

TOWN OF GOULDSBORO

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Board of Selectmen

Robert Harmon, *Chair*

Danny Mitchell Jr., *Vice Chair*

Peter McKenzie

Jacqueline Weaver

Johnathan Renwick

SELECT BOARD WORKSHOP AUGUST 05, 2026 – 4PM

Join Zoom Meeting

<https://us02web.zoom.us/j/8018727702?pwd=WjJmUFhyWVNKZmphOUdoTTdwbDRLUT09>

Meeting ID: 801 872 7702

Passcode: 4uFgxX

Presentation by the Facilities Advisory Board.



Town of Gouldsboro Facilities Advisory Board

Preliminary Status and Recommendations

5 August 2026

Meet the FAB (Facilities Advisory Board)

Tasked by the Select Board, the purpose of the FAB is to evaluate the Town's current and anticipated municipal office space needs and to provide the Select Board with clear, actionable recommendations regarding the most prudent long-term approach to addressing those needs. Report due in July 2026.

Members: Mark Altvater - Chair, Brianna Mitchell, Mike Connors, Paul Shoemaker, Phil Tiffany, Roy Chandler, Al Dimarco.

Actions to date:

1. Listing created of deficiencies needing correction from Town Office stakeholders.
2. Listing generated of options for building new / retrofit of existing structures.
3. Contract let by the Town for Town Hall electrical and heating systems evaluation – Complete.
4. Comprehensive list made of existing Town owned properties for expansion / sale recommendations.
5. Local properties reviewed for expansion / Annex
6. Assessment of the above options need refinement.



Needed Maintenance on Existing Building

Criterion Engineers completed a Heating and Electrical Systems Evaluation inspection on June 4, 2026

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.1 MECHANICAL																		
Replace Oil-fired boiler	25	16	9	1	EA	\$12,000.00	\$12,000	100%									\$12,000	
Replace circulating pump	15	10	5	5	EA	\$450.00	\$2,250	200%					\$2,250					
Repalce Truck Bay Fan unit heaters	25	20	5	2	EA	\$4,000.00	\$8,000	100%					\$8,000					
6.2 ELECTRICAL																		
Replace Propane Generator and transfer switches	25	2	23	1	EA	\$25,000.00	\$25,000	100%										
Electrical circuit review and panel labeling		0	1	1	Allow	\$2,000.00	\$2,000	100%	\$2,000									
Infrared scan of major system components	5	5	0	1	Allow	\$2,500.00	\$2,500	400%					\$2,500					\$2,500
Total (Uninflated)									\$2,000	\$0	\$0	\$0	\$12,750	\$0	\$0	\$0	\$12,000	\$2,500
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305
Total (inflated)									\$2,000	\$0	\$0	\$0	\$14,350	\$0	\$0	\$0	\$15,201	\$3,262

