



TOWN OF GRAY
GRAY TOWN COUNCIL BUDGET WORKSHOP
AGENDA • FEBRUARY 14, 2022

**Gray Town
Council Budget
Workshop**

Online via Zoom
<https://us06web.zoom.us/j/81303698917>

4:00 PM

I. CALL TO ORDER

Roll Call

II. BUDGET - BUILDINGS & GROUNDS 4:00 - 5:15 PM

- i. Operations
- ii. Facilities Study proposed changes
- iii. Pennell septic system - evaluation/plan options
- iv. Fencing update - added to CIP
- v. Electric Charging Station status
- vi. Electric Vehicle conversion plan
- vii. Science Building status
- viii. Contingency Fund status
- ix. Libby Hill Trails
- x. CIP - including mortar repair at GHS building & entrance stairwell changes

III. BUDGET - RECREATION DEPT (Overlap with Buildings & Grounds) 5:15 - 6:00 PM

- i. Wilkies Boat Ramp status
- ii. Pennell Playground status
- iii. Trail extension (Cumby's)

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Buildings and Grounds FY2023 Proposed CIP

MP# refers to Master Plan #; FA# refers to Facilities Assessment priority level 1-8 by Port City Arch.

Electrical

Newbegin Panel Replacement, FA3

\$20,000

As identified in the facility assessment replacing two existing panels in Newbegin. One panel located in the upper level of the nonemergency exit stairwell. This panel has exceeded its service life and has a number of spaces that breakers are incapable of staying locked into position. The other panel is located at the lower level of the main stairs. It has no space left, is fed with an undersized wire and is not serviceable due to its location. This panel would be relocated into the hallway of the lower level of the old shower room. This will allow for adding circuits at the entrance end of the building much easier and at a lower per time cost. This will allow the fire alarm system to have its own dedicated circuit. The exterior lighting would also be placed on its own circuit.

Transfer Station Three Phase

\$18,000

The hopper building has a single phase 300-amp service. The compactor that loads the trailer of municipal solid waste is a three-phase system that uses a variable frequency drive to make a third phase. This past summer part of the variable frequency drive failed. The town was informed that parts are no longer readily available. If this is to fail again until a suitable replacement is installed the efficiency that the town has by compacting the trash into the 100-yard trailers is lost and would have to be loaded into roll off open containers. Having three phase eliminates the issue of a variable frequency drive failure. In the cost of this proposal includes new LED lighting as existing lights are incapable of operating on 208 volts.

Village Station Electric

\$13,500

In the proposed move of Buildings and Grounds to Village Station requires the need of-constructing two offices, expanding one bathroom to include a shower, constructing a locker room and out fitting the bays to accommodate workspaces.

Library Generator

\$42,000

The library is in the final round of approval for a FEMA/MEMA grant for a standby generator to power the building for use year-round as a heating or cooling shelter for the community. The library currently serves this purpose, however when it is used in these scenarios there is a higher likely hood of having no power. The library is the most likely to lose power in any type of weather event. The cost of \$42,000 represents the 50% match that the Town would have to cover. The generator would be a 100kw 400amp single phase propane generator.

Energy Efficiency

Village Station Lighting Upgrade

\$8,000

Replace the existing lighting with brighter more efficient LED lights that serve better for working in the space as a shop rather than a storage garage for equipment.

HVAC

Maintenance Building Ventilation, MP#4, FA#1

\$9,600

As identified in the facilities assessment ventilation instillation/rework is needed to remove the circulation of category 3 air which contains exhaust fumes and other harmful fumes. This also includes the instillation of ventilation air into the breakroom, office, and storage area. An exhaust fan for the bathroom. **If B&G is to move to Village Station this can be eliminated.**

HVAC Continued

Village Station Splits **\$15,000**

Split HVAC units for heating and cooling of two new offices and break room.

Village Station HRV **\$5,000**

Instillation of a HRV to circulate air and introduce fresh air into the building.

Safety

Gray Historical Society Stairway, MP#2 **\$5,000**

As identified in the Facilities Assessment the door at the top of the stairwell currently covered in foam should be replaced with an insulated door to remove the fire hazard. The electrical panel located on the second-floor landing should be relocated to remove the fire hazard as well as remove the risk of falling down the stairs when servicing the panel. The lower-level landing to be made one level surface.

Stairway Handrails, MP#12 **\$10,000**

As identified in the facilities assessment there are a number of stairways that currently have handrails but do not meet current code standards. Currently handrails may be too low or too high. In most scenarios they do not terminate back to the wall. In Newbegin this would also add a lower handrail at a more appropriate height for younger children.

Egress Lighting Town Wide, FA#1, FA#2, FA#3 **\$5,500**

As identified in the facilities assessment there are multiple buildings which do not have adequate egress lighting on exterior doors

Public Safety Furnace Enclosure, MP#6 **\$10,000**

As identified in the facilities assessment the furnace in the basement level of the Public Safety building is not in an enclosed space. This has the potential of easily spreading a fire through the entire lower level and allowing for the rapid spread up through the unprotected stairwells.

Pennell Access Control Doors **\$17,000**

As an increased safety measure if the building were in need of going into a lock down this will allow for the Clerks Wing, Planning Department and the stairwell doors to automatically close and lock. The installation of these locks requires that the doors use electronic door hold and dual sense crash bars. This project requires the town to upgrade our license from the current license of sixteen doors to up to thirty-two doors. This upgrade is included in the license.

Building Maintenance

Building and Grounds Painting, FA#1 **\$18,000**

As identified in the facilities assessment exterior painting of the Building and Grounds current building should be completed. Paint is peeling on the rear gable end, and on the trim of the entire building.

Discussion on tabling this pending Building and Grounds move to Village Station.

Buildings and Grounds Shed Roof, FA#1 **\$8,000**

As identified in the facilities assessment the shed roof at the Buildings and Grounds building has reached the end of its service life. Shingles are badly damaged from the sun exposure.

If B&G is to move to Village Station this can be eliminated.

Building Maintenance Continued

Newbegin Roof Maintenance, FA#2 **\$12,500**

As identified in the facilities assessment the roof while having a significant service life remaining does need to have some maintenance performed. All seams need to be retaped as well as tape applied to the fascia and roof penetrations. New boots should be installed on roof drains.

Newbegin Brick Repointing, FA#2 **\$9,000**

As identified in the facilities assessment the brick has been damaged by water in areas near the roof line. The chimney also needs to be repointed before there is a failure.

Newbegin Lower-Level Reconfiguration, MP#7 **\$25,000**

As identified in the facilities assessment the lower level of the gym, primarily used by Kids Club needs to be reconfigured. Currently there is no direct path for egress from the rec room to the rear stairs. This could not have been rectified before as there was a crucial part of the old heating system in that area. The reconfiguration would allow for a clear and unobstructed path for emergency exit and a reconfigured "kitchen" with more efficient storage.

Pennell Brick Repair and Repointing, FA#2 **\$4,000**

As identified in the facilities assessment there is an area in the 1876 section of Pennell on the second floor where a brick has broken. There are additional locations of the 1876 Pennell building that need to have some repointing work done.

Public Safety Brick Veneer Repair, FA#2 **\$5,000**

As identified in the facilities assessment the brick veneer in between the overhead doors needs to be repaired. This area has been subject to water infiltration and is causing the brick to separate from the wall behind it.

Transfer Station Bearing Wall Repair and Barriers, FA#1 **\$10,000**

As identified in the facilities assessment the bearing wall located behind the balers in the recycling area has a number of studs that have been compromised. This is caused by the storage of bales on the exterior portion of the building under the overhang. This will repair the damage and prevent it from happening in the future by installing barriers on the storage side so bales can not be placed against the wall.

Transfer Station New Overhang, MP#5,FA#1 **\$22,500**

The current design of the overhang at the Transfer Station is a potentially dangerous design. The snow does not slide off regularly due to the low pitch. The structural strength of the structure only allows for snow cleats to be installed directly above the steel supports. As identified in the facilities assessment the best design for this would be the design and construction of a gable with a steeper pitch. This would allow for the snow to slide off regularly and drop it at the eave ends of the new gable almost eliminating the potential of an injury to residents and staff at the Transfer Station.

Transfer Station Swap Shop ADA Ramp, FA#1 **\$8,000**

As identified in the facilities assessment the existing ramp is beyond its service life. The ramp does not have proper guard rails or handrails. A new ramp would be constructed of pressure treated wood and utilize the same style handrails as Newbegin.

Building Maintenance Continued

Gray Historical Society Repointing, FA#1

\$22,000

As identified in the facilities assessment the mortar at the historical society is in need of much overdue maintenance. Over the years repairs have been made with the wrong mortar causing the brick to spall and break apart. There is location where the mortar has receded deep into the cavity and is no longer performing its function.

Planning Office Conversion, MP#11, FA#1, FA#3

\$35,000

This conversion is for creating a new office in what is currently the storage and was proposed to be the bathroom in that area. This will allow for each Code Officer to have individual offices. This room was not finished when Pennell was renovated in 2010 as a cost savings measure. With the addition of an administrative assistant in the Development Office the current counter does not allow for three workstations. A new counter area would be created and there would be three workstations.

Village Station Conversion, MP#6, MP#8

\$45,000

With the proposed move of Buildings and Grounds to Village Station the building would need to have modifications done to facilitate the department. There is need for the construction of two offices which can be placed in the area currently housing the antique engine, windows need to be added to both offices. The current meeting room will need to be renovated to allow for the a locker room and break area. The bathroom located adjacent to the meeting room will need to be expanded for the instillation of a shower. The bays will need to be setup to allow for proper workspace. The ceiling mold/leak will need repair. A coat of paint throughout. A lean-to style storage area constructed on the rear of the building.

Central Station Reconfiguration Phase 1, MP#6,FA#3

\$15,000

As identified in the facilities assessment the gear washer and dryer which are currently located at Village Station should be located at Central Station. The proposed reconfiguration moves the gear washer and dryer into one of the bathrooms located on the main floor, adjacent to the apparatus bay. Also in this reconfiguration allows for the protection of the stairwells in the basement by enclosing the landing areas and instillation of fire rated doors.

Pennell Second Floor Restrooms, MP#10

\$56,000

As identified in the facilities assessment in conjunction with the renovation plans for Pennell the need for one additional bathroom was part of the plan. With the increased use of the complex an additional bathroom is needed. Two bathrooms added on the second level with showers. The proposed location would be the current storage area. This would place the bathrooms directly above the lower level bathrooms.

Pennell Complex Septic and Associated, MP#1

\$160,000

The Pennell Complex has four separate septic systems, each which service their own building. All four systems are rapidly nearing the end of life. Pennell has a 5,200-gallon tank which was constructed in 1954 to service 210 people. A new tank is needed and can be drastically reduced in volume. In the past year there have been frequent issues with the inlet of the tank requiring imaginative maintenance procedures. The disposal field for Pennell was constructed in 1954 and is of "V-Plank" construction, the process of which two boards are attached together at a 90-degree angle. The pump station was replaced during the renovation. Newbegin has a 3,000-gallon tank with an unknown construction date. This tank is showing signs of deterioration. What is believed to be the "V-Plank" disposal area appears to have

deteriorated. Due to the depth of the tank to accommodate the lower level of the building a pump station is used to discharge the effluent. The lower part of the pump tank is a steel drum and has a concrete riser on top of it. The Buildings and Grounds building has a septic tank that is original to the building, 1952. The disposal field is two "V-Planks" that are located under the pavement in the approximate location of the drive around portion of Newbegin and the service end of the Buildings and Grounds Building. The Lab Building is believed to have a cess pool that is located at the front of the building. The ideal scenario for the new system is, replacing the Pennell tank with a smaller one, having the pump station redirected to a new disposal field. Creating a gravity system that starts at the rear of the Lab building, passes along the current Buildings and Grounds building and terminating at one tank at the rear of Newbegin. A pump would lift the effluent to the same new field as Pennell. A small tank with a macerator pump could be installed at Little League allowing the expansion of their offerings for a concession stand. While this construction is underway an extension of the water line to the back of the property to allow for future irrigation needs and a large volume water source for filling the ice rink. Conduits should be installed to the Lab building as a preparation for the renovation of that building. In addition (2) 1000-gallon underground propane tanks should be installed, increasing the supply for both Newbegin and Buildings and Grounds building, the current propane tank capacity is all that is allowed due to the location of the tanks.

Grounds Maintenance

Transfer Station Drainage Engineering, FA#1, FA#2 **\$7,000**

As identified in the facilities assessment a solution is needed to the flooding that occurs on the exit driveway side of the Transfer Station. The current catch basin and underground drain is not adequate to handle the volume of water resulting in flooding of the building. An engineered plan is needed to correct this problem. After a plan is developed the construction would occur in the next fiscal year.

