



## CUMBERLAND COUNTY CIVIC CENTER

### *2009 Board Mission to Renovate / Expand the Civic Center*

Progress Report on Activities to Date  
and  
Proposed Schedule of Upcoming Events

July 31, 2009

*2009 Board Mission to  
Renovate / Expand the Civic Center*

**Action Plan**

Where have we been?

What have we learned?

Where are we going?

How will we get there?

# Activities as of July 31, 2009

## Where have we been and what have we learned?

### **February - Chronological listing of all consulting studies**

A chronological listing was compiled of all consulting studies and reports dating from 1995-2009 regarding the renovation / expansion of the Cumberland County Civic Center.

### **March - Executive summary of all consultant studies**

An executive summary of each consulting study was completed.

### **April - Reproduction of all architectural plans and drawings**

A fifty-nine page report was compiled containing a reproduction of all architectural plans, sketches and renderings submitted by the engineering/architectural/consulting firms that have studied the Civic Center from 1995 – 2009. Included was the “Blue Ribbon Committee” report that made recommendations regarding a new facility.

Firms included:

Odell Associates, Inc.

Heery/LeMessurier

SMRT/Heery

Stuever Bros. Eccles & Rouse, Inc. (Janet Marie Smith)

### **Distribution of report and plans**

All the documents noted above were distributed to:

Civic Center - Trustees

Management and Operations Staff

Task Force - Joe Gray, Portland City Manager

Jim Cohen, City of Portland’s Representative

Richard Feeney, County Commissioner

William Whitten, Deputy County Manager

Brian Petrovek, Portland Pirates

Lyman Bullard, Portland Pirates

Other - Greg Mitchell, City of Portland Economic

Development Director

Godfrey Wood, CEO, Portland Regional Chamber of  
Commerce

Paul Stevens, SMRT

Kevin Joyce, Vice President, emg3

**May - Workshop meeting to review all architectural plans**

A workshop meeting was held with invitations extended to Cumberland County Civic Center Trustees and staff, all Task Force members, Peter Crichton, County Manager, Greg Mitchell, City of Portland Economic Development Director, Godfrey Wood, CEO Portland Regional Chamber, and Kevin Joyce, Vice President, emg3.

Paul Stevens, Principal Owner of the architectural firm SMRT headquartered in Portland, served as the workshop facilitator. Mr. Stevens presented the various plans recommended over the years, highlighting suggestions designed to remedy several significant building deficiencies.

**June - ADA Platform**

When Janet Marie Smith's final plans were received, one of the questions raised concerned the potential sight line impact on adjacent seating created by the proposed ADA platforms. Therefore, a temporary wooden platform was erected to help resolve disagreements as to the extent of the visual obstruction to seats near or adjacent to the platforms.

## Where are we going?

### **May - Questionnaire**

At the Workshop Meeting held in May, all participants were given a questionnaire. Twenty-two (22) responded by indicating their level of knowledge of the various studies and their level of support for various improvements to the building, ranging from only minor maintenance to a new facility. Participants were asked to express their opinions on preferred methods of financing building improvements.

### **July - Questionnaire results**

All responses were tabulated and a copy of the results was sent to all participants.

### **Task Force / Economic Analysis**

The final renovation plans submitted by Janet Marie Smith's team included a construction cost estimated at \$41 million. The Civic Center Trustees concluded that was a "show stopper" as the plans did not provide a major increase in seating capacity for concerts and contained certain design elements that were considered to be unacceptable.

The Task Force asked the Trustees to keep an open mind until it could be determined if portions of the recommendations might prove to be cost effective. The Trustees agreed and are currently awaiting recommendations from the Task Force.

To assist the cost benefit analysis, Brian Petrovek prepared a breakdown identifying new revenue streams if the total construction project was implemented. After initial review, the Task Force strongly recommended that an economic analysis should be undertaken by an independent consultant.

The Task Force is currently exploring the cost of such a study and the method of financing it.

