



Kennebunkport
M A I N E

Parks & Recreation Capital Budget FY18

Parks & Recreation Office and Program Space



- 30 year old portable classroom on school property
- Not designed or built for permanent use
- K'Port Parks & Recreation moved in 2002 w/o a formal agreement or lease; our plan was to use roughly 14 x 20 for office and remaining 25 x 20 for programs
- Current exterior condition: drainage problems have been caused by the recent school renovations, the screens at the base have been forced out by the failure of the substructure (pillars set on asphalt), windows and insulation are poor by current standards
- Roof shingles need replacement

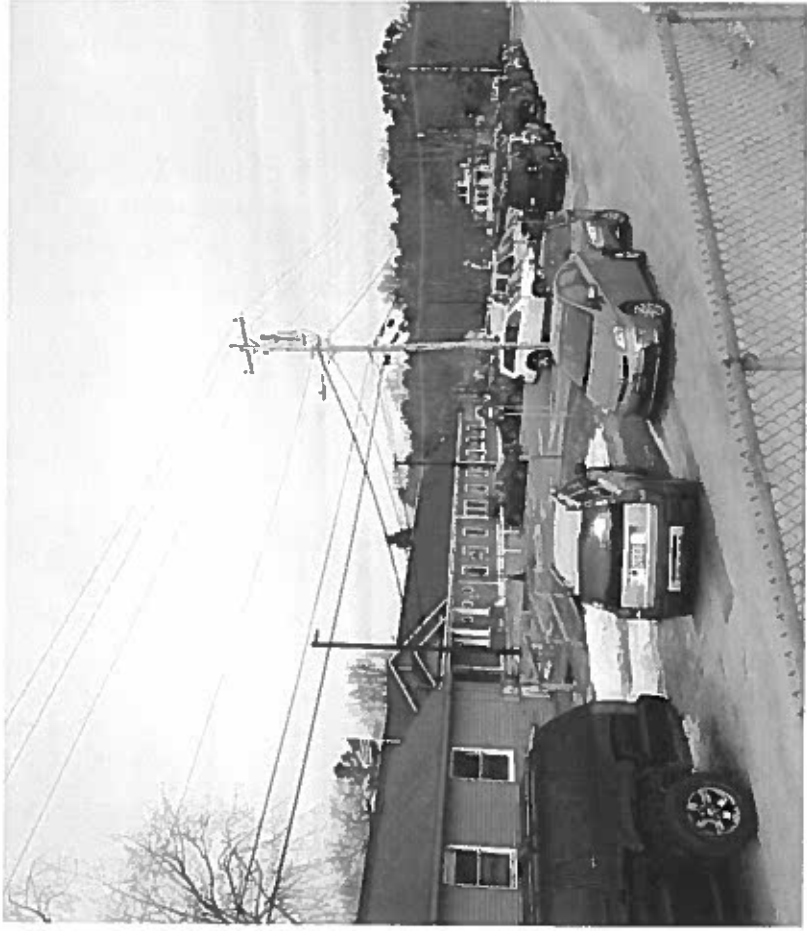
Common Area used for storage



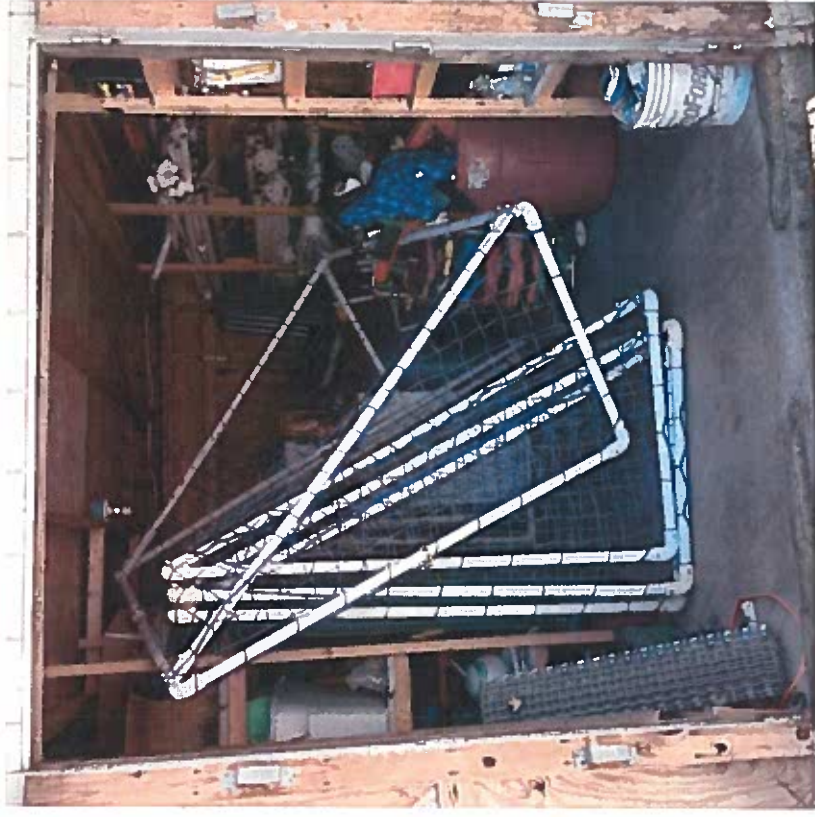
Office space used for school vacation activity



