

**Town of North Yarmouth
Select Board Meeting Agenda
Tuesday, August 15, 2017
7:00PM - Town Office Meeting Room**

I. Call to Order

II. Minutes of Previous Meeting(s)

- August 1, 2017

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 & NYCC - Update

VI. New Business

- Proposed Marijuana Ordinance - 1st Review

VII. Accounts Payable - Review & Approval

- 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. 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
August 1, 2017**

I. Call to Order

Members Present: Peter Lacy, Jeanne Chadbourne, Anne Graham, Jennifer Speirs and Steve Morrison. Also present was Town Manager Rosemary Roy.

II. Minutes of the Previous Meeting

Selectperson Chadbourne moved to accept the minutes of July 18, 2017, as written, seconded by Selectperson Speirs. **Discussion: None. Vote: 5 – Yes 0 – No.**

III. Public Comment

Steve Palmer, Mountfort Road reminded residents of an informational meeting on August 6th, sponsored by LWNY to discuss upcoming Special Town Meeting. Also, a Kite Festival will be held on October 7th, 11am – 4pm @ Old Town House Park. Mr. Palmer thanked those who donated ping pong tables to the Town.

IV. Management Reports and Communications

Town Manager Roy presented a brief summary of her report. NYFD was congratulated on its' success at the Yarmouth Clam Festival Firemen's Muster. Town Manager Roy advised the Select Board that she and Public Works Director Clark Baston are looking for solutions to reduce speeding on North Road. The Town Manager will reach out to the Sheriff's Department and State Police then report back to the Select Board.

V. Old Business

- Annual Appointments of Boards, Committees, and Liaisons

Selectperson Graham moved to accept all individuals for appointments as requested, seconded by Selectperson Morrison. **Discussion: None. Vote: 5 – Yes 0 – No.**

- Fee Schedule – 2nd Review

After a discussion of changes to the Fee Schedule, Selectperson Graham moved to call a Public Hearing on September 5, 2017, to review amendments to the Fee Schedule. Selectperson Chadbourne seconded the motion. **Discussion: None. Vote: 5 – Yes 0 – No.**

VI. New Business

- Committee Charges

Chairperson Lacy moved to amend the charge of the Board of Assessment Review to properly cite to Title 36 M.R.S.A. §843, amend the Budget Committee to add the phrase "and the Select Board" after to the Town Manager in the second sentence, amend the charge to the Planning Board to strike " in addition to" at the beginning of the charge and

cite to the State Statute governing Planning Boards, amend the charge for the Zoning Board of Appeals to properly cite to 30A M.R.S.A. § 2691 and §4353. The motion was seconded by Selectperson Speirs. **Discussion: None. Vote: 5 – Yes 0 - No**

- Proposed Change to Charter

Chairperson Lacy moved to schedule a Public Hearing September 5, 2017, to amend Article 4 of the Charter as drafted, seconded by Selectperson Graham. **Discussion: None. Vote: 5 – Yes 0- No.**

VII. Accounts Payable – Review & Approval

Chairperson Lacy moved to approve warrants 3 & 4 in the amount of \$65,667.92, seconded by Selectperson Chadbourne. **Discussion: None. Vote: 5 – Yes 0 – No.**

VIII. Any Other Business

Selectperson Graham suggested the Select Board to consider how to handle the marijuana policies. She stated the Legislature has not decided on what they are doing around the marijuana law and MMA recommendations have not been made. Also, Selectperson Graham urged residents to attend the Special Town Meeting on August 8, 2017.

Selectperson Peter Lacy announced the Boston Post Cane would be awarded next week to the newest recipient.

Selectperson Chadbourne feels the town needs to consider a digital events board to promote announcements and events. Town Manager Roy will discuss with the Communications Committee.

IX. Adjournment

Selectperson Graham moved to adjourn.

Cheryl Trenoweth
Recording Secretary

Select Board

Peter Lacy, Chairperson

Jeanne Chadbourne, Vice Chair

Anne Graham

Stephşen Morrison

Jennifer Speirs

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.

Administrative Assistant Search - I have hired Ashley Roan a new resident of Gray and the state of Maine. Ashley is a former resident of East Bridgewater Massachusetts and will officially join the North Yarmouth team on September 5, 2017. Ms. Roan has extensive experience in the field of managerial assistance and the familiarity of working in a municipal environment. The Select Board will have the opportunity of meeting Ashley at a Board meeting in September.

Building Permits Update - I attended this month's Planning Board meeting on August 9th to continue discussions of the number of building permits allowed in Farm & Forest, and the Planning Board concluded that they would review this section of the ordinance later this year when they begin their regular review of the Land Use Ordinance.

Other Meetings Attended: Special Town Meeting, Wescustogo Building & Design Committee, Communications Advisory Committee, and the NY School Fund Committee.

Other duties continue at a good but heavy work load pace.

Respectfully,

Rosemary

Rosemary E. Roy, Town Manager



MEMORANDUM

Date: August 11, 2017

To: Select Board

Fr: Rosemary E. Roy, Town Manager ^{RR}

Cc: Brian Sites, Chair/Wescustogo Building & Design Committee

RE: WESCUSTOGO HALL & NORTH YARMOUTH COMMUNITY CENTER

Plan Design Changes: Included with this memorandum is an updated version of the proposed Wescustogo Hall & NYCC . The floor plan reflects a decrease in square footage of 1,170 which brings the capacity level to 210. Two different renderings illustrate the center area in both vertical wood siding and clapboard siding to match the adjacent wings. An entry canopy has been added to the center area (towards Route 9) to provide a similar likeness to the original Hall. This can be further developed if the decision is made to move forward with a canopy in this location.

