-year flood line.

When do we get a survey? What are we surveying?

Thom There are 100 and 500 year flood plains.

What are asking surveyor to do?

John Be very specific or it can get very expensive.

Do we want a straw poll on whether we want LEED or LB?

Anna will have more info after the Wednesday workshop about LCB.

Thom At the next meeting we have to come up with a recommendation for what kind of system we want. Pivot will have a cost estimate. We need to schedule a longer meeting.

NEXT MEETINGS

February 18 – 6 until ?

March 6 Meet with Pivot to prepare Board proposal, OCF office, 6 pm

March 18 Meeting to present report to Board