

Community Center Committee Meeting Minutes

February 18, 2013

Present: Kirk, Hilary, Jon, Anna, Steve, Andy, Thom, Charlie, norma, Bob Nisbet (Guest)

There were two major topics at this meeting: Green Form and the Budget.

GREEN FORUM

The question is do we go with a benchmark, – Living Building – or a checklist design (prescriptive path) – LEED?

The Checklist design is LEED (prescriptive path) and the benchmark design is Net Zero. With Living Building Challenge the challenge is to get to Net Zero.

16% of our construction budget (hard and soft costs) is a placeholder for sustainability.

How do we make a decision to lead us to a sustainability design? How does this building affect what we're doing on the whole site?

Anna gave a presentation on how LCC worked toward its sustainability goals with its new downtown facility and the Longhouse.

She emphasized three questions to ask:

Is there money to get us to our goal? Do the things we're thinking of make sense from an economic view point.

When do you need to check in and with whom through the design and construction phases?

Who will follow through on your methodology– a consultant or in-house staff person? Peach power document can be very helpful.

LCC made a field reference guide on who's responsible for what and how when.

Less than or equal to 12,000 square, after you get your design to a certain point you've hired a team of commissioning engineers, their purpose is to take the design and run tests to see if it's running as it should. An example is the heating and ventilation system. They'll check through each piece of equipment to make sure everything is working properly. For the Fair, it could go either way.

Essential commissioning – Will get to the basics. Enhanced commissioning will get you a little bit further. Most of the testing will happen after building is done, but not all.

Hilary asked: "Is the commissioning agent included in the bid?" Anna: "I think so."

Be prepared for future – orient the building right – leave room for change.

When picking a checklist, when list is done, you're done. With benchmarks, you keep on going.

Andy – What is payoff to go with checklist? Will we save money in the long run?

LCC wants buildings to achieve 2050 goal.

Hilary – I don't think I'd go for either system.

Charlie – I want to explore playing this out over time. What is our ability to produce solar and grid it back to the building?

Anna – LCC had capital funding and stimulus funding.

Spending money on technology on how to not use power is best way to spend money.

- Fire sprinkler system and water

- Preparing and serving food

- What if the building didn't need a lot of energy except during Main Camp?

At LCC, LEED did not cost much more per square foot than conventional building. There was more in soft costs but not exorbitantly so.

BENCHMARK OR LEED???

Charlie – We need to invest money for the long term of the building. To me real value up front is to shoot for EUI. We don't want to high administrative costs. Consider long-term impacts. Living Building (LB) gives us most flexibility. Where do we draw the circle around the building? Let's not lose sight of how we manage energy on the rest of the site. Energy Star monitoring was almost cost-free. Use LB as a measuring stick.

Hilary – Not sure energy generation is the right way for us to go. I'd like us to have some very specific goals in a narrow range. Don't spend money on administration.

Steve – Look at how we can operate building over time. Inclined to go with LB.

Kirk – Sustainability goals are just one part of our goals. How we adapt is far more important. My experience with LEED is that it was "racing for the badge." If we create our own standard, we can sell it to family, but we need to address who's monitoring it.

Norma – Adaptability and flexibility are our history and our culture. LB would allow us to keep those values.

Bob – I want to see us have a lower energy signature.

Thom – I'm in favor of a passive design. Flexibility sound like it's there with Energy Star. I defer to the experts.

Andy – Everybody wants to say we're waste warriors, but in reality, we're like everyone else. I like the living Building model. It fits who we are better. We can use a checklist as a fundraising too. Living Building is the standard to go for.

Anna – I want to validate what Hilary is saying about energy generation. I want to go with Living Building challenge. Give the designers that challenge.

Jon – I'm inclined to go with Net Zero but I have conceptual issues. How will we offset 10,000 miles of driving to the Fair site for meetings that people could walk or bike to in Eugene? We need to take that into consideration. I'm not sure how to measure or offset it, but I want to see it part of the conversation.

Charlie – The travel miles for events is staggering. It might make sense for some meetings to be out at the site, but the assumption is this building will serve this location. Some meetings will still be in Eugene, some may go out there.

ANNA MOVES THE COMMUNITY CENTER COMMITTEE RECOMMENDS WE USE THE LIVING BUILDING CHALLENGE WITH ENERGY STAR MONITORING SYSTEMS AS OUR DESIGN FOR THE COMMUNITY CENTER BUILDING.

Hilary – I want to say it doesn't include energy generation. I want to go with low energy consumption, but not tied to Net Zero.

Charlie – There are a la carte ways to go. We can be flexible with the petals.

Anna – It's possible to have the design team go toward Net Zero, then client decides how far to go.

Kirk – I see validity to Hilary's concerns about cost. I'm concerned with just a blanket approval of the Living Building Challenge.

Anna – Geothermal is part. Living Building Challenge info is on the web. The questions Hilary and Kirk are bringing up will come up in the design phase.

Andy – I don't want to see us pick away at costs. We want something low tech, geo thermal.

Charlie – LTT – I want us to adopt Living Building as our measuring stick. Does that address your concern, Hilary?

Hilary – I don't want to tell Fair family this is our goal, but it's not really...

Charlie – I'm not using the word goal – I'm saying framework.

Thom – John Stapleton of Pivot is recommending Living Building Challenge

The vote for the motion was 6 for – 1 against (Hilary) – 1 abstain

BUDGET

We went through each line item in the budget and came up with a new bottom line of **\$3,831,107. A revised spreadsheet of projected costs is attached.**

NEXT MEETING

March 6 – Location to be determined