



Meeting Notes

Community Advisory Board (CAB)

June 16, 2021

2:00pm – 4:00pm

Virtual Meeting – WebEx

Meeting attendance available [here](#). | Recording of meeting available [here](#).

Introductions

- We'll be posting a recording of this meeting on the web. Meeting is being livestreamed thought YouTube.
- Objectives
 - Working session for the Athens-Clarke County Clean & Renewable Energy Action Plan
 - Ensure a clear understanding of Plan outline
 - Identify any critical concerns
 - Make some decisions: build-out of sections
 - Identify values
 - Collect language / thinking from CAB

SPLOST Update: Costa Building

Mike Wharton and Daniel Garren discuss recent updates regarding SPLOST-funding for ACCUG Costa Building.

Presented by: Keith Sanders, SPLOST Administrator; Daniel Garren, Project Manager; Lori Bork Newcomer, Architectural Collaborative; Gabe Comstock, Architectural Collaborative

- SPLOST 2011 Project 32 – Costa Building renovation proposed project concept • Project will provide renovation and capital improvements to extend the life and usefulness of the building facility located at 133 E. Washington St. to include interior space and layout revisions, provision of ADA access, upgrades to mechanical and energy systems, and provision of a fire sprinkler system.
- Daniel provides overview of existing conditions and design challenges
 - Including: All mechanical, plumbing and electrical are non-functional; Existing building envelope does not protect the building's interior from the elements
- Improvements
 - Required per ordinance/code/policy:
 - R7.5 continuous insulation
 - Basement waterproofing and moisture control
 - Necessary mechanical equipment
 - Bathroom, lighting and equipment must meet ACC Sustainability policy
 - EarthCraft Certification
 - Not required per ordinance/code/policy:
 - Replace all exterior windows and doors
 - Rooftop solar-ready
 - Daniel reviews advantages of window/door replacements and of solar array including array location



• Proposed Schedule

- > M&C Work Session June 8, 2021
- > M&C Approval of Project Concept & Budget Amendment June 15, 2021
- > M&C Approval of Schematic Design September 7, 2021
- > Award Construction Manager @ Risk Contract September 7, 2021
- > Start Building Remediation & Demolition Phase October 2021
- > Finalize Construction Drawings December 2021
- > Finalize Guaranteed Maximum Price for Renovation December 2021
- > Start Project Construction Phase January 2022
- > Project Completion December 2022

○ Discussion

- Tom Lawrence
 - Where will inverter (for solar array) be located? If in basement, is flooding a concern?
 - Daniel: Yes, because electrical room is in basement. Will be a conditioned space.
 - Has weight impact of solar been considered?
 - Daniel: Yes.
- Mike: Please share feedback, since this will be coming from 2020 SPLOST
 - Tom: Sounds cheaper to do all at once
 - Daniel: Exactly
- Amy Kissane: How much of building energy use do you anticipate the potential solar array can offset?
 - Daniel: Will have to look into this and follow-up. Haven't presented schematic design to Mayor & Commission yet, just initial design
 - Amy: This assessment should be standard on all projects of this sort in the future •
Mike: I've asked the SPLOST office to provide a way for us to track these energy savings
 - Amy: Part of our considerations should be considering battery storage
- Andrew: We don't know about energy use yet, but we will when we get into the schematic (not conceptual) design, we will have energy model.
 - Michael Songster: ROI and energy savings should be part of any reporting out. ▪ When SPLOST fund was project, it was intended to provide for marginal funding above and beyond normal construction. For example in this project, could be 1.5- 2 inches additional insulation. Same for windows it should cover the marginal difference.
 - Daniel: We've be discussed with the designer. We don't think there's any space limitations, because we're stripping the envelope. We've asked what the additional cost would be.
 - Daniel: For windows, we are asking for budget to install more efficient windows. ○
- Mike: Are there other areas where we can increase EE in the EarthCraft?
 - Amy: Agreed. Assume we're building to as efficient standards as possible?
 - Daniel: We are meeting the ACC Sustainability standard.
 - Mike: *They'll meet the EarthCraft standard with the construction budget they have. We're being asked if we can allocate some 2020 SPLOST funds to go beyond what's required.*



