



South Berwick, Maine
Town Offices



Experience: Introductions to our team



Port City Architecture
Andrew Hyland, AIA, LEED-AP
Licensed Architect
Principal in Charge



Port City Architecture
Lita Semrau, AIA, LEED-AP
Licensed Architect
Principal, Project Manager



Allied Engineering
Scott Rheault
Senior Mechanical Designer



Site Design Associates
Tom Saucier, PE, ASCE
Principal in Charge,
Civil and Site Engineering



Allied Engineering
Catherine A. Faucher, P.E., LEED™ AP
Principal in Charge of Electrical Engineering



Allied Engineering
William P. Faucher, P.E., LEED™ AP, RRC
Principal in Charge of Structural Engineering

We are Maine's Municipal Building Experts and Innovators

We specialize in providing excellent designs that reflect the unique character of your town built with durable no-maintenance materials at affordable construction costs and low operational costs

How do we do it:

- Work with each Municipality to determine the best solution for **THEIR** town
- Extremely efficient floor plans that utilize every square foot while accounting for future growth
- Simple proven building envelope design that provides high efficiency results and low operational costs
- Appropriate building systems for both renovations or new construction
- Quality durable materials that fit in with the architecture of the local Community

Experience: Funding Success

We are bringing the same Principals and staff responsible for these success.

Our Studies Get Built:

• Municipal Studies	49
• Municipal Projects Built	31
• Projects Pending Funding	6
• Projects Under Construction	5
• Projects in the Documents Phase	3
• Projects in Design Phase	3



Over 95% of our studies are approved by the voters of their communities

Experience: Recent Similar Projects

Town of Arundel, Maine

- Town Hall Study
- New Municipal Building



Town of Eliot, Maine

- Town Hall Renovation Study



City of Sanford, Maine

- City Hall Study
- City Hall Historic Renovation



Town of Ogunquit, Maine

- Campus Study and
- Phase I of Renovations



City of South Portland, Maine

- Town Hall Renovation



Town of Falmouth, Maine

- Town Hall Study
- Town Hall Renovations
- New Police Station



Experience: Recent Similar Projects

Town of York, Maine

- Town Hall Study
- Town Hall Renovation and Addition



City of Sanford, Maine

- Police Station Study
- New Police Station



Town of Kennebunkport

- Police Station Study
- Police Station Addition



City of Saco, Maine

- Fire Station Study
- New Fire Station



City of Waterville, Maine

- Police Station Study
- New Police Station



Town of Berwick, Maine

- Fire Station Study
- New Fire Station



Understanding Your Project: Should You Stay or Should You Go



Should You Stay or Should You Go?

Each town has different needs and emotions attached to their Town Hall. Port City Architecture’s process will allow you to determine what the best option is for your town.

This process consists of determining the physical and functional condition of the existing building, determining a sound renovation strategy, and providing an accurate cost of remediation to modernize the existing building into a 21st century facility. With this information, your town will be able to determine the best course for itself.



Understanding Your Project: **Early Incorporation of Important Design Concepts**

Public Space:

The architect designed the clerk office space with the citizen's comfort to conduct business in mind. With a side bar to fill out forms and documents, a wall rack for information brochure, and glass covered bulletin board for notices.



Office Spaces:

Today's office work environment needs to be flexible. For each of our clients, we identify every employee's type of work; collaborative public interactive or heads down, then design their office space accordingly. We make sure that departments who work closely together are adjacent to one another. We stay on top of the successes of the latest trends and help to implement them creatively and cost effectively.



