

**Town of North Yarmouth
Select Board Meeting Agenda
Tuesday, July 3, 2018
7:00PM - Town Office Meeting Room**

I. Call to Order

- Organization of the Board

II. Minutes of Previous Meeting(s)

- June 5, 2018
- June 19, 2018

III. Public Comment - Non-Agenda Items

Comments regarding issues, concerns, commendations or matters of general public information are welcome. Individuals shall have three (3) minutes to speak and be asked to state their name & legal residence. The public is encouraged when commenting or expressing points of view about an individual(s) that they do so in a respectful and constructive manner. Topics relating to personnel or personnel matters cannot be acknowledged.

IV. Management Reports & Communications

- Town Manager's Report

V. Old Business

- Wescustogo Hall & Community Center Project
 - Northeast Municipal Advisors - Richard Ranaghan with Shanna Mueller/Bond Counsel
 - Project Update
 - Barrett Made - Contract (bid process)
- Master Facilities Plan
- "Keeping It Simple"

VI. New Business

- Annual Appointments of Town Officials
- Annual Appointments of Boards & Committees

VII. Accounts Payable - Review & Approval

- FYE18 Accounts Payable
- FYE19 Accounts Payable

VIII. Any Other Business

(Board communications of written, electronic, or verbal information to include but not limited to pending or future agenda meeting topics.)

IX. Executive Session - Town Owned Property - Walnut Hill Parkway

X. Adjournment

REMINDERS TO THE ATTENDING PUBLIC: Please mute all digital devices; Select Board meetings are open to the public, but the public may not speak unless recognized by the Chairperson first.

**Town of North Yarmouth
Select Board
Meeting Minutes of June 5, 2018**

Call to Order

Members Present: Jeanne Chadbourne, Jennifer Speirs, Stephen Morrison & Anne Graham. Town Manager Rosemary Roy was also present.

Minutes of Previous Meeting(s)

Selectperson Morrison moved to approve the Select Board Meeting Minutes of May 15, 2018. Selectperson Graham seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No**

Public Comment - Non-Agenda Items

Steve Palmer of Mountfort Road – The Living Well in NY Committee is hosting a radio-controlled exhibition event on June 24th 11-4 at Old Town House Park.

Nelson Smith of Ledge Road would like to ask the public to save the Memorial School. He believes that the money to be spent on Wescustogo Hall should be put into the existing building rather than tearing it down.

Management Reports & Communications:

Town Manager's Report:

Highlights:

- The next newsletter will be issued the week of 6/5.
- The Summit was a great success and some very valuable information was gathered.
- David Whitter on May 16, 2018, received his certificate in Supervisory Leadership.
- Patrick Gilligan informed me on May 31st (effective immediately) he has resigned from his positions on the EDSC & CPC.
- Living Well is venturing out on yet another new idea/endeavor, they are going to try a new technique in Volunteer recruiting. Rod Duckworth has resigned from the LWNV Committee.
- CMP has decided not to widen the power line corridor but is still working with residents in the placement of a substation in the area near the Wild Turkey subdivision.

Old Business

Wescustogo Hall & NY Community Center - Acceptance of Donation

Chairperson Speirs moved that the Select Board accept on behalf of the Town, funds donated and received for the Wescustogo Hall Building Fund in the amount of \$5000. Selectperson Morrison seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No**

New Business

Living Well in North Yarmouth - Letter of Support: Chairperson Speirs asked Town Manager Roy to edit some typographical errors. The Select Board will review and sign the letter at the next meeting.

Paving Bid - Results/Award:

Selectperson Chadbourne moved to accept the bid from Croker Construction in the amount of \$113,420.50. Chairperson Speirs seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No**

Vehicle Bid - Results/Award:

Selectperson Graham moved to accept the bid for the Command Vehicle from Yankee Ford in the amount of \$31,591.96. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No**

Chairperson Speirs moved to accept the bid from HP Fairfield for the 8' Dump Body/9' Plow and the Truck Chassis from Yankee Ford totaling \$87,109.00. Chairperson Morrison seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No**

Accounts Payable – Review & Approval

Chairperson Speirs moved to accept the accounts payable Warrants 47, 48, 49 & 50 in the amount of \$128,103.65. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4 Yes - 0 No.**

Other Business

Selectperson Morrison would like the Public Works department to fix and/or look into replacing the posts for the town line signs.

Executive Session

Chairperson Speirs moved that the Select Board in accordance with our roles and responsibilities enter into executive session pursuant to Title 1 MRSA § 405 6 (A) with Town Manager Rosemary Roy to discuss a personnel matter. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 4 Yes – 0 No.**

The Select Board came out of Executive Session at 8:45 PM. No action was taken.

Adjournment

Chairperson Speirs moved to adjourn.

Ashley P. Roan
Recording Secretary

Select Board

Jennifer Speirs, Chair

Jeanne Chadbourne, Vice Chair

Anne Graham

Stephen Morrison

**Town of North Yarmouth
Select Board
Meeting Minutes of June 19, 2018**

Call to Order

Members Present: Jeanne Chadbourne, Jennifer Speirs & Stephen Morrison. Anne Graham was absent with notification. Town Manager Rosemary Roy was also present.

Minutes of Previous Meeting(s)

The Select Board agreed to table the Meeting Minutes of 6/5/18 until their next meeting on 7/3/18.

Public Comment - Non-Agenda Items

Dixie Hayes thanked everyone involved in the town flash mob after the Greely Graduation.

Donna Palmer of Mountfort Road, representing the Events Committee – Concert on the Green is Sunday 6/24 @ 6PM featuring the Pan-Fried Steel Band.

Steve Palmer of Mountfort Road - The radio-controlled exhibition has been cancelled due to participants backing out. LWN Y is working on rescheduling the event.

Management Reports & Communications:

Town Manager's Report:

Highlights:

- Congratulations to the Select Board, the Wescustogo Building & Design Committee, town staff, and especially the residents of North Yarmouth on Tuesday's passing the new Wescustogo Hall & North Yarmouth Community Center.
- Recently there have been notifications received from ecomaine regarding the need to tighten recycling efforts due to China's recent decision to no longer accept recycling materials from the U.S. Over the next couple of months, I will be working with ecomaine to design a new way to educate the community on improving recycling practices.
- We are process of conducting annual Performance Evaluations of town staff which will conclude at the end of this month.
- The PWD has taken down the warped post and sign on Route 9 (coming from Cumberland) and will be replacing it with a new post soon. We will be looking at the costs of different posts, i.e., hard plastic, metal, stone for future replacement of the wood posts.

Old Business

Living Well in North Yarmouth - Letter of Support - 2nd Review: Chairperson Speirs moved to accept the letter of support for the Living Well in North Yarmouth Committee as drafted. Selectperson Chadbourne seconded the motion. Discussion: None. Vote: 3 Yes – 0 No.

Keep NY Warm Policy 2nd Review: Selectperson Chadbourne moved to accept updates to the Keep NY Warm Policy as presented. Selectperson Morrison seconded the motion. Discussion: None. Vote: 3 Yes – 0 No.

Wescustogo Hall & Community Center Project: Town Manager Roy proposed that Ryan Keith be appointed as the Owners Representative for the project, The Select Board agreed.

Town Manager Roy proposed a new Bonding avenue to the Select Board that would save approximately \$300,000 over the course of the bond and be more flexible for the town. The bonding company will be presenting to the board at the July 3rd meeting.

New Business

Town Manager’s Contract Renewal: Selectperson Morrison moved to accept the contract renewal as presented, with one date change in section 3C. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 3 Yes - 0 No.**

Accounts Payable – Review & Approval

Chairperson Speirs moved to accept the accounts payable Warrants 52 & 53 in the amount of \$657,461.37. Selectperson Chadbourne seconded the motion. Discussion: None. **Vote: 3 Yes - 0 No.**

Other Business

Selectperson Morrison would like to continue with Keeping It Simple but hold it once a month. The Select Board will decide the new schedule at their next meeting.

Adjournment

Chairperson Speirs moved to adjourn.

Ashley P. Roan
Recording Secretary

Select Board

Jennifer Speirs, Chair

Jeanne Chadbourne, Vice Chair

Anne Graham

Stephen Morrison

The information contained in this report is intended to inform the Select Board, staff, and residents, some of the current activities taking place within the manager's office or the Town in general. All topics are open for discussion.

Wescustogo Hall Project - Considerable work has been accomplished during this time period, preliminary construction meetings are going well, and the project is moving along nicely.

New Voting Location - An offshoot of the Wescustogo construction is that of where the townspeople will be voting over the next year. Debbie Grover is currently working on locating a new venue beginning with the Church of Latter-day Saints.

Maine Town & City Publication - In the June issue of MT&C there are two excellent articles I think would be of interest to the Board and I wanted to point them out. One is on goal setting and the second on small towns approving big project which was the last temporary location used.

Meeting with the Assessor - If any Select Board members would like to meet with the Town assessor Bob Konczal of Atlantic Valuation, he is more than willing to set up a date and time that will work for you. His email address is assessor@northyarmouth.org.

Fiscal Year End: The FY18 is closed and the FY19 year is up and running. There is more general work to attend to, but I believe this will be a simple closing/audit in comparison to prior years.

Action Item - Workshop with Economic Development Consultant: - I would like to set up a workshop with Vanessa Farr and the Select Board for either Tuesday, July 17th or August 7th from 6pm to 7pm before the Board's regular meeting.

Other: This is the time of year for many agreements, insurance, and utility renewals.

Respectfully,

Rosemary

Rosemary E. Roy, Town Manager

TOWN OF NORTH YARMOUTH

MAINE MUNICIPAL BOND BANK OR TOWN ISSUED DEBT COMPARISON

ITEM	BOND BANK ISSUE	TOWN ISSUE
Issuance Process	14 page application	Official Statement
Receipt of Funds	April or October	Anytime
Payment Dates	November/May- Payments must be made 30 days prior to due date	Town's choice-Dates that make good cashflow sense
Costs of Issuance	Bond Counsel plus Interest rate is increased to compensate Bond Bank	See Schedule of Issuance Costs
Payment of Costs of Issuance	Built into Interest Rate	Paid out of Closing Proceeds
Interest Rate Achieved	Generally Higher- MMBB does not "sell" as well as standalone issues- Weaker credits in the pool and required debt service reserve fund	Generally Lower-Nearly all larger municipalities issue on their own
Ability to Refinance	Bond Bank's option at 10 years	Town's option at 10 years
Reasons why Issuers choose method of issuance	Ease of applying	Net cost of issue is less and the flexibility of timing and structure is kept by the Town

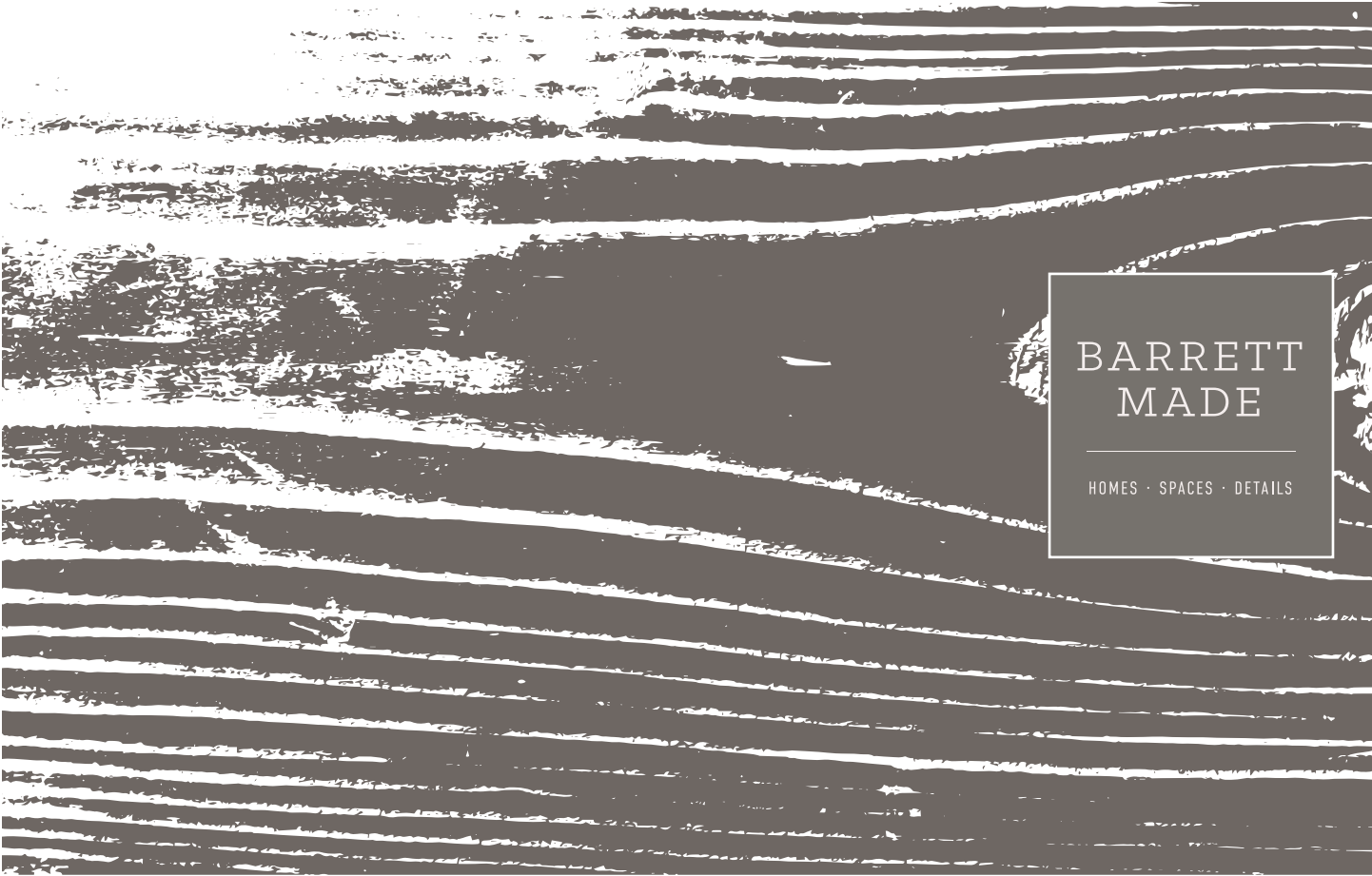
NORTHEAST MUNICIPAL ADVISORS

TOWN OF NORTH YARMOUTH

ESTIMATED BOND ISSUANCE FEES

\$3,430,000 2018 BOND ISSUE

<u>SERVICE</u>	<u>ESTIMATED FEES</u>
Financial Advisor	\$15,000
Bond Counsel	10,000
Rating	12,000
Paying Agent	3,000
Electronic Bidding	1,500
Printing	<u>1,500</u>
TOTAL	\$43,000



BARRETT
MADE

HOMES · SPACES · DETAILS

OWNER CONTRACTOR AGREEMENT

RENOVATIONS AND ALTERATIONS
120 MEMORIAL HIGHWAY | NORTH YARMOUTH, MAINE

PREPARED | 2018.6.29

OWNER/CONTRACTOR AGREEMENT

This Agreement is entered into by and between the Town of North Yarmouth with a mailing address of 10 Village Square Road North Yarmouth, ME 04097 (hereinafter referred to as "Owner") and Barrett Made a Maine corporation with a principal place of business at 48 Union Wharf Portland, ME 04101 (hereinafter referred to as "Contractor"), on 6/29/2018. Owner and Contractor hereby agree as follows:

1. The Work:

Contractor hereby agrees to complete, and Owner agrees to pay for, renovations and alterations at 120 Memorial Highway North Yarmouth, Maine in accordance with the Contract Documents identified below (collectively, the "Work"), except to the extent specifically indicated in the Contract Documents to be the responsibility of others. Contractor agrees to coordinate the construction of the Work in accordance with Owner's program, as such program may be modified by Owner during the course of the Work. Contractor shall exercise reasonable skill and judgment in the performance of the Work.

2. Contract Documents. The Contract Documents consist of:

- a. All Change Orders signed by Owner and Contractor.
- b. This Owner/Contractor Agreement and all written amendments hereto signed by Owner and Contractor.
- c. Contractor's Proposed Scope of Work/Plans and Specifications attached hereto as Exhibit A.
- d. Contractor's Standard Labor Rates attached hereto as Exhibit B.

In case of any inconsistency, conflict or ambiguity among the Contract Documents, the Contract Documents shall govern in the order in which they are listed.

3. Contract Timetable:

- (a) The Work shall generally proceed in accordance with the Contractor's schedule of work, (the "Schedule of Work"), as such schedule may be amended from time. Contractor will make a good faith effort to substantially complete the Work by no later than 10/31/2019, provided that Contractor receives sufficient information from Owner to insure that all materials are timely ordered and delivered to the work site in sufficient time for installation in the ordinary course of business.
- (b) If causes beyond Contractor's control delay the progress of the Work, then the Contract Price and/or the date of substantial completion shall be modified by Change Order as appropriate. Such causes shall include but not be limited to: changes ordered in the Work, acts or omissions of Owner or separate contractors employed by Owner, Owner preventing Contractor from performing the Work pending dispute resolution, Hazardous Materials, differing site conditions, adverse weather conditions not reasonably anticipated, fire, unusual transportation delays, labor disputes, and unavoidable accidents or circumstances.

4. Contract Price:

The Owner shall pay the Contractor in current funds for the Contractor's performance of the Work the sum of **Three Million Six Hundred Sixty Eight Thousand Three Hundred and Seventy Five Dollars (\$3,668,375.00)** (the "Contract Price"), subject to adjustment in accordance with the provisions of Section 5.

5. Changes in the Work:

Changes in the Work shall be authorized by written Change Order signed by Owner and Contractor, the Contract Price and time for completion being adjusted accordingly. Adjustment of the Contract Price for changes in the Work requested and authorized by Owner and performed by Contractor in good faith before the written Change Order therefor has been executed shall be governed by the standard charges. Contractor shall be compensated per the following standard charges for evaluating changes proposed by Owner and/or for processing and carrying out of Change Orders:

OWNER/CONTRACTOR AGREEMENT

- Labor: Per Standard Rate Sheet attached as Exhibit B
- Materials, subcontracts, etc.: at cost invoiced to Contractor.
- Overhead and profit: 10% of labor, materials, subcontracts, etc.

6. Progress Payments and Final Payment:

- (a) Upon signing agreement a deposit in the amount of \$75,000 will be made to contractor. After initial deposit is made based upon Applications for Payment submitted to the Owner by the Contractor, the Owner shall make progress payments on account of the Contract Price to the Contractor as provided below and elsewhere in the Contract Documents. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month. Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.
- (b) Progress payments and final payments shall be due and payable ten (10) days after Contractor's invoice to Owner, and shall thereafter be subject to a late payment charge in the amount of one percent (1%) of the unpaid balance for each month or portion thereof after the same shall have become due, together with any reasonable attorneys' fees, court costs, and all other costs reasonably incurred in the collection thereof.
- (c) Subject to the provision of the Contract Documents, the amount of each progress payment shall be computed as follows:
- Take that portion of the Contract Price properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Price allocated to that portion of the Work. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included even though the Contract Price has not yet been adjusted by Change Order;
 - Add that portion of the Contract Price properly allocable to materials and equipment delivered by and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of five percent (5%);
 - Subtract the aggregate of previous payments made by the Owner
- (d) Contractor shall collect lien waivers from its subcontractors in a timely fashion and retain the original of these lien waivers until the Work is completed and disputes related to the Work are settled or adjudicated, and shall make these lien waivers available to Owner upon request.
- (e) Final payment, constituting the entire unpaid balance of the Contract Price, shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work and to satisfy other requirements, if any, which necessarily survive final payment; (2) a final lien waiver is presented by Contractor to Owner, for the entire Contract Price.

7. Allowances:

- (a) The Contract Price includes various allowances for certain items. If Owner does not use the full amount of any allowance, Contractor will make out and Contractor and Owner will sign a Change Order reducing the Contract Price by the amount saved on the allowance. If Owner desires to exceed the full amount of any allowance, Contractor will make out and Contractor and Owner will sign a Change Order increasing the Contract Price by the appropriate amount before arranging for the work over and above the amount of the allowance. The allowances are set forth in Exhibit D hereto.

8. Warranties:

- (a) Contractor warrants that all materials and equipment furnished under this Agreement will be new unless otherwise agreed by the parties in writing, of good quality, and equal to or better than the grade specified. All workmanship shall be of

OWNER/CONTRACTOR AGREEMENT

good quality. In addition to any additional warranties agreed to by the parties, the Contractor warrants that the Work will be free from faulty materials; constructed according to the standards of the building code applicable for the location of the Work; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights set forth in the Maine Uniform Commercial Code apply to this Agreement. Warranties shall commence on Occupancy, which shall be defined as the earlier of (i) the date of issuance of the Certificate of Occupancy for the project or (ii) occupancy by Owner or Owner's agent of any portion of the project. Contractor agrees to correct all construction performed under this Agreement which proves to be defective in workmanship or materials within a period of one year after Occupancy.

- (b) Those products, equipment, systems or materials incorporated in the Work at the direction of or upon the specific request of Owner shall be covered exclusively by the warranty of the manufacturer. There are no warranties which extend beyond the description on the face thereof. ALL OTHER WARRANTIES EXPRESSED OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

9. Owner's Representations: Owner represents and warrants to Contractor as follows:

- (a) Owner shall review and approve further developments to the drawings and specifications in a timely fashion.
- (b) Owner shall review the Schedule of Work and timely respond to Owner's obligations.
- (c) If Owner becomes aware of any error, omission or failure to meet the requirements of the Contract Documents or any fault or defect in the Work, Owner shall give prompt written notice to Contractor.
- (d) Owner hereby grants authority to Barrett Made as Owner's on-site representative, to authorize and approve all technical documents including, but not limited to, architectural and engineering drawings and specifications, product specifications, shop drawings and room finishes, unless otherwise directed by Owner in writing.
- (e) Owner shall provide reasonable evidence satisfactory to Contractor, prior to commencing the Work and during the progress of the Work, that sufficient funds are available and committed for the entire cost of the Project, including an allowance for changes in the Work as may be approved in the course of the Work. Unless such reasonable evidence is provided, Contractor shall not be required to commence or continue the Work. Contractor may stop Work after seven (7) days' written notice to Owner if such evidence is not presented within a reasonable time. The failure of Contractor to insist upon the providing of this evidence at any one time shall not be a waiver of Owner's obligation to make payments pursuant to this Agreement, nor shall it be a waiver of Contractor's right to request or insist that such evidence be provided at a later date.