Village Station Chain Link Fence, MP#8 **\$13,565**

With the proposed move of Buildings and Grounds to Village Station a chain link fence should be installed to protect the equipment that would be stored on the exterior of the building. The fence would run along the rear perimeter of the property terminating at the building and would include a set of gates.

Pennell LED Sign Replacement **\$30,000**

The current sign has had a number of modules fail over the past couple of years and were replaced as needed. Currently there is a number of failed modules exceeding what is available for replacement as the sign is over 10 years old. The current LED board is a custom sized cabinet, and new modules are no longer constructed in that size. A new sign would be 3' by 6', as the modules are 1' by 2'. The lower portion of the sign which reads "Henry Pennell Municipal Complex" would need to be located above the LED portion. A new skin would be installed to replace the faded portion of the sign.

Equipment

Leaf Vacuum **\$9,500**

A leaf vacuum would increase the efficiency of the department and reduce the potential for injury. Currently leaves are loaded into barrels or onto a tarp and then hoisted over the side of the trailer. The leaf vacuum has a hose that allows the piles to be sucked up and blown into the trailer. The increased efficiency would enable the department to tackle additional areas throughout Town that are in need of more attention.

Equipment Continued

20' Storage Container

\$5,500

The purchase of a container and outfitting with an overhead door at the one end would initially be used at Libby Hill. Currently the shed is packed full of the ATV, two snowmobiles as well as the racecourse supplies and other related tools. In the off season when the tow behind groomers are not being used, they are stored in what at times makes for a precarious situation. The added space will make for a less cluttered and safer storage area. In the future a garage would be ideal for the equipment at Libby Hill. Once that is achieved the container can be moved to another location to be used for storage as there is always a need.

Grounds/Turf Equipment

\$6,750

The equipment that is needed is a tow behind drag and a mountable leaf blower. The tow behind drag would be used for resurfacing the infields of the softball field and the coach pitch field. This past year the Summer Camp tents were kept off the coach pitch field and as that practice is maintained moving forward it will allow for better maintenance of the infield. The drag can also be used to freshen the stone portion of the VALT path. The mountable leaf blower can be mounted to either the zero turn mower or the tractor. This allows for an efficient use of time for clearing paths and fields as well as general fall cleanup.

Recreation Facilities

Libby Hill Deed Research and Legal

\$7,000

Protecting Libby Hills future is important, and the deed research and legal work will lead to that protection. While there are understood uses of the Old Libby Hill Road knowing for certain what the landowners beyond have for rights over this road are crucial to the protection. This would coincide with the work that was started a couple years ago.

Libby Hill Maintenance/Grooming Machine

\$8,000

In FY 2021 the Arctic Cat snowmobile was funded at \$12,000. It was determined that there is still usable life in the machine, and it was requested that the funds be carry forward. In addition, there was \$6,560 in that fiscal year set aside for upgrading the tracks of the current ATV. Through the experience of the grooming operators a tracked ATV machine is more appropriate for the work that is done up there rather than a snowmobile. Due to the cost difference additional funding is needed over the \$12,000. Some of the \$6,560 has been spent on the purchase of new tracks and some associated parts for the current ATV. The request would be to roll the balance of the upgraded tracks and the Arctic Cat into one and carry it forward and add the additional \$8,000. This will give more time to make a better decision as to what the replacement equipment should be.

Skateboard Park

\$10,000

Annual contribution to the future development of a skateboard park.

Basketball Court Lights

\$2,500

Annual contribution for the addition of lights for the new basketball court. Due in FY2025.

Contingency Reserve

Contingency

\$15,000

Additional \$15,000 to add to the current account to allow for emergency repairs to be made that are unexpected and cannot be delayed. This account allows the maintenance issues normally in the operations budget not to be affected.

Port City Architecture-Facility Assessment #1 Priority

Building	Description	Cost
Pennell	Drop off/Pick Up Parking	10000-15000
Manual Arts	Exhaust for garage	
Manual Arts	Return air for furnace	8000
Manual Arts	New roof structure	45000
Manual Arts	Exterior painting	18000
Manual Arts	Lean to shed roof	8000
Manual Arts	Egress door	1600
Newbegin	Enclose egress stair	3000-8000
Newbegin	Underside main egress stair	2000
Newbegin	Lower urinal	400
Newbegin	Mechanical interlock for generator	55000
Pennell	Exterior columns shifted	
Pennell	Hole under exterior stairs	
Pennell	Class A carpet in elevator	1800
Pennell	Office furniture throughout	2800-4500/office
Pennell	Sevice counter in Planning	8500-12500
Pennell	Monintor in Council Chamber to low	
Central Station	Parking lot lights/building lights not adequate	
Central Station	Gear storage needs to be outside of bay	
Central Station	Decon room needed	
Central Station	Stairway needs to be enclosed	
Central Station	Doors in stairway	
Central Station	Items blocking electrical panel in bay	
Public Works/Central Station	Shared septic-needs to be evaluated	
Transfer Station	Drop off area for recycling	8000
Transfer Station	Bale storage wall	6500
Transfer Station	Recycle area roof	22500
Transfer Station	ADA ramp for swap shop	8000
Transfer Station	Exterior drain	1500-15000
1 Main Street	Repointing brick	22800
1 Main Street	Spalding brick related to incorrect mortar	
1 Main Street	Brick leader	

Port City Architecture-Facility Assessment #1 Priority

Building	Description	Cost
1 Main Street	Clean exterior of building	
1 Main Street	Fire escape	
1 Main Street	Exposed insulation in stairwell	
Dry Mills Station	Egress lighting	500
Village Station	Relocate hose reel	
Village Station	Tepid water for emergency shower	

Port City Architecture-Facility Assessment #2 Priority

Building	Description	Cost
Pennell Complex	Site accessible bathrooms	
Pennell Complex	Water fountain	
Manual Arts	Ventilation air for breakroom/office/storage area	1600
Manual Arts	Wood support posts should be attached to floor	
Manual Arts	Metal lintels need to be painted	
Manual Arts	Chimney cap needed	1500
Manual Arts	Step flashing on front repair	2000
Manual Arts	Shed floor needs replacing	1200
Manual Arts	Hot water for bathroom sink	380
Newbegin	Insulate pipes	400
Newbegin	Foundation wall repair	500
Newbegin	Roof maintenace	12000
Newbegin	Mortar joints in chimney	2000
Newbegin	Repointing	7000
Newbegin	Threshold repair	
Pennell Lab	Missing roof slates	
Pennell Lab	Chimney cap needed	
Pennell Lab	Repointing	
Pennell Lab	Broken window	
Pennell	Attic ventilation	20000
Pennell	Moss on roof	
Pennell	Slate roof maintenacne	
Pennell	Water infiltration, causing broken brick	
Pennell	Keyboard drawers for Clerks Counter	
Pennell	Moisture issue/ lack of air circulation in attic	
Central Station	Steel edge at cement/pavement	1200
Central Station	Brick veneer between overhead doors	
Central Station	Downspouts are too close to building	
Central Station	Dryer in bay should be relocated	
Central Station	Not enough pantry space in kitchen	
Central Station	Dimable lights needed in day room	
Central Station	Washer in basemsnt, dryer in bay should be together	

Port City Architecture-Facility Assessment #2 Priority

Building	Description	Cost
Central Station	Doors throughout need repair or replacing	
Central Station	Need egress lights at personell doors	
Central Station	Inadequate hot water	7000
Central Station	Pipe insulation	800
Public Works	Control joints need cleaning and caulking	1000
Public Works	Spalding concrete	15000
Public Works	Concrete needs patching	4000
Transfer Station	Drainage needed to correct flooding	
Transfer Station	Floor repairs	
Transfer Station	Mechanical room mold remediation and repair	1000
Transfer Station	Entry booth	7500-25000
1 Main Street	Repair tie downs	1200
2 Main Street	Shut off valve for spigot	
3 Main Street	Pipe insulation	250-500
4 Main Street	Move fire extinguisher	
Dry Mills Station	Add insulation next re roofing to eliminate ponding	600
Dry Mills Station	Pipe insulation	500
Library	Wood eaves need repaint/replacing	3500
Library	Gravel drip edge extensions	2500
Library	Threshold repair in Childrens Wing	1200
Library	Missing screw in threshold	
Library	Confirm sprinkler coverage for materials	
Library	Replant vegetation at stormwater	
Village Station	Need a gear storage room outside of bay	
Village Station	Need Decon room	
Village Station	Gear washer is adjacent to bay, needs own room	
Village Station	Backflow preventers needed for chemical dispensers	400
Village Station	Pipe insulation	500
Village Station	Driveway culvert has lifted	

Port City Architecture-Facility Assessment #3 Priority

Building	Description	Cost
Pennell Complex	Parking lot signage, Left/Right turn arrows	
Manual Arts	Roof vent pipe needs extension and new boot	2500
Manual Arts	Windows need replacing	
Manual Arts	Drywall repair	
Manual Arts	Missing door trim	
Manual Arts	Instillation of washer/dryer	
Manual Arts	Clean up abandoned wires/install cover plates	
Newbegin	Monitor cracks in stucco/repair	
Newbegin	Lower window seals	1400/window
Newbegin	Missing door stop/hole in wall	
Newbegin	Add lighting to ramp	
Newbegin	Add remote heads at egress doors	1400
Newbegin	Lint trap for washing machine	100
Newbegin	Exposed wiring below 7'	1400
Newbegin	Power panel replacement PP3/PP4	5600
Newbegin	Power Panel 2 relocate out of stairwell	2800
Newbegin	Circuit breaker for PP2 located higher than 6'7"	1400
Newbegin	Power Panel 3 Relocated out of egress stair	2000
Newbegin	Splash pad for roof drain	70
Pennell	Roof guards/canopy repair	3500+
Pennell	Egress pad replacement	1500x2
Pennell	Door weather stripping	
Pennell	Separate table for tax maps and plan review	800-1200
Pennell	Occupancy sensors	4200
Pennell	Add air gap fitting and run drain to pit for backflow	800
Central Station	Pavers around flag pole	500
Central Station	Makeup air for kitchen hood	15000
Central Station	Control joints in bay cleaned and filled	5000
Central Station	Repair cracks in slab	1500
Central Station	Steel edge at pavement	12000
Central Station	Outlets are not properly placed	
Central Station	Slop sink needs separate area from fitness	

Port City Architecture-Facility Assessment #3 Priority

Building	Description	Cost
Central Station	Transponder in open area, needs to be secured	
Central Station	Exterior gas piping needs to be painted	
Central Station	Lint trap for washing machine	
Public Works	Blocked fin tube radiator	
Public Works	Mechanics office furniture	1800-3000
Transfer Station	Parking lot striping	15000
Transfer Station	Fence repair	3500
Transfer Station	Ventillation HRV	1000
Transfer Station	Repair baseboard	320
Transfer Station	Guard rail for bale storage	900-3000
Transfer Station	Barrowed light replacement	600
Transfer Station	Lighting in hopper building	4000
Transfer Station	Add slop sink	3500
Transfer Station	Clean up old wiring	200
Transfer Station	Service disconnect/panel replacement	7000
1 Main Street	Water spigot on exterior not working	
2 Main Street	Vent piping needed for lower level fixtures	1800
3 Main Street	Electrical covers needed	
4 Main Street	Electrical wires need tidy up	
5 Main Street	Test grounding system	
Dry Mills Station	Clean out swale/add rip rap dam	
Library	CU1 needs repair	600
Library	Dehumidifier for lower level	11560-35350
Library	Low voltage wire hanging in small meeting room	
Library	Monitor water line in Server room	
Library	Replace tree	
Village Station	Mold on ceiline/leak repair	
Village Station	Gear washer/dryer relocate to Central Station	
Village Station	Support MC cable in bathroom	
Village Station	Generator feeder cables need to be supported or buried	500
Wilkie's Beach	Ramp paves have shifted	



25 June 2021

Mr. Mo Russo
Director of Buildings and Grounds
Town of Gray
24 Main Street
Gray, Maine 04039
207-657-3339 x130
mrusson@graymaine.org

RE: Pennell Lab Feasibility Study

Dear Mr. Russo,

Please find attached a DRAFT feasibility study for the Pennell Lab building. We have developed three planning options for your review and are including a summary report as well as drawings for each option.

We have reviewed the options with the Maine State Office of Historic Preservation (SHPO) and their preference is for Option 3: Ramp as it has the least impact on the building and does not significantly alter the exterior. SHPO is comfortable with the exterior egress that is required by code.

Please review this report and provide us with comments. We intend to submit the final report on Wednesday, June 30th.

Sincerely,

Paul Lewandowski IIDA AIA
Principal

A handwritten signature in blue ink that reads "Paul Lewandowski". The signature is written in a cursive, flowing style.