Remaining Insurance Funds: MMA & Colonial Adjustment, Inc. have reviewed the design plans and proposed costs and have submitted to me a Recap with Depreciation report. It shows that the Town will receive an additional \$127,565.63 toward the rebuilding of the Wescustogo Hall portion of this project.

Wescustogo Building & Design Committee: I met with the committee on August 10th and presented the above findings. We also revisited their request to the Board for a workshop to discuss the next steps. I tentatively scheduled a workshop for September 5th (6-7pm) for this to take place. The Committee expressed the need to know what the Board is targeting for a final project cost and would like the opportunity to review the design plans as originally presented for cost reductions.

In order for the Committee to do this, the next steps of the project need to be authorized which means to complete the Construction Documents Phase. This phase will provide for the selection of actual materials to be used, firmer pricing, and lower current built-in contingencies.

Additionally, identifying the Board's target price, having more accurate pricing, and choosing the materials that will be used, will provide the committee with a better format for raising funds for the project.

Future Project Contracting: I will ask Barrett Made to provide me with a contract for the completion of the Contract Document Phase to be distributed prior to September 5th.

Action: The only action at this time for the Select Board is to confirm the workshop date.



VE BUDGET TOTALS

\$3,487,980

PREVIOUS PROJECT COST AFTER INITIAL VE EXERCISE

(\$355,000)

ADDITIONAL VE SAVINGS

\$3,132,980

PROJECT TOTAL (@15,715sf)

\$2,586,980

LESS INSURANCE PROCEEDS
(@\$545,000)



BARRETT MADE

HOMES · SPACES · DETAILS

10 . AUGUST . 2017
WBDC MEETING







Colonial Adjustment, Inc.

P.O. Box 9528
 Westbrook, Maine 04098-5028
 (207) 797-9036
 Fax (207) 797-6820

Recap by Category with Depreciation

O&P Items			RCV	Deprec.	ACV
CLEANING			1,868.27		1,868.27
CONCRETE & ASPHALT			7,519.48	1,879.87	5,639.61
GENERAL DEMOLITION			26,040.90		26,040.90
DOORS			2,846.64	797.07	2,049.57
DRYWALL			21,140.96	5,285.25	15,855.71
ELECTRICAL			34,423.80	10,327.14	24,096.66
HEAVY EQUIPMENT			1,937.68		1,937.68
FLOOR COVERING - WOOD			55,187.83	16,556.36	38,631.47
FINISH CARPENTRY / TRIMWORK			4,793.82	1,438.15	3,355.67
FINISH HARDWARE			1,777.02	444.28	1,332.74
FIREPLACES			9,592.80	2,877.84	6,714.96
FRAMING & ROUGH CARPENTRY			64,021.42	19,206.42	44,815.00
HEAT, VENT & AIR CONDITIONING			25,647.10	8,976.49	16,670.61
INSULATION			11,315.78	3,394.73	7,921.05
PLUMBING			4,096.68	1,229.00	2,867.68
PAINTING			28,693.95	8,608.22	20,085.73
ROOFING			51,361.22	10,272.22	41,089.00
SCAFFOLDING			3,500.00	875.00	2,625.00
SIDING			18,170.03	3,634.01	14,536.02
SOFFIT, FASCIA, & GUTTER			4,148.40	829.68	3,318.72
STEEL COMPONENTS			911.46	182.29	729.17
STAIRS			1,025.20	287.06	738.14
TIMBER FRAMING			134,344.88		134,344.88
TEMPORARY REPAIRS			3,780.28	1,134.09	2,646.19
WINDOWS - VINYL			11,447.36	2,289.47	9,157.89
O&P Items Subtotal			529,592.96	100,524.64	429,068.32
Overhead	@	10.0%	52,959.30		52,959.30
Profit	@	10.0%	52,959.30		52,959.30
Total			635,511.56	100,524.64	534,986.92

