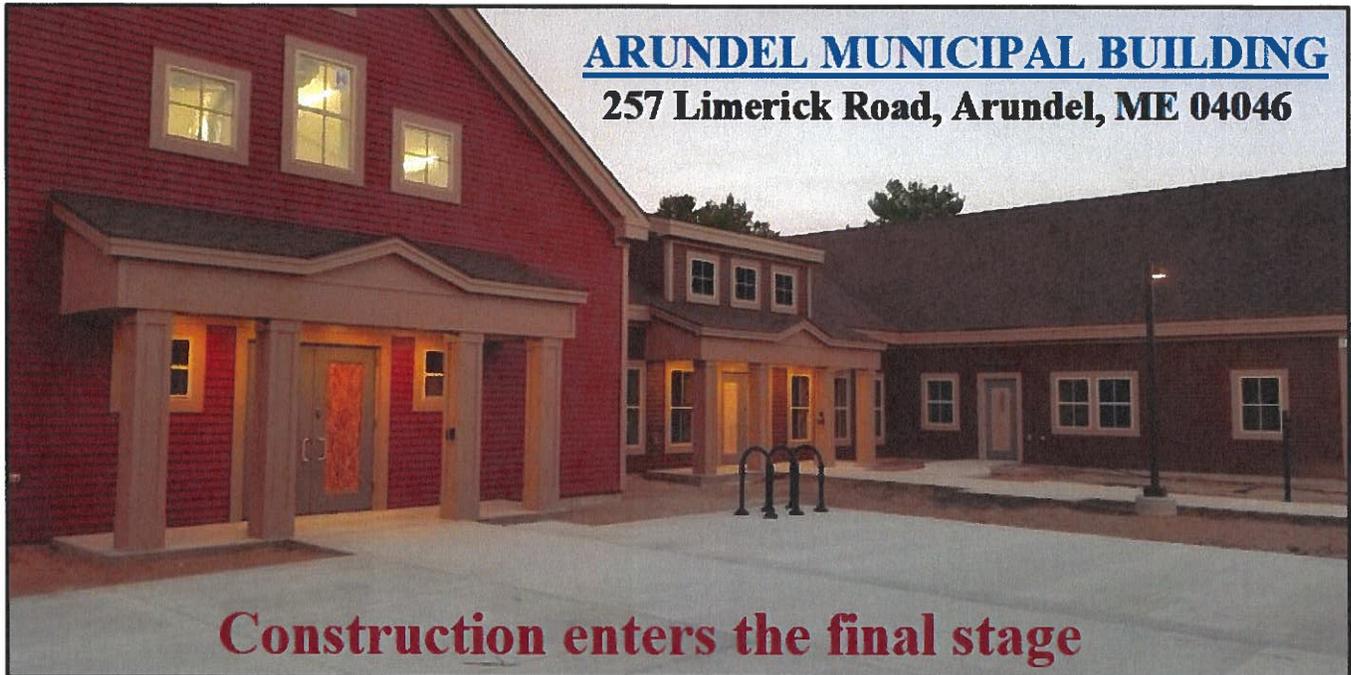




The Progress Report

New Town Hall Building



MUNICIPAL OFFICE CONSTRUCTION NEARING COMPLETION

Construction of Arundel's long awaited new municipal office building is soon to be complete. The town is expected to take ownership from Ouellette Construction around October 1, 2020.

The floors are to be laid this week, touch up painting, completion of landscaping, and minor other end of the project tasks are all that remain to be finished. Final finish grade asphalt and parking lines will just about wrap up a very quick, smooth construction project.

Port City Architecture and Ouellette Construction, along with solar expert, Nauto Inoue, from Solar Center LLC, have been a team of supportive and cooperative specialists. With only a couple of minor construction glitches, which were quickly and cooperatively resolved, this project was without controversy and stress, which often accompanies a project of this magnitude. Credit Ouellette Construction Mike and his project manager son, Luke. The daily team of Luke and town manager, Keith Trefethen, were able to maintain great ongoing communication.

The two-tone building, with a red barn and chocolate brown office wing, was designed to blend into the surrounding countryside. Planted trees and hedges will contribute to the enhancement of the site. The area in the back right hand corner of the property is home to the new nine solar trackers which are already providing the power to serve the needs of the building. A back-up generator is installed to provide emergency power when needed.

The new facility will be a welcome addition to the town of Arundel, providing service to the citizens of our community for many, many years to come.

WHY?

Why is the back of the building facing the road?

A question that the committee debated and discussed for hours at multiple meetings.