Paul Designs Project pllc
142 High Street, Suite 623
Portland, ME 04101
207.318.0257
prl@pauldesignsproject.com

Feasibility Study

Pennell Labs

24 Main Street
Gray, Maine 04039

EXECUTIVE SUMMARY

The Pennell Labs building is an 1897 brick, 1 story building listed on the National Historic Registry. The options provided include: Exterior ramp, with two additional exits. Interior 3-stop lift with interior work to ensure accessibility guidelines are met, and two additional exits. Interior enclosed shaft, 3-stop elevator, with the same interior work, and two additional exits. The Town of Gray is looking to give function back to the building, which will require accessibility work and interior renovation. The building is currently unsprinklered, with one, split level entrance.

The State Historic Preservation Office has weighed in on the three proposed options of feasibility, with high support for an interior lift, with the addition of exterior means of egress. The options all require additional egress for Assembly occupancy, as well as adjustments to the interior space for accessibility per IBC 2015. To provide accessibility to both floors allows the bathroom count to remain at 2, whereas one accessible level will require an additional ADA bathroom on that level. The Historic Preservation Office also asked to be mindful of interior finishes, trim, hardware and door style, to remain true to period. The paint currently contains lead and will require abatement. The asbestos flooring in the lower level has already been removed, with no known images of the previously existing assembly.

We have documented existing conditions, in photo and drawing, to best serve the preservation of historic properties.

Historic Registry: Ref# 82000750 – Pennell Institute

SCOPE

The Pennell Labs renovation will bring the building into compliance with current ADA and IBC codes. These alterations bring the building into standards acceptable for use. While we generated three options for review, there are consistent alterations throughout that are to be performed regardless of accessibility options. We are required to provide two additional means of egress, per Chapter 11 of the IBC.

The plumbing count will also have to increase to provide at least one fixture for each gender (or 2 unisex), with one or both being accessible. Brick repointing, and masonry work is to be expected, with an anticipated 25% of surface area of elevation needing to be retouched. Site work is necessary to regrade to a 1:20 sloped path, as well as digging out an areaway for the lower level egress that will be required.

Per the State Historic Preservation Office recommendation, interior finishes and existing trim, lintels and hardware should be either refurbished, repaired, or acceptably substituted to best match period standards.

CODE NARRATIVE

The existing building, built 1891, is unsprinklered and has one means of egress through the main entrance. We have established a construction type of VB, with an existing and proposed use of Assembly.

A-1 Occupancy Class calls for 5sf/person, giving the building an occupancy load of roughly 150 (This changes between options as elevator/lift take up more room). There is plumbing currently in the front right corner of the building, however, given the assembly classification, IBC requires 2 bathrooms, 1 male, 1 female, or alternatively, 2 unisex. One of these washrooms is required to be accessible, on an accessible level. In the options where both levels are accessible, there are 2 total bathrooms shown. In the ramp option only the main level is accessible, and the bathroom count is adjusted to provide an accessible bathroom on the main level.

In accordance with the International Building Code 2015, and the International Existing Building Code 2015 all options will be required to provide a second means of egress from each floor. The total occupancy load is 150, as the maximum allowed travel distance cannot exceed 70% of longest building length. At minimum, all options are required 2 egress routes per floor, and a proper count of plumbing fixtures, with one washroom being ADA compliant.

STATE HISTORIC PRESERVATION OFFICE

We have reviewed the project with The State Historic Preservation Office (SHPO) and discussed the three options proposed. They understand a second means of egress is required to give functionality to the building.

In their statement they strongly prefer the Lift Option 2 as it is the least disruptive to the historic aspects of the building. The elevator shaft will block out at least two windows, and may cause window trim to have to be removed, however they did not completely rule this out.

SHPO does not support the Ramp Option, due to significant impact to the exterior of the building.

SHPO would like for interior finishes, trim, and hardware to be restored, matched, or appropriately replaced on the main level, and are not concerned with alterations to the accessory space in the lower level. They also support the addition of the required exterior egress, preferably on the back elevation, as long as the existing lintel is used/matched, and the doors are generally representative of the period.

DESIGN OPTIONS

All options require a SECOND means of egress from BOTH floors. At bare minimum, alterations to be expected. This is due to the Assembly occupancy, as well as the building being unsprinklered

OPTION 1: ELEVATOR

The elevator option provides access to all 3 levels of the building, without the need of exterior additions, i.e. ramp. Providing a small, machine room-less elevator allows 3 stops: Vestibule (entry level), lower level, and main hall. The elevator will obstruct at least 2 windows (depending on model size selected) and will require a pit, as well as demolishing and rebuilding the existing interior stair to the main level, to account for a 5-foot turning radius inside the vestibule.

OPTION 2: LIFT

With the option of a 2, or a 3 stop lift, either one, or both levels, would become accessible. The lift does not require a machine room, but may require a pit, which would involve slab work and excavation. This would depend on the most desirable model versus cost (see attached). With a 2 stop lift (Vestibule to Main Level), an accessible bathroom is required on the Main Level, whereas a 3 stop lift, the accessible bathroom can take the place of one of the required (2) water closets, and with a shared plumbing wall, will save cost. The lift will require the demolition and rebuilding of the interior stair to the main level, to account for a 5-foot turning radius inside the vestibule.

OPTION 3: RAMP

The ramp option provides accessibility to only one level but is the least expensive. The ramp must span 55-60 feet, with no more than 30 feet of continuous slope. Site work and regrading will be required to minimize the length of the ramp. A paved path can maintain a rise of 1:20, whereas a ramp cannot exceed 1:12. The ramp takes the place of the previously mentioned additional "back egress", but would require a larger landing off of the side of the building. The ramp also means the entire lower level is inaccessible to wheelchairs. This would not require the entry stairs to be rebuilt, or the front entrance to be regraded. The interior wall separating the vestibule and main space will have to be moved to allow for ADA clearances in accessible bathroom on the main level.

OPTION MATRIX

ITEM	PENNEL OPTIONS MATRIX		
	OPTION 1 - ELEVATOR	OPTION 2 - LIFT	OPTION 3 - RAMP
Foundation Work (Pit)	X		
# Restrooms	2		3
Window Replacement	X	X	X
New Doors	X	X	X
Additional Egress	X	X	X
Site Work	X	X	
Rebuild Vestibule Stairs	X	X	
Brick Work (Repointing/Cut)	X	X	X
New Finishes	X	X	X
New Ceiling	X	X	X
Elevator	X		
Lift		X	
Ramp			X

ESTIMATE NARRATIVE

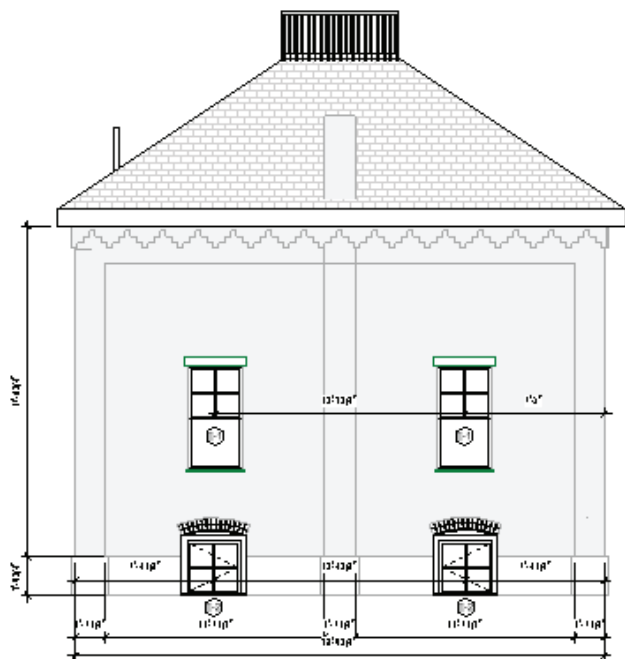
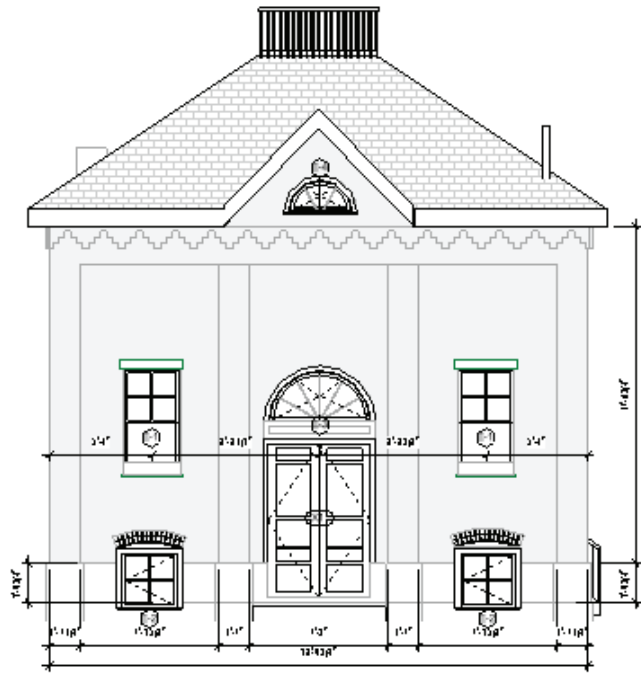
PaulDesignsProject has proceeded with an estimate that assumes full interior demolition with full restoration, renovation and new interior construction. We are assuming all historic repair and replacement will be executed. Our estimate is inclusive with the necessary addition of ADA compliance and Life Safety requirement for exiting. As the scope of work is refined, the estimate will adjust accordingly over time to fit the client's needs.

Pennell Labs Feasibility Cost Estimate

24 Main St. Gray, Maine

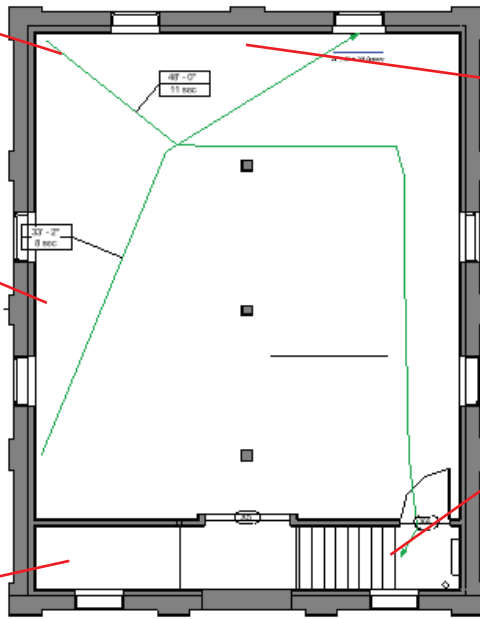
Qty	Units	Description	Material	Option 1 : Elevator	Option 2 : Lift	Option 3 : Ramp
Division 1 - General Conditions						
				\$25,000.00	\$25,000.00	\$25,000.00
Division 2 - Existing Conditions						
Site Demolition						
110 sf	\$	2.00	Pavement Removal & Disposal	\$ 220.00	\$ 220.00	\$ 220.00
110 sf	\$	5.00	Patching bituminous pavement	\$ 550.00	\$ 550.00	\$ 550.00
Selective Building Demolition						
2 each	\$	500.00	Exterior wall cuts for tie-in framed openings w/cleanup	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
				\$ 1,770.00	\$ 1,770.00	\$ 1,770.00
Division 3 - Concrete						
Foundations						
22 lf	\$	40.00	Frost Foundations 60#/cy	\$ 880.00	\$ 880.00	\$ 880.00
5 cy	\$	85.00	4" on grade	\$ 425.00	\$ 425.00	\$ 425.00
7 cy	\$	250.00	monolithic stair	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00
				\$ 3,055.00	\$ 3,055.00	\$ 3,055.00
Division 4 - Masonry						
617 sf	\$	12.00	Repointing	\$ 7,404.00	\$ 7,404.00	\$ 7,404.00
2 qty	\$	500.00	New Lintel	\$1,000.00	\$ 1,000.00	\$ 1,000.00
				\$8,404.00	\$ 8,404.00	\$ 8,404.00
Division 5 - Metals						
Structural Steel-Joist-Deck						
5 per riser	\$	275.00	Stairs	\$ 1,375.00	\$ 1,375.00	\$ 1,375.00
71 lf	\$	250.00	Ramp			\$ 17,750.00
5.5 lf	\$	80.00	Railing	\$ 440.00	\$ 440.00	\$ 440.00
				\$ 1,815.00	\$ 1,815.00	\$ 19,565.00
Division 6 - Carpentry						
Rough Carpentry						
6 per tread	\$	300.00	wood stairs	\$ 1,800.00	\$ 1,800.00	
16 qty	\$	250.00	window header-block-shim historic	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
13 qty	\$	250.00	door header/trim historic	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00
140 lf	\$	50.00	walls	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
				\$ 16,050.00	\$ 16,050.00	\$ 14,250.00
Division 7 - Thermal & Moisture						
Firestopping & Sealants						
1 ls	\$	1,500.00	Firestop project	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
1 ls	\$	3,000.00	caulk & seal project	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
				\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
Division 8 - Doors & Glass						
Doors & Hardware						
2 leaves	\$	1,500.00	new exterior	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
2 leaves	\$	500.00	existing doors	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
10 leaves	\$	850.00	new interior	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
				\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
Division 9 - Finishes						
Drywall						
99 lf	\$	50.00	wainscot	\$ 4,950.00	\$ 4,950.00	\$ 4,950.00
1450 sf	\$	5.00	Wall covering	\$ 7,250.00	\$ 7,250.00	\$ 7,250.00
40 sf	\$	4.00	Exterior finish drywall ceiling on furring Vestibule	\$ 160.00	\$ 160.00	\$ 160.00
850 sf	\$	3.50	ceilings	\$ 2,975.00	\$ 2,975.00	\$ 2,975.00
Acousticals						
8 qty	\$	750.00	acoustic panels	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
850 sf	\$	12.00	acoustic treatment	\$ 10,200.00	\$ 10,200.00	\$ 10,200.00
620 sf	\$	8.50	wood	\$ 5,270.00	\$ 5,270.00	\$ 5,270.00
500 sf	\$	8.00	ceramic tile	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
31 sy	\$	40.00	carpet	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00
14 tread	\$	100.00	stair treads	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00
3.3 sf	\$	60.00	walk off mat	\$ 198.00	\$ 198.00	\$ 198.00
4598 sf	\$	1.00	drywall	\$ 4,598.00	\$ 4,598.00	\$ 4,598.00
13 leaves	\$	100.00	doors and frames	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00

