



City of Biddeford

JFK-Re-Use

January 22, 2025 at 5:30 PM
City Hall Council Chambers & Zoom

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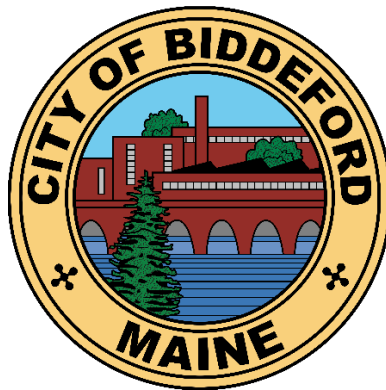
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1. Pledge of Allegiance
2. Approval of Minutes
3. New Business
 - 3.a Review of Draft Final Report
4. Old Business
5. Adjourn

**AD HOC JOHN F KENNEDY SCHOOL BUILDING
RE-USE COMMITTEE**



January 2025

Committee Members:
Councilor Marc Lessard, Chair
Councilor Norm Belanger
Paulette Bonneau
Rebecca Henry
Carolyn Schmidtke
Max Zakian

Executive Summary

To be written after the final document is approved.

Introduction

On November 7, 2023, Biddeford residents voted to support the consolidation of the elementary schools. One of the outcomes of that vote, the John F. Kennedy Elementary School would no longer be actively needed by the Biddeford School Department at the completion of the construction. Pursuant to State Law, the building and land is returned to the City. The expected date for the building to be turned back to the City is no later than September of 2025. However, delays in the construction of the project appears that the date may be moved back.

In April of 2024, the Biddeford City Council voted to create an ad hoc committee. As an advisory committee to the City Council, it was tasked with making “a recommendation to Council for either re-use or disposition of the property.”

It should be noted that all costs used in this report are merely estimates and not prepared professionally. They were generated in the spring in 2024 and have not been updated. Depending on the sources, it is projected that building construction costs have increased between 2.5% to 3.0% in Maine since that date. The costs were prepared to merely give an approximation of the impact of the various alternatives.

Property History

The JFK School was constructed in 1965 on an 11.67 acre site. Located at 64 West ST, the property has frontage on both West and Hill Streets. The gross square footage of the building is 44,083. It served the grades K, 1 and 2.

The facility is a full use school with an active use by the community when there is availability. In addition, approximately 1.9 acres of the site is exclusively used by Biddeford Little League diamond. An additional 1.7 acres of the site is used for parking and respective vehicle movement to support the field. The majority, if not all of the improvements that exists on the site were funded by private sources for the benefit of Little League.

During the winter months, the parking that is closest to the Little League field is used for alternative parking during snow parking bans.

Along West Street and in the immediate area of the school itself is 85 parking spaces. These spaces are widely used during off school hours to support activities that take place at the three adjacent recreational areas, namely St. Louis Fields I & II as well as Waterhouse Field.

Explored Opportunities

The Committee members explored all of the known needs of the City that could be addressed by the site. Recognizing the financial limitations of the City, it also took into consideration the other significant capital needs that could not be addressed by the location.

In no particular order, these included:

- Addressing the needs of the Police department for updated and/or new station.
- The capital needs of the J. Richard Martin Community Center have been identified for nearly a decade. There has been no definitive plan to address the needs, resulting in very short-term decisions being made by the community.
- The identified need for an Eastern Fire/EMS substation.
- The next phase of work that needs to be done at City Hall.
- The existing recreation offerings are limited by both the building they are housed in as well as the outdoor space. Most of the recreational space is dated and lack investment. There has been no significant investment for decades.
- Sewer infrastructure, which has been paid for, in part by general fund property taxes, is facing multimillion dollar investment requirements.
- Federally mandated CSO (combined sewer overflow) has been identified as need in excess of \$50,000,000 over the next ten to fifteen years.
- Investment in parking in the downtown will continue to be needed and an issue of discussion.

The main focus of the members was in two primary areas: housing and recreation. The two choices have a significant difference. The land for housing is generally deeded (or very long-term lease) to another entity outside of the municipality. While the land for recreational facilities remains in the City's name.

The City does not actively run any housing programs. The official housing agency of the City is the Biddeford Housing Authority (BHA). BHA is a quasi-municipal organization with indirect ties back to the City. The City also has partnered with other entities to meet housing needs as well.

There was also much discussion about trying to address both needs on the site as well.

Types of Housing Needs

The primary concern of the Committee members was affordable housing. At the beginning of the process, there was only one publicly announced affordable housing project (BHA's Adam St). At the time of this report, the City has at some level, endorsed five different affordable housing projects, of which one was recently awarded Maine State Housing Authority (MSHA) funding. The following chart identifies those projects.

DEVELOPER	STATUS	TYPE	UNITS	1BR	2BR	3BR	4BR
AVESTA	City Approved	Senior	46	46			
WDC BARRA 1	City/MSHA Approved	Family	40	20	12	8	
WDC BARRA 2	City Approved	Senior	36	36			
WDC PEARL1	In PB Process	Senior	45	45			
WDC PEARL 2	In PB Process	Senior	45	45			
BATEMAN PTRS	In SRCC Process	'Workforce'	60				
BHA ADAMS	Under Construction		39	13	17	8	1

In addition, BHA has recently been awarded by the State of Maine the former Courthouse on Adams St for the purpose of providing additional affordable housing consistent with their mission.

There was also interest in addressing the housing challenges for both school and municipal employees. The increased cost of housing within the community is impacting recruitment of many of the public safety employees and especially new teachers. The statewide and national shortages for candidates allows the desirable candidates to select communities to work for not only based on the compensation plans but also the cost of housing. Biddeford housing costs have risen dramatically over the last five years, far out pacing most regions in Maine.

Increasing housing inventory at all market levels is generally accepted as one of the tools to assist affordable housing. Blending projects that also include a mixer of housing is seen as a desirable housing strategy.

Recreational Alternatives

There is a range of recreational alternatives that were considered by the committee. These included in no particular order:

- Moving the entire recreational headquarters from the J. Richard Martin Center (aka Community Center) to the JFK site. This would include all of the space that is 'rented' by community/civic groups that are not under the direct operations of the Recreation Department.
- Moving only the actual recreational operations to the JFK site. The community/civic space would remain at the community center space. Their future would be determined when the community center future is determined.
- Create outside recreational space, including the potential for:
 - Destination playground
 - Splash pad
 - Skate park
 - Pickleball courts
 - Outdoor ice facility i.e. Kennebunk's sheet

- One item that was discussed with some enthusiasm is the ability to bring some sort of day care for municipal and school employees as a recruitment tool (with any slots not utilized to be available for the Biddeford families) within any indoor recreational facility that might be created on the space.

Future of Little League Use of Site

Biddeford Little League currently uses approximately 1.9 acres of the site. This represents 17% of the total land area. Nearly all of the improvements to the site have been made through private donations by the Little League. In addition, another 1.35 acres is used as shared parking and driveway off from Hill Street that connects to the parking at the School. Besides serving as the primary parking for the Little League, it is used by the public to access the school playground outside of school hours and as a location for winter parking during snow bans.

The committee explored opening up this land for other use during its deliberation. That discussion would explore improvements to ballfield at the Middle School (located 1/3 mile southernly on West St.). The rough estimate for the relocation was \$400,000 to \$500,000 range. This cost was not formally explored and should not be considered to be grounded in detailed estimate.

During the committee meeting on August 28, 2024, the members expressed a strong preference to not relocate the Little League. The committee is not recommending that option.

Importance of Parking

Three of Biddeford's most used and well-kept recreational space is in very close proximity to the JFK site. St. Louis Fields I & II as well as Waterhouse Field are arguably dependent on parking at the JFK site. The site currently has 85 +/- formal parking spots. During any major activity on these sites, including when La Kermesse holds its annual festival, the parking spots are utilized. The committee is recommending that any redevelopment of the site strongly continues the shared parking. Failure to do so would push parking further into the neighborhoods within the area.

Combining the Two Major Choices

It is predictable that combining some of both desires is also an alternative. Finding solutions to the demands on government when resources are finite will often result in good people compromising. Taking achievable bites of the collective challenges is politically acceptable, rewarding and the path of least resistance.

Isolating complicated issues to immediacy of the challenge placed before a group can often lead to 'inside the box' solutions. Without the ability to go outside the scope of the committee's work, the potentials presented within the report are framed by the limitations.

To illustrate, two such identified needs within the report (daycare and employee housing) are identified as potentials for the JFK reuse. If the members had knowledge that the Mayor and City Council had tangible plans to address these issues in other locations, those considerations may not have appeared within the report.

Notwithstanding the above-mentioned dialogue, the committee members did receive some concepts from Leah Schaffer, a civilly active community member and architect by profession to demonstrate how the site could be used two address both needs. Those concepts are included within the Appendix.

The Details of Alternatives

- **Existing JFK Building:** the existing 1965 building consists of 43,659 square feet. Typical of schools constructed in that era, it has a two-story wing (approximately 30,500 square feet) dedicated to standard classrooms. The balance of the building is primarily an elementary size gymnasium, kitchen facilities and administrative space.
- **Acreage:** the total acreage of the site is 11.67 acres, including the land that is used by Biddeford Little League
- **Estimated cost to demo the building:** there are known asbestos and oil tank removal that is necessary within the building that needs to be addressed. The early 2024 estimate for that work was \$100,000. The actual demolition was estimated at that time to be another \$100,000 on the low end to upwards of \$250,000.
 - **Conversion to housing:** With a zone change, the entire site¹ could support an estimated 70 to 100 apartments/condominium type units. Time frame once a decision was made to use the site for this purpose could be between 18 to 36 months depending on when the business deal with the private entity is finalized.
 - **Units within JFK building envelope:** based on average unit size of 800 sq. ft. it is estimated to be 30 to 40 units.
 - **Affordable housing opportunities:** It is nearly impossible to construct affordable housing in Maine (meaning where eligible the units would serve 60% to 80% of the AMI Average Median Income) without the awarding of tax credits for MSHA.
 - **MSHA Tax Credits:** If MSHA tax credits are necessary to create affordable housing units, the first potential application would be in the fall of 2025. However, that would seem highly unlikely. Even if possible, it would compete against the other projects (listed earlier) already in the pipeline. It is more practical that the project would not be available until fall of 2026 round of funding, putting any construction off to the spring of 2027 at the earliest.

¹ When 'entire site' is used, it means the entire 11.67 acreage.

- *Employee housing:* At this time, there are no known state or federal programs to support employee housing for public employees. The time frame for construction would be similar to above. The challenge is to find the funding in order to have the new units constructed.
 - *Recreational Uses:* the potential uses for the site are in two distinct categories; outside facilities and indoor facilities
 - *Indoor space:*
 - *Moving all Community Center operations to JFK:* Moving all current uses of the Community Center to a new facility at JFK which is estimated to be 45,000 sq ft. The estimated cost for a new facility of this size, based on \$325 to \$375 per sq ft cost is in the range of \$14,625,000 to \$16,875,000.
 - *Moving only the recreational space to JFK:* This would reduce the size of the building between 5,000 sq ft to 10,000 sq ft by leaving those community/civic groups that ‘rent’ space at the community center. An alternative would be to create sharable space in the new building that would be used by the groups without their own private space. Using the same cost range above, the estimated cost would be:

<i>Building Size</i>	<i>@ \$325 per sq ft</i>	<i>@\$375 per sq ft</i>
<i>35,000 sq ft building</i>	\$11,375,00	\$13,125,000
<i>40,000 sq ft building</i>	\$13,000,000	\$15,000,000

- *Outdoor space:* the following is a list of potential outside recreational opportunities on the site that could be considered.
 - *Splash pad:* a basic splash pad would cost around \$200,000. A somewhat upgraded pad could cost upwards of \$450,000. Splash pads can be designed and built with expansion opportunities.
 - *Destination playground:* depending on the scope and design, the cost can run in the \$250,000 to \$450,000 range.
 - *Pickleball courts:* On the low end, it could cost in the \$15,000 range to construct a pickleball court. On the high end, it could run in the \$50,000 range
 - *Skate park:* the report includes a cost estimate to build a replacement skate park at this location. A decision on whether this location was the correct one was not made. It simply is included for benefit of the Council in the event this might be a good location to replace the one that was decommissioned in Rotary Park. On the lower end of the scale, one could be done for \$100,000. On the

upper end of the scale, it can exceed \$500,000 and potentially reach over \$1,000,000.

- *Cost of outside ice rink:* the size of the rink will drive the cost. Technology has progressed where synthetic ice is also an option. This issue was not discussed by the committee but presented in the report as information only. Annual operation costs would also need to be evaluated. The capital investment could range in the \$250,000 to \$1,000,000 range depending on size and where the ice was real or synthetic.
- J. Richard Martin Community Center Information: Appendix A includes the report issued in March 2020 of the Ad Hoc Committee that evaluated the existing facility.
 - *Building:* The 1988 public school has been used as a community center and home to the recreation department since 1993. The gymnasium was added in the 1930's. It is approximately 43,000 sq ft. Little capital has been invested into the facility that was not either mandated (ADA) or necessary because of repairs or failure.
 - *Known capital needs:* Based on 2019 numbers, the report identified \$1,677,750 of 'immediate needs' to continue to use the building as is.
 - *Enhancements and improvements:* there has not been a comprehensive analysis of the costs to do a true upgrade to the facility in order to convert the space for effective use by the recreation department for the next 25 to 40 years. It is expected that it would be multi-million capital project.
 - *Land:* the total land area is 1.75 acres,
 - *Current uses of the building:*
 - Recreation Department Offices and Programs- including after school and summer camp programs
 - Biddeford Adult Education classes
 - Meals on Wheels for York County- distribution center
 - St. Louis Alumni office
 - LaKermesse Office
 - Biddeford Cultural and Heritage Center Office and artifacts preservation
 - 50+ Club / Ross Center
 - Alcoholics Anonymous
 - Girls Scouts
 - TOPS of Maine
 - BHS Project Graduation
 - SMAA lunch through Meals on Wheels – free lunch
 - Biddeford Youth Football
 - Biddeford High School
 - TDK basketball
 - Port Sports Volleyball
 - Firecracker basketball
 - Biddeford Youth Cheering

- Altrusa
- *Alternatives:* Based on the same 800 sq ft per unit size, 65 to 70 residential units could be built in the community center, using the only the daylight basement portion of the building, leaving the gymnasium and other space for other uses. Additional units could be constructed if those spaces were included in the redevelopment.

Other Thoughts

Harold Samuel, who founded Land Securities in 1944, is one of the most unrecognized, yet often quoted real estate professionals. “Location, location, location” is often spoken when a person is articulating the perceived value of land. The two primary choices that have emerged through the process (recreational center and housing) are impacted differently by location.

It is understandable that the City Council will need to consider the ongoing operational cost impacts of the recommendations made. The Committee did not do that work. It is recognized that housing is predominately a private sector activity. The location seldom has direct impacts on the operations.

On the other hand, recreational operations are an ongoing operation of the City. Decisions about where facilities are placed do have different impacts the operational costs.

Observations and Recommendations

The following observations and recommendations are made by the committee:

1. There are two easily identified primary needs within the City, namely
 - a. Additional housing, especially affordable housing; and
 - b. Improved and new recreational facilities, including both outside recreational offerings as well as the facility the department is housed in.
2. The committee does not recommend the relocation of the Biddeford Little League diamond from the site to a different location.
3. The committee strongly recommends that the final use of the site must continue to allow the public access to the parking to support the activities at the three recreational sites on West Street. The parking should be available for this purpose when the activities have traditionally occurred.
4. The Committee members did not have all of the information about ongoing projects that were currently in the works but not available publicly. To emphasize this point, during the work of the committee, no less than six new affordable housing projects were endorsed by the City (272 total units). In addition, the Adams Street Courthouse has been given the Biddeford Housing Authority for housing as well. The Committee recommends the continued advocacy of additional housing at all levels and recommends this site remain as a possible location for additional housing.

5. The site is well positioned to connect the school facilities and the recreational facilities together in a seamless transition between the two. Re-use should continue that connectivity.
6. The City should not make a decision regarding the JFK Building/Site re-use without some understanding/plan, even if tentative, of the future of the J. Richard Martin Community Center.
7. The redevelopment of the JFK School site is a rare opportunity for Biddeford. The committee encourages the Mayor and Council to be thorough and comprehensive as they consider this report.
8. The opportunity to create outside recreational space should be highly considered.

DRAFT

Appendix A



J. Richard Martin Community Center General Recreation Program Data

Prepared By:

Ad Hoc Community Center Committee

March 2020

Final

Prepared For:

Mayor Alan Casavant and the Biddeford City Council

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1.0 Executive Summary

The Ad Hoc Community Center Committee (AHCCC) was formed in 2018 to review and evaluate community center operations in order to make recommendation to the Mayor and City Council concerning future operations.

The AHCCC evaluated program data and occupancy and use information, conducted a tenant survey, and held a listening session to obtain public input. The two main questions the AHCCC asked in order to create recommendations are:

1. Is there a need for a community center?
2. If there is a need, should capital be expended on the existing facility or should the community consider constructing a new facility?

The answer to the first question is an emphatic “yes”. The data shows that tenants and building users have a strong emotional connection to the programs and services offered at the community center. Additionally, the community center is a valued and highly used asset within the community serving as a location for exercise, learning, socializing, physical and mental health care, intervention, and outreach. The community center also serves to bring diverse age, ethnic, and socioeconomic groups together for the benefit of the community and a loss of such a meeting space would be detrimental to the organizations that utilize the facility.

The answer to the second question is that the City should retain the J Richard Martin Community Center and expend capital to address building deficiencies rather than construct a new community center.

This decision involved a review of facility operations, current uses, tenant needs, existing facility capital investment requirements, availability of land for new construction, and availability of a facility to convert to a new community center, and new construction costs.

The AHCCC concluded that location is an important factor for a community center. A review of city-owned land at or near the city core indicates that the city does not own a parcel of sufficient size to accommodate an ideal community center and requisite on-site parking. Additionally, no land or buildings exist within the city core that meet the general requirements for new construction or conversion without building demolition and lot consolidation. Absent the fact that land availability is a major issue, the cost of a generic community center facility of 43,000 square feet is estimated to be \$7,525,000-\$10,750,000. Land and building acquisition costs have not been estimated. These costs need to be added to any construction costs.

The existing community center has had known maintenance and capital improvement needs since 2005. Oak Point Associates prepared a *Facility Assessment Report for the City of Biddeford* at that time. One of the buildings covered in the assessment was the J Richard Martin Community

Center. The report prioritized items as high priority (\$1,786,867), medium priority (\$730,235), and low priority (\$65,037), for a total estimated expenditure of \$2,582,139.

Since 2005, staff has addressed a number of these items and determined several to be nonessential. The remaining balance is approximately \$959,000 plus \$159,500 in additional capital projects and \$559,250 for inflation and contingency bringing the total to \$1,677,750. This includes installation of a new boiler system.

The AHCCC also reviewed the existing building design and layout efficiency. Although design and efficiency are outside of technical capabilities of the AHCCC, it recommends that a formal review of the facility be conducted before finalizing capital cost estimates.

Recommendations:

1. A community center is a beneficial community asset that should be maintained.
2. Retain the J Richard Martin Center as a community center with the intent of maintaining the building for a period of at least 20 years.
3. Appropriate sufficient capital to address known building issues with an eye on capital investment and ongoing maintenance for a period of at least 20 years.
4. Utilize the \$50,000 currently in capital reserve for Community Center improvements to develop project specifications, confirm order of work, and ensure appropriate prioritization of Oak Point recommendations or any priority items that may have escalated or worsened since the assessment by Oak Point.

2.0 Introduction

The J Richard Martin Community Center, located at 189 Alfred Street, began as a public school in 1888. An addition was added for the gymnasium in the 1930's. The facility encompasses three floors and contains approximately 43,000 square feet of usable space. Approximately 129 years after being constructed the facility serves as the hub of the City's recreation program.

Although there had been discussions related to the use and need for the facility over the years, a failure of one of the two 18-plus year old facility boilers resulted in the creation of the Ad Hoc Community Center Committee (AHCCC).

The objective of creating the AHCCC was to convene a group of diverse stakeholders and interested parties from within the community to review community center (building and program) operations in order to make a recommendation to the Mayor and Biddeford City Council concerning future operations.

The AHCCC is comprised of nine (9) committee members and is supported by city staff. The members include:

Alan Casavant, mayor

Victoria Foley, committee chair

Patricia Boston, citizen member

Dan Boucher, citizen member

Dominic Deschambault, citizen member

Alan Dutremble, citizen member

Jim Emerson, citizen member

Guy Gagnon, citizen member

Jo Ann Larkin, citizen member

Joe McKenney, citizen member

Michael Swanton, Ward 1 councilor

The AHCCC began its review in earnest in the spring of 2018 by taking a stepwise approach to determining the need for a community center and then branching out to answer subsequent questions in order to obtain consensus on a final recommendation. The general decision matrix is as follows:

- 1. Determine whether a community center is needed. This issue is looked at globally rather than in the context of a particular building or location.*

-
- A. *If the answer is, “no”, document why the committee believes this to be the case and make recommendations for a timeline to abandon the building giving consideration to tenants programs.*
- B. *If the answer is “yes”, determining the adequacy of the current building.*
2. *Will the current building suite the needs of the City for the next five or ten years?* A. *Building adequacy – size.*
- i. *Are community center programs expected to grow in future years?*
 - ii. *What growth is expected?* iii. *In what programs or areas?* iv. *Is the current building physically able to support such growth?*
 - v. *Are there other locations or resources that can be utilized to “house” some of the current programs in order to free up space? What are they? Are they sufficient or practical?*
 - vi. *Is there an advantage to having operations in one location? If so, what programs should be kept together and what programs/tenants can be separated?*
 - vii. *What additional resources would be needed to support programs/tenants that are moved? Can public transportation routes and schedules be modified?* B. *Physical building needs – financial.*
 - i. *What are the known building needs over the next year, five years, or ten years?*
- C. *Make recommendations*
- i. *If the building is adequate and the physical needs can be quantified, make appropriate recommendations to remain at the facility*
 - ii. *If after review the building is deemed inadequate, explore new location options.*
3. *What are the options for a “new” community center?* A. *What is an ideal community center?*
- i. *How would the building differ from the current building? In other words, what could be improved (ADA access, parking, number of gyms, etc.)?*
 - ii. *What are local examples that could be visited?* iii. *Are there contacts statewide that can provide information successes in other communities?*
- B. *What is the likely cost?*
- i. *Evaluate local/statewide examples to estimate construction costs, and financing projections.*
- C. *Create an inventory of suitable locations.*
- i. *Create a decision matrix to determine if any of the parcels or existing buildings are more appropriate than others for a new community center.*
 - ii. *Consider such items as location, available transportation to and from, whether the parcel/building is owned by the city, must be purchased, or would be leased, general site costs ranked relative to each site, etc.*

3.0 Is a Community Center Needed?

In order to answer this question the AHCCC reviewed community demographic information, surveyed the tenants, and reviewed facility programs.

3.1 Demographics, Housing, and Growth in the Mill District

According to data available to the Biddeford Department of Community and Economic Development, the current number of housing new housing units in the Mill District totals 246.

Based on data for approved projects within the Mill District, 232 additional units are or soon will be under construction.

Based on the United States Census 5-year estimates (latest 2016), Biddeford's population is projected to be 23,127 with the largest growth in the 15-54 year age bracket. With a current population estimate of 21,362 (July 1, 2017), this equates to an estimated growth of approximately 7.6%.

Using the projected population change data from the US Census, knowledge of rising prices in the Greater Portland housing market, and availability of housing stock and rental units in Biddeford, the growth rate of 7.6% is reasonable.

The reasonableness of the projection is further supported by recent demographic shifts resulting in Biddeford being labeled the youngest community in Maine. Given the shift to a younger population is reasonable to expect a continued interest in programs offered at the Community Center.

