



The Progress Report

New Town Hall Building

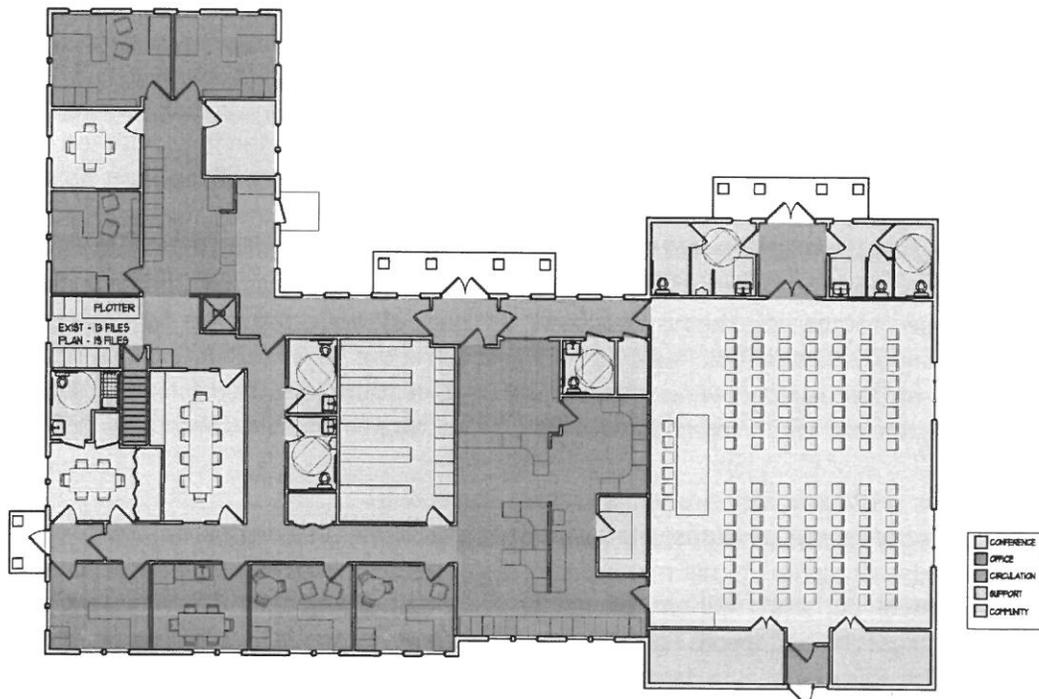


PROPOSED NEW ARUNDEL MUNICIPAL TOWN OFFICE

The above picture is the current rendition of the proposed Arundel Municipal Office, designed by Port City Architecture, of Portland, Maine. Port City created this draft from the work previously accomplished by the Arundel Municipal Town Office Building Committee. The 8000 square foot building was changed and redesigned a number of times throughout the last ten months. The most significant changes were reduction in square footage and a reduction in cost.

The project is not yet developed to the level of being able to report the cost of the project. Based on the architect's construction estimate of roughly \$250.00 per square foot, the math represents approximately 2 million dollars without adding a contingency. The \$250.00 per sq. ft figure includes parking lot, well, septic, electrical, furniture, technology, etc. One needs to remember that these numbers are only preliminary figures. The Arundel Municipal Building Committee is looking to build the best building for the least cost, to serve the town now and in the future.

Below is a draft internal floor plan to accompany the above pictured draft building. The proposed plan addresses the current needs of the Arundel Town Office staff, and the town's operational municipal functions. A meeting room and space for future growth is considered in the current draft plan.



PROJECT UPDATE by Jack Turcotte, Chair

If you have ever built a structure – shed, garage, barn – or house, you know it always takes longer to complete a project than you expected. Well, if you are building a municipal structure, triple the time you expected it would take to complete. For the Arundel selectmen, this project has been years in the making. Talking, talking, and more talking about the need to address a new municipal building has been going on for years.

More recently, (within the last 4 or 5 years) the selectmen have been researching an affordable and practical site to locate a new town office. Eventually, the current Limerick Road town office site was selected in partnership with the Arundel Conservation Trust. Following more planning, the current selectmen established a Municipal Building Committee in April of 2018. Since then, ten months of meetings have been held to plan a facility that will meet the current and future needs of the Arundel community.

Once a draft was agreed upon, an architectural firm needed to be selected. Port City Architecture, from Portland, ME, has now taken the committee's building ideas and transformed them into a possible, real life facility, complete with inside floor plan and outside site drawings.

Although still without an actual specific cost (because the project has not been sent out to bid), the committee presented the result of their work to the public on Monday, March 18th, at the first of a number of public informational meetings.

Next, the architect will retreat into the working inner sanctuary of their office, assigning tasks to their staff and emerge in a few weeks with actual pages and pages of construction blue prints. It will be their prints that will generate the "Going Out To Bid" process. The results of this exercise will, obviously, identify what this project will cost. Soon, following almost a full year of meetings, the Arundel Municipal Building Committee will go into hibernation while the architects, engineers, and site specialists prepare these in-depth documents.

Bidding, contract negotiations, public funding approval, final plan approval, contractors and construction management selections, permitting and more public informational meetings are just some of the future tasks facing the project. Gone are the days of hammers, poles, horses, and a handful of neighbors "barn raising" a structure over the weekend.

Much more to report in the weeks and months ahead.



Frequently Asked Questions

Now that the new Arundel Municipal Town Office construction project is more than just an idea, on occasion the building committee has been asked questions by citizens and others interested parties about the project. A new feature of **The Progress Report** is to attempt to capture these questions and to provide answers to share with the all the citizens of Arundel. We hope the Q and A addition to **The Progress Report** will be valuable method of providing additional detailed information.

