

Minutes, Town Hall Building Committee

June 22, 2022, 7:00 p.m.

Present: Wayne Martin (Chair), Gary Woods (Vice Chair), Brud Weger, Marla Johnson (Budget Committee rep), Elaine Morgillo, Jeff McConnell (ex officio, First Parish Church rep), Lita Semrau (Port City Architecture)

Absent: Robert Hand, Robert Palmer (ex officio, Selectboard rep)

Guests: Chris Hartwell, Mac MacAbee

Marla introduced Chris Hartwell, who is expected to be named an alternate to the committee by the Budget Committee. This will provide a back-up and continuity.

May 25 minutes – Motion by Gary, seconded by Elaine to approve the minutes with Marla’s comment added. Motion passed unanimously.

June 8 minutes – Motion by Gary, seconded by Elaine to approve the minutes as presented. Motion passed unanimously.

Update from Wayne and Lita:

- Structural engineers examined the building including roof and foundation. No major issues identified.
- Wayne and Lita met with Wendy Anderson of Finance and Lynn Osgood, Town Clerk, to review changes to the layout. Both were pleased.
- Wayne, Steve Burns and Asha (town attorney) to meet to review the Port City Architecture contract and construction manager RFP.
- An existing conditions survey, with focus on topography, is needed. Sebago Technics has issued a proposal.
- Lita and Steve are requesting proposals for a Geotech survey.
- Motion by Marla, seconded by Elaine, to engage Sebago Technics for the existing conditions survey in the amount of \$5,500 as per their proposal dated 6/20/22. Motion passed unanimously.
- Next Wednesday, Wayne and Lita will meet with DeCarlo Brown, town planner, to discuss the Planning Board process.
- Wayne emailed Scott Stevens, chair of the Historic District Commission to set the stage for a presentation in the September/October time frame.

Lita distributed an updated schedule, site plan and floor layouts. Port City's mechanical, electrical and structural engineers have been discussing the plans, including setbacks and location of equipment. The existing building's timber frame trusses will be kept and will be reinforced.

The committee discussed fire suppression systems for the vault, reviewed floor plans, and discussed lighting, windows and siding alternatives.

The committee discussed and agreed that the entrance courtyard at the Town Clerk entrance should be enlarged to make it more user-friendly. Lita acknowledged and this will be looked at in the design.

Public Comment:

Mac McAbee spoke about the importance of energy efficiency and climate mitigation/adaptation to the project design. He asked the committee to consider these factors in its choice of heating system, to consider EV chargers, and whether solar could be incorporated. He also mentioned a newly announced state grant that could be available.

The meeting adjourned at 9:30 p.m.