

Ogunquit Municipal Offices & Garage

PRELIMINARY 1-6-09



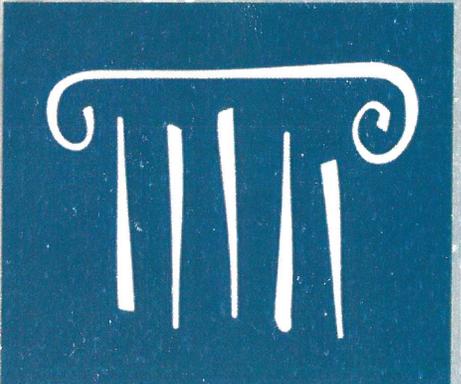
Ogunquit, Maine

OGUNQUIT MAINE

Beautiful Place by the Sea

ALLIED/COOK CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY ARCHITECTURE

Contents

Master Plan Summary

Ogunquit's Municipal Building Needs

Estimated Renovations & Construction cost

Why the Master Plan is a Good Investment for Ogunquit

Estimated Impact on Real Estate Taxes

Municipal Improvements

Proposed Improvements to the Police Station

Proposed Improvements to the Community Center

Ogunquit Village School as a Municipal Office Building

Municipal Campus Site Plan

New Public Works Garage

Schedule
Ogunquit, Maine



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT CITY
ARCHITECTURE

Master Plan Summary



Ogunquit
Municipal
Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

MASTER PLAN SUMMARY

The planning for municipal buildings improvements has been a long process for the Town of Ogunquit. Years ago, the former Building Needs Committee held several public forums that established several public opinions that had very widespread consensus.

- Strong public consensus that it was desirable to have an attractive centrally located municipal campus.
- Strong public consensus that the Police Station had serious space needs, was sub-standard and that working conditions were poor.
- Widespread recognition that the Dunaway Center had deficiencies regarding life safety, handicap accessibility and international building codes.
- Widespread recognition of heating, ventilating, air conditioning, humidity control and space needs within the Dunaway Center.

At that time, the planning process was complicated by the fact that the Ogunquit Village School was still in operation. Plans revolved around new construction or a combination of renovation of the Dunaway Center supplemented by construction for a new police station and municipal offices. The proposed options were costly ranging from \$6.6 to \$7.7 million dollars and did not appear to have strong public support.

Several years lapsed and a new Building Needs Committee was formed. The committee sampled public opinion and found that there was strong consensus to renovate the Dunaway Center as a police station and community center and to renovate the Ogunquit Village School building as municipal offices. The committee proceeded to plan improvements for Ogunquit's municipal buildings with all of the information that was gathered by both committees. The committee also determined a need for a new public works garage.

During the summer of 2008, Port City Architecture was hired by the Town of Ogunquit to develop space needs assessments, structural building assessments, conceptual building plans and conceptual cost estimates for the renovation of the Dunaway Center and the Ogunquit Village School buildings, as well as, the construction of a new public works garage.

The new master plan for improvements to Ogunquit's municipal buildings is less costly than the former proposals and also provides for the construction of a new public works garage.

The construction would be implemented in phases.

Phase One would consist of the renovation of the Ogunquit Village School building and the Dunaway Center over a two year period. All municipal offices, including the Land Use Department, would be relocated to a renovated Ogunquit Village School building. The lower level of the Dunaway Center would be renovated for the Police Station and the upper level would be renovated as a community center. The plan would include landscaping the site to provide for an attractive municipal campus.

Phase Two would consist of the construction of a new public works garage during the third year.

PHASE ONE

Dunaway Center

- Renovate the lower level of the Dunaway Center to provide a larger Police Station that meets standards for public safety buildings.
- Renovate the upper level of the Dunaway Center to provide dedicated space for an improved Community Center.

New Municipal Offices at the Ogunquit Village School

- Renovate the Ogunquit Village School building to provide a centralized municipal office building that includes the Land Use Department.
- Sell or lease the existing Land Use property. Sales proceeds could provide an estimated 40% of the cost to renovate the Ogunquit Village School building.
- Provide an attractive municipal campus that integrates renovated buildings, landscaped green spaces, playground and additional convenient parking.

PHASE TWO

New Public Works Garage

- Construct a new Public Works Garage at the Salt Shed site on Captain Thomas Road that is large enough to garage all of the Town's Public Works vehicles.
(See note on next page)
- Sell the existing Public Works Garage property, located on Captain Thomas Road. Sales proceeds could provide 15% - 20% of the cost of the construction of the new Public Works Garage.

Note:

The best location for a new Public Works Garage is the Transfer Station site on Berwick Road. At this time, the Salt Shed location is being recommended due to the current legal situation involving traffic pattern changes on Berwick Road.

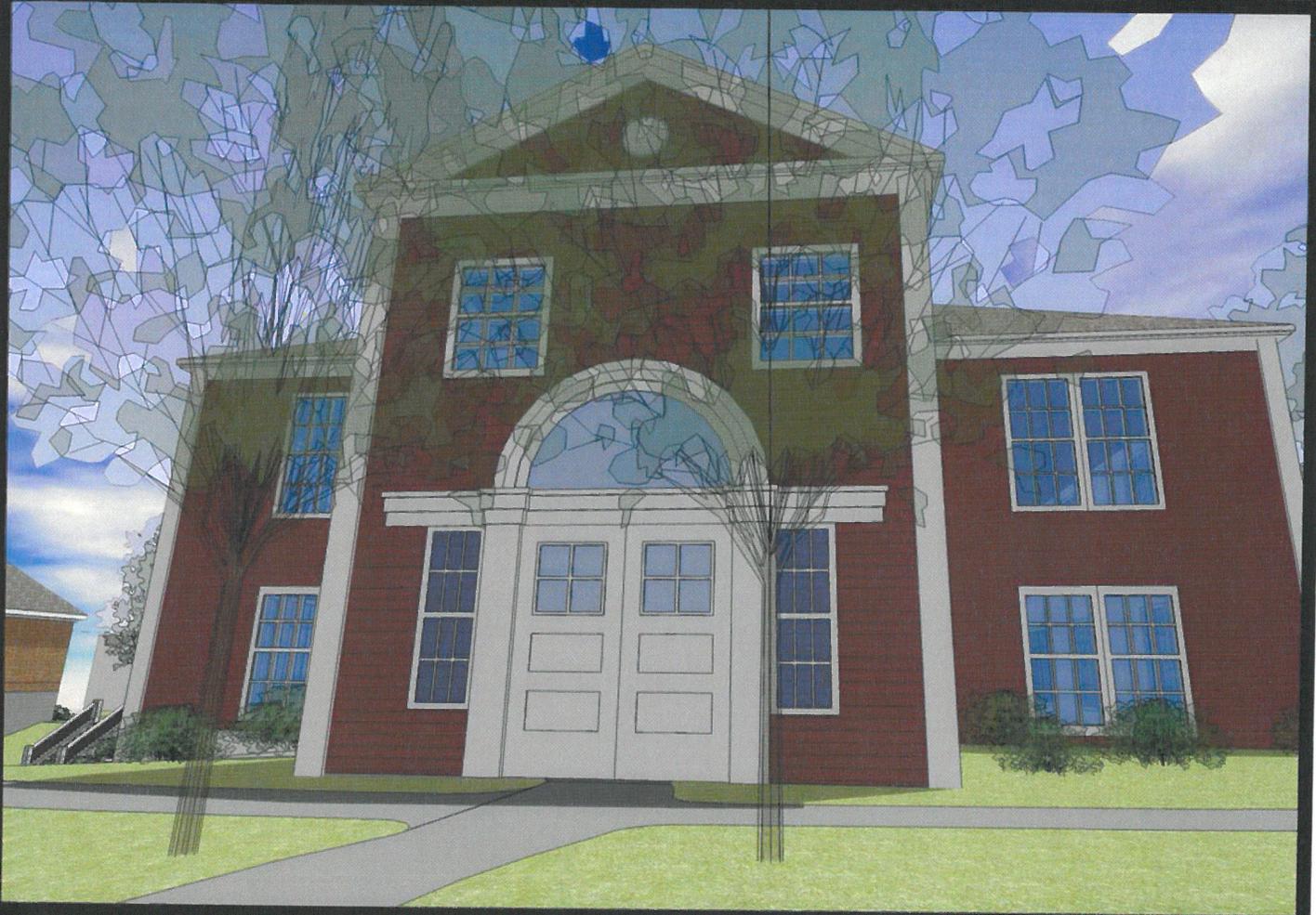
The Transfer Station site is more centrally located and would save a significant number of vehicle miles. Fewer vehicle miles would result in lower fuel, maintenance and repair costs. Vehicles would need to be replaced less frequently.