The twenty-year projected capital budgets is \$61,500 in current dollars

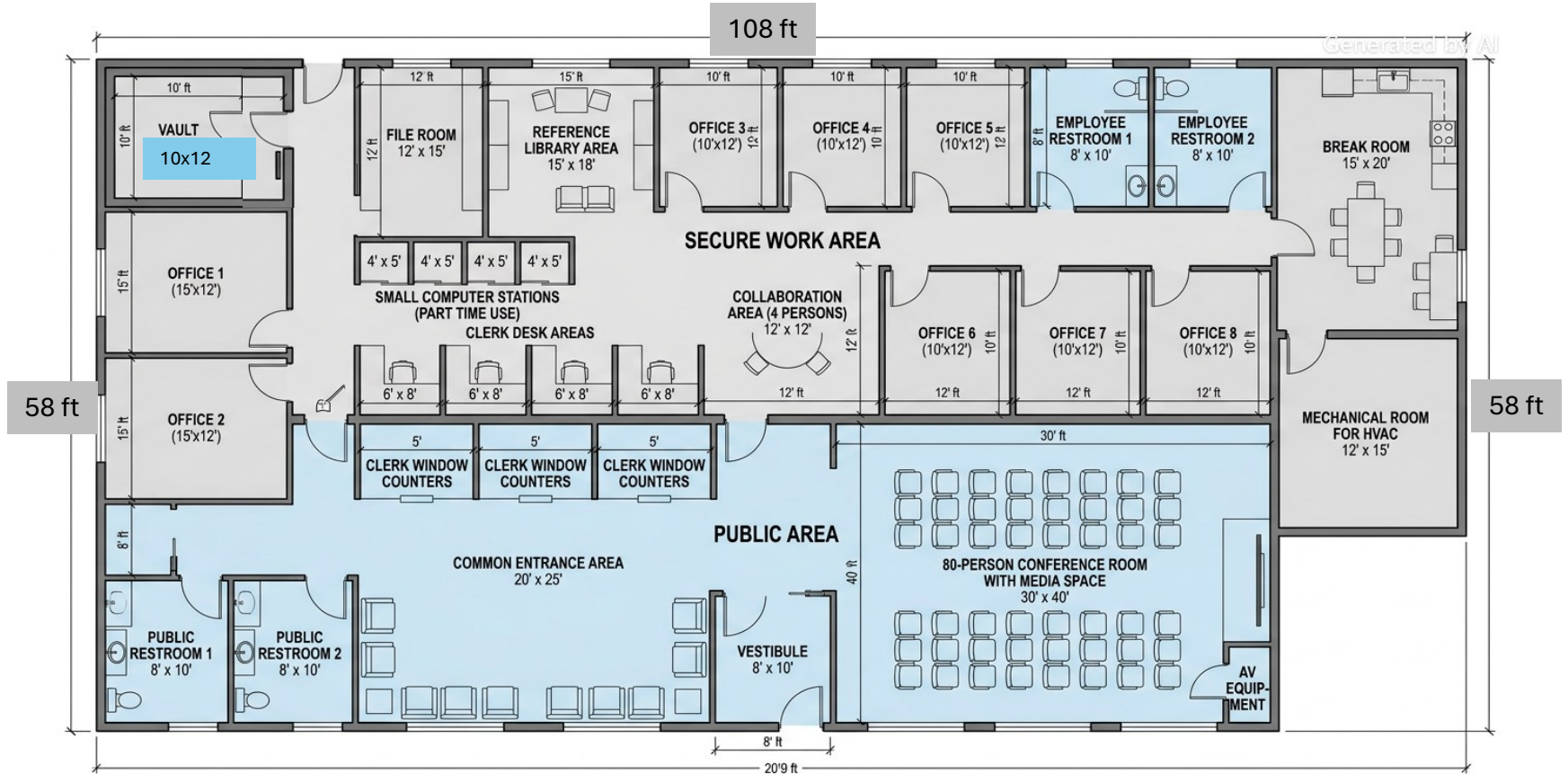
Minimal immediate maintenance needed

FAB team prioritized list of needs and desires from Stakeholders

Gouldsboro Facilities Advisory Board									
Options for Town Hall									
Marks Input 05/18/26									
Option:	A	B	C	D	E	F	G	H	I
Town Hall Spec Outline	Rework existing space	Use the Women's club	Use School	Use Community Center / Land	Expand into Church Property	Expand Current / Add 2nd Floor	Build new	Retrofit FD and build new FD	Annex on another Property
New Vault	3	4	4	5	5	5	5	5	5
Contiguous Office Space	3	3	3	3	4	5	5	5	4
Limited Public Access/ security	2	2	2	4	4	5	5	4	4
Expanded Parking by ~20 to a total of 40 spaces	1	1	3	5	4	1	4	4	4
Meeting Room expanded to 80 with mid room divider	1	4	4	5	5	5	5	5	5
Office Standard is 10x12ft	2	4	4	5	5	5	5	5	5
Dual person Office Std 1.5x	2	4	4	5	5	5	5	5	5
Collaboration room	1	4	4	5	5	5	5	5	5
Energy Efficiency	3	3	3	4	4	4	5	4	4
ADA bathrooms (2) for Office staff	1	2	4	5	5	5	5	5	5
support 30+ years of growth	1	2	4	4	4	4	5	4	4
Reference Library	1	3	4	4	5	5	5	5	5
File Room	1	3	4	4	5	5	5	5	5
Digitize	3	3	3	3	3	3	3	3	3
Safety updates	3	4	4	4	5	5	5	5	5
Staff - 6 FT, 2 PT, 1 Accessor, Island Institute Fellow, ~2-4 part time use stations. Future growth	1	5	5	5	5	5	5	5	5
Cost	5	1	3	2	2	2	1	2	4
Weighted Total	34	52	62	72	75	74	78	76	77

**Recommended
for further evaluation**

AI Rendering of Desired State



Edraw.ai Response - Create a floor plan for a modern town hall office with a Public area and a secure segregated Work area. The Public Area has a vestibule area, a common entrance area, 3 clerk window counters, 2 public restrooms, and an 80-person conference room with media space. The Work Area has 4 clerk desk areas behind the clerk window counters, 6 10x12ft offices, 2 15x12ft offices, 2 employee restrooms, a collaboration area for 4 persons, a reference library area, a file room, 4 part time use small computer stations, a vault, mechanical room for HVAC, and a break room. Show dimensions.

