



# TOWN OF HOPE

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## Town Office Project Development Timeline

**Fall 2006/Winter 2007** – Town hired Richard Higgins Architects to provide a building assessment of the Town Office to review current systems, investigate potential options for growth, and review potential of combining Town Office/Library/School Union 69 functions at proposed new fire station. Higgins indicates numerous issues with non-compliance with the Americans with Disability Act (ADA), and indicates the Town can be fined and directed to fix immediately if a plan does not exist to meet 100% compliance.

**Spring 2007** – Town puts out to bid replacement of Town Office roof and completed.

**Summer 2007** – Selectmen conduct an information session at the Town Office to gauge public sentiment on combining the town office with a new fire station project. The overwhelming sense of the meeting was to keep the fire station project separate as too many questions existed on regarding the town office.

**Winter 2008** – The Selectmen create a Capital Planning Committee to compile the long term capital needs of the town, categorize those needs, and prioritize their development and funding. The committee recommended a “Phase I” approach toward meeting compliance with ADA. “Phase I” includes getting a citizen from the parking lot, through the door, able to access town services, and use bathroom facilities in a compliant manner.

**Spring 2008** – Selectmen propose to begin saving for re-siding of Town Office building and spending \$2,500 to address non-compliant walkway to the front entrance. The walkway was completed in the Fall of 2008 but cost more than the estimate, and unanticipated replacement of the Town Office chimney top ate away much of the money set aside for this project.

**Spring 2009** – Initial budget request includes funding to complete walkway project adding stairs where prior walkway began and meet needs of Bureau of Labor Standards’ findings regarding workplace safety.

**Summer/Fall 2009** – Selectmen contact HP Cummings, a construction contractor with a long history of working in ADA required public facilities, to prepare a quote to address ADA and building repair needs. HP Cummings’ prepares a quote of nearly \$200,000, but requires the town hire design professionals to provide the appropriate sketches to make sure work completed meets code requirements.

**Fall 2009** – Selectmen work with Tim Higbee to conduct an ADA Self-Assessment to indicate areas of need throughout the building and then prepare options for the Board to consider as a part of its FY 2011 budget.

**Spring 2010** - Selectmen propose a budget \$100,000 to meet the “Phase I” portions of the HP Cummings quote, but after careful discussion with the Budget Committee, both parties agree to support \$17,000 for the Selectmen to hire design professionals to meet 100% ADA building compliance.

**Fall 2010** – Selectmen put out a Request For Proposals for interested design professionals conduct a building assessment and drawings needed to put the project out for bid. In November, the Selectmen accepted the bid from 2A Architects of Rockport.

**December 2010** – 2A Architects completed a building conditions report and submitted the report to the Selectmen. Subsequently, the architects began preparing solutions to the various deficiencies in ADA and NFPA code the State Fire Marshall’s Office will be reviewing before signing off on any renovation.

**January 2011** – Selectmen approve 2A Architects to begin the creation of construction documents and drawings and put the project out to bid in March.

**April 2011** - Selectmen open bids from six bidders with the lowest bid coming from Bruce Laukka Inc. with a base bid of \$267,000, which is more than \$150,000 less than initial estimates on the cost of renovation.

**July 2011** – Library Committee receives \$25,000 grant from the Stephen and Tabitha King Foundation to assist in the renovation of the library portion of the Town Office building .

**Summer 2011** – Selectmen, Library Committee, 2A Architects, and Bruce Laukka Inc. meet to refine the project into the package to be decided by Hope’s voters in November.

## **Next Steps**

An open house will take place on August 30<sup>th</sup> from 6-8pm at the Town Office to invite residents to come in and learn more about the project and learn from the builder and architects more details about the proposal. The Selectmen will then take any feedback generated from that meeting and prepare the proposal for consideration at the polls. If the Board votes affirmatively, the question will be decided at the polls at the November 8<sup>th</sup> election.