It would be best to centralize all Public Works functions, including a new Salt Shed, at the Transfer Station site. The existing Salt Shed contains some safety hazards regarding the turning radius within the building.

Centralization could allow portions of the Salt Shed property to be sold as surplus property. Possible use could be for low to moderate income housing. The sales proceeds could contribute additionally to the cost of a new garage and salt shed.

It is hoped that the traffic concerns are rectified, in the near future, and that a new Public Works Garage could be constructed at the Transfer Station site.

Ogunquit Municipal Building Needs



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

OGUNQUIT'S MUNICIPAL BUILDING NEEDS

The Dunaway Center and Ogunquit Village School do not meet current code requirements of American Disability Association (ADA), Life Safety, Maine Plumbing Code (MPC) and the International Building Code (IBC). While some of these code violations are grand fathered in, others are not and will need to be improved. All codes will have to be met if any major renovations and/or improvements are made. The Police Department is an Essential Facility according to IBC and will need to be brought to current standards to protect against unforeseen circumstances pertaining to terrorism. The Police Department will also need to be updated to comply with Detention and Correctional Standards for Maine Counties and Municipalities for Short-Term Detention up to 6 hours.

Police Station Needs

- Several years ago, many Ogunquit residents toured the Police Station. The vast majority were appalled by the **serious lack of space** and **poor working conditions**.
- A few measures have been taken to provide some improvement. However, the facilities, space needs and working conditions are still substantially below standard and code.
- The Ogunquit Police Station **does not meet current industry standards for police stations**.
 - Police Station entrance is awkward and unattractive and difficult to find.
 - Suspects are escorted through the public entrance and have unexpectedly encountered victims or general public.
 - Public reception area is too small and too close to the booking area which creates a safety hazard.
 - Suspects are booked adjacent to the public reception area and unwanted conversations have taken place through the drywall partition.
 - Lack of a sally port requires a Police vehicle engine to be run 24 hours during the winter in order to keep warm and defrosted for emergency starts. This situation also creates a dangerous situation for the transfer of prisoners.
 - Storage space for documents, evidence, munitions, bicycles and lost/found is limited and not completely secure.
 - Public walks through the building to get to the public restrooms.

- One poorly ventilated locker room exists for both men and women and does not contain showers.
 - No training/conference room because former training/conference room is now used as the locker room.
 - Employees share a restroom with prisoners.
 - Poor interview room.
 - Lunch area is too small and there is no break room.
- Improvements “**must**” be made to **correct Dunaway Center Life Safety, IBC and ADA code deficiencies** sited by the State Fire Marshal.
 - Improvements “**should**” be made to **comply with current building codes and to provide more efficient function, better health, comfort and energy efficiency.**

Community Center Needs

- Over the years, the community center **space has been encroached upon.**
- The proposed **enlargement of the Police Department without Municipal Offices being moved would limit Community Center activities to the auditorium area only.**
- Many residents have expressed interest in expanding community activities within Ogunquit. Voters recently passed a warrant article to restore a Recreation Director.
- **It is currently hard to hear in the Auditorium, acoustics need to be improved for Selectman Board meetings as well as other uses.**
- **Improvements are necessary for Performing Arts.**
- Improvements “**should**” be made to **comply with current building codes and to provide more efficient function, health, comfort and energy efficiency.**
- The following life safety and ADA code deficiencies within the Dunaway center were sited by the State Fire Marshal and “**must**” be corrected:
 - Rise and run of interior stairs, handrail heights and clearances
 - Interior stairwell must have fire-rated enclosure
 - Elevator is required
 - Fire separation assemblies between user groups

- Sprinkler system is required
 - Electrical wiring must meet national code including removal and replacement of the remainder of the aluminum wiring
 - Upgrade and/or addition of accessible restrooms
 - Door clearances and hardware
- In 2004, the Town hired The Turner Group to evaluate the building. Their report identified the following additional deficiencies that “**should**” or “**must**” be improved:
 - Replace existing windows with energy efficient windows
 - Improve heating, ventilating and air conditioning systems
 - Replace lighting with energy efficient fixtures
 - Provide new interior finishes
 - In 2008, Becker Structural Engineers determined that portions of the floor framing do not meet current building codes.

Municipal Office Needs

- **Enlargement of the Police Station and Community Center would require the municipal offices to relocate from the Dunaway Center.**
- It is desirable to consolidate all municipal office functions within a central location which will help to reduce cost.
- The proposed enlargement of the Police Station would eliminate municipal meeting spaces currently located in the recreation room and conference room known as the “swamp”.
- The availability and **size of the Ogunquit Village School building would allow for the consolidation of the municipal offices from the Dunaway Center and Land Use building.**
- The school building’s size would allow for a **more efficient office layout** and would provide **more meeting and storage spaces**, which are extremely lacking today.
- The existing building is a potentially valuable Town asset. The building will deteriorate and will **lose value if left vacant**. Renovation would preserve a local landmark that has space and architectural value.