3.2 Projection for Recreation Program Growth

Current program participation data is provided in Table 3.2. It should be noted that the "drop" in participation in 2015 associated with the 50 Plus Club reflects a change in policy. Prior to 2015 it was assumed that an individual had to be a 50 Plus member in order to participate in outings and events. It has since been clarified that outings and events are open to residents and nonresidents and membership is not required.

Availability of new or additional space could certainly benefit some of the more popular programs.

Table 3.2 – Recreation Program Participation Trends

Program	2012	2013	2014	2015	2016	2017
Safari Camp	73	60	71	71	102	156
Outdoor Summer Bonanza	28	25	20	20	31	45
Basketball	248	231	242	224	184	209
Men's Volleyball-Teams	30	30	30	30	30	30
Women's V. Ball-Teams	66	72	66	78	78	66
Pickleball	0	0	54	55	71	117
Ross Center Program	750	819	1,137	1,104	605	843
50 Plus	1,018	1,008	1,012	874	517	518

At this time, there are no plans to expand programming. Staff and space primarily limit current offerings. It is possible that some programs will expand based on participation rates; however, this change will be accommodated through available scheduling.

3.3 Projected Building Population Growth

The recreation department does not anticipate a significant increase or decrease in building population. Current programming is limited by space and staffing. Tenant space is established and will not change significantly unless a current tenant vacates.

3.4 Current and Future Building User Demographics

The recreation department does not maintain specific population data for the building. As a practical matter, the facility utilization rate is high and serves a diverse population across numerous demographics. It is anticipated that this trend will continue based on the broad range of program offerings and the popularity of the programs.

3.5 Building Use

The Recreation Department prepared facility use estimates for recreation programs and tenant use. Based on the review an estimated 20,208 citizens frequent the J Richard Martin Community Center each year. Table 3.5 provides a breakdown of the use estimates.

Table 3.5 – Building Use Estimates

Recreation Programs				
Type	Youth	Adult	Senior	Total
Gym Programs	1,016	2,156	2,400	5,572
Other	445	397	10,424	11,266
Total Rec				16,838
Tenant Programs				
Adult Ed				1,312
National Guard				152
Biddeford Support Center ¹				1,250
Meals on Wheels ²				30
LaKermesse ³				626
Total Tenant				3,370
Facility Total				20,208

Notes:

¹Includes CPPC, Hospice, My Sisters Keeper, Caring Unlimited, Sexual Assault Response Services of Southern Maine

²Serves approximately 207 per week with 20 volunteers and 3 staff in the facility

³Space also serves St. Jeans and Biddeford Heritage Cultural Center

3.6 Public Input

The AHCCC prepared and distributed a nine (9) question tenant survey and held a listening session (accepting public comment before and after the scheduled session) in order to obtain input from tenants, users, and the public in general.

The survey asked for information on financial contributions, program details and quantifiable community benefits, mission statements, extent of local or regional influence, use schedules, importance of having space at the community center, satisfaction with size and future needs for space, anticipated program changes, and parking concerns. A copy of the survey and responses are available as Appendix C. A copy of the Listening Session presentation is available as Appendix E.

3.7 Conclusion

Based on the information available to the AHCCC, it was determined that a community center is a valued and highly used asset within the community serving as a location for exercise, learning, socializing, physical and mental health care, intervention, and outreach. The community center also serves to bring diverse age, ethnic, and socioeconomic groups together for the benefit of the community.

4.0 New Building Considerations

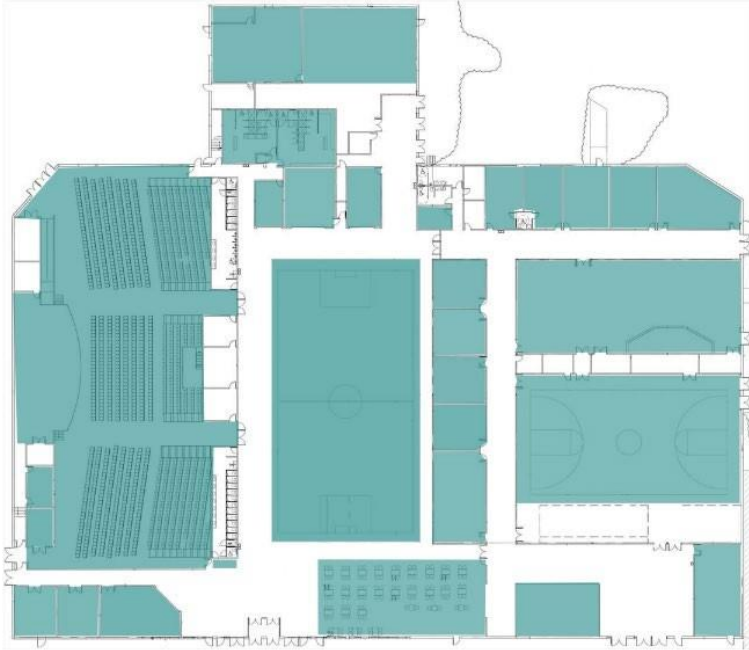
4.1 What are the Community Center Trends in the Area?

The AHCCC is not aware of the construction of a community center similar to Biddeford's. In many cases, community centers are long established facilities that have grown with the community. Many existing community centers are limited to specific uses and include community pools.

There have been dedicated private sport complexes constructed as well as general facilities with or without public pools (The Riverton Center in Portland, The Waterhouse Center in Kennebunk), or non-profit centers like The Point in South Portland, but none of these fit Biddeford's multi-purpose multi-age model. The closest facility to the needs of Biddeford would be The Point, see Figure 1 for a floor plan.

The Point encompasses 5.79 acres. It is a multi-purpose facility with café, play scape, indoor turf, a gymnasium, lounge, meeting rooms, and auditorium (church service on Sundays).

Evaluation of a facility such as this and the business model indicates that such a facility in Biddeford, operated by the city, would be a source of additional revenue at the expense of the current organizations utilizing the facility and the City would be in direct competition with existing and planned indoor recreation space available in the Mill District.



1-Floor Plan for The Point in South Portland

Figure

4.2 Is Land Available for Construction of a New Community Center?

A review of city-owned land at or near the city core indicates that the city does not own a parcel of sufficient size to accommodate an ideal community center and requisite on-site parking. Additionally, no land or buildings exist within the city core that meet the general requirements for new construction or conversion without building demolition and lot consolidation.

Land and building acquisition costs have not been estimated due to the anticipated high cost of this option.

4.3 What is the Anticipated Cost of New Construction?

Absent the fact that land availability and location are major issues, the cost of a generic community center facility of 43,000 square feet is estimated to be \$7,525,000-\$10,750,000 based on commercial construction estimates of \$175-\$250/sqft.

As noted in Section 4.2, the cost of land acquisition and demolition, if considered, would need to be added to the construction cost estimate.

4.4 Shared Space Considerations

Although there have been ongoing discussions regarding the cultural center concept, at this time all discussions have been limited to finding an available dedicated space rather than a shared space. Additionally, it has been reported that My Teen Center is interested in a dedicated space in order to be able to control programming in accordance with their business model. Based on this information it is unlikely the community center could distribute programming significantly enough that it would reduce building demand.

4.5 Conclusion

Based on the information available to the AHCCC, it is evident that construction of a new facility within or adjacent to the city core would prove expensive and challenging. The city does not own or control property of sufficient acreage suitable for design and construction of a new community center. Additionally, no undeveloped private land exists within the city core. Any developed private property deemed a viable location would include the added cost of purchasing the property, demolishing structures, and consolidating adjacent parcels. There also does not appear to be cost sharing or program efficiencies with related organizations as a way reduce building demand.

5.0 J. Richard Martin Center Operating Characteristics

5.1 Is the Intergenerational Facility Attractive/Unique?

In a word, “yes”, Biddeford’s intergenerational facility is unique. The AHCCC believes the multipurpose intergenerational facility model is beneficial and an asset to the community. Communities are becoming more and more fragmented as the pace of lifestyles increases resulting in fewer opportunities for citizens of all ages to interact.

The community center’s wide range of program offerings and varied tenant-operated programs provide Biddeford with a unique community meeting place that should be preserved.

5.2 Who Pays Rent and What is the Cost per Square Foot?

No tenants pay rent; one-of/contract rentals do pay to use space. Community Center rental revenue for 2017 totaled \$4,995.50. Rental revenue for FY 2018 totaled \$8,800.78. Year-to-date rental revenue for FY19 totals \$7,382.5.

Typically, rental revenue is budgeted at \$3,000-\$5,000. Over the past five years, actual revenue has ranged from \$1,503 to \$8,115. Rentals are highly variable from year to year based on weather, availability of rental space at other locations, and time of year.

5.3 Facilities Fee Pro Forma Assessment

The AHCCC evaluated the estimated impact of a facilities fee for some users of the community center (i.e., a membership fee) to assist with maintenance costs. To estimate revenue a hypothetical general membership fee of \$5 was applied to an estimated number of “facility users”. The number of users is considered conservative as programs like adult fitness, for example, allow participants to drop in and or audit classes. The fee estimate does not consider whether an additional fee would reduce program numbers due to the overall increased cost. The criteria for who would pay and under what circumstances was not addressed in detail. The AHCCC only attempted to gain an understanding of the magnitude of potential additional revenue available to assist with maintenance.

Based on current program numbers the estimated potential revenue totals \$12,860 as itemized in Table 5.3.

Table 5.3 – Facility Fee Estimate			\$	5.00	\$
Participants	Safari Camp	156	780.00		\$
	Outdoor Summer Bonanza	45	5.00	\$	225.00
	Basketball	209	5.00	\$	1,045.00
	Men's Volleyball 30 Women's V.ball-Teams	66	5.00	\$	150.00
	Pickleball	117	\$	5.00	\$ 330.00
	Ross Center Program	843	\$	5.00	\$
	Resident	212	585.00		\$
	Non-resident	306	5.00	\$	4,215.00
	50 Plus	518	\$	5.00	\$ 1,060.00
	Adult Fitness	70	\$	5.00	\$ 1,530.00 ^a

\$	5.00	\$ 2,590.00	Total	\$ 12,860.00
\$	5.00	\$ 350.00		

5.4 Do Tenants Contribute to Building Costs?

Historically, as tenants occupied the building, some found the space to be inadequate for various reasons. In several cases, tenants provided services (in-kind) to have the space renovated. In other instances, organizations required better handicap accessibility in order to use the space. In this instance, a tenant paid a portion of the cost of the upgrade, such as with an elevator.

5.5 Recreation Program Income Assigned to Maintenance Expenses

From an historical perspective, there has been no assignment of Recreation Program income to one-time, ongoing, or CIP building maintenance expenses. Likewise, building maintenance expenses are not considered when developing Recreation Program fees.

5.6 Current and Future Parking Needs

Parking in general is very limited and restricted to the space around the facility and available on-street parking. In total, there are 43 facility spaces and 43+ on-street spaces in the vicinity.

On a “regular” day, visitors to the community center are able to find sufficient parking either on the street or within the designated parking lots. During high occupancy events (games, public meetings, etc.) staff often receives verbal complaints concerning availability of parking, safety of pedestrians, and visibility. Parking for 100 or more vehicles with spill over into the neighborhood during the high occupancy periods. Parking for another 100 would be ideal based on maximum facility use. Existing parking will only improve if (1) the lawn area adjacent to Alfred Street is repurposed for parking, (2) and adjacent property is repurposed for parking, or (3) the facility is relocated due to site and neighborhood restrictions.

Anecdotally, it appears that building visitors and tenants have accepted the parking shortfall and make appropriate arrangements (public transportation, arrival time, prepared to walk a distance) to use the facility.

5.7 Conclusion

The AHCCC feels the intergenerational aspect of the community center is unique and is an important part of this facility. The building users also feel an emotional attachment to the building. As such, this characteristic should be preserved along with the look and feel of the building as operational or physical changes to the facility are considered.

The current financial model at the facility provides space for tenants at no cost although tenants have and continue to pay for or provide in-kind services/support for any tenant requested space upgrades. The facility does charge for room rental and collects upwards of \$8,800/year.

The AHCCC evaluated the concept of a general user fee to account for an additional \$12,800+ per year; however, the potential drop in overall membership due to a net increase in program costs for users may prove detrimental.

Although parking is limited, it appears visitors and tenants do not consider this a deterrent.

6.0 Facility Needs

6.1 Status of Items from the Original Oak Point Assessment (2005)

Table 6.1 list the recommendations from the original Oak Point Associates Facility Assessment Report of 2005. The table also identifies whether or not the items have been addressed, and if not, what the estimated budget is for completion.

Most of the items completed on the list tend to be the less expensive items that were picked up through CIP funds or annual building maintenance funding.

Table 6.1 – Oak Point Report Implementation Status

Project A – High Priority	Status
Enclose gym mezzanine stair	Completed
Swing of egress doors (direction of egress)	Completed
Boiler room fire door	Completed
Piping for roof drain headers	Completed
Roof joist hold-down anchors	
Chimney repointing	Completed
Corroded stair beams	\$1,000
Install first floor joist support connections	
Install lintel lateral displacement distortion connections	
Lateral force analysis	\$8,000
Lateral connections (wind/seismic)	
Floor/roof sheathing (diaphragm strength)	
Relocate boiler safety switch	Completed
Replace heating system	\$35,000-\$522,000
Replace boiler fuel tank (regulation)	\$100,000
Replace passive ventilation with mechanical	Part of HVAC
Chimney lining (code)	Completed
Change water meter Domestic Only Install sprinkler shut-off tamper alarm Install backflow preventer	Completed
Install range hoods & fire suppression	\$20,000
Modify fire sprinkler system	\$27,000

Install GFI outlets at sinks	Completed
Replace/relocate fuse type electrical panel	Completed
Replace rusted electrical enclosures	Completed
Add additional exit signs and replace non-working	Completed
Add smoke detectors at stairs and at magnetic door holders	\$1,000
Relocate 2 gym pull stations (mounted too high)	\$500

(continued on next page)

Project B – Medium Priority	Status
Install egress stair handrails and guardrails	\$1,500
Replace gym hardwood flooring	Completed
Replace boiler room exterior door and stair	Completed
Replace exterior window system (clear glazing, energy)	\$250,000
Repave parking lot	Partial ¹
Add emergency lighting (corridor, stairs, exits)	
Add exterior lighting at ground floor	Completed
Upgrade fire alarm Install additional audio/visual systems for full coverage	Partial ²

¹Only the Clark Street side has been paved

²Items outstanding

Project C – Low Priority	Status
Install ADA door hardware, replace knobs	Completed
Replace exterior doors (rusting, energy efficiency)	\$25,000
Replace exterior ramp handrail	Completed
Install attic flooring	Completed
Relocate electrical panels mounted too high	\$3,000

Code limitations:

- Day care prohibited from basement (ground floor) area – Life Safety Code NFPA 101 Table 17.1.6
- Gym occupancy limited by egress width, occupancy posted

The outstanding capital costs for Project A (\$679,500), Project B (\$251,500), and Project C (\$28,000), plus inflation and contingency (\$479,500) total \$1,438,500.

6.2 Estimated Yearly Maintenance Expenses

The city’s purchasing records do not provide a level of detail that allows connecting specific expenses with a specific project. In order to provide some level of detail, a summary of the annual maintenance line is provided in Table 6.2a covering the past five years with a full breakdown of each item charged provided in the subsequent summary tables (Tables 6.2b-f). Table 6.2a – Building Maintenance Expense Summary

Fiscal Year	Approved Budget	Actual Expense
FY2018 (YTD)	\$43,750.00	\$35,881.47
FY2017	\$47,735.00	\$33,005.34
FY2016	\$45,000.00	\$26,627.27
FY2015	\$50,000.00	\$39,684.30
FY2014	\$50,000.00	\$33,642.49

The average budget request for this five-year period was \$47,297.00 and the maximum maintenance expense request was \$50,000.00. The average actual expenses over the same five-year period equaled \$33,768.17 with a maximum expense of \$39,684.30.

Table 6.2b– FY2018 Building Maintenance Detail Summary

ORG	OBJECT	YEAR	EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
21123	60450	2018	05/08/2018	\$ 125.00	JIM GODBOUT PLUMBING & HEATING INC.	INV #12144 AND INV #13151
21123	60450	2018	05/08/2018	\$ 1,410.00	JIM GODBOUT PLUMBING & HEATING INC.	INV #12144 AND INV #13151
21123	60450	2018	05/15/2018	\$ 725.00	MAINE STATE SECURITY SERVICES	INV #14976 AND INV #15313
21123	60450	2018	05/15/2018	\$ 63.12	DUPUIS HARDWARE, INC.	HARDWARE AND KEY RINGS
21123	60450	2018	04/24/2018	\$ 1,111.48	NR BROTHERS, INC.	CMTY CTR WALLPACKS
21123	60450	2018	04/10/2018	\$ 53.17	F.W. WEBB COMPANY	PARTS
21123	60450	2018	04/03/2018	\$ 700.00	SAFE ENVIRONMENTAL SOLUTIONS	CMTY CTR MOLD REMEDIATION
21123	60450	2018	03/13/2018	\$ 1,667.22	NR BROTHERS, INC.	ROSS CTR WALL PACKS
21123	60450	2018	03/13/2018	\$ 463.00	LINWOOD R. DAVIS	SERV & INSP FIRE EXT
21123	60450	2018	03/06/2018	\$ 250.00	PROVENCHER FUELS, INC.	LABOR-START 2 BOILERS
21123	60450	2018	03/06/2018	\$ 4,872.00	NR BROTHERS, INC.	COMM CTR OUTSIDE WALL LIGHT
21123	60450	2018	02/13/2018	\$ 15.61	WAL-MART COMMUNITY/SYNCB	SUPPLIES

21123	60450	2018	02/13/2018	\$ 605.36	F.W. WEBB COMPANY	INV #57520203
21123	60450	2018	02/06/2018	\$ 250.00	PROVENCHER FUELS, INC.	OIL/MONITORING FEE
21123	60450	2018	02/06/2018	\$ 125.00	PROVENCHER FUELS, INC.	OIL/MONITORING FEE
21123	60450	2018	01/30/2018	\$ 9,307.92	JIM GODBOUT PLUMBING & HEATING INC.	GALVANIZED WATER MAIN
21123	60450	2018	01/30/2018	\$ 101.38	DUPUIS HARDWARE, INC.	SERVICE CALL-1/18/18
21123	60450	2018	01/23/2018	\$ 37.13	DUPUIS HARDWARE, INC.	HARDWARE
21123	60450	2018	12/26/2017	\$ 97.01	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	2018	12/19/2017	\$ 137.58	NR BROTHERS, INC.	ROSS CENTER SUMP PUMP
21123	60450	2018	12/19/2017	\$ 764.00	MAINE STATE SECURITY SERVICES	ALARM SYSTEM FOR SUMP PUMP
21123	60450	2018	12/19/2017	\$ 73.18	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	2018	12/12/2017	\$ 117.98	DEERING LUMBER, INC.	SUPERPLY PLYWOOD
21123	60450	2018	12/12/2017	\$ 38.16	DUPUIS HARDWARE, INC.	COMMUNITY CENTER HARDWARE
21123	60450	2018	12/05/2017	\$ 3.79	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	2018	11/14/2017	\$ 444.08	NR BROTHERS, INC.	STANDARD DUTY LED ELECTRONIC S
21123	60450	2018	11/14/2017	\$ 399.86	PORTLAND GLASS/HARMON AUTOGLAS	BUS STOP BROKEN GLASS
21123	60450	2018	11/14/2017	\$ 95.00	PROVENCHER FUELS, INC.	PUT BOILERS ONLINE
21123	60450	2018	11/14/2017	\$ 112.50	DUPUIS HARDWARE, INC.	ADJUSTED DOORS IN GYM
21123	60450	2018	10/31/2017	\$ 545.00	AIR QUALITY MGT SVS INC.	CMTTY CTR POST REMEDIAL MOLD
21123	60450	2018	10/31/2017	\$ 150.72	PORTLAND GLASS/HARMON AUTOGLAS	GLASS REPLACEMENT
21123	60450	2018	10/31/2017	\$ 2,150.00	RAYMOND DUSSAULT, INC.	CMTTY CTR BLDG REPAIRS
21123	60450	2018	10/17/2017	\$ 40.86	DUPUIS HARDWARE, INC.	KEYS, BAIT STATIONS, TAPE
21123	60450	2018	10/17/2017	\$ 6.57	DUPUIS HARDWARE, INC.	KEYS, BAIT STATIONS, TAPE
21123	60450	2018	10/17/2017	\$ 75.00	DEERING LUMBER, INC.	LH W/DOOR LITE
21123	60450	2018	10/10/2017	\$ 660.00	AIR QUALITY MGT SVS INC.	CMTY CTR MOLD EVALUATION
21123	60450	2018	10/10/2017	\$ 75.00	DEERING LUMBER, INC.	SOLID CORE BIRCH DOOR
21123	60450	2018	10/10/2017	\$ 225.00	NORTHEAST SEWER & DRAIN SERVICE, LLC	SNAKE MOP SINK-INV #14573
21123	60450	2018	10/03/2017	\$ 2,020.00	SAFE ENVIRONMENTAL SOLUTIONS	CMTY CTR MOLD REMEDICATION
21123	60450	2018	10/03/2017	\$ 1,039.00	PROVENCHER FUELS, INC.	ANNUAL CLEANING
21123	60450	2018	09/26/2017	\$ 8,782.00	O'SULLIVAN FLOORING CO., INC.	COMM CTR GYM FLOOR
21123	60450	2018	09/11/2017	\$ 372.00		
21123	60450	2018	09/19/2017	\$ 800.00	CLEAN-O-RAMA, INC.	GYM RECOAT
21123	60450	2018	09/19/2017	\$ 2,205.07	JIM GODBOUT PLUMBING & HEATING INC.	COMMUNITY CTR REPAIRS
21123	60450	2018	09/11/2017	\$ (127.95)	FINANCE	ARGONAUT INS.
21123	60450	2018	09/11/2017	\$ (8,822.96)	FINANCE	ARGONAUT INS.
21123	60450	2018	09/12/2017	\$ 75.00	DUPUIS HARDWARE, INC.	INVOICE #33735
21123	60450	2018	09/12/2017	\$ (12.74)	DUPUIS HARDWARE, INC.	INVOICE #33735
21123	60450	2018	09/12/2017	\$ 225.68	NR BROTHERS, INC.	WIRE FOR SANDER
21123	60450	2018	08/22/2017	\$ 205.03	ODORITE COMPANY	CLEANING PRODUCTS
21123	60450	2018	07/25/2017	\$ 1,027.66	JIM GODBOUT PLUMBING & HEATING INC.	MISC REPAIRS
				\$ 35,881.47	Total	

Table 6.2c– FY2017 Building Maintenance Detail Summary

ORG	OBJECT	DESCRIPTION	YEAR	EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 28.30	DUPUIS HARDWARE, INC.	OPEN INVOICE FROM 5/18/17
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 32,289.46	RAINBOW INTERNATIONAL OF GREATER PORTLAND	WATER LOSS REPAIRS
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 676.27	CLEAN-O-RAMA, INC.	REPAIR SERVICE
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 168.91	F.W. WEBB COMPANY	INV #54710046

