

TOWN OF KENNEBUNK
**PUBLIC SERVICES
FACILITY**

Expansion & Site Masterplan

PROJECT TEAM:

Sebago Technics, Inc.
Grant Hays Associates
Allied Engineering, Inc.

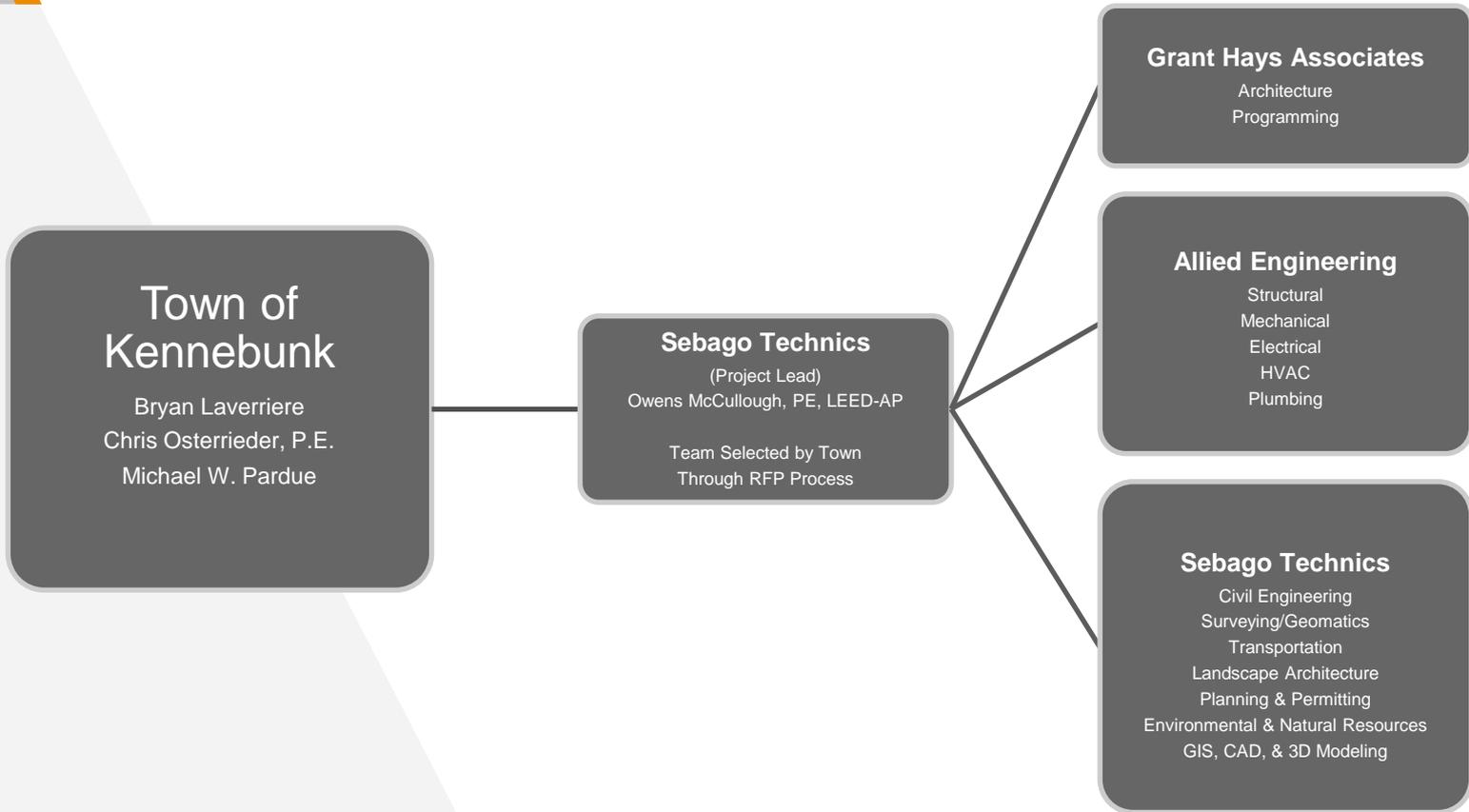
TOWN OF
Kennebunk
MAINE



AGENDA

- Introductions
- Facilities Study and Programming
- Masterplan
- Costs
- Next Steps

