

Town of Kennebunkport
Town Hall Building Committee February 14, 2024, Meeting

MINUTES

Selectmen attending: Mike Weston and Marybeth Gilbert.

Staff attending: Laurie Smith, Yanina Nickless

Committee members attending: April Dufoe, Allen Evelyn, David Graham, Kevin McDonnell, Dick Smith, Tim Pattison, John Ware, Deborah Bauman, Judy Phillips,

Invited experts: Mark Adams, Owens McCullough, Mike Hays,

General meeting description:

The meeting addressed all five action items from the previous meeting:

1. The meeting commenced with Owens and Mike presenting a comparative analysis of the Village Parcel lot and the Fire Station lot, each presenting advantages and drawbacks. The Village Parcel lot creates a large space for building expansion, parking, and energy infrastructure. However, given its undeveloped status, initiating construction would require starting from scratch. On the other hand, the Fire Station lot, although previously developed, may accommodate a smaller building footprint and already includes parking facilities. Nonetheless, it faces challenges with stormwater management and potential damage from new construction, alongside limited space and parking constraints due to the occupancy of Fire and Town Hall employees, leaving minimal room for residents.
2. Mike Hays has been working diligently on a new space analysis aimed at reducing overall square footage. The revised proposal now stands at about 10,000 square feet, with 40% dedicated to the meeting room.
3. We sent out the survey to the public, which was open for two weeks (January 25 through noon on February 8) and elicited responses from over 300 participants. The survey results have been posted under the projects tab on the website. Overall, the committee found the turnout and responses within expectations.
4. Michael Weston updated the residents on the committee's progress at the meeting on January 28, 2024.
5. A substantial portion of the meeting was an educational program facilitated by multiple experts in the energy field:
 - a. Vamshi Gooje spoke about the role of building energy modeling, high-performance buildings (what that means), and what level of design is needed for complete building modeling. He supplemented his presentation with graphical representations of building energy modeling.

- b. Anthony Davis talked about the geothermal systems, commercial VRF systems, air exchanges, energy recovery ventilators, general costs of geothermal systems, sizing a geothermal system, and how a geothermal system and VRF/building ventilation system would be integrated for efficiency.
- c. John Dunster explored solar options, whether onsite or offsite, outlined tax credits applicable to on-site installations, and explained the various types of solar (fixed tilt, trackers) with some general comments on sizing a solar system and associated costs.

Discussion points:

- The committee asked a lot of questions about energy efficiency. – The purpose of the meeting was to introduce the committee to the idea and give them enough tools to make decisions at an appropriate time.
- The committee discussed the results of the survey. – There were no surprising findings overall. The committee will keep working on addressing it.

Action items:

1. Keep exploring options to reduce the cost.
2. Mike Hays will work on a new reduced-size design.
3. Owens will work on exploring the Fire Station conditions.

Submitted by,
Yanina Nickless,
Director of Support Services