

**Town Hall Building Committee**  
**February 23, 2023**  
**Virtual Meeting via Zoom at 6:00pm**

**Members Present:** Phil Lehr-Chairman, Wayne Sawchuk-Vice Chairman, Carolyn Coffey, Mark Cameron, Josiah Stevenson, Gerhard Lubitz

**Members Absent:** Tucker Meehan

**Also attending:** Jon Lemieux (Vertex), Philip O'Brien (JRA – Architects), Steven Kirby (Vertex), Michelle Leary

### Agenda

1. Discuss CM Estimates
2. Walk through SB Presentation
3. Schedule board meetings, CPC and Advisory
4. Discuss Relocation Plan
5. Items not reasonably expected by the Chair 48 hours in advance of the meeting.

Chairman Phil Lehr called the meeting to order at 6:08 p.m.

### Discuss Construction Manager Estimates

Jon Lemieux (Vertex) presented the first estimates received from Commodore Builders which was approximately \$17.8 Million (including costs for the existing town hall, a new addition, and sitework). The rough estimate for a renovation only figure (which was requested by the Select Board) is approximately \$13.1 Million. Taking into account contingencies and soft costs the total cost of the project is approximately \$22.6 Million. This leaves a funding need of \$21.2 Million after taking into consideration some value engineering items and funding that was already appropriated.

CPC eligible costs are roughly \$6.9 Million.

Philip O'Brien presented a list of outstanding design items and their status. After his review the committee focused discussion on two points – accessibility and lighting. The first discussion was had regarding accessible spaces that were to be made in the front. The committee requested a change to the plan to instead make 3 of the first parking spaces on the right-hand side of the parking lot accessible. Additional discussion was had on the auditorium lighting. It was agreed that both hanging chandeliers and downlights would be needed to properly light the space.

### Walk through Select Board Presentation

Jon Lemieux will work with Michelle Leary to include the estimates in the packet for the Select Board presentation. He will also work with Mark Cameron to summarize the estimate information for the slides. The same presentation will be used for the CPC and Advisory Meetings.

## Schedule Board Meetings, CPC and Advisory

The Select Board meeting is scheduled for Tuesday February 28 in the Town Hall Auditorium and will be in person.

The Advisory Board meeting will be remote on Wednesday March 1, 2023.

The presentation for the CPC is scheduled for Monday March 6, 2023

## Discuss Relocation Plan

\$200K is in the budgeted estimate for relocations costs. Michelle Leary reported that initial estimates for leasing space to temporarily relocate everyone in Town Hall would exceed \$1 Million. In order to stay within the \$200K figure, some resources would be moved to other town buildings and trailers would be rented and placed on town land to relocate staff.

## Adjournment

Josiah Stevenson moved that the meeting be adjourned at 7:41 p.m., seconded by Phil Lehr and approved unanimously.

## Summary of Motions

No motions were made at this meeting

Respectfully submitted by: Leontina R. Marcotulli