10. Insurance and Indemnity:

- (a) Contractor agrees to maintain in full force and effect during the Work commercial general liability insurance in the amount of \$2,000,000 covering bodily injury and property damage and a workers' compensation policy for any persons employed by Contractor. In addition, Contractor will make a good faith effort to assure that any and all subcontractors and suppliers at the site have liability and workers' compensation insurance (or workers' compensation indemnification agreements) in effect.
- (b) Prior to commencement of the Work, Owner shall provide to Contractor a certification evidencing property insurance covering the Work and the structure(s), if any, of which the Work is a part at the full insurable value thereof, including the interests of Owner, Contractor, all design consultants, subcontractors and subsubcontractors. Such insurance shall be purchased by Owner and maintained for the duration of the Work, shall be in all risk form, and shall insure against the perils of fire and extended coverage and physical loss or damage, including theft, vandalism and malicious mischief. Owner shall also obtain and maintain boiler and machinery insurance as necessary. The interests of Owner, Contractor, all design consultants, subcontractors and subsubcontractors shall be protected under this coverage. Owner shall be responsible for paying all deductibles under these two policies.

OWNER/CONTRACTOR AGREEMENT

- (c) If Owner occupies or uses a portion of the project prior to its substantial completion, such occupancy or use shall not commence prior to a time mutually agreed to by Owner and Contractor and to which the insurance company or companies providing the property insurance have consented by endorsing the policy or policies. This insurance shall not be canceled or lapsed on account of partial occupancy. Consent of Contractor to such early occupancy or use shall not be unreasonably withheld.
- (d) Owner and Contractor waive all rights against each other and any of their respective employees, agents, design consultants, other consultants, subcontractors and subcontractors for damages caused by risks covered by insurance provided in Sections 10(a) and 10(b) to the extent that they are covered by that insurance, except such rights as they may have to the proceeds of such insurance held by Owner or Contractor as trustees, provided that such waivers can be obtained at commercially reasonable rates.

11. Permits:

Contractor will obtain building, plumbing and electrical permits as required by local agencies. Owner shall be solely responsible for all use, site, or design permitting required by (i) local planning and zoning boards or similar agencies, (ii) the State Departments of Transportation and Environmental Protection and similar agencies, if necessary, and (iii) any agency of the U.S. Government.

12. Hazardous Materials:

- (a) A "Hazardous Material" is any substance or material identified now or in the future as hazardous under any federal, state or local law or regulation, or any other substance or material which may be considered hazardous or otherwise subject to statutory or regulatory requirements governing handling, disposal and/or clean-up. Contractor shall not be obligated to commence or continue Work until any known or suspected Hazardous Material discovered at the project site has been removed, rendered or determined to be harmless by Owner as certified by an independent testing laboratory and approved by the appropriate government agency.
- (b) If Contractor incurs additional costs and/or is delayed due to the presence of known or suspected Hazardous Material, Contractor shall be entitled to an equitable adjustment in the Contract Price and/or the date of substantial completion.

13. Concealed or Unknown Conditions:

Equitable adjustment will be made in the Contract Price and date of substantial completion if concealed or unknown physical conditions (materially different from those indicated by the Contract Documents or of an unknown and unusual nature) are encountered at the site which materially change the cost of performing the Work, provided that Contractor shall have promptly notified Owner at the time such conditions were encountered.

14. Dispute Resolution:

- (a) If a dispute arises concerning the provisions of this Agreement or the performance by the parties hereunder, the parties shall endeavor to settle the dispute first through direct discussions. If the dispute cannot be settled through direct discussions, the parties shall endeavor to settle the dispute promptly through mediation in good faith under the Construction Industry Mediation Rules of the American Arbitration Association, with each party paying one-half (1/2) of mediation fees and expenses. The location of the mediation shall be Portland, Maine. Once one party files a request for mediation with the other contracting party and the American Arbitration Association, the parties agree to conclude such mediation within sixty (60) days of the filing of the request.
- (b) Any controversy or claim arising out of or relating to this Agreement or its breach not resolved by mediation, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect unless the parties mutually agree otherwise. Notwithstanding Section 16(c), this agreement to arbitrate shall be governed by the Federal Arbitration Act.

OWNER/CONTRACTOR AGREEMENT

- (c) A written demand for arbitration shall be filed with the American Arbitration Association and the other party to this Agreement within a reasonable time after the dispute or claim has arisen, but in no event after the applicable statute of limitations for a legal or equitable proceeding would have run.
- (d) The arbitration award shall be final. Judgment upon the award may be confirmed in any court having jurisdiction.
- (e) The parties agree that all parties necessary to resolve a claim shall be parties to the same arbitration proceeding, to the extent reasonably possible.
- (f) In any dispute arising out of or relating to this Agreement or its breach that is resolved by arbitration or litigation, the arbitrator or court may, but shall not be required to, include as part of the prevailing party's award its reasonable attorneys' fees, costs and expenses incurred by the prevailing party in connection with such arbitration or litigation, provided that the circumstances warrant such inclusion.

15. **Limitation of Liability:**

In consideration of Contractor's entering into this Agreement, Owner hereby agrees that Contractor shall not be liable or responsible in any manner whatsoever for any errors or omissions arising out of the professional services to be performed by any design professionals under this Agreement, whether through indemnity or otherwise. Owner hereby agrees that Owner shall not look to Contractor for recourse as to any such claims, errors, damages or omissions and Owner's sole recourse shall be against such design professionals. Contractor agrees to fully cooperate with Owner in pursuing its rights under this Agreement. Each party waives any claim for consequential, special and/or punitive damages against the other.

16. **Termination of Agreement:** This Agreement may be terminated by the Owner or the Contractor, as follows:

- (a) **Termination by the Contractor:** If the Work is stopped for a period of thirty days under an order of any court or other public authority having jurisdiction, or as a result of an act of government such as a declaration of a national emergency making materials unavailable, through no act or fault of the Contractor or Subcontractor or their agents or employees or any other persons performing any of the Work under a contract with the Contractor, or if the Work should be stopped for a period of thirty days by the Contractor because of the Architect's failure to issue a Project Certificate for Payment, and/or because the Owner has not made payment due Contractor, then the Contractor may, upon seven additional days written notice to the Owner and the Architect, terminate the Contract and recover from the Owner payment for all work executed and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.
- (b) **Termination by the Owner:** If the Contractor is adjudged a bankrupt, or makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly refuses or fails, except in cases for which extension of time is provided, to supply enough properly skilled workers or proper materials, or fails to make prompt payment to Subcontractors or for materials or labor, or persistently disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, or otherwise is guilty of a substantial violation of a provision of the Contract Documents, and fails within seven days after receipt of written notice to commence and continue correction of such default, neglect or violation with diligence and promptness, the Owner, upon certification by the Architect that sufficient cause exists to justify such action, may, after seven days following receipt by the Contractor of an additional written notice and without prejudice to any other remedy the Owner may have, terminate the employment of the Contractor and take possession of the site and of all materials, equipment, tools, construction equipment and machinery thereon owned by the Contractor and may finish the Work by whatever methods the Owner may deem expedient. In such case the Contractor shall not be entitled to receive any further payment until the Work is finished.

OWNER/CONTRACTOR AGREEMENT

(c) If the unpaid balance of the Contract Price exceeds the costs of finishing the Work, including compensation for the Architect’s additional services made necessary thereby, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or to the Owner, as the case may be, shall be certified by the Architect, upon application, and this obligation for payment shall survive the termination of the Contract.

17. Miscellaneous:

- (a) This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations and agreements, whether oral or written.
- (b) Assignment: Neither Owner nor Contractor shall assign its interest in this Agreement without the written consent of the other, except as to the assignment of proceeds.
- (c) Governing Law: This Agreement shall be governed by the laws of the State of Maine.
- (d) Severability: The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.
- (e) No Waiver of Performance: The failure of either party to insist, in any one or more instances, on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right with respect to further performance.
- (f) Titles: The title given to the Sections of this Agreement are for reference only and shall not be relied upon or cited for any other purpose.

IN WITNESS WHEREOF, Owner, by its duly authorized officer, and Contractor, by its duly authorized officer, have executed this Owner/Contractor Agreement effective as of the date written above.

OWNER:

Town of North Yarmouth, Rosemary Roy
Client/Town Manager

By: _____

Owner

CONTRACTOR:

Robert Barrett
Owner/Barrett Made

By: _____

Owner

- EXHIBIT A** Contractor’s Scope of Work | Plans and Specifications
- EXHIBIT B** Contractor’s Standard Labor Rates

STANDARD LABOR RATES - EXHIBIT B

2018 Standard Labor Rates

Owner	\$150hr
Director of Design Services	\$125hr
Project Designer/Estimator	\$95hr
Project Admin	\$55hr
Project Manager	\$85hr
Lead Carpenter	\$65hr
Carpenter	\$55hr
Carpenter's Apprentice	\$45hr
Laborer	\$35hr

WESCUSTOGO HALL / NORTH YARMOUTH COMMUNITY CENTER

120 MEMORIAL HWY,
NORTH YARMOUTH, MAINE 04097

PROGRESS SET
DATE OF ISSUE: 04/10/2018

PROJECT TEAM:

OWNER:

TOWN OF NORTH YARMOUTH
CONTACT: ROSEMARY ROY
10 VILLAGE SQUARE RD
NORTH YARMOUTH, ME 04097
PHONE 207.829.3750
E-MAIL manager@northyarmouth.org

CONSULTANTS:

REVISION ENERGY
CONTACT: FORTUNAT MUELLER, P.E.
142 PRESUMPCOT ST
PORTLAND, ME 04103
PHONE 207.221.6342
E-MAIL fortunat@revisionenergy.com

RIPCORD ENGINEERING
CONTACT: SONIA BARRANTES, P.E.
PO BOX 4175
PORTLAND, ME 04101
PHONE 207.835.4060
E-MAIL sonia.barrantes@ripcordengineering.com

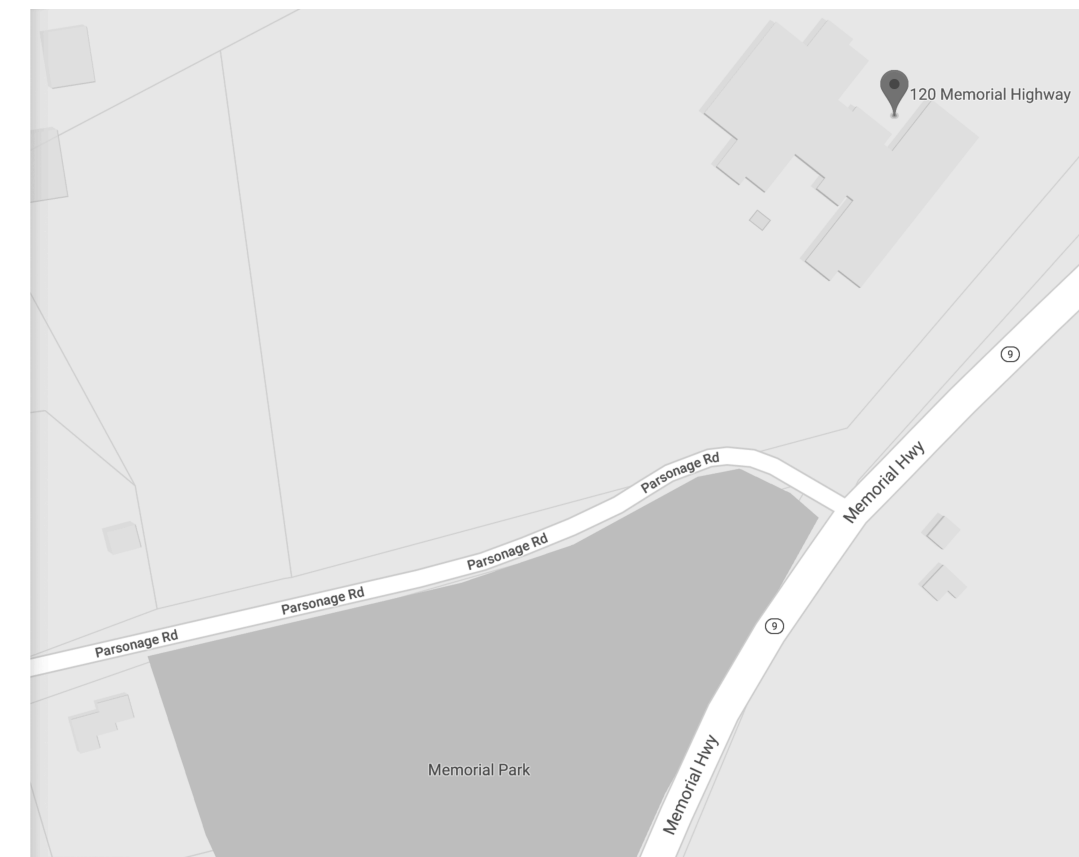
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KEY PLAN:



DRAWING LIST:

GENERAL	CIVIL	ARCHITECTURAL	STRUCTURAL	MECHANICAL	PLUMBING
G.001 COVER SHEET	C100 EXISTING SITE & DEMOLITION PLAN C101 PROPOSED GRADING & DRAINAGE PLAN C200 SITE DETAILS C201 SITE DETAILS C300 EROSION CONTROL DETAILS	AD.101 DEMOLITION PLAN A.100 LIFE SAFETY PLAN A.101 PLAN WESCUSTAGO A.102 PLAN NORTH YARMOUTH COMMUNITY CENTER A.121 ROOF PLAN/RCP WESCUSTAGO A.122 ROOF PLAN/RCP NORTH YARMOUTH COMMUNITY CENTER A.201 EXTERIOR ELEVATIONS A.202 EXTERIOR ELEVATIONS A.301 SECTIONS A.302 SECTIONS A.303 SECTIONS A.311 A.401 ENLARGED PLANS & ELEVATIONS A.402 ENLARGED PLANS & ELEVATIONS A.403 ENLARGED PLANS & ELEVATIONS A.404 A.501 SCHEDULES	S0.0 STRUCTURAL NOTES S1.1A PARTIAL FOUNDATION PLAN S1.1B PARTIAL FOUNDATION PLAN S1.2A PARTIAL ROOF FRAMING PLAN S1.2B PARTIAL ROOF FRAMING PLAN S2.0 TYPICAL CONCRETE DETAILS S2.1 CONCRETE DETAILS AND SECTIONS S3.1 FRAMING DETAILS S4.1 PREFABRICATED TRUSS DIAGRAMS AND NOTES	M.001 HVAC LEGEND M.101 HVAC GYM FLOOR PLAN M.102 HVAC ASSEMBLY FLOOR PLAN M.103 HVAC GYM RCP M.104 HVAC ASSEMBLY RCP M.105 HVAC ROOF PLAN M.201 GYM EXTERIOR ELEVATIONS M.202 ASSEMBLY EXTERIOR ELEVATIONS M.203 HVAC INTERIOR ELEVATIONS M.601 HVAC SCHEDULES	P.001 PLUMBING LEGEND P.101 PLUMBING GYM FLOOR PLAN P.102 PLUMBING ASSEMBLY FLOOR PLAN P.103 PLUMBING ROOF PLAN P.401 PLUMBING ENLARGED PLANS P.402 PLUMBING ENLARGED PLANS P.403 PLUMBING ENLARGED PLANS P.601 PLUMBING SCHEDULES

MATERIAL KEY:

COURSE GRAVEL	
CONCRETE	
STONE	
EARTH/COMPACT FILL	
GYPSUM/PLASTER	
PLYWOOD	
BATT INSULATION	
FINISH WOOD	
ROUGH WOOD	
BLOCKING WOOD	
CONCRETE MASONRY	
BRICK MASONRY	
SAND/FINE GRAVEL	
RIGID INSULATION	
GLASS	

ARCHITECTURAL ABBREVIATIONS:

AB ANCHOR BOLT	ACT ACOUSTICAL CEILING TILE	ADDL ADDITIONAL	ADMIN ADMINISTRATION	AFF ABOVE FINISH FLOOR	ALUM ALUMINUM	AP ACCESS PANEL	APV ASPHALT PAVER	ARCH ARCHITECT	BD BOARD	BIT BITUMINOUS	BLDG BUILDING	BLKG BLOCKING	BM BENCHMARK	BRG BEARING	BTW BETWEEN	CAB CABINET	CB CATCH BASIN	CEM CEMENT	CF CUBIC FEET	CIRC CIRCLE/CIRCULAR	CJ CONTROL JOINT	CL CENTER LINE	CLG CEILING	CLO CLOSET	CMU CONCRETE MASONRY UNIT	CO CLEAN OUT	COL COLUMN	CONC CONCRETE	CONST CONSTRUCTION	CONT CONTINUE, CONTINUOUS	COORD CORRUGATED	COORD COORDINATED	CRS COURSE	CT CERAMIC TILE	CTV CABLE TELEVISION LINE	CUH CABINET UNIT HEATER	CY CUBIC YARD	D DRYER	DBL DOUBLE	DEFL DEFLECTION	DEMO DEMOLITION	DF DRINKING FOUNTAIN	DIA DIAMETER	DIAG DIAGONAL	DIM DIMENSION	DR DIRECTOR/DOOR	DIV DIVISION	DN DOWN	DWG DRAWING	E EAST	EA EACH	EF EXHAUST FAN	EJ EXPANSION JOINT	EL ELEVATION	ELEV ELEVATOR	ELEC ELECTRIC/ELECTRICAL	EQ EQUAL	EW ELECTRIC WATER COOLER	EXAM EXAMINATION	EXIST EXISTING	EXT EXTERIOR	FBO FURNISHED BY OWNER	FCD FLOOR CLEAN OUT	FD FLOOR DRAIN	FCP FIRE CONTROL PANEL	FE FIRE EXTINGUISHER	FG FIBERGLASS	FIN FINISH	FL FLOOR	FOS FACE OF STUD	FRP FIBERGLASS REINFORCED	FT FOOT	FTG FOOTING	F.O. FACE OF	GA GAUGE	GAL GALLON	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL GLASS	GR GRANITE	GWB GYPSUM WALL BOARD	GYP GYPSUM	HD HIGH DENSITY	HR HOUR	HC HOLLOW CORE	HDWR HARDWARE	HFS HALF FULL SCALE	HGT HEIGHT	HM HOLLOW METAL	HO HOLD OPEN	HORZ HORIZONTAL	HTG HEATING	HVAC HEATING, VENTILATION & AIR CONDITIONING	HW HOT WATER	HYD HYDRANT	INCL INCLUDE/INCLUDING	ID INSIDE DIAMETER	IN INCH	INSUL INSULATE/INSULATION	INT INTERIOR	INV INVERT	JAN JANITOR	JC JANITOR CLOSET	JT JOINT	KIT KITCHEN	LAM LAMINATE/LAMINATED	LAV LAVATORY	LCC LEAD COATED COPPER	LF LINEAR FOOT	LG LIGHT	LIN LINEN	MTR MATERIAL	MAS MASONRY	MAX MAXIMUM	MECH MECHANICAL	MED MEDICAL	MFR MANUFACTURER	MGR MANAGER	MH MANHOLE	MIN MINIMUM	MISC MISCELLANEOUS	MO MASONRY OPENING	MOLD MOLDING	MR MOISTURE RESISTANT	MTD MOUNTED	MTG MOUNTING	MTL METAL	N NORTH	NATL NATURAL	NIC NOT IN CONTRACT	NL NIGHT LIGHT	NO NUMBER	NTS NOT TO SCALE	O.C. ON CENTER	OFCI OWNER FURNISHED CONTRACTOR INSTALLED	OZ OUNCE	PART BD PARTIAL BOARD	PC PIECE	PL PLATE	PLAS PLASTIC	PLAM PLASTIC LAMINATE	PLYWD PLYWOOD	PNT PAINT	POLY POLYURETHANE	PREP PREPARATION	PSF POUNDS/SQUARE FOOT	PSI POUNDS/SQUARE INCH	PT PRESERVATIVE TREATED	PTD PAINTED	PVMT PAVEMENT	QT QUART	R RADIUS/RISER/RANGE	RD ROOF DRAIN	REC RECREATION	RECT RECTANGLE	REF REFERENCE	REQD REQUIRED	REFR REFRIGERATOR	REIN REINFORCE/REINFORCING	RESIL RESILIENT	REV REVISE/REVISION	RFG ROOFING	RM ROOM	RO ROUGH OPENING	S SOUTH/SINK	SAN SANITARY	S.A.F.B. SOUND ATTENUATION FIRE BATT(S) (BRACKET)	SC SOLID CORE	SD STORM DRAIN	SECT SECTION	SF SQUARE FOOT	SHT SHEET	SIM SIMILAR	SPEC SPECIFICATION(S)	SPC SWIMMING POOL CONTRACTOR	SQ SQUARE	STC SOUND TRANSMISSION COEFFICIENT	STD STANDARD	STL STEEL	STOR STORAGE	ST ST	SUSP SUSPENDED	T TREAD/TOILET	TEL TELEPHONE	TEMP TEMPERATURE/TEMPERED	T&G TONGUE & GROOVE	TH THICKNESS	T.O. TOP OF	TV TELEVISION	TYP TYPICAL	UL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE UTILITIES	UNO UNLESS NOTED OTHERWISE UTILITIES	UTIL UTILITIES	VAR VARIES	VB VAPOR BARRIER	VCT VINYL COMPOSITE TILE	VENT VENTILATOR/VENTILATION	VERT VERTICAL	VEST VESTIBULE	VR VAPOR RETARDER	W WASHER/WATER/WEST/WIDTH	W/ WITH	WC WATER CLOSET	WD WOOD	WIND WINDOW	W/O WITHOUT	WWF WELDED WIRE FABRIC	WWM WELDED WIRE MESH
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ARCHITECTURAL SYMBOLS:

FINISH MATERIAL		BUILDING SECTION	
ROOM NUMBER		BUILDING ELEVATION	
DOOR NUMBER		WALL SECTION	
WINDOW TYPE		INTERIOR ELEVATION	
PARTITION TYPE		COLUMN REFERENCE LINE	
REVISION REFERENCE		FIRE EXTINGUISHER, RECESSED CABINET	
FIRE EXTINGUISHER, SURFACE MOUNT		FIRE EXTINGUISHER, SURFACE MOUNT	
DETAIL		NEW DOOR	
PROPOSED ELEVATION			

PROGRESS SET NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE: **G.001 COVER SHEET**