Understanding Your Project: **Early Incorporation of Important Design Concepts**

Storage:

High density medical storage was used to reduce storage square footage



Town Meeting Room:

Movable dais provides flexibility for other functions



Way Finding:

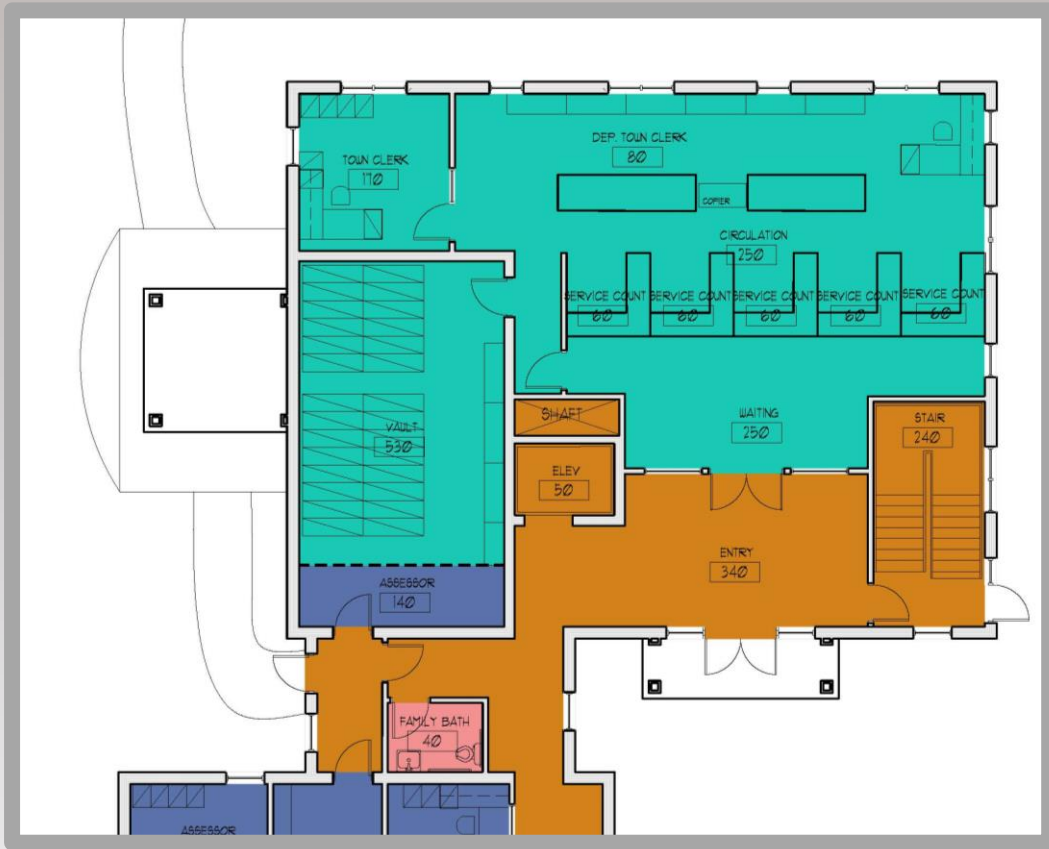
Provide clear and straight pathways to departments prioritizing the most popular departments. When not possible to do that, we integrate signage into the architecture.



Understanding Your Project: **Early Incorporation of Important Design Concepts**

Staff Security:

It is important that the staff feels secure while at work. Port City Architecture takes care to provide a safe environments including secure separate areas for each department and a second means of egress from public services areas.



Sustainable Design:

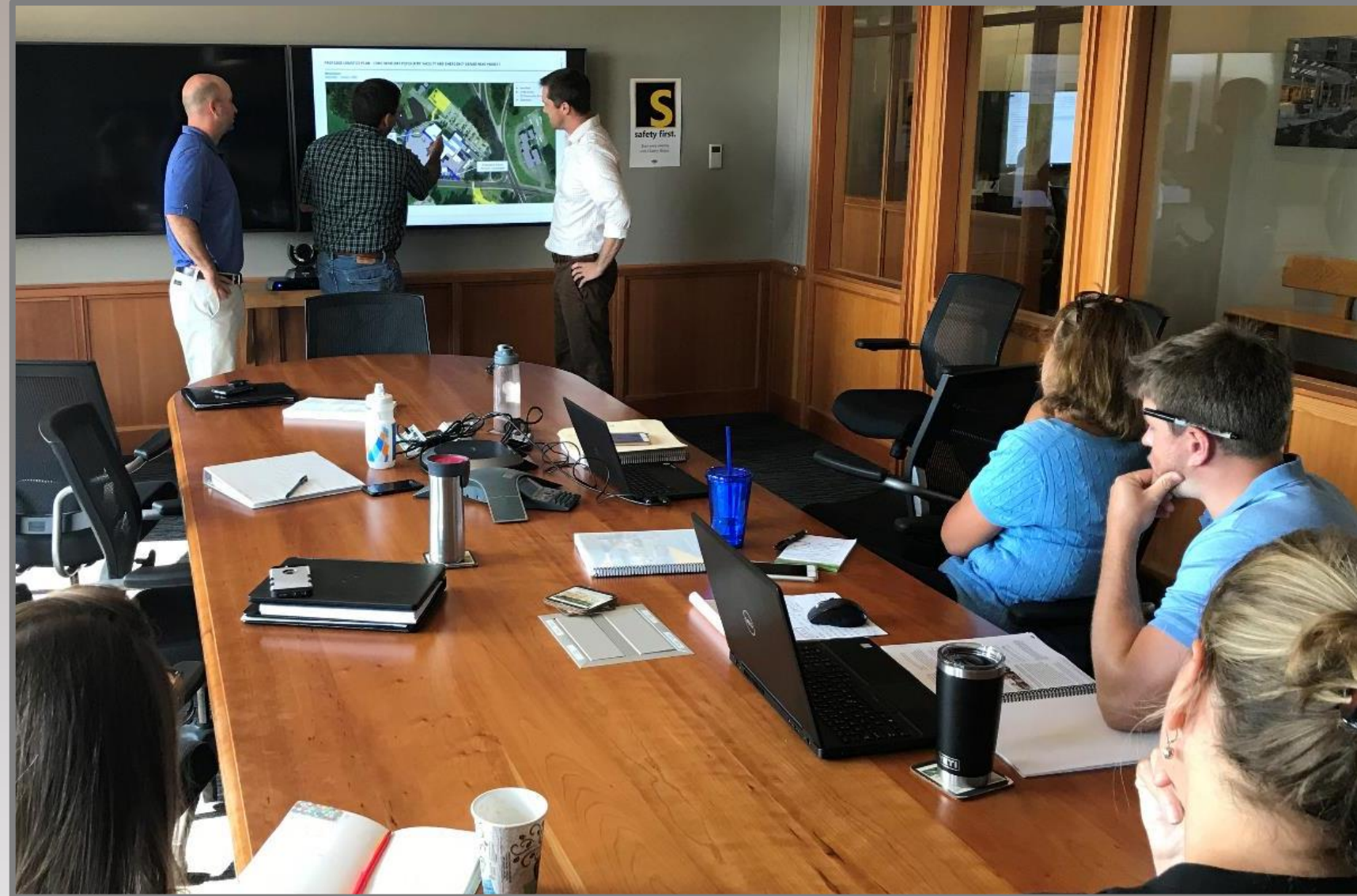
Every building by Port City Architecture was designed with sustainability in mind. Our buildings are always economical to heat, cool and maintain. We utilize closed cell spray foam at the exterior envelope to achieve a tight air barrier and high R-values. This method also eliminates potential mold and water infiltration in the wall cavities. Finish materials are selected for sustainability and healthy living environment.



Approach: Building Space Programming

Programming

- Identify operational procedures for all departments
- Verify required spaces with industry and PCA checklist
- Define all department's space needs
- Review HVAC Needs
- Review Technology Needs
- Transparent Process



Approach: Programming

Review and revise Previous Programming Document

- Review existing space program
- Interview the departments
- Define department's long term space needs
- Recommend additional spaces
- Provide a space needs program matrix
- Review Budget on a square footage format