		6/8/17 Date		Detailed Item Take off	
		19685 sf			
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
GENERAL CONDITIONS					
# OF MONTHS	8				
PROJECT MANAGER/SUPERVISION (40 HRS/WK)	1400	HRS	85.00	\$	119,000.00
FOREMAN (40 HRS/WK)	1250	HRS	65.00	\$	81,250.00
PROJECT ADMINISTRATOR (12 HRS/WK)	240	HRS	40.00	\$	9,600.00
CLEAN UP FINAL	19685	SF	0.25	\$	4,921.25
CONTAINERS - NOT INCL DEMO	8	EA	250.00	\$	2,000.00
TEMP TRAILER	6	MOS	250.00	\$	1,500.00
TEMP PHONE	8	MOS	100.00	\$	800.00
TEMP TOILET	8	MOS	200.00	\$	1,600.00
BOTTLED WATER	8	MOS	50.00	\$	400.00
PROJECT SIGN	1	EA	1,500.00	\$	1,500.00
SAFETY & FIRST AID	1	EA	1,200.00	\$	1,200.00
TEMP FENCE	0	LF	6.00	\$	-
ADD FOR MAN GATE	0	EA	250.00	\$	-
ADD FOR VEHICLE GATE	0	EA	750.00	\$	-
PHOTOS	8	MOS	100.00	\$	800.00
SURVEYING	1	LS	2,500.00	\$	2,500.00
PRECONSTRUCTION SERVICES	0	LS	15,000.00	\$	-
GENERAL CONDITIONS TOTAL				\$	227,071.25
DIVISION 2 - INTERIOR DEMOLITION					
SELECTIVE DEMO					
FLOORING	3430	SF	1.10	\$	3,773.00
DOORS & FRAMES, SALVAGE	35	EA	55.00	\$	1,925.00
PARTITIONS - INTERIOR	623	LF	16.00	\$	9,968.00
GWB AT INTERIOR OF EXTERIOR WALL	206	LF	5.50	\$	1,133.00
WINDOWS, SALVAGE	2	EA	165.00	\$	330.00
PLUMBING FIXTURES, SALVAGE	6	EA	55.00	\$	330.00
MILLWORK, SALVAGE	534	LF	22.00	\$	11,748.00
EXTERIOR PARTITIONS	53	LF	38.00	\$	2,014.00
ROOF STRUCTURE	2475	SF	3.75	\$	9,281.25
ROOF	9900	SF	1.85	\$	18,315.00
EXISTING SIDING	1400	SF	2.85	\$	3,990.00
FOLDING PARTITIONS, SALVAGE	317	LF	10.00	\$	3,170.00
MECHANICAL UNIT, SALVAGE	23	EA	55.00	\$	1,265.00
CHALKBOARD, SALVAGE	19	EA	27.50	\$	522.50
FIRE EXTINGUISHER	2	EA	20.00	\$	40.00
SLAB & FROST WALL	378	SF	5.25	\$	1,984.50
OUTER FACE OF EXTG FDN WALL TO BE DEMO'D	49	LF	55.00	\$	2,695.00
CONTAINERS 30 YD	15	EA	700.00	\$	10,500.00

Overhead and Profit
\$105,918.60

Cleaning
\$1,868.27

Scaffolding
\$3,500.00

Temp Repairs
\$3,780.28

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
ASBESTOS ABATEMENT - EXCLUDED					
					Demolition \$26,040.90
DIVISION 2 - INTERIOR DEMOLITION				\$	82,984.25
DIVISION 2 - SITE WORK					
SITE DEMOLITION					
SIDEWALK	1760	SF	1.75	\$	3,080.00
ASPHALT PAVING	48764	SF	0.95	\$	46,325.80
PIPE	74	LF	12.00	\$	888.00
REMOVE TREES	1	EA	300.00	\$	300.00
REMOVE SIGNS	1	EA	100.00	\$	100.00
REMOVE CURB	914	LF	3.75	\$	3,427.50
CONCRETE PAD	1125	SF	2.25	\$	2,531.25
SHED	223	SF	5.00	\$	1,115.00
ENTIRE STRUCTURE & FOUNDATIONS	20000	SF	3.25	\$	65,000.00
EROSION AND SEDIMENT CONTROL					
SILT FENCE	704	LF	3.00	\$	2,112.00
EARTHWORK					
STRIP TOPSOIL	1111	CY	7.50	\$	8,333.33
SITE CUTS/FILLS	3500	CY	8.00	\$	28,000.00
GRADE	60000	SF	0.20	\$	12,000.00
TRENCH & BACKFILL FOOTINGS					
EXCAVATE & BACKFILL AT EXISTING FOUNDATION	653	CY	45.00	\$	29,385.00
FOR RIGID INSULATION INSTALL	56	LF	45.00	\$	2,520.00
STONE UNDER SLAB	340	CY	45.00	\$	15,320.00
SITE IMPROVEMENTS					
SITE CONCRETE					
CURB	454	LF	18.00	\$	8,172.00
CONCRETE PADS	182	SF	12.00	\$	2,184.00
CONCRETE PAVERS	2345	SF	15.00	\$	35,175.00
BOLLARD, SUPPLY					
BOLLARD FOOTING / INSTALL	6	EA	600.00	\$	3,600.00
BOLLARD FOOTING / INSTALL					
BOLLARD FOOTING / INSTALL					
PAVEMENT, INCL STRIPING					
PARKING	4758	SY	38.00	\$	180,812.44
BIT. WALKS	349	SY	28.00	\$	9,762.67
SIGNAGE ALLOWANCE					
	1	ALLW	10,000.00	\$	10,000.00

Demolition
\$26,040.90

Heavy Equipment
\$1,937.68

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
STORM SYSTEM					
RCP					
12"	143	LF	42.90	\$	6,134.70
15"	137	LF	47.45	\$	6,500.65
TRENCH AND BACKFILL	280	LF	35.00	\$	9,800.00
STONE BED	41	CY	45.00	\$	1,866.67
PVC					
6"	654	LF	14.25	\$	9,319.50
STONE BED	97	CY	45.00	\$	4,360.00
CONNECT TO EXISTING PIPE / STRUCTURE	1	EA	500.00	\$	500.00
INLETS / CATCH BASINS	2	EA	3,000.00	\$	6,000.00
RIP RAP	32	CY	45.00	\$	1,458.33
LANDSCAPING					
SPREAD TOPSOIL	185	CY	8.00	\$	1,481.48
LANDSCAPING ALLOWANCE	1	ALLW	15,000.00	\$	15,000.00
SEEDING / FERTILIZING	1100	SY	1.50	\$	1,650.00
BIKE RACK	1	EA	1,200.00	\$	1,200.00
				Steel	\$911.46
DIVISION 2 - SITE WORK				\$	537,515.33
DIVISION 3 - BUILDING CONCRETE					
RIGID INSULATION AT FOUNDATION					
	2839	SF	2.50	\$	7,098.03
FOOTINGS, COLUMN - F3 - 3'x3'x1'					
FORM & POUR	2	EA	250.00	\$	500.00
FORMWORK MATERIAL	24	SF	2.50	\$	60.00
REBAR	0.03	TN	2,100.00	\$	63.00
CONCRETE	0.67	CY	110.00	\$	73.33
ADD FOR LEAN CONCRETE	1.35	CY	100.00	\$	135.00
FOOTINGS, COLUMN - F4 - 4'x4'x1'					
FORM & POUR	4	EA	250.00	\$	1,000.00
FORMWORK MATERIAL	64	SF	2.50	\$	160.00
REBAR	0.1	TN	2,100.00	\$	210.00
CONCRETE	2.37	CY	110.00	\$	260.74
ADD FOR LEAN CONCRETE	4.75	CY	100.00	\$	475.00
FOOTINGS, COLUMN - F5 - 5'x5'x1'					
FORM & POUR	3	EA	390.00	\$	1,170.00
FORMWORK MATERIAL	60	SF	2.50	\$	150.00

