

MINUTES
Town Hall Building Committee

Meeting Date: July 6, 2022

Meeting Time: 7:00 PM

Meeting Location: York Beach Fire Station

Committee Members Attending: Wayne Martin, Gary Woods, Robert Hand, Elaine Morgillo, Marla Johnson (Budget Committee Rep), Chris Hartwell (Budget Committee Alternate Member), Jeff McConnell (ex officio representing First Parish Church), Robert Palmer (ex officio representing the Board of Selectmen)

Committee Members Absent: Brud Weger

Others Attending: Lita Semrau, Steve Burns, members of the Energy Steering Committee (Mac, Len and Harry)

1. Minutes of June 22nd meeting

- Motion to approve by Bob, second by Elaine
- Vote: approved unanimously

2. Topic 2

- Overview discussion of recent and current work:
 - There are now signed contracts for architecture (Port City Architecture), existing conditions survey (Sebago Technics), and geotechnical analysis (S.W.Cole).
 - Work is under way readying for eventual applications to the Planning Board and Historic District Commission
 - Initial thinking about the selection process for furnishings
- There was a question about landscape architecture and whether or not there is a landscape architect on the team. This was not budgeted separately but some work is budgeted through the contract with PCA. The thinking was someone at Stu Dawson's level could make significant contributions. The response is that the site will remain relatively spartan as it is now.
- Stormwater is still lingering as a challenge because the site is relatively flat and has little existing infrastructure. How it will be managed in terms of volume and quality are of concern.

3. RFQ/P for Construction Manager at Risk

- BRIEF highlights of discussion: Incorporate editorial comments from Elaine, adjust dates for the RFQ/P, change the title of the RFQ/P to include Renovation and Expansion, identify the CM to report to the Town Hall Building Committee, identify evening meetings for the Town Hall Building Committee and that additional meetings (Selectboard, Planning Board, historic District) may be required, the contract documents for the CM will be made available by July 21st, and add a point category for CM historical experience.
- Motion: approve the RFQ/P for Construction Manager at Risk as modified at the meeting.
- Moved by Marla, seconded by Gary.
- Approved by unanimous vote

4. Future Meetings

- July 20th – furnishings
- July 27th – energy discussion (tentative)
- August 3rd – Construction Manager application reviews and interview prep
- August 10th – Construction Manager interviews and selection

5. Other

○ Members of the Energy Steering Committee offered input about energy-related matters.

- Steve emphasized the importance of prioritizing mandatory code compliance first, and then considering other matters if realistic. The historic building requirements are key, as are the newly revised energy requirements of Zoning Article 9. Mandates must drive the project.

Time Adjourned: 8:57 PM

Respectfully submitted,
Steve Burns, Recording Secretary

Date of preparation of DRAFT minutes by the recording secretary: July 7, 2022

Date of adoption of FINAL minutes by the Committee: _____

Minutes of the Town Hall Building Committee – (DRAFT July 6, 2022)
Page 2 of 2