			\$	49,541.00	\$	49,541.00	\$	49,541.00		
Division 10 - Specialties										
Accessories										
1 set	\$	1,250.00	ADA toilet	\$	1,250.00	\$	1,250.00	\$	1,250.00	
1 ls	\$	1,000.00	Signage ADA & directional	\$	1,000.00	\$	1,000.00	\$	1,000.00	
2 each	\$	325.00	Fire extinguishers w/semiflush cabinet	\$	650.00	\$	650.00	\$	650.00	
4 each	\$	500.00	Fire extinguisher wallmount	\$	2,000.00	\$	2,000.00	\$	2,000.00	
1 set	\$	1,000.00	Pantry & Training refer & microwave set	\$	1,000.00	\$	1,000.00	\$	1,000.00	
			\$	5,900.00	\$	5,900.00	\$	5,900.00		
Division 12 - Specialty Items										
1 qty	\$	1,000.00	mounted tackboard	\$	1,000.00	\$	1,000.00	\$	1,000.00	
7 lf	\$	400.00	kitchenette	\$	2,800.00	\$	2,800.00	\$	2,800.00	
			\$	3,800.00	\$	3,800.00	\$	3,800.00		
Division 14 - Conveying Systems										
1 each	\$	100,000.00	Elevator + Shaft - 3 stop	\$	100,000.00					
2 each	\$	60,000.00	lift - 3 stop			\$	60,000.00			
			\$	100,000.00	\$	60,000.00				
Division 22 - Plumbing										
Plumbing										
2 each	\$	1,850.00	WC	\$	1,850.00	\$	1,850.00	\$	3,700.00	
1 each	\$	1,850.00	LAV	\$	1,850.00	\$	1,850.00	\$	1,850.00	
1 each	\$	1,200.00	JAN sink	\$	1,200.00	\$	1,200.00	\$	1,200.00	
2 each	\$	1,450.00	SS single bowl sink	\$	2,900.00	\$	2,900.00	\$	2,900.00	
1 each	\$	550.00	FD top	\$	550.00	\$	550.00	\$	550.00	
2 each	\$	350.00	HB exterior frostproof sillcock	\$	700.00	\$	700.00	\$	700.00	
1 each	\$	4,500.00	WH indirect fired domestic water heating	\$	4,500.00	\$	4,500.00	\$	4,500.00	
1 ls	\$	7,500.00	Plumbing pipe-valve-misc add	\$	7,500.00	\$	7,500.00	\$	7,500.00	
			\$	21,050.00	\$	21,050.00	\$	22,900.00		
Division 23 - HVAC										
HVAC										
1700 sf	\$	30.00	HVAC Cost/sf	\$	51,000.00	\$	51,000.00	\$	51,000.00	
1700 sf	\$	2.50	Controls	\$	4,250.00	\$	4,250.00	\$	4,250.00	
1 ls	\$	3,500.00	Test & balance	\$	3,500.00	\$	3,500.00	\$	3,500.00	
			\$	58,750.00	\$	58,750.00	\$	58,750.00		
Division 26-27-28 - Electrical										
Site Electrical										
1 allowance	\$	7,500.00	site lighting	\$	7,500.00	\$	7,500.00	\$	7,500.00	
Building Electrical										
1700 sf	\$	10.00	Lighting & wiring	\$	17,000.00	\$	17,000.00	\$	17,000.00	
1700 sf	\$	2.50	Telecomdata conduit & wire	\$	4,250.00	\$	4,250.00	\$	4,250.00	
1700 sf	\$	1.50	Fire alarm egress lighting-smoke alarms-horns-strobes-battpaks	\$	2,550.00	\$	2,550.00	\$	2,550.00	
1 ls	\$	6,500.00	Mechanical equipment wiring	\$	6,500.00	\$	6,500.00	\$	6,500.00	
			\$	37,800.00	\$	37,800.00	\$	37,800.00		
Division 31 - Sitework										
Supervision and Safety										
0 ls	\$	5,000.00	regrading + excavation	\$	5,000.00	\$	5,000.00	\$	5,000.00	
			\$	5,000.00	\$	5,000.00	\$	5,000.00		
Division 33 - Site Utilities										
Site Utilities										
5 each	\$	1,150.00	Walkway bollard lighting w/concrete bases w/ex-bf	\$	5,750.00	\$	5,750.00	\$	5,750.00	
			\$	5,750.00	\$	5,750.00	\$	5,750.00		
SUBTOTAL				\$	360,685.00	\$	318,870.00	\$	278,485.00	
Concept Design Contingency				10%	\$	36,068.50	\$	31,887.00	\$	27,848.50
Overhead & Profit				5%	\$	19,837.68	\$	17,537.85	\$	15,316.68
1700 sf	TOTAL			\$	416,591.18	\$	368,294.85	\$	321,650.18	
			\$/SF	\$	245.05	\$	216.64	\$	189.21	

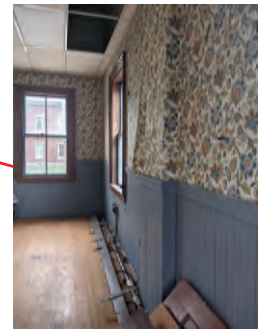
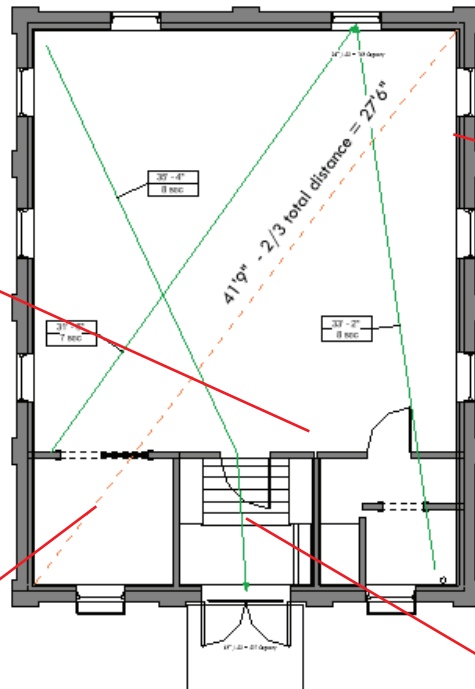


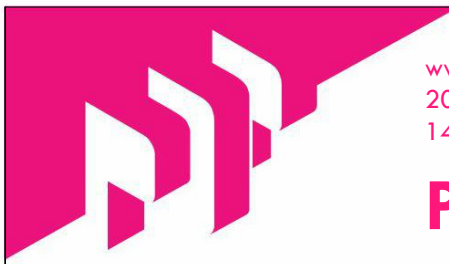


Lower Level



Main Level





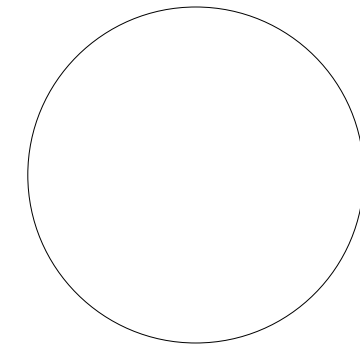
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Cover
 Scale

6.25.2021



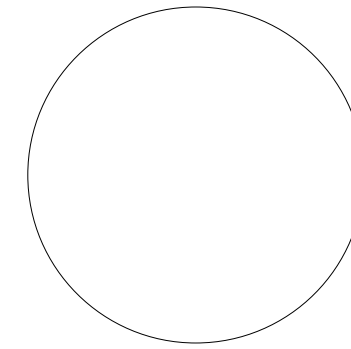
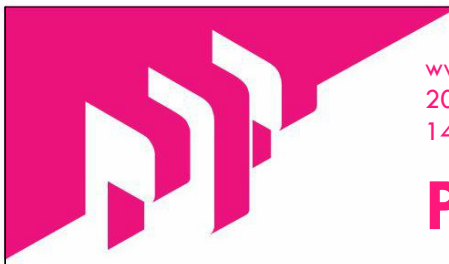
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Sheet List	
Sheet Number	Sheet Name
A000	Cover
A001	Codes and Information
A100	Floor Plans
A200	Elevations
A201	Elevations Cont.
A202	Interior Elevations
A300	Sections
A301	Sections Cont.
A600	Schedules
D100	Demo Plans
L100	Site Plan
LS100	Life Safety

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 Gray, Maine

Option 1: Elevator



CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
Consists of the following applicable codes:

- 2015 International Building Code (IBC)
- 2015 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)
- 2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
- 2007 ASHRAE 90.1 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda
- Maine State Internal Plumbing Code based on the 2009 Uniform Plumbing Code
- 2011 National Electric Code (NEC)

Fire/Life Safety

NFPA Life Safety Code as adopted by the State of Maine
Including but not limited to:

- 2018 NFPA 001: Fire Code
- 2018 NFPA 101: Life Safety Code

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION (IBC Sec 302.1.8, 310.1)

Assembly

Existing **A-1**
Proposed **A-1**
Note: No change in use

BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA

(IBC Chapter 5, Table 504.4, 506.2)(NFPA)

Construction Date	1897
Building Height	1 stories (existing)
Total Area (1st floor)	850SF
Total Area (Lower Level)	850SF
Total Area	1700SF
Area of Scope	850SF (Interior Renovatin with ADA and Egress requirements)
Size of Parcel	2,120SF (Existing)

Allowable Building area (per IBC 2015, NFPA101)

Construction Type (existing)	TYPE VB
Occupancy Classification (existing)	First Floor - A-1 (EXISTING)
Sprinkler System -	NO

FIRE RESISTIVE RATINGS (IBC Table 601), (NFPA Table A.8.2.1.1)

Structural Frame	0 hour
Bearing Walls, Exterior and Interior	0 hours
Non-Bearing Walls and partitions, interior	0 hours
Non-Bearing Walls and partitions, exterior	0 hours
Floor Construction and Secondary Members	0 hours
Roof Construction and Secondary Members	0 hours

Occupancy Load (IBC Table 310.5) 100SF/P

Plumbing Count per Table 2902.1

- Occupation A-1
- 1 WC / 125 Male
- 1 WC / 65 Female
- 1 Lav / 200 Occupants
- 1 Service Sink

Occupancy Maximum for 2 WCs = 260 / 2 = 130.
Not exceeding 260 Occupants will allow 2 Water Closets

BUILDING CODE - 2015 INTERNATIONAL BUILDING CODE (IBC)