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
REBAR	0.11	TN	2,100.00	\$	231.00
CONCRETE	2.78	CY	110.00	\$	305.56
ADD FOR LEAN CONCRETE	5.55	CY	100.00	\$	555.00
FOOTINGS, COLUMN - F7 - 7'x7'x1'					
FORM & POUR	4	EA	520.00	\$	2,080.00
FORMWORK MATERIAL	112	SF	2.50	\$	280.00
REBAR	0.56	TN	2,100.00	\$	1,176.00
CONCRETE	7.26	CY	110.00	\$	798.52
ADD FOR LEAN CONCRETE	14.50	CY	100.00	\$	1,450.00
FOOTINGS, CONTINUOUS - 2'x1'					
FORM & POUR	568	LF	26.00	\$	14,768.00
FORMWORK MATERIAL	1136	SF	2.50	\$	2,840.00
REBAR	0.71	TN	2,100.00	\$	1,491.00
CONCRETE	42	CY	110.00	\$	4,628.15
ADD FOR STEPS IN FOOTING	2	EA	100.00	\$	200.00
FOUNDATION WALLS - 3'4" HIGH, 8" THICK					
FORM & POUR	37	LF	55.00	\$	2,035.00
FORMWORK MATERIAL	246	SF	2.50	\$	616.05
REBAR	0.18	TN	2,100.00	\$	378.00
CONCRETE	3	CY	110.00	\$	336.32
FOUNDATION WALLS - 4' HIGH, 8" THICK					
FORM & POUR	560	LF	55.00	\$	30,800.00
FORMWORK MATERIAL	4480	SF	2.50	\$	11,200.00
REBAR	2.92	TN	2,100.00	\$	6,132.00
CONCRETE	56	CY	110.00	\$	6,114.37
FOUNDATION WALLS - 4' HIGH, 12" THICK					
FORM & POUR	56	LF	55.00	\$	3,080.00
FORMWORK MATERIAL	448	SF	2.50	\$	1,120.00
REBAR	0.3	TN	2,100.00	\$	630.00
CONCRETE	8	CY	110.00	\$	912.59
SLAB ON GRADE 4"					
ADD FOR THICKENED SLAB LOCATIONS	18	SF	75.00	\$	1,350.00
DOWEL AND EPOXY INTO EXISTING					
	64	EA	55.00	\$	3,520.00
DIVISION 3 - BUILDING CONCRETE				\$	154,044.65
DIVISION 4 - MASONRY					

Concrete and Asphalt
\$7,519.48

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
GRANITE PLINTHS	4	EA	1,200.00	\$	4,800.00
DIVISION 4 - MASONRY				\$	4,800.00
DIVISION 5 - STEEL					
STRUCTURAL STEEL					
JOISTS, COLUMNS, BEAMS	25008	LBS			
ADD 20 %	5002	LBS			
TOTAL LBS	30009	LBS			
TOTAL TONNAGE	15	TN	4,200.00	\$	63,019.79
MISC AND ORNAMENTAL					
WALL RAIL AT RAMP	78	LF	90.00	\$	7,020.00
GUARDRAIL/HARDRAIL AT RAMP	40	LF	150.00	\$	6,000.00
MISC METALS ALLOWANCE	1	ALLW	5,000.00	\$	5,000.00
DIVISION 5 - STEEL				\$	81,039.79
DIVISION 6 - CARPENTRY					
FRAMING					
MATERIAL					
2X6	109	LF	1.45	\$	158.05
2X10	74	LF	2.20	\$	162.80
2X6 (3 EA) POSTS	2	EA	43.50	\$	87.00
2X8 (4 EA) POSTS	1	EA	64.00	\$	64.00
2X8 (3 EA) POSTS	4	EA	48.00	\$	192.00
6X6 WOOD COLUMNS	2	EA	61.00	\$	122.00
2X10 RAFTERS	60	LF	2.20	\$	132.00
2X RAFTERS	430	LF	2.20	\$	946.00
3-1/2 X 9-1/2 LVL	16	LF	6.30	\$	100.80
3-1/2 X 11-1/4 LVL	16	LF	11.20	\$	179.20
5-1/4 X 14 LVL	19	LF	25.20	\$	478.80
5-1/4 X 16 LVL	54	LF	30.00	\$	1,620.00
SCISSOR TRUSSES	2921	LF	14.25	\$	41,624.25
ROOF TRUSSES - 24"	2304	LF	12.85	\$	29,606.40
GIRDER TRUSS	56	LF	18.50	\$	1,036.00
PREFAB FLAT BOTTOM CHORD TRUSSES	168	LF	15.75	\$	2,646.00
LABOR (CREW OF 6 FOR 4 WEEKS)	960	MHR	55.00	\$	52,800.00
5/8" ZIP ROOF SHEATHING	22355	SF	2.75	\$	61,476.25
5/8" SHEATHING AT EXISTING	9900	SF	2.25	\$	22,275.00

