

Special Trust meeting May 11, 2011

Topic: Dhamma Modana layout, construction, and next steps

2 days-May 10th-Dhamma Modana visit; May 11th discussion

Attending: Special Guest: Martin Stephens, architect from Europe, advisory Teacher for the European Development Committee which advises on European centre developments, as well as some worldwide projects..

Trustees: Doug Child, Robert Baker, Harry Mensink, Doug Cooper, Hope Funk, Steve Armstrong, Linda Armstrong; ATs: Evie Chauncey, Bob and Jenny Jeffs; Friend of the Trust: Don Williams

Apologies: Michael Gelber

Speakers List: Don; Task List: Linda

The 2 committee reports were the Financial Committee Report, and a brief Website Committee Report, both attached below.

Summary of layout changes-Jenny will be drawing plan G shortly to visually reflect these

Discussion about the long course center. It was decided that the center is really too squished. There is also no other logical place to move the ten-day center, to accommodate for more space for the long course center. It was decided that our priority should be on the 10 Day Course Ctr. In the future, another rezoning application can be made to utilize area on the other side of Oliver Creek. The bridge will be installed at the area where the parking lot will be.

The male accommodations have been moved into an arc as reflected in Matt Stanley's drawing.

The female dormitories accommodations have been shifted to have 3 in an arc, with the 4th larger dormitory in the back, or all four be in a curved line. If the long course center is removed, there would be enough room.

We will ask Evan to give us the difference in cost between having an internal hallway in the dormitories that have ensuite bathrooms versus moving to external doors with no internal hallway.

We will build an overhang-possibly 12 feet, connecting the male dormitories.
INCORPORATE SOME TRANSPARENT PANELS FOR EXTRA LIGHT TO THE ROOMS.

For the dormitories that have the bathroom block at the end of the hall, we will leave these with an internal hallway.

The original dining room/kitchen building moved further from the meditation Hall, by shifting it southeast. In the new location, it is on a slope, so it will allow for a walk out basement.

In the meditation/dining room building, the AT accommodation will no longer be on the upper story, because it doesn't really have good future use down the road, and would possibly risk creating a three-story building. This will make the building 2 stories.

The AT accommodation will be at the end of the ensuite Accommodation Buildings. 3 rooms will be set aside for ATs to use-though they will be plumbed in their future use for students. One room will serve as a bedroom, and will have an attached bathroom, one room will serve as the living room, and will use the bathroom for a kitchen area, and one room will serve as an interview room. **UNDER REVIEW FOLLOWING FURTHER DISCUSSIONS.**

AT training rooms can be any room with attached bathroom that may be used by students from time to time. It is preferable that they are in an old student block or area. This was confirmed by Martin via Dhananjay.

In the dining room building, the hallway will be removed, and the kitchen will be arranged differently.

Move caretaker residence 33m down the road from the gully, on the west side of the road, 20m west of road (nice flat bench there). Parking lot will be below that.

A new road will be created about 33 m before the swale, angling to the North East, up to the dining Hall.

Changes:

Phase 1 Women's Type A - change from 19 to 23 (22 students, 1 female manager)

Phase 1 Men's Type A - change from 15 to 19 (18 students, 1 male manager)

Phase 1 we'll build a partial Type B dorm on the women's side to accommodate 4 persons (2 ATs and 2 female students)

Kitchen/Dining

Add approx 28 beds (20 students, 8 servers) in full kitchen basement and partial dining room basement, 8 students on upper bunks (numbers won't be confirmed till a careful detailed plan is done)

Delete both server residences from all phases (they'll be in basement).

The veranda on the dining room will be increased so that students can eat outside. We can also stagger mealtimes.

Jenny will continue to be the contact with Martin, and will send him our revised drawings for comments.

Construction:

We agreed that we will use standard construction unless a more efficient less toxic alternative is available that is not significantly different in cost.

Martin recommended highly that we heavily insulate the buildings.

We looked at Matt Stanley's construction recommendations, and decided it was worth pricing argon windows in comparison to a regular double pane window.

Doug Child's comments:

single pane glass has an R value of 0.85

double glass has an R value of 1.5 to 2.0

double glazed glass has an R value of 2.4 to 3

double glazed low E argon glass has an R value of 2.7 to 3.0

Standard 2x6 walls have an R value of R20 with fiberglass and R22 with Roxal

Standard ceilings have R40 Cathedral ceilings R28.

We didn't know what spray applied insulation is, and how hard it is to apply, nor did we know what structural insulated panels.