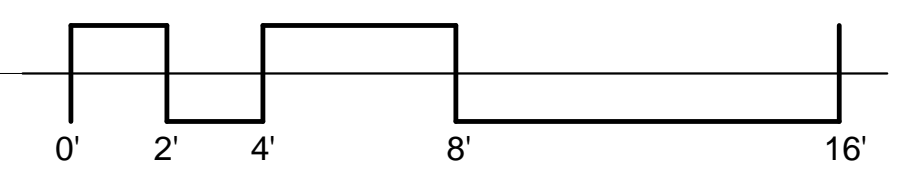
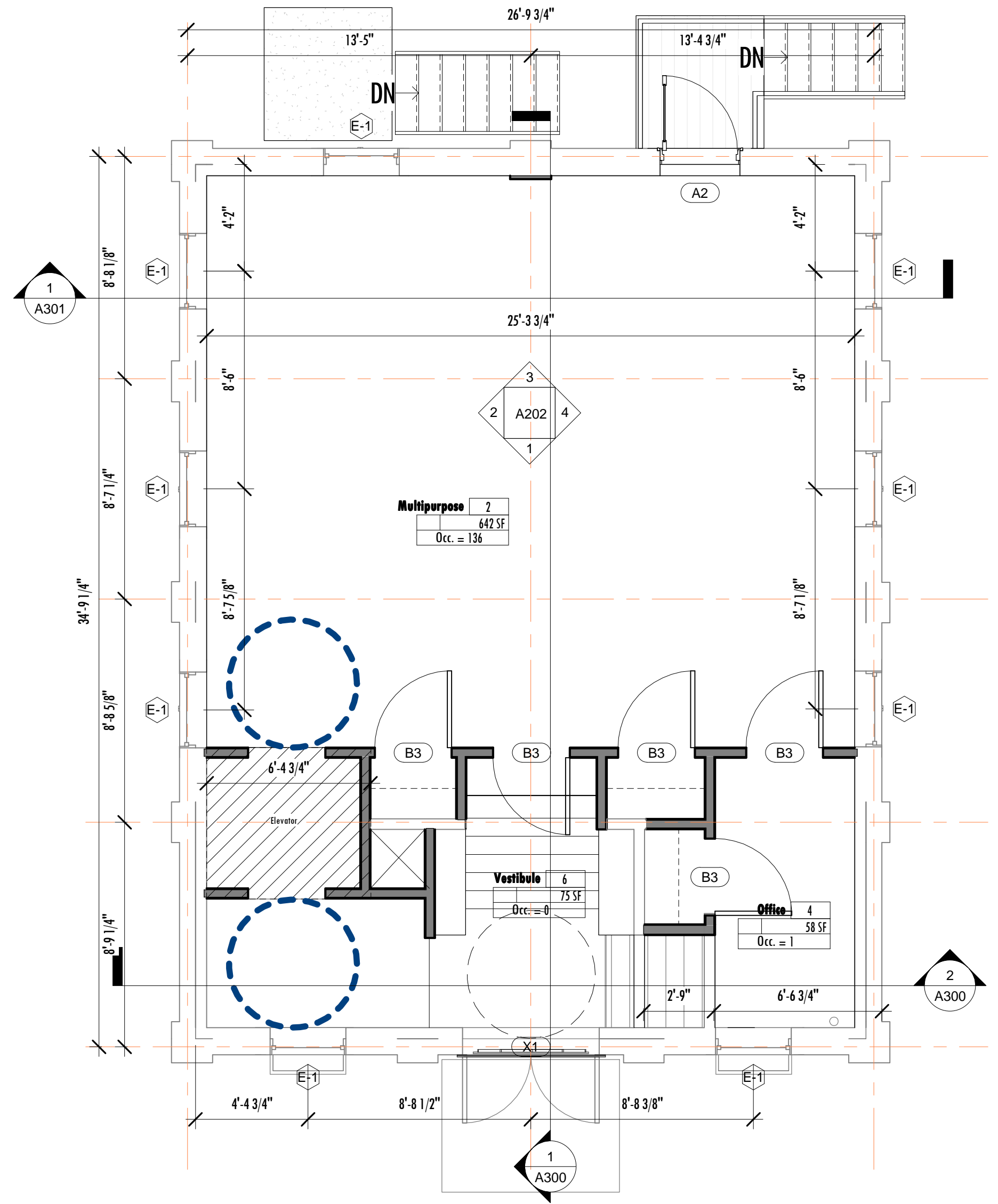
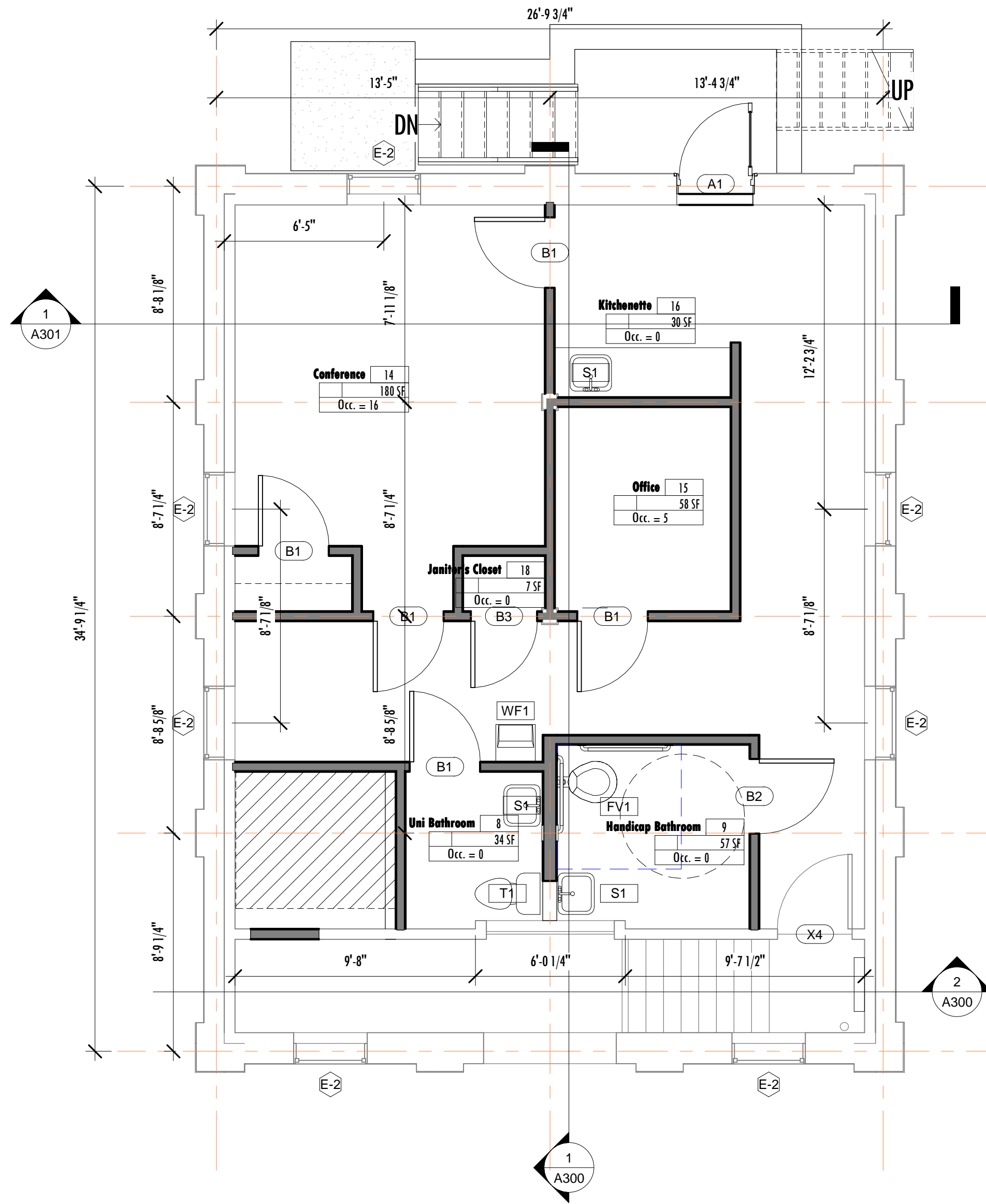
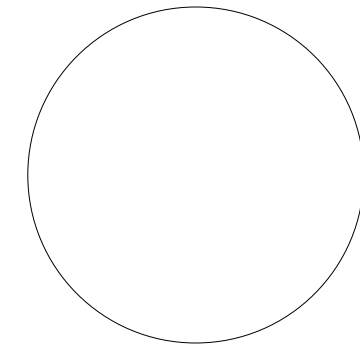
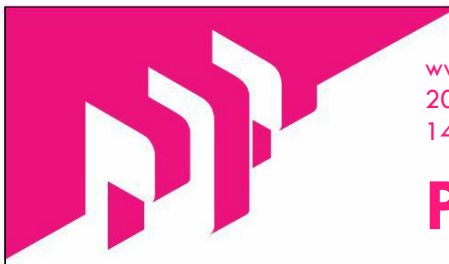
1. CONSTRUCTION: TYPE VB
2. OCCUPANCY: ASSEMBLY GROUP A-1
3. TOTAL TENANT AREA INCLUDING = 1,700SF

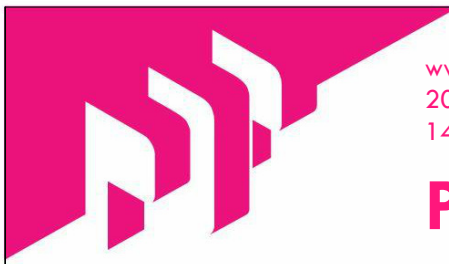
FIRE CODE - 2018 NFPA 1

1. OCCUPANCY: ASSEMBLY
2. 157 Occupants

LIFE SAFETY CODE -- 2015 NFPA 101

1. CONSTRUCTION: TYPE VB
2. OCCUPANCY: ASSEMBLY - CHAPTER 40
3. OCCUPANT LOAD FACTOR PER TABLE 7.3.1.2 = 100 SF/PERSON EQUATES TO 30 OCCUPANTS.
4. MINIMUM DOOR SIZE = 36" NOMINAL, 32" CLEAR. PER NFPA 1, SECTION 38.6.1.1.4, THE LAB SPACE DOORS SHALL SWING IN THE DIRECTION OF EXITING, BE PROVIDED WITH SELF-CLOSERS, AND PANIC HARDWARE. TWO DOORS ARE REQUIRED PER NFPA 101, SECTION 7.11.4.
5. MAXIMUM TRAVEL DISTANCES: 75 FEET PER 7.11.1.





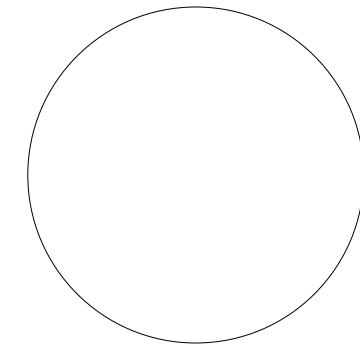
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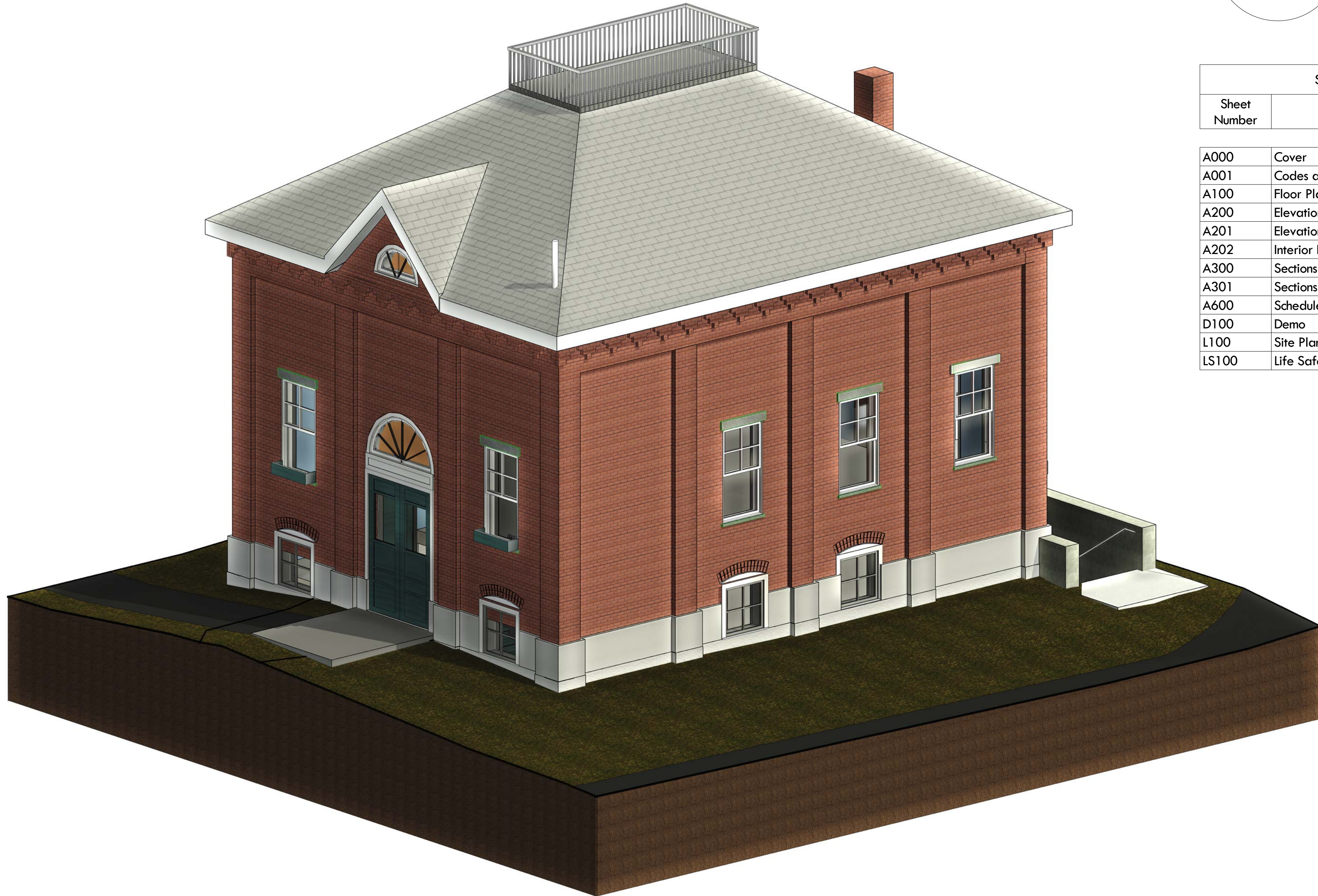
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 24 Main St. Gray, ME