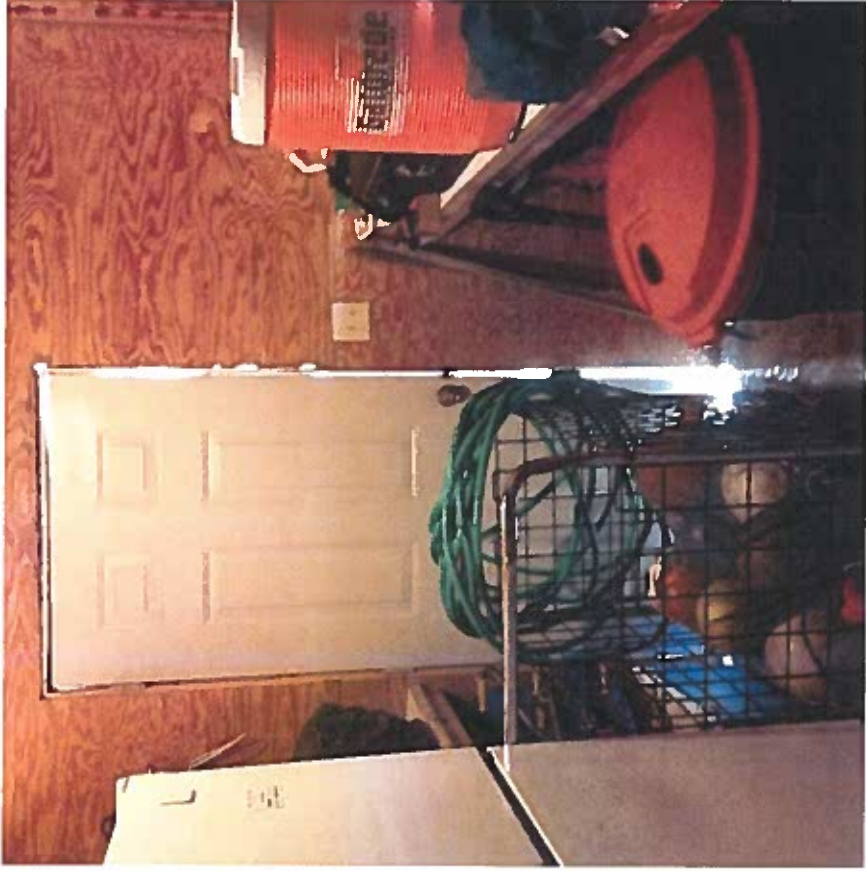
Limited Parking for programs/events



Cold Storage/Concessions Building—16 x 20



Concession and Storage Shed



Planning for the Future

Since moving into the building

- Mold remediation, floor insulation and vapor barrier
- Paint interior and exterior
- Carpeting
- Heat switched from electric to propane
- Some new pressure treated posts underneath to support the building
- We lost all storage space (roughly 10 x 10) within the school building

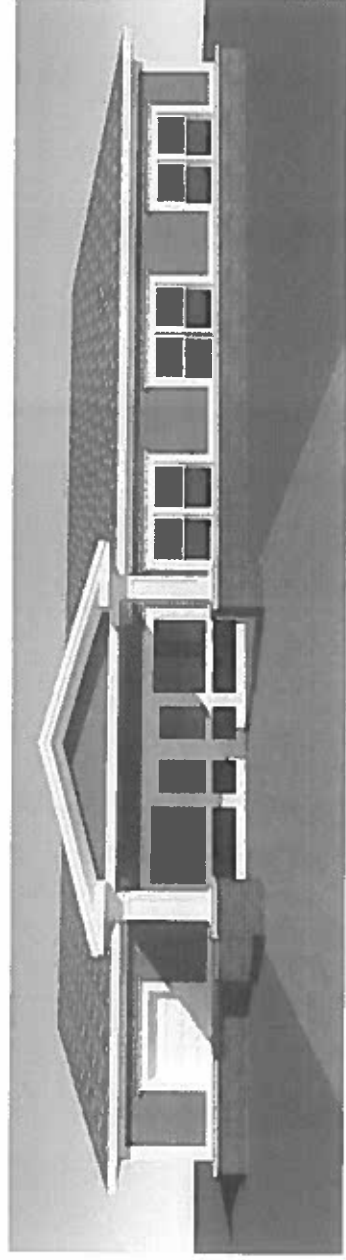
What you won't see in our current space

- Adequate storage for our recreation supplies and equipment
- Rest rooms or running water
- Separate office space to allow privacy if needed
- Though we have internet through the school, several websites that our department would use (such as Facebook and even Michael's Crafts) are blocked by the school's firewall

