

**TOWN OF OLD ORCHARD BEACH  
SPECIAL TOWN COUNCIL MEETING  
WEDNESDAY, MARCH 28, 2007  
TOWN HALL CHAMBERS**

**A Special Town Council Meeting was held at the Old orchard Beach Town Hall Chambers on Wednesday, March 28, 2007 at 7:08 p.m.**

**The following were in attendance:**

**Chairman Joseph Kline  
Councilor James Long  
Councilor Roxanne Frenette  
Councilor Robin Dayton  
Councilor Shawn O'Neill**

**Town Manager James Thomas  
Assistant Town Manager Louise Reid  
Police Chief Dana Kelley  
Fire Chief John Glass  
Police - Deputy Chief Keith Babin  
Police - Lt. Tim DeLuca  
Other members of the Police and Fire Department**

**Absent: Councilor James Long**

**CHAIRMAN KLINE: The purpose of our meeting this evening is to discuss the Public Safety Building Feasibility Study and the Dispatch Operations.**

**JOHN CHARETTE: I represent Port City Architecture, Portland, Maine and am pleased to be able to present to you this evening the results of our Feasibility Study. In February of 2007, Port City Architecture was commissioned by the Town Manager of Old Orchard Beach to study the feasibility of completing an addition to the existing Public Safety Facility to provide additional space for the Dispatch Center. It was determined early in the process there were additional problems to be resolved related to how the facility would function should it be renovated or expanded. The scope of the investigation was broadened to include a review of how each department functions and what space deficiencies are being encountered on a daily basis. Additionally several critical code issues were encountered that substantially raises the cost of any renovation or addition to the facility. Given these factors other options have been considered to ensure that when the Town acts to correct the issues, the decision is informed with the most current and up to date information.**

**Option I: While the least expensive, solves the fewest problems and not the most critical problems we have encountered. This solution is a short term fix, and problems due to lack of space and code and maintenance issues will need to be addressed in the next three to five years, if not immediately.**

Expand dispatch (and resulting renovations)	\$	653,000
Police Dept. Upgrades Required by State of Maine		50,000
Building Maintenance Required		163,500
<b>Total:</b>		<b>\$ 866,500</b>

It should be noted that the Dispatch Addition there is old equipment, poor access, cannot monitor the lobby, no bathroom, no break room, inadequate storage, no room for expansion and the building would need to be enlarged to gain more space. It should also be noted that should the Dispatch addition there would need to be an elevator required by the State; bathrooms must be made accessible to greatest extend possible. Egress was also a very large part of the issues. Every part of every story must have two direct means of egress to exterior.

**Option II & III:** Both Options II and III have potential to provide the space required for the Police and Fire departments require to run safely and efficiently.

Option II does not mitigate the risk of renovating an existing building that may need substantial additional work to modernize.

New Police Station, Fire Department Uses	\$	2,989,600
Existing Building		
Upgrades to Existing Building for Fire Department		659,500
<b>Total:</b>		<b>\$ 3,649,100</b>

It should be noted that the corridor in the police department is used for storage/copy center; no privacy for records; lack of office space; lack of secure office space; and lack of public and interdepartmental separation. The Booking Room has lack of space for essential activities. The Patrol room is poorly designed multi use space that does not meet building code. Evidence storage is lacking space, security and proper control are not adequate; Sally Port serves as multiple functions when it should be designed as a dedicated area. Sleeping quarters are inadequate/outdated practice/lack of good solution for female quarter. Kitchen is not code compliant.

Fire Department exercise area is in the apparatus bay; Police uses encroach on fire/rescue uses; creates need for additional apparatus bay. Seasonal storage items are taking up crucial areas within the apparatus bays. (Bikes, ATV's Watercraft.)

The building itself has poor air quality; original installed items need replacement; air sealing will conserve energy/reduce energy costs; moisture sealing will improve building lifespan and indoor air quality. There is moisture infiltration at exterior CMU; will always be an issue; will require continued maintenance; stairs are not code compliant. There is lack of parking and site circulation space

Port City Architecture considers Option III the most viable solution for solving the Town's space needs for the next 30 to 50 years while mitigating the risks of renovating or occupying a poorly designed existing building. This option provides the most opportunity to enhance each department service to the community.