- The existing municipal campus contains **building entrances that are inconvenient to public parking.**
- The existing municipal campus is **poorly landscaped** and has a **run-down appearance.**

Public Works Garage Needs

- The existing Public Works Garage has **insufficient space to garage all of the Town's public works vehicles.** Many public works vehicles are **parked outside of the garage and are subject to the weather.** Garaging all vehicles would **reduce maintenance and repair costs.** Vehicles' **useful lives would be extended** and would be **replaced less frequently.**
- The neighborhood is currently impacted by the **visual clutter** of vehicles and equipment parked or stored outside.

Estimated Renovations & Construction Cost



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE



Municipal Offices Estimated Project Budget

Wednesday, January 07, 2009

Note: Estimated budget based on plans and specifications included in the packet.

Phase I Fiscal Year Ending 2010 - \$1.7 Million Bond Issue

Fiscal Year Ending 2011 - \$1.7 Million Additional Bond Issue

Dunaway Building Note 3		SF	Cost
Total Construction Cost Note 6		15,130	\$1,664,267
Design Fees (10.5%) Note 8			\$174,748
Permit Allowance Note 5			\$20,000
FF&E (5%)			\$83,213
Owner's Contingency (5%)			\$83,213
Moving Cost			\$8,000
Estimated Cost			\$2,033,442

Ogunquit Village School		SF	Cost
Renovation Cost per SF		8,020	\$1,418,219
Design Fees (10.5%) Note 8			\$148,913
Permit Allowance Note 5			\$20,000
FF&E (5%)			\$70,911
Owner's Contingency (5%)			\$70,911
Hazardous Abatement			
Moving Cost			\$8,000
Sale of Land Use Property			-\$700,000
Estimated Cost			\$1,036,954

Site Improvements Note 4		SF	Cost
Courtyard Allowance			\$250,000
Total Construction Cost			\$350,000
Survey Allowance			\$17,000
Permit Allowance Note 5			\$20,000
Owner's Contingency (5%)			\$12,500
Estimated Cost			\$436,250

Total Estimate for Municipal Offices \$3,506,646

General Notes:

The estimated costs are all inclusive to be turn key and include both a contractor and a town contingency.

Sales proceeds estimates are based upon recent real estate appraisals by Nate Howgate Appraisal Consultants, Sanford, ME.

Construction of a single new facility costs an estimated \$1.5 million more than renovations of the existing buildings. Also renovations will include roughly 6000 SF more than a new facility.

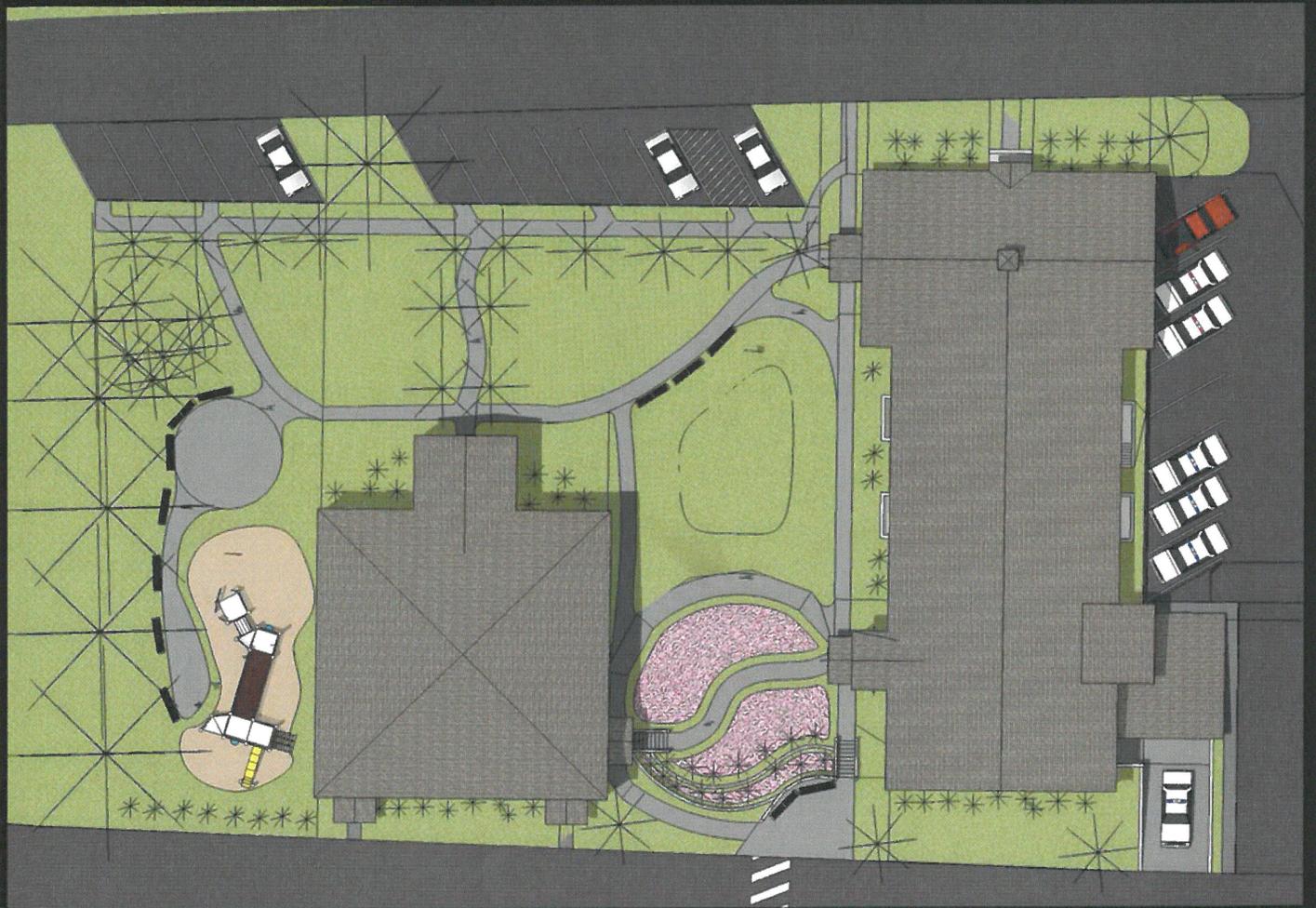
Phase II Fiscal Year Ending 2012 - \$1.5 Million Bond Issue

Municipal Garage Note 7		SF	Cost
Office Cost per SF	\$140	1,584	\$221,760
Garage Cost Note 6		12,075	\$1,622,801
Covered Storage per SF	\$70	450	\$31,500
Salt Shed per SP	\$0	0	\$0
Site Prep Work Note 1	\$0	0	\$0
Total Construction Cost Note 6			\$1,622,801
Design Fees (8.5%) Note 8			\$137,938
Permit Allowance			\$45,000
FF&E (2.5%)			\$40,570
Owner's Contingency (5%)			\$81,140
Moving Cost			\$3,000
Survey & ledge delination Allowance			\$32,000
Sale of Existing Garage			-\$500,000
Estimated Cost			\$1,462,449
Total Estimate for Municipal Garage			\$1,462,449

Total Project Cost **\$4,969,095**

- Note 1 Included in the Garage Cost
- Note 2 Addition includes ~570 sf for Sally Port and ~120 sf for a public entrance
- Note 3 Not used
- Note 4 No cost was included for the playground or basketball court
- Note 5 Assumes minimal permit fees for the towm - the permits fees are for DEP & State
- Note 6 See cost estimate by Allied / Cook dated 11/19/08
- Note 7 Metal Building System w/ some architectural features at Entry
- Note 8 Design Fees estimated off the Maine State Design Fee Guidelines for CM

Why the Master Plan is a Good Investment



Ogunquit
Municipal
Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

WHY THE MASTER PLAN IS A GOOD INVESTMENT FOR OGUNQUIT

- In 2004, a building evaluation prepared for the Town, by the Turner Group, estimated that **\$0.4 million “must” be spent** to correct life safety and ADA code deficiencies and other necessary improvements within the Dunaway Center.
- The same report estimated that **another \$1.2 million “should” be spent** to improve structural, mechanical, plumbing and electrical systems and to improve interior finishes within the Dunaway Center.