INTRODUCTIONS



FACILITIES STUDY & PROGRAMMING

Existing Site and Operation

- A. 1990 Pre-engineered building (9,340 s.f.)
- B. 1980 Steel & Wood Storage/Garage (2,040 s.f.)
- C. 2005 Pre-engineered building (3,200 s.f.)
- D. Salt Building (Rubb Style Building)

- ▶ 56.5 Acre Parcel (Includes Transfer Station, Landfill & Dog Park)
- ▶ 9 Ac. +/- Currently Used by Public Works and Transfer Station
- ▶ Public Water, Leach Field for Sewer, Power & Data.



1990 Public Works & 2005 Storage Building



Salt Storage Buildings



1980 Storage Buildings

Existing Site Aerial



NEEDS, CONDITION ASSESSMENT & PROGRAMMING

- Outgrown existing building.
- Limited ventilation and mechanical systems (no crane, sewer, washbay, e.g.).
- Code compliance issues.
- Site in poor condition with no separation between Transfer Station and Public Works.
- Inefficient space and site utilization due to lack of building/equipment storage and parking.
- One point of access to the site for the public, operations and Transfer Station.

NEW FLEET MAINTENANCE AND ADMINISTRATION



① Perspective 1



② Perspective 2



GRANT HAY
ASSOCIATES

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DATE:

SCALE:

DATE:

KEWEEBUNK PUBLIC WORKS
MAINTENANCE FACILITY
KEWEEBUNK, MINN. USA

DATE:

PERSPECTIVE VIEW
CONCEPT 1

DATE:

0 AUG 2021

DATE:

AD / CALE

DATE:

MFH/mgh

DATE:

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DATE:

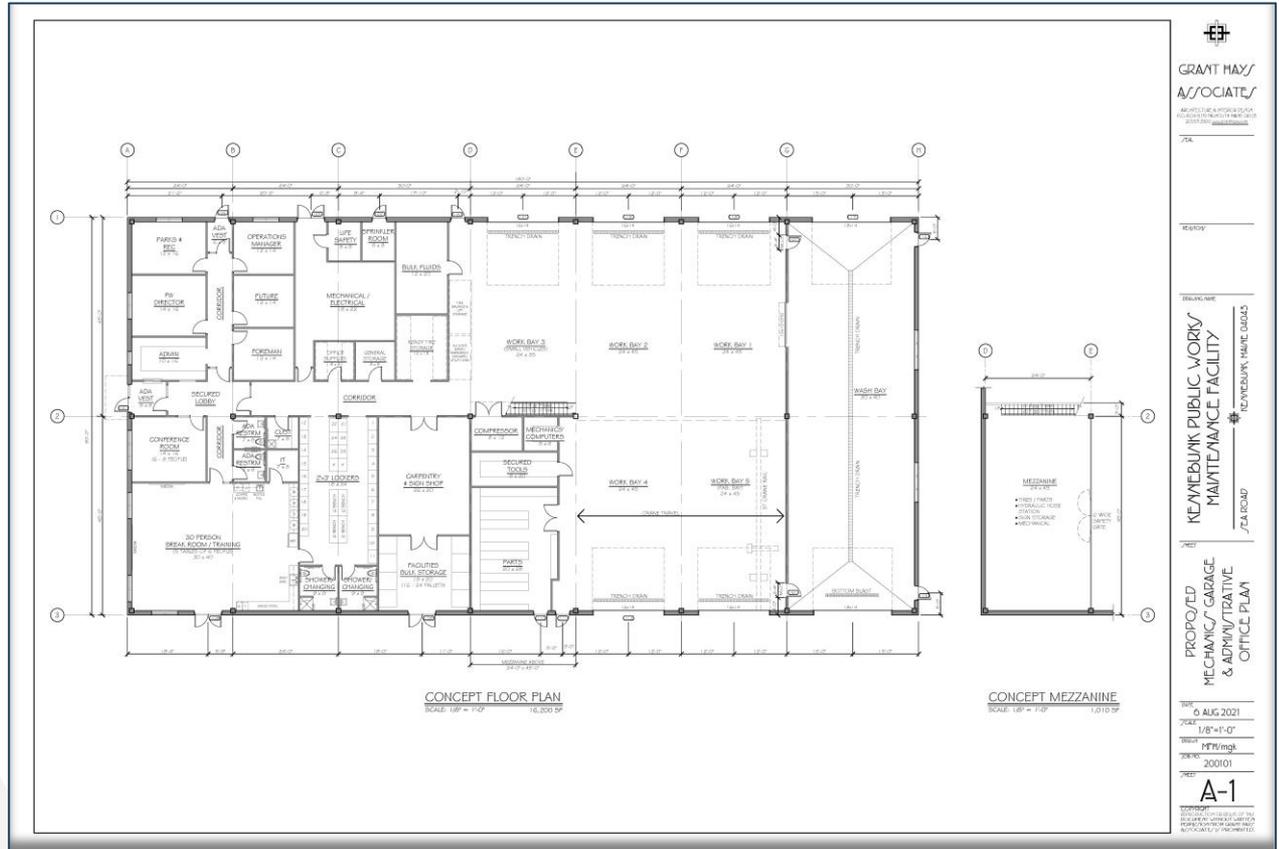
A-3

CONCEPT
DESIGN AND RENDERING IS NOT TO BE
CONSIDERED A CONTRACT DOCUMENT
UNLESS SPECIFICALLY REFERENCED
AND APPROVED BY THE CLIENT

NEW FLEET MAINTENANCE AND ADMINISTRATION

New Fleet Maintenance Building 90'x180' (16,200 s.f.)

- Wash Bay
- (5) Work Bays
- Parts
- Carpentry/Sign Shop
- Lockers, Showers
- Combined Break & Training Room
- Offices and Public Entrance
- Mech/Elect.
- Bulk Fluids
- Overhead Crane
- Storage
- Compressor Room