**Option III – New Police and Fire Stations** \$ 4,661,325

The most important factors that were considered were:

**Building Code deficiencies  
Lack of space prohibits adequate accommodate of essential services  
Inflexibility of the existing construction type  
Remaining lifespan of the existing structure.**

So the options presented are:

- 1. Enlarge the dispatch area to accommodate more staff and modem equipment.**
- 2. Build a new Police Station and Renovate the facility for the Fire Department.**
- 3. Build a new Public Safety Building for the Police and Fire Departments.**

**Recommendation: Port City Architecture considers Option III a viable solution for solving the Town’s space needs for the next 30 to 50 years. This mitigates the risks of renovating or occupying a poorly designed existing building. This option provides the most opportunity to enhance each department’s service to the community.**

**Conclusion:**

<b>Option III</b>	<b>\$</b>	<b>4.6 million</b>
<b>Option IIA</b>		<b>3.8 million</b>
<b>Option II</b>		<b>2.9 million / 633,000</b>
<b>Option I</b>		<b>866,000</b>

**Option III solves problems and presents opportunity but is most expensive.**

**Option IIA solves problems and creates some risk. Risk may be mitigated by phased construction.**

**Option I does not solve issues created by lack of space.**

**Some of the more serious concerns are Moisture infiltration; Interior finishes; structural systems; mechanical/electrical systems. Code Compliant Issues include those required by the Maine Department of Corrections; Life Safety Issues (National Fire Protection Association); and American with Disabilities (ADA).**

**Conclusion: The means and methods of conducting daily activities of the Police and Fire Department have substantially changed in the last ten years, let alone the last 30. The Town of Old Orchard Beach is currently operating a public safety facility that is outdated with respect the ability of each space to be easily altered to accommodate new methods of law enforcement and fire and rescue services.**

**Port City Architecture has provided three options for consideration to move forward to correct deficiencies and enhance services for the Town of Old Orchard Beach. Option one, a response to the original goal to provide more space for dispatch functions has been studied. This option, while the lease expensive, solves the fewest problems and not the most critical problem we have encountered. This solution is a short term fix, and problems due**

to lack of space and code and maintenance issues will need to be addressed in the next three to five years.

Both Option II and III have potential to provide the space required for the Police and the Fire Departments require to run safely and efficiently. Port City Architecture considers Option III the most viable solution for solving the Town's space needs for the next 30 to 50 years while mitigating the risk of renovating or occupying a poorly designed existing building. This option provides the most opportunity to enhance each department's service to the community.

**COUNCILOR DAYTON:** Thank you for doing such a good job in such a short time period. Why would Option IIA – why would the addition be bigger than the new police facility in Option II? For an extra \$100,000 we get more space?

**JOHN CHARETTE:** You have to understand that any addition raises the cost of the project. You may get more space but the cost for that renovation is higher.

**TOWN MANAGER:** If we use the existing building and build a second floor – you brought in a structural engineer. Why did we not consider this means of improvement?

**JOHN CHARRETTE:** As soon as you do the addition – you need to bring that building up to the new most recent code and right now many things have changed. Essentially the building is serviceable it would need many other additional things to come up to the most recent code requirements. It becomes a very expensive option.

**ARTHUR GUERIN:** Where would the money come from?

**CHAIRMAN KLINE:** We would have to go out to bond or borrow because we do not have the money to do it now. There is no dollar fund now. We are just determining what the need is. We have determined costs for sewer, roads, and school issues. We are determining capital costs for many projects but we need to put all these pieces together and then determine is our potential debt and decide which we feel are most priorities. There may not be a desire to bond this year. We don't know what we will do at this point. This all pulls together with the issues of the ballpark. The cost of updating for the dispatch is more than the Council has the authority to decide.

**CHAIRMAN KLINE:** We appreciate this information provided and consideration will have to be given in the next few weeks as to the option that we will address.

**COUNCILOR DAYTON:** I hope that the citizens have that opportunity to consider a Comprehensive Plan.

**CHAIRMAN KLINE:** I understand your concerns – we need to decide what we need – then how we can attain it. If we rebuild, whether new, partial or whatever – it must last the next two generations. I will continue to fight for the schools. It is going to tie into the ballpark station. We need to decide what we are doing with the police sub station. That is what I mean the difference between strategic and comprehensive.

I close the meeting at 8:15 p.m.

**Respectfully Submitted,**

**V. Louise Reid**  
**Secretary to the Town Council**

**I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of five (5) is a true copy of the original Minutes of the Town Council Special Meeting of March 28, 2007.**

**V. Louise Reid**