- The existing Police Station has serious space needs, code deficiencies and working conditions are below standard.
- The cost to improve the Dunaway Center, “in its present configuration”, is **substantial** and it **would not solve** the space needs of the Police Station, Community Center or the Municipal Offices.
- Therefore, it would be prudent to expand and improve the Police Station and Community Center, **rather than upgrade the existing configuration to meet Detention and Correctional Standards for Maine.**

- Structural engineers, architects and cost estimators have concluded that the Dunaway Center and Ogunquit Village School buildings are structurally sound and that it would **more economical to renovate** rather than demolish and build new structures.
- The estimated cost to demolish the Dunaway Center and the Ogunquit Village School and to replace them with a new 17,250 sq. ft. structure containing municipal offices, police station and community center is \$5.6 million.
- The estimated cost to replace the existing buildings, **with a 6,150 sq. ft. smaller structure, is estimated to cost 37% more than renovating the larger existing spaces.**

- The Master Plan proposes to completely separate the Police Station and the Community Center functions. Separated facilities and entrances would allow for the removal of the code deficient interior stairway and eliminate the cost of rebuilding it within a fire rated enclosure.
- The separated police and community functions would eliminate the current requirement for an elevator.
- Elimination of the elevator and interior stairs represents an estimated cost savings of **\$0.1 million**.

- The consolidation of the Land Use Department within the centralized Municipal Offices allows revenue to be generated by the sale or lease of the Land Use property. This could contribute up to **40%** of the cost of renovating the school building.
- The sale of the existing Public Works Garage could contribute up to **15% - 20%** of the cost of the construction of the new larger garage.

- The proposed renovations would enable Ogunquit's municipal facilities to more fully participate in the "**Greening of Ogunquit**".
- Improvements to heating, ventilating and air conditioning systems would increase energy efficiency.
- New Dunaway Center windows would be more energy efficient.
- The Dunaway Center would become better insulated.
- New light fixtures would be more energy efficient.
- Construction of a sally port would enable a Police vehicle to remain warm and dry during the winter. This would significantly reduce gasoline consumption.
- Police vehicle engines would have fewer operating hours. This would reduce currently high maintenance, repair and replacement costs.
- Public Works vehicles would all be garaged. This would reduce currently high maintenance, repair and replacement costs.

Estimated Impact on Real Estate Taxes



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

ESTIMATED IMPACT ON REAL ESTATE TAXES

The chart on the following page illustrates the estimated **additional annual cost per \$100,000 of property assessment** to a resident's real estate tax bill over the lifetime of the bond issues.

The building project would be phased in over a three year period. The additional tax would be minimal during the fiscal year ending June 30, 2010. The maximum additional tax would be incurred during the fiscal year ending June 30, 2013, which is highlighted in yellow in the chart. The **additional tax would decrease each year thereafter**, as the principal amounts of the bonds are gradually paid down.

For example, during the **highest cost year**, an owner of a property assessed at \$500,000 would pay an additional \$175 during fiscal year ending June 30, 2013. - Please refer to the highlighted yellow line on the chart. (5 X \$35 = \$175) - This represents \$120 for Phase One and \$55 for Phase Two.

The estimated **average annual** real estate tax increase over the lifetime of the bond issues for **Phase One** would be \$16 per year per \$100,000 of property assessment.

The estimated **average annual** real estate tax increase over the lifetime of the bond issues for **Phase Two** would be \$8 per year per \$100,000 of property assessment.

Additional Annual Tax Per \$100,000 Real Estate Assessment

Fiscal Years Ending	<u>Phase One</u>	<u>Phase Two</u>	<u>Total</u>
June 30, 2009	0 Dollars	0 Dollars	0 Dollars
June 30, 2010	3	0	3
June 30, 2011	16	0	16
June 30, 2012	25	3	27
June 30, 2013	24	11	35
June 30, 2014	23	11	34
June 30, 2015	23	10	33
June 30, 2016	22	10	32
June 30, 2017	21	10	30
June 30, 2018	20	9	29
June 30, 2019	19	9	28
June 30, 2020	18	9	27
June 30, 2021	18	8	26
June 30, 2022	17	8	25
June 30, 2023	16	7	24
June 30, 2024	15	7	23
June 30, 2025	15	7	22
June 30, 2026	14	7	21
June 30, 2027	13	6	20
June 30, 2028	13	6	19
June 30, 2029	12	6	18
June 30, 2030	11	5	17
June 30, 2031	5	5	10
June 30, 2032	0	5	5
June 30, 2033	0	0	0

Assumptions:	\$1.7 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2010 1.7 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2011 1.5 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2012 Maine Municipal Bond Bank – Fall 2009 Estimate – 20 Years 1% Growth in Ogunquit Building Permits
---------------------	--

Municipal Improvements

Proposed Improvements to the Police Station
Proposed Improvements to the Community Center
Ogunquit Village School as a Municipal Office Building
Municipal Campus Site Plan
New Public Works Garage