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
BLOCKING					
ROOF	1290	LF	8.00	\$	10,320.00
INTERIOR	2500	LF	5.25	\$	13,125.00
INTERIORS					
WOOD BASE	1106	LF	6.75	\$	7,465.50
WOOD TRIM AT WINDOWS	708	LF	8.40	\$	5,947.20
PLYWOOD PANELING	972	SF	4.25	\$	4,131.00
WOOD CLAD WALL TREATMENT	670	SF	12.25	\$	8,207.50
EXTERIOR FINISH					
CEMENTITIOUS SIDING	4932	SF	7.50	\$	36,990.00
THERMALLY TREATED WOOD SIDING	3472	SF	9.00	\$	31,248.00
TIMBER COLUMN	20	LF	55.00	\$	1,100.00
DIVISION 6 - CARPENTRY				\$	334,240.75
DIVISION 7 - THERMAL MOISTURE PROTECTION					
THERMAL MOISTURE PROTECTION					
FOUNDATION WATERPROOFING	3155	SF	5.25	\$	16,564.85
ROOFING					
EDPM MEMBRANE W/ TAPERED INSULATION	4749	SF	10.00	\$	47,490.00
METAL ROOF	17606	SF	12.00	\$	211,272.00
LEADER	57	LF	20.00	\$	1,140.00
METAL DRIP EDGE	894	LF	18.00	\$	16,092.00
INSULATION					
RIGID INSULATION AT EXISTING ROOF STRUCTURE	9900	SF	2.25	\$	22,275.00
SPRAY FOAM INSULATION AT NEW SLOPED ROOF	7706	SF	3.50	\$	26,971.00
SPRAY FOAM INSULATION AT EXTERIOR WALL	9808	SF	4.50	\$	44,136.00
<i>NEW & EXISTING</i>					
METAL PANELS					
CORRUGATED METAL SIDING	2292	SF	14.25	\$	32,661.00
JOINT SEALANTS					
FIRE STOPPING	19685	SF	0.40	\$	7,874.00
SMOKE SEALANTS	19685	SF	0.15	\$	2,952.75
DIVISION 7 - THERMAL MOISTURE PROTECTION				\$	433,365.60
DIVISION 8 - DOORS AND HARDWARE					

Roofing
\$51,361.22

Finish Carpentry and Trim work
\$4,793.82

Siding
\$18,170.03

Timber
\$134,344.88

Framing & Carpentry
\$64,021.42

Soffit, Fascia Gutter
\$4,148.40

Insulation
\$11,315.78

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
STOREFRONT	318	SF	65.00	\$	20,670.00
ALUMINUM CLADDING	283	SF	35.00	\$	9,905.00
AUTOMATIC OPERATOR	2	LEAF	1,500.00	\$	3,000.00
GLAZING					
EXTERIOR GLASS IN DOORS	6	EA	750.00	\$	4,500.00
INTERIOR DOOR LITES	13	EA	400.00	\$	5,200.00
TRANSACTION WINDOW	1	EA	2,800.00	\$	2,800.00
INTERIOR WINDOW TYPE G - MARVIN INTEGRITY	48	SF	36.00	\$	1,728.00
EXTERIOR WINDOWS - MARVIN INTEGRITY					
WINDOWS	924	SF	52.00	\$	48,048.00
HM / WOOD DOORS / FRAMES					
HOLLOW METAL FRAMES					
SINGLE HM	22	EA	275.00	\$	6,050.00
DOUBLE HM	29	EA	375.00	\$	10,875.00
INTERIOR WOOD DOORS	38	EA	375.00	\$	14,250.00
HM / STEEL DOORS	26	EA	300.00	\$	7,800.00
EXTERIOR STEEL DOORS	16	EA	425.00	\$	6,800.00
BARN DOOR (2 6' LEAFS WITH 12' TRACK)	1	EA	7,500.00	\$	7,500.00
HARDWARE MATERIAL					
INTERIOR HARDWARE SETS	42	EA	450.00	\$	18,900.00
EXTERIOR HARDWARE SETS	9	EA	500.00	\$	4,500.00
DOORS / FRAMING / HARDWARE LABOR					
INSTALL DOORS	80	EA	110.00	\$	8,800.00
INSTALL SINGLE FRAMES	22	EA	110.00	\$	2,420.00
INSTALL DOUBLE FRAMES	29	EA	165.00	\$	4,785.00
HARDWARE INSTALLATION	51	EA	165.00	\$	8,415.00
DIVISION 8 - DOORS AND HARDWARE				\$	196,946.00
DIVISION 9 - FINISHES					
EXTERIOR WALL					
EXTERIOR WALL - 2X8 WS, 5/8" ZIP SHEATHING,	9334	SF	11.40	\$	106,407.60
5/8" STRAPPING, 5/8" INT GWB - SPRAY FOAM CARRIED ABOVE					
INTERIOR PARTITIONS					
W-401 - 2X4 WS, 5/8" GWB BOTH SIDES, BATT	5175	SF	7.05	\$	36,483.75
INSULATION, ACOUSTICAL SEALANT					