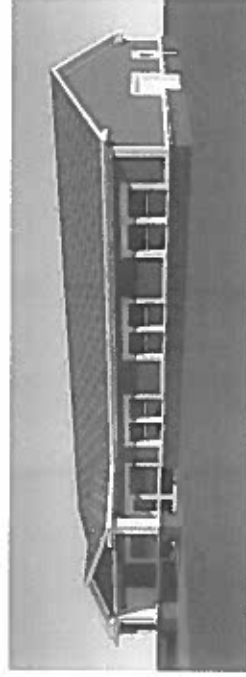
How we got to our current proposal

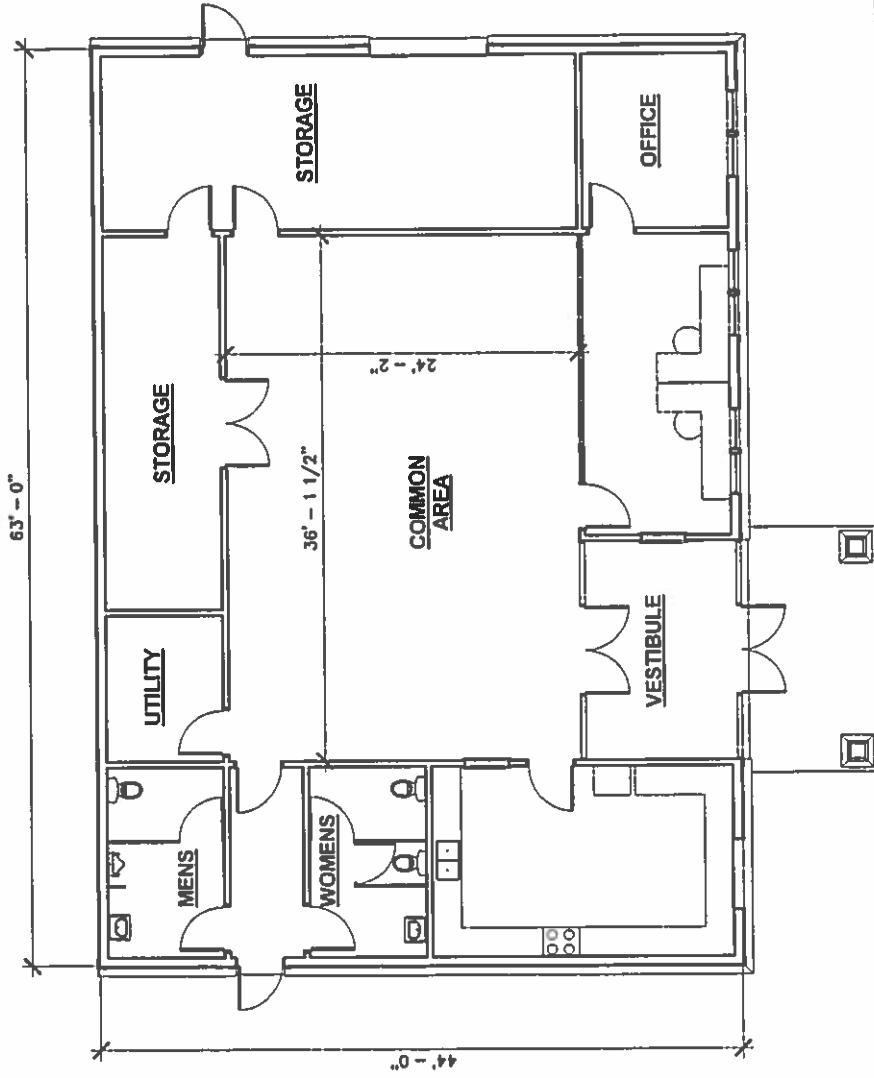
- In March of last year, we formed a Committee: Carol Cook, Laurie Smith, Werner Gilliam, Jim McMann (community representative/parent), and Dan Pratt (architect from Wright-Pierce)
- Compared costs to move existing building to Parson's Field for renovation with new construction (renovation was roughly 70% of the cost new for just over half the space of new)
- Develop multiple renditions of the floor plan to satisfactorily meet the needs of the department and the community without being excessive

