



OCEANVIEW FALMOUTH SCHOOL REDEVELOPMENT PROJECT

Exploring Options and Opportunities for a
Public-Private Partnership

Background on Public-Private Partnership

- Potential for a significant public private partnership between OceanView and the Town of Falmouth was identified during the RFP process and formalized in the purchase and sale agreement

- Three Elements of the Partnership
 - 1) Creation of a shared auditorium @ Lunt School
 - 2) Creation of a village green on stone dust play area
 - 3) Exploration of community-based public use for the Plummer and Mason-Motz Schools

Shared Auditorium @ Lunt School

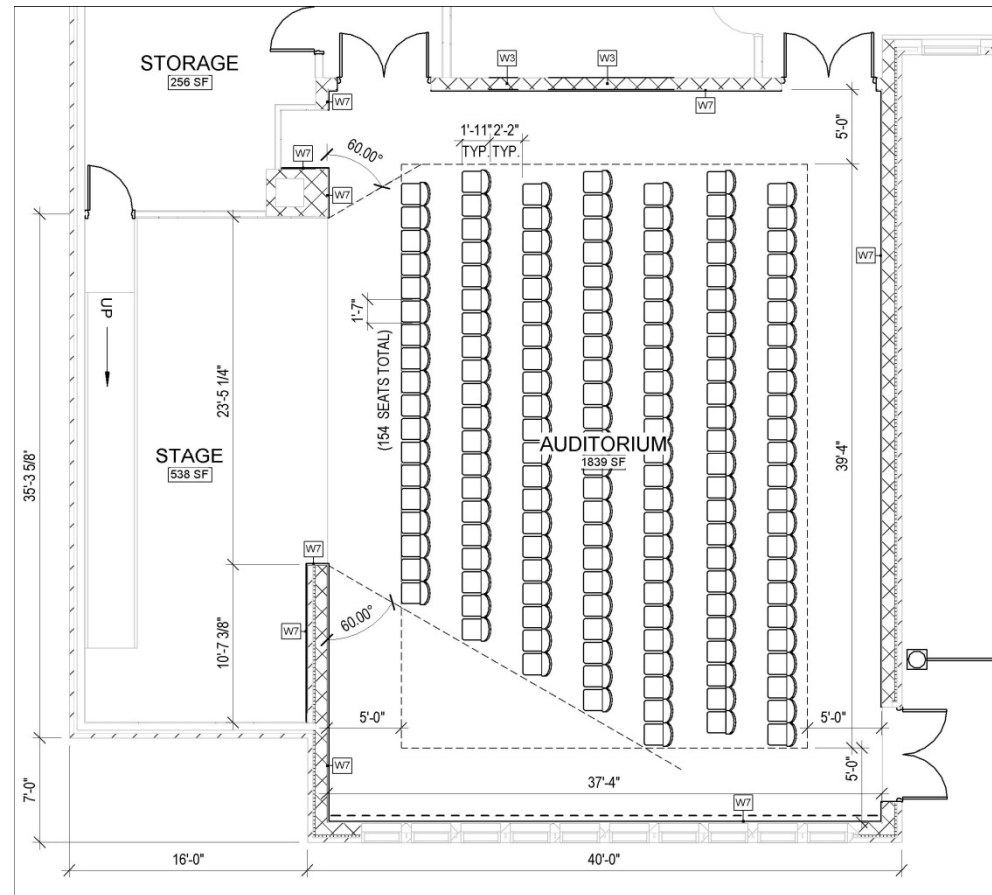
➤ Overview of Agreement

- Construction funded by OceanView
- Access is 60% by OceanView / 40% by Town
- Maintenance primarily by OceanView with nominal fees by Town

➤ Overview of Auditorium

- Approximately 1840 square feet
- Capacity for 154 with theater / lecture style seating
- Capacity for 96 in banquet style seating
- Designed for a wide variety of events including meetings, movies, lectures, music, shows, etc.
- Fully equipped with appropriate technology including integration with Town broadcast capability.

