

## CAPITOL COMPLEX COMMISSION – MINUTES

- Date: August 18, 2020

## OPENING:

- The Microsoft Teams Meeting (via video/audio) of the Capitol Complex Commission (CCC) was convened and called to order by Chair Shouldice at 10:09 AM on August 18, 2020.

## PRESENT:

- **Members:** Heather Shouldice, Chair; Jireh Billings, Susan Hayward, Tim Senter, and Commissioner of Buildings and General Services (BGS), Christopher Cole, Executive Secretary to the Capitol Complex Commission
- **Also, Present:** Deputy Commissioner Jennifer M.V. Fitch, P.E., Erik Filkorn, David Schutz, Laura Trieschmann, James Duggan, Brian Shupe, Ashar Nelson, Megan Nedzinski, Kate Stephenson, Elizabeth Courtney, and Julien Icher
- **Minutes transcriber:** Judy Bruneau, Department of Buildings and General Services

## PRIOR MINUTES APPROVAL:

- Item #1 – Jireh Billings made a motion to accept the September 27, 2019 minutes as presented and Susan Hayward seconded the motion. The minutes were approved by all.

## DISCUSSION:

- Item #2 – Gibson House Project, 11 Baldwin Street, proposal to replace windows, shutters removal and reconfiguration of the parking area
- Brian Shupe, Executive Director, Vermont Natural Resources Council (VNRC)
- Ashar Nelson, Megan Nedzinski, Vermont Integrated Architecture
- Kate Stephenson and Elizabeth Courtney
- Brian Shupe introduced the folks who were instrumental in moving this project forward.
- Brian Shupe gave background information on the VNRC and their mission and desire to make this single-family residence into office space. Brian talked about their growth and their acquiring of the Gibson House.
- Various speakers shared site plans, matrix, photographs, and diagrams with detailed information that were presented to the CCC for each aspect of the project they were

referencing for visual effects throughout the Gibson House discussion. These diagrams, site plans and photographs were extremely helpful.

- Kate Stephenson gave the historical overview of the Gibson House.
- Ashar Nelson talked about the architecture of the Gibson House. The vision of the VNRC to renovate this building to the highest environmental and energy standards possible while retaining its historic character, balancing operational and maintenance needs, and meeting budgetary requirements. The resulting facility and grounds will be healthy, functional, affordable, and easily maintained. The project's goal is to be Net Zero Energy.
- Elizabeth Courtney talked about the 5 parking spots that are on site, the rain garden area and their outdoor meeting space; a 20' square tent which allows for protection from the outdoor elements. Also, two more parking spots on Terrace Street.
- There was lengthy discussion on the minimal parking spots available, but Brian Shupe stated it meets the City of Montpelier requirements. It encourages staff to walk, ride their bike or take a bus into Montpelier if they do not live in Montpelier.
- Commissioner Cole talked about the Capital shuttle bus which transports people from the Department of Labor parking lot and brings them into the Capital district and the micro transit bus service and he encourages people to use these great services.
- Megan Nedzinski gave an overview of the Gibson building, repairs, siding, roof, and shutters, but stated no expansion to the existing physical building footprint were envisioned. The renovated building will be fully sprinkled on all three floors. The new site plan will be accessible and ADA compliant. They favored removing the shutters.
- There are 55 windows in this house. The VNRC submitted six options for the rehab/replacement of the windows with a lot of discussion on materials, long-term goals, and budget friendly maintenance. Energy modeling was performed to analyze the relative operational carbon of each of the options. Embodied carbon information was reviewed and estimated relative to each proposed approach too.
- Laura Trieschmann thanked everyone and gave some more historic details of the house. Discussion of the shutters and retention of the historic windows at least on the front façade and the side of the house. The aesthetics of storm windows does work for protection from the elements, and she would like the VNRC to retain what they can.
- Jireh Billings stated how thorough the VNRC proposal was, and he was leaning more towards the energy efficient side and budget side verses the historic side. He had done several renovations in Woodstock, and he knows how expensive it can be. He also had no issues with the removal of the shutters or with the parking.
- Chair Shouldice would like to see the proposed windows and would like to see the area neighbors.
- Susan Hayward was pro in keeping the shutters.
- Ashar Nelson stated the windows and shutters maintenance have major effect on energy and their budget.
- Chair Shouldice asked the timeframe for this project?