- Tom: One possibility is following the International Green Building Code. Even if it means putting off the solar install.
- Mike: Sounds good – we’ll get a price together and come back to the group.
- Andrew: We need to have a motion, second and vote. For example “this body would like the SPLOST Office to come back with recommendations on additional energy conservation measures above what’s already designed that could possibly be funded.”
- **Motion:** Tom Lawrence: I move that this Advisory Board recommends that the SPLOST group goes back and looks at best ways to optimize the energy efficiency especially items that have to be done during the first renovation part of [the process] when you can’t go back and do it later on, because that’d be a good investment.
 - **Second:** Michael Songster
 - **Andrew Saunders, Point of Clarification:** Do you envision solar being in that suite of tools in addition to energy efficiency?
 - **Michael:** Solar should be included too.
 - **Tom:** Yes, but separate these too.
 - **Mike Wharton, Point of Clarification:** Are you comfortable at this point including in that the expenditure of up to \$250,000 pending this information that they’re going to provide us, so they can continue to do their planning?
 - **Michael and Tom:** Yes.
- **Vote:**
 - **Yea:** Michael Songster, Mike Wharton, Charlie Gluodenis, Shane Blackwell, Amy Kissane, Tom Lawrence, Ilka McConnell
 - **Nay:** None

Plan Development Workshopping – Purpose of Clean Energy Plans – Refresh

- Education
- Advocacy
- Value and goal setting
- Analysis
- Evaluation
- Commitments
- Accountability
- Transparency

Plan Development Workshopping – Outline Overview

- Overview
 - Introduction
 - Section I: About This Plan
 - Section II: Athens’ Energy Landscape
 - Section III: Stakeholder & Community Engagement
 - Section IV: Pathways to Clean & Renewable Energy
 - Section V: Economic & Workforce Development
 - Section VI: Community-wide Goals
 - Section VII: Commitments & Next Steps
 - Appendices
- Plan Outline Draft document shared with CAB Members at this point, and via email one week prior to meeting.



- Miro Board link shared with CAB Members at this point.
- Miro is an interactive tool accessible to anyone on a computer through their internet browser. We will use it as a group to gather CAB feedback and “workshop” the Clean & Renewable Energy Action Plan draft outline.
- CAB Members were previously asked to consider the following questions. In this exercise, CAB Members used Miro to share their thoughts, opinions and answers to these questions. ○
 - Introduction
 - Does CAB want to provide an endorsement letter? (Y/N)
 - Section I: About This Plan
 - Why is the clean energy plan meaningful to the Athens community?
 - Section II: Athens’ Energy Landscape
 - Uplift existing work: What are examples of clean and renewable efforts conducted by the County, businesses, NGOs, communities, etc. that could be good candidates to include in the plan?
 - Please provide any resources, links, or media for examples.
 - Section III: Stakeholder & Community Engagement
 - What recommendations do you have for how Athens might do continued engagement with community and media?
 - Section IV: Pathways to Clean & Renewable Energy
 - What should we consider for our audience as we describe the modeling efforts? (Recall: What was helpful to you in earlier presentations?)
 - Section V: Economic & Workforce Development
 - Should this fall under “Section IV: Pathways to Clean & Renewable Energy”? Alternatively, would the CAB prefer this be a standalone section?
 - Section VI: Community-wide Goals
 - Note: We will take a closer look at the policy and program toolkit as a group in the future. We’ve also noted some CAB member’s interest in additional narrative elements to the rankings. No questions at this time.
 - Section VII: Commitments & Next Steps
 - Earlier (Section III), we discussed opportunities for Athens to maintain accountability moving forward.
 - What additional suggestions are there for next steps for community, businesses, NGOs to get involved and stay involved? This might, for example, help inform a potential call-out box.
 - Appendices
 - Acknowledgments – We will ask to confirm your organization’s acknowledgement as we get closer to Plan completion. Are there any acknowledgements we should be remember that we might not have top-of-mind that you’d like to recommend now?
 - Appendices – Is there anything we’re missing in these four appendices?

Conclusion & Wrap Up

- Key Takeaways from Today
 - Understanding of plan outline
 - CAB provided feedback on clean energy plan

- Objectives for July Meeting
 - Stakeholder 1:1 updates
 - Community survey themes & analysis



- Plan Development Updates