Shared Auditorium at Lunt School



Shared Auditorium @ Lunt School

➤ Overview of Project Costs

- Total project cost of \$500,000 +/-
- Specific construction cost of auditorium of \$200,000 +/-
- Furniture and equipment cost of \$100,000 +/-

➤ Project Timeline

- Preliminary design complete
- Auditorium is one element of the Lunt School renovation project
- Construction estimated to begin summer of 2013
- Auditorium estimated to be complete fall of 2013

Village Green

➤ Overview of Agreement

- Green owned by Town of Falmouth
- Construction and routine maintenance by OceanView
- Shared access by town users via community programs

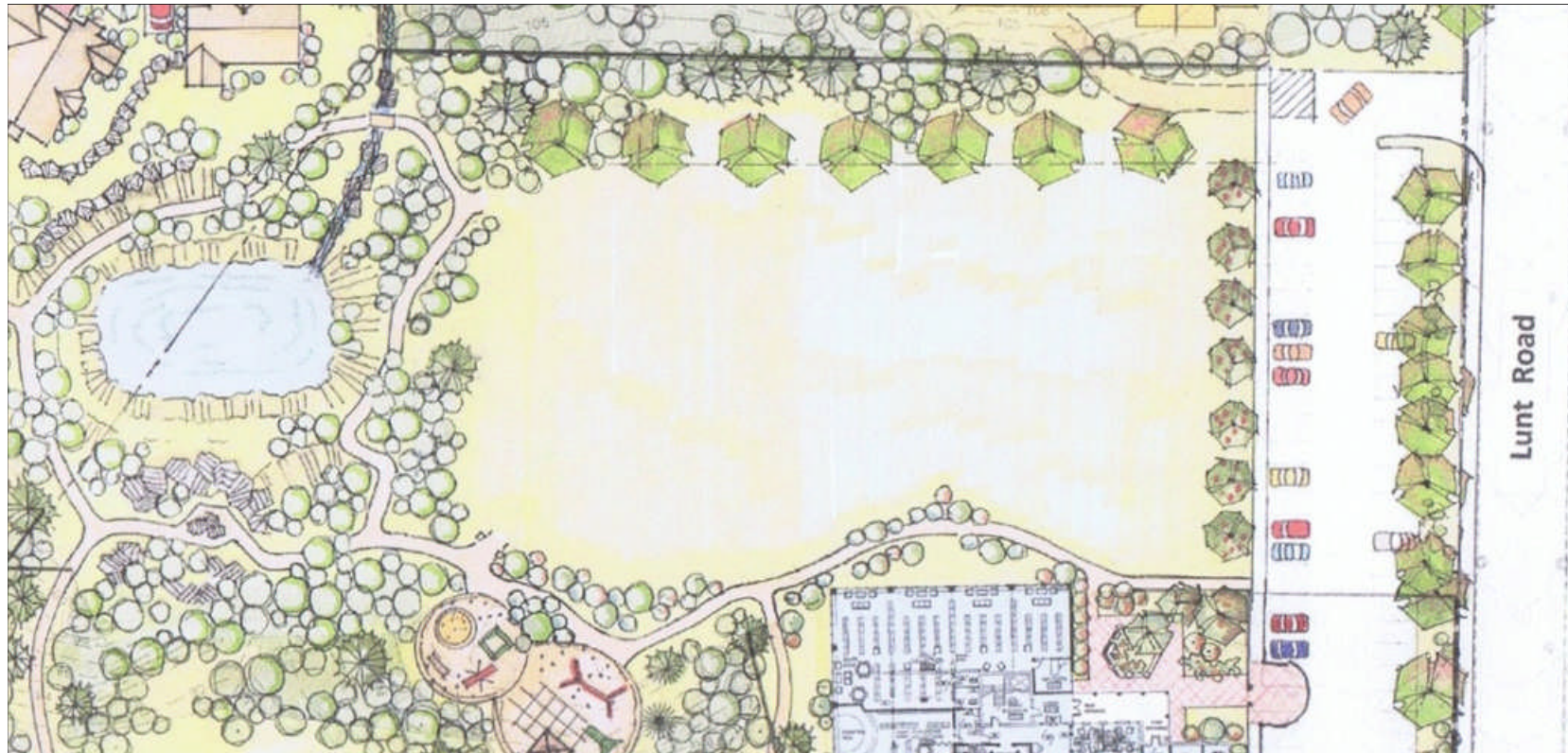
➤ Elements of Village Green

- Village green / lawn area for community programs
- Playground area
- Gazebo or similar structure
- Appropriate for various outdoor events / activities
- Parking area
- Comprehensive and attractive landscaping