Doug Child's comments:

Spray foam is sprayed from a sprayer and conforms to the cavity it is sprayed into and therefore is more effective. It sprays as a liquid and hardens to a dense foam just like those little cans you can buy.

Michael Gelber will investigate the relative cost of insulated concrete forms. Some discussion indicated that constructing the whole building of ICF will be quite a bit more expensive, and research will need be done to determine if a special type of concrete is needed, what the weight load that the bridge will carriers, and how much more expensive this would make the building.

Michael's comments: I would suggest all exterior walls from footing to roof be ICF and any internal walls where you care about sound transmission.

The general consensus is that ICF is 5-10% higher than standard, but when you factor in everything we would try to do to make it quiet and energy efficient I would think it was a wash.

One of the real plusses is that you can use a lot of volunteer, more or less unskilled labour.

An ICF building is quiet, energy efficient, non-flammable, easy to wire, a bit tougher to plumb and it will outlast a wooden structure by centuries.

We have decided not to construct a living roof.

We discussed the value of using cork floors.

Doug Child's comments:

I missed the discussion on cork flooring but I have some experience with installing it. It's soft and damages easily and I feel not good for a commercial installation. Also it's expensive.

Documents will be tendered to a prefab company as well as to project management companies.

Doug Child's comments:

I believe we already determined Pacific Homes prefab kit was \$55 per sf with a basic shell NO foundation, NO plumbing, NO wiring and NO labour NO interior finishing. Not sure about siding.

Martin pointed out that in the long course center in Europe, they scored the concrete separating each of the bedrooms, and each room was surrounded by its own wall, creating a double wall system. They ran all the plumbing through the roof and dropped it down to reduce sound. They used a toilet lifted off the ground.

Consultants:

The design committee will meet with Matt Stanley, to see what he is willing to do in terms of volunteer time, and what we would pay him for the remainder. We would like to have the drawings done in a variety of ways-birds eye view into the rooms-3-D etc.

What next: (some of the tasks on the task list will be repeated here, in context)

1. Good topographical survey of the entire P2 area except the northern section. Doug Cooper will coordinate this. He will talk to Bill Simoes, who has been already dealing with a partial survey for the septic design, and with Jenny, to define the area we need surveyed. Evie will send the estimates she already had from the other surveyors at Christmas time. They will need to requote their work, given the different definition of the area. Estimated cost: \$5000

2. Clearing committee to be formed: Doug Child, Don Williams, Ken Sommerville, Steve Armstrong, Bob Jeffs. A head of the committee will be decided upon by the committee. The purpose of the committee is to organize volunteers, carefully plan the timing of the cutting of the trees and the storage of the timber, and have it graded properly for future construction. They will look at possible on-site milling. The initial

clearing will happen in the parking lot, and up the potential new road, then over the entire construction site for the 75 students area. Cost: hopefully this will be a net gain for the project.

3. **New Road Construction:** estimates will be up in the Michael Hughes, Bob Simpson, and one third bid. Bob will oversee.

4. **Well-2** sites were discussed for the well, identified by the witcher. Both are in a suitable spot, one directly below the kitchen, and one to the east of the men's outhouse. Evie will have the witcher come back and identify which actually has a higher flow of water. She will then hire Drill Well to drill the well. Estimated cost: \$5000

5. Power-Carl's research indicates single phase approximately \$35,000; triple phase would be approximately \$53,000. Committee formed consisting of Doug Child, Carl Wolford, Michael Gelber. They will investigate single phase versus triple phase, whether or not we want to own the poles from the road, or have BC Hydro install and own them, and will get 3 bids for construction. The power will be installed up to the site using the old road. Discussion about whether or not we would go underground from the swale up, and in the end, it was more or less decided to leave it above ground all the way up the site.

6-Geothermal study-Doug Cooper will talk to Sanitech, as well as 2 other companies, to see how much it would cost to have a specific assessment done on our land, including various forms of GSM energy. He will bring these estimates to the Trust.

7-**Create informational display panels** to travel with Paul Fleischmann's tour.

8-**Finish the website design.** Post our designs on the website.

What we decided not to do:

1. **Bear fencing**--Evie called Buckerfields, and was referred to both Dave's Fencing, in Cobble Hill and Gord Clossen's Fencing. Gord Clossen has been fencing in the area for 40 years, has installed a number of bear fences. He recommends a six-foot high horse wire, installed on 9' posts, driven 2 1/2 feet into the ground. He would install a hotwire 6 inches across the top. He recommended a solar box, at \$290. The cost would be \$10.43 per foot, including labor and material. It was decided that it would cost at least \$30,000 to enclose the upper area. This fencing would also be in the way of the construction. So bear fencing will be done after construction.