21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 37.15	DUPUIS HARDWARE, INC.	CURRENT BALANCE
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ (26.99)	DUPUIS HARDWARE, INC.	CURRENT BALANCE
21123	60450	Building Repair/Maint Exp	2017	06/30/2017	\$ 42.70	HOME DEPOT CREDIT SERVICE-CH	SUPPLIES
21123	60450	Building Repair/Maint Exp	2017	06/26/2017	\$ (22,289.46)	FINANCE	ARGONAUT INS.
21123	60450	Building Repair/Maint Exp	2017	06/20/2017	\$ 38.94	DUPUIS HARDWARE, INC.	HARDWARE SUPPLIES FOR COMMUNIT
21123	60450	Building Repair/Maint Exp	2017	06/20/2017	\$ 26.99	DUPUIS HARDWARE, INC.	HARDWARE SUPPLIES FOR COMMUNIT
21123	60450	Building Repair/Maint Exp	2017	06/13/2017	\$ 9.42	NORTH EAST ELECTRICAL DISTRIBUTORS	ELECTRIC
21123	60450	Building Repair/Maint Exp	2017	06/13/2017	\$ 27.30	NORTH EAST ELECTRICAL DISTRIBUTORS	ELECTRIC
21123	60450	Building Repair/Maint Exp	2017	05/30/2017	\$ 237.83	NR BROTHERS, INC.	ELECTRICITY AND LABOR FOR REC
21123	60450	Building Repair/Maint Exp	2017	05/23/2017	\$ 216.40	NR BROTHERS, INC.	COMMUNITY CENTER CIRCUIT
21123	60450	Building Repair/Maint Exp	2017	04/25/2017	\$ 11.88	DUPUIS HARDWARE, INC.	CARPET TAPE & MOUNTING
21123	60450	Building Repair/Maint Exp	2017	04/18/2017	\$ 153.04	DUPUIS HARDWARE, INC.	COMMUNITY CENTER SUPPLIES
21123	60450	Building Repair/Maint Exp	2017	04/18/2017	\$ 150.00	GERARD LAPIERRE	ROTARY AUCTION-TOOL KIT
21123	60450	Building Repair/Maint Exp	2017	04/18/2017	\$ 147.16	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	Building Repair/Maint Exp	2017	04/11/2017	\$ 106.70	NR BROTHERS, INC.	LABOR HOURS FOR COMM CENTER
21123	60450	Building Repair/Maint Exp	2017	04/11/2017	\$ 425.00	PORTLAND GLASS/HARMON AUTOGLAS	NEW VINYL WINDOW
21123	60450	Building Repair/Maint Exp	2017	04/04/2017	\$ 882.00	NR BROTHERS, INC.	LABOR AND MATERIAL FOR COMMUNI
21123	60450	Building Repair/Maint Exp	2017	03/21/2017	\$ 30.45	RECREATION DEPT/PETTY CASH	REIMBURSEMENT TO J LAPIERRE
21123	60450	Building Repair/Maint Exp	2017	02/28/2017	\$ 20.95	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	Building Repair/Maint Exp	2017	02/21/2017	\$ 75.00	DUPUIS HARDWARE, INC.	SERVICE CALL
21123	60450	Building Repair/Maint Exp	2017	02/21/2017	\$ 125.00	PROVENCHER FUELS, INC.	FUEL FOR COMMUNITY CENTER
21123	60450	Building Repair/Maint Exp	2017	02/14/2017	\$ 570.00	NR BROTHERS, INC.	LABOR AND MATERIALS FOR COMMUN
21123	60450	Building Repair/Maint Exp	2017	02/08/2017	\$ 237.06	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	02/07/2017	\$ 149.00	PROVENCHER FUELS, INC.	LEAKING BOILER REPAIR COMMUNIT
21123	60450	Building Repair/Maint Exp	2017	02/07/2017	\$ 376.40	NR BROTHERS, INC.	ELECTRICAL LABOR INSIDE COMMUN
21123	60450	Building Repair/Maint Exp	2017	02/07/2017	\$ 272.00	NR BROTHERS, INC.	ELECTRICAL LABOR
21123	60450	Building Repair/Maint Exp	2017	02/07/2017	\$ 520.00	RICHARD NADEAU	LABOR AND MATERIALS TO REPAIR
21123	60450	Building Repair/Maint Exp	2017	01/31/2017	\$ 48.00	DEERING LUMBER, INC.	DRY STRAPPING
21123	60450	Building Repair/Maint Exp	2017	12/27/2016	\$ 4,957.80	MINUTEMAN SECURITY TECHNOLOGIES, INC.	COMMUNITY CENTER CAMERA SYSTEM
21123	60450	Building Repair/Maint Exp	2017	12/27/2016	\$ 109.78	NORTH EAST ELECTRICAL DISTRIBUTORS	ELECTRICAL FOR COMMUNITY CENTE
21123	60450	Building Repair/Maint Exp	2017	12/20/2016	\$ 2,835.00	CLEAN-O-RAMA, INC.	CLEANING SUPPLIES FOR REC CENT
21123	60450	Building Repair/Maint Exp	2017	12/20/2016	\$ 240.20	NR BROTHERS, INC.	LABOR AND SUPPLIES FOR COMMUNI
21123	60450	Building Repair/Maint Exp	2017	12/20/2016	\$ 9.99	DUPUIS HARDWARE, INC.	BALANCE
21123	60450	Building Repair/Maint Exp	2017	12/20/2016	\$ 1,050.92	PORTLAND GLASS/HARMON AUTOGLAS	EXTERIOR DOORS
21123	60450	Building Repair/Maint Exp	2017	12/07/2016	\$ 140.95	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	11/15/2016	\$ 560.00	EASTERN FIRE	ANNUAL FEE-COMM CTR
21123	60450	Building Repair/Maint Exp	2017	11/08/2016	\$ 17.12	DUPUIS HARDWARE, INC.	SINGLE CUT KEY
21123	60450	Building Repair/Maint Exp	2017	11/08/2016	\$ 185.90	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	11/01/2016	\$ 378.72	NR BROTHERS, INC.	LABOR FOR LIGHTING PROJECT CIT
21123	60450	Building Repair/Maint Exp	2017	11/01/2016	\$ 1,015.46	DUPUIS HARDWARE, INC.	DUP KEYS, LOCKS, AND LABOR
21123	60450	Building Repair/Maint Exp	2017	10/25/2016	\$ 131.25	SYSTEMS ENGINEERING, INC.	IT SERVICES FOR COMMUNITY CENT
21123	60450	Building Repair/Maint Exp	2017	10/25/2016	\$ 72.00	NR BROTHERS, INC.	COMMUNITY CTR SERVICE CALLS
21123	60450	Building Repair/Maint Exp	2017	10/25/2016	\$ 108.40	NR BROTHERS, INC.	COMMUNITY CTR SERVICE CALLS
21123	60450	Building Repair/Maint Exp	2017	10/25/2016	\$ 72.00	NR BROTHERS, INC.	SERVICE CALL KITCHEN CIRCUIT
21123	60450	Building Repair/Maint Exp	2017	10/12/2016	\$ 120.00	TREASURER, STATE OF MAINE	ELEVATOR INSPECTION COMMUNITY
21123	60450	Building Repair/Maint Exp	2017	10/11/2016	\$ 855.50	PROVENCHER FUELS, INC.	ANNUAL PIPE CLEANING FOR COMMU
21123	60450	Building Repair/Maint Exp	2017	10/11/2016	\$ 1,532.00	PROVENCHER FUELS, INC.	FUEL SERVICE FOR COMMUNITY CEN
21123	60450	Building Repair/Maint Exp	2017	09/30/2016	\$ 358.59	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	09/27/2016	\$ 1,282.92	THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE FOR COMMU
21123	60450	Building Repair/Maint Exp	2017	09/13/2016	\$ 155.19	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	08/30/2016	\$ 869.44	CLEAN-O-RAMA, INC.	CLEANING SUPPLIES
21123	60450	Building Repair/Maint Exp	2017	08/16/2016	\$ 20.99	DUPUIS HARDWARE, INC.	PADLOCK
21123	60450	Building Repair/Maint Exp	2017	08/09/2016	\$ 142.36	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2017	07/08/2016	\$ (4.98)	DUPUIS HARDWARE, INC.	SUPPLY
21123	60450	Building Repair/Maint Exp	2017	07/05/2016	\$ 4.98	DUPUIS HARDWARE, INC.	SUPPLY

\$ 33,005.34 Total

Table 6.2d – FY2016 Building Maintenance Detail Summary

ORG	OBJECT	DESCRIPTION	YEAR	EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
21123	60450	Building Repair/Maint Exp	2016	06/30/2016	\$ 1,920.00	PORTLAND GLASS/HARMON AUTOGLAS	WINDOW REPLACEMENT
21123	60450	Building Repair/Maint Exp	2016	07/19/2016	\$ 520.00	RICHARD NADEAU & SONS INC.	LABOR & MATERIALS
21123	60450	Building Repair/Maint Exp	2016	07/05/2016	\$ 4.98	DUPUIS HARDWARE, INC.	SUPPLY
21123	60450	Building Repair/Maint Exp	2016	06/01/2016	\$ 243.72		
21123	60450	Building Repair/Maint Exp	2016	06/21/2016	\$ 81.46	GERARD LAPIERRE	COMM CTR
21123	60450	Building Repair/Maint Exp	2016	06/14/2016	\$ 1,282.92	THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE
21123	60450	Building Repair/Maint Exp	2016	06/07/2016	\$ 39.94	HOME DEPOT CREDIT SERVICE-CH	WOODEN DOLLY
21123	60450	Building Repair/Maint Exp	2016	05/31/2016	\$ 129.49	DUPUIS HARDWARE, INC.	DOG DOWN DEVICE
21123	60450	Building Repair/Maint Exp	2016	04/26/2016	\$ 132.50	DUPUIS HARDWARE, INC.	DOOR REPAIR-LOCKS
21123	60450	Building Repair/Maint Exp	2016	04/26/2016	\$ 203.88	DUPUIS HARDWARE, INC.	DOOR REPAIR-LOCKS
21123	60450	Building Repair/Maint Exp	2016	04/05/2016	\$ 18.34	DEERING LUMBER, INC.	PHLP bit #2 , #3, 2x4's x 4
21123	60450	Building Repair/Maint Exp	2016	04/05/2016	\$ 341.37	BUSINESS CARD	CC EXPENSES
21123	60450	Building Repair/Maint Exp	2016	03/29/2016	\$ 866.58	NR BROTHERS, INC.	CC ELECT
21123	60450	Building Repair/Maint Exp	2016	03/21/2016	\$ (1,920.00)	FINANCE	GEICO INS
21123	60450	Building Repair/Maint Exp	2016	03/22/2016	\$ 350.00	PAUL G. WHITE	cut back carpet at wall and r
21123	60450	Building Repair/Maint Exp	2016	03/15/2016	\$ 300.11	DUPUIS HARDWARE, INC.	DUPUIS
21123	60450	Building Repair/Maint Exp	2016	03/15/2016	\$ 523.00	LINWOOD R. DAVIS	FIRE EXT
21123	60450	Building Repair/Maint Exp	2016	03/15/2016	\$ 392.50	PROVENCHER FUELS, INC.	Johnson control-- no heat at
21123	60450	Building Repair/Maint Exp	2016	03/15/2016	\$ 26.80	NORTH EAST ELECTRICAL DISTRIBUTORS	compact floor lamp
21123	60450	Building Repair/Maint Exp	2016	03/08/2016	\$ 123.92	BUSINESS CARD	CREDIT CARD STATEMENT 2/21/16
21123	60450	Building Repair/Maint Exp	2016	03/01/2016	\$ 235.00	PROVENCHER FUELS, INC.	service call boiler #1 out
21123	60450	Building Repair/Maint Exp	2016	02/23/2016	\$ 278.72	CLEAN-O-RAMA, INC.	floor coating, floor stripper,
21123	60450	Building Repair/Maint Exp	2016	02/23/2016	\$ 150.09	DEERING LUMBER, INC.	lumber - sx4x8, 2x4x16, sheath
21123	60450	Building Repair/Maint Exp	2016	02/23/2016	\$ 35.20	DEERING LUMBER, INC.	lumber - sx4x8, 2x4x16, sheath
21123	60450	Building Repair/Maint Exp	2016	02/16/2016	\$ 113.36	DUPUIS HARDWARE, INC.	COMM CTR
21123	60450	Building Repair/Maint Exp	2016	02/09/2016	\$ 442.76	BUSINESS CARD	CREDIT CARD STATEMENT 1/21/16
21123	60450	Building Repair/Maint Exp	2016	02/09/2016	\$ 493.50	PROVENCHER FUELS, INC.	repair leak in gym bathroom -
21123	60450	Building Repair/Maint Exp	2016	02/09/2016	\$ 125.00	PROVENCHER FUELS, INC.	repair leak in gym bathroom -
21123	60450	Building Repair/Maint Exp	2016	02/09/2016	\$ 169.75	DEERING LUMBER, INC.	2x8, 2x 10, Bost s160
21123	60450	Building Repair/Maint Exp	2016	02/02/2016	\$ 4.28	DUPUIS HARDWARE, INC.	Cctr
21123	60450	Building Repair/Maint Exp	2016	02/02/2016	\$ 322.07	DUPUIS HARDWARE, INC.	Cctr
21123	60450	Building Repair/Maint Exp	2016	01/12/2016	\$ 189.00	PROVENCHER FUELS, INC.	service call community center
21123	60450	Building Repair/Maint Exp	2016	01/12/2016	\$ 77.31	NORTH EAST ELECTRICAL DISTRIBUTORS	30 fluorescent lamps
21123	60450	Building Repair/Maint Exp	2016	01/05/2016	\$ 39.99	DEERING LUMBER, INC.	BALCONY
21123	60450	Building Repair/Maint Exp	2016	12/29/2015	\$ 95.00	PROVENCHER FUELS, INC.	FUEL
21123	60450	Building Repair/Maint Exp	2016	12/22/2015	\$ 120.00	STATE OF ME, DEPT OF PROF & FIN REG	elevator certification for cit
21123	60450	Building Repair/Maint Exp	2016	12/22/2015	\$ 50.00	PROVENCHER FUELS, INC.	service call at community cent
21123	60450	Building Repair/Maint Exp	2016	12/15/2015	\$ 2,120.00	CLARKE PAINTING INC.	prepare and paint ext. teen ce
21123	60450	Building Repair/Maint Exp	2016	12/15/2015	\$ 110.00	JIM GODBOUT PLUMBING & HEATING INC.	capped off water and drain lin
21123	60450	Building Repair/Maint Exp	2016	12/15/2015	\$ 256.57	DUPUIS HARDWARE, INC.	COMM CTR
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 21.61	HOME DEPOT CREDIT SERVICE-CH	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 6.81	HOME DEPOT CREDIT SERVICE-CH	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 7.31	HOME DEPOT CREDIT SERVICE-CH	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 21.74	DEERING LUMBER, INC.	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 88.88	DEERING LUMBER, INC.	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 529.80	DEERING LUMBER, INC.	SUPPLIES

21123	60450	Building Repair/Maint Exp	2016	12/08/2015	\$ 111.00	PROVENCHER FUELS, INC.	PROVENCHER
21123	60450	Building Repair/Maint Exp	2016	12/01/2015	\$ 3,500.00	RAYMOND DUSSAULT, INC.	COMM CENTER
21123	60450	Building Repair/Maint Exp	2016	11/24/2015	\$ 297.00	NR BROTHERS, INC.	changed ballast in gym -commun
21123	60450	Building Repair/Maint Exp	2016	11/24/2015	\$ 1,806.90	PROVENCHER FUELS, INC.	water leak- community center
21123	60450	Building Repair/Maint Exp	2016	11/17/2015	\$ 38.35	DUPUIS HARDWARE, INC.	LOCK
21123	60450	Building Repair/Maint Exp	2016	11/03/2015	\$ 245.93	BUSINESS CARD	CREDIT CARD STATEMENT 10/21/15
21123	60450	Building Repair/Maint Exp	2016	10/27/2015	\$ 167.23	NR BROTHERS, INC.	disconnected sump pump and rew
21123	60450	Building Repair/Maint Exp	2016	10/27/2015	\$ 102.00	PORTLAND GLASS/HARMON AUTOGLAS	CC HANDICAPPED DOOR
21123	60450	Building Repair/Maint Exp	2016	10/20/2015	\$ 105.00	HIGH OUTPUT, INC.	CC
21123	60450	Building Repair/Maint Exp	2016	10/13/2015	\$ 26.95	CITY OF BIDDEFORD-PETTY CASH	REPLENISH PETTY CASH-FINANCE O
21123	60450	Building Repair/Maint Exp	2016	10/06/2015	\$ 471.14	BUSINESS CARD	CREDIT CARD STATEMENT 9/21/15
21123	60450	Building Repair/Maint Exp	2016	10/06/2015	\$ 200.00	DAVID BASTILLE	CC DRAIN
21123	60450	Building Repair/Maint Exp	2016	09/29/2015	\$ 212.02	CLEAN-O-RAMA, INC.	20" easer burnish pad -cleanin
21123	60450	Building Repair/Maint Exp	2016	09/29/2015	\$ 194.45	CLEAN-O-RAMA, INC.	20" easer burnish pad -cleanin
21123	60450	Building Repair/Maint Exp	2016	09/29/2015	\$ 202.61	CLEAN-O-RAMA, INC.	20" easer burnish pad -cleanin
21123	60450	Building Repair/Maint Exp	2016	09/29/2015	\$ 934.50	PROVENCHER FUELS, INC.	annual furnace cleaning - comm
21123	60450	Building Repair/Maint Exp	2016	09/22/2015	\$ 45.50	L. W. BILLS CO.	CC
21123	60450	Building Repair/Maint Exp	2016	09/22/2015	\$ 95.00	JIM GODBOUT PLUMBING & HEATING INC.	CC A/C
21123	60450	Building Repair/Maint Exp	2016	09/08/2015	\$ 378.00	NR BROTHERS, INC.	moved outside receptacle at cm
21123	60450	Building Repair/Maint Exp	2016	09/08/2015	\$ 782.75	NR BROTHERS, INC.	moved outside receptacle at cm
21123	60450	Building Repair/Maint Exp	2016	09/01/2015	\$ 1,850.00	SAFE ENVIRONMENTAL SOLUTIONS	lead stabilization entry door
21123	60450	Building Repair/Maint Exp	2016	08/25/2015	\$ 389.00	THYSSENKRUPP ELEVATOR	elevator repair Community Cent
21123	60450	Building Repair/Maint Exp	2016	08/18/2015	\$ 110.89	DUPUIS HARDWARE, INC.	BUILD REPAIR
21123	60450	Building Repair/Maint Exp	2016	08/11/2015	\$ 126.57	HOME DEPOT CREDIT SERVICE-CH	SUPPLIES
21123	60450	Building Repair/Maint Exp	2016	08/11/2015	\$ 2,081.66	MASONRY PRESERVATION ASSOC.	2nd third pay repairs on commu
21123	60450	Building Repair/Maint Exp	2016	08/04/2015	\$ 467.56	BUSINESS CARD	CREDIT CARD STATEMENT JULY 21,
					\$ 26,627.27	Total	

Table 6.2e – FY2015 Building Maintenance Detail Summary

ORG	OBJECT	DESCRIPTION	YEAR	EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
21123	60450	Building Repair/Maint Exp	2015	08/25/2015	\$ 910.00	RESURGENCE ENGINEERING & PRESERVATION, INC.	engineering services comm ctr
21123	60450	Building Repair/Maint Exp	2015	08/18/2015	\$ 226.99	DUPUIS HARDWARE, INC.	CC LOCK
21123	60450	Building Repair/Maint Exp	2015	07/21/2015	\$ 51.36	DUPUIS HARDWARE, INC.	BUILDING REPAIR
21123	60450	Building Repair/Maint Exp	2015	07/07/2015	\$ 206.60	BUSINESS CARD	CREDIT CARD STATEMENT 6/21/15
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 4,500.00	RICHARD NADEAU	labor and materials to reroof
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 6.17	DUPUIS HARDWARE, INC.	misc maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 2.30	DUPUIS HARDWARE, INC.	misc maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 3.84	DUPUIS HARDWARE, INC.	misc maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 5.79	DUPUIS HARDWARE, INC.	misc maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 141.20	NR BROTHERS, INC.	install photoeye clifford park
21123	60450	Building Repair/Maint Exp	2015	06/16/2015	\$ 228.54	CLEAN-O-RAMA, INC.	paper towel dispenser w/ paper
21123	60450	Building Repair/Maint Exp	2015	06/09/2015	\$ 170.75	BUSINESS CARD	CREDIT CARD STATEMENT 5/21/15
21123	60450	Building Repair/Maint Exp	2015	05/26/2015	\$ 84.01	DUPUIS HARDWARE, INC.	keys
21123	60450	Building Repair/Maint Exp	2015	05/26/2015	\$ 4.98	DUPUIS HARDWARE, INC.	keys
21123	60450	Building Repair/Maint Exp	2015	05/26/2015	\$ 395.50	DUPUIS HARDWARE, INC.	keys
21123	60450	Building Repair/Maint Exp	2015	05/19/2015	\$ 268.12	CLEAN-O-RAMA, INC.	cleaning supplies
21123	60450	Building Repair/Maint Exp	2015	05/19/2015	\$ 641.73	DEERING LUMBER, INC.	lumbar and supplies
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 1,917.05		
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 17.95		
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 153.00	NORTH EAST ELECTRICAL DISTRIBUTORS	fluorescent light bulbs
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 617.20	CLEAN-O-RAMA, INC.	multiple cleaning supplies
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 125.00	COASTAL TELEPHONE CORP.	1 cat 6 cable run
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 276.75	PORTLAND GLASS/HARMON AUTOGLAS	repair cracked window at commu
21123	60450	Building Repair/Maint Exp	2015	05/05/2015	\$ 22.38	BUSINESS CARD	CREDIT CARD STATEMENT 4/21/15
21123	60450	Building Repair/Maint Exp	2015	04/14/2015	\$ 26.91	R & W ENGRAVING, INC.	SIGN
21123	60450	Building Repair/Maint Exp	2015	04/14/2015	\$ 29.90	R & W ENGRAVING, INC.	CC SIGN
21123	60450	Building Repair/Maint Exp	2015	03/31/2015	\$ 191.00	PROVENCHER FUELS, INC.	no hot water community center
21123	60450	Building Repair/Maint Exp	2015	03/31/2015	\$ 248.00	UNWOOD R. DAVIS	FIRE EXTINGUISHERS
21123	60450	Building Repair/Maint Exp	2015	03/24/2015	\$ 226.99	DUPUIS HARDWARE, INC.	LOCKS
21123	60450	Building Repair/Maint Exp	2015	03/17/2015	\$ 145.00	PROVENCHER FUELS, INC.	service calls -fire up boilers
21123	60450	Building Repair/Maint Exp	2015	03/10/2015	\$ 605.66	NR BROTHERS, INC.	Misc lightening adjustments/ p