Village Green – Birds Eye View



Village Green – Site Plan



Village Green

Overview of Project Timeline and Costs

1) Phase 1

- Construction -- Site cleanup and installation of green
- Costs -- Estimated at \$100,000
- Timeline -- Spring 2013

2) Phase 2

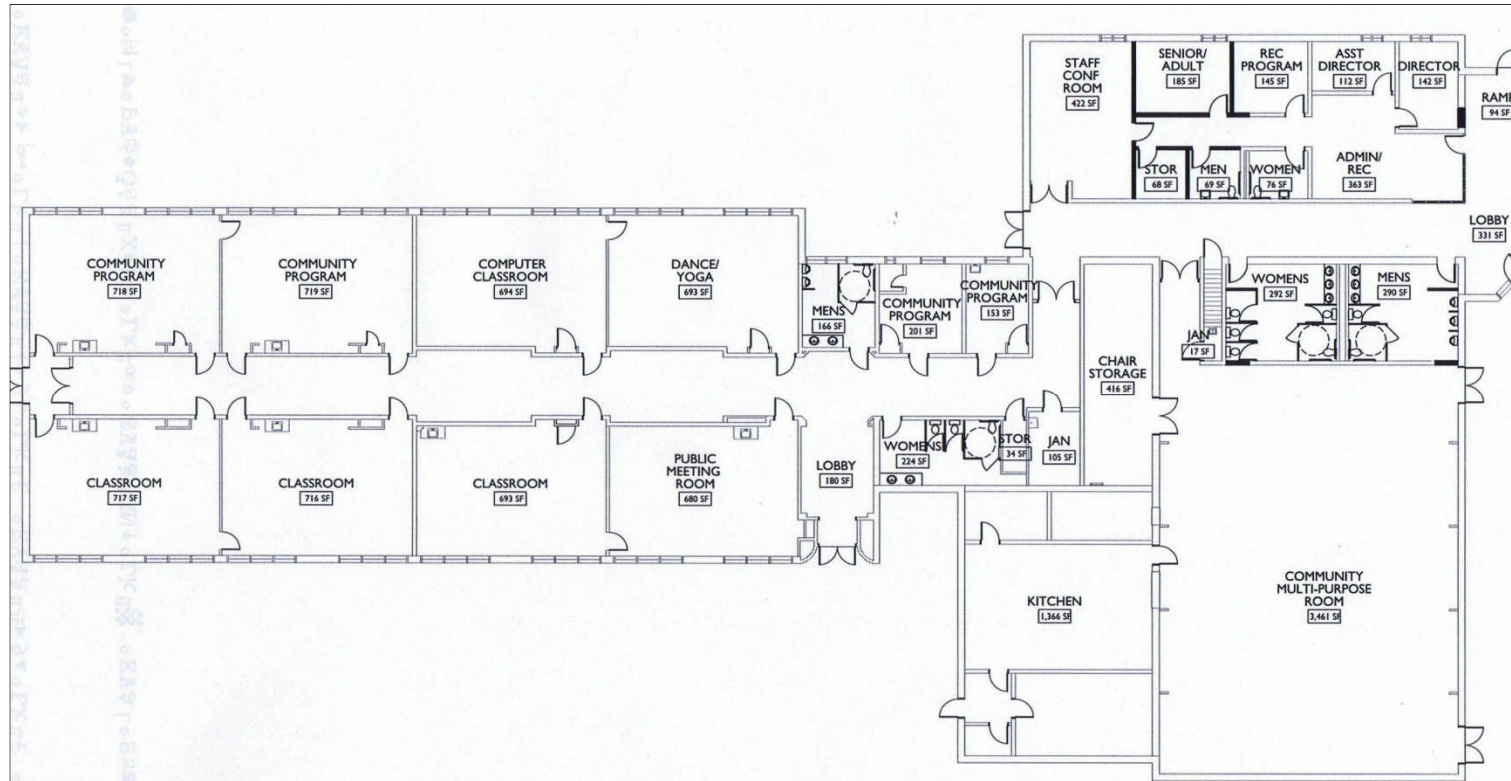
- Construction -- Additional landscaping and amenities
- Costs -- Estimated at \$50,000
- Timeline -- TBD based on Plummer-Motz planning

