

Town of Fryeburg's Future Municipal Complex

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As the Town of Fryeburg considers the development of a new municipal complex, it is understood that there will be many questions including what, where, why, and most importantly, how much will it cost. It is also important to know what steps have been taken to get to this point and what the next steps are.

What is being proposed?

The current proposal is to construct a new Town Office, Police Station, and Fire Station. The current Town Office, Fire Station and additional storage buildings will be liquidated and be put back on the tax rolls.

Where is the proposed Municipal Complex going to be located?

The property is on Bridgton Road (Route 302) between the Town Garage and Recreation Drive



Why do we need a new town office?

- State law dictates that certain documents must be archived and stored. The existing Town storage spaces are beyond capacity.
- The existing Town Office does not comply with Americans with Disabilities Act requirements.
- The existing Town Office lacks meeting space, areas for confidential business to be conducted, and waiting areas for customers.
- Based on property line setback requirements, there is no room to further expand the current town office in a manner that would be productive.

Why do we need a new town office?

Per the 2014 Comprehensive Plan: *"The Town Office has been at its current location since 1987. The current building presents issues with its limited size; there is a need for more office space, storage space, meeting areas, and waiting area space for the public. The building also needs upgrades to be ADA compliant."*

The 1994 Comprehensive Plan even notes that the Town Office is "becoming inadequate".

Why do we need a new town office?



Why do we need a new Police Station?

- The current lease arrangement carries risk in terms of longevity and cost.
- The existing Police Department lacks areas for compliant secure evidence storage.
- Mandates require that there be rooms designed for secure, private interview areas and booking areas. These spaces are not available in the current space.
- Storing vehicles and equipment inside and in one location would help protect the longevity of the equipment, would assist in efficient operations during emergency situations, and would allow for minor maintenance to take place in-house.

Why do we need a new Police Station?



Why do we need a new Fire Station?

- The building was designed as a grocery store before being converted to a fire station. Due to this, there are numerous items that are out of compliance with numerous NFPA standards.
- There is no exhaust removal system to protect staff and equipment when vehicles are started in the garage.
- The garage door height of 10 ft. limits the ability to house many modern fire trucks, without a substantial re-design and build. There is limited expansion potential (up or out) to allow for higher doors, or to accommodate future office expansion or living quarters

Why do we need a new Fire Station?

- Storage space is inadequate. Equipment needs to be moved to access other equipment for certain call types, slowing response time. Personal Protective Equipment for firefighters is stored in an open environment, negatively affecting the condition and longevity of the PPE.
- There is a lack of full building back-up power supply reducing capabilities to function as an emergency operations center in the event of a large-scale disaster.
- Training and meeting space is limited, as is the Emergency Operations Center. The EOC lacks various equipment and technology needed for EOC duties.
- There are numerous building deficiencies; the floor needs resurfacing, electrical systems need upgrades, there is a lack of fire notification and fire suppression, the heating systems are inefficient.

Why do we need a new Fire Station?

Per the 2014 Comprehensive Plan: *"The Department has been in the main station at 520 Main Street since 1976. The structure presents height limitations issues and there is need for more training, storage and office space. The driveway needs to be redone, the siding is falling off the building and the septic is old and going to need replacement within a few years."*

Why do we need a new Fire Station?



More Pictures:



What are some other reasons we need a Municipal Complex?

- There have been 123 building permits for new homes in the last 5 years; this has been the largest construction boom since the early 2000's. These new residences put an increased demand on services.
- The Town Office processed 4,803 motor vehicle transactions, 367 dog registrations, 40 death certificates, 83 marriage licenses, 218 boat registrations, 421 snowmobile registrations, 118 ATV registrations, and 230 hunting/fishing licenses in 2022.
- Fire Department call volume increases every year and has now has 2 consecutive years with over 300 calls.
- The Police Department responded to over 4,800 calls in 2022.

What are some other reasons we need a Municipal Complex?

- Route 302 in Fryeburg is commonly known as the 2nd busiest entryway to the State; this comes with influxes of traffic and people through our small town.
- While a small town, Fryeburg is experiencing growth and is incredibly busy based on assets like the Saco River, adjacent White Mountain National Forest, Fryeburg Fair, Fryeburg Academy, Eastern Slope Regional Airport and our amazing local businesses.
- As the community grows, then need for quality services and emergency preparedness also grows. Town employees need to have the facilities and tools to provide such services in the most efficient and effective way possible.