21123	60450	Building Repair/Maint Exp	2015	03/10/2015	\$ 580.00	LINWOOD R. DAVIS	FIRE EXTINGUISHERS
21123	60450	Building Repair/Maint Exp	2015	02/24/2015	\$ 140.00	PROVENCHER FUELS, INC.	burners blow down LWCO fe serv
21123	60450	Building Repair/Maint Exp	2015	02/17/2015	\$ 420.13	NR BROTHERS, INC.	fixed emergency light/exit lig
21123	60450	Building Repair/Maint Exp	2015	02/03/2015	\$ 12,853.00	MAINE CONTRACTORS GROUP LLC	Biddeford Teen Roof replacemen
21123	60450	Building Repair/Maint Exp	2015	01/31/2015	\$ (12,853.00)		
21123	60450	Building Repair/Maint Exp	2015	01/20/2015	\$ 2,095.62	NR BROTHERS, INC.	replaced 2 electrical panels,
21123	60450	Building Repair/Maint Exp	2015	01/13/2015	\$ 100.00	DEPT. OF ENVIRONMENTAL PROTECTION	oil storage registration
21123	60450	Building Repair/Maint Exp	2015	12/23/2014	\$ 1,600.00	CLARKE PAINTING INC.	prepare and paint bathrooms at
21123	60450	Building Repair/Maint Exp	2015	12/23/2014	\$ 126.75	COASTAL TELEPHONE CORP.	PHONE LINE
21123	60450	Building Repair/Maint Exp	2015	12/23/2014	\$ 288.75	NR BROTHERS, INC.	outlet for snowblower
21123	60450	Building Repair/Maint Exp	2015	12/23/2014	\$ 491.32	NR BROTHERS, INC.	water in service parts/labor
21123	60450	Building Repair/Maint Exp	2015	12/16/2014	\$ 1,785.00	CLEAN-O-RAMA, INC.	gym recoat at community ceter
21123	60450	Building Repair/Maint Exp	2015	12/16/2014	\$ 95.00	PROVENCHER FUELS, INC.	both boilers down at community
21123	60450	Building Repair/Maint Exp	2015	12/09/2014	\$ 151.80	BUSINESS CARD	CREDIT CARD STATEMENT 11/21/14
21123	60450	Building Repair/Maint Exp	2015	12/02/2014	\$ 294.70	HOME DEPOT CREDIT SERVICE-REC	HOME DEPOT - RECEIPT# 89598
21123	60450	Building Repair/Maint Exp	2015	12/02/2014	\$ 181.47	JIM GODBOUT PLUMBING & HEATING INC.	PLUMBING CALL
21123	60450	Building Repair/Maint Exp	2015	11/25/2014	\$ 120.00	STATE OF ME, DEPT OF PROF & FIN REG	elevator annual inspection cer
21123	60450	Building Repair/Maint Exp	2015	11/25/2014	\$ 800.00	CLEAN-O-RAMA, INC.	recoat gym floor- community ce
21123	60450	Building Repair/Maint Exp	2015	11/25/2014	\$ 814.00	HARCROS CHEMICAL, INC.	Calcium Pellets & Flakes
21123	60450	Building Repair/Maint Exp	2015	11/25/2014	\$ 40.00	PUBLIC WORKS/PETTY CASH	DISPOSAL FEE
21123	60450	Building Repair/Maint Exp	2015	11/25/2014	\$ 85.00	DUPUIS HARDWARE, INC.	LOCKS
21123	60450	Building Repair/Maint Exp	2015	11/04/2014	\$ 438.00	DOMESTIKS CLEANING SERVICE INC	commercial clearing for city
21123	60450	Building Repair/Maint Exp	2015	10/28/2014	\$ 414.50	CLEAN-O-RAMA, INC.	duel #1 vendor / .25 mech
21123	60450	Building Repair/Maint Exp	2015	10/28/2014	\$ 808.51	DUPUIS HARDWARE, INC.	locks-cc
21123	60450	Building Repair/Maint Exp	2015	10/21/2014	\$ 182.45	ODORITE COMPANY	SOCCER
21123	60450	Building Repair/Maint Exp	2015	10/21/2014	\$ 397.20	NR BROTHERS, INC.	ballist replacement community
21123	60450	Building Repair/Maint Exp	2015	10/21/2014	\$ 20.64	DEERING LUMBER, INC.	pine boards to frame door at
21123	60450	Building Repair/Maint Exp	2015	10/14/2014	\$ 63.62	ODORITE COMPANY	vacume repair
21123	60450	Building Repair/Maint Exp	2015	09/29/2014	\$ (122.21)	FINANCE	STAPLES
21123	60450	Building Repair/Maint Exp	2015	09/29/2014	\$ (4,970.00)	RICHARD NADEAU	community center belfry reero
21123	60450	Building Repair/Maint Exp	2015	09/30/2014	\$ 912.50	JIM GODBOUT PLUMBING & HEATING INC.	water fountain cc
21123	60450	Building Repair/Maint Exp	2015	09/30/2014	\$ 111.30	NR BROTHERS, INC.	service call replace ballast
21123	60450	Building Repair/Maint Exp	2015	09/30/2014	\$ 567.41	DAYTON SAND & GRAVEL CO., INC.	asphalt paving
21123	60450	Building Repair/Maint Exp	2015	09/23/2014	\$ 4,970.00	RICHARD NADEAU	community center belfry reero
21123	60450	Building Repair/Maint Exp	2015	09/23/2014	\$ 1,201.09	THYSSENKRUPP ELEVATOR	service contract elevator - co
21123	60450	Building Repair/Maint Exp	2015	09/16/2014	\$ 95.00	JIM GODBOUT PLUMBING & HEATING INC.	INSTALL
21123	60450	Building Repair/Maint Exp	2015	09/16/2014	\$ 21.99	DUPUIS HARDWARE, INC.	DUPUIS
21123	60450	Building Repair/Maint Exp	2015	09/09/2014	\$ 150.00	RICHARD NADEAU	pigeon proof belfry
21123	60450	Building Repair/Maint Exp	2015	09/02/2014	\$ 1,942.00	PROVENCHER FUELS, INC.	community center boiler annua
21123	60450	Building Repair/Maint Exp	2015	08/19/2014	\$ 367.40	PORTLAND GLASS/HARMON AUTOGLAS	bus stop
21123	60450	Building Repair/Maint Exp	2015	08/19/2014	\$ 122.21	HOME DEPOT CREDIT SERVICE-REC	maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	08/19/2014	\$ 66.77	HOME DEPOT CREDIT SERVICE-REC	maintenance supplies
21123	60450	Building Repair/Maint Exp	2015	08/19/2014	\$ 4,970.00	RICHARD NADEAU	reroof belfry at Community Cen
21123	60450	Building Repair/Maint Exp	2015	08/19/2014	\$ 35.49	DUPUIS HARDWARE, INC.	KEYS
21123	60450	Building Repair/Maint Exp	2015	08/12/2014	\$ 8.62	NORTH EAST ELECTRICAL DISTRIBUTORS	fluorosc lamp for community
21123	60450	Building Repair/Maint Exp	2015	08/12/2014	\$ 150.00	JIM GODBOUT PLUMBING & HEATING INC.	LAMP
21123	60450	Building Repair/Maint Exp	2015	08/05/2014	\$ 104.60	NR BROTHERS, INC.	NR BRO
21123	60450	Building Repair/Maint Exp	2015	08/05/2014	\$ 95.00	JIM GODBOUT PLUMBING & HEATING INC.	PLUMBING
21123	60450	Building Repair/Maint Exp	2015	07/01/2014	\$ (5,206.90)		
21123	60450	Building Repair/Maint Exp	2015	07/22/2014	\$ 3,900.00	CLARKE PAINTING INC.	pre * finsh tin ceiling @ com
21123	60450	Building Repair/Maint Exp	2015	07/22/2014	\$ 140.00	NR BROTHERS, INC.	renovation of mailroom space
21123	60450	Building Repair/Maint Exp	2015	07/15/2014	\$ 440.00	PORTLAND GLASS/HARMON AUTOGLAS	community center
21123	60450	Building Repair/Maint Exp	2015	07/08/2014	\$ 147.99	HOME DEPOT CREDIT SERVICE-CH	PAINTING SUPPLIES FOR COMMUNIT
21123	60450	Building Repair/Maint Exp	2015	07/08/2014	\$ 288.33	NR BROTHERS, INC.	INVOICES #19314 AND #19315
21123	60450	Building Repair/Maint Exp	2015	07/08/2014	\$ 290.58	NR BROTHERS, INC.	INVOICES #19314 AND #19315
21123	60450	Building Repair/Maint Exp	2015	07/08/2014	\$ 3,900.00	PORTLAND GLASS/HARMON AUTOGLAS	COMMUNITY CENTER ENTRANCES
					\$ 39,684.30	Total	

Table 6.2f – FY2014 Building Maintenance Detail Summary

ORG	OBJECT	DESCRIPTION	YEAR	EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
21123	60450	Building Repair/Maint Exp	2014	08/05/2014	\$ 122.21	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 65331
21123	60450	Building Repair/Maint Exp	2014	06/30/2014	\$ 5,206.90		CHANGE YEARS FOR FY14 EXPS.
21123	60450	Building Repair/Maint Exp	2014	06/24/2014	\$ 173.37	HOME DEPOT CREDIT SERVICE-REC	HOME DEPOT - RECEIPTS# 24436,
21123	60450	Building Repair/Maint Exp	2014	06/06/2014	\$ 35.00	HOME DEPOT CREDIT SERVICE-CH	SERVICE CHARGE

21123	60450	Building Repair/Maint Exp	2014	05/30/2014	\$ 6.65	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 22308
21123	60450	Building Repair/Maint Exp	2014	05/30/2014	\$ 6.76	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 22308
21123	60450	Building Repair/Maint Exp	2014	05/23/2014	\$ 149.80	HARBOR FLAGS	HARBOR FLAGS - INV# 182717
21123	60450	Building Repair/Maint Exp	2014	05/23/2014	\$ 8.79	DUPUIS HARDWARE, INC.	DUPUIS HARDWARE - TRANSACTION#
21123	60450	Building Repair/Maint Exp	2014	05/09/2014	\$ 101.78	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - INV# 6105272
21123	60450	Building Repair/Maint Exp	2014	04/25/2014	\$ 56.40	NR BROTHERS, INC.	electrical jobs
21123	60450	Building Repair/Maint Exp	2014	04/25/2014	\$ 110.72	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 54212, 2
21123	60450	Building Repair/Maint Exp	2014	04/25/2014	\$ 87.31	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 54212, 2
21123	60450	Building Repair/Maint Exp	2014	04/25/2014	\$ 102.26	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 54212, 2
21123	60450	Building Repair/Maint Exp	2014	04/18/2014	\$ 1,220.00	PORTLAND GLASS/HARMON AUTOGLAS	REPLACE 4 CLOSERS
21123	60450	Building Repair/Maint Exp	2014	04/18/2014	\$ 561.31	JIM GODBOUT PLUMBING & HEATING INC.	INSTALLED SINK
21123	60450	Building Repair/Maint Exp	2014	04/18/2014	\$ 341.01	NR BROTHERS, INC.	FIXED WIRING IN GYM
21123	60450	Building Repair/Maint Exp	2014	04/11/2014	\$ 54.77	HOME DEPOT CREDIT SERVICE-CH	BLDG. MAINT. SUPPLIES
21123	60450	Building Repair/Maint Exp	2014	04/11/2014	\$ 400.00	WHITE STAR LAUNDRY, INC.	11 MATS
21123	60450	Building Repair/Maint Exp	2014	04/04/2014	\$ 25.60	DEERING LUMBER, INC.	DRY STRAPPING INV #330324/1
21123	60450	Building Repair/Maint Exp	2014	04/04/2014	\$ 581.55	NR BROTHERS, INC.	COMMUNITY CENTER REPAIRS
21123	60450	Building Repair/Maint Exp	2014	04/04/2014	\$ 2,553.52	NR BROTHERS, INC.	COMMUNITY CENTER REPAIRS
21123	60450	Building Repair/Maint Exp	2014	04/04/2014	\$ 681.87	NR BROTHERS, INC.	COMMUNITY CENTER REPAIRS
21123	60450	Building Repair/Maint Exp	2014	03/21/2014	\$ 439.90	PROVENCHER FUELS, INC.	repair to boiler
21123	60450	Building Repair/Maint Exp	2014	03/21/2014	\$ 321.00	PROVENCHER FUELS, INC.	repair to boiler
21123	60450	Building Repair/Maint Exp	2014	02/28/2014	\$ 96.62	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 84597, 4
21123	60450	Building Repair/Maint Exp	2014	02/28/2014	\$ 104.60	NR BROTHERS, INC.	BALLAST - INV #19127
21123	60450	Building Repair/Maint Exp	2014	02/14/2014	\$ 32.81	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 48905 &
21123	60450	Building Repair/Maint Exp	2014	02/14/2014	\$ 147.00	PROVENCHER FUELS, INC.	repair boiler at cmt center- n
21123	60450	Building Repair/Maint Exp	2014	02/14/2014	\$ 771.00	PROVENCHER FUELS, INC.	repair boiler at cmt center- n
21123	60450	Building Repair/Maint Exp	2014	02/10/2014	\$ 269.95	NR BROTHERS, INC.	parts and labor for LED fixtur
21123	60450	Building Repair/Maint Exp	2014	02/10/2014	\$ 109.37	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 09315
21123	60450	Building Repair/Maint Exp	2014	01/31/2014	\$ 22.97	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 22654
21123	60450	Building Repair/Maint Exp	2014	01/31/2014	\$ 234.95	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 22654
21123	60450	Building Repair/Maint Exp	2014	01/17/2014	\$ 161.46	JIM GODBOUT PLUMBING & HEATING INC.	REPAIRED BROKEN PIPE
21123	60450	Building Repair/Maint Exp	2014	01/17/2014	\$ 3.81	DUPUIS HARDWARE, INC.	BAL DUE
21123	60450	Building Repair/Maint Exp	2014	01/10/2014	\$ 65.00	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	Building Repair/Maint Exp	2014	01/03/2014	\$ 168.69	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT#65751
21123	60450	Building Repair/Maint Exp	2014	01/03/2014	\$ 587.00	NR BROTHERS, INC.	ELECTRICAL
21123	60450	Building Repair/Maint Exp	2014	12/20/2013	\$ 38.20	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 40276
21123	60450	Building Repair/Maint Exp	2014	12/20/2013	\$ 79.96	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 01767
21123	60450	Building Repair/Maint Exp	2014	12/20/2013	\$ 59.09	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 16146
21123	60450	Building Repair/Maint Exp	2014	12/13/2013	\$ 313.10	ODORITE COMPANY	CLEANING SUPPLIES
21123	60450	Building Repair/Maint Exp	2014	12/13/2013	\$ 669.83	ODORITE COMPANY	CLEANING SUPPLIES #130596
21123	60450	Building Repair/Maint Exp	2014	12/06/2013	\$ 251.60	ODORITE COMPANY	CLEANING SUPPLIES
21123	60450	Building Repair/Maint Exp	2014	12/02/2013	\$ 45.60	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 74283
21123	60450	Building Repair/Maint Exp	2014	12/02/2013	\$ 53.00	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - RECEIPT# 88267
21123	60450	Building Repair/Maint Exp	2014	11/22/2013	\$ 29.01	RECREATION DEPT/PETTY CASH	PETTY CASH
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 29.92	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - 8584
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 165.48	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - 8584
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 901.33	NR BROTHERS, INC.	G-5, GYM, STORAGE AREA
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 121.32	JIM GODBOUT PLUMBING & HEATING INC.	FALCON CARTRIDGES
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 46.59	DUPUIS HARDWARE, INC.	KEYS AND LOCKS
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 10.00	DUPUIS HARDWARE, INC.	KEYS AND LOCKS
21123	60450	Building Repair/Maint Exp	2014	11/15/2013	\$ 394.38	PORTLAND GLASS/HARMON AUTOGLAS	BUS STOP AREA
21123	60450	Building Repair/Maint Exp	2014	11/01/2013	\$ 3,189.60	RESURGENCE ENGINEERING & PRESERVATION, INC.	engineering services
21123	60450	Building Repair/Maint Exp	2014	11/01/2013	\$ 70.78	RESURGENCE ENGINEERING & PRESERVATION, INC.	engineering services
21123	60450	Building Repair/Maint Exp	2014	10/25/2013	\$ 600.00	TIMOTHY BOUCHER	CLEANING OF BUILDING
21123	60450	Building Repair/Maint Exp	2014	10/25/2013	\$ 92.28	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT 8584
21123	60450	Building Repair/Maint Exp	2014	10/18/2013	\$ 819.70	PROVENCHER FUELS, INC.	furnance repair
21123	60450	Building Repair/Maint Exp	2014	10/04/2013	\$ 161.47	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - INVOICE# 6100334
21123	60450	Building Repair/Maint Exp	2014	09/27/2013	\$ 950.00	MAINE ARCHITECTURAL IRONWORKS	Handrail-Martin Ctr
21123	60450	Building Repair/Maint Exp	2014	09/20/2013	\$ 1,834.25	QUALITY FLOOR FINISHERS, INC.	SAND & REFINISH FLOOR
21123	60450	Building Repair/Maint Exp	2014	09/20/2013	\$ 95.00	JIM GODBOUT PLUMBING & HEATING INC.	SERVICE CALL FOR A/C
21123	60450	Building Repair/Maint Exp	2014	09/20/2013	\$ 330.97	DUPUIS HARDWARE, INC.	HARDWARE
21123	60450	Building Repair/Maint Exp	2014	09/06/2013	\$ 35.00	PORTLAND GLASS/HARMON AUTOGLAS	REMOVE GLASS
21123	60450	Building Repair/Maint Exp	2014	09/06/2013	\$ 181.39	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT-INV#8112327, 710265
21123	60450	Building Repair/Maint Exp	2014	08/30/2013	\$ 243.44	PORTLAND GLASS/HARMON AUTOGLAS	2 CLEAR GLASS AND LABOR
21123	60450	Building Repair/Maint Exp	2014	08/23/2013	\$ 2,500.00	ABATEMENT PROFESSIONALS CORP.	lead paint abatement -communit
21123	60450	Building Repair/Maint Exp	2014	08/23/2013	\$ 303.36	CALICO INDUSTRIES, INC.	trash can liners 40x48" case-

21123	60450	Building Repair/Maint Exp	2014	08/16/2013	\$ 25.60	DEERING LUMBER, INC.	DRY STRAPPING-INV #214410
21123	60450	Building Repair/Maint Exp	2014	08/16/2013	\$ 51.72	HOME DEPOT CREDIT SERVICE-CH	MAINTENANCE SUPPLIES
21123	60450	Building Repair/Maint Exp	2014	08/16/2013	\$ 40.91	HOME DEPOT CREDIT SERVICE-CH	MAINTENANCE SUPPLIES
21123	60450	Building Repair/Maint Exp	2014	08/16/2013	\$ 10.99	DEERING LUMBER, INC.	BRAD NAIL
21123	60450	Building Repair/Maint Exp	2014	08/09/2013	\$ 746.38	NR BROTHERS, INC.	electrical service community c
21123	60450	Building Repair/Maint Exp	2014	08/09/2013	\$ 136.94	HOME DEPOT CREDIT SERVICE-CH	HOME DEPOT - 8584
21123	60450	Building Repair/Maint Exp	2014	08/02/2013	\$ 25.60	DEERING LUMBER, INC.	DRY STRAPPING
21123	60450	Building Repair/Maint Exp	2014	08/02/2013	\$ 1,714.99	DUPUIS HARDWARE, INC.	LOCKS AND KEYS
21123	60450	Building Repair/Maint Exp	2014	07/12/2013	\$ 150.00	DAVID BASTILLE	LINE BLOCKAGE
					\$ 33,642.49 Total		

6.3 Summary of Capital Improvement Program (CIP) Plan

The FY2019 CIP plan for the J. Richard Martin Community Center is summarized below. Capital expenditures are projected to total \$159,500 through FY2024. Adjusting for inflation and contingency another \$79,750 should be considered if the CIP recommendations are implemented over time.

Table 6.3 – FY2019 CIP

Report No.	PROJECT	FY2019	FY2020	FY2021	FY2022	FY2023	Future
FAC-05	Community Center Card Access		\$ 15,500				
FAC-06	Community Center Fire Alarm Monitoring	\$ 4,000					
FAC-07	Community Center Heating System		\$ 522,000				
FAC-08	Community Center Myrtle Street Parking Lot					\$ 30,000	
FAC-09	Community Center Prospect Street Doors			\$ 10,000			
FAC-10	Community Center Removal of Oil Tank (if FAC-07 is approved as propane or NG this items will be eliminated)						\$ 100,000
FAC-11	Community Center Windows	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
FY Totals		\$ 4,000	\$ 587,500	\$ 60,000	\$ 50,000	\$ 80,000	\$ 150,000

6.4 Projection of Annual Maintenance Cost Post Full CIP/Oak Point Implementation

The best estimate that can be provided at this time is reflected in the average maintenance expense (Sec 6.2) and CIP Plan summary (see Sec 6.3). Historically major building expenses are addressed through the CIP process, subject to final budget approval and in consideration of citywide priorities.

It has not historically been common practice to establish a set dollar amount for ongoing building maintenance at any facility. Since ongoing maintenance has, in the past, not been adequately addressed at municipal facilities there would need to be a full assessment of facility needs post CIP/Oak Point implementation with needs prioritized in order to develop a sustainable building maintenance plan.

6.5 Boiler Project

One issue not identified in the Oak Point report but required by law is the replacement of the existing 3,000 underground fuel tank. Tank installation occurred in 1994 and must be removed and replaced prior to 2024, unless natural gas becomes available in the area. The tank can be removed at any time prior to 2024 if natural gas becomes available. The anticipated cost of replacement is \$100,000. The expense would be less with a conversion to propane.

The current heating system consists of two low-pressure steam boilers providing steam heat to the building through a network of circa 1950 pipes supplying steam to radiators. Current boiler installation occurred in 1998 and 2017. The 1998 era is likely experiencing corrosion similar to that contributing to the failure in August 2017 and the untreated system is likely contributing to premature corrosion of the new boiler. Although some of the steam piping and condensate returns are accessible in ceiling chases and at traps, the majority is inaccessible. Inspection and steam trap repairs over the years have provided a glimpse of the condition of the piping. In several cases, the interior of the 1.5-inch diameter pipe has been reduced to ¾-in. This significantly reduces efficiency and heating capability. The boiler that failed in 2017 was replaced as a short-term fix, estimated at 1-3 years.

Implementing a long-term solution remains a priority. Mr. Godbout recommended moving away from #2 fuel oil to propane and away from steam to forced hot water with air circulators. This reduces the potential for steam distribution system failures given the age and condition of the steam distribution system and transitions to a more efficient system. There are trade-offs that need to be considered.

As noted above the current underground storage tanks require removal or replacement in 2024 at adding to the project cost. If propane is used or if the city transitions away from steam, the longevity of wall-mounted boilers vs. standing boilers should be evaluated. As experienced at City Hall, the Baxi boilers require extensive maintenance or replacement. If a decision is made to replace the boilers, the RFP should include a life-cycle cost comparison so that the true cost of each system (oil or propane) is known.

6.6 Conclusion

In order to prepare the J. Richard Martin Community Center for continued use through a 20-year horizon, the AHCCC recommends implementing the remaining Oak Point improvements along with planned CIP investment. The anticipated expenditure is \$1,677,750 with an anticipated annual \$50,000 general fund appropriation for regular maintenance. The AHCCC recommends revisiting the annual maintenance appropriation after implementation of CIP and outstanding Oak Point recommendations to ensure that funding is appropriate for planned maintenance activities. Additionally, the AHCCC recommends establishing a reserve account for any unspent community center allocations and the funds be carried forward each year as a way of addressing regular maintenance needs at the facility.

Appendix A

Biddeford Recreation Department – Service Locations Map

To be posted/provided in separate document

Appendix B

2005 Oak Point Report – J Richard Martin Center

ARCHITECTURE & ENGINEERING DESIGN SERVICES

**Facility Assessment Report
For the City of Biddeford**

- City Hall
- Police Facility
- Fire Station
- Public Works Building
- Community Center
- Emery School

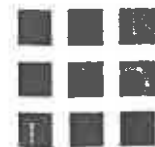
Prepared For:

City of Biddeford
205 Main Street
Biddeford, Maine 04005

December 30, 2005

Prepared By:

OAK POINT
ASSOCIATES



ARCHITECTURE ■ ENGINEERING ■ PLANNING

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INTRODUCTION

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- ▶ Evaluation Process
- ▶ Cost Estimate Considerations
- ▶ Implementation of Recommendations

BIDDEFORD CITY HALL

Section **2**

- ▶ Existing Conditions
 - Architectural
 - Civil
 - Structural
 - Mechanical
 - Electrical
- ▶ Conclusions, Recommendations and Cost Estimates
 - Architectural
 - Civil
 - Structural
 - Mechanical
 - Electrical
- ▶ Implementation of Recommendations

Existing Conditions

ARCHITECTURAL

The Community Center in the City of Biddeford was constructed in 1888 as the public High School. An addition was added in the 1930's, which included a gymnasium and additional classrooms. The building is approximately 43,000 square feet and consists of three stories. The ground floor houses a daycare facility with play rooms, an eating area, kitchen and offices. The gymnasium is also on this level. On the first floor are classrooms that have been converted into offices, a TV studio, medical clinic, an eating area with a kitchen, and access to the gymnasium mezzanine. Approximately half of the mezzanine has recently been converted into office space and is still under renovation. The remaining half of the mezzanine is used for storage and a horseshoe pit. The second floor consists mostly of classrooms. There is also a small auditorium with a stage and office spaces. An area of classrooms is currently under renovation after substantial water damage from a burst pipe during the previous winter.