PROJECT NAME: WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER

120 MEMORIAL HWY, NORTH YARMOUTH, MAINE 04097

DATE OF ISSUE: APRIL 10, 2018

ISSUED FOR: DESIGN DEVELOPMENT

SCALE: NTS

BARRETT MADE HOMES - SPACES - DETAILS

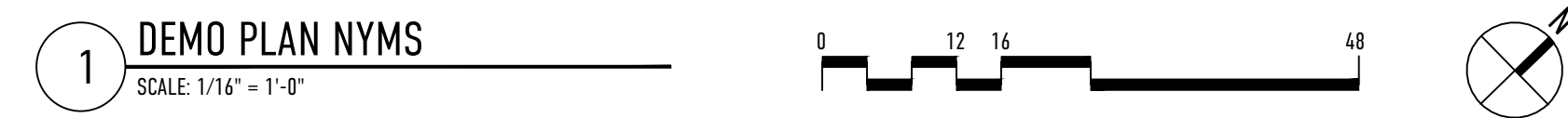
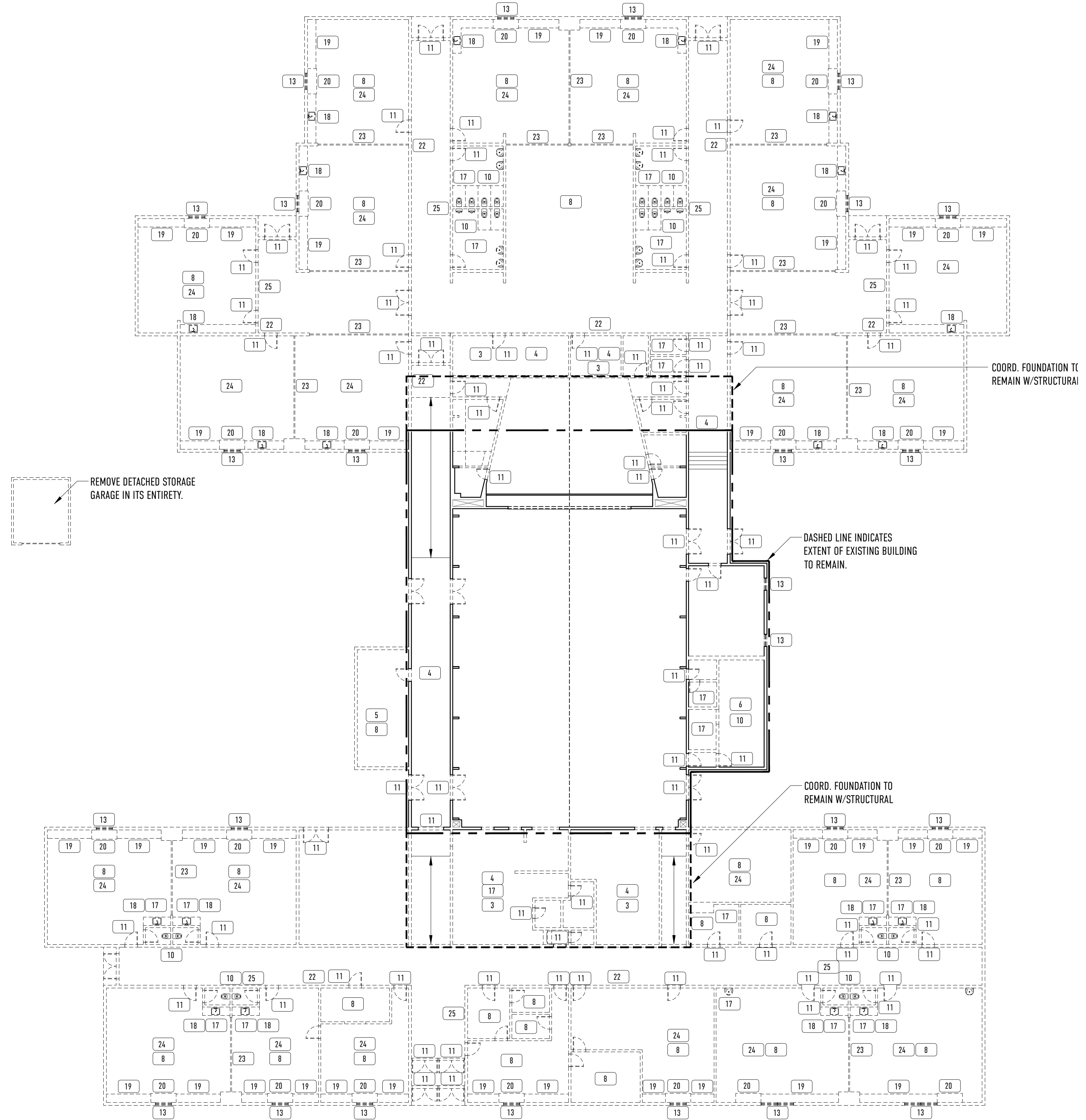
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GENERAL DEMOLITION NOTES:

1. G.C. shall coordinate extent of all demolition work with new construction. Refer to complete drawing set to coordinate demolition work with all trades.
2. All work to be sequenced and scheduled with owner.
3. G.C. to protect adjacent areas not affected by construction.
4. G.C. to field verify all conditions prior to bidding and construction.
5. All existing materials noted to be removed shall be properly disposed of by G.C. unless otherwise noted. Owner reserves the right to retain an item noted for demolition.
6. All electrical, plumbing and mechanical located in walls and ceilings noted to be removed shall be either removed back to source or located out of harms way for relocation in new construction. G.C. to coordinate.
7. Remove existing plants and vegetation as required for new work. Stockpile salvaged plants and topsoil for owner reuse.
8. Refer to structural framing plans for additional demolition work at existing foundation. G.C. shall be responsible for all temporary support/shoring and bracing as required for all structural modifications.
9. G.C. to protect adjacent spaces not affected by construction. Areas occupied during construction to have adequate exits to comply with all codes.
10. All concrete slabs not completely removed to be saw cut neatly.
11. Limit of work lines included as general reference line only. Some MEP work will require intervention beyond limit of work lines.
12. See site/civil for additional site demolition.
13. Coordinate site demolition with proposed site engineering plan.
14. For foundation walls to be removed, sawcut concrete/masonry neatly.

DEMOLITION KEY NOTES:

- 1 REMOVE EXISTING STAIR
- 2 REMOVE EXISTING FOUNDATION WALL
- 3 REMOVE EXISTING CEILING FINISH & FRAMING AS REQUIRED FOR NEW CONSTRUCTION
- 4 REMOVE EXISTING FLOOR FINISHES
- 5 REMOVE SLAB, AND FROST WALL
- 6 VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION
- 7 DEMO EXISTING ROOF
- 8 REMOVE EXISTING WALL AND ROOF STRUCTURE ABOVE
- 9 REMOVE EXISTING ROOF SHINGLES AND UNDERLAYMENT
- 10 REMOVE TOILET/PLUMBING FIXTURES, CAP PLUMBING WASTE LINES AS NECESSARY
- 11 REMOVE EXISTING DOOR AND FRAME, RETAIN
- 12 REMOVE EXISTING DOOR AND INFILL OPENING, RETAIN
- 13 REMOVE EXISTING WINDOW AND FRAME, RETAIN
- 14 REMOVE EXISTING WINDOW AND INFILL, RETAIN
- 15 REMOVE EXISTING PAVEMENT, SEE SITE MATERIAL
- 16 REMOVE OIL FILL PIPES AND VENTS SEE MECHANICAL DEMO
- 17 REMOVE AND RETAIN ALL EXISTING PLUMBING FIXTURES
- 18 REMOVE AND RETAIN EXISTING CASEWORK AND PLUMBING FIXTURES
- 19 REMOVE AND RETAIN EXISTING CASEWORK
- 20 REMOVE AND RETAIN EXISTING MECHANICAL
- 21 REMOVE AND RETAIN EXISTING PLUMBING FIXTURE
- 22 REMOVE AND RETAIN EXISTING FIRE EXTINGUISHER
- 23 REMOVE AND RETAIN EXISTING FOLDING PARTITION SYSTEM
- 24 REMOVE AND RETAIN EXISTING CHALK BOARDS
- 25 REMOVE AND RETAIN EXISTING WATER FOUNTAIN



REVISIONS:

DRAWING TITLE:
AD.101 DEMOLITION PLAN

DATE OF ISSUE:
APRIL 10, 2018

ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/16" = 1'-0"

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BARRETT MADE
HOMES · SPACES · DETAILS

PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

PROGRESS SET
NOT FOR CONSTRUCTION

CODE REVIEW SUMMARY:

- 1-HR RATED ASSEMBLY
- - - - - SMOKE PARTITION

APPLICABLE CODES:

Maine Uniform Building and Energy Code (MUBEC)
 International Building Code 2009 Edition
 International Plumbing Code 2009 Edition
 International Mechanical Code 2009 Edition
 National Electrical Code 2011, as published by the National Fire Protection Association
 Maine State Fire Code
 The Architectural Barrier-Free Design Code for the State of ME
 U.S. Dept. of Justice 2010 ADA Standards for Architectural Design (ADAAG)
 NOTE: All Codes shall include changes/amendments by the State of ME

OCCUPANCY CLASSIFICATION:

(IBC Sec 302.303.304)
 (NFPA)

Assembly A-3

AUTOMATIC SPRINKLER SYSTEM:

(NFPA)

Building provided with automatic sprinkler system throughout.

ALLOWABLE BUILDING HEIGHTS AND AREA:

(IBC Sec 507)
 (NFPA Table 12.1.6)

Permitted for assembly of any occupant load.

(NFPA Table 13.1.6)

Permitted for assembly of any occupant load.

REQUIRED OCCUPANCY SEPARATIONS:

(IBC Sec 508)

508.3.3 Separation. No separation is required between nonseparated occupancies.

TYPES OF CONSTRUCTION:

(IBC Table 601, Sec 602)

Type VA - IBC

FIRE RESISTIVE RATINGS:

(IBC Table 601)
 (NFPA Table A.8.2.1.2)

OCCUPANCY LOAD:

(IBC Table 1004.1.2)
 (NFPA)

Assembly A-3

Assembly without fixed seats
 Unconcentrated (tables and chairs) - 15 net SF per Occupant

OCCUPANT LOAD CALCULATIONS:

- = 4,345 SF (AREA WESCUSTOGO HALL) + 1,505 SF (LOBBY) + 1,153 SF (COMMUNITY ROOM) + 655 (CORRIDOR) + 66 (VESTIBULE) / 15 SF (PP O.L. PER A-3 ASSEMBLY OCCUPANCY) = 515 OCCUPANTS
- = 4,296 SF (AREA GYM) / 50 SF (PP O.L. PER EXERCISE ROOM OCCUPANCY) = 86 OCCUPANTS
- = 823 SF (AREA KITCHEN) / 200 SF (PP O.L. PER KITCHENS, COMMERCIAL OCCUPANCY) = 5 OCCUPANTS
- = 1,948 SF (COMBINED ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM) / 300 SF (PP O.L. PER ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM) = 7 OCCUPANTS

TOTAL OCCUPANT LOAD = 613 OCCUPANTS

MEANS OF EGRESS:

(IBC Chapter 10)

EGRESS WIDTH PER OCCUPANT:

(IBC 1005.1)
 (IEBC Table 1301.6.11(1))

0.3 Inches per occupant for stairways
 0.2 Inches for other egress components

STAIRWAY WIDTH:

(IEBC 1301.6.11)

0.3 Inches per occupant
 44" min
 Max 115 Occ at .3 inch per = 34.5 inch

EXIT ACCESS:

Common path of egress travel

(IBC 1014.3)
 (IBC 1028.8)

For Assembly <30'

Corridor Fire Resistance

(IBC 1018.1)

1 hour

Corridor Width

(IBC 1018.2)

Not less than 44"

ENERGY CONSERVATION:

(IEBC 711.1)

New construction to meet IECC

PLUMBING FIXTURE COUNT:

(IBC Table 2902.1)

Water Closets:

Male - Required: 4 | Provided: 4
 Female - Required: 8 | Provided: 9

Urinals:

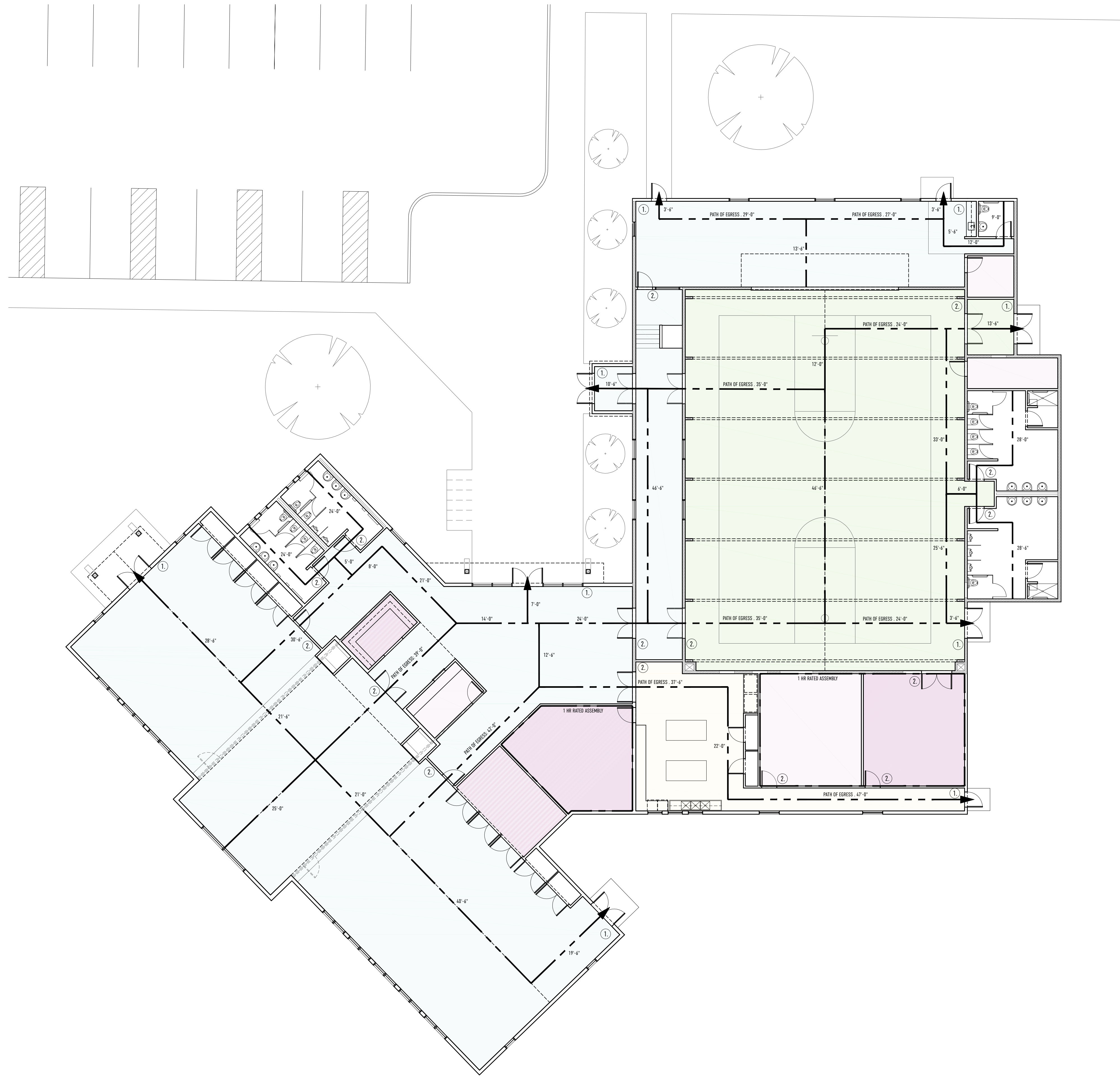
Male - Required: 3 | Provided: 5

Lavatories:

Male - Required: 2 | Provided: 7
 Female - Required: 5 | Provided: 7

Drinking Fountains: Required: 2 | Provided: 2

Other: 1 Sink (or) Laundry Tray



1 LIFE SAFETY PLAN
 SCALE: 3/32" = 1'-0"



LIFE SAFETY KEY NOTES:

1. LOCATE EXIT SIGNAGE, FIRE ALARM + EMERGENCY LIGHTING ADJACENT TO DOOR.
2. LOCATE EXIT SIGNAGE + EMERGENCY LIGHTING ADJACENT TO DOOR.

DATE OF ISSUE:
 APRIL 10, 2018

ISSUED FOR:
 DESIGN DEVELOPMENT

SCALE:
 3/32" = 1'-0"

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DRAWING TITLE:

A.001

CODE SUMMARY + LIFE SAFETY PLAN

PROJECT NAME:
 WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
 120 MEMORIAL HWY.
 NORTH YARMOUTH, MAINE 04097

REVISIONS:

PROGRESS SET
 NOT FOR CONSTRUCTION

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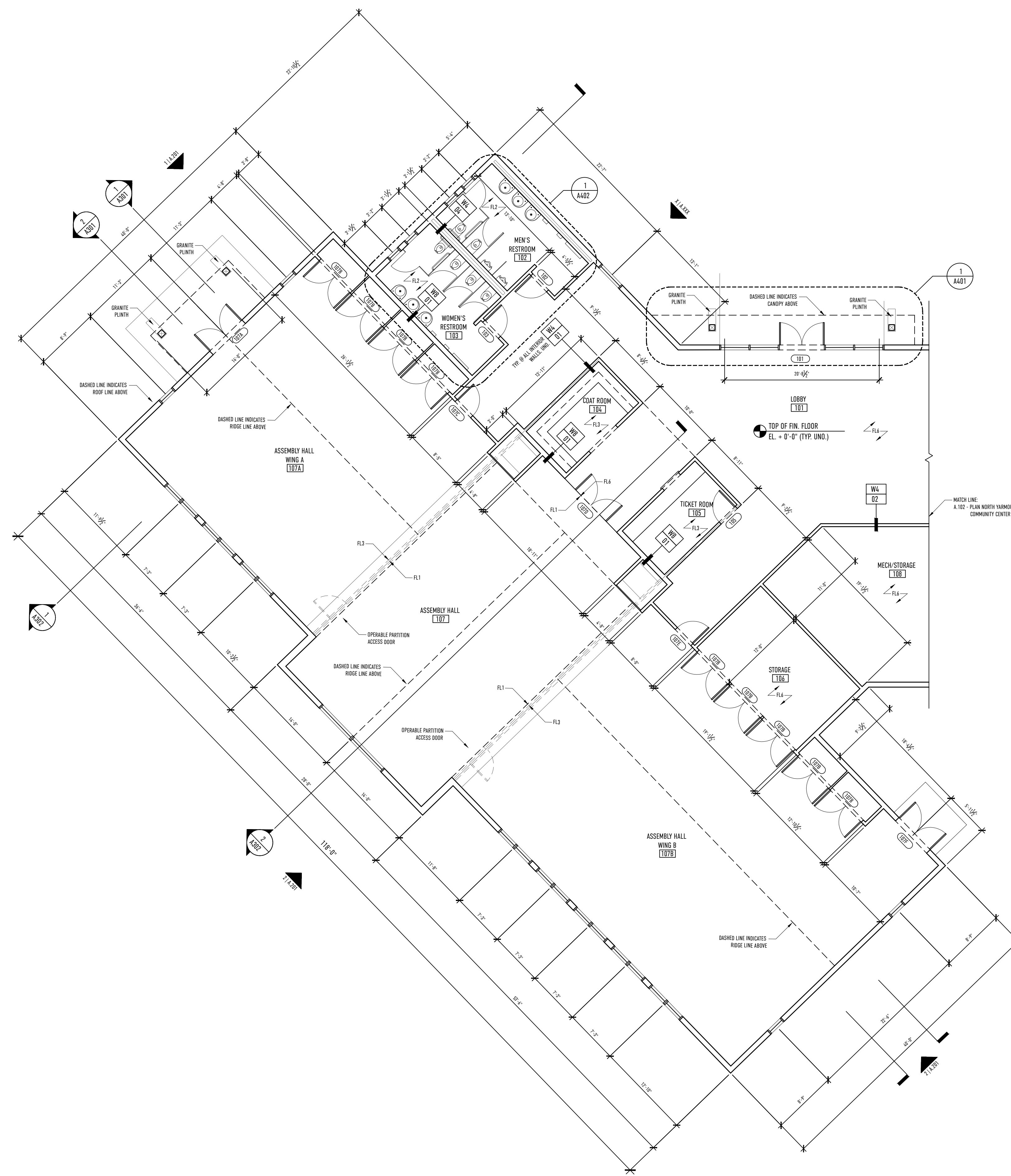
HOMES · SPACES · DETAILS

PARTITION TYPES:

W4 01 UL-- --	<p>5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. 2"x4" WOOD STUDS @14" OC</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>
W4 02 UL U305 60 MIN	<p>5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. 2"x4" WOOD STUDS @14" OC</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>
W4 03 UL U301 120 MIN	<p>(2) SHEETS 5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. 2"x4" WOOD STUDS @14" OC</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>
W4 04 UL-- --	<p>5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. 2"x4" WOOD STUDS @14" OC PLUMBING CHASE</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>
W6 01 UL-- --	<p>5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. 2"x4" WOOD STUDS @14" OC</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>
W8 01 UL-- --	<p>5/8" GWB (EA. SIDE) ACOUSTIC BATT INSULATION, TYP. COLD FORMED STUDS W/8" DEFLECTION TRACK</p> <p>NOTE: PARTITION TO EXTEND TO GWB CEILING ABOVE. PROVIDE ACOUSTICAL SEALANT/CAULK AS REQUIRED.</p>

GENERAL PARTITION NOTES:

- REFER TO ROOM FINISH SCHEDULE FOR FINISH SURFACE TREATMENT AND CEILING HEIGHTS ASSOCIATED WITH PARTITIONS.
- PROVIDE WOOD BLOCKING BETWEEN ALL STUDS TO REINFORCE GWB WALLS AT THE FOLLOWING LOCATIONS:
 - A | BEHIND ALL DOORS RECEIVING WALL MOUNTED BUMPERS (DOORS INDICATED AS SWING AGAINST WALL).
 - B | AT ALL WALLS SCHEDULED TO RECEIVE WALL HUNG CABINETS, SHELVING, FIXTURES, ACCESSORY AND BASE CABINETS.
- STUD SPACING SHOWN ON PARTITION TYPES IS MINIMUM STANDARD.
- PROVIDE ACOUSTICAL SEALANT BENEATH ALL STUD RUNNERS AND AROUND ALL PENETRATIONS IN WALLS WITH SOUND BATTS.
- ALL BATHROOMS, JANITOR CLOSETS & KITCHENS TO HAVE 5/8" MOISTURE RESISTANT GWB/AND OR TILE BACKER BOARD.
- ALL OPENINGS TO RECEIVE INFILL, MATCH ADJACENT, TYP.