What are the benefits of having a “Municipal Complex”?

- Improved security for personnel and equipment.
- Reduced expenses including insurances, utilities, maintenance.
- Shared, common spaces such as meeting rooms, training areas, kitchen, etc.
- Modern facilities will help ensure a continuity of services.
- Meeting space for larger meetings
- Local Emergency Operations Center and better Emergency Management facilities
- Source of pride for the town.

What exactly will be built?

- The current proposal is for an 29,500 sq. ft. single story building, with attic storage capacity.
- The building is designed to account for growth over the next 50 years, with ample storage, additional office space, bunk rooms, etc.
- There will be a large meeting space, and numerous smaller meeting/conference areas.
- There will be 5 apparatus bays for the Fire Department and 2 sally ports for the Police Department.

What exactly will be built?

- There will be the ability to have an Emergency Operations Center operating from the building.
- The site development will include parking, landscaping and improvements to Recreation Drive and the Public Works/Town Garage driveway entrance to keep an orderly and safe flow of traffic to and from the complex.

How did we get to this point?

- Over the past 15+ years, various properties have been considered to house the Police Department and/or Town Office. Time was spent examining the expansion potential of the current town office. None of these efforts came to fruition.
- In 2021, the Select Board opted to pursue the purchase of the Bridgton Road property. In June 2022 the voters approved purchasing the land and approve the use of funds to plan the building design. The Town became the owner in August, 2022.
- The Select Board voted to create a Municipal Complex Building Committee and sought people to serve. They ultimately appointed 6 people to the committee who would serve along with the Town Manager, Police Chief and Fire Chief.

How did we get to this point?

The Building Committee established a vision statement to serve as the guiding principles as the project develops. The vision statement is as follows:

The future municipal complex will be designed to be energy efficient and low-maintenance, with future departmental/town growth in mind to ensure that the building meets the towns needs for many years to come. This will all be done with an underlying goal to minimize impacts to tax payers as much as possible and for the final building to be a source of pride for the Townspeople.

How did we get to this point?

- The Building Committee created a Request for Proposal for Professional Design Services and went through a detailed consultant interview and selection process. The Building Committee made a recommendation that the Select Board engage Port City Architecture to design the Municipal Complex.
- Port City has undertaken a detailed process, working with the Town Manager, Police Chief, Fire Chief and the Building Committee to ascertain the amount of space needed for each department (space programming), accounting for growth. This ultimately led to a floor plan that has been reviewed and revised numerous times before the final building design and 3-D model was completed. At this point, there is confidence that the building design meets the guiding principles of the vision statement.

What are the next steps?

- The Building Committee and Select Board is interested in hearing feedback from residents on the building design and on the future steps.
- The goal is to ask voters in June to approve the issuance of bonds not to exceed a certain amount to construct a municipal complex.
- If approved, there will be immediate transition into design, permitting, bidding with construction to take place as soon as possible.

How much will it cost?

- Current estimates are that the project will cost \$15.5 million.
- This includes site development, building construction, all building systems, and furniture.

How will we pay for it?

- The Town will seek Congressionally Directed Spending funds.
- USDA offers low interest loans that can be taken advantage of and the Maine Municipal Bond Bank offers competitive financing and tax exempt, long-term bonds. These are expected to be the primary source of funds and are being vetted to see which is the best fit for the Town.
- Additional grants and donations are being actively sought.

How will we pay for it?

- The Town is proactively investing funds to use accumulated interest to help offset future bond/loan payments.
- The Town will be able to sell the current Town Office and Fire Station. Estimated proceeds from that would be approximately \$1,000,000.
- The Town will have the ability to use credit reserve funds to further help offset annual payments.

How will we pay for it?

- The exact impact to tax payers is currently unknown, but every effort will be made to research and take advantage of all avenues of funding.
- Much of this depends on timing of the actual bond issuance, the amount of grant funds received, and variables of the bond (term, "level debt" vs. "level principle").

How will we pay for it?

- The Bonding \$16 million for 30 years would result in an annual bond payment of \$999,000.
- Bonding \$13 million (assuming 3 million received in grants/donations) for 30 years would result in an annual bond payment of \$815,000.
- Projected revenues on investments is expected to be \$100,000, which the Select Board can use towards bond payments.
- Credit reserve funds can also be used towards bond payments.