Community Center at Mason-Motz

Exploring a Community Center at Mason-Motz School

- Town will retain ownership and explore continued use as a community center. Currently being used by Community Programs.
- Town has option to sell to OceanView at any time within the next 5 years for \$200,000.
- Various options to explore
 - 1) Continue to use “as is” with minimal investments – low cost
 - 2) Basic renovation & redesign as community center -- \$1M +/-
 - 3) Renovate with 10,000 sq ft expansion -- \$3.5M +/-
 - 4) Demolish and replace with 30,000 sq ft building -- \$8M +/-
- Both community center and library would benefit from shared use of the site and vice versa.

Community Center at Mason-Motz



Plummer Library -- Overview

Exploring the Opportunity – Mutual Interest of Stakeholders

- Town of Falmouth expressed interest in ongoing community use of the property and encouraged OceanView to brainstorm ideas. A robust public-private partnership including a library was identified as an option worth evaluating because it could achieve multiple economic and community development goals for Falmouth.
- Falmouth Memorial Library has consistently identified a need to expand its current operation and prepare for its future / evolving mission. The Plummer School is a viable option.
- OceanView at Falmouth is interested in a partnership that supports its growth and success by strengthening its ties to the community and creating new activities and amenities for its residents.

Plummer Library – The Opportunity

The Location

- A meaningful site for many Falmouth residents
- A prominent, high visibility location
- The possibility for integration with complementary public uses including a community center, village green and auditorium
- Easily accessible from multiple public ways
- Opportunities for future expansions
- In the core of Falmouth close to business district
- Property will be donated to the project by OV for a library

Plummer Library – The Opportunity

The Building

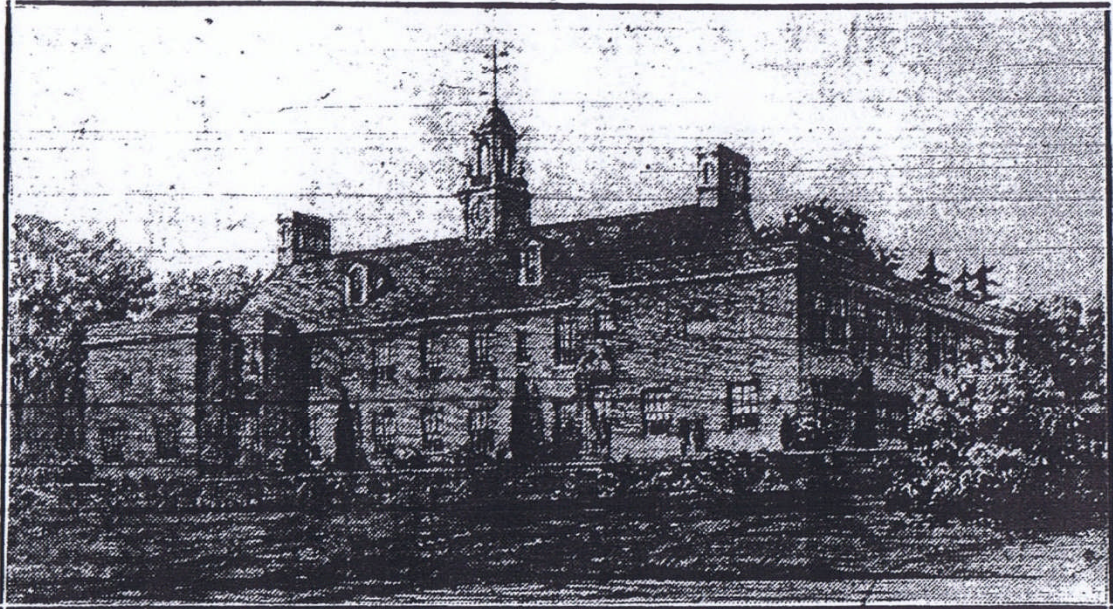
- A significant, well-built structure (needs renovation just like current library, Lunt and Mason-Motz)
- Preservation and reuse of an important community and historic building
- Able to meet library's current identified needs and potential for future expansions
- A sustainable project – reuse and repurpose building with renovation / improvements
- Significantly less costly than new construction
- Building would be donated by OV for library

Plummer Library – The Opportunity

PORTLAND SUNDAY TELEGRAM AND SUNDAY PRESS HERALD, APRIL 27, 1930

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New Falmouth High School Promises To Be One Of Finest Buildings Of Type In Maine



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House

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Architect's drawing of new Falmouth High School, work on which will be started very soon, with idea of its being ready for occupancy next Fall.