Future Parks and Recreation Building



GABLE ROOF OPTION

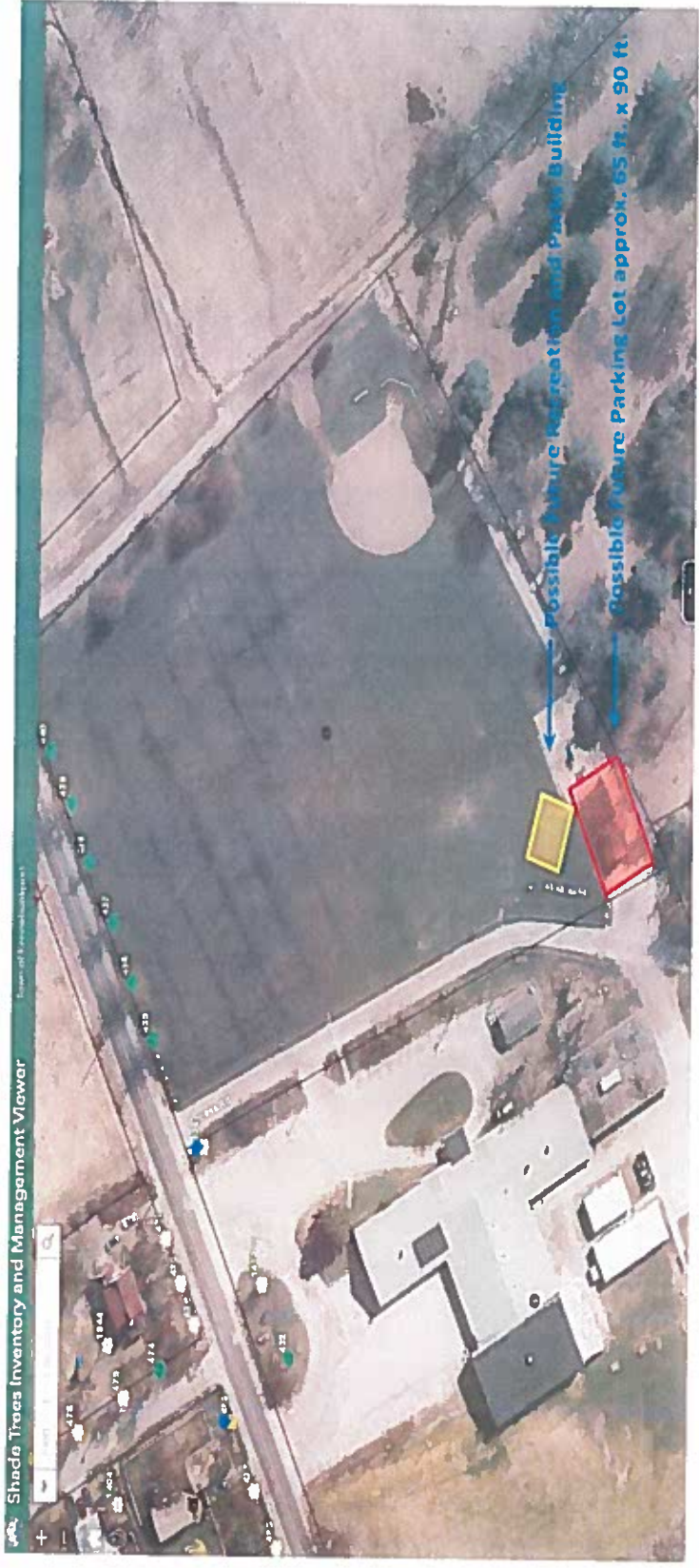




**KENNEBUNKPORT
PARKS AND RECREATION OFFICE**

FLOOR PLAN
SCALE: 1/8" = 1'-0"

Future Parks and Recreation Building Site



Construction Costs

- 2012 Average Commercial construction costs in New England for Typical Office space was \$217 per square ft
- 2016 Average Construction Costs for Maine Residential Construction \$220 a square ft for a 2,800 sq ft home
- Typical that Commercial Costs can be on average 25% Higher than Residential Construction due to stricter code requirements, related to items such as accessibility and fire safety. Commercial finishes are also quite a bit different due to the need for higher durability factors.
- Typical Commercial Kitchen Costs, must include items related to Fire suppression, grease traps, etc.
- Restrooms available for public use requires more durable finishes, fixtures, ADA requirements, additional plumbing requirements such as floor drains.

Project Construction Costs

- Construction Cost Estimates (Building Only) \$476,000
- Construction Cost Estimates including Building Site Work, Utilities, Contingency \$635,000
- Cost per square for Estimating Purposes \$232