		Original			Jan-19			Notes
		# of Rooms	Sq Ft	Total	# of Rooms	Sq Ft	Total	
Community Room								
	Entry	1	110	110	1	100	100	
	Bathrooms	2	210	420	2	150	300	
	Storage	1	372	372	4	100	400	
	Stage	1	400	400	1	0	0	desk; (6) chairs
	Seating	1	1,470	1,470	1	1,700	1,700	(112) chairs
Town Clerk / General Office								
	Service Counter	1	250	250	1	180	180	
	General Offices	1	440	440	1	300	300	(11) Files / (4) lateral; (3) desks
	Town Manager	1	180	180	1	170	170	(6) Files / (2) lateral; desk; (2) chairs
	Deputy Treasure	1	180	180	1	160	160	(6) Files / (2) lateral; desk; (2) chairs
	Storage	1	290	290	1	200	200	
	Copy				1	140	140	(9) Files / (4) Lateral; desk
	Clerk				1	150	150	(5) Files; (2) desks
	Vault	1	365	365	1	360	360	(14) Files; (9) shelves
Planning								
	Counter	1	170	170	1	180	180	
	Conference Room				1	120	120	For 4 People
	General Office	1	355	355	1	310	310	(12) Files; desk
	File				1	230	230	(17) Files
	Town Planner	1	175	175	1	160	160	(3) Files; desk; shelf; (2) chairs
	Code Enforcer	1	175	175	1	160	160	desk; shelf; (2) chairs
	Tax Accessor	1	180	180	1	160	160	desk; shelf; (2) chairs
	GSI Room	1	140	140	1	120	120	
	Parcel Elevator	1	20	20	1	20	20	
	Storage	1	1,070	1,070	1	1,000	1,000	165 sf on first floor w/ bulk located on second floor
Social Services								
	Office	1	185	185	1	170	170	(6) Files; (2)desks; (2)chairs
	Consultation room	1	150	150	1	165	165	desk; (6) chairs
	Bathroom w/ Shower	1	80	80	1	80	80	
Support Areas								
	Conference Room	1	270	270	1	250	250	For 14 People
	Break Room	1	185	185	1	155	155	For 6 People
	Bathrooms Staff	4	50	200	2	60	120	
	Bathroom Public	1	50	50	1	50	50	
Total				7,882			7,610	
Circulation, Mechanical & Similar				1,257			1,903	
Total per Plan				9,139			9,513	
Estimated Cost at \$253/ Sq Ft							2,406,663	

Approach: Existing Building Evaluation

Building Evaluation

- Functionality and Security
- Code Compliance
- Health and Safety
- Envelope and Structure
- Mechanical Systems review
- Electrical Systems Review



Approach: Existing Building Evaluation

BEFORE PHOTOS/EXISTING CONDITIONS

Case Study:

South Portland Schools Transportation Building

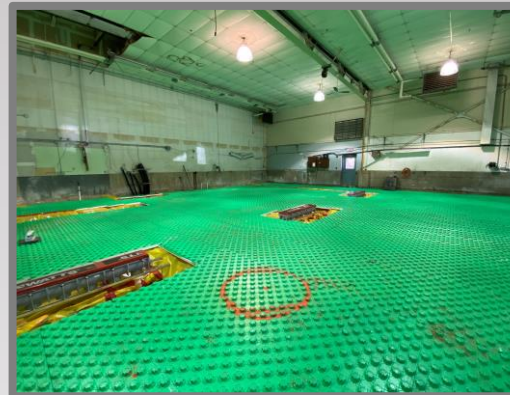
- Mechanical, Electrical & Plumbing Systems Review
- Fire Protection Systems Review
- Structural Systems Review
- Assess programming and systematic shortfalls
- Development of concept design recommendations for upgrades



Case Study: South Portland Schools Transportation Building

- Replaced aging Mechanical equipment
- Addressed HVAC system deficiencies with new ventilation systems and heat pumps
- Updated heating plant with high efficiency boilers, pumps and controls
- Determined overall existing Electrical capacity was sufficient, replaced aging distribution systems only
- Reinforced roof structure for Mechanical system upgrades
- Replaced slab in maintenance bays, failure due to concentrated loads

