



Town of Arundel

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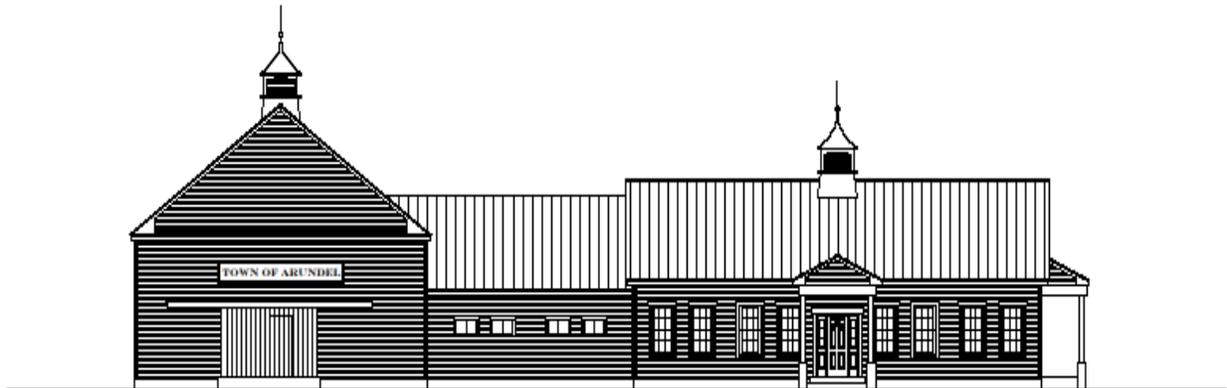
The Progress Report

New Town Hall Building

Arundel Selectmen Choose Port City Architecture Of Portland as Project Architect

A special Selectmen's meeting was held on December 3rd, to contract with the Port City Architecture Team of Portland, Maine to assist in the design and construction of the proposed new Arundel Municipal Facility.

The firm, which was selected from the five different firms interviewed by the committee, was chosen based on their interview presentation, understanding of small communities' characteristics and extensive municipal building experience. The company's spokeswoman, Lita Semrau, has been working with the town to craft a mutually acceptable contract. The firm will accept full responsibility for the total project, while working in harmony with the Town Municipal Building Committee and Board of Selectmen.



Municipal Facility Concept - Limerick Road

An Idea and A Starting Point

The Port City Architectural Firm employed by the Selectmen in Arundel will not be starting from a blank paper. Following many Building Committee meetings, the Arundel Municipal Committee provided the architectural firm with a draft of what the committee has in mind for the new facility.

The committee, with the expertise of Arundel citizen and committee member, Steve Dalzell, produced the basic idea of what the group would like to see as the new facility, designed to represent Arundel and to conduct town business. The committee was especially interested in designing a municipal facility that represented the rural aspect of the chosen location and the agricultural heritage of the town. The "Farm House" image will contain voting space, meeting space and functional office space for all the town departments.

Although the committee expects moderate changes in the design, which will be provided by the architect, the committee remains persistent in maintaining their suggested basic design. Code compliance, cost saving suggestions and structural streamlining await the architect's contributions. Lita Semrau, Port City's principal architect, reported that she was impressed with the design work already accomplished by the building committee.

Your Municipal Facility Committee

It has been reported in past announcements that the Arundel Municipal Facility Committee is a group of people with a wide range of experiences and diverse backgrounds. Joining the five Arundel Selectmen and Town Manager are eight citizens with varied professional skills.

The Municipal Facility Committee is unique in that the group has actually deigned and created floor plans that were recommended to the architect.

The committee started with ideas and discussions, which led to the creation of an building design, enthusiastically supported by all involved. It was agreed that the proposed municipal facility should reflect the rural setting of the selected site and depict the farming and agricultural heritage of Arundel. It was generally agreed that the new facility should not resemble a typical school, a commercial factory or a modern house.

The committee drafted a dozen or so models, which took a number of weeks to review. Current Town Office staff were interviewed, giving their "on the job, practical input." Site visits to other town offices were also part of the research process.

Following many interviews, draft drawings and discussions with moderate disagreement from time to time, the committee settled on a building design to recommend to the architect who would be selected to manage the project.

The following is a list of all the committee members who have contributed hours of work to reach this point in the construction timeline.

Town Manager - Keith Trefethen - Experienced municipal officer with municipal construction and managerial experience.

Board of Selectmen

Dan Dubois – Current Chair of Select Board, past Planning Board member, 39 years with Pratt and Whitney in Engine Repairs, Site Development, Supervisor of Equipment Installation, Facilities Maintenance, and Engineering Responsibilities

Velma Jones Hayes - Retired from banking, Director of Arundel Historical Society, member of Arundel Conservation Trust, Salvation Army Treasurer for Arundel, and

RSU 21 Finance Committee Member
Tom Danylik - 40 Years Experience as an Attorney for Woodman, Edmunds, Danylik, Austin, Smith & Jacques, Court Mediator & Arbitrator

Jason Nedeau - Owner of Nedeau Builders, Inc., serves on the Arundel Fire Department and assists in other Town Departments

Phil Labbe - Owner, Operator, Founder of Labbe Excavating, in Arundel Specializing in Commercial/Residential Settings, including Roadwork and Infrastructure - It is reported that Phil knows every piece of land in Arundel.

Citizen Committee Members

Ethan Davis - Currently is an educator with prior experience in the forest product industry and working as a structural building designer.