The accompanying picture shows the development of a complete and ideal educational center, including the high school, graded schools, an athletic field, tennis courts and skating rink.

Rockelman Joins

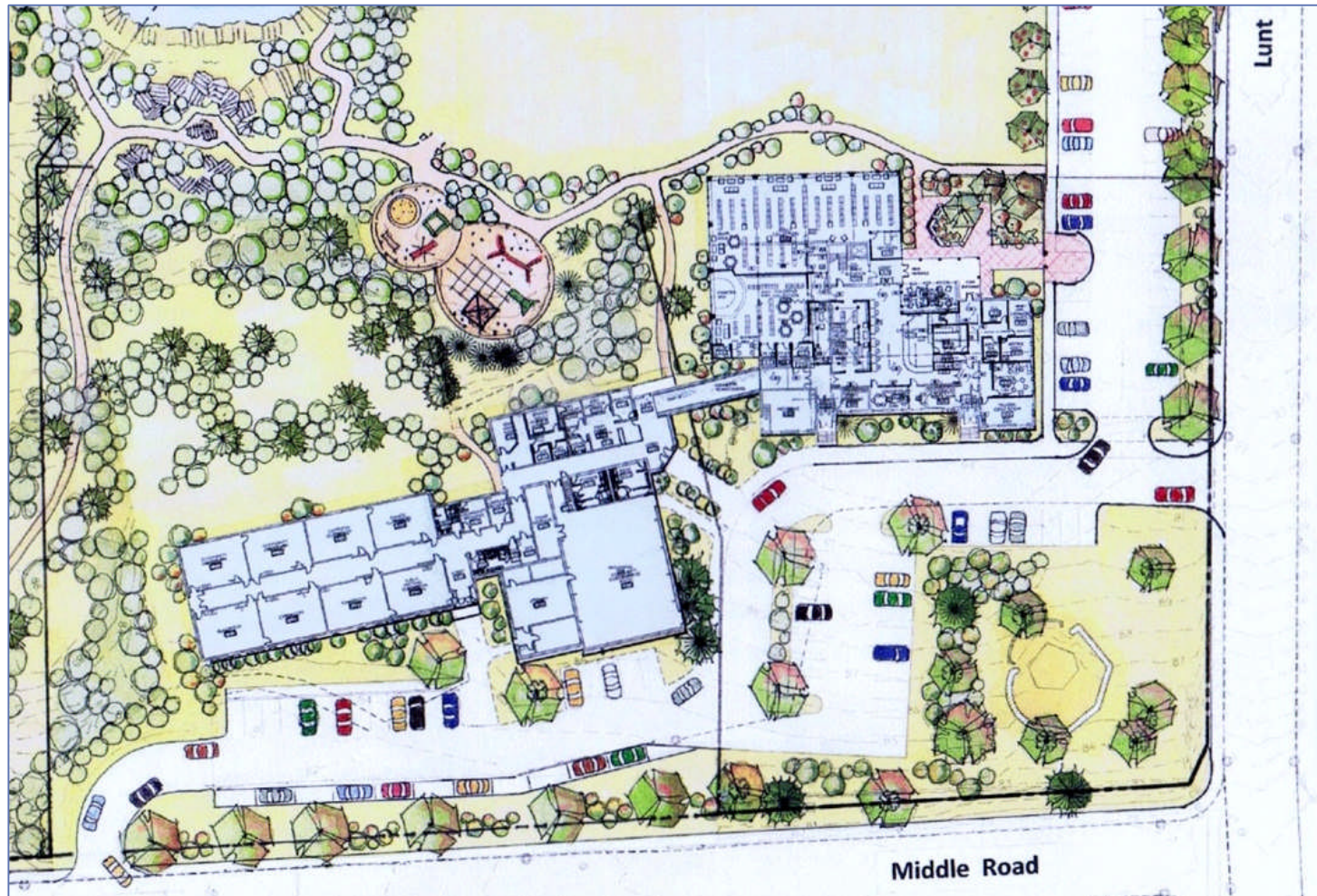
Charles C...