Circulation through the building is provided by a number of stairs. Most stairwells have been enclosed with gypsum board walls and fire-rated doors in an attempt to comply with current building and life safety code requirements. The current tread and rise configuration at the stairs varies between stairs and does not meet current building codes, though it does comply with the

requirements for an existing stair in the Life Safety Code (NFPA). The existing guards and handrails at the stairs are constructed mostly of wood, with a few constructed of metal. The current configurations do not meet building code requirements for height, mounting locations and sizes. An elevator was installed during the early 1990's and provides access to all three floor levels.

The flat roof consists of a "Firestone," EDPM membrane roof system. Using the manufacturer's stamp on the membrane, it can be assumed it was installed in 1991. The flashing was re-caulked



and sealed in 2005. It appears rigid insulation has been added to the exterior of the original roof construction, but the thickness is not known. The pitched areas of roof, at the front of the building are covered with asphalt shingles.

Interior walls are mostly painted plaster on lath with wood framing. Glazed terracotta blocks were incorporated into the 1930's addition and the gymnasium. Newer partitions are constructed of painted gypsum board and studs. Floor finishes consist mostly of strip wood flooring with a wood base; though, different resistant tiles and sheet goods have been provided. There are also areas of painted concrete and ceramic tile floors. The ceiling finishes are painted plaster on lath, and a suspended acoustical ceiling system using melt away ceiling tiles were covering the sprinkler system.

The exterior windows consist mostly of units made of an aluminum frame with upper translucent fiberglass panels and lower operable awning windows. These units were installed during a window renovation in the 1970's. Windows on the ground floor have been replaced more recently and consist of aluminum double hung units and combination fixed/hopper units. These newer windows have insulated glazing with divided lights.

Exterior doors consist of painted hollow metal doors and frames. Some doors have single-pane glazed lites and side lites. All exterior egress doors have panic hardware, closers, and weather stripping. Interior doors at the stairwells are 1-1/2 hour rated, and consist of hollow metal doors and frames with wire glazing, closers and panic hardware. Other interior doors consist of a combination of wood doors and frames and hollow metal doors and frames. Many interior doors throughout have half-glazed lights. Door hardware is a mixture of code-compliant levers and non-code compliant knobs.

Located on each floor level are recently renovated gang toilet rooms. These toilet rooms include ADA fixtures, painted metal toilet partitions, and other standard toilet accessories. On the ground floor, there is a large abandoned toilet room with two connecting rooms. The fixtures have been removed and the finishes in these spaces are in disrepair.

CODE ANALYSIS

The following code review is based on the 2003 edition of the International Building Code (IBC) and the 2003 edition of the Life Safety Code NFPA 101 (NFPA).

OCCUPANCY CLASSIFICATION

Use	IBC Classification	NFPA Classification (6.1.1)
Offices	B (304)	Business
Gymnasium & Auditorium	A -3 (303)	Assembly
Adult Ed Classrooms	B (304)	Business
Daycare	I-4 (308)	Day-care

HEIGHT AND AREA LIMITATIONS

IBC (Table 503) - Height and area limitations for occupancies with Non-combustible/Combustible - Protected Construction: Type III-A

Occupancy	Allowable Stories	Actual Stories	Allowable Height (ft)	Actual Height (ft)	Allowable Area per Floor (SF)	Actual Area per Floor Max. (SF)
B	4	3	65	42	37,000	13,100
A-3	5	3	65	42	14,000	9,000
I-4	3	1	65	42	23,500	7,300

1. A-3 (Assembly) is the most restrictive of the occupancies and will be used to determine the allowable height and area requirements.
2. No part of the building appears to exceed the allowable height or area.
3. The building is protected by a sprinkler system.

FIRE RESISTANCE RATINGS

TYPE OF CONSTRUCTION

Non-combustible/Combustible - Protected Construction, IBC Type III-A (Table 601) and NFPA (Table A.8.2.1.2):

Building Component	Fire Resistance Requirement
Structural Frame	no requirement
Bearing Exterior Walls	1 hour
Bearing Interior Walls	no requirement
Exit Stairs	1 hour
Floor Construction	no requirement
Roof Construction	no requirement

1. The fire resistance ratings have been reduced by one hour because the building is equipped with an automatic sprinkler system.

SPECIFIC OCCUPANCY AREAS

IBC

1. An automatic sprinkler system is required by code for all I occupancies (903.2.5). This building is equipped with a sprinkler system .

NFPA

Location and Construction Type Limitations Per NFPA Table 17.1.6:

1. The type of building construction and the sprinkler system only permits the location of a day care occupancy on the level of discharge and one floor above the level of discharge. The existing day care facility is one level below discharge and, therefore, should not be occupying that space in the building.

MEANS OF EGRESS REQUIREMENTS

Occupant Load: (Table 1004.1.2)

MAXIMUM DESIGN LOAD

Space	Area (SF)	Occupant Load Factor	Occupant Load
Ground Floor		(IBC/NFPA)	
Gymnasium	9000	7/15	1285/600
Daycare	3100	20/35	155/88
1st Floor			
Business	13100	100	131
Assembly	1500	7	215
2nd Floor			
Auditorium	3300	7	471
Classrooms	16500	100	165
TOTAL			

Number of Exits: (IBC Table 1018.1)

- 1 Two exits are required for an occupant load of 0-500. Each floor of the building requires, and has, two (2) exits, except at the gymnasium which requires four (4).
2. The gymnasium does not have the required four (4) exits for an occupant load over 1,000.

REQUIRED WIDTHS

Required Widths per Occupant

Egress Component	IBC - Table 1005.1 (inches)	NFPA - Table 7.3.3.1 (inches)
Stairs	0.2	0.3
Doors	0.15	0.2
Corridor	0.15	0.2

1. The gymnasium does not have the required, calculated egress width with the existing three exits. The allowable occupant capacity has been posted in the gym.



Minimum Required Widths

Egress Component	IBC (inches)	NFPA (inches)
Stairs	44	44
Doors	32	32
Corridor	44	44

1. Existing egress components meet the minimum required widths.

Travel Distances

Egress Travel	IBC	NFPA (Table A.7.6)
Travel Distance:	(1015.1)	
Business	300'	300'
Assembly	250'	200'
Institutional (I-4)	200'	200'
Common Path of Travel:	(1013.3)	
Business	100'	100'
Assembly	75'	75'
Institutional (I-4)	200'	200'
Dead Ends:	(1016.3)	
Business	50'	50'
Assembly	20'	20'
Institutional (I-4)	20'	20'

1. No travel distances appear to exceed those allowed by code.

ADA REVIEW:

The review of the building for accessibility by persons with disabilities is based on the Code of Federal Regulation, 28 CFR Part 36, Non-discrimination on the Basis of Disability by Public Accommodation and in Commercial Facilities, including Appendix A, ADA Accessibility Guidelines for Building and Facilities.

The building has a wheelchair accessible entrance and egress on the first floor from an exterior ramp near the front of the building, with access between floors being provided by an elevator. Access to the ground floor gymnasium is provided from the elevator or two exterior entrances.

Accessible toilet rooms are provided on each floor. Toilet fixtures and stalls appear to have the required clearances and include grab bars at the handicap toilet.

Handrails throughout the building do not meet ADA requirements, or no handrails have been provided.

Door hardware throughout the building consists of ADA compliant levers and non-ADA compliant knobs.

CIVIL

The Community Center site is bounded by Myrtle Street on the north, Alfred Street on the west, Clark Street on the south, and Prospect Street on the east. The building and paved parking areas and drives occupy the easterly part of the site, while vegetated areas and playgrounds exist on the westerly part. The asphalt concrete pavement extends from the building to the sidewalk on three sides, where a large granite curb defines the on-site parking areas.

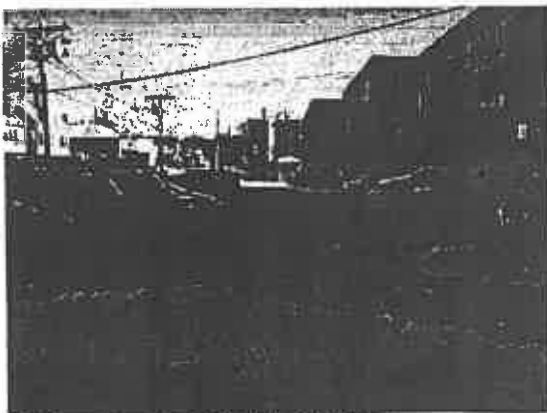


Playground and westerly end of building

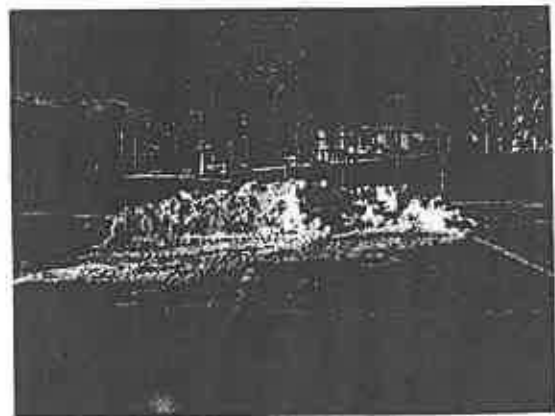


Granite curb and parking area on south side of building

Access to parking on both the north and south sides of the building is via separate drives off Prospect Street. The northerly parking area is marked for approximately 22 spaces, with an egress onto Myrtle Street. The southerly parking area is marked for approximately 23 spaces, including 2 spaces designated as handicapped accessible. The slope of the ground surface in the vicinity of the accessible parking spaces appears to exceed 2 percent, making them non-compliant with the requirements of the Americans with Disabilities Act. Egress from the south parking area is onto Clark Street. A more efficient striping layout would result in additional spaces in both the north and south parking areas.



Parking area on north side of building



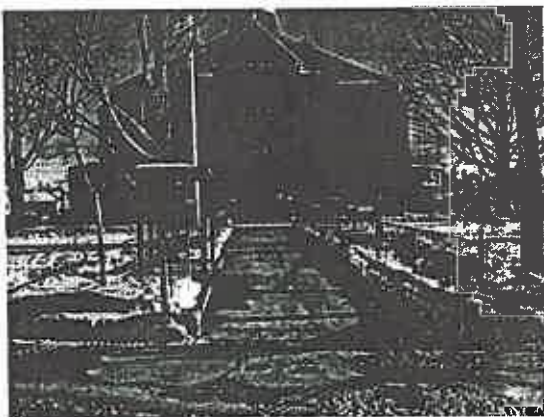
Accessible parking area and concrete ramp

The asphalt concrete pavement surface of the parking areas and drives is in poor condition. Block and alligator cracking is widespread, with some areas of pavement breaking up completely with potholes resulting. Rutting and uneven settlement of the paved surface was also observed in some areas.

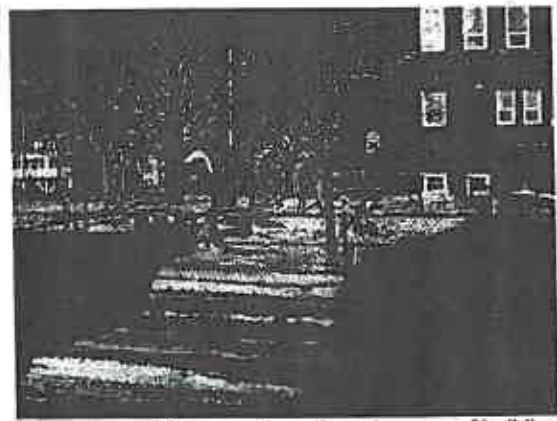


Entrance to north parking area showing poor condition of pavement

The main entrance to the building is on the westerly end, and can be accessed by a wide concrete sidewalk extending to Alfred Street. Concrete sidewalks separate this end of the building from the adjacent turf and play areas. These walks are generally in fair condition with some broken slabs noted. The vegetated and play areas are encompassed by a chain link fence in good condition. The turf and play area surfaces were covered with snow at the time of this evaluation.

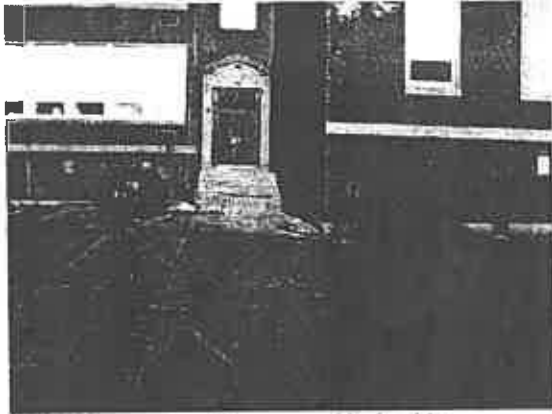


Main entrance and walk to westerly end of building

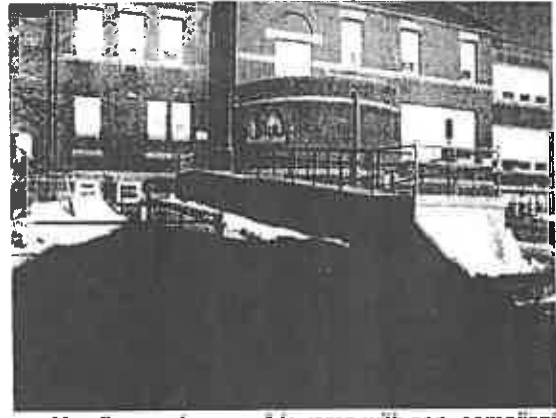


Play area at southwest corner of building

Other concrete walks run from doors on the north and south sides of the building. These walks are generally in poor condition, especially the walks that cross vehicular drives. The handicapped accessible route is via a large concrete ramp to an entrance near the southwest corner of the building. The concrete surface of the ramp is in adequate condition, with the exception of a few failed joints. The ramp is equipped with steel pipe handrails that do not meet the requirements of the ADA.



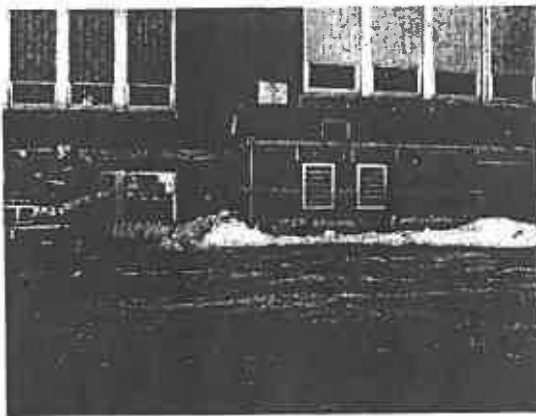
Typical concrete walk across vehicular drive



Handicapped accessible ramp with non-compliant handrails

An underground fuel oil storage tank exists near the westerly end of the northerly parking area. The tank is equipped with leak detection as required by Maine law.

Roof drainage is accomplished by a number of downspouts, some of which run down the outside of the building and some are internal. The internal downspouts discharge through the exterior building wall generally about three feet above grade. Some of the exterior downspouts extend into an existing underground drain system, while others discharge at or above grade. The downspouts that discharge above grade are subject to freezing and result in ice build up on the adjacent parking areas.



Typical roof leader discharge - underground fuel tank is in foreground

Four exterior doorways provide exterior access to the basement level. The threshold level of three of the doorways is approximately three feet below grade, with retaining walls on the side and access provided by a number of steps. These exterior below-grade areas are notorious for causing drainage problems. In addition, the retaining walls at two of the doorways do not have hand rails and guard rails as required by code. These two doorways appear to be rarely used.

STRUCTURAL

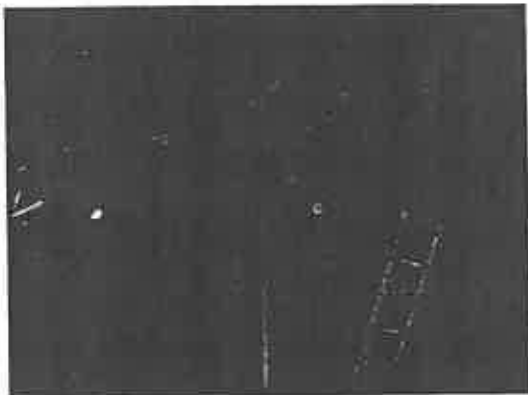
The existing structure is a combination of wood framing, structural steel, and unreinforced brick masonry and granite foundations. The following are structural system descriptions and are based on visual inspections and conditions identified on the elevator plans by Shelley Engineering. Structural calculations and determination of design forces and loads were done in accordance with the International Building Code 2003 (IBC 2003), which is the current building code for the City of Biddeford.

The building is a Red Cross Emergency Shelter. As an emergency shelter, the building is required to withstand higher loads than a building of the same type of use that is not considered an emergency shelter. There is an increase in design, snow, wind and seismic forces.

Roof Structure

The existing roof structure consists of a combination of flat and sloped roof framing. Framing consists of 2x wood joists that are supported by timber beams and exterior load bearing walls. There is 12-inch wood board sheathing over the joists.

The roof framing of the addition consists of 2x wood joists with 4-inch wide wood board sheathing over the joists.



Original building roof framing

Based on the lack of insulation in the roof, it is not believed that the structure has been subjected to the full design snow loads. The structure has most likely not been subjected to the full design wind uplift forces. In similar buildings constructed in the same time frame, typical roof framing connections are not sufficient to withstand full design wind uplift forces.

Attic Framing

Framing for the attic consists of 2x wood joists with a wood board floor over the joists. There were many holes and loose pieces of floor boards that were observed.

First/Second Floor Framing

The first floor and second floor framing consist of 2x12 wood joists spaced at approximately 16 inches on center with 12-inch wide wood board floor over the joists. The framing spans between the exterior load-bearing walls and the central corridor load-bearing components. The first floor framing bears on a load-bearing masonry wall. The second floor framing bears on a load-bearing wall with 4x4 timber posts located at 4 feet on center.

In the curved portions of the first floor, the floor joists are bearing partially on the exterior brick walls and partially on 2x6 wood posts that are supported by the granite foundation. These 2x6 wood posts are not connected to the floor joists or the granite foundation.

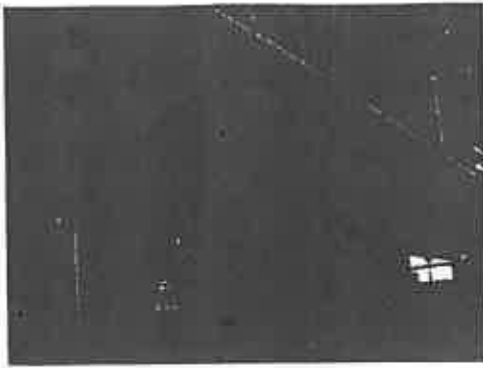


Curved area floor joist support

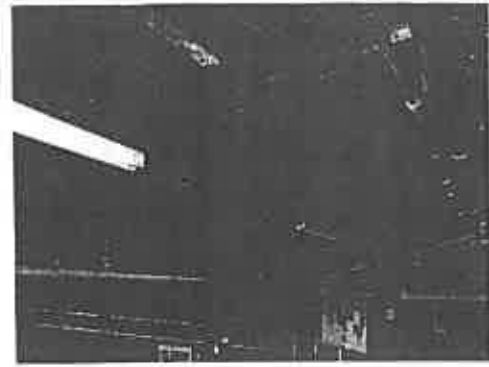
Gymnasium Framing

The gymnasium ceiling framing consists of timber beams at approximately 5 feet on center spanning between deep steel plate girders at approximately 16 feet on center. Two of the timber beams have been replaced by structural steel W-shape beams. The steel plate girders span between structural steel W-shape columns. There is 4-inch wide wood sheathing over the timber beams.

The balcony framing in the gymnasium consists of timber beams and structural steel framing. At the exterior of the balcony, the structural members are supported on load bearing masonry walls. At the interior of the balcony, the structural members are supported by steel cables that tie back to the steel plate girders.



Steel plate girders and cable hangers



Balcony support framing

The original use of the balcony was bleachers. The majority of this space has been converted to offices.

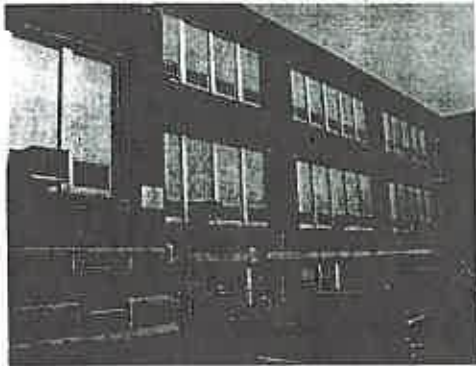
Lateral Force Resisting System

The structure may be subject to wind and seismic forces. Based on the mass of the building, it is anticipated that the seismic forces would be greater than the wind forces. Like most buildings of this age, there was no consideration given to the resistance of lateral forces. Therefore, existing elements of the building must be counted on to provide this resistance, if possible. Both horizontal and vertical elements must be provided.

The only horizontal resisting elements would be the wood board floor and roof sheathing acting as a diaphragm to transfer lateral forces to vertical resisting elements. This type of construction has limited strength and stiffness to act as a diaphragm to transfer lateral forces. The effectiveness of any diaphragm is also dependent on adequate connections. Based on visual inspections, it was determined that there are insufficient connections or mechanisms to tie the exterior walls to the floor structure and transfer forces.

Adequate connections at the floor and roof level are also needed to brace the unreinforced brick walls at each level and transfer out-of-plane lateral force into the floor and roof diaphragms. Failure of any floor/roof to wall connection would increase the effective length of walls as well as significantly increase the flexural stresses in the wall. There are no apparent connections of the roof framing to the brick walls which would act as the vertical resting elements.

Vertical resisting elements consist of the perimeter unreinforced brick walls, the ground floor brick corridor walls, and the brick stair towers. These elements would only resist lateral forces, assuming there were adequate diaphragms in place. Based on the lack of reinforcing, it is anticipated that the vertical resisting elements would not have sufficient strength to resist the maximum design lateral forces.



Horizontal and vertical brick elements

The large window openings in the brick walls result in the remaining brick piers and horizontal brick framing spanning between piers acting similar to a moment frame. This increases the forces in the piers by adding both tension and compression forces, in addition to lateral forces.

Foundations

The foundation systems for both the original construction and the addition consist of granite blocks of varying sizes. Visual inspections did not indicate any evidence of failure or differential settlement.



Granite foundation

MECHANICAL

The Community Center is heated by two oil-fired Burnham steam boilers. The oil supply is from an underground tank on the east side of the building, installed within the last 10 years. Boiler feed-water is from a horizontal tank with duplex pumps. The boilers are vented to the building's original chimney. Service switches and thermal switches are provided at both boilers. The boiler room has two combustion air openings as required by code. The make-up water to the system is protected by an reduced pressure zone backflow preventer.

Heating distribution is predominantly via cast iron radiators, both floor and wall mounted. A few spaces have fin-tube radiation where the radiators have been removed. There are also cabinet heaters in some spaces, though many have been effectively converted to convectors by removal of the fans. Nearly all terminal units have been retrofitted with self-contained control valves. There are no HVAC coils in the building.

Steam and condensate piping is steel, and in many places appears to be in poor condition. At some locations, failed fittings have been replaced. Most piping has no insulation, since the original insulation contained asbestos and has been removed.

The building has no mechanical ventilation, with the exception of several small exhaust fans which serve some of the restrooms. The rooms do meet window area requirements for natural ventilation. A "passive" ventilation system, consisting of large ductwork running the length of the building with intakes high and low in most of the major rooms and open ventilators on the building roof, still operates. In a few spaces, window air conditioners provide spot-cooling. The free clinic has ductless split-system air conditioning, with condensing units on the adjacent low roofs.

Plumbing

The building's water entrance is an 8-inch pipe supplying a 6-inch meter and a 3-inch meter in parallel. The meters serve both the 2-inch water main to the building's fixtures and the wet and dry pipe sprinkler systems. There is no backflow preventer at the water entrance.

Plumbing fixtures in the building are in good-to-fair condition. Accessible fixtures have been provided on each floor for men and women. There are several kitchen spaces in the building which have sinks and dishwashers. There is one accessible water cooler on each of the two main levels of the building.