Why are we moving forward now? For the last two decades the Selectmen have initiated several limited efforts to find available (ideally town-owned) land for a new facility. Over the years no sites gained much traction. After the most recent effort began by considering three properties, a group of citizens put together a proposed set of criteria to assist choosing the best alternative. The Limerick Road property best met those needs but was far larger (47 acres) than the town required. Thus, the Arundel Conservation Trust was created as a means to acquire the back 37 acres providing future access to both the Eastern Trail and the Kennebunk River. The town now has the 10 acres fronting Limerick Road. The town paid \$200K for the 10 acres while the Arundel Conservation Trust paid for the acreage in back. This was truly a significant achievement toward building a stronger Arundel community!

What are the basic problems with Arundel's present Town Hall?

The Arundel Town Hall is physically obsolete by modern standards. The original home, long used as our Town Hall, is in serious disrepair. All major building systems – mechanical, electrical, plumbing, life-safety, building envelope, and security – as well as insulation and roofing, are well beyond their life cycle. Handicap accessibility does not meet current ADA requirements. The building lacks a sprinkler system, and the fire alarm system does not meet current codes.

Why can't we just fix the current Town Office deficiencies?

The concerns are pervasive in the entire structure. Public gathering space doesn't exist. Heating, electrical and life safety systems function poorly, if at all. Onsite replacement/expansion on the property is limited by the existing Fire Station and parking constraints. For many years this has pointed to the need for a complete replacement of the facility. Not only upgrading to current standards, but to meet Arundel's needs for the next 50 years or more.

Why do we need an architect?

There are a lot of details that go into a municipal building. All of these details have to mesh together to ensure that we have not only a functional building but one that is safe for everyone. Those details are beyond the scope of the selectmen or building committee. An architect has all the resources available at their fingertips to ensure that all facets of the building come together.

What is the approximate cost, and how will the project impact MY property taxes?

The current preliminary estimate of Capital cost is \$2.0 to \$2.5 million dollars. While visual renderings are complete and preliminary costing has been developed, projected long term energy costs and savings have yet to be established. The cost will be shared by all taxpayers.

How much space capacity is planned for future growth?

The office space is primarily designed to meet customer convenience, efficient traffic flow and the needs of the current staff. However, there is room for up to three additional Clerks without significant renovation as the town's needs grow over the next several decades. Also, there is substantial low-cost long-term storage space available on the second floor above the office area.

The present town hall has no rooms to meet. Will this be fixed?

Yes. A Municipal meeting room is planned with capacity to both conduct town meetings and to accommodate town voting. It will also be used for the many committee meetings held weekly throughout the year. Further, storage areas will enable convenient access to safely stored voting equipment. (The Mildred L. Day gym will still be used as a backup should projected meeting sizes exceed the 100-seat capacity of the new facility.) Sufficient parking spaces are planned to accommodate town meeting requirements.

What are some of the major areas the committee found to save money?

The committee first focused their efforts on identifying exactly what the staff's work-flow needs are so as to enable them to function in a safe and efficient manner. Designing energy efficiency into the whole building has been of primary concern. Planning for efficient traffic flow within the building has minimized square footage. Creating a structure that should meet the town's needs for likely 50 years and perhaps even a whole century was the intent. Architecturally, we hope the town citizens will be proud of this farm building image for decades to come.

Will local contractors be invited to bid on some or all of the construction?

As with all municipal projects that spend taxpayer dollars, a bidding process is mandated. This will allow contractors to bid on various parts of the project. Please bear in mind that the details of construction and how it is to be managed have not been fully worked out yet.

More questions and answers will be provided in the next addition of **The progress Report**





IMPORTANT MEETING NOTICE

Tuesday, April 23, 2019 - 7 pm - MLD School Library

The Arundel Selectmen, along with the Municipal Building Committee, has announced a second **Public Information Meeting** to be held on Tuesday, April 23rd, at 7 pm at the MLD School Library.

The purpose of the meeting is to provide information relating to the progress of Arundel's new proposed municipal building. The Agenda will be a "replay" of the first informational meeting held on March 18th.

The committee felt that the small attendance at the meeting was due to a lack of timely announcement and limited exposure. It was felt that the information presented should be provided to the public a second time, in hopes of a larger turnout.

The presentation, which is approximately one hour long, provides time for public questions and comments.

We hope to see you there!

THANKFUL FOR PROFESSIONAL HELP



A few weeks ago, the Building Committee found out that selecting an architectural/engineering firm to work with the Arundel Municipal Building Committee was much more difficult than expected. Three nights of interviews, multiple candidates with extensive backgrounds and impressive portfolios made the selection difficult. As one committee member reported, "Every firm we interviewed was very capable of doing the job."

In the end, Port City Architecture of Portland, Maine, was selected for a number of reasons, and our new relationship has begun. It is clear that the Port City organization will provide many talented individual staff members who are contributing their skills to our project.

Port City Architecture has provided Lita Anne Semau, AIA Leed-AP, one of the firm's primary architects, to direct the Arundel project.

Lita brings to the Arundel project a vast knowledge and has a history of municipal and public construction experience. Lita has quickly become one of "the team" and fits into our group well.

In addition to Lita and the entire Port City staff, the firm has contracted with David Woodward, CLARB, OLA. David, an employee of VHB, an engineering firm from South Portland, is a registered landscape architect and specializes in site work. In harmony, Lita and David are now very important members of the Arundel Municipal Building Committee. We are fortunate that we have their many years of experience, as they move this project forward on the way to completion. Lita and David, thank you for becoming part of Arundel's team.

**Town of Arundel
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