Plummer Library – Library Goals

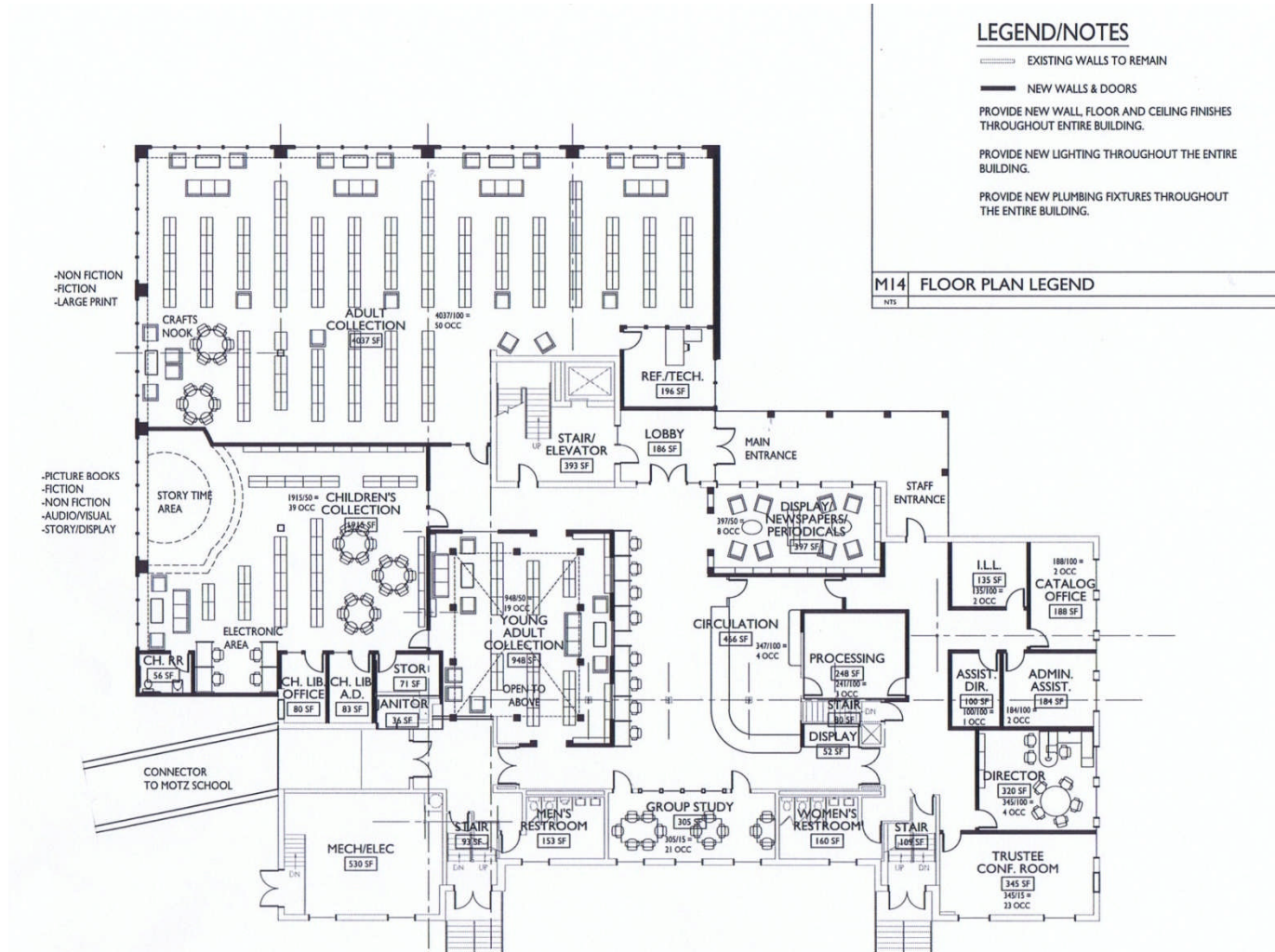
A Summary of the Goals / Needs of the Library

- Additional space for all functions and users
- Additional space primarily located on single floor
- Large, attractive outdoor spaces
- Potential for future expansions
- New technology to meet future needs
- Green / sustainable building for comfort and savings
- Cultural center of the community
- Additional, flexible meeting spaces and quiet spaces
- Central, easily accessible location in Falmouth
- Adequate parking

Plummer Library – Preliminary Site Plan



Plummer Library – Preliminary Floor Plan



Plummer Library – Entrance / Addition



Plummer Library – Preliminary Design

Comparison of Existing, Recommended and Plummer Space (sq.ft.)