Evie later spoke to Robert of Dave's fencing. He had never built a bear fence, or even seemed to have heard of one. He was very cavalier. He didn't know how to go about it. He insisted that a deer fence would work, but also said that nothing would keep bears out. But he said whatever he built, it would be no less than \$10 a linear foot, and much more likely to be between 12 and \$15 per lineal foot, which is the cost of a game fence.

2. Three day courses is on the land-we decided not to do this because of the cost of the bear fencing, and the energy involved in accomplishing this versus moving ahead with the design plans, the lack of good bathing and cooking facilities.

What we decided to do in the future:

Build a 10'x10' pump house, similar to Greg's. There are number of advantages to having the structure on the land, including a potential human presence, etc.

In conclusion, we reviewed the Stages document that Bill Simoes wrote. The next steps, after the ones above, are to have the plans worked on by Matt Stanley, design the water system, look at various kinds of energy systems, and develop a financial plan.

Decision of the Trust: To authorize Ken Summerville to sign income tax receipts for charitable donations.

Task List

- Get clear about the specifics around building two floors with a basement so as not to have it be considered a 3 storey building?
- If we do geothermal where is best to situate this mechanical room, in its own small building or in a space below the kitchen dining hall in that building? Design committee will address this.
- Evie will talk to Carl about contacting SureSpan, to get them to put the bridge load capacity specs on the bridge.
- Inquire of Michael how he saw us using the ICF construction, i.e. for the foundation or the whole building, all buildings or?
- Evie will contact Evan about doing a cost estimate for ICF construction and comparison with standard construction.
- Hope will look into Habitat for Humanity cost for construction.
- Tristan could do a digital file for Matt Stanley
- Evie will send Doug contact info for Bill Simoes and Tristan.
- Doug will get estimates for a legal topographic survey of the P2 area. One will be from Philip Bauer, who has done previous work for us.
- Evie will email Doug previous estimates from other surveyors.

- Jenny will send Doug a map of the area to be surveyed.
- Bob will do a tree survey.
- Doug will get quotes from 3 companies who could conduct a professional geothermal assessment of our property.

Website Committee report:

After some time looking at many different sites, it was decided that a site that looked similar to Dhamma Kunja's would be developed. Several different approaches have been studies and to date we have been able to use a local volunteer Web developer to that end. Dhamma Torana is developing a site that would allow the casual computer user the ability to update the site when necessary, so that is also being explored. Dhamma Kunja has kindly offered their site template to use if we wish.

We hope to have the site available in the near future.

MAY 2011 VIVA TREASURER'S FINANCIAL REPORT

VanCity Balances – May 9, 2011

• US Dollar Chequing	10,000.00
• Membership shares	58.90
• Community Service Account 00001 (chequing)	8,855.77
• Community Service Account 00002 (monthly dana)	640.05
• Escalator Term Deposit	160,000.00
▪ Started Feb 11, 2010 / Matures Feb 11, 2013	
▪ Interest rates: 1.75%, 2.25%, 3.5%	
▪ rates guaranteed to increase each year	
▪ redeemable or convertible at each anniversary with full interest	
▪ interest paid annually	
	<u>\$ 179,554.67</u>

Tasks completed since February 2011 Financial Report

- Processed
 - Monthly VISA dana 865.00
 - Day Sitting dana 365.00
 - Between Course dana 548.00
 - 10-Day Course dana 250.00
- Dana Total **\$2,028.00**
- Paperwork for Feb/Mar/Apr delivered to bookkeeper

- Processed 1 new Monthly Dana application totaling \$10/month

Invoices approved and paid as received:

Paymentech	Preauthorized fees	93.10
Eileen Henthorn	Bookkeeping fees	232.96
Michael Gelber	Building Committee Travel	332.44
Bob Simpson	Old Mill Site Cleanup	400.00
Carl Wolford	Oil/Gas/Truck Insurance	283.11
	Ceiling materials, Dhamma Hall	78.58
Harry Mensink	Ceiling materials, Dhamma Hall	603.78
Bill Simoes	Land Development Travel	247.45
On-Site Systems, OSI	Septic Design Work	879.20
	Wastewater Tank Design Work	476.00
Martin Stephens	Land Development Travel (to be shared 50/50 with Alberta)	1,452.25
		<u>\$5,078.87</u>