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

Proposed Improvements to the Police Station



Ogunquit
Municipal
Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

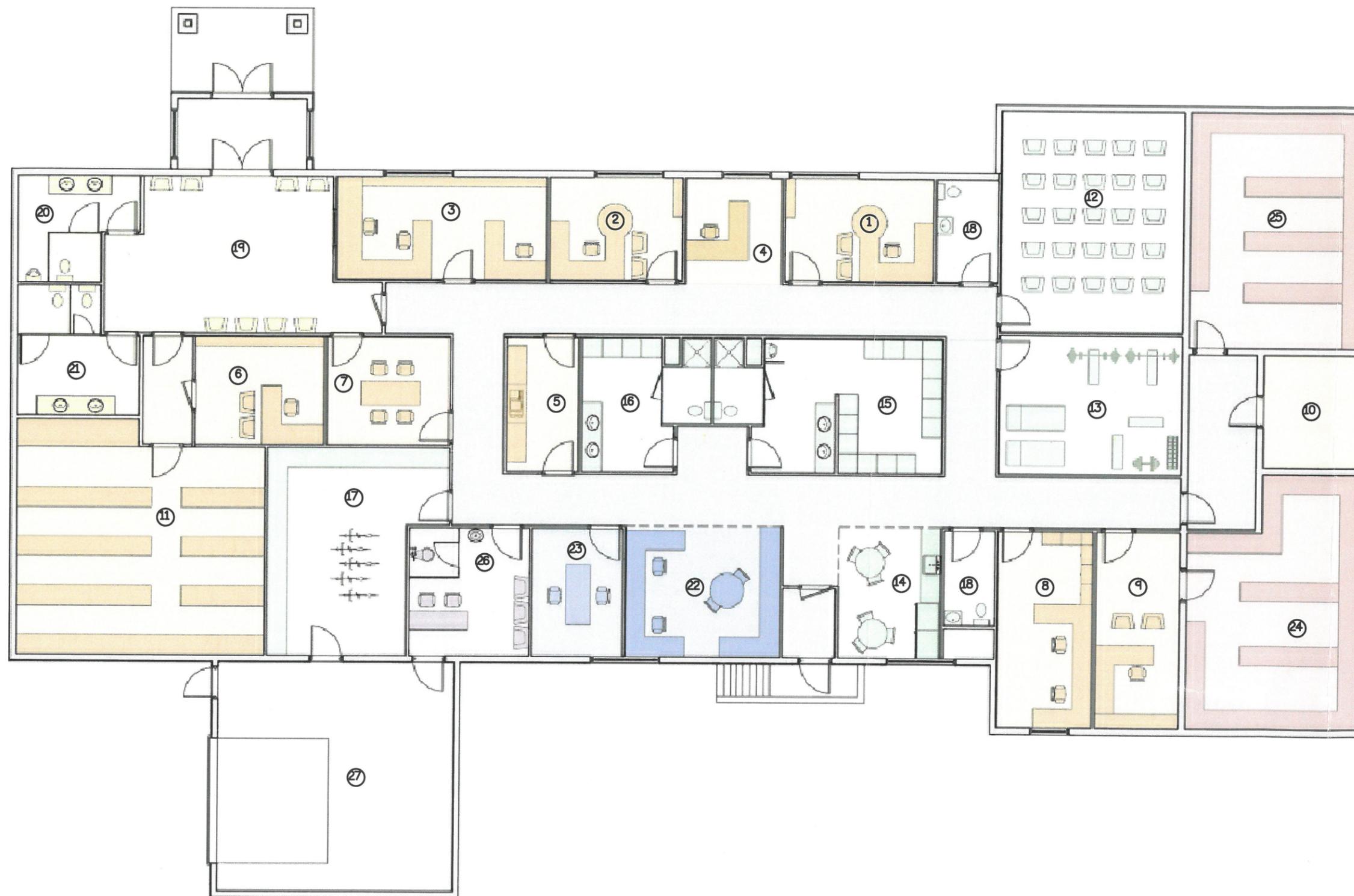


PORT ■ CITY
ARCHITECTURE

PROPOSED IMPROVEMENTS TO THE POLICE STATION

Currently, the Ogunquit Police Department is located in an inadequate and cramped section of the lower level of the Dunaway Center. Its entry is hard to find and it is non-hospitable to the public. The current ventilation and lighting conditions are poor and are leading to an eventual safety hazard. Also, The Police Department does not meet current code standards and will need to be improved to meet all codes. The proposed Police Station renovation will correct all of the building and life safety and ADA code deficiencies as well create a more welcoming Police Department for the town of Ogunquit. It would **additionally** provide the following:

- Existing HVAC is unhealthy. The renovation will provide improved heating, ventilation, air conditioning and humidity control for comfort.
- More efficient lighting will be included in the renovation.
- Improved mechanical systems would provide more efficient energy consumption.
- New energy efficient windows.
- A new courtyard, located within the existing basketball court area, providing direct access to the Police Station while providing a new attractive accessible public entrance.
- The courtyard would allow more natural light to enter police office windows.
- New public reception window, waiting area and public restrooms directly inside the new entrance will provide safety for police and public.
- The public would no longer walk through the building to reach the public restrooms.
- The new Police Station would be secure and monitored.
- New sally port would enable a police vehicle to remain warm and dry during the winter months without running the engine for 24 hours.
- The new sally port would also enable suspects to be escorted directly into the booking area without meeting victims or the public.
- Secure parking area for Police and Fire vehicles between the Dunaway Center and Fire Station.
- Relocated booking area would separate suspects from public reception area and staff.
- Improved secure storage spaces for documents, evidence, munitions, bicycles and lost/found which are required by law.
- Improved restrooms and locker/shower areas for men and women to meet MPC standards.
- Separate restroom for prisoners as required by code.
- Conference/training room.
- Secure interview room with proper A/V equipment.



LEGEND

- ADMINISTRATION
 - 1 CHIEFS OFFICE
 - 2 LIEUTENANTS OFFICE
 - 3 RECEPTION
 - 4 ADMINISTRATION
 - 5 COPIER
 - 6 VISITOR SERVICES
 - 7 PUBLIC ACCESS
 - 8 SARGEANTS OFFICE
 - 9 SARGEANTS OFFICE
 - 10 SUPPLY ROOM
 - 11 TOWN RECORD STORAGE
- GENERAL
 - 12 TRAINING ROOM
 - 13 WEIGHT ROOM
 - 14 KITCHENETTE
 - 15 MENS LOCKER
 - 16 WOMENS LOCKER
 - 17 BIKES/STORAGE
 - 18 BATH
- PUBLIC
 - 19 LOBBY
 - 20 MENS BATH
 - 21 WOMENS BATH
- PATROL
 - 22 PATROL
 - 23 INTERVIEW ROOM
- EVIDENCE
 - 24 EVIDENCE STORAGE
 - 25 ACHIEVE AND FOUND
- PRISONER
 - 26 BOOKING W/ BATHROOM
- 27 SALLY PORT
- CIRCULATION

DECEMBER 17, 2008



DUNAWAY COMMUNITY CENTER
PROPOSED POLICE STATION PLAN
OGUNQUIT, MAINE



OGUNQUIT
MAINE
Beautiful Places by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Ogunquit Police