Cover
 Scale

6.25.2021



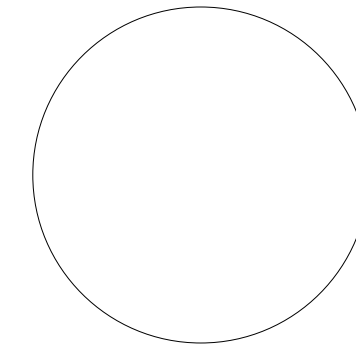
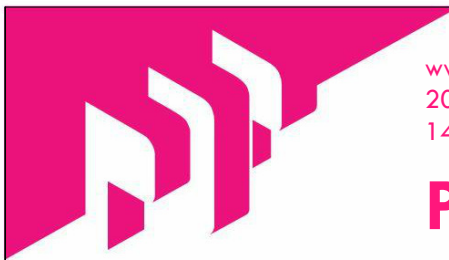
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A600	Schedules
D100	Demo
L100	Site Plan
LS100	Life Safety

Pennell Labs
 Gray, Maine

Option 2: Lift



CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
Consists of the following applicable codes:

- 2015 International Building Code (IBC)
- 2015 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)
- 2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
- 2007 ASHRAE 90.1 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda
- Maine State Internal Plumbing Code based on the 2009 Uniform Plumbing Code
- 2011 National Electric Code (NEC)

Fire/Life Safety

NFPA Life Safety Code as adopted by the State of Maine
Including but not limited to:

- 2018 NFPA 001: Fire Code
- 2018 NFPA 101: Life Safety Code

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION (IBC Sec 302.1.8, 310.1)

Assembly

Existing **A-1**

Proposed **A-1**

Note: No change in use

BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA

(IBC Chapter 5, Table 504.4, 506.2)(NFPA)

Construction Date	1760
Building Height	1 stories (existing)
Total Area (1st floor)	850SF
Total Area (Lower Level)	850SF
Total Area	1700SF
Area of Scope	850SF (Interior Renovatoin with ADA and Egress requirements)
Size of Parcel	2,120SF (Existing)

Allowable Building area (per IBC 2015, NFPA101)

Construction Type (existing)	TYPE VB
Occupancy Classification (existing)	First Floor - A-1 (EXISTING)
Sprinkler System -	NO

FIRE RESISTIVE RATINGS (IBC Table 601), (NFPA Table A.8.2.1.1)

Structural Frame	0 hour
Bearing Walls, Exterior and Interior	0 hours
Non-Bearing Walls and partitions, interior	0 hours
Non-Bearing Walls and partitions, exterior	0 hours
Floor Construction and Secondary Members	0 hours
Roof Construction and Secondary Members	0 hours

Occupancy Load (IBC Table 310.5)	100SF/P
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BUILDING CODE - 2015 INTERNATIONAL BUILDING CODE (IBC)

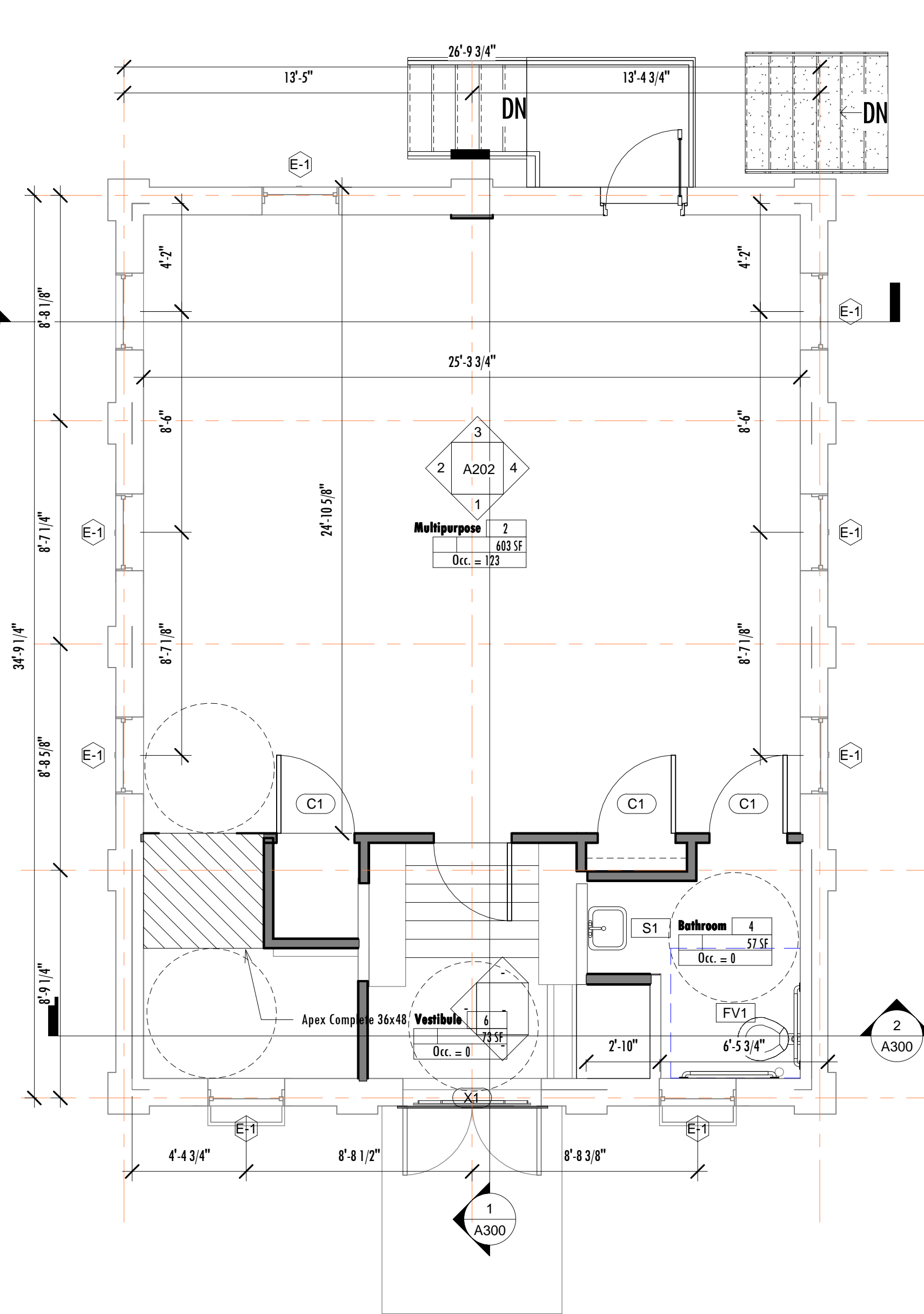
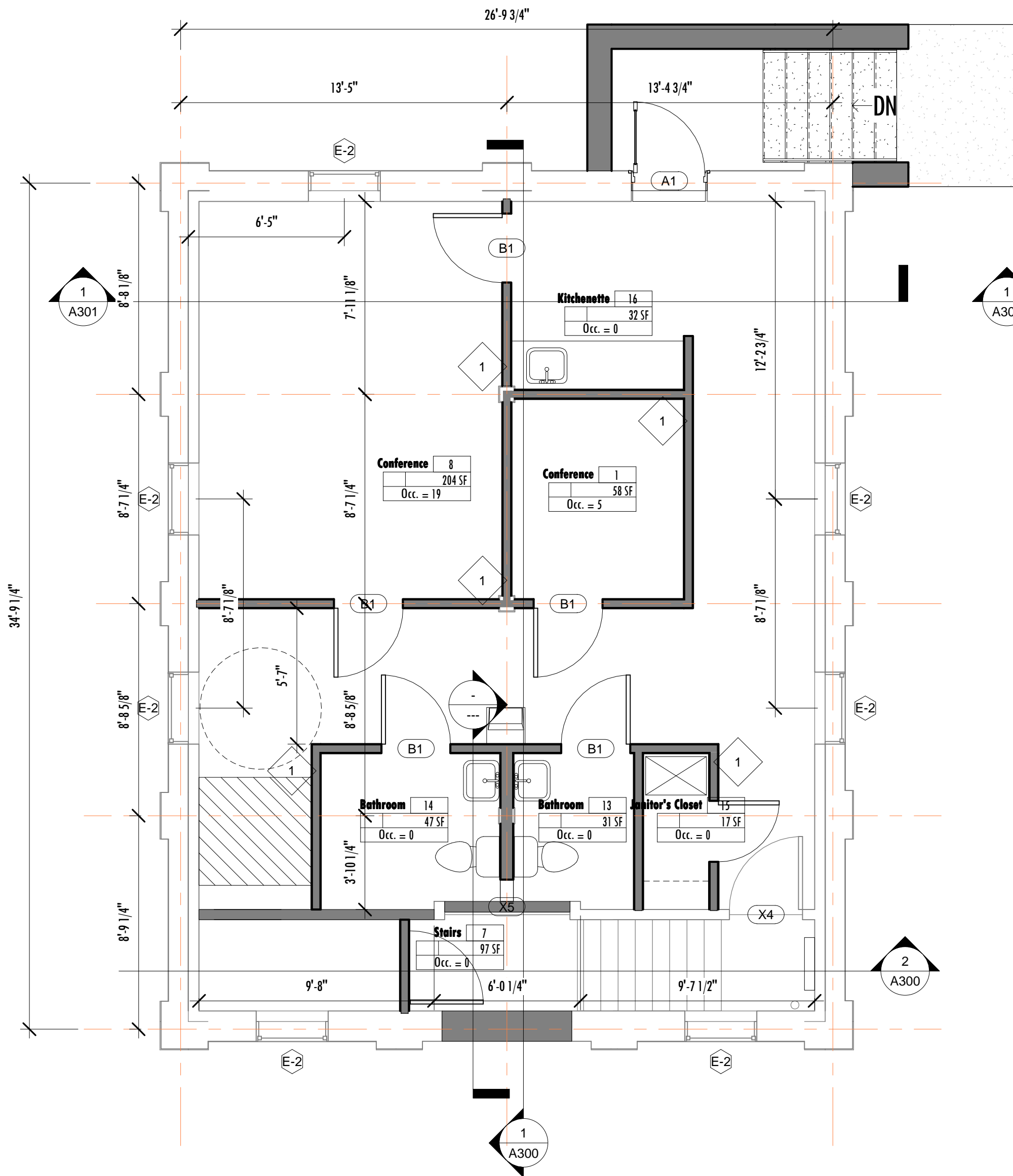
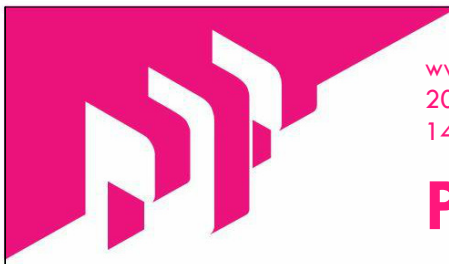
1. CONSTRUCTION: TYPE VB
2. OCCUPANCY: ASSEMBLY GROUP A-1
3. TOTAL TENANT AREA INCLUDING = 1,700SF

FIRE CODE - 2018 NFPA 1

1. OCCUPANCY: ASSEMBLY
2. 147 Occupants

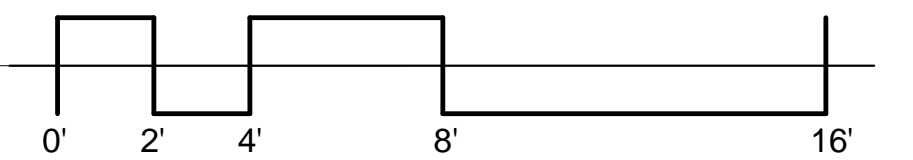
LIFE SAFETY CODE -- 2015 NFPA 101

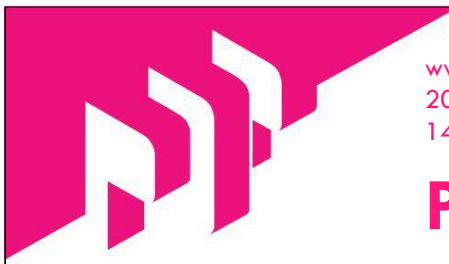
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5. MAXIMUM TRAVEL DISTANCES: 75 FEET PER 7.11.1.