Jack Reetz - Holds an engineering degree, an MBA and was with the 82nd Airborne. He started his civilian life as a program manager for both Honeywell and Xerox. Well known in town as a member of the Budget Board and RSU 21 Finance Committee. He has also served as RSU 21 School Board member and participated in the planning of the Mildred L. Day School.

Joe Simard - Is employed at the University of New England as a faculty member in chemistry. He holds a PHD in organic chemistry from the University of Massachusetts at Amherst. He and his wife are co-presidents of the Arundel PTA

Rich Fitzmorris - Has 14 plus years in the construction Information industry. He works extensively in the construction market place and specifications in commercial and government projects. He has building committee experience on two school renovation projects in Granby, CT. He has experience in construction in fireproofing and testing labs for construction materials.

Robert Ingwersen - Is the Vice Chair of the building committee. Along with his wife, Emily, he is the owner/operator of Ginger Hill Design & Build, a construction company specializing in building super efficient, green homes with over 20 years of construction experience.

Municipal Facility Committee

Continued

John Bell - A technology guru, he volunteers maintaining the Town's website as well as serving on the Budget Board. Personally and professionally, he has been a great asset to many staff members at the town office. John has a BA from the University of New Hampshire. He was once with BIW in the special projects office, where he developed proposals for the US Navy and US Maritime Administration. John has also operated an FAA approved flight school and aircraft maintenance operation and has overseen the construction of two aircraft hangers. John's technology skills were utilized in the development of a Portland based brokerage house.

Jack Turcotte - Is Chair of the Municipal Facility Building Committee and has over 45 years experience in public education, with 42 years in school administration. He has also spent time as a town manager and was an interim town manager in Arundel, prior to the current town manager's arrival. Jack admits he is not a construction specialist but has managed many school and municipal construction projects. Jack is the author and publisher of this community newsletter...named "The Progress Report."

Steve Dalzell - has been a major contributor to the Building Committee. Steve reports that he is a professional gunstock maker and, no doubt, a good one. However, he is also a retired architect with over 40 years of experience designing and delivering multi-million dollar projects for the US Navy. Steve was responsible for the many designs looked at by the committee at each meeting. He created full dimensional drawings many times over, including the recommended final draft shown in this newsletter. He moved walls and doors a trillion times as the committee and staff provided new ideas weekly. As one architect who was interviewed said of Steve's work, "We have never been provided with such a well done, professionally designed draft of building from any community or committee in our company's history." Steve was, and is, the design specialist of the committee, and is always humble and complimentary of other members.

So, there you have it. The Arundel Municipal Facility Building Committee and Selectmen, working together for the Town of Arundel. What a great process to ensure that a new Facility will be appropriate in design, reasonable in cost and suitable for conducting town business. It is the hope of the Building Committee that the new facility will be a building that the citizens of Arundel can be proud to call theirs.

What Will Happen To The Existing Arundel Town Office?



The Arundel Selectmen are considering many options but, to date, no decisions have been made.

The one common agreement basically supported by many is the current facility does not show promise for future municipal use. The building, which has served the town well, is old and in need of expensive updates and repairs. The Selectmen will continue to listen to ideas from all interested parties and welcome your input and suggestions.

Why is This Design Only a Proposal?

The proposed design of the new Arundel Municipal facility is quite complete, detailed and professionally created by Steve Dalzell and the Building Committee. However, this work needs to be forwarded to a licensed architect with credentials to provide working construction blueprints, suitable for a public municipal building.

Due to the many required permits, building codes and regulations governing public building construction, an architect must produce stamped construction plans and manage the final building design, in addition to overseeing the construction project.



It is expected that the Arundel Municipal Building Committee will advocate for their draft design. However, the committee is also expecting the architect to make functional design suggestions to improve the draft proposal and to identify cost saving suggestions. The cost of architectural services is definitely a significant expense but legally and practically essential.

MEETING SCHEDULE

The Building Committee, which was meeting regularly at the ML Day School, is currently on an "as needed" schedule. The members are primarily on recess following multiple nights of interviews with Architectural firms and, until recently, awaiting final contract negotiations between Port City Architecture and the Town of Arundel Board of Selectmen.



Port City Architecture will begin the process of identifying the construction challenges, looking at the needs of the staff and community and establishing a proposed budget.

It is expected that the committee will be meeting often with the architects as the project proceeds. Public hearings, community input and more extensive site and design research are just a few of the planned next steps.

The Arundel town website will continue to post future meetings of the Building Committee, as well as construction news.

A Small Project With Big Requirements

Although a proposed new Arundel municipal facility seems, at first, to be only a "large house", the project is much more detailed than one might expect. Because the project is a public facility, many requirements are necessary beyond the construction of a residential dwelling. In addition to the normal town approval by Planning Board, Code Enforcement and local agencies, many state requirements come into play. Department of Environmental Protection, State Fire Marshall and utilities permits are necessary, due to the public nature of a municipal facility.

Many of these permits have a price tag beyond what might be expected for a building planned to be under 9,000 square feet. Just one fee, a potential cost to bring power in from the road is expected to cost upward of twenty five thousand dollars.

The committee, which has pledged to keep the cost reasonable, has been notified by the experts, that construction material costs are rising at a rate of 15% annually. It is clear that the longer the town waits to construct a new facility, the more the building will cost when completed.



**Town of Arundel
468 Limerick Rd
Arundel, ME 04046**

**PRST STD
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**ARUNDEL RESIDENT
ARUNDEL, ME 04046**

Town Website: www.arrundelmaine.org