The answer may surprise the person who is seeking a major construction reason, such as a wet land issue, or a sewage restriction or a technical issue of design. No – none of these. This was a philosophical issue related to aesthetics and town history.

Arundel, surrounded by well promoted tourist communities of the Kennebunks, is connected to the north by the city of Biddeford, which provides shopping malls and big box stores.

The town of Arundel has been able to maintain a much less commercial community, consisting of many residences, many of which continue to farm and raise animals. In fact, except for a short section of US Rt. 1, all of Arundel's roads are "back roads".

The municipal site, which for many reasons avoided the US Rt. 1 corridor (cost and site availability), is located on the Limerick Road, surrounded by "country" living for both residents and farmers alike.

The committee chose not to present to the passersby, a downtown, commercial, shopping center, appearance. The site is located in an obviously non-commercial existing environment. Particularly important to the committee was the need to avoid a hot top, asphalt, parking lot appearance, which would have established a parking lot in front of the new facility. With hot top, comes run off ditches and ponds, culverts, parking lines and vehicles. Truly, the area would have created a commercial mall look, which the committee wanted to avoid. A lawn in the roadside view with shade trees and appropriate plantings was the committee's desire.

In addition, it is the desire of many that the back of the site will be available for community use. There is already talk of a gazebo and other improvements that will provide a community gathering spot for public events. This potential would not be an option on a paved parking lot along the road.

So, right or wrong, like or dislike...the committee did, indeed, have an original mission and vision to maintain a non-commercial roadside appearance. A vision of how we would like the building to fit into the environment of Arundel's way of life.

WOULDA, COULDA, SHOULDA!

When one builds a major structure, one spends hours in planning, creating draft drawings and speculating about "what you think you want and need." This project is no exception. Generally, all involved are extremely pleased with the completed facility. The building is, indeed, a "Wow!" project.

However, one can always expect opinions from people who were the original planners and others. Most common are "The building should have been bigger.", "Why does the building sit back to the main road?", "Why so many bathrooms?", "The offices seem small!"

I will address the building placement on the lot in a separate article but the answers to the other questions are somewhat uncomplicated.

The building is the size that it is because of cost. Construction costs are at an all-time high and expenses are climbing higher each month. A building close to three million dollars in total cost is all the building committee could support and justify to present to the taxpayers. To be honest, many of the building committee members were nervous that the total cost would not be supported by the public. However, all members were aware of what the basic facility needed to serve for many years to come.

Yes, there are many bathroom spaces but the committee found that bathroom space is code influenced. ADA – Compliance factors were followed to the letter throughout the new facility and public and employee bathrooms were kept separate for obvious reasons.

On a positive note, there are two bathrooms in the building that are designed to accommodate the needs of the members of the public who will be using the building location to access the Arundel Conservation Trust trails which are located in the back corner of the site. Just a quick reminder – the Conservation Trust worked in harmony with the town to secure the site. The Trust supported the acquisition of the approximately 10-acre municipal lot to be a true community location for both business and recreation. The bathrooms, which were constructed for public use, will be open during off hours.

Correct. The offices are moderate in size; but, the office and staff have support areas to be utilized when necessary. Offices are generally designed to accommodate one person. Small and large conference rooms are to be used when multiple people need to work with the staff. Ample storage is also available, eliminating the need to store files, supplies and records in the individual offices. For this reason, the committee members and staff felt the office space would be adequate. Having single space offices will be a great improvement on the "all in one" space which is currently the situation.

The world of "Coulda, Woulda, Shoulda" will always be a topic over coffee but the conversation always ends with an agreement. We have a beautiful facility which the building committee is very grateful and proud to offer to the Arundel public.

SOLAR ENERGY by Jack Reetz

Most all of you in Arundel have driven by the nearly completed Arundel Municipal building. Out back there are nine (9) new solar panels now all faithfully tracking the sun. Your brand-new facility is believed to be the very first-in-Maine Municipal facility fully powered by dual-axis solar tracking panels. How can that possibly work when the sun goes down?

Teamwork, that's how! The collected solar energy from these highly efficient panels creates DC voltage that's then converted into AC voltage onsite and fed directly into the Central Maine Power (CMP) system right at our site. CMP then provides the actual required 24x7x365 power our Municipal building will need. (Further redundancy is provided via an onsite Kohler motor-generator in the event that the CMP system fails.)

Throughout the calendar year a CMP computer will keep track of kilowatt-hour debits and credits. Engineering projections show that, over the year, the panels should produce somewhat more energy than the building will require for heating/cooling. Expected credits would then go toward paying some of the energy costs of other Arundel municipal buildings.