Windows
\$11,447.36

Doors
\$2,846.64

Hardware
\$1,777.02

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
W-402 - 2HR RATED, 2X4 WS, 2 L RYS 5/8" GWB	290	SF	10.85	\$	3,146.50
BOTH SIDES, .25 GAUGE FURRING CHANNELS, 2" MIN WOOL INSULATION					
W-601 - 2X6 WS, 5/8" GWB BOTH SIDES, BATT	825	SF	8.15	\$	6,723.75
INSULATION, ACOUSTICAL SEALANT					
W-801 - 8" MS, 5/8" GWB BOTH SIDES, BATT	506	SF	12.05	\$	6,097.30
INSULATION, ACOUSTICAL SEALANT					
FURRING AT ETR EXTERIOR WALL STRUCTURE -	1398	SF	3.15	\$	4,403.70
5/8" STRAPPING, 5/8" GWB					
GYP SOFFITS AND CEILINGS					
GYP SOFFITS/CEILINGS	4037	SF	4.25	\$	17,157.25
TOTAL DRYWALL \$ 180,419.85					
ACCOUSTIC CEILING					
ACT - 2x2	5183	SF	4.25	\$	22,027.75
WOOD CLAD CEILINGS					
WOOD CLAD CEILINGS AT CANOPY SOFFIT	520	SF	15.00	\$	7,800.00
TOTAL CEILINGS \$ 88,055.25					
TILE					
PORCELAIN FLOOR TILE	2696	SF	10.00	\$	26,960.00
PORCELAIN TILE BASE	784	LF	10.00	\$	7,840.00
TOTAL TILE \$ 34,800.00					
QUARRY TILE					
POLISHED CONCRETE	862	SF	15.00	\$	12,930.00
WOOD FLOORING					
REFINISH EXISTING WOOD FLOORING	1790	SF	3.15	\$	5,638.50
CARPET AND RESILIENT					
CARPET TILE	1680	SF	7.75	\$	13,020.00
VCT	4775	SF	4.25	\$	20,293.75
VINYL BASE		LF	3.25	\$	3,289.00
TOTAL FLOORING \$ 81,943.03					
PAINT					

Drywall
\$21,140.96

Floor Covering/Wood
\$55,187.83

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
WALLS	33170	SF	0.85	\$	28,194.50
CEILINGS AND SOFFITS	4037	SF	1.25	\$	5,046.25
WOOD CLAD CEILINGS	5390	SF	0.70	\$	3,773.00
DOOR FRAMES, DOUBLE COUNT x2	80	EA	100.00	\$	8,000.00
METAL DOORS	26	EA	150.00	\$	3,900.00
EXPOSED CEILNGS / STRUCTURE	3618	SF	2.25	\$	8,140.50
TOTAL PAINT				\$	57,054.25
DIVISION 9 - FINISHES				\$	450,072.38
DIVISION 10 - SPECIALTIES					
PLASTIC TOILET PARTITION					
TOILET PARTITION	8	EA	1,200.00	\$	9,600.00
URINAL SCREEN	3	EA	400.00	\$	1,200.00
TOILET AND BATH ACCESSORIES, MATERIAL					
TOILET PAPER DISPENSER	12	EA	35.00	\$	420.00
PAPER TOWEL DISPENSER / RECEPTICLE	5	EA	175.00	\$	875.00
MIRROR, SMALL	13	EA	100.00	\$	1,300.00
FOLDING SHOWER SEATS	2	EA	250.00	\$	500.00
GRAB BARS	14	EA	110.00	\$	1,540.00
SOAP DISPENSER	13	EA	35.00	\$	455.00
SHOWER CURTAIN AND ROD	2	EA	75.00	\$	150.00
DIAPER CHANGING STATION	2	EA	375.00	\$	750.00
ELECTRIC HAND DRYER	0	EA	550.00	\$	-
TOILET ACCESSORIES, INSTALL					
	40	HRS	55.00	\$	2,200.00
FIRE EXTINGUISHER & CABINET					
	4	EA	400.00	\$	1,600.00
SIGNAGE					
INTERIOR ALLOWANCE	1	ALLW	10,000.00	\$	10,000.00
EXTERIOR BUILDING ALLOWANCE	1	ALLW	5,000.00	\$	5,000.00
OPERABLE PARTITIONS					
OPERABLE PARTITIONS W/ ACCESS DOORS	2	EA	32,000.00	\$	64,000.00
DIVISION 10 - SPECIALTIES				\$	99,590.00
DIVISION 11 - EQUIPMENT					
KITCHEN EQUIPMENT ALLOWANCE					
	1	ALLW	5,000.00	\$	5,000.00

Painting
\$28,693.95
Stair Allowance
\$1,025.20

Plumbing
\$4,096.68

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
GYM EQUIPMENT ALLOWANCE	1	ALLW	5,000.00	\$	5,000.00
DIVISION 11 - EQUIPMENT				\$	10,000.00
DIVISION 12 - FURNISHINGS					
FLOOR MAT / WALK OFF MAT	200	SF	16.00	\$	3,200.00
DIVISION 12 - FURNISHINGS				\$	3,200.00
DIVISION 12 - CASEWORK AND MILLWORK					
CABINetry					
WALL CABINETS	17	LF	275.00	\$	4,675.00
BASE CABINETS	23	LF	325.00	\$	7,475.00
PLAM COUNTERTOP	19	LF	110.00	\$	2,090.00
SOLID SURFACE COUNTERTOP	21	LF	175.00	\$	3,675.00
BUILT IN BOOKCASE	12	LF	450.00	\$	5,400.00
CLOSET SHELF & ROD	29	LF	45.00	\$	1,305.00
WINDOW SILLS	128	LF	55.00	\$	7,040.00
DIVISION 12 - CASEWORK AND MILLWORK				\$	31,660.00
DIVISION 13 - SPECIAL CONSTRUCTION					
DIVISION 13 - SPECIAL CONSTRUCTION				\$	-
DIVISION 14 - CONVEYING					
DIVISION 14 - CONVEYING				\$	-
DIVISION 21 - SPRINKLER					
FIRE PROTECTION					
NEW WET SPRINKLER SYSTEM	19685	SF	3.50	\$	68,897.50
<i>INCLUDING MAINS, BRANCH PIPING AND HEADS</i>					
DIVISION 21 - SPRINKLER				\$	68,897.50
DIVISION 22 - PLUMBING					
PLUMBING DEMOLITION	10900	SF	0.35	\$	3,815.00