Domestic hot water is provided by an oil-fired storage water heater in the boiler room. There is a small circulator pump on the water heater, although it is not clear whether this pump is effectively serving the building, as there is reportedly marginal supply of hot water to most remote fixtures in the building.

Cold and hot water piping is predominantly copper, with some brass mains still present. Water piping is not insulated at most locations.

Sprinklers

The building is almost fully-protected by automatic sprinklers, although access to every space was not possible during the inspection. In the basement, a hung ceiling below the sprinklers hides the piping and heads, but is made of "melt-away" tiles, which allow the sprinklers to be exposed in the event of a fire. Some service spaces created by renovation of the basement are not protected. Many of the building's sprinkler heads have been replaced as renovations have occurred, and where they are accessible in public areas. However, some older heads from the original installation remain.

ELECTRICAL

Power

The service to the building is 120/240 volts single phase. It is fed underground from a pole-mounted transformer to a 600 ampere distribution panel and a 200 ampere panel, each separately metered. They feed various panelboards throughout the building. Many of the panels are mounted too high or do not have code required working clearances. Some panels are the plug-fuse type. There is one location on the ground floor with a sink that does not have GFI receptacles. Wiring is in conduit and type MC and NM cable. Some electrical enclosures on the ground floor are badly rusted.

Lighting

Lighting consists of fluorescent, incandescent, and HID type fixtures. Most fixtures are fluorescent. There are battery-powered emergency light fixtures in the corridors and some in the stairwells. Coverage is spotty. There are no exterior emergency lights. There are exit signs at most exits, but some are not working. One exit from the ground floor does not have an exterior light.

Fire Alarm

The fire alarm system is a four zone Silent Knight system with one zone per floor and one for sprinklers. There are smoke detectors in the corridors and some rooms on the ground floor. There are no smoke detectors at the top of the stairwells. There are a few heat detectors. Manual pull stations are at most exits. Some are mounted higher than 48 inches. There are ADA audio/visual devices throughout the building. One audio/visual device in the gymnasium is not ADA type and is mounted too high. Coverage is spotty and is not up to code. All strobes are rated 15/75 candela. Most audio/visual devices are mounted between 77 and 84 inches, a few are higher.

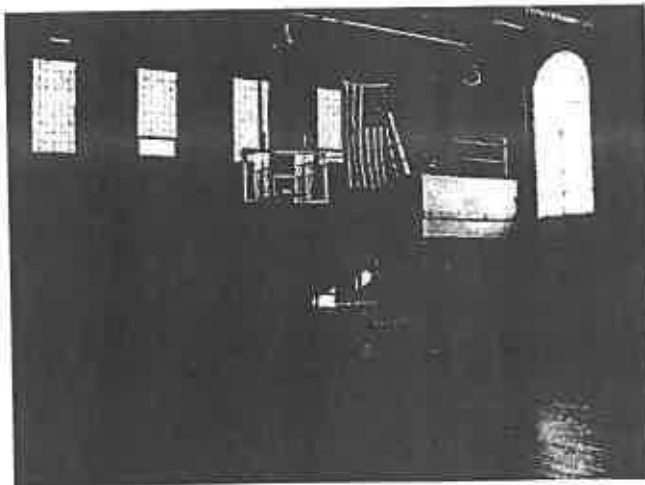
Conclusions, Recommendations, and Cost Estimates

ARCHITECTURAL

Egress stairs in the building are missing handrails or existing handrails do not meet building code or ADA requirements. Additionally, existing guards are below the 44-inch code requirements. All existing handrails and guards should be replaced or, if missing, be provided on each side of egress stairs: **\$9,000**



Door knob hardware used in the building does not meet building code or ADA requirements. Knob hardware should be replaced with levers: **\$8,000**

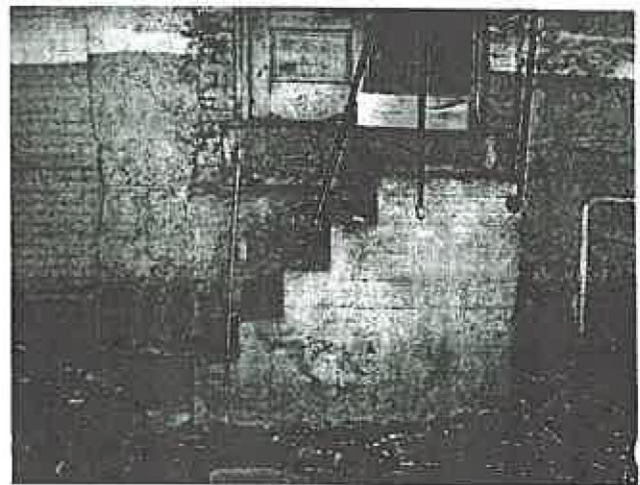


The existing athletic wood floor in the gymnasium was severely damaged from a water pipe burst last winter. The water damage has caused cupping of the boards, overall unevenness of the floor, and weakening of the structure. Therefore, the entire floor system should be replaced: **\$70,000**

The existing exterior hollow metal doors and frames have rust forming near ground level. These doors and frames will need to be replaced in the near future and should include energy efficient, insulated glazing and panels: \$9,000

The existing sliding fire door into the boiler room does not meet current building code and should be replaced with a rated door and frame: \$2,500

The exterior boiler room door and stair are in a deteriorated condition with plywood added to the door and part of the handrail missing. The door and frame, as well as the handrail, should be replaced: \$3,000



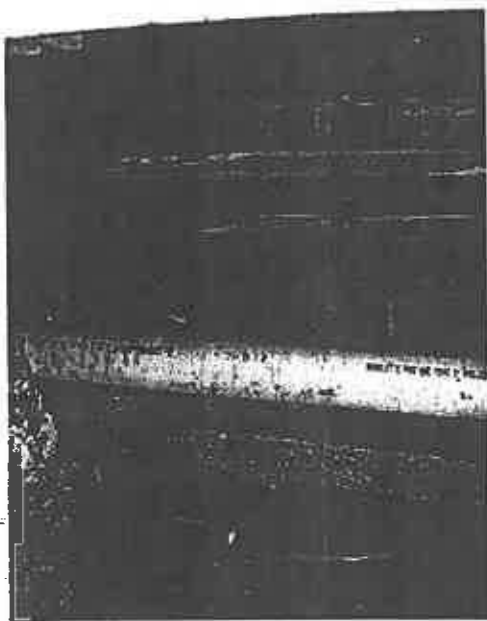
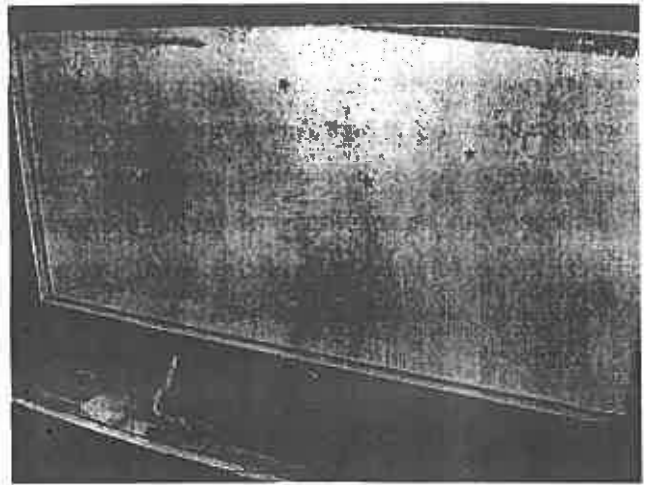
The gym mezzanine office area should have the existing stair enclosed to meet current building and life safety codes: \$4,500

All egress doors should swing in the direction of egress travel to meet code. Doors in the daycare area not meeting this requirement should be modified to change their swing: \$2,000



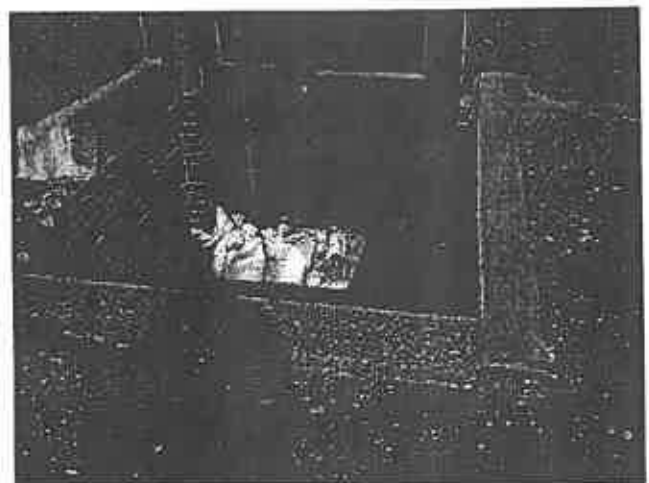
The existing windows are nearing the end of their expected useful life. The glazing used in the awning windows has lost its transparency due to age, and the fiberglass panels have areas of damage.

This existing system is also less energy efficient than current designs. It is recommended that the windows be replaced with units that are energy efficient and with transparent glazing: \$320,000



Three of the exterior entrances and landings where noted as leaking. The finishes below these areas on the ground floor have been damaged, and at one location the water has severely damaged existing piping in the ceiling. Further investigation needs to be completed to locate the point where water is penetrating the structure. The rusted piping and finishes should be repaired and replaced.

One of the exterior exits on the ground floor has been barricaded with sand bags. This door is labeled as an emergency exit on the interior with an exit sign; therefore, the sandbags should be removed.



CIVIL

The paved surface of the parking areas and drives is in poor condition, and reconstruction is recommended. Reclaiming the existing asphalt concrete surface with the underlying base course is the recommended means of reconstruction. Minor grade changes at accessible parking can be accomplished during the reclamation process to ensure the area complies with the slope requirements of the ADA. In addition, removal of the broken up concrete walks crossing vehicular paved areas is recommended at this time. Following fine grading and compaction of the reclaimed base, the area should be resurfaced with new asphalt concrete pavement. The estimated cost to reclaim and repave the parking areas and drives is \$55,000.

Installation of underground piping to collect runoff from the roof leaders is recommended. This project should be undertaken before or during the reconstruction of the pavement. A more intensive evaluation would have to be conducted to determine the most effective way of conveying the drainage to the existing storm drain system. The estimated cost for the drainage improvements is \$20,000.

Due to the height of the handicapped accessible ramp, the existing handrails do not meet code and guard rails are required on both sides. The estimated cost to repair the concrete surface and replace the hand rails with guard rails is \$15,000.

STRUCTURAL

Roof Hold-down Anchors

Provide roof joist hold down anchors: \$4,000

Attic Framing

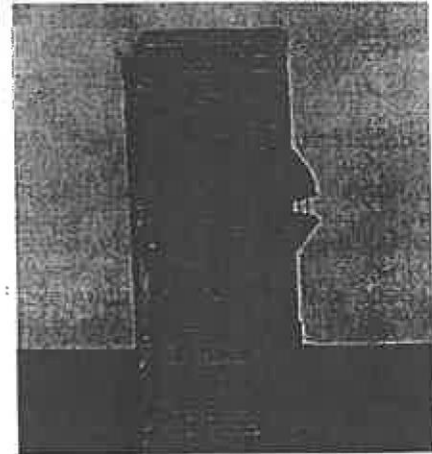
Broken floor boards in the attic should be replaced. Required holes should be provided with guardrails at the perimeter of the openings. Loose boards should be connected to the joists below in accordance with IBC 2003: \$3,000



Hole in attic floor

Chimney Repointing

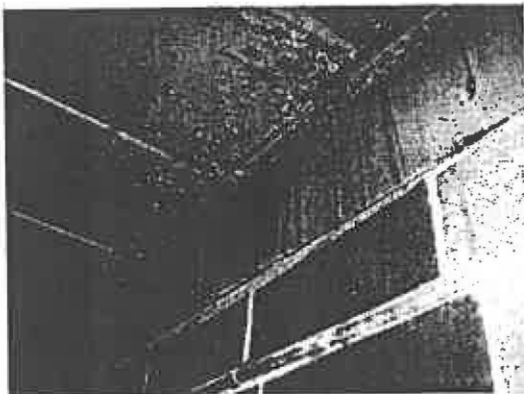
The brick chimney above the original portion of the building is visibly in poor condition where it extends above the sloped roof. The chimney should be repointed in the immediate future to prevent further deterioration: \$3,500



Chimney deterioration

Corroded Stair Beams

Replace corroded beams located in the stair tower. Provide temporary support of existing structure while work is completed: \$10,000



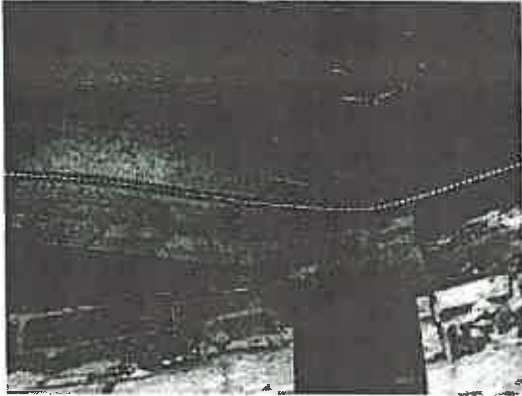
Corroded beam



Corroded beam

First Floor Joist Support Connections

Provide connections of the first floor joist support posts to the first floor framing and the granite foundation: \$3,000



Top of floor joist support



Base of floor joist support

Change of Use

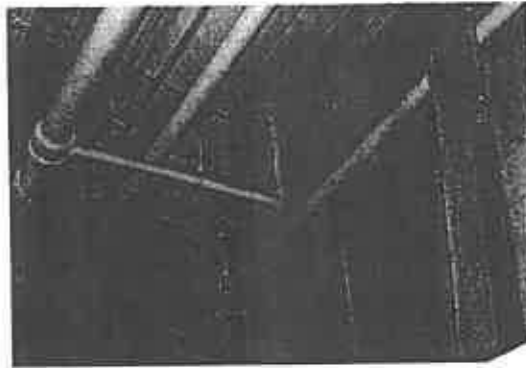
Changing the use of the balcony from bleachers to office space should involve a detailed structural analysis to verify that the existing structure can support the loading required for office space in the current building codes. Although in the current codes, the loading for bleachers is greater than that for office areas, this does not verify that the design loads used for bleachers when the gymnasium was constructed are also greater than the current values for office space. A review of connections to the existing structure should also be conducted to determine that other forces are not being transferred to the new framing.



Office area installed on balcony

Lintel Lateral Displacement and Distortion

In the corner storage room, located off of the gymnasium on the Clark Street side of the building, there is a lintel supporting balcony framing that has lateral displacement and distortion. The lintel is a structural steel channel member located above a window opening. The lintel is supporting a built-up channel beam that supports the balcony. The built-up channel beam is connected to the lintel by a structural steel WT-section. The WT is connected to both the channel beam and the lintel by non-strength bolts. The lintel is currently displaced 1-3/4 inches from the wall. Further analysis is required to determine the cause of the lintel displacement and distortion and to determine the appropriate modifications needed.



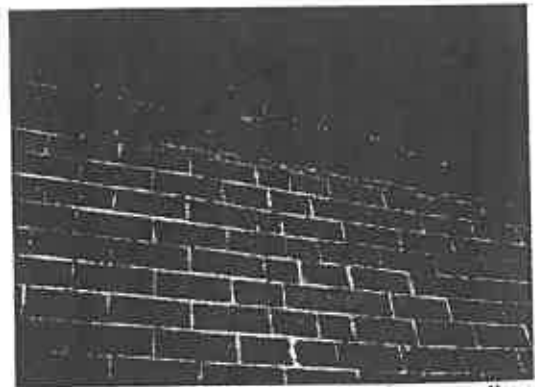
Lintel lateral displacement and distortion

Lateral Force Analysis

Based on the considerations outlined in the lateral force resisting system section, it is concluded that the structure would not comply with current building code requirements. Considering that this is a designated evacuation shelter, a detailed structural analysis should be performed. The minimum anticipated upgrades are to install lateral connections and to replace the floor and roof sheathing.

Lateral Connections

Provide connections to transfer lateral forces from wind and seismic loads from the horizontal lateral resisting elements to the vertical lateral resisting elements: \$30,000



No lateral force transfer connections

New Floor/Roof Sheathing

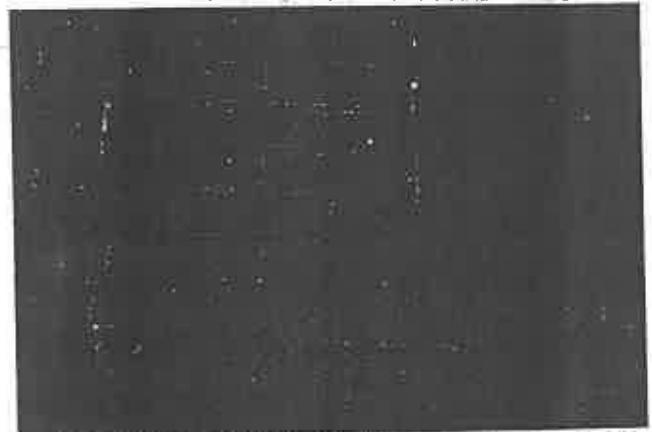
Replace floor and roof sheathing to provide sufficient diaphragm strength required for the horizontal lateral force resisting elements: \$80,000

MECHANICAL

The steam boilers are less than 10 years old, as is the feedwater equipment and the underground storage tank and its leak detection system. As such, this equipment is in relatively good condition and well within its expected service life. However, the steam and condensate piping is in visibly deteriorated condition at several locations, and some short sections have already been replaced due to leaks. Similarly, the traps on the steam terminal units are old, and are likely the cause of poor performance of some of the terminals. Furthermore, nearly the entire system is un-insulated, due to abatement of the asbestos-containing insulation in the past. Ongoing maintenance on the piping and steam traps will increase, and the system will become more unreliable in the coming years. Ultimately, the building's heating system will have to be replaced, at which time it should be replaced with all-new boilers, piping, and terminal equipment. If the conversion is done in the next few years, consideration may be given to converting the existing steam boilers to hot water. Estimate to replace steam heating system with hot water, boilers, and controls: \$450,000

The safety switch for the boilers is at the top of the stairs to the first floor. This does not satisfy code requirements for the placement of this switch, and also creates the possibility that the switch will be turned off accidentally or maliciously. The switch should be relocated to a suitable location just outside the boiler room entrance. Estimate: \$200

The chimney is in visibly poor condition where it extends above the pitched roof, as discussed in the structural analysis of this report. Also, inspection of the chimney at the cleanout in the boiler room shows that the chimney is not lined, as required by current code. The chimney should be repointed in the immediate future to prevent further



View of interior of building chimney (unlined exposed brick)

deterioration, and should be lined as part of any future upgrade to the boiler system. Alternatively, if more extensive changes to the building's HVAC systems are undertaken in the future, consideration may be given to high-efficiency boilers with direct vents, which do not require a chimney. Estimate to line the chimney with injected cementitious liner: \$75,000

The building has no mechanical ventilation. There is a passive ventilation system, which does not meet current requirements for ventilation rates, does not serve all spaces, and which is very energy-inefficient. Furthermore, due to deterioration of the ventilators on the roof, and inaccessibility of the ductwork for cleaning, birds and probably other animals have gained access to the ducts, adding to the accumulation of contaminants in the ductwork. While the ductwork is designed to carry air from the rooms to outlets on the roof, uneven thermal distribution in the building and wind effects outdoors may cause the system to transfer air from space to space, or even to flow air backwards into the building, possibly causing introduction of contaminated air into occupied spaces. Also, as a general rule, this type of system will tend to exhaust more air from the building as the difference between warm indoor and cold outdoor air temperatures increases, which will cause relatively higher energy use during very cold weather.

A new ventilation system, serving all spaces and incorporating energy recovery, should be provided. Consideration should be given to including new heating and cooling systems as part of the system, which would eliminate problems with the existing heating system already discussed, as well as the use of window air conditioners and localized AC systems. Additional savings would be provided by the ability to automatically reduce heating and cooling on nights

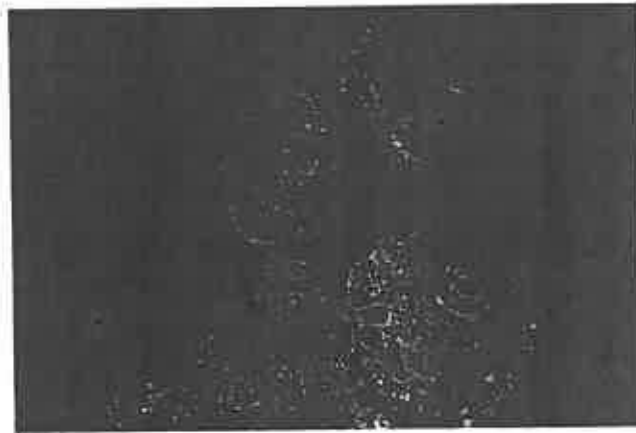
and weekends. Serious consideration should also be given to combining design and installation of this system with changes to the heating plant and distribution.