1 PLAN WESCUSTOGO
SCALE: 1/8" = 1'-0"

REVISIONS:

A.101 PLAN WESCUSTOGO

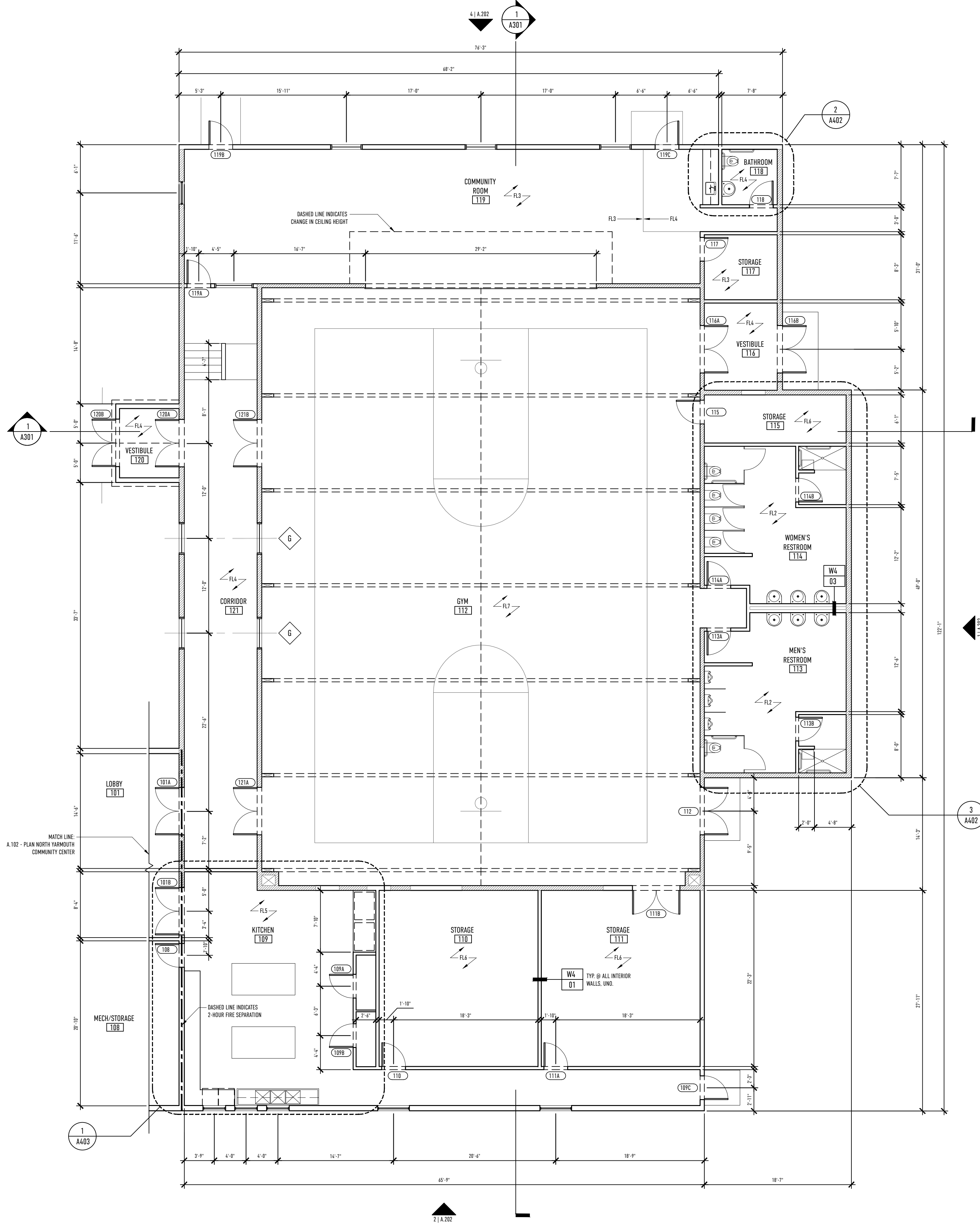
PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

DATE OF ISSUE:
APRIL 10, 2018
ISSUED FOR:
DESIGN DEVELOPMENT
SCALE:
1/8" = 1'-0"



PROGRESS SET
NOT FOR CONSTRUCTION

1 NORTH YARMOUTH COMMUNITY CENTER FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE OF ISSUE:
APRIL 10, 2018

ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/8" = 1'-0"

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DRAWING TITLE:

A.102

**PLAN NORTH YARMOUTH
COMMUNITY CENTER**

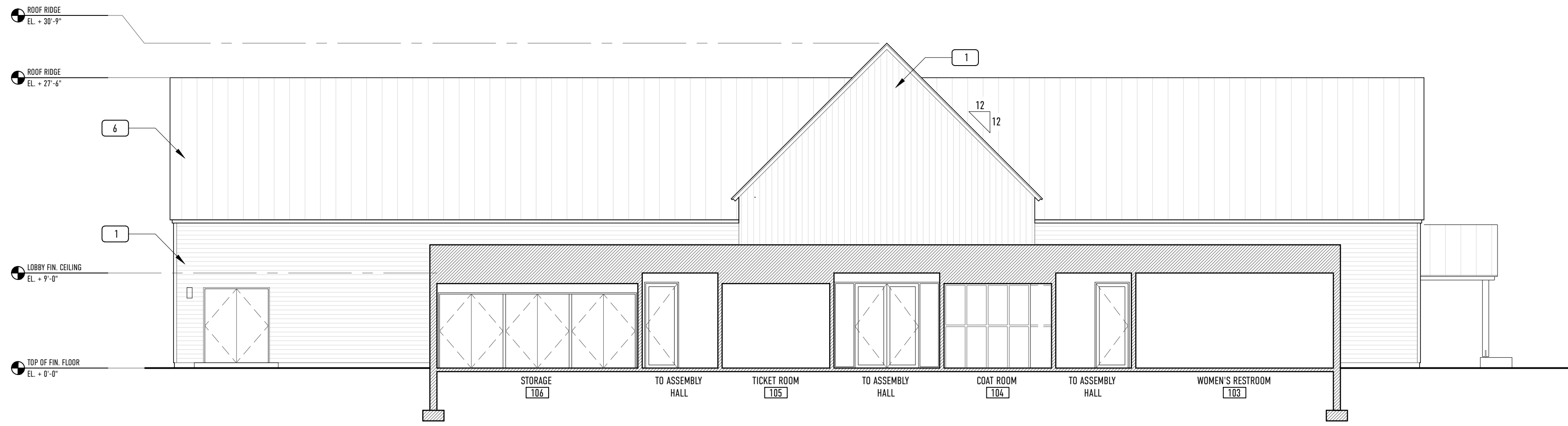
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120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

REVISIONS:

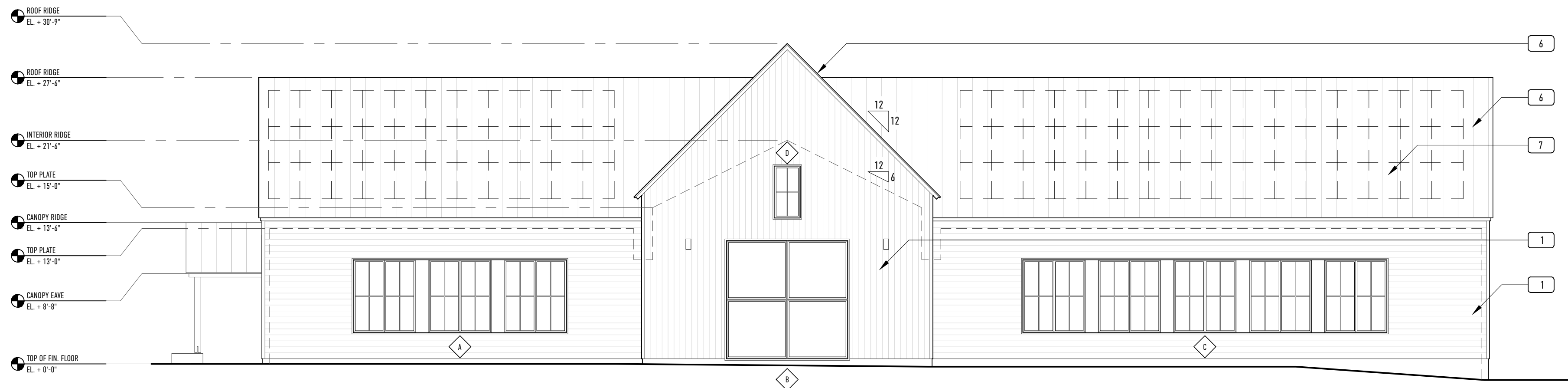
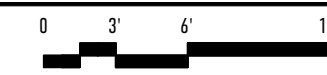
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HOUSES · SPACES · DETAILS

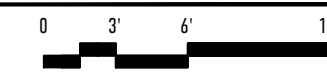
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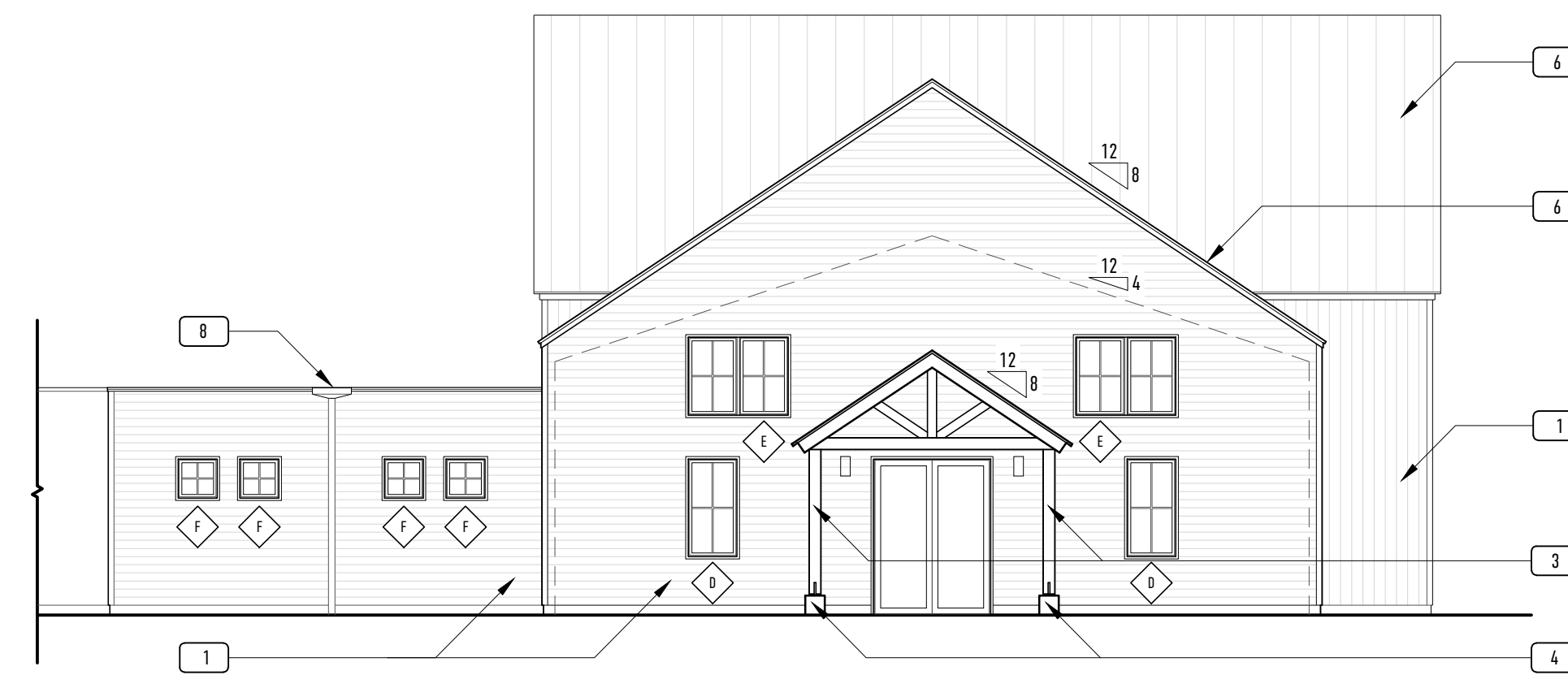
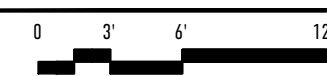
1 WESCUSTOGO HALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



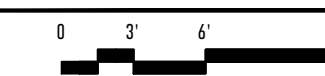
2 WESCUSTOGO HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WESCUSTOGO HALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WESCUSTOGO HALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION KEY NOTES:

- 1 HARDIE SIDING
- 2 CEDAR CLAPBOARD
- 3 CEDAR POST
- 4 GRANITE PLINTH
- 5 CORRUGATED METAL
- 6 STANDING SEAM METAL ROOF
- 7 SOLAR ARRAY
- 8 DRAINAGE SCUPPER

REVISIONS:

DRAWING TITLE:
A.201 EXTERIOR ELEVATIONS

PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

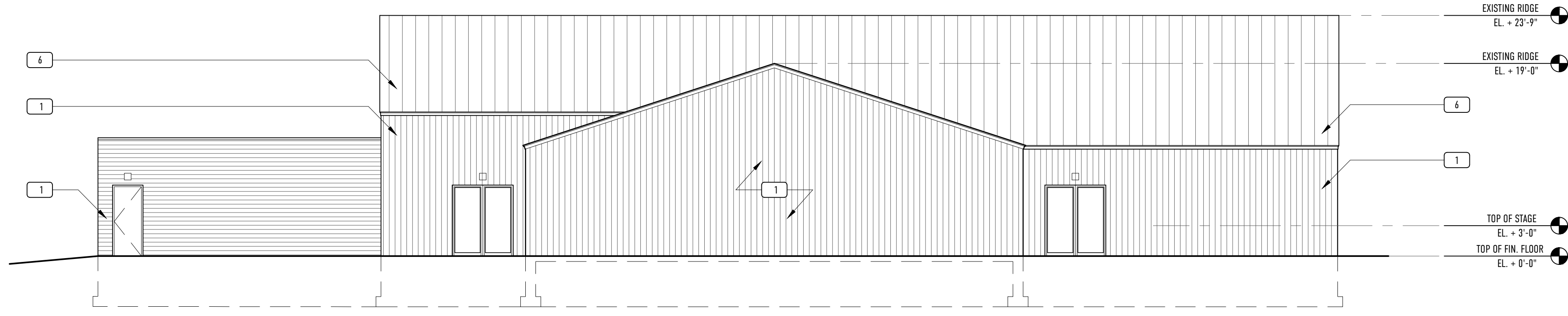
DATE OF ISSUE:
APRIL 10, 2018
ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/8" = 1'-0"

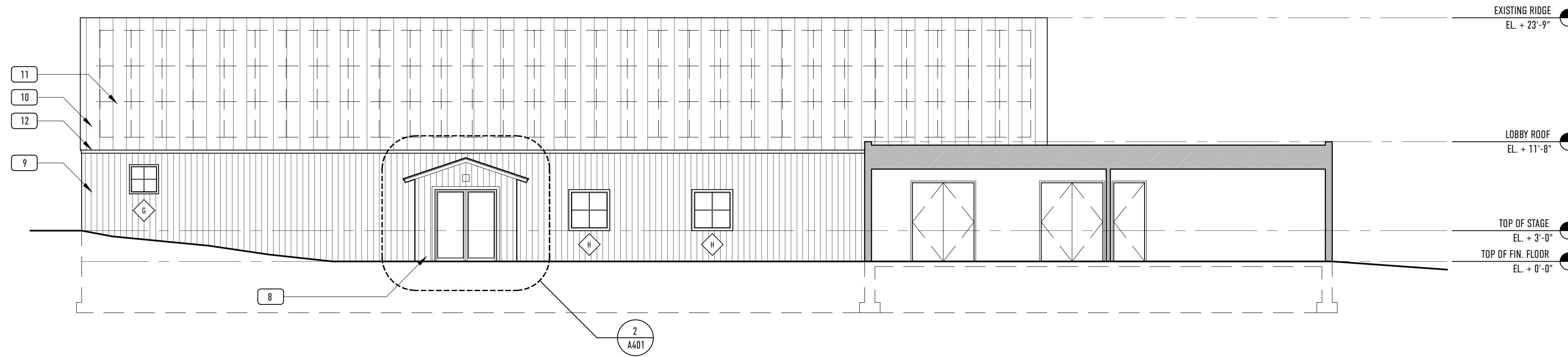
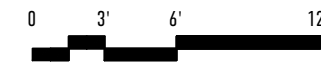
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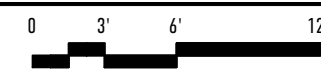
HOUSES · SPACES · DETAILS



1 NYMS NORTH ELEVATION
SCALE: 1/8" = 1'-0"

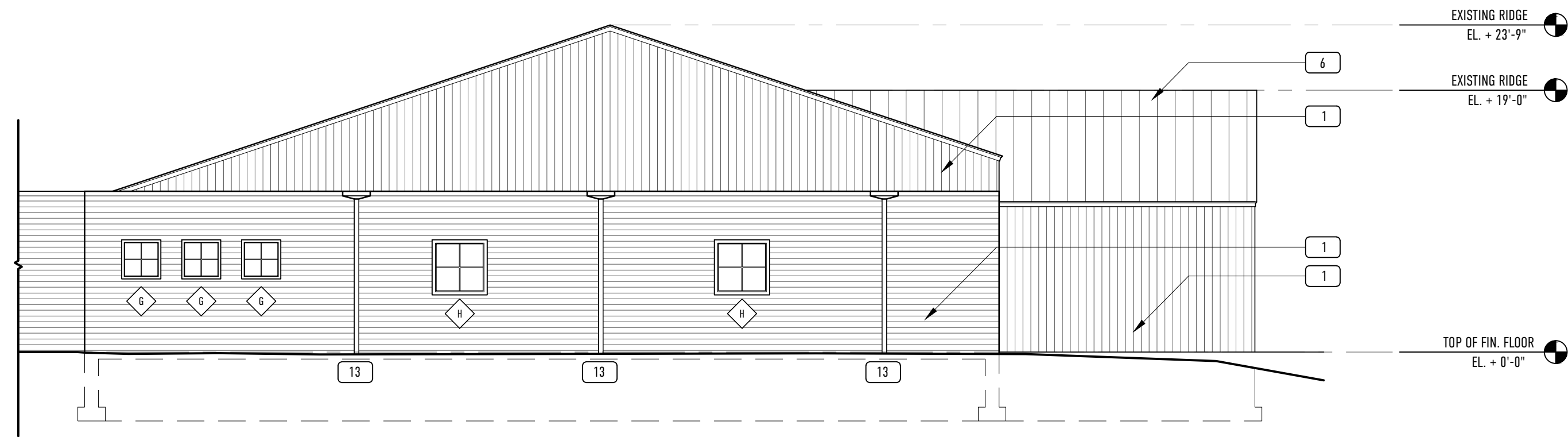


2 NYMS SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

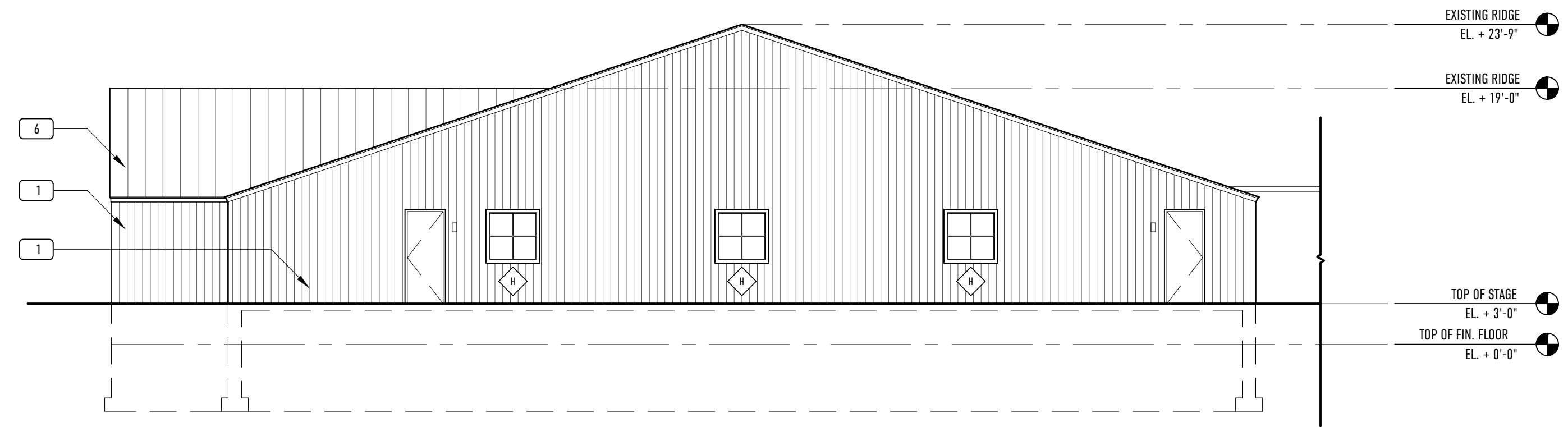
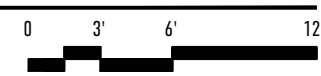


ELEVATION KEY NOTES:

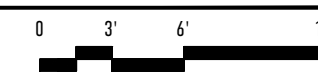
- 1 HARDIE SIDING
- 2 CEDAR CLAPBOARD
- 3 CEDAR POST
- 4 GRANITE PLINTH
- 5 CORRUGATED METAL
- 6 STANDING SEAM METAL ROOF
- 7 SOLAR ARRAY
- 8 DRAINAGE SCUPPER



3 NYMS EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NYMS WEST ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS:

DRAWING TITLE:

A.202 EXTERIOR ELEVATIONS

PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

DATE OF ISSUE:
APRIL 10, 2018

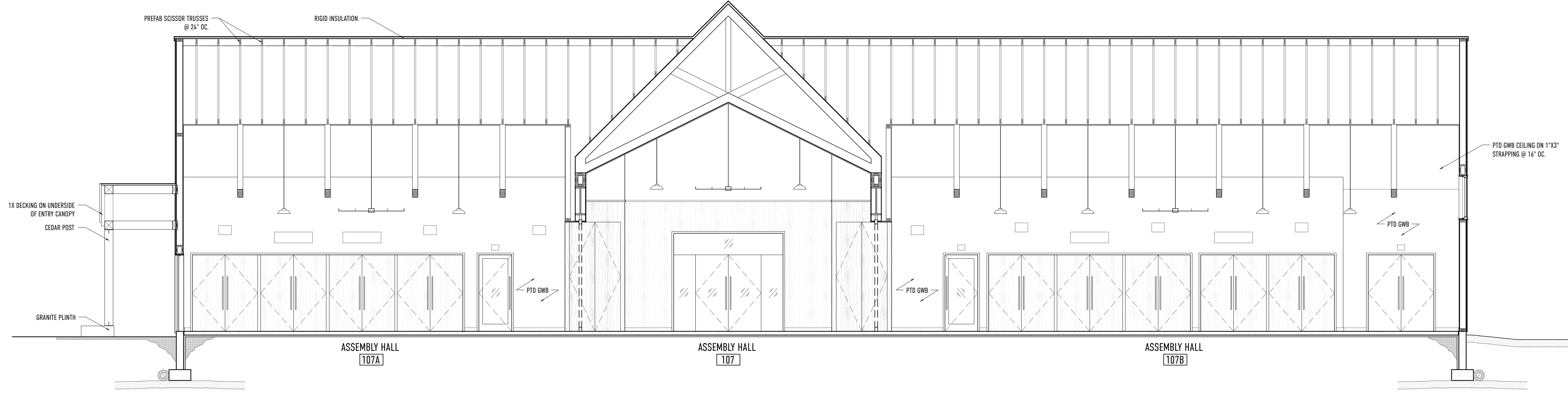
ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/8" = 1'-0"

