

Town of Topsham

Community Center Feasibility Study | Phase 2

September 16, 2024

PROJECT SCHEDULE

Task	Progress Review	Anticipated Dates
1	Precedent Examples, Tours	Meeting 1. Waterville, SoPo, Freeport Y, Bath Y
2	Conceptual Program	Meeting 2
3	Community Design Charrette	
4	Site Selection	
5	Site Concept Layout	Meeting 3
6	Floor Plan Concept Layout	Meeting 4
7	Building Concept Layout	Meeting 5
8	Proposed Building Systems	Meeting 6
9	Opinion of Probable Costs	Meeting 7
10	Opinion of Probable Operating Costs	Meeting 7/8
11	Six Month Check-in with Selectboard	
12		
13		

Site Selection

1. Community Values

- ?

2. Parcel Structure

- Size
- Shape
- Slope
- Expansion

3. Soils

- Ledge
- Drainage
- Wetlands
- Environmental Impacts
- Prior Contamination

4. Transportation

- 45 MPH Arterial Road
- Vehicle Access
- Office Site Traffic Improvements
- Sidewalks

5. Utilities

- Power lines
- Water
- Sewer
- 3-Phase Power
- Natural Gas

6. Location

- Proximity to Density
- Proximity to First Responders
- Proximity to Community Facilities
- Public Transportation
- Zoned for Growth

Site Selection

Combined Building + Fields on One Site		Weighting Factor	Parcel P1 Isthmus Rd	Weighted Total	Parcel P2 Mexico Rec	Weighted Total	Parcel P3 Mexico PW	Weighted Total	Parcel P4 Penobscott St	Weighted Total	Parcel P5 Oakdale CC	Weighted Total	Parcel P6 Rumf Business Park	Weighted Total
Selection Criteria		Selection Criteria Category Priority	Ratings 1 - 5 (1 = Poor, 3 = Average, 5 = Very Good)											
TOTALS			45	45	59	183	54	222	63	228	55	225	65	235
Other	25	Compatible Surroundings	1	5	5	25	5	25	3	15	5	15	5	25
	26	Relative Development Costs	1	1	3	3	3	9	3	9	3	9	5	15
	27	Visibility	1	1	3	3	3	9	1	3	5	5	5	25
Parcel Structure	1	Parcel Size - Usable acreage - School + Fields	1	5	5	25	5	25	5	25	5	25	5	25
	2	Parcel Shape - Usable	1	5	5	25	5	25	5	25	5	25	5	25
	3	Parcel Slope (best if less than 8%)	1	3	3	9	3	9	3	9	3	9	5	15
	4	Expansion Potential	1	5	5	25	5	25	5	25	5	25	5	25
Soils	5	Good Soils - Lack of Ledge	1		0	0		0		0		0		0
	6	Good Drainage	1		0	0		0		0		0		0
	7	Few Wetlands	1		0	0		0		0		0		0
	8	Environmental Impact (stream, pond)	1	5	5	15	3	15	5	15	5	25	5	25
	9	Unlikely Prior Site Contamination	1	5	5	25	3	15	5	15	3	15	5	15
Transportation	10	Avoid 45 MPH Arterial Road	1	3	3	9	3	9	5	15	1	5	3	3
	11	Vehicle Access (sight line, road conditions)	1		0	0		0		0		0		0
	12	Avoid Off-site Traffic Improvements	1		0	0		0		0		0		0
	13	Nearby Sidewalks	1	1	1	1	1	1	1	1	1	1	1	1
	14	Busing Impact	1		0	0		0		0		0		0
Utilities	15	Avoid Power lines and Train Tracks	1	5	5	25	5	25	5	25	5	25	5	25
	16	Proximity to Water Mains	1	1	1	3	3	9	3	9	3	9	3	9
	17	Proximity to Sewer Mains	1	1	1	3	3	9	3	9	3	9	3	9
	18	Proximity to 3-Phase Electric Service	1	1	1	1	1	1	1	1	3	3	5	15
	19	Proximity to Natural Gas Service	1	0	0	0	0	0	0	0	0	0		0
Location	20	Proximity to Population Density	1	1	1	3	3	9	5	15	3	15	3	9
	21	Proximity to Police, Fire, Medical Services	1	1	1	5	5	25	5	25	3	15	3	9
	22	Proximity to Community Facilities	1	1	1	5	5	25	5	25	3	15	3	9
	23	Close to Public Transportation Route	1	1	1	1	1	1	1	1	1	1	1	1
	24	Designated Growth Area (Zoning)	1	1	1	3	3	9	1	3	3	3	5	15
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