

**MINUTES**  
**OPERA HOUSE COMMITTEE MEETING**  
**October 16, 2018**  
**3:00 PM**  
**Municipal Building – Council Room**

**Present:**

Jon Kimbell  
Cara Mason  
Jeff Hewett  
Jim Preble (left at 3:32 p.m.)  
Gene Rouse (arrived at 3:08 p.m.)

**Absent:**

Brad Adams  
Fred Liebfried  
Mary Haley

**Others Present:**

Dena Rich, Recording Secretary  
Steve Govoni, Wentworth Partners & Associates

**1. Call Opera House Committee Meeting to order.**

Jon Kimbell called the meeting to order at 3:01 p.m., quorum was met.

**2. Chair's Report**

Jon Kimbell thanked Fred Liebfried for bringing Diane Bryan to the Selectmen's Workshop.

**3. Items by the Committee**

No items by the Committee Members at this meeting.

**4. Approve Minutes for the following:**

**• Opera House Meeting September 18, 2018**

Motion by Cara Mason, seconded by Jeff Hewett to approve the September 18, 2018 meeting minutes as written. Vote 5-0, motion carried.

**5. Review priority list for phase I of Opera House with Steve Govoni.**

Steve Govoni said the reason he was asked here today was to help prioritize the projects that need to be done best with fundraising efforts.

Jon Kimbell said with Steve here he can help us identify what the prices are for each individual project; and to help us decide what we can reasonably raise some funds for. We are still going to go forward with grants but those take a lot of time and the community fundraising could work on smaller projects now.

Jeff Hewett said we have the price break down in the Executive Summary with Steve's prices, but what we didn't have was the costs for the men's bathroom. We also have in the Executive Summary the plans which has the men's bathroom, but no price list for it.

Jon Kimbell said his understanding of the men's bathroom was that we were delaying that till there was a possibility of moving the elevator and the office upstairs.

Jeff Hewett agreed with Jon and said if that is what we are going to go forward with then we need the plans to not show that till other things happen first.

Steve Govoni suggest for the best bang for the buck the first priority would be the theater lighting for a community-based fundraising aspect.

Cara Mason said on the pricing list that is the \$61,864.

Steve Govoni said that is to do everything, if you were just to break that down to the drop lighting and the front lighting which is a little over \$24,000. This lighting would make a tremendous difference in how people view the stage area.

Cara Mason asked Jon Kimbell so when you are saying small fundraising are you talking like \$20-50,000?

Jon Kimbell said yes but would hesitate to go over the \$50,000 mark.

Cara Mason said then her thought would be in addition to what Steve Govoni has said to do; the lighting, since the audio on the pricing sheet is like \$18,000 why not do those two together as fundraising aspect.

Jon Kimbell said that would be a good start and would make a big change that viewers would see.

Steve Govoni said that this is a good start for community fundraising but there still needs to be a master plan done so that going forward there isn't any questions of what the next steps are. For example, like the men's bathroom, depending on how Town Meeting goes tonight things could change in the basement of this building and the elevator could get moved and then the men's restroom could be created.

Jeff Hewett agreed with Steve Govoni but still felt that at this point we still can't do the whole master plan. He thinks that we can decide what we want to work on and hire Steve to give us the engineering costs.

Steve Govoni agreed and said he would also like to be a part of the grant process when we go forward with those.

Jon Kimbell agreed that we would need Steve and his information for the grants. He asked Steve how do we get that information from you and how do we pay you for that?

Steve Govoni said he is willing to go up front on a project as long as he is given exclusivity on the project when we go forward with the bigger projects for the Opera House.

Jeff Hewett said that it is a matter of talking with Christine Almand and the Selectmen to make sure this doesn't come back as an issue. The only issue would be depending on requirements for grants; such as CDBG they don't usually allow an exclusivity agreement if you use their funds because they require a bid process. Jeff also said he can not say if we could grant Steve this without talking with Christine and the Selectmen and they agree.

Jeff Hewett asked before Jim Preble left if he was okay with the lighting and audio that we had talked about and would that work or help his group.

Jim Preble said he would total agree and he would start with the lighting. He said for his group they can get by without sound but lighting is a big issue.

Jon Kimbell said we can rehang the legs ourselves it's not a big deal just getting up there with a ladder and retying them.

Jeff Hewett said it is a big deal for him he doesn't like heights.

Gene Rouse said the ladder is already up there and he is trained and so is Jim.

Steve Govoni asked on the energy side there was concern energy wise about getting the tower area spray foamed.

Jeff Hewett said that is being spray foamed in the roof as part of the package of putting an R30 over the whole roof.

Cara Mason did say that is only if it gets approved at Special Town Meeting on November 27th.