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HOMES · SPACES · DETAILS



1 WESCUSTOGO SECTION
SCALE: 3/16" = 1'-0"



2 WESCUSTOGO SECTION
SCALE: 3/16" = 1'-0"

REVISIONS:

DRAWING TITLE:
A.301 SECTIONS

DATE OF ISSUE:
APRIL 10, 2018

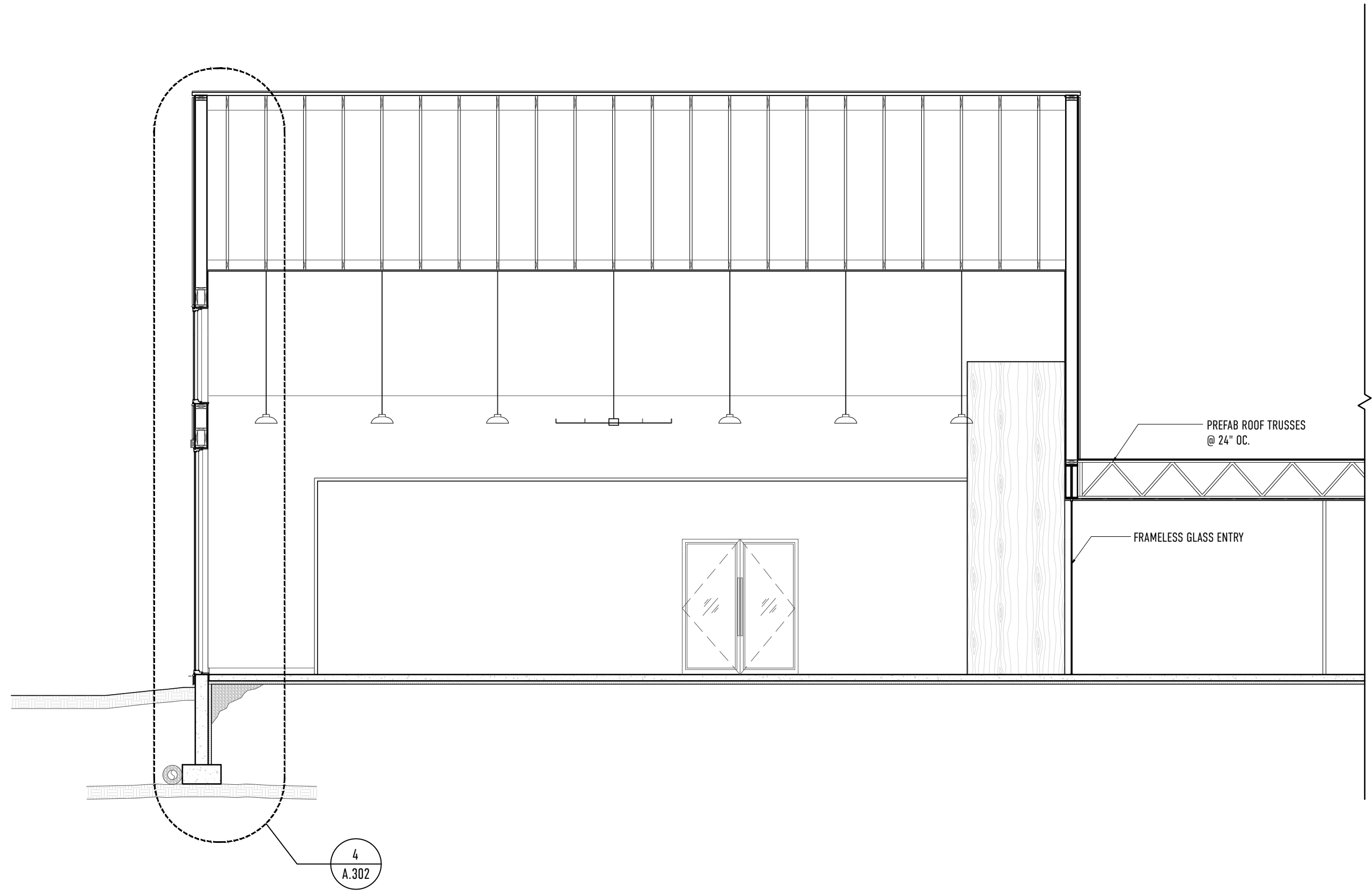
ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
3/16" = 1'-0"

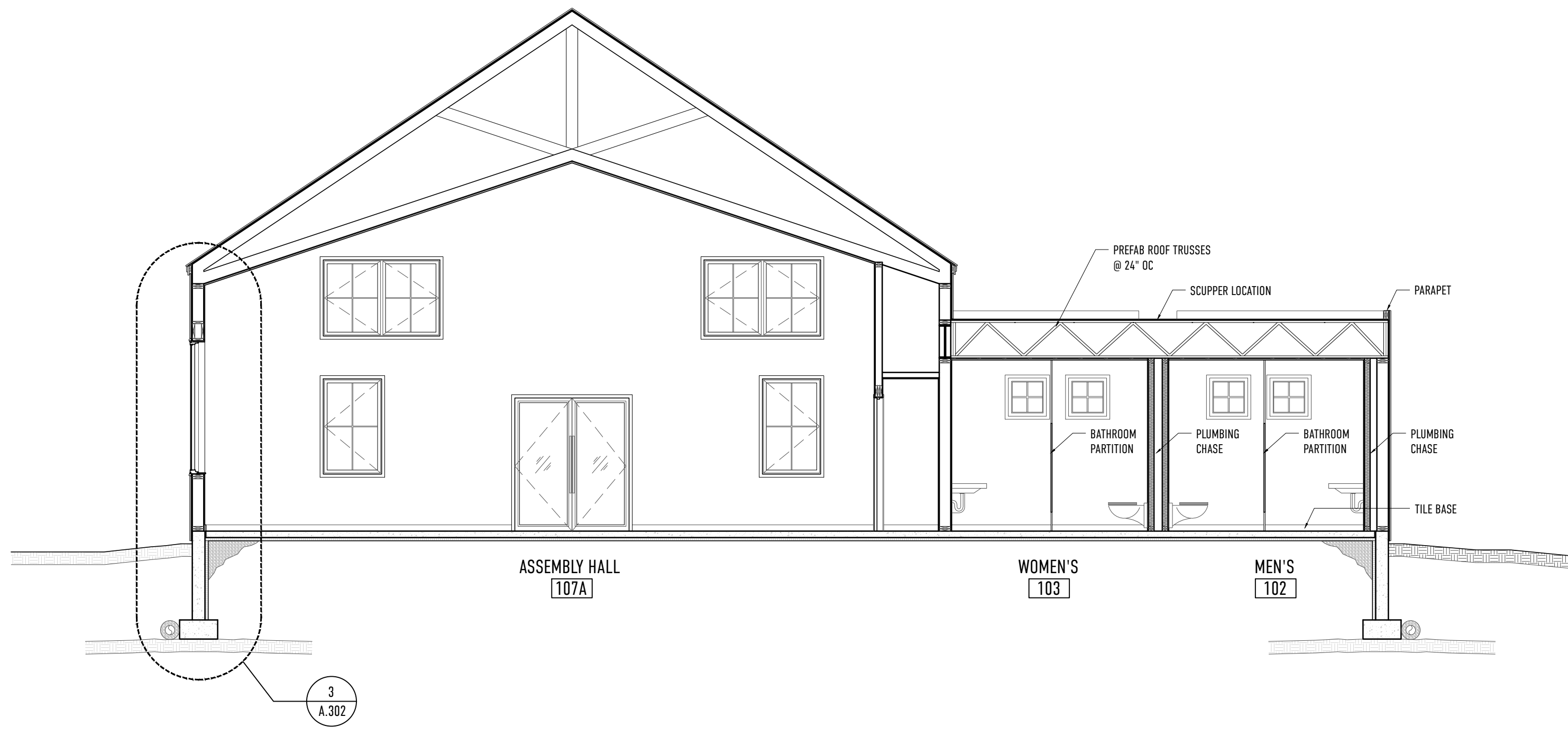
PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, ME 04097

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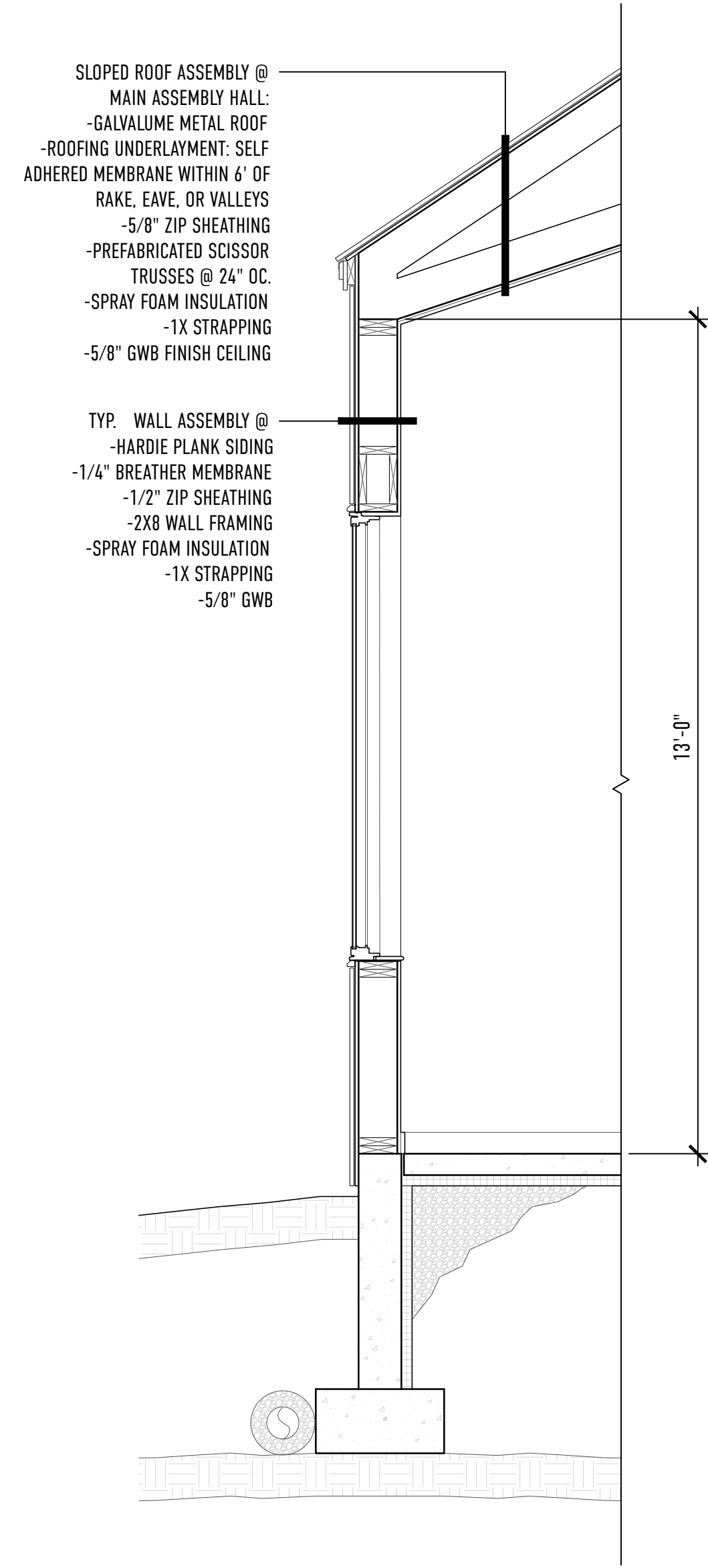
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HOMES · SPACES · DETAILS



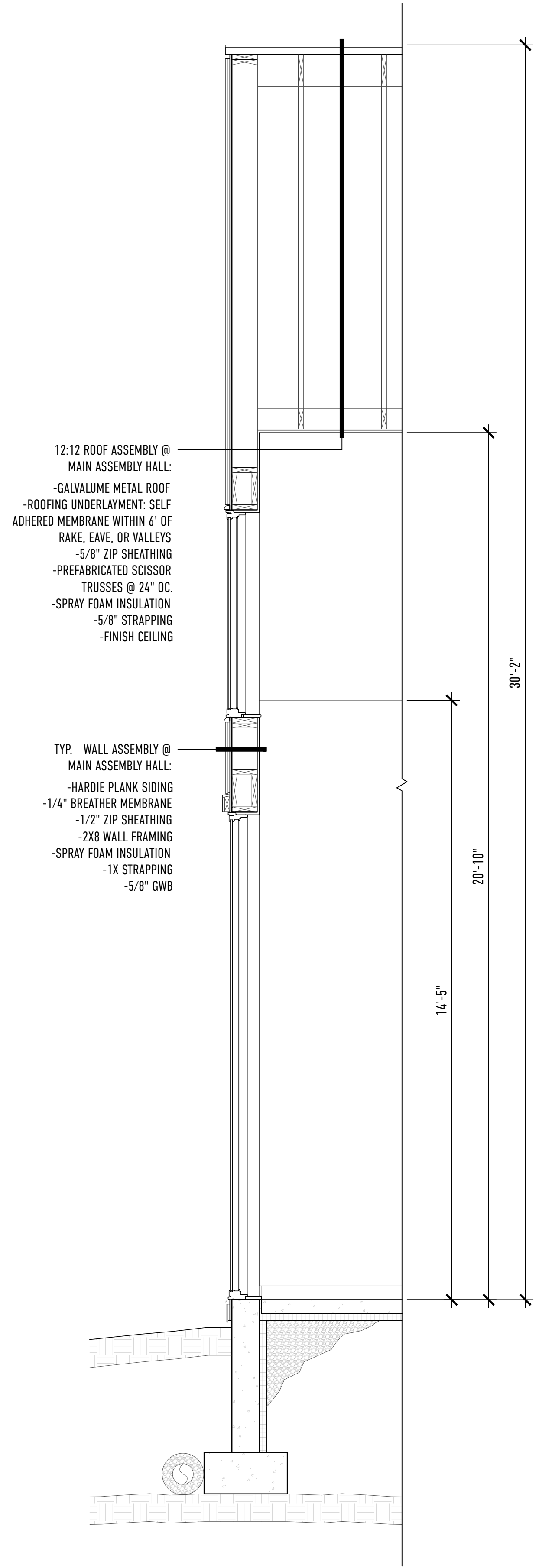
2 WESCUSTOGO SECTION
SCALE: 3/16" = 1'-0"



1 WESCUSTOGO SECTION
SCALE: 3/16" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



4 WALL SECTION
SCALE: 1/2" = 1'-0"

REVISIONS:

DRAWING TITLE:
A.302 SECTIONS

PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, ME 04097

DATE OF ISSUE:
APRIL 10, 2018

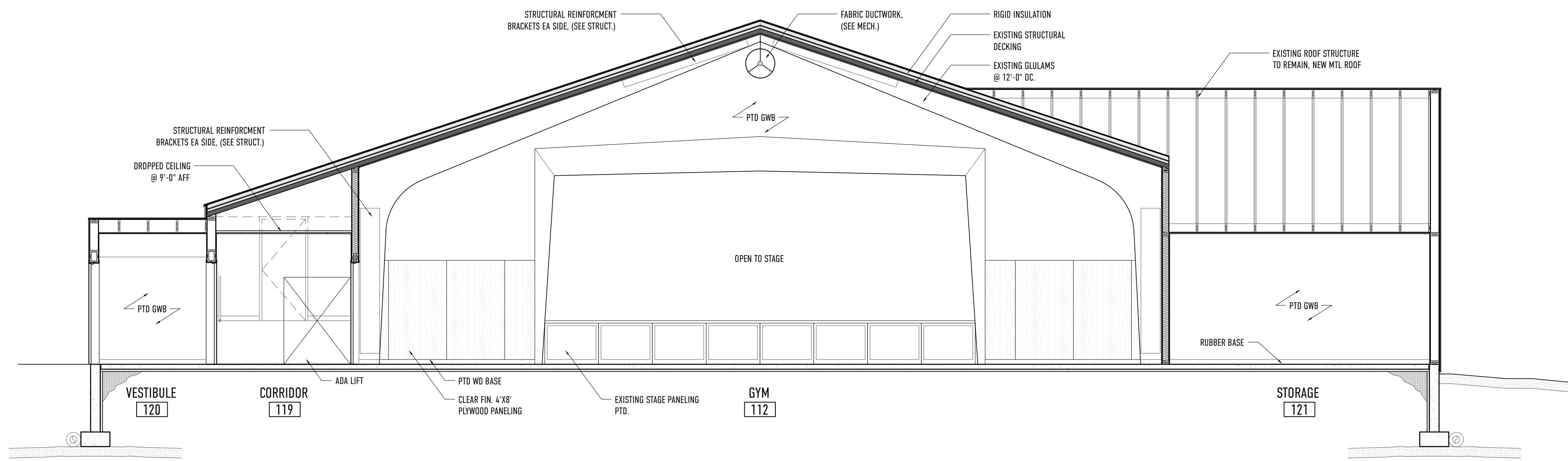
ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
AS NOTED

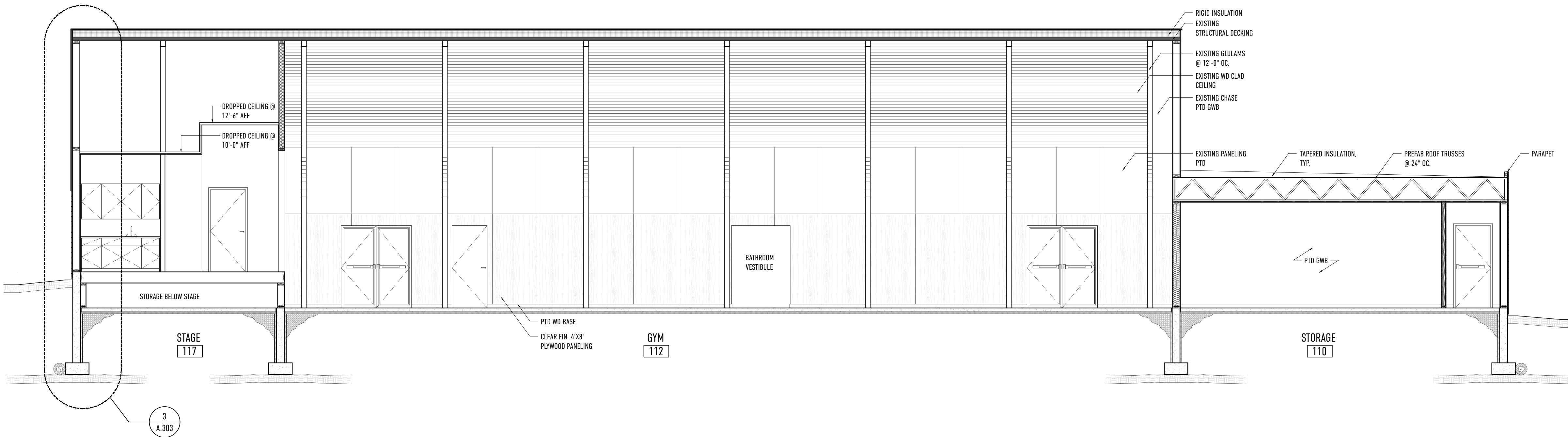
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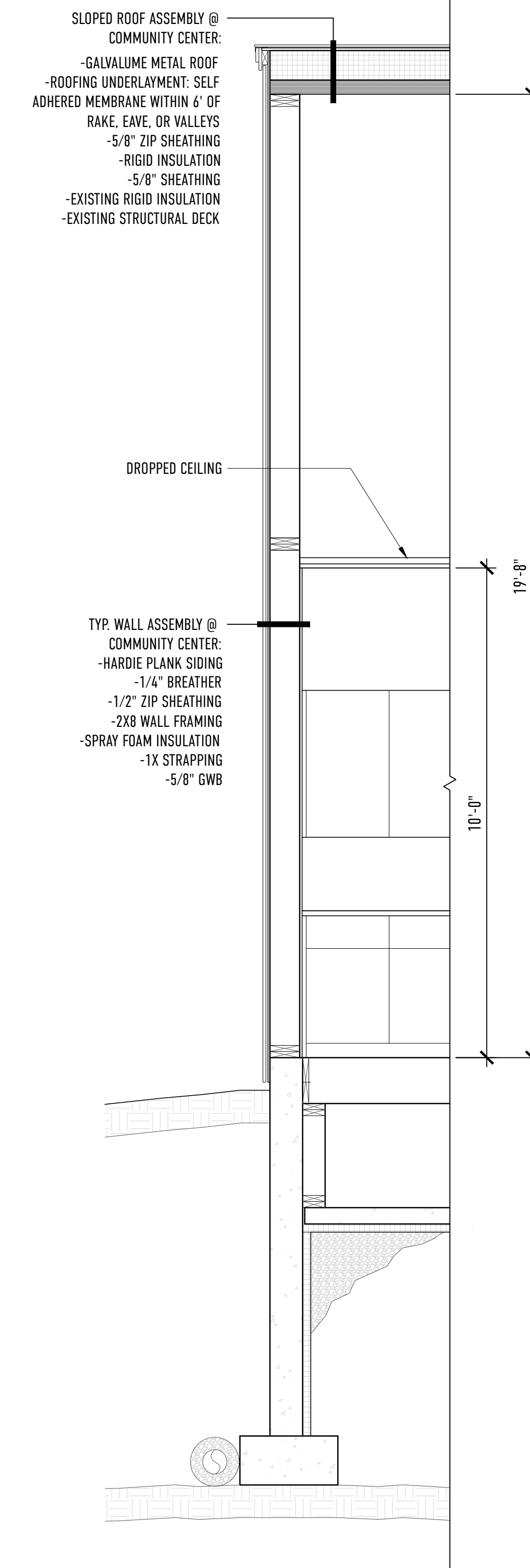
HOMES · SPACES · DETAILS