Estimate to remove existing passive system and provide mechanical ventilation (in the form of low-cost packaged rooftop equipment) to the entire building: \$400,000



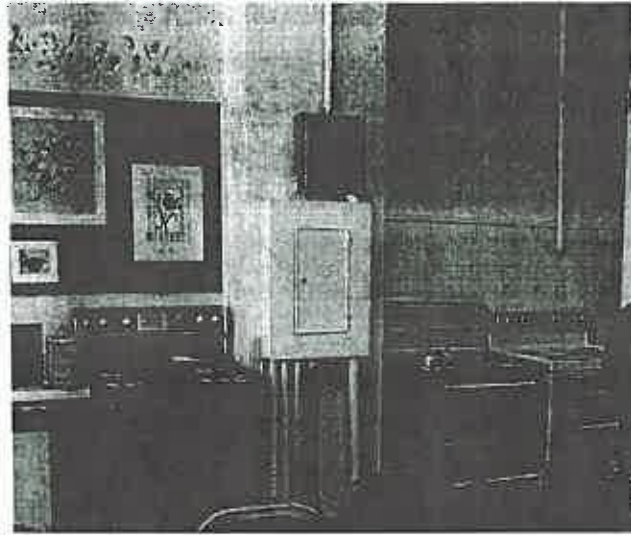
Typical supply and return grates for passive ventilation system

The building's water entrance has two large meters, which are reportedly not functioning. The City is being charged the base rate for a 6-inch meter by the water department, which is inordinate compared to the actual water use by the building. The meters are between the water supply and the sprinkler system, which is not typical; typically, only the domestic water is metered. There is not a tamper-alarm device on the main water supply valves, which is required by the code for sprinkler systems to prevent accidental shut-off of sprinkler systems. Also, there is no backflow prevention on the water entrance to protect the public water supply at the point of connection. Given these problems, the water entrance should be replaced. A backflow preventer sized for the fire protection service should be provided independent of the meter, with a smaller meter sized for the building's domestic use only installed on a separate line. A reduced pressure zone backflow preventer on the domestic water connection is also recommended. Estimate: \$10,000



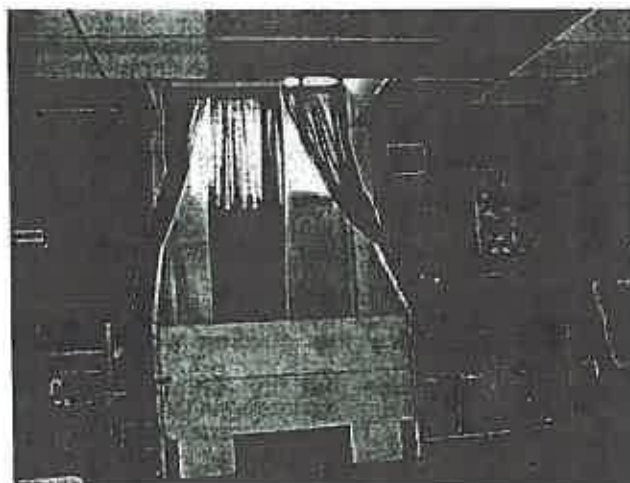
Existing dual-meter water entrance

There are three rooms which have residential-style electric ranges (cooktops and ovens), totaling six ranges. None of these is equipped with a commercial kitchen hood exhaust system with fire suppression. Neither are any of the ranges equipped with a light-duty residential style fire suppression system, which is sometimes substituted for commercial-grade equipment for cooking equipment in educational environments. NFPA 96, The Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, requires commercial hoods with fire suppression for residential-style appliances installed in commercial buildings, except in buildings of non-assembly occupancy. Since the building does contain some assembly spaces, compliance with the standard requires that the ranges be equipped with commercial grade exhaust hoods with fire suppression. This requirement may sometimes be waived by the Fire Marshal if operations are considered limited enough to not warrant such equipment. Estimate to provide six hoods with suppression: \$75,000



Unvented electric ranges in second floor life-skills room

The building's sprinkler system appears to have originally covered the entire building. However, some partitions that have been added since have created spaces which are not protected, or in which sprinkler spacing and distances from walls may not be appropriate. Also, as already noted, some original building sprinklers, which are in excess of 50 years old, remain in use. In order to re-establish a condition of full coverage, a complete building survey by a qualified fire protection professional should be done, followed by work performed to eliminate unprotected and under-protected spaces. The remaining old sprinklers should be replaced with new. Estimate to do a complete building sprinkler inspection, change out remaining old sprinklers, and extend system to spaces currently lacking protection: \$8,000

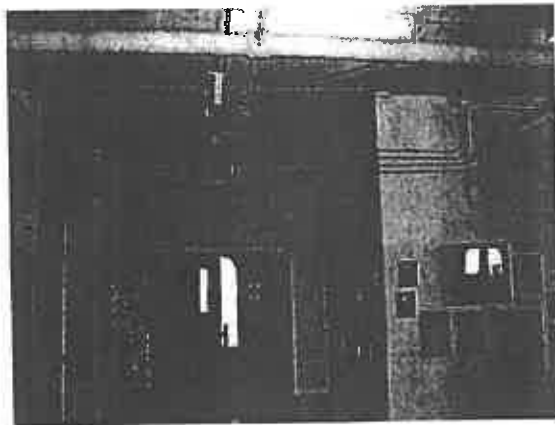


Typical construction of storage pockets which have no sprinklers

ELECTRICAL

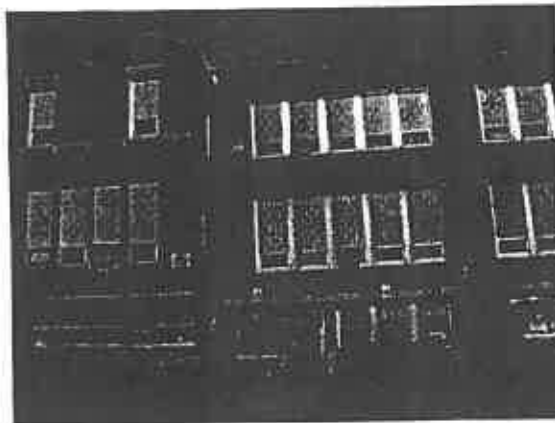
Power

1. **Replace and relocate plug-fuse panels: \$3,000**
2. **Relocate panels that are mounted too high, or do not have code required working clearances: \$8,000**
3. **Provide GFI receptacles at sinks: \$100**
4. **Replace rusted enclosures: \$1,000**



Lighting

1. **Provide additional exit signs where needed and replace existing signs that are not working: \$7,000**
2. **Provide additional emergency lights in corridors, stairs, and outside at exits: \$10,000**
3. **Add exterior light at ground floor exit: \$600**



Fire Alarm

1. Add smoke detectors at the top of stairs and at doors with magnetic holders: \$2,600
2. Provide additional audio/visual devices to provide full coverage. Relocate or replace devices that do not have the proper candela rating: \$15,000
3. Relocate the two pull stations in the gym that are mounted higher than the code maximum mounting height of 54 inches: \$200

Implementation of Recommendations

BIDDEFORD COMMUNITY CENTER

PROJECT A

The items included in this project are upgrades to meet egress requirements, upgrades to meet structural requirements, and upgrades to the mechanical ventilation and heating system. These items are a high priority and should be further investigated as soon as possible.

PROJECT A

Recommendation	Cost
Enclose gym mezzanine stair	\$4,500.00
Swing of egress doors	\$2,000.00
Boiler room door	\$2,500.00
Piping for roof drain leaders	\$20,000.00
Roof hold-down anchors	\$4,000.00
Chimney repointing	\$3,500.00
Corroded stair beams	\$10,000.00
Floor joist support connections	\$3,000.00
Lateral connections	\$30,000.00
Floor/roof diaphragm	\$80,000.00
Boiler safety switch*	\$200.00
Heating system	\$450,000.00
Ventilation system	\$400,000.00
Chimney lining	\$75,000.00
Range hoods	\$75,000.00
Modify sprinkler system	\$8,000.00
GFI outlets*	\$100.00
Replace fuse type electrical panel	\$3,000.00
Rusted electrical enclosures	\$1,000.00
Exit signs	\$7,000.00
Magnetic door holders	\$2,600.00
Subtotal	\$1,181,400.00
Design Contingency (10%)	\$118,140.00
Subtotal	\$1,299,540.00
Overhead/Profit and Bond (25%)	\$324,885.00
Subtotal	\$1,624,425.00
Construction Contingency (10%)	\$162,442.50
Project Total	\$1,786,867.50

Items with an (*) could be removed from a project and completed separately by a contractor hired by the City.

BIDDEFORD COMMUNITY CENTER

PROJECT B

The following project items are included to meet current building codes, repair building finishes and provide a more energy efficient building.

PROJECT B

Recommendation	Cost
Stair handrails and guardrails	\$9,000.00
Gym hardwood flooring	\$70,000.00
Boiler room exterior door and stair	\$3,000.00
Exterior window system	\$320,000.00
Repaving parking	\$55,000.00
Exterior emergency lights	\$10,000.00
Exterior lighting	\$600.00
Upgrade fire alarm	\$15,200.00
Subtotal	\$482,800.00
Design Contingency (10%)	\$48,280.00
Subtotal	\$531,080.00
Overhead/Profit and Bond (25%)	\$132,770.00
Subtotal	\$663,850.00
Construction Contingency (10%)	\$66,385.00
Project Total	\$730,235.00

Items with an (*) could be removed from a project and completed separately by a contractor hired by the City.

BIDDEFORD COMMUNITY CENTER

PROJECT C

These project items include upgrades to ADA, life safety and building code recommendations.

PROJECT C

Recommendation	Cost
ADA door hardware	\$8,000.00
Exterior doors	\$9,000.00
Exterior ramp handrail	\$15,000.00
Attic flooring	\$3,000.00
Electrical panel height	\$8,000.00
Subtotal	\$43,000.00
Design Contingency (10%)	\$4,300.00
Subtotal	\$47,300.00
Overhead/Profit and Bond (25%)	\$11,825.00
Subtotal	\$59,125.00
Construction Contingency (10%)	\$5,912.50
Project Total	\$65,037.50

Items with an (*) could be removed from a project and completed separately by a contractor hired by the City.

Appendix C

Tenant Questionnaire

J Richard Martin Center Tenant Questionnaire

In February, Mayor Casavant appointed seven (7) community members to the Community Center Ad Hoc Committee (Committee). The goal of the Committee is to evaluate the current community center, its operations, and capital needs in order to make a recommendation on a number of items, most notably whether or not to retain the building at 189 Alfred Street or look for a new facility.

As part of the ongoing review, the Committee would like to hold a listening session in early August to hear from tenants. In preparation for the session the Committee asks that you response this questionnaire on or before [Thursday, August 3].

1. Please provide any information you may have regarding financial contributions or in-kind support associated with the J Richard Martin Center including approximate dates and dollar values to the extent known.

2. Please provide an overview of the services or programs that your organization provides to the community through the community center along with quantifiable program impacts.

3. Please provide your Mission Statement:

4. Please provide the local/regional area of influence that your organization serves from the J Richard Martin Community Center.

5. Please provide a general schedule for the times/days that your organization utilizes the space at the community center.

6. Please provide general information on what the availability of space at the community center means to your organization and how your organization would be impacted if the space was not available.

7. Please provide information relative to why your current space suits your needs and whether or not you believe the current space will continue to meet your needs for the foreseeable future.

8. Please indicate whether or not you anticipate program changes in the foreseeable future and what the program changes will entail.

-
9. Please identify any concerns you or your organization's members may have with parking at the community center. Feel free to include specific information on how members deal with any parking issues as well as whether or not parking issues are specific to a certain day or time of day.
-

Appendix D

Boiler Replacement Estimates

Jim Godbout Plumbing & Heating Inc.
P.O. Box 365
48 Elm st.
Biddeford, Maine 04005
207-283-1200 fax 207-283-2739
www.jimgodbout.com

October 3, 2017

City of Biddeford
Biddeford Community Center
189 Alfred Street
Biddeford, Maine
pradding@biddefordmaine.org

Steam boiler replacement

Existing steam system in very poor condition, one boiler has failed beyond repair, condensate return lines have failed underground allowing much fresh water into steam system introducing much oxygen and promoting corrosion in system.

Steam boilers were sized to small when replaced years ago, barely keep up with entire building load in current condition.

Steam piping, and return piping leaking in many areas, return piping in slab probably non existent causing much fresh water to enter system, traps need replacement.

Installing new steam boiler to replace one that has failed not good solution, the current system will eat this boiler from inside out in 1-3 years.

Spending money on this does not make much sense.

Heat pumps could be an option to help reduce cost of heating building, but building has no insulation and very poor windows causing immense heat loss, the attic is also being heated to prevent freezing of fire protection system, which is uninsulated. Heat pumps need some sort of secondary system in colder weather to address major heat loss in building.

Budget to replace one series 9 Burnham steam boiler with controls and welded steam piping. Monitoring once put in operation, **Budget cost \$35,000.00**

No work to be done on returns or condensate leaks.

Jim Godbout Plumbing & Heating Inc.
P.O. Box 365
48 Elm st.
Biddeford, Maine 04005
207-283-1200 fax 207-283-2739
www.jimgodbout.com

September 12, 2017

City of Biddeford
Biddeford Community Center
189 Alfred Street
Biddeford, Maine
pradding@biddefordmaine.org

Heating system proposal for second level of Community center.

Existing steam system in very poor condition, one boiler has failed beyond repair, condensate return lines have failed underground allowing much fresh water into steam system introducing much oxygen and promoting corrosion in system.

We propose to remove and cap second level and attic space off existing steam system by installing new Hydronic gas fired system to service second level, along with changes to current wet sprinkler system which must be done by others in order for this project to happen, building is currently heating extremely large un insulated attic space to protect sprinkler system. This is extremely costly and should be protected with dry system. Basement and first floor will be able to stay online off existing steam system for short period of time but will need to be replaced in future.

We shall install three Viessmann CU3-57 high efficiency condensing propane boilers piped reverse return over to existing hydraulic separator in closet space on second level. Boilers can be converted to natural gas when available.

http://www.viessmann-us.com/en/Residential/Products/gas/Vitocrossal_300_CU3A.html

These boilers will be installed over new floor system providing sealed boiler room rubber floor with drain.

We shall install Viessmann Vitotronic 300 K cascade control system to modulate boilers on outside reset control with proper coding cards and Lon cables. <http://www.viessmann-us.com/en/Residential/Products/controls/vitotronic.html>

These boilers shall be vented through sidewall of building. Possibly eliminating one of the older windows.

Boilers shall be provided with fresh air.

We shall install all near boiler piping and insulate when completed to reduce overheating in boiler room

We shall install new black iron gas main to new boilers with proper shut offs and safety equipment. **Propane Fuel source to be by others.**

Boilers shall be equipped with low water cut offs, boiler feeder system, and expansion tank.
https://www.taco-hvac.com/products/air_elimination_control/expansion_tanks/cx/index.html

Install new hot water circulation pumps with new low energy Grundfos Magna 40-120 pumps to provide energy efficiency and sustainable hydronic system
<https://us.grundfos.com/products/find-product/magna-upe.html>

Install Hydronic alternatives radiators in each room on second level with thermostatic heads, auditorium will also have two hydronic ducted air handlers installed under stage to help heat this space. Each radiator shall have thermostatic control.
<http://www.hydrionalternatives.com/products/radiators>

Heating mains will be exposed running down hallways and into room, these mains shall be insulated.

We shall install all boiler condensate to neutralizer piped to building drains to meet code.
<http://www.neutrasafe.com/>

All piping shall be copper and black iron with exception of venting which shall be CPVC.

Fill and test all systems, show maintenance staff operations and controls.

We shall treat boiler water with Fernox boiler treatment to prevent corrosive aggressive water in system.
<http://www.fernox.com/products/water+treatment+chemicals/inhibitors/protector+f1+express>

We shall provide line and low voltage wiring for project.

All work to conform to state and local codes

No abatement or removal of old radiators in this proposal.

Total proposal \$219,850.00



Proposal submitted City Of Biddeford Phone: _____ Date: 09/26/2017
 Street 189 Alfred St Job Biddeford Community Center
 City, State & Zip Code Biddeford, ME 04005

New heating system for top floor of Community Center

- Existing steam system in very poor condition, condensate return lines have failed underground, one boiler has failed beyond repair
- We shall not remove any asbestos or cast iron radiators
- Heating space in attic not reasonable, must make sprinkler system dry or insulate attic space

We propose to remove and cap second level and attic space off existing steam system at each riser on upper floor.

First floor and sub grade shall still be serviced by old steam boiler, but should be replaced completely in near future

- Install three (3) Viessmann Condensing Propane Boilers on second level
- We need boiler room built with water tight floor for installation NOT PART OF THIS SCOPE
- These boilers shall be vented through sidewall of building
- We shall install all boiler condensate to drains with neutralizer
- Piping shall all be insulated upon completion
- Boiler shall have all safety devices and new pumps
- Install Biasi Panel radiators in each room on second level with thermostatic heads, auditorium <http://www.qhtinc.com/ecostyle/ecostyle-radiators/>
- Heat lines will be exposed
- Gas piping shall be black iron
- Wiring shall be completed by Provencher Fuels
- All work to conform to state and local codes
- Test all systems

Total Proposal \$235,000.00

Terms: 35% to be paid upon acceptance of the proposal. Progress payments upon presentation with, the balance to be paid upon request at the completion of the job

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of acceptance

Signature: _____



**73 Warren ave. Westbrook, Me. 04092
207-854-9500**

September 30, 2017

**City of Biddeford
Biddeford Community Center
Alfred Street
Biddeford, Maine**

RE: Heating work Community center

Steam system change over

Sprinkler system in attic being drained by others.

Cap all steam lines that feed second floor and attic space.

Install three CU3-57 Viessmann condensing propane boilers.

These will be on pads.

Controls will be Viessmann

Boiler room must be built by others not part of bid.

These boilers shall be vented with poly pro pipe.

Install boiler condensate to drains with neutralizer per code.

Install Approx 35 Biasi Panel radiators, this services each room on second level with TT heads.

Variable speed Grundfos pumps will service this system.

All exposed heat pipe in hallways shall be insulated

Abatement and iron removal must be by others.

Gas tanks must be by others, piping shall be megapress with iron.

John Scott Plumbing & heating shall do wiring for project.

All work to conform to state and local codes

Test all systems.

Total proposal \$228,000.00

Please note: due to skilled labor shortage we may not be able to complete project in timely manner.

Appendix E

Listening Session Presentation



Community Center Listening Session

Wednesday September 19, 6:00 p.m. - 8:00 p.m.

J. Richard Martin Community Center Auditorium

WE WANT TO HEAR FROM YOU!

The Mayor's Ad Hoc Community Center Review Committee invites all residents and facility tenants to share their comments about the J. Richard Martin Community Center at this Listening Session. Feedback provided will be considered as the Committee prepares long-term recommendations for the future of the facility.

WELCOME!

The committee will begin the listening session with a brief overview of the building's history and current status, and then the floor will be opened to comments from the public.

The Listening Session will be recorded by Biddeford Public Access, and those that are unable to attend may view the video on the City's website following the meeting. Interested parties may also submit written comment through Wednesday, September 26th by dropping off written comment at the recreation office addressed to Victoria Foley, committee chair, or through email: Victoria.foley@biddefordmaine.org.

Building History

The J Richard Martin Community Center began as a public school in 1888. An addition was added for the gymnasium in the 1930's. The facility encompasses three floors and contains approximately 43,000 square feet of usable space.

Approximately 130 years after being constructed, the facility currently serves as the hub of the City's recreation programs which include: Youth activities, Youth sports, Adult Sports, Fitness programs and 50 Plus Club programs in addition to 19 other tenants which provide various services within the building.

Current Conditions and Issues:

In 2017, one of the two fuel oil-fired boilers failed due to extreme corrosion. The Biddeford City Council allocated \$40,000 for a short-term replacement of the boiler as a temporary solution to ensure the building could be heated through the winter, but recognized that the significant investments needed to fully address building repairs required a long-term research and planning process.

Community Center Ad Hoc Committee

In February 2018, Mayor Casavant appointed seven (7) community members to the Community Center Ad Hoc Committee. The goal of the Committee is to **evaluate** the current community center, its operations, and capital needs in order to make a recommendation on a number of items, most notably whether or not to retain the building at 189 Alfred Street or look for a new facility.

- The committee's research began by reviewing available information on the size and layout of the building,
- Compiling known maintenance and structural issues, community demographics, and program offerings.

Community Center Ad Hoc Committee

Members:

**Committee starts to collect information
from Community Center Tenants**

- In July and August 2018, the Committee reached out to all **19 tenants** that are currently housed or utilize space within the Community Center for their organization. Each organization’s contact person received a 9 question “questionnaire” regarding the usage of the Community Center Building for their services. We explained that responses to this questionnaire will be used by the Community Center Ad Hoc Committee as a tool to assist with the decision for recommendations of the building’s future operations and capital needs.
- Thirteen (13) tenants replied.

List of 19 Community Center Tenants:

- 50 Plus Club
- AARP
- Adoptive & Foster Families
- Adult Education
- Army Wounded Warrior Program
- BHS Cheering
- Biddeford LAX
- Biddeford Soccer Club
- Caring Unlimited
- CPPC
- GSA Troop 1126
- Hospice
- La Kermesse
- Maine Prophetic
- Meals on Wheels
- My Sister’s Keeper
- Not So Perfect Group
- SARSSM
- Work Opportunities

9 Questions

The following are the 9 questions asked
by the committee to the tenants:

1. Please provide any information you may have regarding financial contributions, value of repairs made or paid for by your organization or in-kind support associated with the J Richard Martin Center including approximate dates and dollar values to the extent known. In essence, the amount your organization contributes or has contributed toward the operation and maintenance of the center.
2. Please provide an overview of the services or programs that your organization provides to the community through the community center along with quantifiable program impacts.
3. Please provide your Mission Statement.
4. Please provide the local/regional area of influence that your organization serves from the J Richard Martin Community Center.
5. Please provide a general schedule for the times/days that your organization utilizes the space at the community center.
6. Please provide general information on what the availability of space at the community center means to your organization and how your organization would be impacted if the space were not available.

9 Questions (cont.)

7. Please provide information relative to why your current space suits your needs and whether or not you believe the current space will continue to meet your needs for the foreseeable future.
8. Please indicate whether or not you anticipate program changes in the foreseeable future and what the program changes will entail.
9. Please identify any concerns you or your organization's members may have with parking at the community center. Feel free to include specific information on how members deal with any parking issues as well as whether or not parking issues are specific to a certain day or time of day.

We would like to hear from you!

At this time, the community Center Ad Hoc Committee would like to begin the listening session and welcome anyone who would like to share their thoughts or concerns about the Community Center and how it has impacted you, your family or your community.

Thank you for joining us!

Appendix F

Listening Session Responses

4/

From: Diane Cyr <dianepcyr@gmail.com>
Date: September 19, 2018 at 1:48:40 PM EDT
To: Victoria.foley@biddefordmaine.org
Subject: Meeting in regards to the Community Center

Hi Victoria,

Unfortunately, I will be unable to attend the meeting tonight due to a prior commitment, but that said, I want to go on record as saying the City should invest in its history and this building in particular. Too much is being lost already and this building could never be replaced!

I know it's not downtown or on Main Street, but to me, this is part of the value, in addition to its history, parking areas, space for nonprofits. Biddeford Cultural and Heritage Center would love to be in there, but apparently, all the spaces are being used. Where will these people go and where will the money come from to build another "newer", sterile building?

There are many grants and opportunities for building preservation. There are private funders. We have already lost so many in the city of historical value, we should not lose any more, especially this one! It is irreplaceable, houses many organizations and non-profits, is one of the few public buildings not in the downtown area, has parking and is of historical significance and a symbol in the community.

I'm sure there are many others who feel the same as I do. We have paid taxes for many years on the downtown areas, roads (not ours), sewer fees (which we don't have), schools etc. If needed, I would prefer to preserve what makes the City so special and unique and use my tax money for something I am passionate about. Please let me know if or how I can be of any assistance in this matter.

Sincerely,
Diane Lavigne Cyr

Community Center----Ad Hoc Committee Chair----Councilor Victoria Foley----Listening Session
9/19/18

I am submitting my thoughts in case I am no able to attend.

Victoria---As I stated in our brief conversation August 20th, at your last meeting:

- In the late 1980's the Biddeford City Council entertained a proposal to convert the old Junior High School into low income housing units, but the developer could not come up with the funding. So Mayor Bonnie Belanger appointed city councilors Alan Casavant, Joseph LeBlonde, Richard Martin and Roger Normand to assess the building's potential.
- It is my understanding that your committee has been charged to assess the building's structural issues----I am taking this opportunity to share my thoughts before your

committee makes any final reports/recommendations to the City Council. As a minimum you should seek detail reports from:

Fire codes compliance
 Structural---bricks and mortar
 Electrical
 Plumbing
 Roof condition
 Heating Loss----insulation
 Home Heating oil consumption----# of gallons per year
 Handicap Accessibility
 Detail code enforcement officer
 report Security

- Once the total cost expenditures are known, then, and only then can a decision be made to REPAIR or BUILD NEW @ a projected cost of \$8,800,000 (44,000 square ft @ \$200 per square ft)
- TENANTS----Vetting of the 19 current tenants is in our best interest----some are no longer active---some have not used the center for over a year----some are not from Biddeford or York County---some only use it 6 weeks a year/2 days a week
- CONTRACTS/AGREEMENTS----there are no contracts/agreements between tenants and the City of Biddeford----I strongly suggest agreements @ a minimum.
- MANY TENANTS HAVE COME AND GONE----FOR EXAMPLE:
 Dr Francis Kleeman's FREE CLINIC
 YMCA day care center
 Public Access Television Studio
- FUNDING----are there any Federal Urban Development Action Grant Funds available

Respectfully-----PNT

4/

From: "Dunphe, Brian" <Brian.Dunphe@Biddefordmaine.org>
Date: September 19, 2018 at 4:35:55 PM EDT
To: "Foley, Victoria" <Victoria.Foley@Biddefordmaine.org>
Cc: "Walsh, Carl" <Carl.Walsh@Biddefordmaine.org>
Subject: CC listening session comment

I wanted to provide comment and reiterate the importance of the Community Center Facility to the Recreation Departments Adult program operations that I oversee.

I use multiple spaces in the facility including the Auditorium, Gym, and several designated spaces for exercise classes.

The gym serves as home to the Volleyball leagues for both mens and womens during the winter.

It is the place we play adult pickleball 4 days a week currently. With this newly reemerging sport, I see it growing to a 5-6 day a week offering in the future as the trend is going that way.

Weekends host our mens basketball program for drop in play.

During the week we have a host of classes including spinning, tai chi, yoga, kettlebell, & martial arts that use the exercise spaces.

I will also remind the committee we have 8 city employees with office spaces here in the building.