① Basement
 1/4" = 1'-0"

② 01 First Level - Presentation
 1/4" = 1'-0"





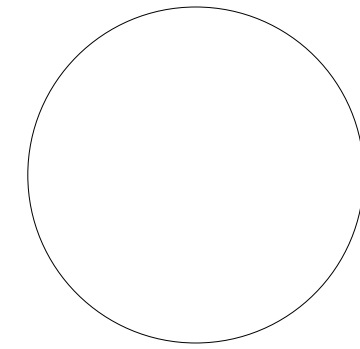
www.pauldesignsproject.com
 207.747.5080
 142 High Street | Suite 623 | Portland, ME | 04101

PAUL DESIGNS PROJECT

Pennell Labs
 24 Main St. Gray, ME

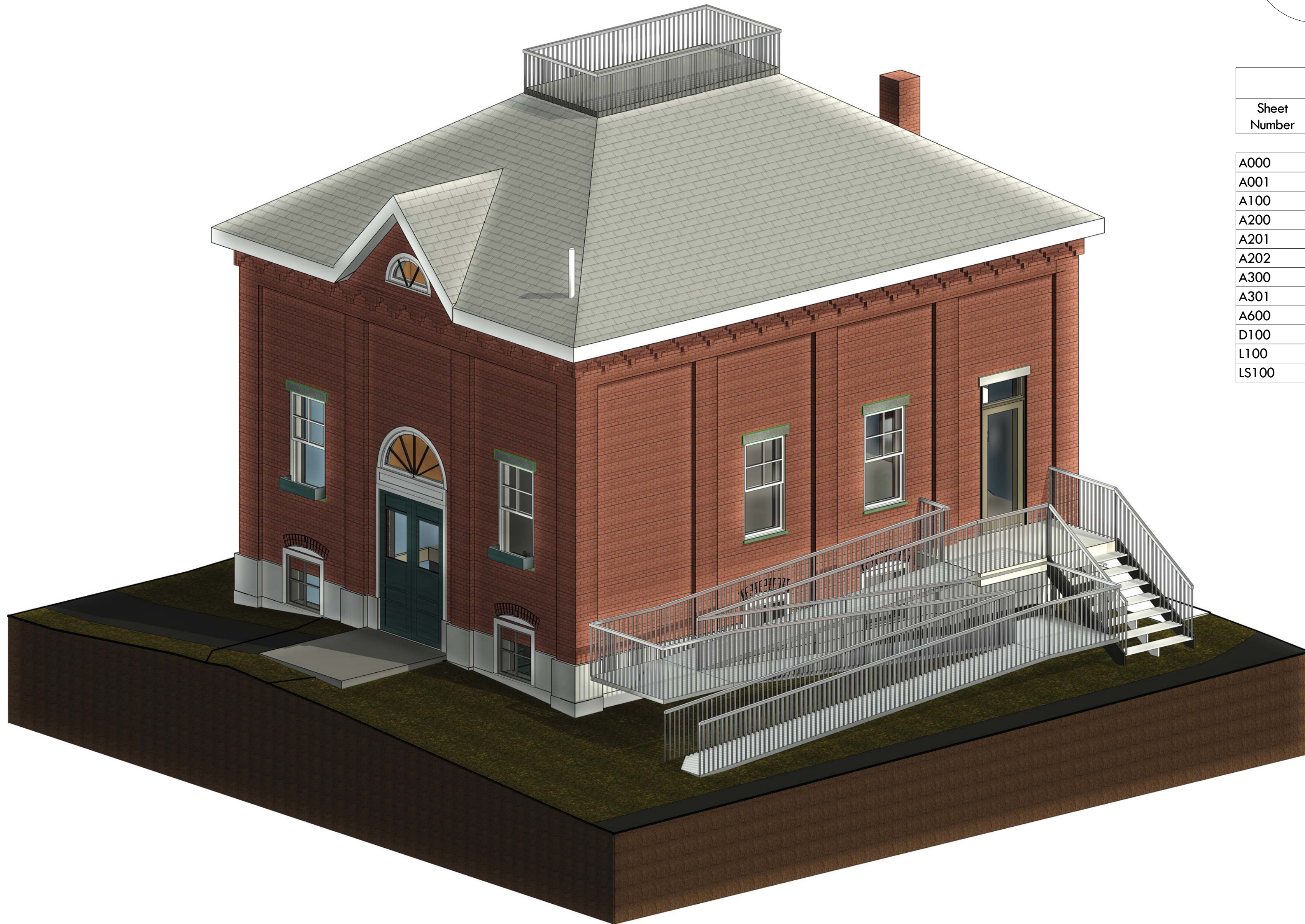
Cover
 Scale

6.25.2021



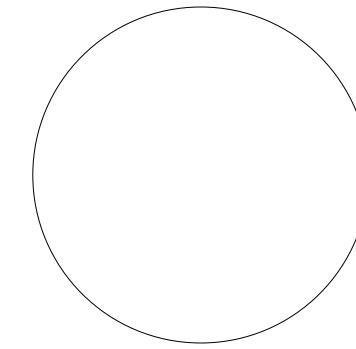
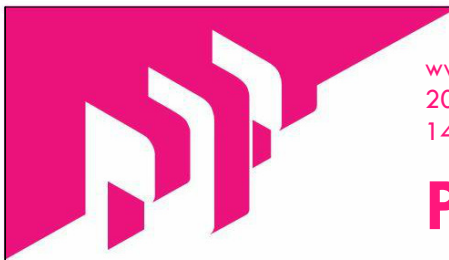
A000

Sheet List	
Sheet Number	Sheet Name
A000	Cover
A001	Codes and Information
A100	Floor Plans
A200	Elevations
A201	Elevations Cont.
A202	Interior Elevations
A300	Sections
A301	Sections Cont.
A600	Schedules
D100	Demo
L100	Site Plan
LS100	Life Safety



Pennell Labs
 Gray, Maine

Option 3: Ramp



CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
 Consists of the following applicable codes:

- 2015 International Building Code (IBC)
- 2015 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)
- 2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
- 2007 ASHRAE 90.1 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda
- Maine State Internal Plumbing Code based on the 2009 Uniform Plumbing Code
- 2011 National Electric Code (NEC)

Fire/Life Safety

NFPA Life Safety Code as adopted by the State of Maine
 Including but not limited to:

- 2018 NFPA 001: Fire Code
- 2018 NFPA 101: Life Safety Code

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION (IBC Sec 302.1.8, 310.1)

Assembly

Existing **A-1**

Proposed **A-1**

Note: No change in use

BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA

(IBC Chapter 5, Table 504.4, 506.2)(NFPA)

Construction Date	1760
Building Height	1 stories (existing)
Total Area (1st floor)	850SF
Total Area (Lower Level)	850SF
Total Area	1700SF
Area of Scope	850SF (Interior Renovatoin with ADA and Egress requirements)
Size of Parcel	2,120SF (Existing)

Allowable Building area (per IBC 2015, NFPA101)

Construction Type (existing)	TYPE VB
Occupancy Classification (existing)	First Floor - A-1 (EXISTING)
Sprinkler System -	NO

FIRE RESISTIVE RATINGS (IBC Table 601), (NFPA Table A.8.2.1.1)

Structural Frame	0 hour
Bearing Walls, Exterior and Interior	0 hours
Non-Bearing Walls and partitions, interior	0 hours
Non-Bearing Walls and partitions, exterior	0 hours
Floor Construction and Secondary Members	0 hours
Roof Construction and Secondary Members	0 hours

Occupancy Load (IBC Table 310.5) 100SF/P

BUILDING CODE - 2015 INTERNATIONAL BUILDING CODE (IBC)