1 SECTION - NORTH YARMOUTH COMMUNITY CENTER
SCALE: 3/16" = 1'-0"



2 SECTION - NORTH YARMOUTH COMMUNITY CENTER
SCALE: 3/16" = 1'-0"



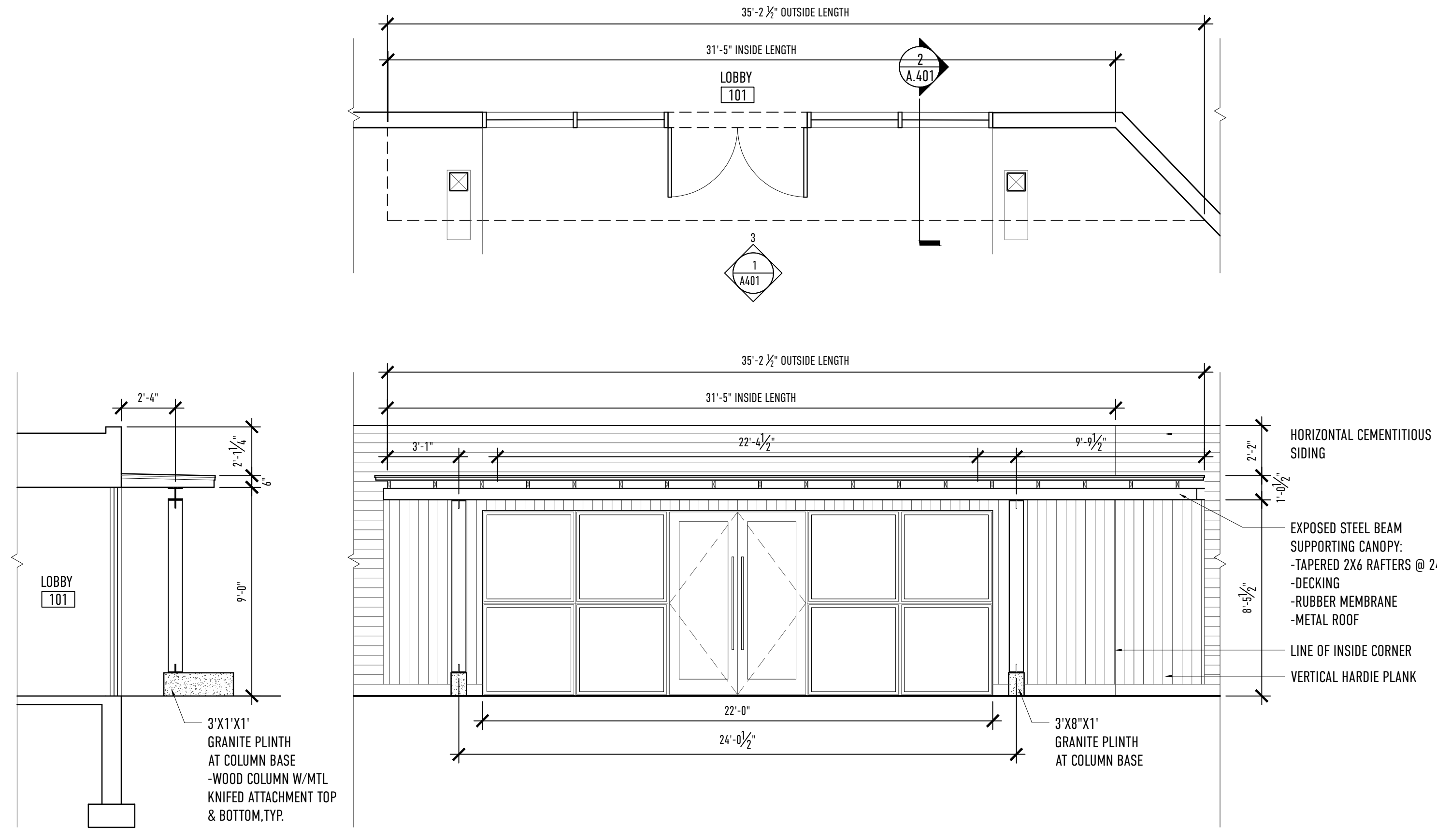
3 WALL SECTION
SCALE: 1/2" = 1'-0"

REVISIONS:

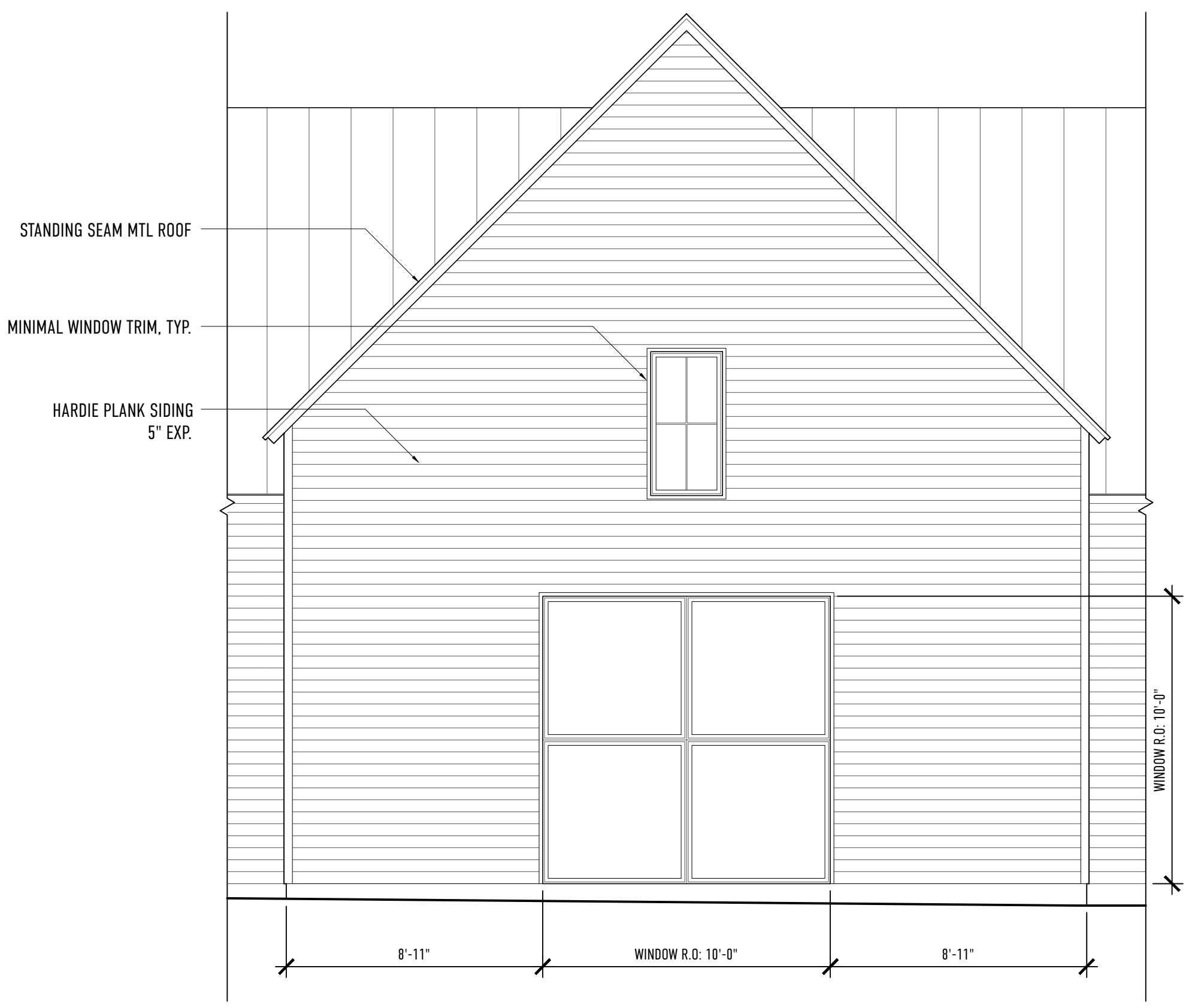
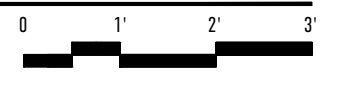
DRAWING TITLE:
A.303 SECTIONS
PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, ME. 04097

DATE OF ISSUE:
APRIL 10, 2018
ISSUED FOR:
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SCALE:
AS NOTED
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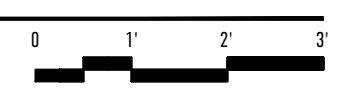
BARRETT MADE
HOMES · SPACES · DETAILS



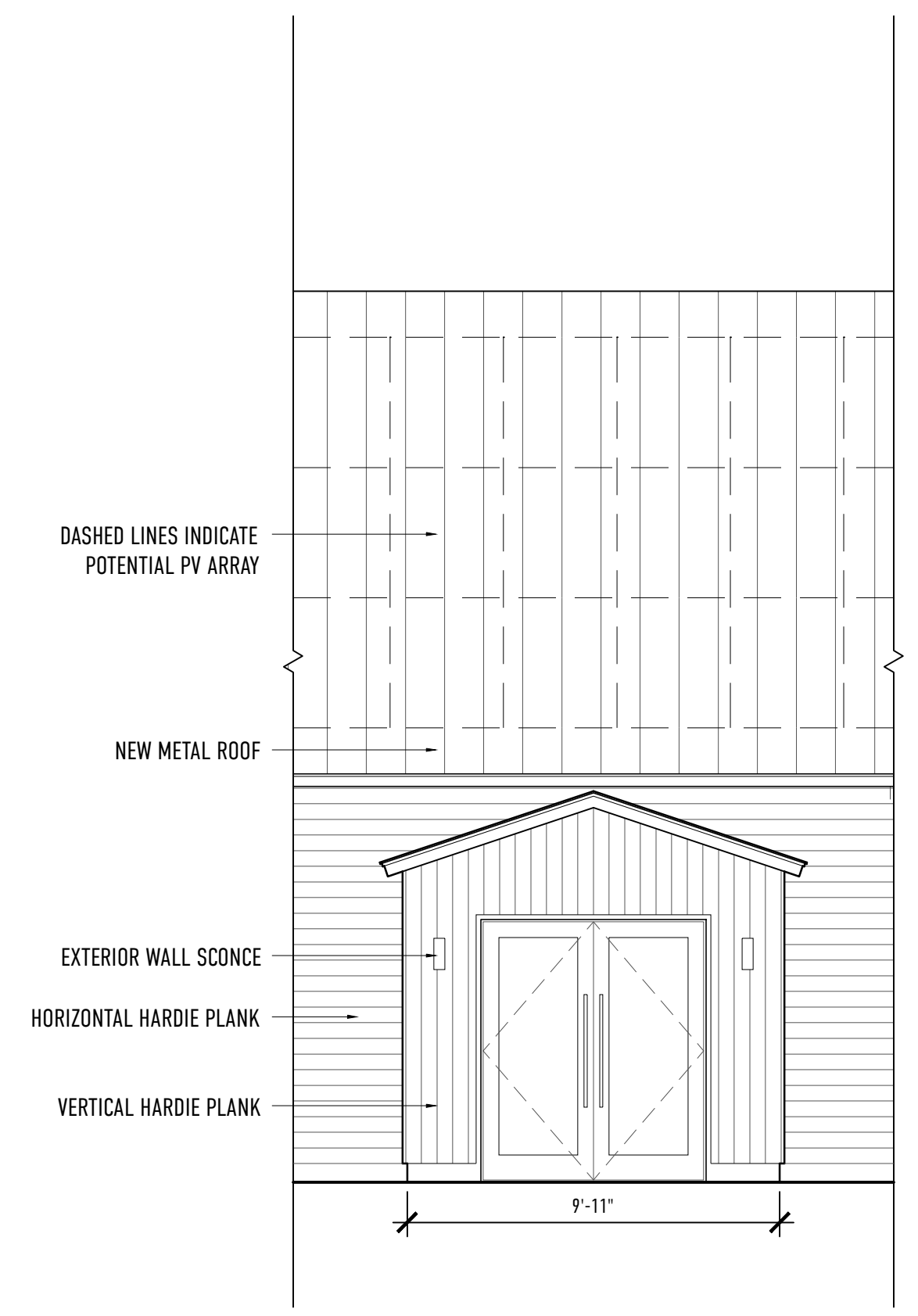
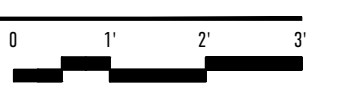
1 ENLARGED MAIN ENTRY - 101
SCALE: 1/2" = 1'-0"



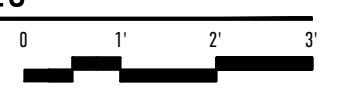
2 ENLARGED MAIN ASSEMBLY HALL - 107
SCALE: 1/2" = 1'-0"



3 ENLARGED ASSEMBLY HALL - 107A
SCALE: 1/2" = 1'-0"



4 ENLARGED VESTIBULE - 120
SCALE: 1/2" = 1'-0"



REVISIONS:

A.401 ENLARGED PLANS & ELEVATIONS

PROJECT NAME: WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

DRAWING TITLE:

DATE OF ISSUE: APRIL 10, 2018

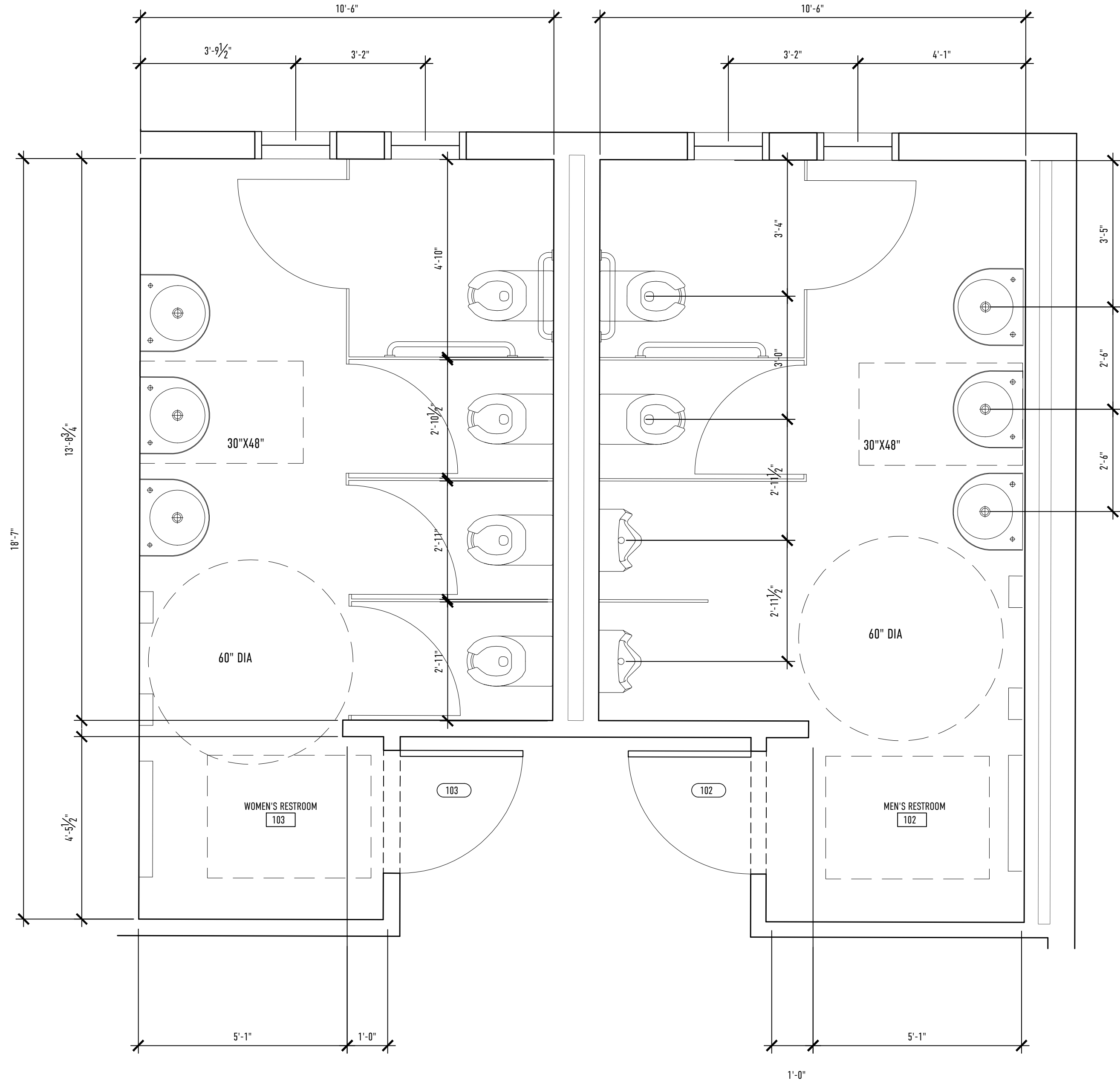
ISSUED FOR: DESIGN DEVELOPMENT

SCALE: 1/2" = 1'-0"

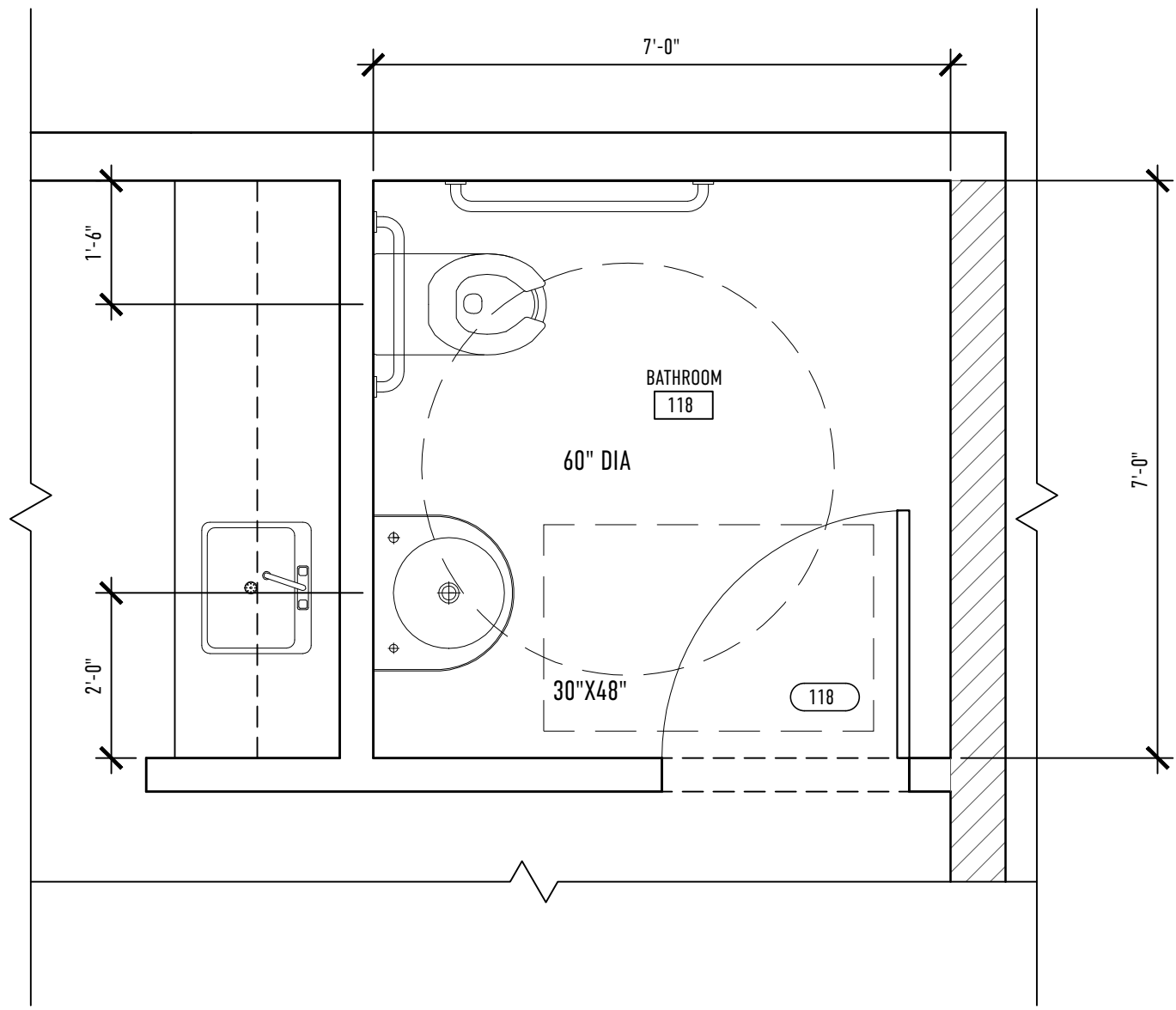
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HOMES · SPACES · DETAILS