PORT ■ CITY
ARCHITECTURE

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Ogunquit Police

Proposed Improvements to the Community Center



Ogunquit
Municipal
Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958

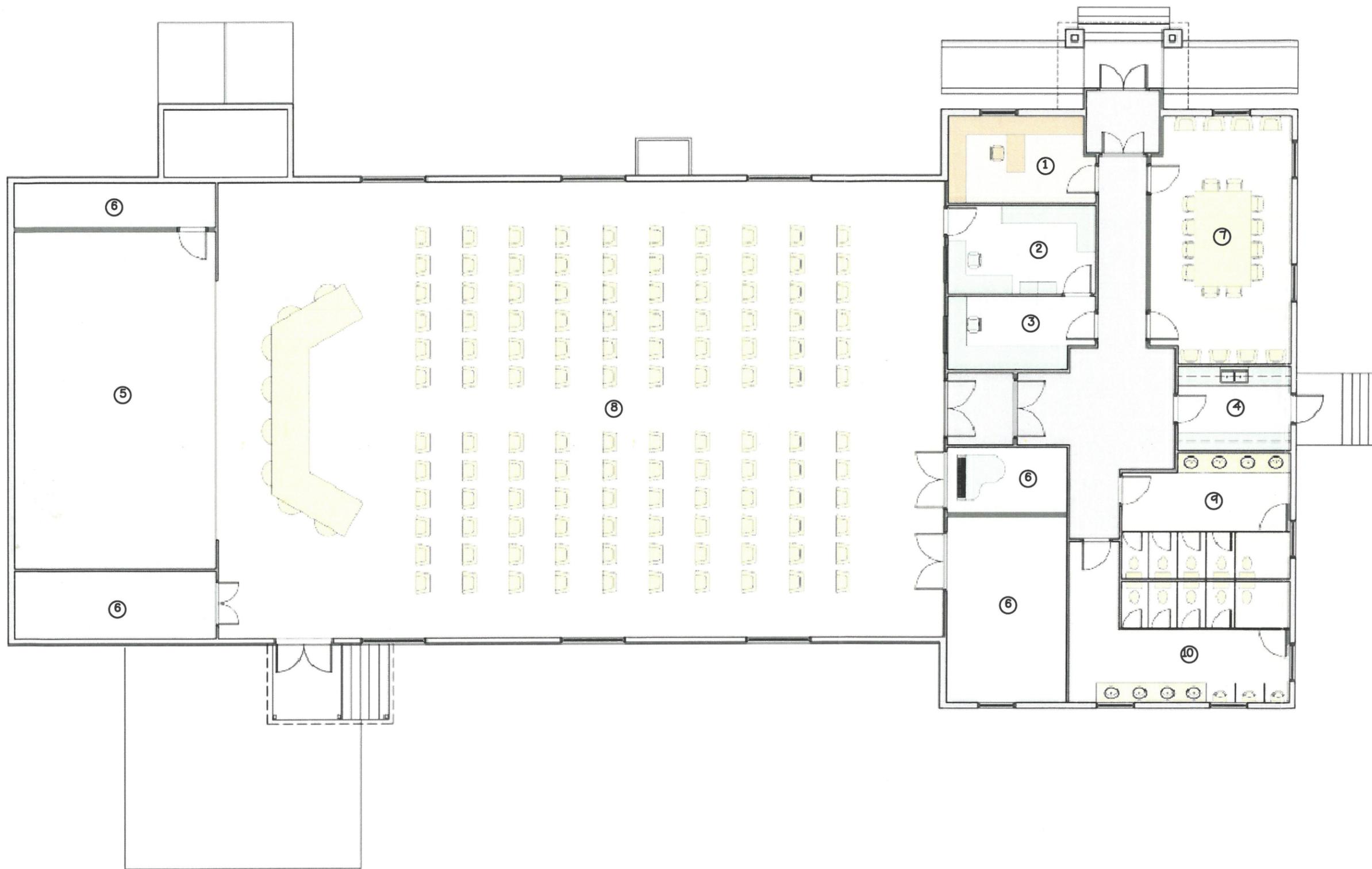


PORT ■ CITY
ARCHITECTURE

PROPOSED IMPROVEMENTS TO THE COMMUNITY CENTER

The Dunaway Community Center, as stated before, is outdated and needs to be improved. The center includes a decent auditorium but its need to be improved to fix appalling acoustics, bad ventilation and needs outdated A/V equipment. The center is also lacking support spaces including a Catering Kitchen, Adequate bathrooms and a Meeting/Community Room for Community Activities. The proposed Community Center renovation would correct the existing code violations and would create a first class community center. The renovation will provide the following:

- An enhanced side public entrance would become a more convenient, attractive main entrance.
- The proposed community center renovations would dedicate the upper level of the Dunaway Center for community functions and activities.
- Improved heating, ventilation and air conditioning for comfort and energy efficiency.
- New energy efficient windows to cut down on energy costs.
- Removal of the remaining code deficient aluminum electrical wiring.
- The auditorium would be enlarged to its original size before encroachments.
- New doorways would increase the public capacity of the auditorium from 164? to 250.
- The auditorium acoustics are appalling and need major improvements.
- Restrooms would be enlarged to meet state code and would be ADA accessible.
- A large meeting room, that can be divided into (2) separate rooms for multiple groups
- A small office for a Recreation Director would be provided.
- The public recently voted to reinstate the Recreation Director position whose office will be located in the center.
- Storage space would be increased.
- A small kitchenette would be provided for catered events.
- New public parking with ADA spots would be added along School Street in front of the school building for easy access.



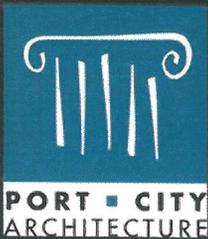
LEGEND

- ADMINISTRATION
- 1 RECREATION DEPARTMENT
- GENERAL
- 2 CONTROL
- 3 IT
- 4 WARMING KITCHEN
- 5 STAGE
- 6 STORAGE
- PUBLIC
- 7 COMMUNITY
- 8 AUDITORIUM
- 9 WOMEN'S BATH
- 10 MEN'S BATH
- CIRCULATION

DECEMBER 17, 2008



DUNAWAY COMMUNITY CENTER
PROPOSED COMMUNITY SPACE PLAN
OGUNQUIT, MAINE



OCEANQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Dunaway Community Center

Ogunquit Village School Building as Municipal Office Building



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

OGUNQUIT VILLAGE SCHOOL BUILDING AS A MUNICIPAL OFFICE BUILDING

The Ogunquit Village School is a Beautiful Historic building that is the heart of the Town of Ogunquit who has been neglected for several years and is in disrepair. Every year it is neglected, the cost to renovate increases. Renovating the school to be the new Ogunquit Town Hall, creates an anchor to the town while maintaining the historic school. The building will also incorporate easily accessible and visible entrances and include a historic room to keep the historic nature of the building. The proposed Ogunquit village School renovation would **additionally** provide the following:

- A new public entrance would be created along the side of the building facing toward the Police Station entrance. The courtyard would allow for direct access to the new municipal offices and Police Station from public parking on Cottage Street.
- The public reception window would be located directly inside the new entranceway to greet and facilitate visitors to the building.
- The Town Manager, Clerk, Treasurer and janitorial functions would be located on the 1st floor.
- The floor of the 1st floor will be raised to create bright, airy and inviting offices.
- Energy efficient windows will be provided.
- The Land Use functions would be located on the 2nd floor.
- One of the old classrooms would be restored as a historical room, complete with the old chalkboards, to provide a community space for folks to meet and socialize.
- New heating, ventilation, air conditioning and humidity control for comfort and energy efficiency.
- New energy efficient lights.
- The rear exterior stairway would be removed and replaced by an interior rear stairway and elevator.