- Ashar Nelson would like construction to begin in September and they have their budget in place. Landscape first, then windows.
- Kate Stephenson said they could not enter into a contract without this project being finalized.
- Chair Shouldice also commented how appreciative the CCC was for the detailed and very thorough presentation the VNRC provided.

#### MOTION:

- Jireh Billings made a motion to replace all the existing windows with energy efficient windows, and to retain the shutters on the front façade and the right side of the house only. The CCC would like the VNRC to work with the Division of Historic Preservation on the new windows and come back to the CCC for their final approval. Susan Hayward seconded the motion. The motion was approved by all.

#### DISCUSSION:

- Item #3 – The Lafayette Trail Marker on the State House Lawn
- David Schutz, State Curator
- Julien P. Icher, President of the Lafayette Trail, Inc.
- David Schutz introduced Julien Icher who gave an overview of the proposed project. Julien has proven data where Lafayette visited Montpelier and how he wanted to do away with slavery. This is a positive message especially when there is so much controversy present in the world. How important it would be to have this marker in the Capital city to reference his legacy.
- David Schutz spoke about the placement of the marker which he and Laura Trieschmann came to terms on where it would be located. How it would be located in front of the Supreme Court and in between the Supreme Court and the Pavilion building. The marker would be located to the east side of the walkway and set back.
- Laura Trieschmann agreed with David Schutz on the placement of the marker and spoke about how the marker would be fabricated and the maintenance. The marker would have red framework, navy blue background with white lettering. The backside of the marker would be in French, and the front side would be in English.
- David Schutz explained this marker is in a total separate location than the Civil Union marker.
- Commissioner Cole and Laura Trieschmann joked about who would be covering the maintenance of the marker. It was determined BGS would install the marker and Commissioner Cole indicated BGS would be responsible for the required maintenance.

#### MOTION:

- Jireh Billings made a motion to approve the Lafayette marker as presented and Tim Senter seconded the motion. The motion was approved by all.

## DISCUSSION:

Item #4 – The Naming of 133 State Street Building – Act 139, Sec. 22 - NAMING STATE BUILDING AND FACILITIES; REPORT CAPITOL COMPLEX COMMISSION; DEPARTMENT OF LIBRARIES

- Chair Heather Shouldice
- Commissioner Christopher Cole
- Chair Shouldice reviewed the CCC mission and the masterplan and felt this really does not fit within their purview. Chair Shouldice with assistance from Commissioner Cole drafted a letter to Commissioner Jason Broughton, the State Librarian, recommending since the Department of Libraries already has a process in place for naming state buildings throughout the state, the Department of Libraries should also name the state buildings within the Capital complex.
- Chair Shouldice asked if BGS would be able to draft a cover letter to the General Assembly and also include a copy of the draft letter by Chair Shouldice that Judy Bruneau will forward to Commissioner Broughton once the draft letter's date has been updated.
- Commissioner Cole volunteered Erik Filkorn to draft the cover letter and forward both letters to the General Assembly.

## MOTION:

- Jireh Billings made a motion to accept the draft letter composed by Chair Shouldice and Commissioner Cole with the updated date and the cover letter that Erik Filkorn will provide and forward both letters to the General Assembly. Susan Hayward seconded the motion. The motion was approved by all.

## ADJOURNMENT:

- Jireh Billings made a motion to adjourn the meeting and Susan Hayward seconded the motion. The meeting was adjourned at 12:07 PM.