I believe this Community Center to be a valid and integral part of our operations. I don't believe we would have the wide offerings that we currently do if we did not have this building at our disposal. The building has more potential to grow and be host to events, parties, forums, classes and activities that the community would benefit from. I would suggest continued investment in the property which we as a city have already put so much into; including a new gym floor, reconfiguring spaces, and remodeling to name a few.

Thank you for your support and please let me know if I can offer any more insight.

Kind regards,

Brian Dunphe
Adult & Outdoor Recreation Coordinator
Biddeford Recreation Department
207-283-0841 Ext. 4210 | www.BiddefordRec.com

 Like us on Facebook

4/

From: <kescott@gwi.net>

Date: September 18, 2018 at 5:31:54 PM EDT

To: <Victoria.foley@biddefordmaine.org>

Subject: Comments for listening session on the future of the J. Richard Martin Community Center: 9/19/2018

My name is Kenneth J. Scott and I reside at 21 Dearborn Avenue, Ward 6, in Biddeford. I am 72 years young. For health/medical reasons, I am no longer allowed to have a driver's license. Overall, I feel well, but I must walk with the aid of a walker. I depend upon my family for transportation to/from health appointments, errands, shopping, church services, meetings, family gatherings, etc. When family members are not available, I use local taxi services. I have been limited by health/medical reasons to a walker and unable to drive since 2014.

In recent years, I have used the AARP tax services at the J. Richard Martin Community Center. While I had my driver's license and an automobile, I used a wider variety of services at the JRM Community Center. I took adult education computer education classes during the day. I participated in day trips and outings sponsored by the Biddeford 50+ Club. My activities were limited by my forty hour per week work schedule. I had planned to join the 50+ Club and take part in numerous activities at the JRM Community Center/Ross Center when I retired. Instead, I retired two years earlier than I planned due to health/medical issues, mobility limited by a walker and no driver's license.

Biddeford is extremely fortunate to have the J. Richard Martin Community Center at 189 Alfred Street available for use. This major public building, formerly the city's public high school complete with a gymnasium, is a centrally located facility in the heart of the downtown. Located on a major thoroughfare, it is served by the area's public transportation system. A significant, but not unlimited, number of off-street parking spaces are available on the grounds of the building, along with handicapped-accessible spots. There is easily-available free on-street parking. Access to the ground floor of the JRM Center is provided to the handicapped by a ramp that appears to be in compliance with the Americans with Disabilities Act. Inside, access beyond the first floor is provided by a full-size elevator installed during the last few years.

The J. Richard Martin Community Center/ The Abraham and Fannie Ross Center is a recreational, educational, social service and cultural facility, not just for senior citizens, but for persons of all ages. It is a true "shopping center" or "mall" of services located under one roof. It is a structure filled with multiple opportunities. I would submit that it is unique in its extent or scope in the entire state of Maine and rare, perhaps, even in our entire nation. The Community Center is "a precious gem," that should be preserved for generations to come.

Every effort should be pursued to maintain the J. Richard Martin Community Center as a public building maintained by the city as a recreational, educational, social service and cultural hub. Are there federal funds or state grants, monies through private philanthropic foundations or local sources for donations to reduce the five million dollars estimated as the cost to city taxpayers to repair the building? Would the costs of building a new community center or buying an existing structure as a replacement be more or less than the estimated costs of repairing the existing Alfred Street property? Does it make a difference that the building is a historic site? Should our historic former high school building be sold to private developers or simply torn down?

Thank you for your attention to my views and concerns regarding the future of our community center.

September 21,2018

Hi Victoria,

As one of the 43 adult education instructors, I wanted to express a thought after listening to the many voices at the Biddeford Learning Center listening session Wednesday night. Most of the people, who spoke about keeping the center open,

presented specific examples about how this building has and is making a difference in the lives of the community.

From the adult ed students to the 50 plus club participants, all described the positive impact the center has had on them or their club and organization. My sister in law, who lives in Old Orchard Beach, continues to attend pickle ball and my brother in law from Saco, attends some 50 plus activities due to the welcoming spirit.

Removing this center could result in a negative impact on the community. The location is centrally located and is an important part of the community.

Please continue to make a difference in this community by keeping this center open.

Thank you,

Cindy Blais

Appendix A

City Assessment Card

Co-Owner KENNEDY SCHOOL
Address PO BOX 586
BIDDEFORD, ME 04005-0586

Certificate
Book & Page 01630/0434
Sale Date 12/01/1964

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF BIDDEFORD	\$0		01630/0434	12/01/1964

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 43,659
Replacement Cost: \$8,028,644
Building Percent Good: 66
Replacement Cost
Less Depreciation: \$5,298,900

Building Attributes	
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Cedar or Redwd

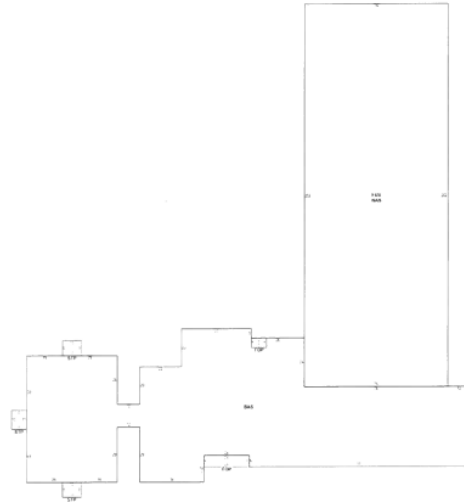
Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/A00:00:68:88.jpg>)

Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PUB-SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
No. of Comm. Units	
No. of Res. Units	
1st Floor Use:	9033
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Layout



(ParcelSketch.ashx?pid=1788&bid=1840)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	28,307	28,307	
FUS	Upper Story, Finished	15,352	15,352	
FOP	Porch, Open, Finished	184	0	
STP	Stoop	240	0	
		44,083	43,659	

2021	\$3,477,000	\$620,200	\$4,097,200
2020	\$3,327,300	\$620,200	\$3,947,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$3,477,000	\$620,200	\$4,097,200
2021	\$3,477,000	\$620,200	\$4,097,200
2020	\$3,327,300	\$620,200	\$3,947,500

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
11/9/2006	Outside inspection only	
9/12/2006	Outside inspection only	
5/6/2004	Outside inspection only	
10/25/2000	Outside inspection only	
5/22/1997	Outside inspection only	
6/26/1996	Outside inspection only	
7/15/1994	MEAS & LISTD	
1/10/1990	MEAS & LISTD	

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2021	\$3,477,000	\$620,200	\$4,097,200
2020	\$3,327,300	\$620,200	\$3,947,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$3,477,000	\$620,200	\$4,097,200
2021	\$3,477,000	\$620,200	\$4,097,200
2020	\$3,327,300	\$620,200	\$3,947,500

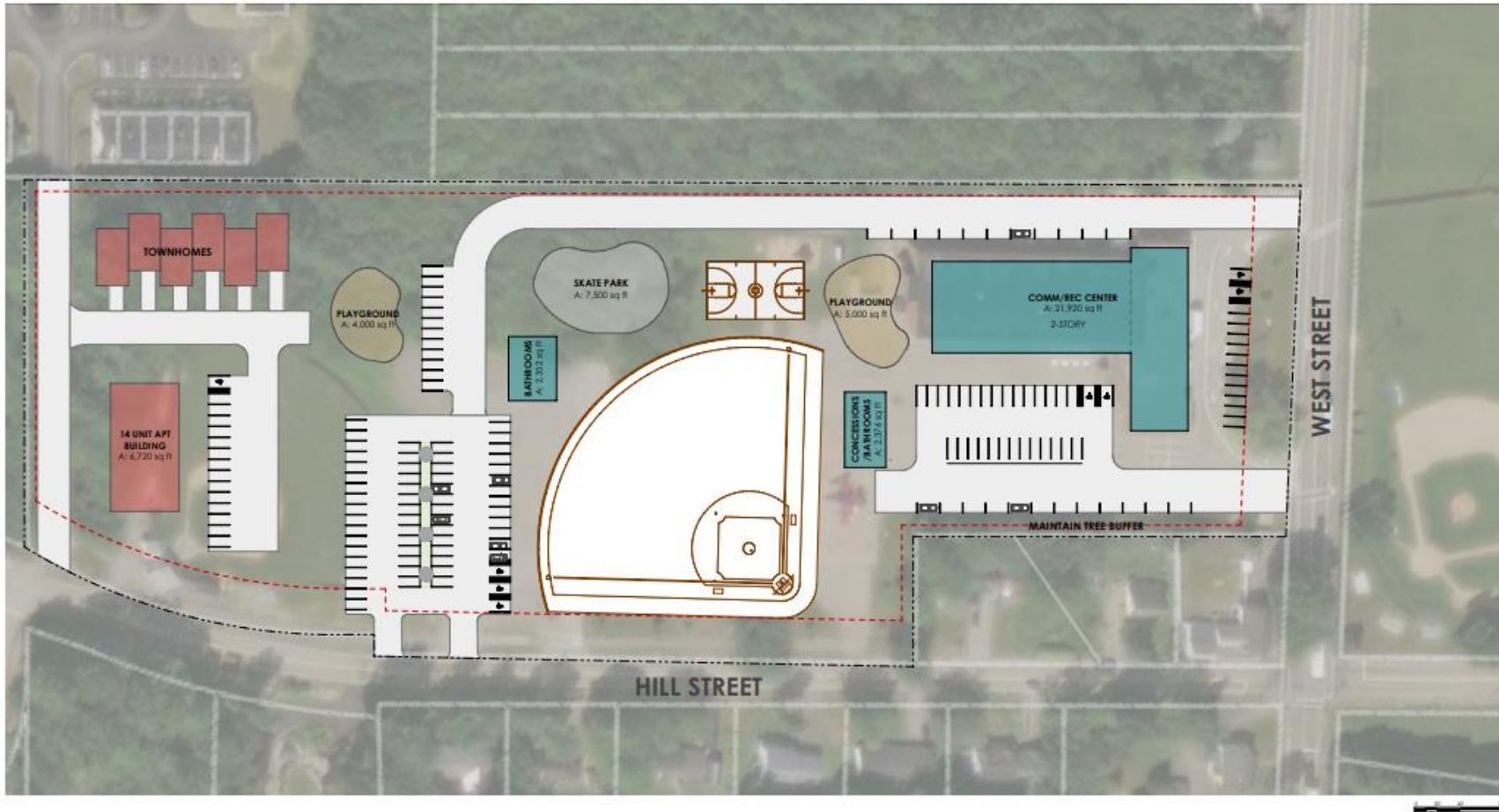
Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
11/9/2006	Outside inspection only	
9/12/2006	Outside inspection only	
5/6/2004	Outside inspection only	
10/25/2000	Outside inspection only	
5/22/1997	Outside inspection only	
6/26/1996	Outside inspection only	
7/15/1994	MEAS & LISTD	
1/10/1990	MEAS & LISTD	

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Appendix C

Site Concepts Showing Multiple Uses²

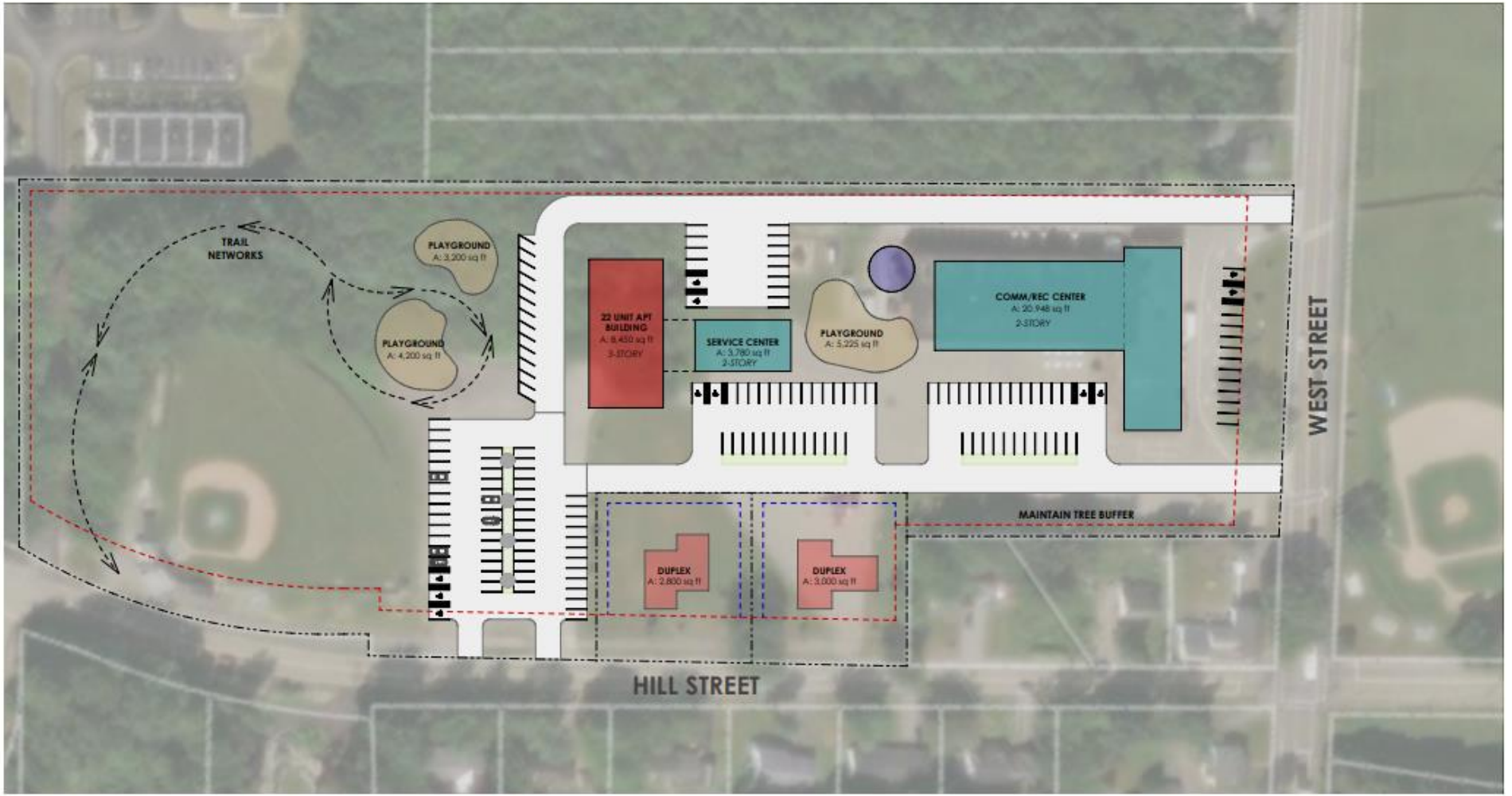


JFK SITE
64 WEST STREET



CONCEPT DRAFT
NOT FOR CONSTRUCTION

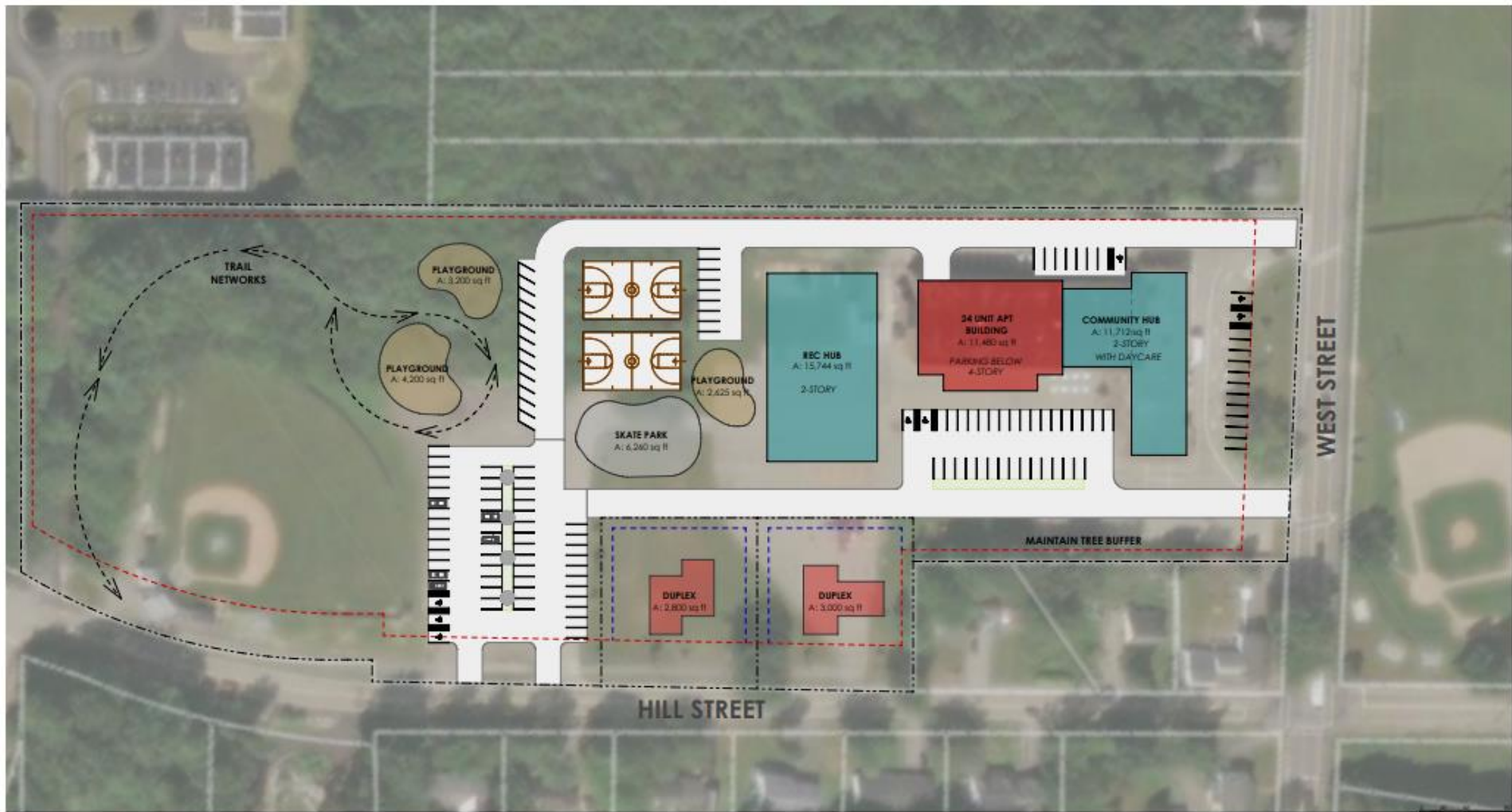
² Submitted unsolicited by Leah Schaffer, Biddeford Citizen and Architect



JFK SITE
64 WEST STREET



CONCEPT DRAFT
NOT FOR CONSTRUCTION



JFK SITE
64 WEST STREET



CONCEPT DRAFT
NOT FOR CONSTRUCTION

Appendix D

J. Richard Martin Community Center Property Card

Property Location 189 ALFRED ST
 Vision ID 3448

Account # 0342280000

Map ID 34/ 228/ / /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 9035
 Print Date 1/22/2025 8:24:19 AM

CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT										
CITY OF BIDDEFORD		1 Level	3 Public Sewer	1 Paved	1 Urban	Description	Code	Assessed	4505							
J RICHARD MARTIN COMMUNITY CT			2 Public Water	5 Curb & Gutter		EXEMPT	9035	3,403,800	BIDDEFORD, ME							
PO BOX 586				9 Accepted		EXM LAND	9035	295,800	VISION							
BIDDEFORD ME 04005-0586		SUPPLEMENTAL DATA			Total			3,699,600	3,699,600							
Alt Prcl ID		Color BRICK														
Sub-Div		H. District 136														
Photo		S. District 4														
Ward 5		TIF														
Prec.		Assoc Pid#														
Tract																
GIS ID 3448																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF BIDDEFORD		00000 0000				0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2024	9035	3,403,800	2023	9035	3,403,800	2022	9035	3,943,600
									9035	295,800		9035	295,800		9035	295,800
								Total	3,699,600		Total	3,699,600		Total	4,239,400	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)					3,382,400			
0003								Appraised Xf (B) Value (Bldg)					17,400			
								Appraised Ob (B) Value (Bldg)					4,000			
								Appraised Land Value (Bldg)					295,800			
								Special Land Value					0			
								Total Appraised Parcel Value					3,699,600			
								Valuation Method					C			
								Total Appraised Parcel Value					3,699,600			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
21-05-473	05-04-2021	CM	Commercial : R	675	09-14-2021	100	09-14-2021	(1) 8X12 WALL WITH A SOLID		02-09-2006	GL			03	Outside inspection only	
12-04-344	04-17-2012	RE	Remodel	150,000	04-01-2013	100	04-01-2013	REMOVE CONCRETE SLAB		11-19-2002	GL			03	Outside inspection only	
12-01-236	01-10-2012	DE	Demolish	9,800		0	04-01-2012	DEMOLITION		01-15-2002	GL			03	Outside inspection only	
05-05-348	05-16-2005	RE	Remodel	30,000	02-09-2006	100	04-01-2006	RENOVATIONS DUE TO WAT		04-24-2001	GL			03	Outside inspection only	
99-10-396	10-27-1999	RE	Remodel	5,000	12-14-1999	100	04-01-2000	INTERNAL RENOVATIONS-KI		12-14-1999	GL			37	PROPERTY REVIEW/TITL	
93-1-4	01-06-1993	CM	Commercial	183,000		0		ALT TO UB		01-09-1990	CR			04	Vacant / Measured	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	903C	TOWN-PROP M	R2		76,230	SF	1.35	2.50000	X	1.00	0007	1.150	ALL SITE / 3-1	0	3.88	295,800
Total Card Land Units					1.75	AC	Parcel Total Land Area:					1.75	Total Land Value		295,800	

Property Location 189 ALFRED ST
 Vision ID 3448

Account # 0342280000

Map ID 34/ 228/ //

Bldg # 1

Bldg Name
 Sec # 1 of 1

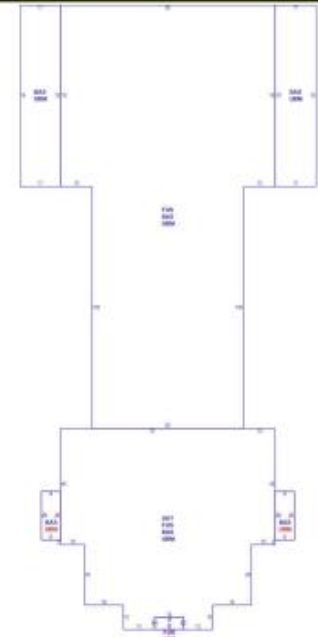
Card # 1 of 1

State Use 9035
 Print Date 1/22/2025 8:24:20 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Bid	3550				
Style:	72	School/College			
Model	94	Commercial			
Grade	04	Average +10			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	06	Steam			
AC Type	01	None			
Bldg Use	903C	TOWN-PROP MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	16.00				
% Conn Wall	0.00				
No. of Comm. U					
No. of Res. Unit					
1st Floor Use:	903C				

MIXED USE		
Code	Description	Percentage
903C	TOWN-PROP MDL-94	100
		0
		0

COST / MARKET VALUATION		
RCN		
Year Built		1888
Effective Year Built		1988
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		70
Functional Obsol		0
Economic Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		30
RCNLD		3,382,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	% Good	Grad	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	41,494	1.40	1990		30		0.00	17,400
PAV1	PAVING-ASPH	L	4,000	2.00	1990		50		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	22,152	22,152	22,152	236.48	5,238,461
FOP	Porch, Open, Finished	0	60	15	59.12	3,547
FUS	Upper Story, Finished	19,342	19,342	19,342	236.48	4,573,957
UAT	Attic, Unfinished	0	6,307	631	23.66	149,218
UBM	Basement, Unfinished	0	22,152	5,538	59.12	1,309,615
Ttl Gross Liv / Lease Area		41,494	70,013	47,678		11,274,798