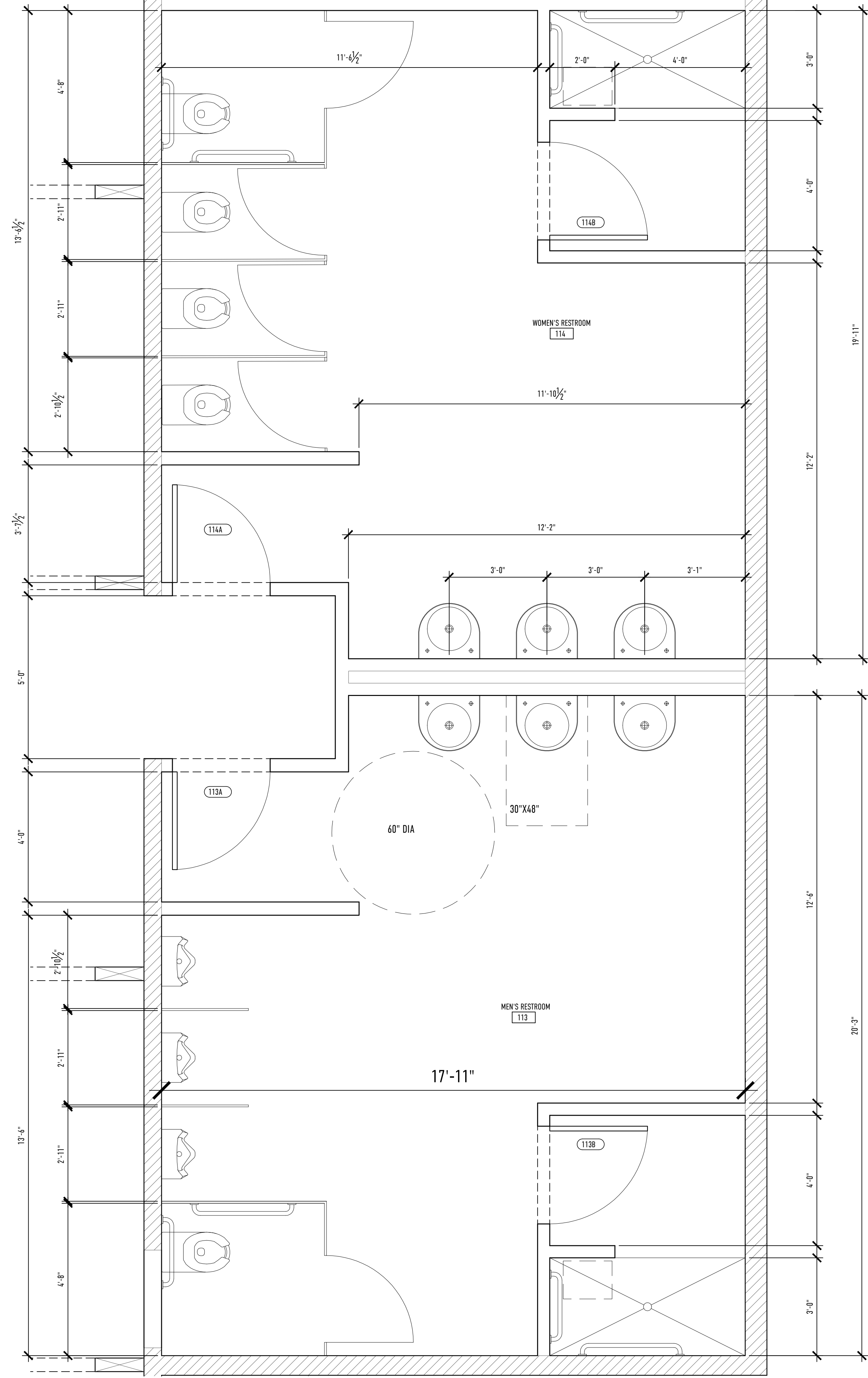
PROGRESS SET
NOT FOR CONSTRUCTION



1 ENLARGED BATHROOM 102,103 FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 ENLARGED BATHROOM 123 FLOOR PLAN
SCALE: 1/2" = 1'-0"



3 ENLARGED BATHROOM 113,114 FLOOR PLAN
SCALE: 1/2" = 1'-0"



REVISIONS:

A.402 ENLARGED PLANS & ELEVATIONS

DRAWING TITLE:

DATE OF ISSUE:
APRIL 10, 2018

ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/2" = 1'-0"

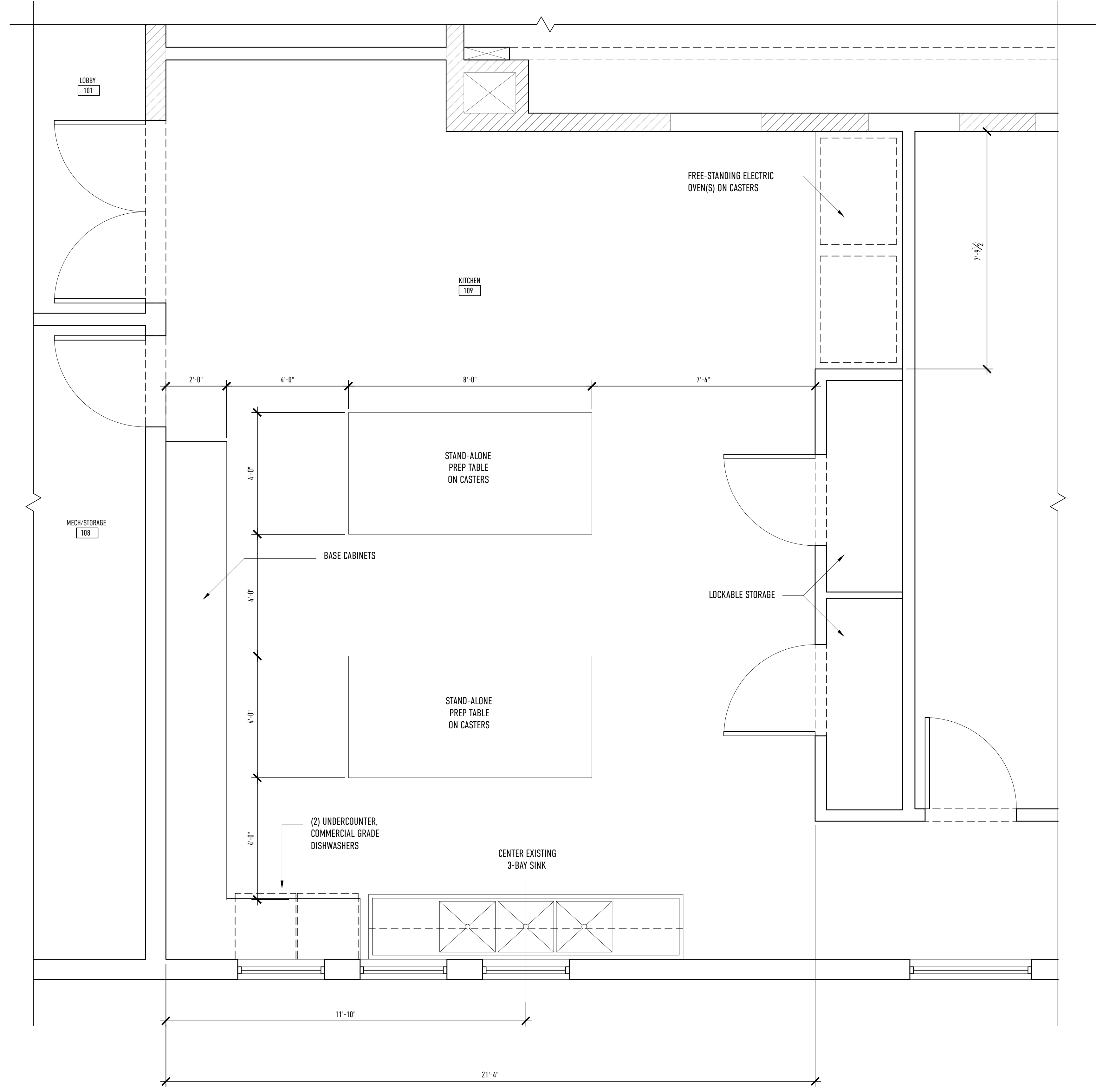
BARRETT
MADE

HOUSES - SPACES - DETAILS

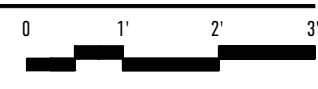
PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

PROGRESS SET
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1 ENLARGED KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



DATE OF ISSUE:
APRIL 10, 2018

ISSUED FOR:
DESIGN DEVELOPMENT

SCALE:
1/2" = 1'-0"

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**BARRETT
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HOUSES · SPACES · DETAILS

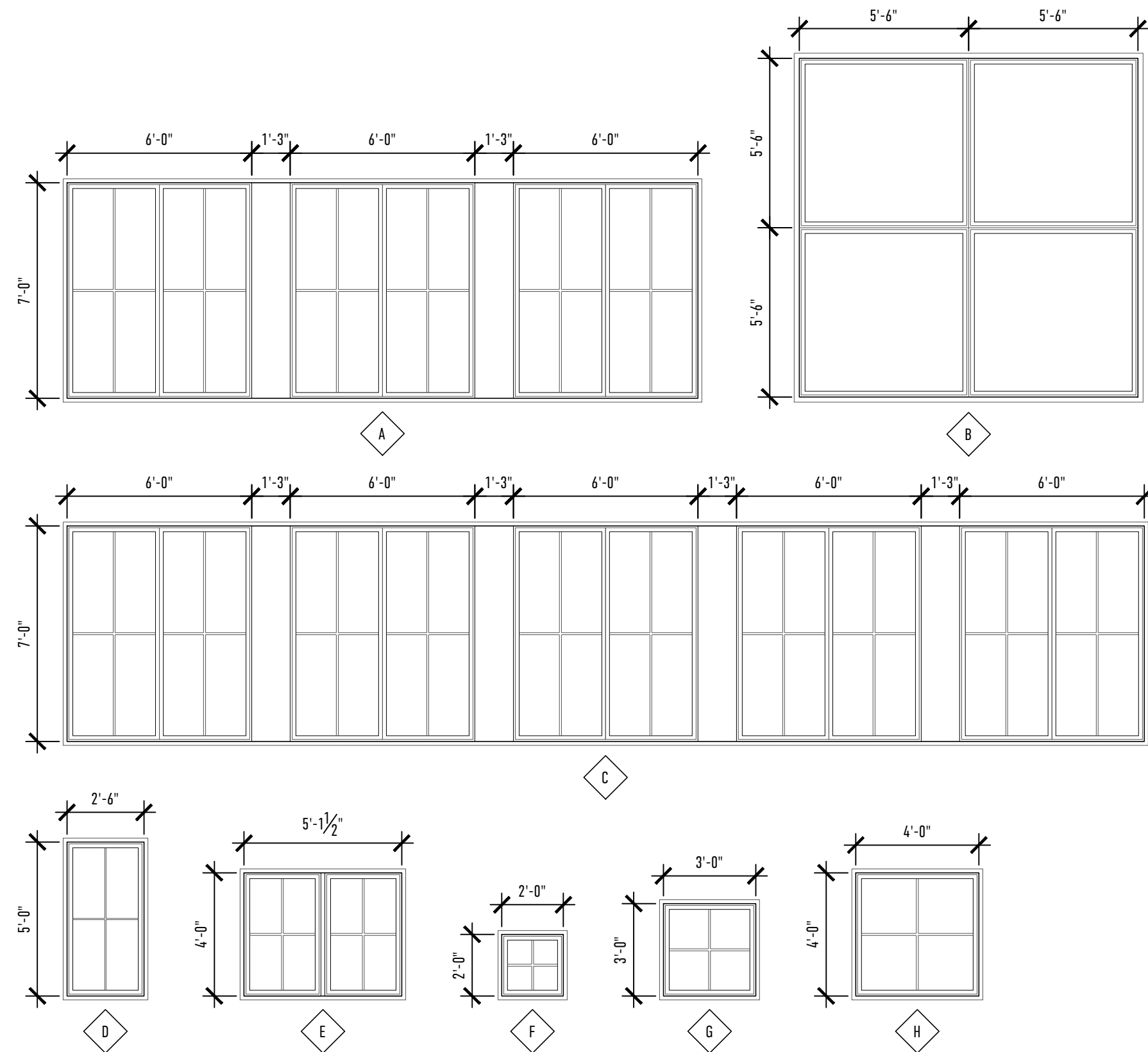
DRAWING TITLE:

A.403 ENLARGED PLANS & ELEVATIONS

PROJECT NAME:
WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER
120 MEMORIAL HWY.
NORTH YARMOUTH, MAINE 04097

REVISIONS:

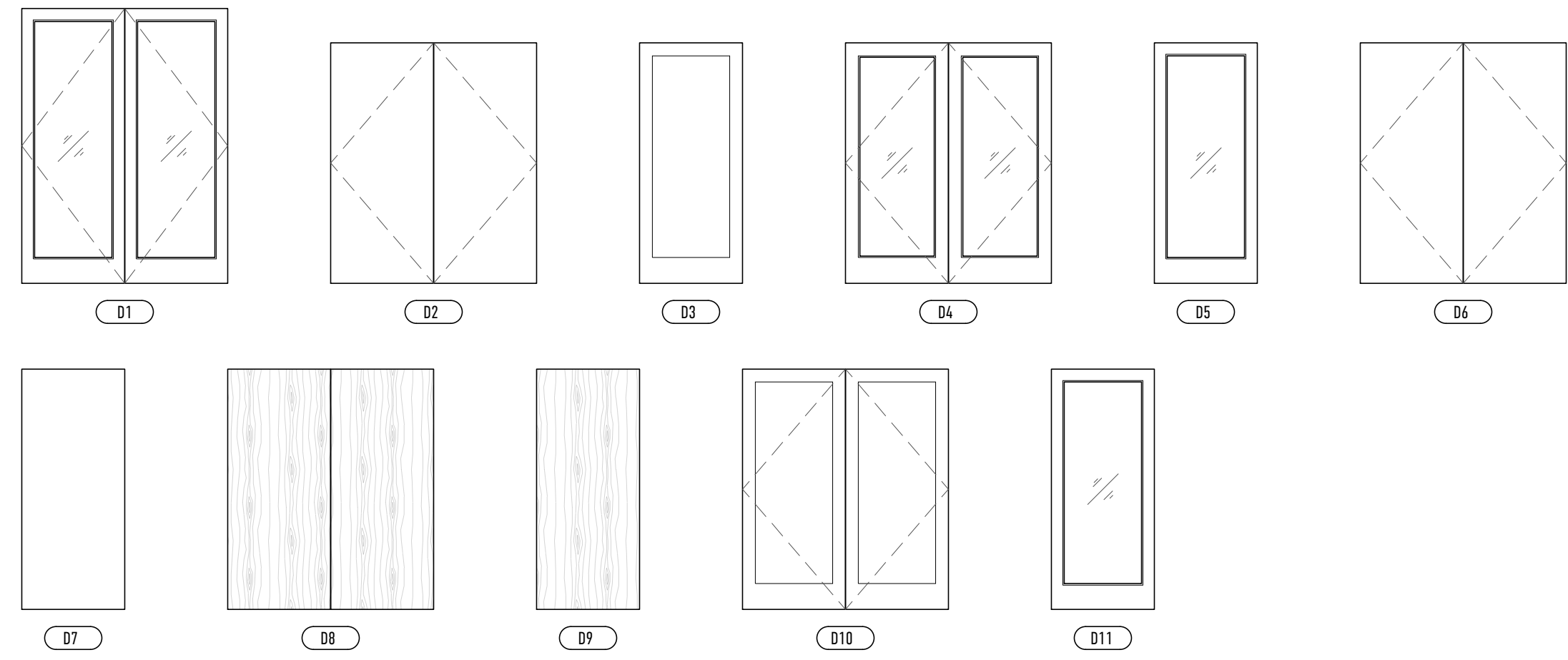
PROGRESS SET
NOT FOR CONSTRUCTION



1 WINDOW TYPES
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE											
TYPE	MANUF.	MODEL	OPERATION	FRAME SIZE			DETAILS			GLAZING	NOTES
				WIDTH	HEIGHT	JAMB	HEAD	JAMB	SILL		
A	INTEGRITY	WOOD-ULTRIX SERIES	PAIRED CASEMENT	6'-0"	7'-0"	VF	--	--	--	TRIPANE	(3) UNITS - FIELD MULLED
B	INTEGRITY	WOOD-ULTRIX SERIES	FIXED	5'-6"	5'-6"	VF	--	--	--	TRIPANE	(4) UNITS - FIELD MULLED
C	INTEGRITY	WOOD-ULTRIX SERIES	PAIRED CASEMENT	6'-0"	7'-0"	VF	--	--	--	TRIPANE	(5) UNITS - FIELD MULLED
D	INTEGRITY	WOOD-ULTRIX SERIES	CASEMENT	2'-6"	5'-0"	VF	--	--	--	TRIPANE	
E	INTEGRITY	WOOD-ULTRIX SERIES	PAIRED FIXED	5'-0"	4'-0"	VF	--	--	--	TRIPANE	
F	INTEGRITY	WOOD-ULTRIX SERIES	CASEMENT	2'-0"	2'-0"	VF	--	--	--	TRIPANE	
G	INTEGRITY	WOOD-ULTRIX SERIES	CASEMENT	3'-0"	3'-0"	VF	--	--	--	TRIPANE	
H	INTEGRITY	WOOD-ULTRIX SERIES	CASEMENT	4'-0"	4'-0"	VF	--	--	--	TRIPANE	

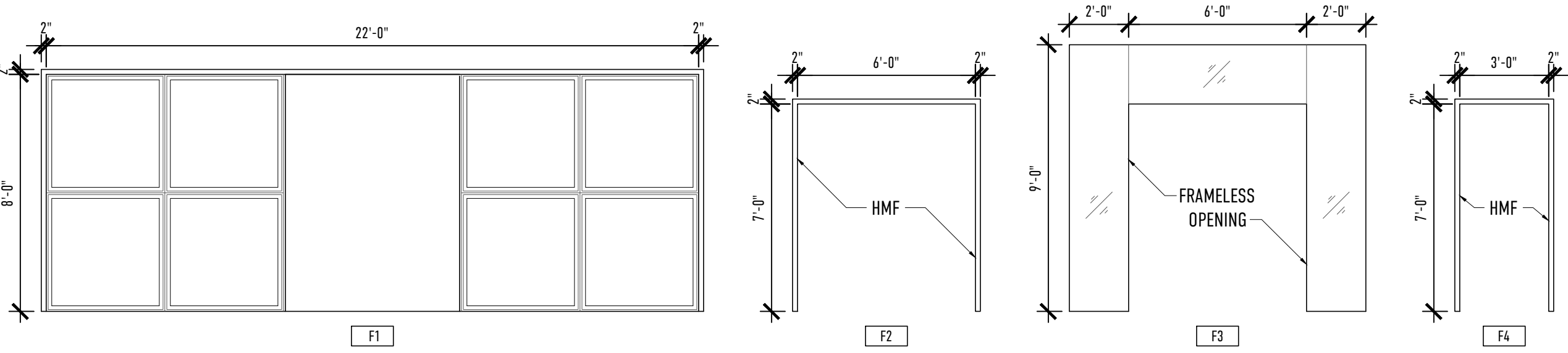
NOTES:
 1. GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE WINDOW ORDER.
 2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE.
 3. ALL SIZES SHOWN ARE FRAME SIZES. ALLOW 1" EXTRA IN HEIGHT AND WIDTH FOR ROUGH OPENINGS.



2 DOOR TYPES
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE														
MARK	LOCATION	DESCRIPTION	DOOR				FRAME				HARDWARE	RATING	NOTES	
			WIDTH	HEIGHT	THICK	MATERIAL	TYPE	MATERIAL	TYPE	HEAD				JAMB
101	101	HM FULL LITE PAIRED ENTRY	6'-0"	8'-0"	1 3/4"	HM GLASS	D1	HM	F1	--	--	--	PNIC	
101A	101	HM PAIRED	6'-0"	7'-0"	1 3/4"	HM	D2	HM	F2	--	--	--	PNIC	
102	102	MDF	3'-0"	7'-0"	1 3/4"	MDF	D3	HM	F3	--	--	--		
103	103	MDF	3'-0"	7'-0"	1 3/4"	MDF	D3	HM	F3	--	--	--		
105	105	MDF	3'-0"	7'-0"	1 3/4"	MDF	D3	HM	F3	--	--	--		
107A	107	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--	PNIC	
107B	107	MDF PAIRED	6'-0"	7'-0"	1 3/4"	MDF	D5	HM	F2	--	--	--		
107C	107	MDF FULL LITE	3'-0"	7'-0"	1 3/4"	MDF GLASS	D6	HM	F3	--	--	--		
107D	107	FRAMELESS GLASS PAIRED	6'-0"	7'-0"	1 3/4"	GLASS	D7	HM	F4	--	--	--		
107E	107	MDF FULL LITE	3'-0"	7'-0"	1 3/4"	MDF GLASS	D6	HM	F3	--	--	--		
107F	107	HM PAIRED	6'-0"	7'-0"	1 3/4"	HM	D2	HM	F2	--	--	--	PNIC	
108	108	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
107A	107	MDF	3'-0"	7'-0"	1 3/4"	MDF	D5	HM	F2	--	--	--	PNIC	
109B	109	MDF	3'-0"	7'-0"	1 3/4"	MDF	D3	HM	F3	--	--	--	PNIC	
109C	109	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--	PNIC	
110	110	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
111A	111	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
111B	111	WO PAIRED	6'-0"	7'-0"	1 3/4"	WO	D7	HM	F2	--	--	--		
112	112	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--	PNIC	
113A	113	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
113B	113	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
114A	114	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
114B	114	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
115	115	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
114A	114	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--	PNIC	
116B	116	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--		
117	117	HM	3'-0"	7'-0"	1 3/4"	HM	D8	HM	F3	--	--	--		
118	118	MDF	3'-0"	7'-0"	1 3/4"	MDF	D3	HM	F3	--	--	--	PNIC	
119A	119	MDF FULL LITE	3'-0"	7'-0"	1 3/4"	MDF GLASS	D6	HM	F3	--	--	--		
119B	119	HM FULL LITE	3'-0"	7'-0"	1 3/4"	HM GLASS	D10	HM	F2	--	--	--		
119C	119	HM FULL LITE	3'-0"	7'-0"	1 3/4"	HM GLASS	D10	HM	F2	--	--	--		
120A	120	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--	PNIC	
120B	120	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--		
121A	121A	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--		
121B	121B	HM FULL LITE PAIRED	6'-0"	7'-0"	1 3/4"	HM GLASS	D4	HM	F2	--	--	--		

NOTES:
 1. GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE DOOR ORDER.
 2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE.
 3. CONFIRM CLEAR OPENING DIMENSIONS AT ALL EXTERIOR DOORS. VERIFY THEY MEET ANY ADA REQUIREMENTS.