Jeff Hewett let Steve know that if the energy audit is approved the whole roof system is part of that, getting a new entrance to the roof, new line coming up to the main panel on stage, lighting, a vent system for cooling, heating is being upgrade. Also, the wooden fire doors are being replaced and if there are any single panel windows those will be replaced.

Jon Kimbell asked if all this work is going to make a marked difference in that auditorium comfortability wise?

Jeff Hewett said yes, because you have to remember right now all the insulation is on the ceiling and we have like ten 2' x 2' big holes that let all the heat go right up and out. So, we are going to fix that and now that space between the ceiling and roof is going to be condition space and won't be as cold. With venting the space, we can now moderate the cool and the heat in the space.

Both Gene Rouse and Jeff Hewett stated that they spoke with Siemens and asked about the sound coming from blowers and were told they will be set up so that there wouldn't be any kind of marked impact on the performances.

Cara Mason again said it all depends on the vote at Town Meeting.

Steve Govoni said that if the vote goes thru, he would suggest at the time they are spray foaming there will be staging up, that's the time to start switching out the connections for the lights. Then all of a sudden, it's a push of a button and the lights come down to you on the lower level, then push a button back to go back up.

Steve Govoni said we need to make sure the quality control for the work done needs to be double checked with the sub-contractors so that they know what Siemens has promised about the sound not impacting performances.

Jeff Hewett said he agrees with Steve but if things do go wrong it is all on Siemens because this is a no change or project. They have to supply us with what they have agreed to with no coming back and asking for money on this project.

Jeff Hewett said he will talk with Siemens again about this and make sure it is in the contract. Jeff also asked if Steve or Jon have anything specific that they know will help with the sound issue we could have them do to make it better to send him the information and he will forward it on to Siemens.

Jon Kimbell asked if the insulation they are doing is that going to affect the fly system?

Steve Govoni said no they are doing it above the roof or in the walls.

Jeff Hewett said he double checked with Siemens about the foam flaking off. He was told that shouldn't happen but any that is exposed has to have a coating on it to protect it.

Jon Kimbell asked if they are doing anything in the back stage in terms of insulating?

Jeff Hewett said no.

Jon Kimbell asked what about all the windows?

Jeff Hewett said any single pane windows will be replaced with insulated glass windows.

Jon Kimbell asked should we keep the windows or should there be something else in their place on the back-stage area.

Jeff Hewett said we have to keep the outside as windows, we could always put something like a black screen on the inside so you don't get the sun on the inside.

Jeff Hewett said he would have to double check what Siemens had planned to do where the old lift was.

Steve Govoni said he thought they had talked about making that a door again, going back to master planning for the future. So that it can be used again to bring backdrops and band items up to the stage area, making it easier than our current situation.

Jeff Hewett asked were we still planning on having the controls for the lighting and audio in the projection room?

Jon Kimbell said he felt that it was impractical for the local groups, they really control them from back stage where the stage manager would be. Ideally it would be nice to do both, but the most important ones are backstage.

Jon Kimbell asked if the Town owned any type of lifting device?

Cara Mason and Jeff Hewett said no.

Jon Kimbell said if we did and the doors were put back, we could lift stuff up with a truck with a hoist on it.

Jeff Hewett wasn't sure if there was any vehicle to rent in Town that could reach up that high.

Steve Govoni said that Skowhegan Equipment he thought had a lift that tows behind a vehicle that goes up to 55'.

Jon Kimbell said that would be cheaper than putting in an elevator or a lift for a few years.

Steve Govoni asked if the beam was sticking out of the building?

Jeff Hewett said yes, but by code how much of an issue to have that.

Steve Govoni said the biggest code would be the person operating the lift getting the items in being osha trained and pinned into the building for safety.

## **6. Discussion and decision of Executive Summary for Opera House.**

Jeff Hewett asked for the Executive Summary are we only now going to put in the items

we discussed today such as the audio and sound.

Jon Kimbell said we should keep it all in and when we go to groups or for grants just show we are doing this part over the next six months and this is what we have done and this is what we are looking to still do.

Jeff Hewett said then we will just get the updated plans and prices from Steve for the next meeting.

Jon Kimbell said this is still a working document.

Cara Mason asked if Mary had received any interest from you post about join the Friends of the Opera House.

Jon Kimbell said she has not heard from anyone. Jon Kimbell says we talked about it and it may be more affective one on one to ask individuals if they are interested in joining.

Jon Kimball said it will also be more affective if we can say we are doing all these energy improvements as well.

Cara Mason said we can say that after November 27<sup>th</sup> and the vote passes.

**7. Discussion on next steps on how to form Friends of the Opera House.**

Was not discussed at this meeting.

**8. Other Business**

No Other Business at this meeting.

**Adjourn Skowhegan Opera House Committee's Meeting.**

Motion by Cara Mason, seconded by Gene Rouse to adjourn.