



The Progress Report

New Town Hall Building

WHAT'S ALL THE EXCITEMENT?

By Jack Turcotte, Chair

All projects the size of the new proposed municipal office that are designed to enhance a community are generally exciting. They're exciting to plan for, exciting to detail, exciting to construct and exciting to move into.

There is no lack of enthusiasm and excitement towards Arundel's new town office project by all involved. But the new municipal office building for Arundel offers the potential to be quite special in one super extraordinary fashion.

The building will be designed to operate with no outside contracted electricity. This "out of the ordinary", energy efficient building will be powered by nine dual axis tracker solar arrays will supply 100% of the energy needed to operate the building for years to come. It is even expected that the energy generated by these solar trackers will produce surplus energy that can be applied to the Arundel Fire Station.

The solar trackers supplied by Solar Center of Arundel are provided at a reduced cost in a partnership with the company and the town. This unique agreement will save the town thousands and thousands of dollars over the life of the building. This aspect alone, is by far, the number one spectacular component of the new proposed building.

Coming in second on the "Wow!" list is the meeting room space – space for meetings accommodating approximately 100 people – will provide the town's first meeting room, voting room and function space. If, for no other reason to escape the tradition of voting in the fire station – parking on the roads and dealing with the obvious dangers of a pedestrian/traffic condition, the meeting room will be a welcome addition to the town. The challenge of securing space at the RSU 21 facilities will be reduced and generally limited to activities related to our local children.

The third "Wow!" factor of the new facility is appropriate, private and secure space for our municipal employees, and our citizens to conduct business. The conversations will be reduced to appropriate spaces designed to conduct the functions associated with their respective responsibilities.



CONTRACTOR SELECTED FOR MUNICIPAL OFFICE PROJECT



Ouellette Construction, of Brunswick, Maine, was selected by the Arundel Selectmen, following a formal bid opening process. The contractor selection was supported by the Municipal Building Committee, which participated in the selection process. Ouellette was chosen from six qualified builders, who all submitted bids. The building committee and selectmen decided to interview the three lowest bidders. Ouellette was selected due to their competitive bid and his experience building similar structures for other municipalities.

Mike Ouellette and his son, Luke, who will likely be the project manager, have been working with Lita Semrau, of Port City Architecture, to fine tune the details of the project. All involved have been meeting to identify areas that can be adjusted to reduce the original stated cost. Although this task is yet to be completed, over \$100,000 has been identified to reduce the project cost.

The town has yet to sign an official contract with Ouellette Construction because voter approval will be necessary. **The vote will take place on Saturday, November 16, at 10 AM at the ML Day School gym.**

Mike Ouellette, who we are told is originally from Madawaska, ME, has been extremely helpful, using his years of construction experience to identify areas that have helped to reduce the total project cost. The selectmen and the building committee members are pleased that the Ouellette family will be involved in this important Arundel project.

ESTIMATED PROPOSED PROJECT BUDGET

The project has an estimated budget to date. As reported, it is not finalized as the building committee continues to work to trim the budget when possible.

One of the realities of a project of this magnitude is that the building cost is not the only cost of a construction project.

Construction	\$2,483,350
Contingency	\$173,835
Solar	\$115,560
Furniture	\$65,379
Audio/Visual	\$24,246
Phone System	\$10,000
IT Computers & Server	\$10,000
Security	\$6,000
Clerk of the Works	\$70,000
Rounded Total	\$2,958,370

With money already saved in a reserve account, \$150,000 was spent on architect's fees, soil analysis and other miscellaneous fees in order to just begin a municipal public project.

The following is a breakdown of cost that will need funding by bonding the amount for a 20 year period if approved by the citizens of Arundel. Most of the line items are fairly fixed.

The construction budget may still be reduced slightly. Phone, computer and security are not actually quoted cost. The clerk of the works is only an estimate, depending on the architect and the contractor involvement.

QUESTIONS and ANSWERS



QUESTION: Where is the new town hall planning to be located?

ANSWER: The 10 acre site is an open flat pasture, located on the Limerick Road, approximately 1½ miles south of the current town hall, directly across from West Lane. The property was purchased by voter approval on June 14, 2107, at the annual town meeting.

Interesting Note: The property is connected to the Arundel Land Trust property, which will be developing walking trails along the Kennebunk River. Plans are to connect the trail with the well established Eastern Trail. Community restroom facilities are included in the new municipal building construction plans, along with parking areas for land trust users.

QUESTION: When will the project start and when will it be completed?

ANSWER: The project planning started a number of years ago but became more active when the voters approved the purchase of the property at town meeting. Approximately 18 months ago, the selectmen formed a community-based building committee and the formal process began. The construction contract cannot be signed until the town is able to secure voter approval at the Saturday, November 16th Special Town Meeting.

The contractor, Ouellette Construction, indicated that when approval is obtained he will start preparing the land for construction this fall, with actual building construction to start in the spring. If the project stays on schedule, it will be completed by the fall of 2020.

QUESTION: Will my taxes go up?

ANSWER: Yes, they will. After the first year, if you own a home valued at \$200,000, your taxes may increase by 90 per year or \$7.50 per month. In the first year, with only a partial payment due, the cost will be about \$40.00 a year or \$3.33 per month.

QUESTION: Why are we considering a new town office?

ANSWER: The current building is in need of serious repair and remodeling. Analysis of the structure indicates that it is not cost effective to spend money on the current structure. Although a new municipal town office facility is a significant project, the selectmen realize that, for every year that goes by, the solution becomes more and more expensive.

The community is growing and prospering. The downsize of growth is an increase in operational cost. Fire, public works and other municipal services also grow with a developing community. A decision to move forward with construction is basic "do it now or do it later, but eventually, it will need to be done, and the cost will only be more." The selectmen are encouraged and motivated by low interest rates and have agreed that the time to proceed is now.

SPECIAL TOWN MEETING

As previously announced, the Municipal Building Committee and Selectmen want to encourage Arundel citizens to attend a special town meeting. The voters will be asked to approve the funding for a new municipal office building to be located on the Limerick Road on a 10 acre parcel of property, already owned by the town. The project, anticipated to cost 2.9 million dollars.



After 18 months of meetings, drawings, interviews, presentations and serious decision making, the planning is nearing the end. Following workshops and negotiations, the construction budget was reduced by roughly \$100,000. The cost includes all aspects for the project including furniture, technology, well & septic, parking lots, etc. The expectations for this building are many - energy efficiency, longevity and functional spaces are the areas of significant importance.

Because of the magnitude of the project, the selectmen have scheduled a Saturday morning Special Town Meeting, to be held on **SATURDAY, NOVEMBER 16th at 10 AM at the ML Day School Gym** on the Limerick Road. The selectmen chose a Saturday meeting in the hopes that a large number of citizens can be present. This project is, by far, the most significant project that has been provided to the citizens for their approval. This project has been in the works for years and is planned to meet the needs of the town for 100 years.

**Town of Arundel
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