		6/8/17 Date		Detailed Item Take off	
		19685 sf			
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
PIPING					
STORM, VENT, WASTE					
To 1-1/2"	150	LF	25.15	\$	3,772.50
2"	178	LF	38.35	\$	6,810.96
2-1/2"	38	LF	50.05	\$	1,921.92
3"	84	LF	55.25	\$	4,641.00
4"	202	LF	61.10	\$	12,317.76
VALVES, T's, GUGES	15%		29,464.14	\$	4,419.62
COPPER, HW, CW					
1/2"	75.6	LF	15.34	\$	1,159.70
3/4"	338.4	LF	19.90	\$	6,734.16
1"	151.2	LF	28.60	\$	4,324.32
1-1/4"	28.8	LF	33.15	\$	954.72
1-1/2"	20.4	LF	39.00	\$	795.60
2"	56.4	LF	54.65	\$	3,082.26
2-1/2"	102	LF	67.60	\$	6,895.20
VALVES, T's, GUGES	15%		23,945.96	\$	3,591.89
CONNECTION TO EXISTING PIPE					
	13	EA	150.00	\$	1,950.00
INCL WASTE, VENT, WATER					
COPPER PIPE INSULATION, 1-1/2" WALL					
1/2"	75.6	LF	9.00	\$	680.40
3/4"	338.4	LF	9.12	\$	3,086.21
1"	151.2	LF	9.48	\$	1,433.38
1-1/4"	28.8	LF	9.72	\$	279.94
1-1/2"	20.4	LF	9.84	\$	200.74
2"	56.4	LF	10.56	\$	595.58
2-1/2"	102	LF	11.70	\$	1,193.40
FIXTURES, INCLUDES ROUGH-IN					
WATER CLOSET	7	EA	1,290.00	\$	9,030.00
LAVATORY	7	EA	885.00	\$	6,195.00
URINAL	2	EA	1,350.00	\$	2,700.00
KITCHEN SINK	1	EA	5,000.00	\$	5,000.00
FLOOR SINK	1	EA	1,250.00	\$	1,250.00
SHOWER	2	EA	2,400.00	\$	4,800.00
FLOOR DRAIN	7	EA	500.00	\$	3,500.00
HOSE BIBB	3	EA	650.00	\$	1,950.00
DISH WASHER HOOK-UP	0	EA	650.00	\$	-
EQUIPMENT					
WATER HEATER W/ EXPANSION TANK	1	EA	9,500.00	\$	9,500.00

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
INCLUDES CIRCULATION PUMP					
DIVISION 22 - PLUMBING				\$	118,581.26
DIVISION 23 - HVAC					
HVAC DEMOLITION	10900	SF	0.25	\$	2,725.00
AIR DISTRIBUTION					
DUCTWORK	3649	LBS	9.00	\$	32,842.80
INSULATION	2433	SF	3.75	\$	9,123.00
DIFFUSERS / REGISTERS; INCL DAMPERS / FLEX	29	EA	220.00	\$	6,380.00
EXTERIOR LOUVERS	19	SF	70.00	\$	1,330.00
SPIRAL DUCTWORK					
6"	130	LF	7.95	\$	1,030.32
8"	71	LF	10.95	\$	775.26
10"	42	LF	13.65	\$	573.30
24"	83	LF	54.75	\$	4,533.30
REFRIGERANT PIPING	1500	LF	20.00	\$	30,000.00
EQUIPMENT					
AIR HANDLING UNIT - AH-1 - 10 TONS	1	EA	40,000.00	\$	40,000.00
ENERGY RECOVERY VENTILATOR					
470 CFM	1	EA	6,500.00	\$	6,500.00
2000 CFM - ASSUMED	1	EA	10,000.00	\$	10,000.00
EXHAUST FANS					
TYPE BF - 250 CFM	2	EA	1,200.00	\$	2,400.00
TYPE EF - 290 CFM	1	EA	1,500.00	\$	1,500.00
ELECTRIC BASEBOARD	37	LF	65.00	\$	2,405.00
MINI-SPLIT UNITS					
1 TO 1.5 TONS - TYPE IU-1,2,3,5,6	11	EA	2,500.00	\$	27,500.00
2.5 TO 3 TONS - TYPE IU-4,7, OU-4,5, BB-1,2	15	EA	5,500.00	\$	82,500.00
3.5 TO 4 TONS - OU-1,2	2	EA	6,800.00	\$	13,600.00
4.5 TONS - OU-3	1	EA	7,500.00	\$	7,500.00
CEILING FANS	3	EA	1,800.00	\$	5,400.00
RADIANT FLOOR SYSTEM	3650	SF	12.50	\$	45,625.00
TEST AND BALANCE	2.00%			\$	6,630.36
CONTROLS	5.00%			\$	16,907.42
DIVISION 23 - HVAC				\$	357,780.76
DIVISION 26 - ELECTRICAL					