AFTER PHOTOS



Approach: Facility Conditions Assessment & Existing Building Cost Estimate

Analysis of Existing Building

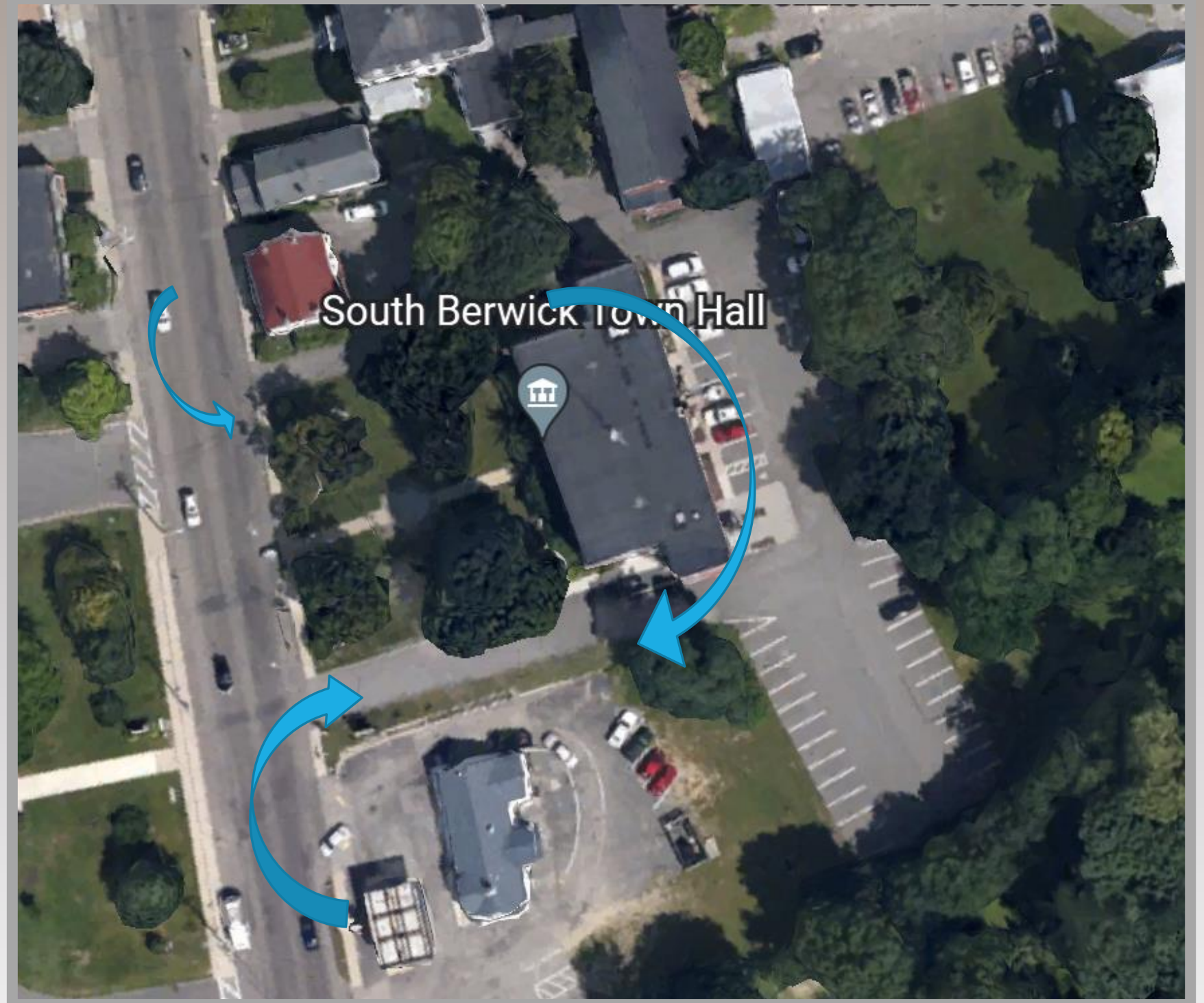
- Facility Condition Assessment: a thorough evaluation of the existing facility to provide a complete list of what is required to renovate the existing facility and meet current code requirements.
- Cost Estimate: a cost estimate will be provided for every item identified in the Facility Condition Assessment.