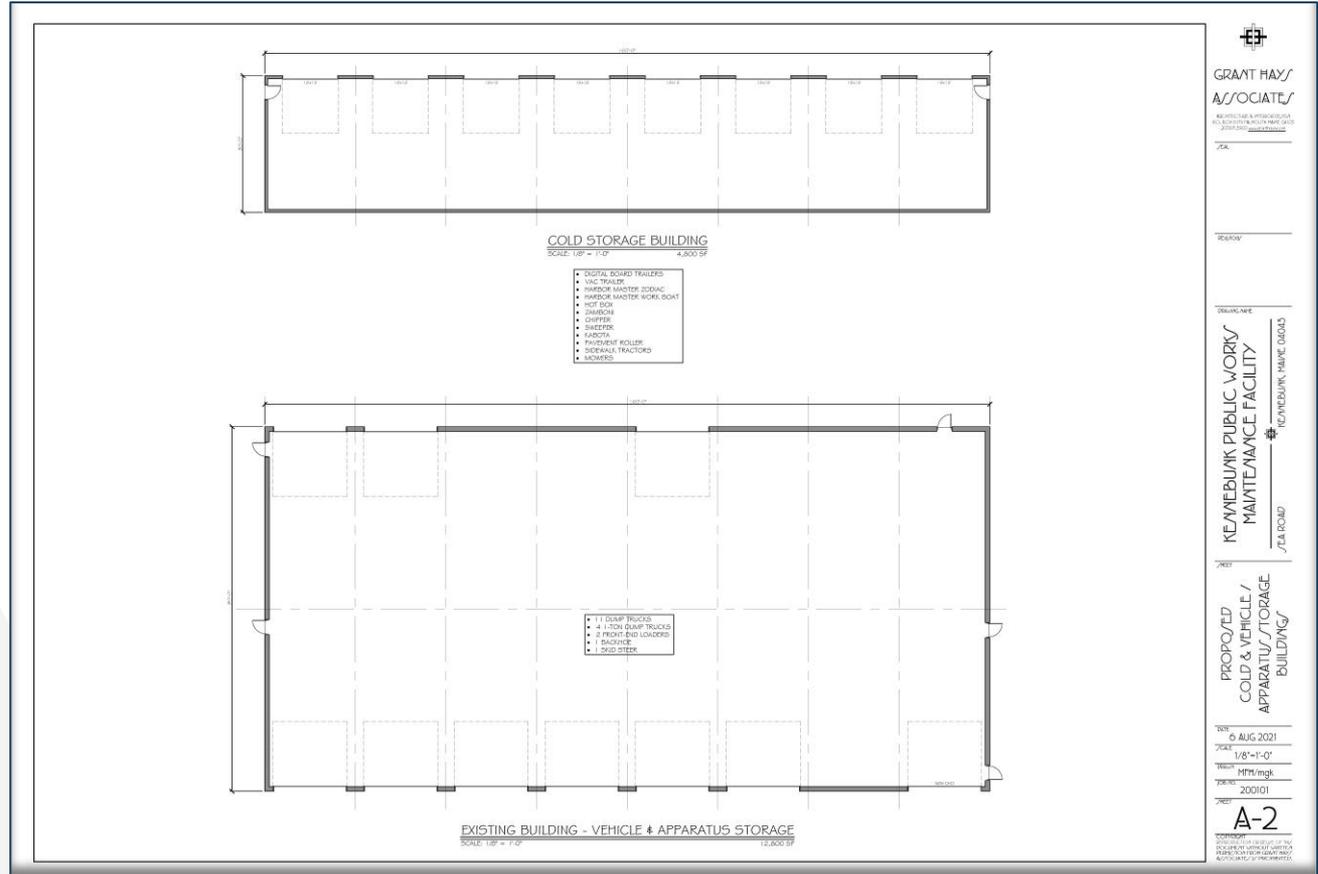


NEW FLEET MAINTENANCE AND ADMINISTRATION

New Cold Storage Building
40'x160' (4,800 s.f.) for
Equipment Storage to include
Vac Trailer, Harbor Master
Zodiac, Work Boat, Hot Box,
Zamboni, Chipper, Sweeper,
Kubota, Pavement Roller,
Sidewalk Tractors and Mowers.

**Repurpose Existing Fleet
Garage** (160' x 80') for Under
Cover Equipment Parking to
include:

- 11 Dump Trucks
- (4) 1-Ton Trucks
- (2) Front End Loaders
- (1) Backhoe
- (1) Skid steer