\$ 6.02

Heat, Vent and Air Conditioning
\$25,647.10

Fireplaces
\$9,592.80

\$ 18.18

		6/8/17 Date 19685 sf		Detailed Item Take off	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	
ELECTRICAL DEMOLITION	10900	SF	0.35	\$	3,815.00
SITE LIGHTING					
WIRE & CONDUIT, 1"	1245	LF	15.00	\$	18,675.00
TRENCH & BACKFILL	1245	LF	35.00	\$	43,575.00
POLE & FIXTURE	6	EA	2,250.00	\$	13,500.00
ADD FOR CONCRETE BASE	6	EA	350.00	\$	2,100.00
STUD FIXTURE	10	EA	850.00	\$	8,500.00
LIGHT FIXTURES					
F3 - 2X2 SURFACE MTD	62	EA	180.00	\$	11,160.00
F8 - LINEAR PENDANT	77	EA	225.00	\$	17,325.00
F1, F2 - SURFACE MTD FIXTURE	71	EA	125.00	\$	8,875.00
F6 - RECESSED DOWNLIGHT	8	EA	150.00	\$	1,200.00
F12 - EXTERIOR SCNCE	8	EA	225.00	\$	1,800.00
EXIT	8	EA	150.00	\$	1,200.00
EMERGENCY W/ BATTERY BACKUP	16	EA	225.00	\$	3,600.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	250	EA	100.00	\$	25,000.00
LIGHTING CONTROL & DEVICES					
SWITCHES	26	EA	150.00	\$	3,900.00
DEVICES	400	EA	150.00	\$	60,000.00
WIRE & CONDUIT, FOR LIGHTS & DEVICES					
CONDUIT - ALLOW 3/4" EMT	7920	LF	6.80	\$	53,856.00
#12	237.6	CLF	58.00	\$	13,780.80
HVAC LINE VOLTAGE	1	LS	3,500.00	\$	3,500.00
POWER AND DISTRIBUTION					
MDP/SOLAR POWER INTERFACE - PPA	0	EA	25,000.00	\$	-
PANELS	6	EA	4,000.00	\$	24,000.00
BRANCH FEEDERS AND SUBFEEDERS ALLOWANCE	1	ALLW	10,000.00	\$	10,000.00
FIRE ALARM	19685	SF	1.75	\$	34,448.75
SECURITY & ACCESS CONTROL ALLOWANCE	1	ALLW	7,500.00	\$	7,500.00
TELE/DATA	19685	SF	0.50	\$	9,842.50
DIVISION 26 - ELECTRICAL				\$	381,153.05

Electrical
\$34,423.80

Total \$635,511.56
Deductible - \$1,000.00
Payment - \$500,265.00
Payment - \$7,680.93

\$127,565.63

Date: August 10, 2017

To: Select Board

Fr: Rosemary E. Roy, Town Manager ^{RR}

RE: MARIJUANA ORDINANCE

Included with this memo is a sample marijuana ordinance from the Maine Municipal Association. Several communities in the state are or have used this model and have put the ordinance into effect.

The process for the first review is to begin discussions on whether or not this type of law is needed for the town of North Yarmouth and proceed from there.

Procedures would include:

- ◆ Changes/Additions
- ◆ Final Document Draft
- ◆ Legal Review (optional)
- ◆ Public Hearing
- ◆ Adoption a Town Meeting

MMA SUGGESTED ORDINANCE LANGUAGE

Rev. 12/1/16

[Note: This sample ordinance prohibits all types of retail marijuana establishments as well as retail marijuana social clubs. However, the scope of the ordinance may be limited to only one or some but not all of these uses. This is a sample ordinance only. In order to thoroughly address concerns within a given municipality, MMA Legal Services advises that local counsel be consulted before enacting any ordinance.]

Ordinance Prohibiting Retail Marijuana Establishments and Retail Marijuana Social Clubs in the Municipality of _____

Section 1. Authority.

This ordinance is enacted pursuant to the Marijuana Legalization Act, 7 M.R.S.A. c. 417; and Municipal Home Rule Authority, Me. Const., art. VIII, pt. 2; and 30-A M.R.S.A. § 3001.

Section 2. Definitions.

For purposes of this ordinance, retail marijuana establishments, including retail marijuana stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities and retail marijuana testing facilities, and retail marijuana social clubs are defined as set forth in 7 M.R.S.A. § 2442.

Section 3. Prohibition on Retail Marijuana Establishments and Retail Marijuana Social Clubs.

Retail marijuana establishments, including retail marijuana stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities, and retail marijuana testing facilities, and retail marijuana social clubs, are expressly prohibited in this municipality.

No person or organization shall develop or operate a business that engages in retail or wholesale sales of a retail marijuana product, as defined by 7 M.R.S.A. § 2442.

Nothing in this ordinance is intended to prohibit any lawful use, possession or conduct pursuant to the Maine Medical Use of Marijuana Act, 22 M.R.S.A. c. 558-C.

Section 4. Effective date; duration.

This ordinance shall take effect immediately upon enactment by the municipal legislative body unless otherwise provided and shall remain in effect until it is amended or repealed.

Section 5. Penalties.

This ordinance shall be enforced by the municipal officers or their designee. Violations of this ordinance shall be subject to the enforcement and penalty provisions of 30-A M.R.S.A. § 4452.