Functional <u>Areas</u>	Existing <u>Library</u>	Recommended Space		Plummer <u>Library</u>	Plummer Library <u>Other</u>
		<u>Lushington I</u>	<u>Lushington II</u>		
Adults	3,093	5,370	6,479	7,124	
Young Adults	164	500	825	948	
Childrens	984	2,550	3,499	2,205	
Programs	1,270	2,290	2,290	3,832	
Staff	926	2,200	2,200	1,720	
Other					3,000
<i>Usable Space</i>	6,437	12,910	15,293	15,829	3,000

Plummer Library – Preliminary Design

Summary of Library Goals & Plummer Preliminary Design

- Plummer is a good option to meet library's needs
 - Meets or exceeds most space recommendations
 - Primarily a single floor library
 - Opportunity for expansion within building and on-site
 - Capable of housing other community uses – historical society, etc.
 - Attractive building and site in convenient location
 - New, welcoming entrance connected with village green
 - Significant meeting and storage space
 - Additional onsite parking (Existing 50+/-) (Plummer 90+/-)
 - Potential cultural center of community – especially when paired with community center, village green and auditorium space

Plummer Library – Cost Projections

- Total Preliminary Development Cost – a \$5M +/- project

- Soft costs -- \$1M
 - Design and approvals -- \$325K
 - Fundraising study and campaign -- \$335K
 - Financing, insurance, development fees -- \$150K

- Hard costs \$4M
 - Site work and landscaping -- \$225K
 - Renovation -- \$2M
 - New construction / addition -- \$1.25M
 - Furniture, Fixtures and Equipment (technology) -- \$350K

Plummer Library – Cost Projections

Operational Costs

- No analysis done on operational cost impact
- Should be included in criteria for evaluating options
- Increase in staffing once projected at \$90,000 annually for a larger library

Plummer Library – Sources of Funds

Potential Source of Funding	Assumptions for this Pro Forma
\$3.25M OV Purchase Price	\$1,000,000
\$3M Fundraising Target	\$3,000,000
Sale of Existing Library	\$1,000,000
Allocation of OV <i>new</i> taxes generated by expansion	\$1,000,000 (estimated as \$500,000 annually by 2020)
Bonds issued by Falmouth	tbd
CDBG & other grants	tbd
TIF District	tbd

Plummer Library – Fundraising

Fundraising Potential

- New library at Plummer has significant fundraising potential – a minimum of \$3M in philanthropic support from individuals, corporations and foundations per Demont Associates
- Fundraising begins with \$60,000 feasibility study
- New library must be a high quality project
- Strong support from community and leaders key
- Recommend Town Council and Library Board speak with Demont Associates and other consultants to better understand process and potential of campaign

Evaluating the Public Private Partnership

Community Development

- A final opportunity to fully consider and evaluate this site for a major public-use
 - Auditorium and village green for a variety of organizations and events
 - Simple or expanded community center / home to community programs
 - Potential solution for libraries current and future needs
 - Makes the most sense in combination – either here or somewhere else in town
- A major new amenity for Falmouth residents
- Preservation of a community site with history

Evaluating the Public Private Partnership

Economic Development

- A major new amenity for current and new Falmouth residents – driving additional business and investment into Falmouth’s economic core
- Directly support a major Falmouth business
 - Redevelopment will be faster in the short run
 - Community will be stronger in the long run
 - Increase in tax revenues from \$500,000 to \$1,000,000 annually when the school redevelopment project is complete
 - Over 100 new residents investing tens of millions in community and local businesses
 - Dozens of construction and permanent jobs

Evaluating the Public Private Partnership

Timeline

- P&S closing planned for January 2013
- Need strong guidance from Town by late winter / early spring of 2013
- Significant cost of carrying building
- Need time to pursue other options
 - Design and approvals for Affordable Senior Housing
 - Conversations with Friends School
 - Other options