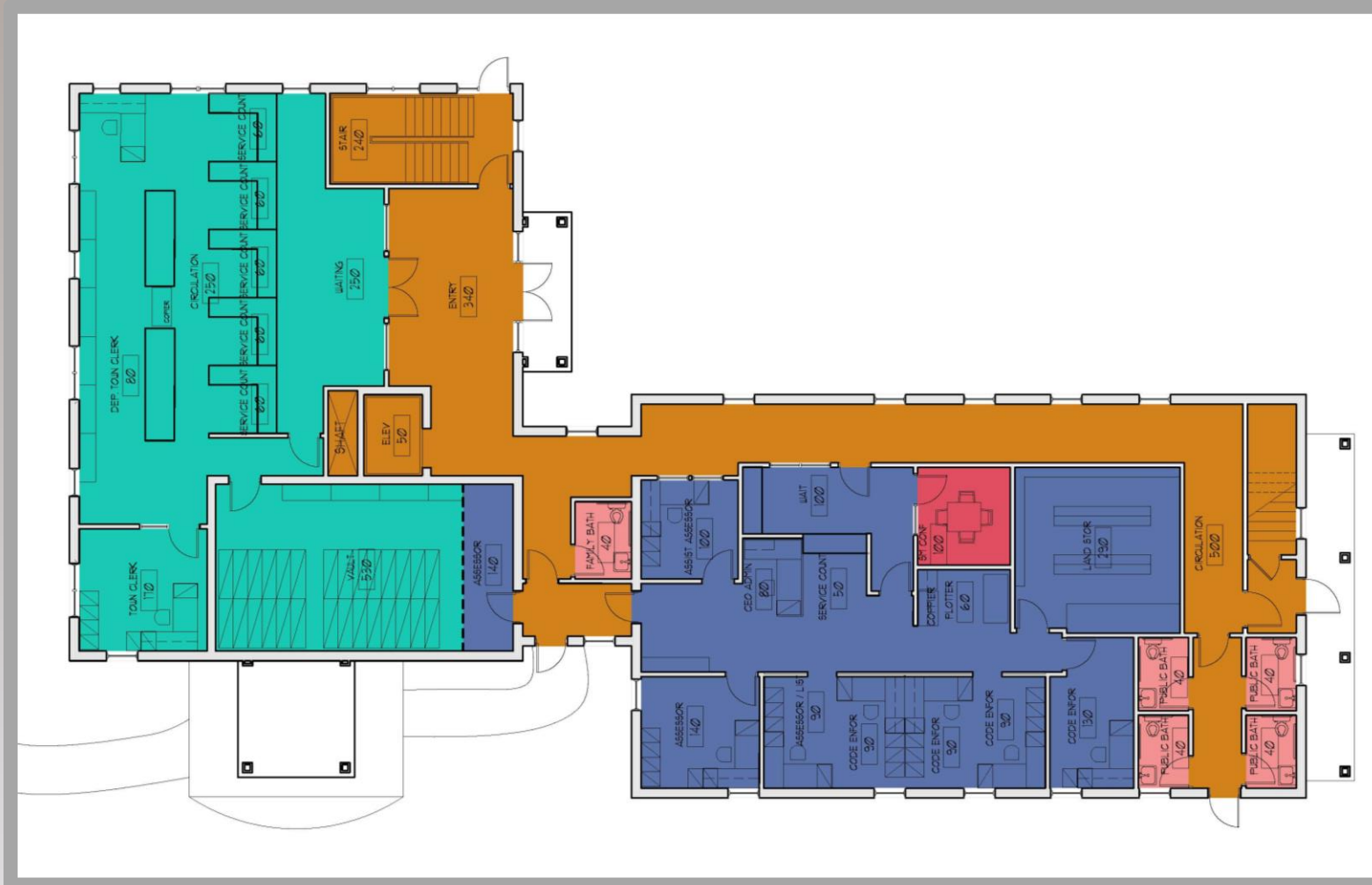
Approach: Existing Site Evaluation

Site

- Review the existing building's site possibilities
- Safe Circulation & Traffic
- Building Visibility
- Parking / Storage
- Other Features