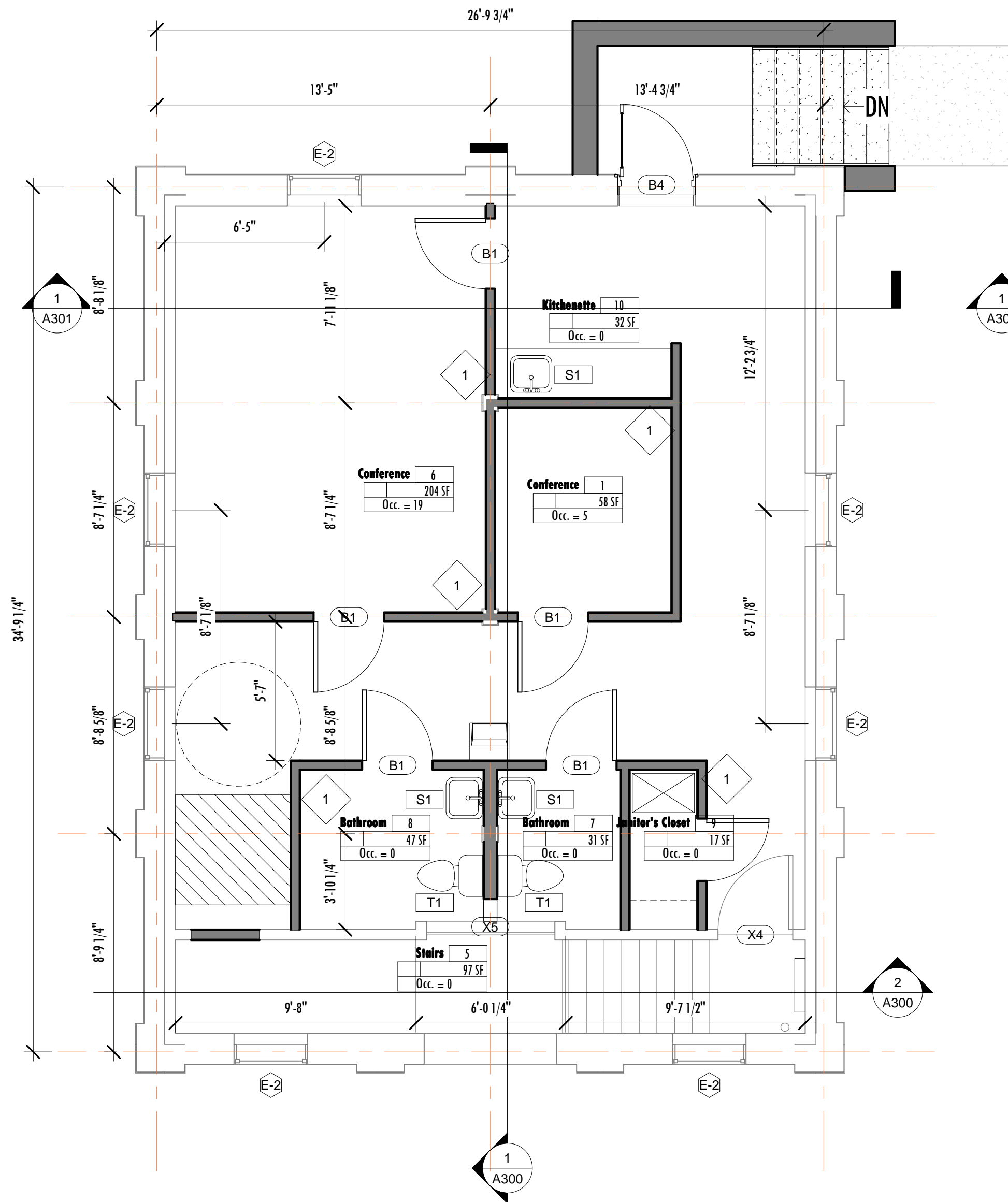
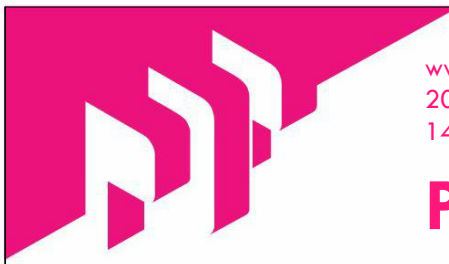
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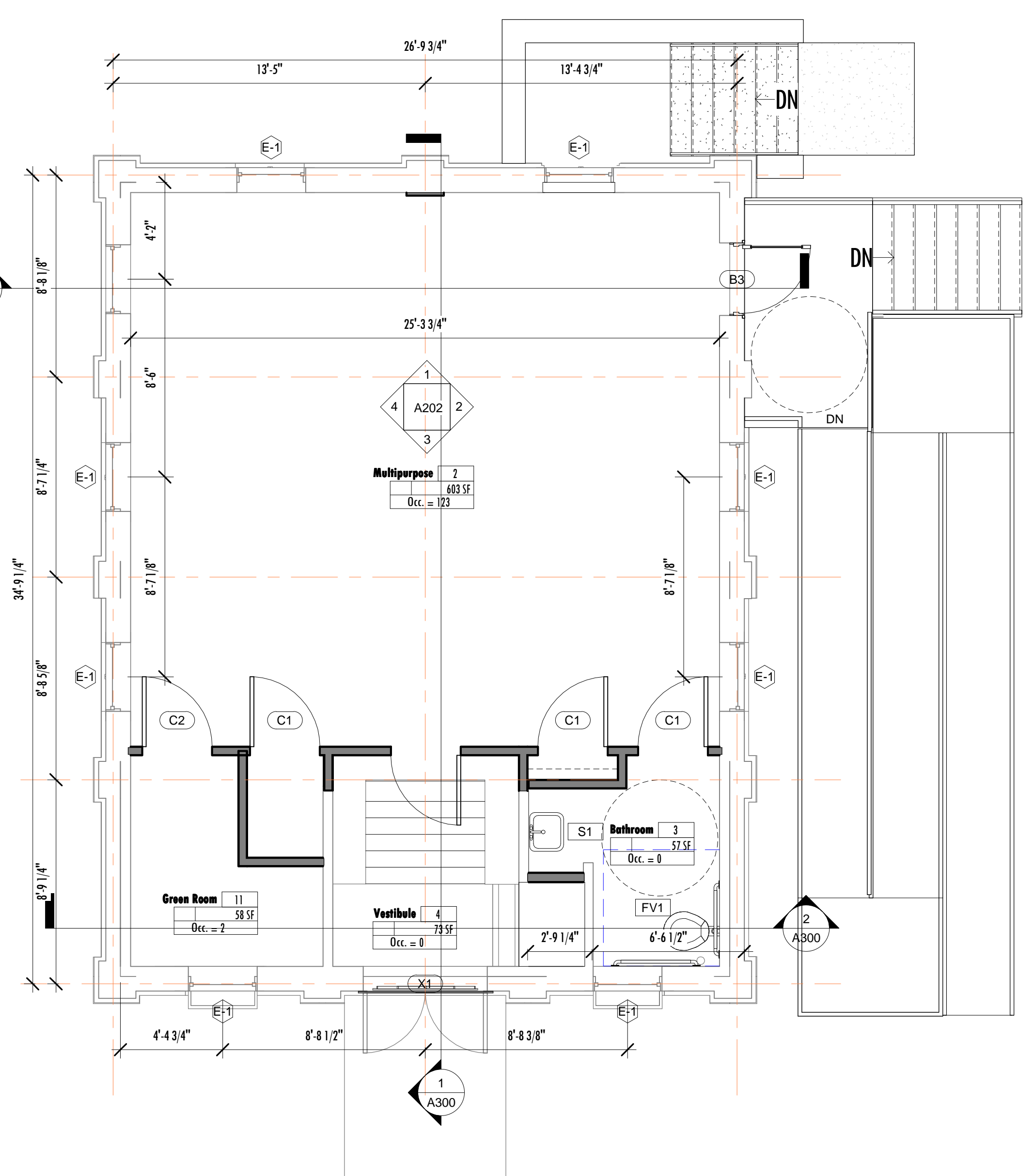
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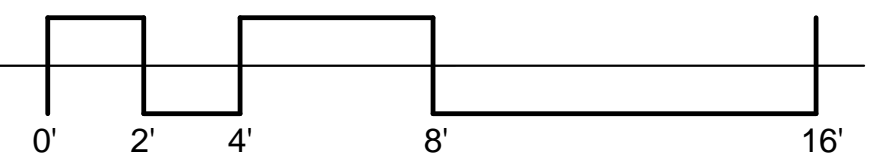
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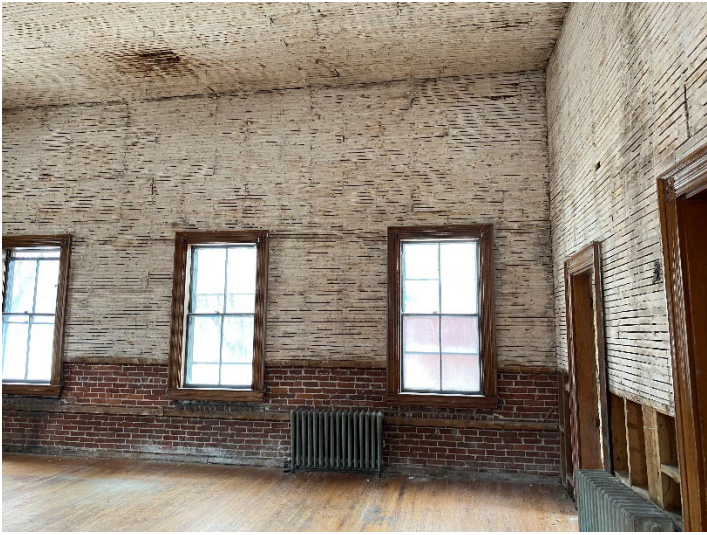


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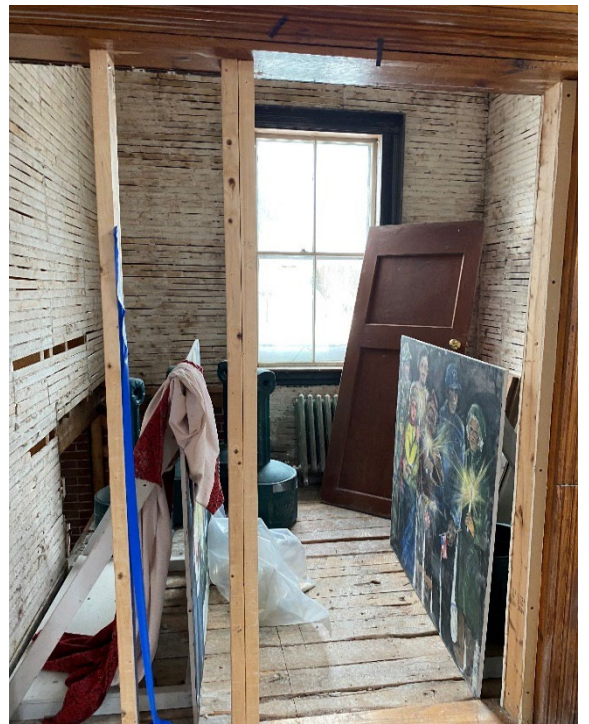
Upper Level: South Facing



Upper Level: North Facing

Upper Level: South Side facing Main St. Bathroom

Upper Level: North Side facing Main St. former kitchenette





Entryway Vestibule
Lower Level: South Facing



Lower Level: North Facing
Lower Level: South Facing

Thurs – Jan 13th – 4-6pm:

-Council Items: (4-4:45pm) – hard stop for Mo

- Gray Historical Society Lease (Mo)
- Facilities Study – GHS Building (Mo)

-Town Manager Items: (4:45-6pm)

- COLA raises status/other salary adjustments
- Education Fund requests
- Employee Sick Time proposal (accumulation/carryover)
- Contingency fund policy
- Guidance on overall increase

Mon – Jan 31st – 4-6pm:

-Council Items: (4-4:30pm)

- Senior Tax Assistance Ordinance changes & impact to funding

-Manager Items: (4:30-6pm)

- SAFER Grant proposal – addt'l firefighter positions
- Reorganization of Clerks Department/Town Clerk posting
- Planning Dept resources discussion
- Addt'l info on Salary Adjustments – including defined new duties/reassigned duties for positions
- Addt'l info on Employee Sick Time proposal (Council to send requests to Nate)

Thurs – Feb 10th – 4-6pm:

-Presentation of initial budget (4-5:15pm)

- TIF funds – balances for each/remaining years
- Status of existing Bonds
- Projected new revenue from Commercial Solar Arrays – Nate adv (12/21) that Legis has exempted commercial solar arrays from assessment in error when addressing residential arrays
- ARPA spreadsheet – dedicated expenditures/remaining

-Assessing: (5:15-5:30pm)

-Administration Review: (5:30-6pm)

- Health insurance increase
- Elections
- Utilities
- Telephone – VOI vs hard lines – any changes?
- Manager's contingency fund

Mon – Feb 14th – 4-6pm

-Building & Grounds:

- Operations
- Facilities Study proposed changes
- Pennell septic system – evaluation/plan options
- Fencing update – added to CIP
- Electric Charging station – status
- Electric Vehicle conversion plan
- Science Building status

Budget Agendas:

Amended: 02/08/2022

- Contingency Fund status
- Libby Hill Trails
- CIP – including mortar repair at GHS building & entrance stairwell changes

-Recreation Dept (overlap with Build & Ground): (Mo)

- Wilkies Boat Ramp status
- Pennell Playground status
- Trail extension (Cumby's)

Thurs – Feb 24th – 3:30-5:30pm:

-Recreation Dept: (3:30-4:30pm)

- Recreation Dept Operations
- Enterprise/Sub D fund status
- Childcare program update
- MyRec software - update
- CIP requests (1) BB court lights (2) skateboard park fund (3) other?

-Communication/Information Dept: (4:30-5:30pm)

- Status franchise fees/contract renewal
- Proposal for addt'l resources
- Broadband funding
- Town Brand
- CIP – equipment needs

Thurs – Mar 3rd – 4-6pm:

-Transfer Station Dept: (4-4:30pm)

- Operations – increases in contracts
- Gate installation/sticker price

-Library: (4:30-4:45pm)

- Operations – fee changes

-Committee/Board requests: (4:45-5pm)

- Community Economic Development
- Blueberry Festival
- Open Space
- Other

-Planning Dept/Code Enforcement: (5-6pm)

- Operations/technology/resource changes
- Code Enforcement Resources
 - permits not granted yet – construction underway
 - missing permits – signs installed (example)
 - driveway standards
- Pocket Park status
- Watershed Studies – status
- Stormwater Modeling
- Illumination tool
- Yellow book appraisals/environmental study – tennis court conversion
- Project Canopy grant

Budget Agendas:

Amended: 02/08/2022

- Recreation Economy for Rural Communities Planning Assistance grant
- Planning fund

Tues – Mar 8th – 4-6pm**-Public Safety Dept: (4-5pm)**

- Operations / new contract / staffing status
- Emergency Operations Plan status/costs
- Radio Tower/hardware funding status
- Public Safety Strategic Plan – addt'l asks

-Public Works Dept: (5-6pm)

- Operations
- Winter/Summer Roads/Addt'l Garage – changes only
- Striping budget – Special striping (Hancock, testing options, bridge striping, etc.)
- Short Shaker Rd project status – trees
- Main St stormwater – emergency stormwater funding
- Paving study – long term plan/status – crack fill analysis – is it an option (Dan)
- Libby Hill Rd/sidewalks/ MSAD15 emergency exit/Hannaford ext/crosswalk project
- Traffic calming measures funding
- Existing sidewalks maintenance funding
- Flashing 'slow down' or 'speed' signs mounted on poles (Anne)

Thurs – Mar 17th – 4-6pm**-Public Works Dept:**

- Agenda leftover from previous meeting

-Community Service:**-Law Enforcement:****-Follow up:**

- Council to make decision on Employee Sick Time Policy
- GHS Lease change (1) move CMP account to solar group (2) move fuel purchase to bulk order
- Need to make decision on outside fire escape at GHS building (impact on Cemetery)

-CIP Miscellaneous:

- CIP payment
- Land Acquisition Fund payment
- Other?
- Addt'l funding for Senior programs

Tues – Mar 22nd – 4-6pm**-Follow up:****-State Revenue Sharing projections****-LD1 status & discussion****-School Budget update/timeline****-County Budget****-Council Discussion on overall budget:**

- Individual suggestions for changes/straw poll each
- Review final numbers for overall budget
- MIL Rate discussion

Budget Agendas:

Amended: 02/08/2022

- Identify separate questions for Warrant Articles
 - [\(2\) Additional Firefighter/EMT positions](#)
- Identify items to be included in budget presentation
- Identify items to be included in draft budget flyer

Tues – Mar 29th – 4-6pm – TC 4/5 meeting agenda posted – presentation for packet due

- Final Follow up:
- Finalize budget presentation – for packet
- Review budget flyer draft & finalize

Tues – April 5th – TC Meeting – 7pm – Budget Presentation & Public Hearing – feedback from residents

- Discuss any feedback from residents
- Finalize Warrant article wording

Tues – April 19th – TC Meeting – 7pm – appr Warrant Articles

Tues – May 3rd – TC Meeting – 7pm – appr Municipal Warrant