3 FRAME TYPES
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE											FINISH LEGEND	
NO.	ROOM NAME	FLOOR		WALLS				CEILING		NOTES	NO.	DESCRIPTION
		FLOOR	BASE	NORTH	SOUTH	EAST	WEST	MATL	HGT			
101	LOBBY	F1.6	BA2	W1	W2	W1	W1	C2	8'-0"		F1.1	ENGINEERED HARDWOOD
102	MEN'S RESTROOM	F1.2	BA2	W1	W1	W1	W1	C2	9'-0"		F1.2	PORCELAIN TILE
103	WOMEN'S RESTROOM	F1.2	BA2	W1	W1	W1	W1	C2	9'-0"		F1.3	CARPET TILE
104	COAT ROOM	F1.3	BA2	W1	W1	W1	W1	C1	8'-0"		F1.4	ACT
105	TICKETS	F1.3	BA2	W1	W1	W1	W1	C1	8'-0"		F1.5	VCT - COMMERCIAL GRADE
106	STORAGE	F1.6	BA1	W1	W1	W1	W1	C1	8'-0"		F1.7	POLISHED CONCRETE
107	ASSEMBLY HALL	F1.1	BA2	W1/W2	W1/W2	W1/W2	W1/W2	C2	VAULTED		F1.8	REFINISHED CONCR.
107A	ASSEMBLY HALL A	F1.3	BA2	W1	W1	W1	W1	C2	VAULTED	SEE SECTIONS FOR ADDITIONAL INFORMATION		
107B	ASSEMBLY HALL B	F1.3	BA2	W1	W1	W1	W1	C2	VAULTED	SEE SECTIONS FOR ADDITIONAL INFORMATION		
108	MECH. STORAGE	F1.6	BA1	W1	W1	W1	W1	C1	8'-0"		BA1	RESILIENT
109	KITCHEN	F1.6	BA1	W1	W1	W1	W1	C1	8'-0"		BA2	WOOD PAINTED
110	STORAGE	F1.6	BA1	W1	W1	W1	W1	C1	8'-0"		W1	GWB PAINTED
112	GYM	F1.1	BA1	W1	W1	W1	W1	C1	8'-0"		W2	CLEAR POLY FINISH PLY
113	MEN'S RESTROOM	F1.2	BA1	W1	W1	W1	W1	C1	8'-0"		W3	RECLAIMED BARN BOARD
114	WOMEN'S RESTROOM	F1.2	BA1	W1	W1	W1	W1	C1	8'-0"		C1	ACT
115	STORAGE	F1.6	BA1	W1	W1	W1	W1	C1	8'-0"		C2	GWB PAINTED
116	VESTIBULE	F1.6	BA1	W1	W1	W1	W1	C1	9'-0"		C3	GWB PAINTED
117	STORAGE	F1.3	BA1	W1	W1	W1	W1	C1	8'-0"		C4	CLEAR POLY FINISH PLY
118	BATHROOM	F1.2	BA2	W1	W1	W1	W1	C1	8'-0"		C4	REFINISHED EXIST.
119	COMMUNITY ROOM	F1.3/F1.4	BA1	W1	W1	W1	W1	C1	10'-0"			
120	VESTIBULE	F1.4	BA1	W1	W1	W1	W1	C2	VAULTED			
121	CORRIDOR	F1.4	BA1	W1	W1	W1	W1	C1	9'-0"			

NOTES:
 1. REFER TO ARCHITECTURAL FLOOR PLANS FOR EXTENTS.

PROGRESS SET
NOT FOR CONSTRUCTION

DRAWING TITLE: **A.501 SCHEDULES**

DATE OF ISSUE: **APRIL 10, 2018**

ISSUED FOR: **DESIGN DEVELOPMENT**

SCALE: **N.T.S.**

PROJECT NAME: **WESCUSTOGO HALL | NORTH YARMOUTH COMMUNITY CENTER**

120 MEMORIAL HWY
NORTH YARMOUTH, MAINE 04097

BARRETT MADE
HOMES · SPACES · DETAILS

WESCUSTOGO HALL & COMMUNITY CENTER FACILITY				
Task	Who	Start Date	End Date	Notes
Authorization to Proceed	TM	6/19/18	6/20/18	Letter of authorization for Barrett Made to proceed with the project directed by Select Board.
Local Subcontractor Listing	TM	6/28/18	7/6/18	TM and OR compiling list, to be sent to BM by 7/6
BM Contract - Commence Construction Pricing	TM/BM	7/3/18		To be presented to Select Board at 7/3 meeting
Bond Anticipated Note (BAN)/Bond Financing	TM	7/3/18		Financial representative and bond council will be at the 7/3 Select Board meeting
Master Construction Calendar	BM	7/11/18		Will be available to TM, office staff, Select Board and the public
Bid Solicitation from Subcontractors/Vendors	BM	7/9/18	7/25/18	Bids will be presented by trade and line item
Planning Board Process	BM/CEO	7/10/18		Planning Board Meeting of July 10th. BM information was submitted to CEO 6/20
Site Management Plan	BM	7/17/18		
MMA - Construction Insurance (builder's risk)	TM	7/18/18		
Close NYMS	TM	7/20/18		Notifications will be sent out 6/29/18
NYMS - Playground Removal	TM	7/20/18		PWD to remove and store playground
MMA - Remaining Insurance Proceeds	TM	Jul-18		
Generator/Grant Funds	Fire Chief	Jul-18		Chief Payson to research grant funds
NYMS - Murals (high resolution pictures)	TM	7/9/18	8/24/18	Ashley to take pictures. Possibility of having canvas prints made for renovated gymnasium
Clean Out Building / Storage	TM	7/20/18	8/24/18	Storage containers will tentativley be on-site the week of 7/16 for town possessions
NYMS - Heating/Utilities/Alarms (shutdown)	TM/BM	7/23/18	8/24/18	Oil/boiler, water/sprinklers, propane. Alarm to be disabled 8/24
Bid Review with Select Board	BM	8/7/2018		Bids to be reviewed at Select Board meeting

WESCUSTOGO HALL & COMMUNITY CENTER FACILITY				
Task	Who	Start Date	End Date	Notes
Biweekly Meetings with the Select Board	TM/BM	Beginning 8/7/18		OR (Ryan) will have construction reports at each Select Board meeting
Demo Begins	BM	Sep-18		All possible materials will be transported to the appropriate facilities to be recycled
Construction Begins	BM	Oct-18	Sep-19	
Building Weather Tight	BM	12/31/18		
Solar Panels (Electrial & Plumbing Bids)	BM			BM will present the solar package to the Select Board, including purchase and lease options
Securing of Construction Site (Fencing, Signage, etc.)	BM			To be discussed and finalized at 7/11 Meeting
Water Line	BM/OR			RR looking into cost of putting in smaller line. BM and CEO recommended keeping existing for fire supression system/furture expansion
Selection of Fixtures	OR	TBD		Selection to go through OR (Ryan)
WESCUSTOGO HALL & COMMUNITY CENTER FACILITY				
Construction Team				
Barrett Made Project Manager: Bruce Hourigan				
North Yarmouth - Owner Representative: Ryan Keith				
North Yarmouth - Town Manager: Rosemary Roy				
North Yarmouth - Administrative Assistant: Ashley Roan				
Barrett Made Director of Design Services: Matthew Ahlberg				
Barrett Made - Owner: Rob Barrett				
Barrett Made - Design Services: Dylan Baker				

Date: July 3, 2018

To: Select Board
Fr: Rosemary E. Roy, Town Manager ^{RR}
Cc: Budget Committee
Cc: Department Heads

RE: MUNICIPAL FACILITIES MASTER PLAN CONTINUED

Now that the Wescustogo project is on its way to construction I will be continuing the work on the Municipal Facilities Master Plan which will include both short and long-term planning. The Select Board during the spring months discussed the possibility of creating a new committee to aid with this task. I would like to ask at this time for the Board's approval to continue the work with the engagement with the Departments Heads and include the Budget Committee going forward. Chairman Walsh of the Budget Committee has spoken to members and they are all willing to participate in this task. It will also be advantageous to have the town's financial committee involved in the process. Lastly, I would like to encourage a member of the Select Board to participate as a liaison. I believe this to be a comprehensive approach to the project. Thank you for your consideration.

Town of North Yarmouth
ANNUAL APPOINTMENTS OF TOWN OFFICIALS
7/1/18 - 6/30/19

Select Board Appointments - One (1) Year Term

Tax Collector	Rosemary E. Roy
Treasurer	Rosemary E. Roy
General Assistance Administrator	Rosemary E. Roy
Road Commissioner	Clark Baston

Select Board Appointments - Three (3) Year Term

Planning Board Member **Gary DiLisio**

Town Manager Appointments- One (1) Year Terms

Town Clerk	Debbie Grover
Public Access Officer	Cheryl Trenoweth
Code Enforcement Officer	Ryan Keith
Electrical Inspector	Ryan Keith
Building Inspector	Ryan Keith
Alternate Code Enforcement Officer	Debra Larrivee (New Gloucester)
Alternate Electrical Inspector	Debra Larrivee (New Gloucester)
Alternate Building Inspector	Debra Larrivee (New Gloucester)
Alternate Plumbing Inspector	Debra Larrivee (New Gloucester)
Fire Rescue Chief	Greg Payson
Fire Warden	Greg Payson
Emergency Management Director	Greg Payson

Ad hoc Committee Members Seeking Reappoint - One (1) year term

Donna Palmer	Living Well in North Yarmouth
Steve Palmer	Living Well in North Yarmouth
Gay Peterson	Living Well in North Yarmouth
Rod Duckworth	Living Well in North Yarmouth
Steve Barr	Wescustogo Building & Design Committee
Kelly Barnes	Prince Memorial Library Advisory Committee
Trudy Dibner	Prince Memorial Library Advisory Committee
Linc Merrill	Wescustogo Hall Committee (1997 Agreement)
Linc Merrill	North Yarmouth School Fund
Scott Kerr	Board of Assessment Review
Rob Wood	Communications Advisory Committee
Grace Lovell	Comprehensive Plan Committee
Chris Chabot	Comprehensive Plan Committee
Stephen Friedrich	Flag Committee
Amy Horstmann	EDSC
Diane Morrison	EDSC

NORTH YARMOUTH STANDING COMMITTEES PER CHARTER

Board of Assessment Review

Charter: There shall be a Board of Assessment Review consisting of three (3) members appointed by the Board of Selectmen to staggered three (3) year terms. The terms of those appointed to the Board of Assessment Review shall expire on June 30th of the expiration year. The Board of Assessment Review shall elect from their membership a chair and a secretary at its first regular meeting occurring on or after July 1st of each year.

Charge: The Board of Assessment Review deals with tax abatement appeals in accordance with Title 36 M.R.S.A. § 843.

Budget Committee

Charter: There shall be a Budget Committee consisting of seven (7) members elected to staggered three (3) year terms. The terms of those elected to the Budget Committee shall expire on June 30th of their expiration year. Members shall elect a chair and secretary.

The Budget Committee shall have the following duties and responsibilities :

- The Budget Committee shall meet in conjunction or apart from the Board of Selectmen to hear and review the Town Manager's proposed budget.
- The Budget Committee shall meet to make comments and/or recommendations on said budget, either separately or jointly with the Board of Selectmen for the annual town warrant.
- The Budget Committee shall attend the annual Town Meeting to answer questions about said recommendations.
- The Budget Committee's recommendations in all regards will be strictly advisory in nature and shall not be binding upon the Board of Selectmen.

Charge: Review the Town Manager's proposed budgets of all town departments. Make comments and/or recommendations to the Town Manager and or the Select Board regarding proposed expenditures and revenues. Make comments and/or recommendations on the budget for the Town Meeting warrant. Attend Town Meeting and answer questions about the committee's recommendations. Hear and/or review annual auditor's report.

Cemetery Commission

Charter: The Cemetery Commission shall have responsibility for approving the expenditure of trust funds for the care and maintenance of the cemeteries and set such other policies necessary for the respectful care and maintenance of town cemeteries.

Charge:

- Develop policies for the operation of town cemeteries
- Produce an annual income and expense report
- Provide an analysis of tax-funded support and private funds
- Provide a care and maintenance policy of the cemeteries
- Develop a long-term management plan for the cemeteries

MSAD #51 Board of Directors

Charter: There shall be MSAD Directors, whose number, length of terms, power and duties shall be a prescribed under the terms of the certificate of organization for the MSAD and who is more than one is provided for, shall be elected to staggered terms. The terms of those elected to serve as directors shall expire on June 30th of their expiration year.

Purpose: MSAD #51 serves the communities of North Yarmouth and Cumberland.

Parks and Recreation Committee

Charter: There shall be a Recreation Committee consisting of five (5) members appointed by the Board of Selectmen to staggered three (3) year terms. The terms of those appointed to the Recreation Committee shall expire on June 30th of their expiration year. The Recreation Committee shall elect from its membership a chair and a secretary at its first regular meeting occurring on or after July 1st of each year.

1. The Recreation Committee shall advise the town and municipal officers on matters of recreation and supervise any recreation programs by the town.
2. The Recreation Committee shall oversee any town property designated as a recreation area by the Board of Selectmen and make recommendations to the Board of Selectmen regarding its use.

Charge: The Parks and Recreation Committee advises and reports to the Select Board about town parks and recreational issues. The committee works with the Town Manager to manage the budget and any capital needs or requests. The committee is responsible for ensuring that all parks and recreational facilities receive appropriate maintenance. This includes the Chandler Brook Preserve, Old Town House Park, the Hayes Forest, the Village Green, Wescustogo Park, Knight's Pond Preserve and the trail systems.

It also coordinates recreational opportunities for citizens of all ages. To do so, it creates relationships with other recreation providers, such as Cumberland/North Yarmouth Community Recreation, MSAD#51, YMCA, Little League, and others, to supplement or enhance any programs that might be offered by the town.

Planning Board

Charter: There shall be a Planning Board consisting of five (5) regular members and two (2) alternate members appointed by the Board of Selectmen to staggered three (3) year terms. The terms of those appointed to the Planning Board shall expire on June 30th of the expiration year. The members of the Planning Board shall elect from their membership a chair and a secretary annually at its first regular meeting occurring on or after July 1st of each year. Other than for purposes of electing the chair and secretary, an alternate may only vote in the absence of a regular member. The Planning Board shall execute such duties as prescribed in the ordinance of the town and by state law.

Charge: To fulfill the laws of the State in accordance with 30-A MRSA 4403 and all related chapters/subsections. the Planning Board shall uphold the laws of North Yarmouth Land Use Ordinance and provide recommendations/amendments as needed or required.

Shellfish Conservation Committee

Charter: There shall be a Shellfish Conservation Commission consisting of three (3) members appointed by the Board of Selectmen to staggered three (3) year terms. The terms of those appointed to the Shellfish Conservation Commission shall expire on June 30th of their expiration year. Members of the Shellfish Conservation Commission shall have the powers and duties as prescribed by the Private and Special Legislation dealing with the Shellfish Conservation Commission and as prescribed in the Town of Yarmouth's Shellfish Conservation Ordinance as amended, superseded, or replaced from time to time.

Charge: Members of the Shellfish Conservation Commission shall have the powers and duties as prescribed by the Private and Special Legislation dealing with the Shellfish Conservation Commission and as prescribed in the Town of Yarmouth's Shellfish Conservation Ordinance as amended, superseded, or replaced from time to time.

Zoning Board of Appeals

Charter: There shall be a Zoning Board of Appeals consisting of five (5) regular members and two (2) alternate members. These members shall be appointed by the Board of Selectmen to staggered three (3) year terms. The terms of those appointed to the Zoning Board of Appeals shall expire on June 30th of their expiration year. The members of the Zoning Board of Appeals shall elect from their membership a chair and a secretary at its first regular meeting occurring on or after July 1st of each year. Other than for purposes of electing the chair and secretary, an alternate may vote only

Charge: The Zoning Board of Appeals (ZBA) shall conduct its affairs in accordance with the provisions of the town's Land Use Ordinance and 30-A, MRSA § 2691 and § 4353. Hearing Administrative, Variance, and Miscellaneous appeals appropriate under the ordinance; -see NY Land Use Ordinance Section 6.2.

in the absence of a regular member. The Zoning Board of Appeals shall execute such duties as prescribed in the ordinances of the town and by state law.

Economic Development & Sustainability Committee

Charter: There shall be an Economic Development & Sustainability Committee consisting of seven (7) regular members and one (1) alternate member appointed by the Select Board to staggered three (3) year terms. The terms of those appointed to the Economic Development & Sustainability Committee shall expire on June 30th of the expiration year. The members of the Economic Development & Sustainability Committee shall elect from their membership a chair and a secretary annually at its first regular meeting occurring on or after July 1st of each year. Other than for purposes of electing the chair and secretary, an alternate may only vote in the absence of a regular member. The Economic Development & Sustainability Committee shall execute such duties as prescribed in the town comprehensive plan, strategic development plan, and charge of responsibilities established by the Select Board.

Charge: The committee will, in conjunction with the Select Board develop and promote a sustainable and ongoing process, supported by the community that will strengthen the local economy, utilizing resources and strategies that will meet the current and future needs of North Yarmouth.

Wescustogo Hall Committee

Charter: Wescustogo Hall Committee. The Select Board shall appoint a five (5) member committee for the purpose of overseeing the use, maintenance, and rules pertaining to the property as well as keeping the intent of the April 7, 1997, agreement (warrant Article 6) to staggered three (3) year terms; two (2) of the five (5) members shall be selectpersons. The provision of this committee will be reviewed following the year 2025 in which a vote of the Townspeople may find it is no longer validating.

Charge: Overseeing the use, maintenance & rules pertaining to the property keeping the intent of the 1997 agreement.

NY School Grant Fund Committee

Charter: North Yarmouth School Fund. There shall be a North Yarmouth School Fund consisting of nine (9) trustees appointed by the Select Board to staggered five (5) year terms. Recommendations for trustee appointment(s) shall be petitioned and provided by the trustees to the Select Board. The terms of those appointed to the North Yarmouth School Fund shall expire on June 30th of the expiration year. The trustees of the North Yarmouth School Fund shall elect from their trusteeship a chair and a secretary annually at its first regular meeting occurring on or after July 1st of each year. The North Yarmouth School Fund shall execute such duties as prescribed in the North Yarmouth School Fund bylaws and the charge of responsibilities established by the Select Board.

Charge: Manage and select six (6) current North Yarmouth residents to be picked for the Town's scholarship in the amount of \$200 that is going on to full-time courses of higher education.

NORTH YARMOUTH AD HOC COMMITTEES

<p style="text-align: center;"><u>Communications Advisory Committee - 5 Members</u></p> <p>Charge: The Communications Committee will provide expertise and consultation to allow the Select Board and Town Manager to more effectively inform North Yarmouth citizens of town events and issues, and continue to build on and improve the town brand.</p>	<p style="text-align: center;"><u>Comprehensive Plan Committee - 7 Members 3 Liaisons (staff/GPCOG)</u></p> <p>Charge: To proceed directly in updating and bringing into compliance the Town's Comprehensive Plan with the intent of obtaining state certification. The Town should continue to work with GPCOG professionals through and up to the project's completion.</p>
<p style="text-align: center;"><u>Flag Committee - 5 Members</u></p> <p>Charge: Manage the cost of the flag program by soliciting sponsors. Recruiting volunteers to raise & lower the flags.</p>	<p style="text-align: center;"><u>Events Committee - 5 Members</u></p> <p>Charge: The Events Committee works to promote community spirit, helping the community maintain its small-town identity. They do this by organizing community events, such as summer concerts on the Village Green, the TRI-NY Family Triathlon, Tree lighting at Christmas, and Fun Day, and by encouraging all residents and businesses in the community to become involved.</p>
<p style="text-align: center;"><u>Prince Memorial Library Advisory Board - 2 Members</u></p> <p>Charge: This Board works to support the Prince Memorial Library as well advise the Town Manager & Council on the management and operation of the library.</p>	<p style="text-align: center;"><u>Joint Standing Committee - 3 NY/3 CUM/ Town Mgrs.</u></p> <p>Charge: The Joint Standing Committee work together on the different community services and facilities the two towns share the focus being recreation programs, library & cable services, and parks. Because the two towns share management of these, community leaders meet regularly to maintain services and provide for positive communications.</p>
<p style="text-align: center;"><u>Living Well in North Yarmouth - 7 Members/2 Alternates</u></p> <p>Charge: - The Living Well in North Yarmouth committee will assess community needs, catalogue available services and inventory the town for it's assets regarding issues of aging. The committee will work to develop and implement strategies to respond to the needs/ desires expressed by the townspeople.</p>	<p style="text-align: center;"><u>Recreation Advisory Board - 2 Members/ 1 Select Board Member</u></p> <p>Charge: In cooperation with the Community Education and Recreation Department staff and other appropriate organizations review, suggest, initiate, and evaluate new and ongoing community education, recreation, wellness and leisure time activities for residents of Cumberland and North Yarmouth.</p> <p>Recommend rules and regulations, including but not limited to, tournaments, conditions for rental, and for the proper use of facilities managed and/or operated by the Department of Community Education and Recreation.</p> <p>Provide feedback and direction on the development of new or revised recreation plans, to include the possible acquisition or change of use of recreational facilities. The Community Education and Recreation Advisory Board provide input to the Recreation Plan included in the Comprehensive Plan of the Town of Cumberland.</p>

NORTH YARMOUTH AD HOC COMMITTEES

<p><u>Wescustogo Hall Fundraising Committee</u></p>	
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Members

Charge: The Committee will work to implement and manage a fundraising campaign for this project. The anticipated amount to be raised is \$250,000. The Committee shall continue to be guided by any conditions and requirements as set forth in the 1997 agreement in which the Town accepted the Grange Hall. This ad hoc Committee shall submit all donations to the Town Manager for Select Board acceptance and shall keep the Town Manager updated on the committee's progress.

Annual Board & Committee Appointments

Charter Renewal Appointments - 3 Year Terms to expire 6/30/2021

Board of Assessment Review	Eleanor Carolan	Norman L. Smith
Parks & Recreation Committee	Ken Filliter Anne Lang	Scott Kerr
Shellfish Cons. Commission	Kevin Oliver	
Planning Board	Clark Whittier	
Zoning Board of Appeals	Robert Davis	Norman L. Smith
Economic Development and Sustainability Committee	Katie Murphy Diane Morrison	Amy Horstmann Carol Ellison
Wescustogo Hall Committee (1997 Agreement) Staggered Terms Use 2 or 3 for citizens	Clark Baston Blaine Barter Linc Merrill	Please note staggered terms required.

Charter Renewal Appointments - 5 Year Terms to expire 6/30/2023

North Yarmouth School Fund Committee

Clark Baston	Nelson Smith
Blaine Barter	Linc Merrill
Earle Edwards	Kenneth Allen
Dixie Hayes	

C/NY Renewal Appointments - 1 & 2 Year Terms

Recreation Advisory Committee - 2 yrs	Johnna Mulligan	Melissa Fowler
PM Library Advisory Board - 1 yr	Trudy Dibner	Kelly Barnes

Town Adhoc Committees Renewal Appointments - 2 Year Terms

Communications Advisory Committee	Rob Wood Kathy Whittier Katie Murphy	Christian Edmundson Peggy Leonard Jay Fulton, Alt.
Events Committee	Jason Raven Darla Hamlin Donna Palmer	Brenda Bacall Alex Currie
Flag Committee	Darla Hamlin Ken Filliter Alex Currie	Stacy Holden Stephen Friedrich
Living Well in North Yarmouth	Steven Palmer Donna Palmer Ginny Van Dyke Priscilla Brobst	Alvin Ahlers Gay Peterson Stephen Harris
Town Comprehensive Plan Committee	Chris Cabot Steve Berry Sandra Falsey	
Wescustogo Hall Fundraising Committee NEW	Stephen Barr Brian Sites	Jennifer Smith Darla Hamlin

Select Board Members Renewal Appointments - 1 Year Term

Recreation Advisory Board	1 - Select person
Joint Standing Committee	2 - Select Board Members
Wescustogo Hall Committee	2 - Select Board Members