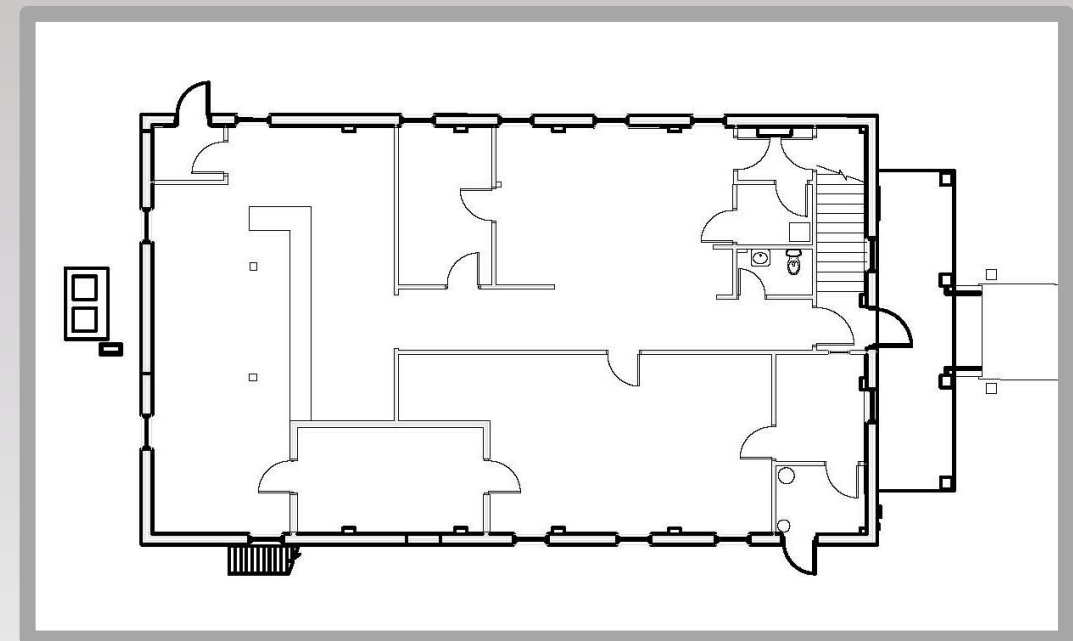
Approach: Conceptual Site and Building Design



York Town Hall renovation/addition

Building Design:

Our team works with the town to provide a functional and efficient facility floor plan. The plan is revised multiple times with the user culminating in a colored rendering with the best lay out for your station.



Approach: Comprehensive Project Budget

- Our team provides a comprehensive project budget utilizing an experienced fire station construction manager with recent real-world experience.
- We review all possible soft costs with the owner using our comprehensive list of potential equipment, fees, furnishings, and pre-development costs.
- We will provide a baseline cost of a new construction alternative on a different site.
- Our projects have been consistently on target with the actual costs of construction.

TOWN OF <i>Arundel</i> MAINE			
Town Hall Estimate Building Costs			
March 11, 2021			
Hard Cost			
Construction			
	Estimated Construction Cost	\$1,664,000	Estimate \$200 / sf for 8,320 sf (7,035 & 1,285)
	Site Work	\$628,790	
	Landscaping	\$43,000	
	Subtotal	\$2,335,790	
	10% Contingency	\$233,579	
	Total Hard Costs	\$2,569,369	
Soft Costs			
Site & DEP Permitting			
	Geo Tech	\$7,900	Estimate hours
	Permit Application	\$78,200	Estimated
	Application Fee	\$3,000	
	Subtotal Pre-Development Costs	\$89,100	
Design / Engineering			
	Architect & Engineering Fee	\$160,000	
	Site Program	\$6,500	
	Reimbursables	\$8,000	
	Furniture Specification	\$4,000	
	Blower Door Test	\$5,000	
	Special Inspections	\$9,000	Estimated Structural Engineer & SW Cole
	Subtotal Design / Engineering Fees	\$192,500	
Permit Fees			
	Building Permit	\$0	Fee & preparation
	State Fire Marshall Permit Fee	\$3,500	Estimated - CMP will verify when construction begins
	CMP Electrical Service Fee	\$25,000	
	Well Installation	\$0	
	Septic Field	\$0	
	Subtotal Permit Fees	\$28,500	
Systems			
	Security Cameras	\$5,000	Public bathroom only
	Key Pad Access	\$3,000	Meeting, SW & Front doors
	IT/Tele/ Data Systems	\$50,000	New Server & Phone - Town needs to verify
	Audio/Visual System	\$35,000	Town needs to verify
Project Contingency			
	Held by Owner 10%	\$815,880	Provided above when applicable
Total Soft Costs		\$3,385,249	
Project Total			