	Unit	Quantity	Materials	Unit Cost	Total	Notes
Earth Work						
Erosion & Sedimentation Control	ls	1		\$40,000	\$40,000	
Mass Site Grading	cy	14,500		\$12	\$174,000	Allowance based upon S.F. of Project Area
Ledge	cy	250		\$150	\$37,500	Allowance
Clearing and Grubbing	ac	1		\$25,000	\$25,000	Allowance
Gravel Subbase	cy	13,000	21" Depth	\$30	\$390,000	Allowance for Full Depth
Rip Rap	cy	100	14" Deep	\$75	\$7,500	Allowance
Retaining Wall	cy	0		\$300	\$0	None
Gates	ea	2		\$30,000	\$60,000	Allowance
Fencing	lf	1,500		\$25	\$37,500	Based upon concept plan.
Stormwater Treatment/Detention	ls	1		\$250,000	\$250,000	Allowance
					\$1,021,500	Subtotal Earthwork
Pavement/Curbing						
Bituminous Pavement 4"	ton	4,400	4" Thick	\$98	\$431,200	Allows for 160,000 s.f.
Slipform Concrete Curb	lf	500		\$20	\$10,000	Sidewalk at building
Concrete Sidewalk	sf	1500	3" Thick	\$25	\$37,500	Allowance
Reinforced Concrete Slabs (Site)	sf	600	8" Thick	\$350	\$210,000	Apron at Wash Bay & Building
Painted Pavement Markings	sf	2,500		\$5	\$12,500	Allowance
Parking Spaces Paint	lf	2000		\$1.00	\$2,000	Allowance
Traffic Signs	ea	8		\$75.00	\$600	Subtotal Pavement/Curbing
					\$703,800	
Storm drain System						
6" Foundation Drain	lf	150		\$40	\$6,000	To Outlet
4" MDCOT Type "B" Underdrain	lf	260		\$25	\$6,500	Backfill Drainage
15" storm drain	lf	800		\$80	\$64,000	Allowance
New 4" Catch Basin	ea	5		\$4,000	\$32,000	Allowance
					\$108,500	Subtotal Storm Drain System
Water						
Hydrant	ea	2		\$3,000	\$6,000	Assumes Two
6" Fire	lf	600		\$120	\$72,000	New Service
1.5 inch water	lf	600		\$55	\$33,000	New Service
					\$111,000	Subtotal Water System
Sanitary Sewer						
6-8 inch PVC Pipe	ea	1000		\$120	\$120,000	Allowance
Grease Chamber	ea	1		\$30,000	\$30,000	Allowance
Manholes	ea	5		\$4,500	\$22,500	Allowance
					\$172,500	Subtotal Sanitary Sewer
Site Electrical						
Light Poles	ea	8		\$10,000	\$80,000	Allowance
2" Conduit	lf	1500		\$25	\$37,500	Allowance
4" Conduit (6)	lf	2000		\$30	\$60,000	Allowance
Generator	ls	1		\$250,000	\$250,000	Allowance
Electrical Service Entrance - KJLP	lf	1		\$50,000	\$50,000	Allowance
					\$477,500	Subtotal Electrical
Landscaping						
Signage	ls	1		\$7,500	\$7,500	Allowance
Trees	ea	6		\$500	\$3,000	Allowance
Landscaped Areas	sf	500		\$15	\$7,500	Allowance
Bark Mulch	cy	50		\$65	\$3,250	Allowance
Loam & Seed	sy	8400		\$8	\$67,200	Subtotal Landscaping
					\$88,450	
New Building Construction						
Fleet Maintenance, Wash Bay, Admin	sf	17,280		\$275	\$4,752,000	Est. Per Square Foot
Renovate Existing for Vehicle Storage	sf	12,800		\$100	\$1,280,000	Est. Per Square Foot
Relocate Salt Shed	ls	1		\$50,000	\$50,000	Allowance
Equipment Storage 4,800 s.f.	sf	4800		\$160	\$768,000	Est. Per Square Foot
FFE (Furnishings, Fixtures, Equip)	ls	1		\$250,000	\$250,000	F.F. Furnishings, Equip.
					\$7,100,000	Subtotal Building
					\$9,783,250	
Subtotal - Project Costs						
Contingency						
Solar	ls	1	15% of Cont.	\$1,467,488	\$1,467,488	
Treasure Chest/Can Do	sf	1	\$170,000	\$170,000	\$170,000	
Wetland Alteration In-Lieu Fee	sf	900	\$150	\$135,000	\$135,000	
Wetland Alteration In-Lieu Fee	sf	24000	\$5	\$124,500	\$124,500	
SLODA and NRPA Fees	ls	1	\$12,000	\$12,000	\$12,000	Redevelopment - Requires SLODA (sic)
General Conditions	ls	1	6% of Cont.	\$586,995	\$586,995	
Design, Permitting, Construction	ls	1	12% of Cont.	\$852,000	\$852,000	Design, Geotech, Construction
Total Project Cost					\$13,131,293	Total

COSTS & BUDGETING

Site: \$2.683m
Buildings: \$7.24m
Permitting & Wetlands: \$.137m
Contingencies: \$1.467m
Solar Allowance: \$.17m
General Conditions & Design, Misc. \$1.48m
Total Project Budget: \$13.13m

NEXT STEPS & DISCUSSION