- The front entranceway would be restored to its historical past by opening the ceiling to allow light from the round window to reach into the building and would be convenient for newly added parking along School Street.
- New landscaping that would provide for an attractive integrated municipal campus.
- Relocating the playground to the corner nearest Cottage Street and the church property.
- Removal of some unsightly telephone poles and replace with underground service.



LEGEND

- ADMINISTRATION
 - 1 TOWN MANAGER
 - 2 ASST. TOWN MANAGER
 - 3 TREASURER
 - 4 CLERK
 - 5 ASST. CLERK
 - 6 MULTIPLE OFFICES
- GENERAL
 - 9 ELEVATOR MACHINE ROOM
 - 10 RESTROOM (2 PRIVATE/2 F)
- STORAGE
 - 11 ADMIN. STORAGE
 - 12 CLOSET
- CIRCULATION

DECEMBER 19, 2008



OGUNQUIT VILLAGE SCHOOL
PROPOSED FIRST FLOOR PLAN
OGUNQUIT, MAINE



LEGEND

	ADMINISTRATION
1	PLAN ROOM
2	ADMIN
3	CODE ENFORCER
4	ASST. CODE ENFORCER
5	PLANNER
6	RECORDS SECRETARY A
7	ACCESSOR
8	CONFERENCE ROOM
GENERAL	
9	COPY/BREAK ROOM
10	COPIER
11	RESTROOM
PUBLIC	
12	HISTORIC
STORAGE	
13	CLOSET
CIRCULATION	

DECEMBER 19, 2008



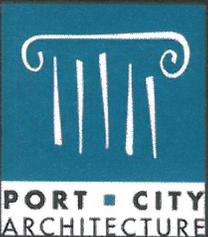
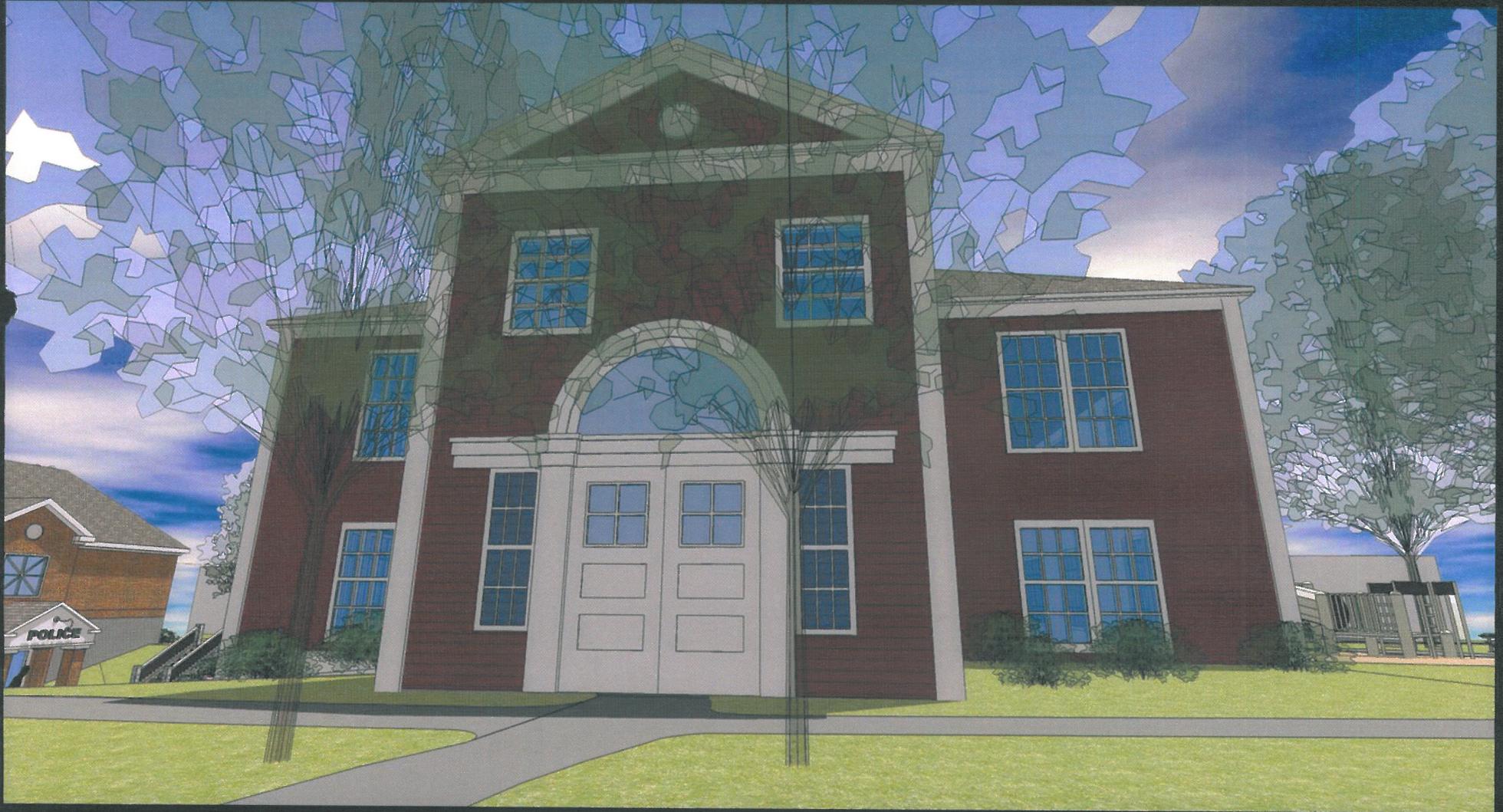
OGUNQUIT VILLAGE SCHOOL
PROPOSED SECOND FLOOR PLAN
OGUNQUIT, MAINE



OGUNQUIT
MAINE
Beautiful Places by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Ogunquit Village School



OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Ogunquit Village School

Municipal Campus Site Plan



Ogunquit
Municipal
Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



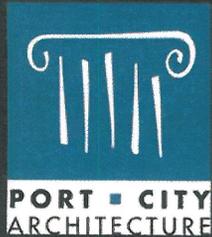
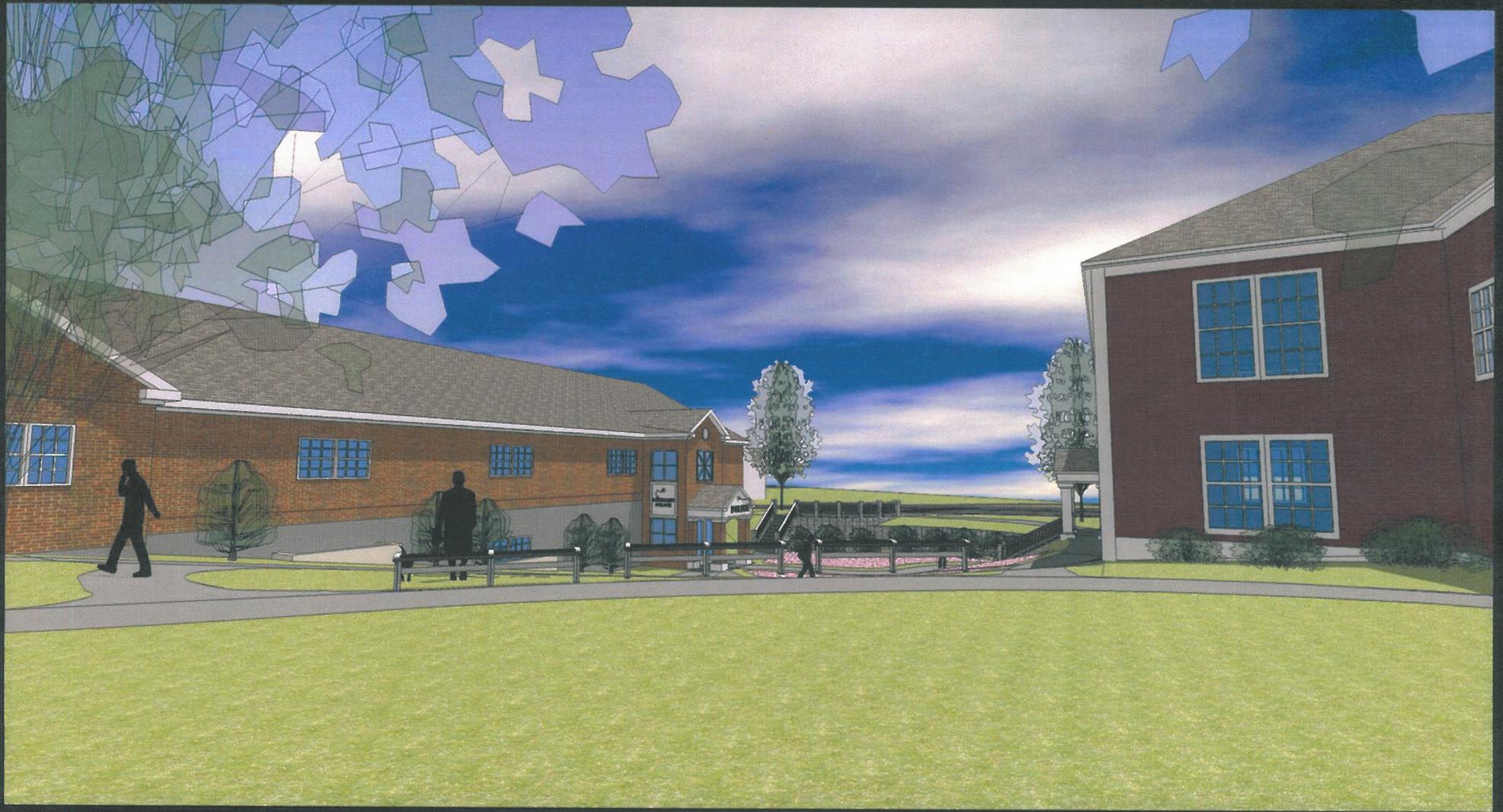
PORT ■ CITY
ARCHITECTURE



OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Campus Master Plan

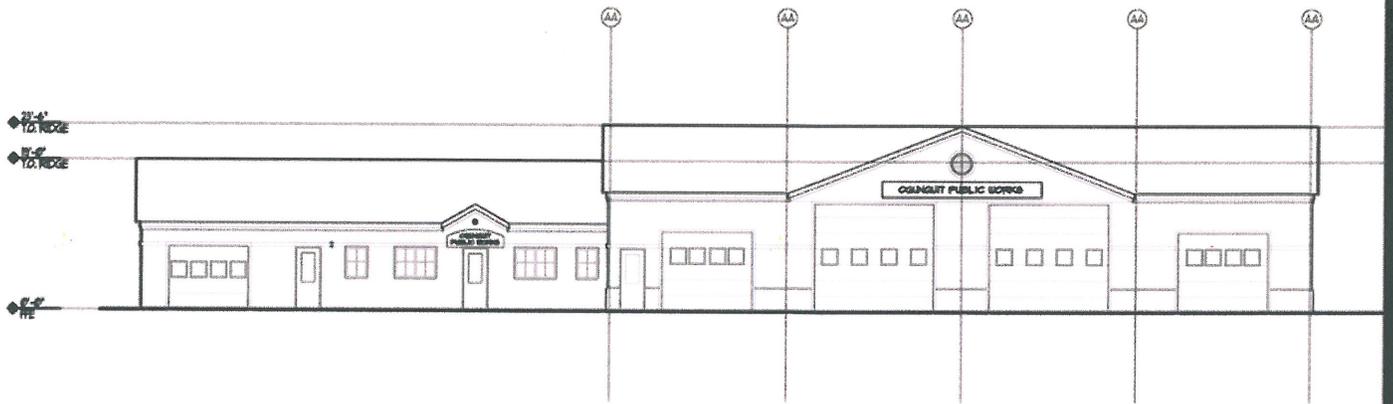


OCUNQUIT
MAINE
Beautiful Places by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958

Campus Master Plan

New Public Works Garage



Ogunquit, Maine

Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

NEW PUBLIC WORKS GARAGE

The Existing Public Works Garage is located in a cramped and unsafe facility. It does not provide enough space for all vehicles and town equipment. Also its construction is antiquated and does not meet code standards and needs major improvements. It is also located within a residential neighborhood and appears unsightly to its neighbors. By providing a new location and a new facility, these issues can be resolved and create a more efficient garage for the town of Ogunquit. The garage will provide:

- 7 Garage bays for all Public Works Vehicles and equipment. (2 Vehicles per bay) with roughly half being heated.
- Meet codes including floor trench drain with oil separator and exhaust removal.
- Director's office.
- Mechanic's office.
- Parts room.
- Woodshop.
- Day room (Meeting room)
- Adequate locker room.
- 2 Restrooms (Required by code)



LEGEND

- OFFICES
- 1 DIRECTOR'S OFFICE
- 2 SHIFT LEADER
- 3 MECHANIC'S OFFICE
- 4 MECHANICAL ROOM
- GENERAL
- 5 DAY ROOM
- 6 RESTROOM
- SHOPS
- 7 WOODSHOP
- 8 LARGE WORKSHOP
- 9 SMALL WORKSHOP
- STORAGE
- 10 PARTS STORAGE
- 11 COVERED STORAGE
- CIRCULATION

DECEMBER 17, 2008



OGUNQUIT MUNICIPAL GARAGES
PROPOSED FLOOR PLAN
OGUNQUIT, MAINE

Schedule



Ogunquit Municipal Offices

OGUNQUIT
MAINE
Beautiful Place by the Sea

ALLIED/COOK
CONSTRUCTION
Planners • Managers • Design/Builders
Building Excellence Since 1958



PORT ■ CITY
ARCHITECTURE