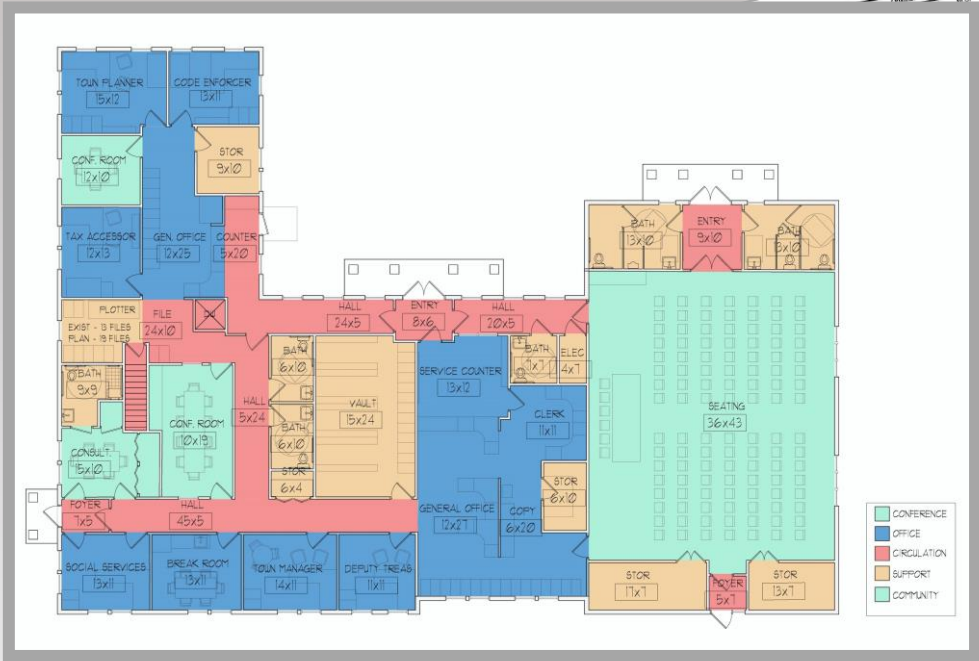
\$93,000	
\$9,300	
\$102,300	
\$50,000	
\$0	By Contractor
\$50,000	
\$5,000	
\$55,000	
\$150	
\$650	
\$800	
\$80	
\$880	
\$121,000	
\$32,000	
\$12,700	
\$1,400	
\$38,400	
\$40,000	Still exploring if Mobile is ADA
\$245,500	
\$24,550	
\$270,050	
\$2,500	
\$3,000	
\$0	Included in Construction costs
\$65,000	
\$0	
\$70,500	
\$7,050	
\$77,550	

Results: Deliverables



Deliverables:

- Rendered Floor Plans
- Conceptual Site plan and 3D model if necessary to illustrate the proposal
- Comprehensive Budget
- Comparison of Renovation verses New
- Written documentation of the Study Process & Building Narrative



Item	Qty	Unit	Total	Notes
1	100	Sq Ft	100	
2	100	Sq Ft	100	
3	100	Sq Ft	100	
4	100	Sq Ft	100	
5	100	Sq Ft	100	
6	100	Sq Ft	100	
7	100	Sq Ft	100	
8	100	Sq Ft	100	
9	100	Sq Ft	100	
10	100	Sq Ft	100	
11	100	Sq Ft	100	
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98	100	Sq Ft	100	
99	100	Sq Ft	100	
100	100	Sq Ft	100	

Engagement:

- Armed with the deliverables above we will attend a minimum of two public presentations to explain the project to the selectboard and the public at large.
- We will also provide the town with additional educational presentation materials to distribute or post in public areas.

Thank You: **Questions**

Best Design for South Berwick ↔ Best Quality ↔ Best Value



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