

Town of Kennebunkport Town Offices



A PROPOSED WEST ELEVATION (NORTH STREET)
SCALE: 1/8" = 1'-0"



B PROPOSED SOUTH ELEVATION (PARKING)
SCALE: 1/8" = 1'-0"

Process

Town Selected Project Team Through RFP

Town Established Building Committed Comprised of Staff, Selectboards Members and Public Members.

Completed Programming & Needs Assessment, Developed Alternative Layout Plan, Cost Assessment, Review Site Alternatives and Reviewed Existing Town Office.

Multiple Committee and Planning Meetings: 10/25/22, 11/30/22, 1/12/23, 2/8/23, 4/26/23, 6/15/23

Board & Public Role out of the New Town Office.

Locations Considered



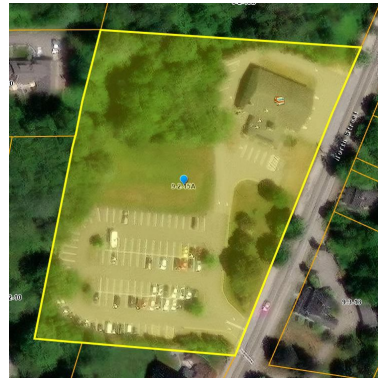
**Existing
Town
Office**



**63 Wilds
District
Road**



**North Street Site –
Preferred
Alternative**



32 North Street

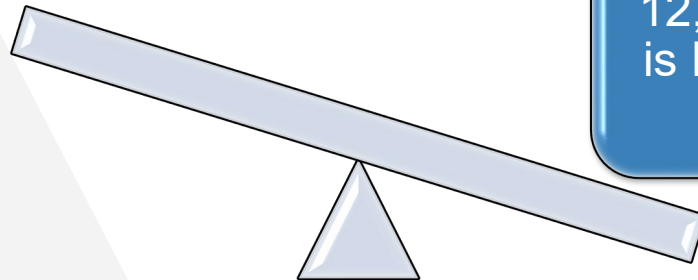
Programming and Needs

Current Town Office

3,723 s.f.
(Office) 5,730
s.f w/ Garage
Space

Needs from Programming Study

12,661 s.f.
is Needed



Project Costs

PROJECT NAME: Kennebunkport Town Office
 REVISED DATE: 7/3/2023
 PRELIMINARY OPINION OF CONSTRUCTION COSTS



	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Totals</u>	<u>Notes</u>
Site Construction	ls	1	\$1,650,510	\$1,650,510		Schematic Level - See attached.
Building Construction	sf	12,661	\$450	\$5,697,450		Est. Per Square Foot - 2024 Construction
FFE (Furnishings Fixtures, Equip.)	ls	0	\$400,000	\$0		IT, Furnishing, Equip. - Operations Budget
Subtotal - Project Costs					\$7,347,960	
Construction Contingency	ls	1	\$1,102,194	\$1,102,194	\$1,102,194	15% Allowance
Design, Permitting and Engineering	ls	1	\$0	\$0	\$0	Current Contract - Already Funded
Permit Fees	ls	1	\$10,000	\$10,000	\$10,000	Allowance - Assumes Town Fees Waived - Maine Fire Marshal Permit Needed, Traffic Study
Builders Risk Insurance	ls	1	\$7,000	\$7,000	\$7,000	Laurie will need to check with Town Insurance Carrier
Electrical Service Fees	ls	1	\$75,000	\$75,000	\$75,000	Allowance for Transformer and Power Extension
Impact Fees - Sewer	ls	4	\$3,500	\$14,000	\$0	\$3,500 flat charge per unit. 3 units for 20 employees plus 1 unit for the public. Town doesn't have to pay it.
KKWD Impact Construction	ls	1	\$5,000	\$5,000	\$5,000	KKWD - OAM spoke with Scott Minor on 5-9-23. Carry \$5,000
Management/Oversight	ls	1	\$250,000	\$250,000	\$250,000	Allowance - Town Oversight, Engineering, Materials Testing, Architectural Support
Total Project Cost					\$8,797,154	Total

Cost Reduction Options

Town Hall Construction Cost	\$	8,800,000
Sale of 6 Elm Street	\$	(1,000,000)
Use of Reserves	\$	(800,000)
Fundraising	\$	(500,000)
Additional Property Sales	\$	(700,000)
Bonds needed for project	\$	5,800,000

Potential Impact on Mil Rate

Bond Amount	Average Annual Payment	Tax Impact	\$ Impact Per \$100,000 value	\$ Impact Per \$500,000 value
\$8.8 million bond - 20 years	\$ 605,000	\$ 0.17	\$ 17.23	\$ 86.15
\$7.0 million bond - 20 years	\$ 497,000	\$ 0.14	\$ 14.15	\$ 70.77
\$5.8 million bond - 20 years	\$ 385,000	\$ 0.11	\$ 10.96	\$ 54.82

Debt Retirements FY26-FY29

Year	Project	Principal	Interest
2026	Wastewater	\$ 33,590.27	\$ 1,604.23
2027	Police	\$ 42,254.17	\$ 2,936.86
2027	Radio Tower	\$ 200,000.00	\$ 19,380.06
2028	Recreation	\$ 45,000.00	\$ 5,801.40
2029	Seawall	\$ 105,000.00	\$ 26,270.83
	Total:	\$ 425,844.44	\$ 55,993.39
	Grand Total		\$ 481,837.83

Next Steps

- August 24, 2023 Board of Selectmen Meeting
Board votes on potential ballot items
- September – November 2023
Ongoing Public hearings and awareness sessions for
November Ballot questions
- November 7, 2023
Voting Day

Proposed Timeframe

IF Referendum: November 2023

Permitting and Building Design: October 2023 – May 2024.

**Bidding Project (Design-Bid-Build Procurement)
June – July 2024**

Project Construction: August 2024 – December, 2025