Please note that this was all made economically possible by an Arundel solar system vendor, Solar Market. They significantly reduced the solar equipment purchase price. Thus, turning this potential solar energy alternative into an economically viable choice for your town leaders.

EDITOR'S NOTE:

Jack Reetz is an active and conscientious member of the Arundel Municipal Building Committee. Jack is a great researcher and creator of data. He has taken a particular interest in the solar project, which will power the new municipal office building. The town and building committee are grateful for Jack's contributions to this project and his many other civic responsibilities.

THANK YOU FOR THE OPPORTUNITY

The Progress Report has been distributed to all residents in Arundel to provide construction updates about the new Arundel Municipal Office Building. This Progress Report will likely be the last. For two years, it was the intent of the committee to keep the Arundel public up to date with all phases of the project.

Generally, I have authored the information included in the reports but could never have been able to provide these updates without the many supporters of this endeavor.

Simone Boissonneault, the town's long-time town office employee, was the page setter and layout specialist. She has been terrific and a great supporter of this publication and the project.

Thank you to the selectmen of Arundel and Town Manager, Keith Trefethen, who have been providing encouragement and funding. I would also like to thank the building committee members, who help with all aspects of this project. Their unselfish contributions of many, many hours made this project a successful municipal accomplishment.

All committee members had skills and experiences far beyond the average. Particular mention of committee member, Steve Dalzell, the retired US Navy architect, who drew and designed every verbal idea which was discussed at every planning meeting; Vice Chairman, Rob Ingwersen, whose construction experience, coupled with contractor, Jason Nadeau (selectman) were the "How to Do It" specialists – John Bell, the person who maintained the project pictures on the town website and town manager, Keith Trefethen, who ultimately was the man in charge and provided the leadership necessary for the entire project. I also can't forget building committee member (selectman) Dan Dubois, who provided outstanding construction pictures, from both the land and the air. The pictures will remain in the history of the town collection.

At the first meeting, I was asked to be the chairman of the committee. I reluctantly agreed, not knowing what I could possibly contribute, mixed in with so many talented folks with construction experience. I almost felt like a fish out of water. Eventually, I chose to be the creator and author of a periodic newsletter, designed to communicate, educate and communicate the project details to the citizens of Arundel.

My small contribution has been rewarding and enjoyable and I am grateful for the opportunity to contribute to this marvelous project. I hope I was able to accomplish our goal – to keep the citizens of Arundel informed.

Please visit the town office to see, first hand, your new building.

Respectfully submitted:

Jack Turcotte, Arundel Resident
Chairman of the Building Committee

Important Notice from the Clerk's Office...

The Town Departments will be **CLOSED the week of October 12th for REGULAR business** as the staff will be moving to their new home at **257 Limerick Road**, but will remain **OPEN FOR VOTING PURPOSES ONLY**.

During that week, other than the Monday Holiday, if you wish to request an absentee ballot, vote in person or return your voted ballot, you can do so in person at the old 468 Limerick Road location. The Clerk will be present for VOTING purposes ONLY. No other transactions will be done during this closure. The mail will be checked daily as well for those who mail their ballots.

If you have already requested an absentee ballot via the mail, by phone, in person or electronically, they will be mailed after October 5th.



Many of you have been receiving multiple absentee ballot applications in the mail from various groups; they are legal and can be completed and returned to the clerk's office. Please note that we only need 1 request so if you already requested one, your work is done and you do not need to fill out any additional forms you receive in the mail. Any other requests you send will be marked as a duplicate.

Please check the website at www.arundelmaine.org for hours and other important information regarding the closure as it is subject to change. Thank you for your patience during this transition and we look forward to serving you in our new municipal building! Emily Nedeau, Town Clerk

TRADITIONAL OPEN HOUSE? NOT THIS TIME...

The Arundel Municipal Office Building Committee, which is made up of the Arundel Selectmen and a number of Arundel Citizens, met on Tuesday, September 22, to organize an Open House for the public to become acquainted with the new town office.

In preparation for the meeting, members were asked to pre-think open house activity ideas that might be considered. With excitement and enthusiasm, the round table produced ideas that included fireworks, school bands, political guests and other activities of all varieties.

As the meeting progressed, the reality of holding a conventional open house during the current pandemic challenges became clear and discussion ensued which changed the evening's direction.

The end result was that the committee abandoned all traditional open house ideas and decided on a plan to provide the public with a virtual experience. **Conclusion: No public open house.** The Town will create a virtual presentation of the new facility to be available on the website and on video discs.

Town of Arundel
257 Limerick Rd
Arundel, ME 04046

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