

**Town Hall Building Committee**  
**March 9, 2021**  
**Virtual Meeting via Zoom, 5:00pm**

Present: Phil Lehr (Chair), Wayne Sawchuk, Sam Wakeman, Mark Cameron, Gerhardt Lubitz, Carolyn Coffey, Josiah Stevenson, Tucker Meehan.

Also attending: Michelle Leary, Jason Federico  
Jon Lemieux, Steve Kirby (Vertex)  
Stew Roberts, Phil O'Brien (Johnson Roberts)  
Dominick Puniello (GGD Engineering Consultants)  
Mary McGoldrick (Advisory), Fran Collins (Advisory), Brian Host (CBC)

The meeting was called to order at 5:16pm.

Capital Budget Presentation

Phil, Mark and Jon presented a modified version of the presentation recently given to the Select Board to the Capital Budget Committee last night (3-8). The significant modification included a suggestion that the town hall project could be undertaken in two phases: first, a renovation of old town hall using CPC funds as allowable, and second, a renovation/rebuild of the annex. Though this would at least get something done, this option was not recommended, as it would increase costs and disruption.

The CBC members each asked questions and made comments. The primary takeaway was concern with the price. Some were expecting the cost to be in the \$10M range.

Jon offered that the THBC could ask the architects to revisit the program to see if some people could be relocated to other town-owned buildings to shrink the square footage required, and therefore the size and cost of the annex. Alternatively, or in addition, they could look at what a \$10M project would allow. Gerd noted that the building was designed to the specifications set by the Selectboard, which did not include a \$10M price tag, which is arguably incompatible with the list of stated objectives. After much discussion, including the observation that simply renovating the existing buildings would approach \$10M, the committee asked that the architects look at the first option.

HVAC Presentation

Dominick Puniello of GGD Consulting Engineers made a presentation on the different HVAC options available, including geothermal, which he estimated to have a 12-year payback period after the initial investment. Brian asked many questions about the assumptions made and will follow up with Dominick.

Architectural Presentation

Stew provided updated slides showing detailed exterior renderings and the floor plans after the latest tweaks. The committee was pleased with all, though asked that the old and new buildings be shown in the same color (yellowish). The presentation will be emailed to the committee.

Warrant

There is a placeholder in the warrant for the THBC to request funds to keep the process going. All committee members are in favor of moving forward in some capacity. We will take the next

couple of weeks, until the warrant has to be finalized, to determine whether we ask for funds for design development only or for design development and construction documents.

Next meeting will be Tuesday, March 16 at 5:00pm. We are on the tentative agenda for Advisory on March 25 and are working to get on agendas of the Historic Commission, the Common Historic District Commission and the Alternative Energy Committee.

The meeting adjourned at 6:59pm.