Total of 6,264 sq ft required to meet needs and growth

Add on Options

Existing Structure

3,000 sq ft

A. Lots o Band Aids

South side potential may require a variance (12x60') =

Bay 1 takeover (15x29') + (23x30') =

Extend the back , lose 6 parking spaces (9x24') + (30x30') =

720 sq ft

1,025 sq ft

1,116 sq ft

2,861 sq ft ➡ 5,861 sq ft

B. Parking in the Women's club

Leave existing building ~5-10 spaces offset extending back

Relocating building ~15 additional Spaces

C. Women's Club as annex 36x65=

2,340 sq ft ➡ 5340 sq ft

D. 2nd Floor on existing footprint 50x50=

2,500 sq ft ➡ 5500 sq ft

E. Church property Annex – build Conference Cntr / Partking

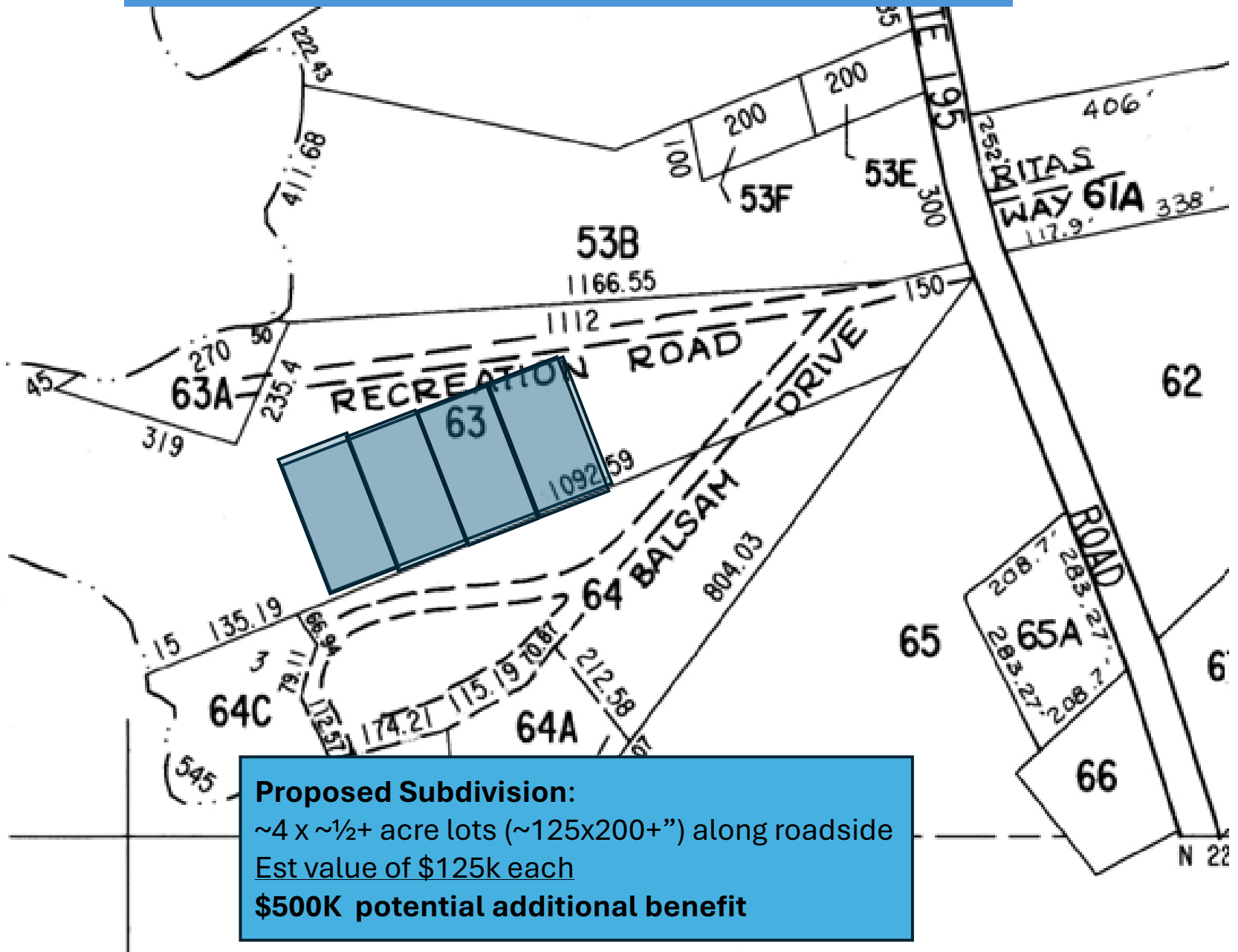
2,340 sq ft ➡ 5340 sq ft

Not mutually exclusive i.e.. mix n match possible to get to 6300

Town owned properties can be leveraged for \$800K+ funding

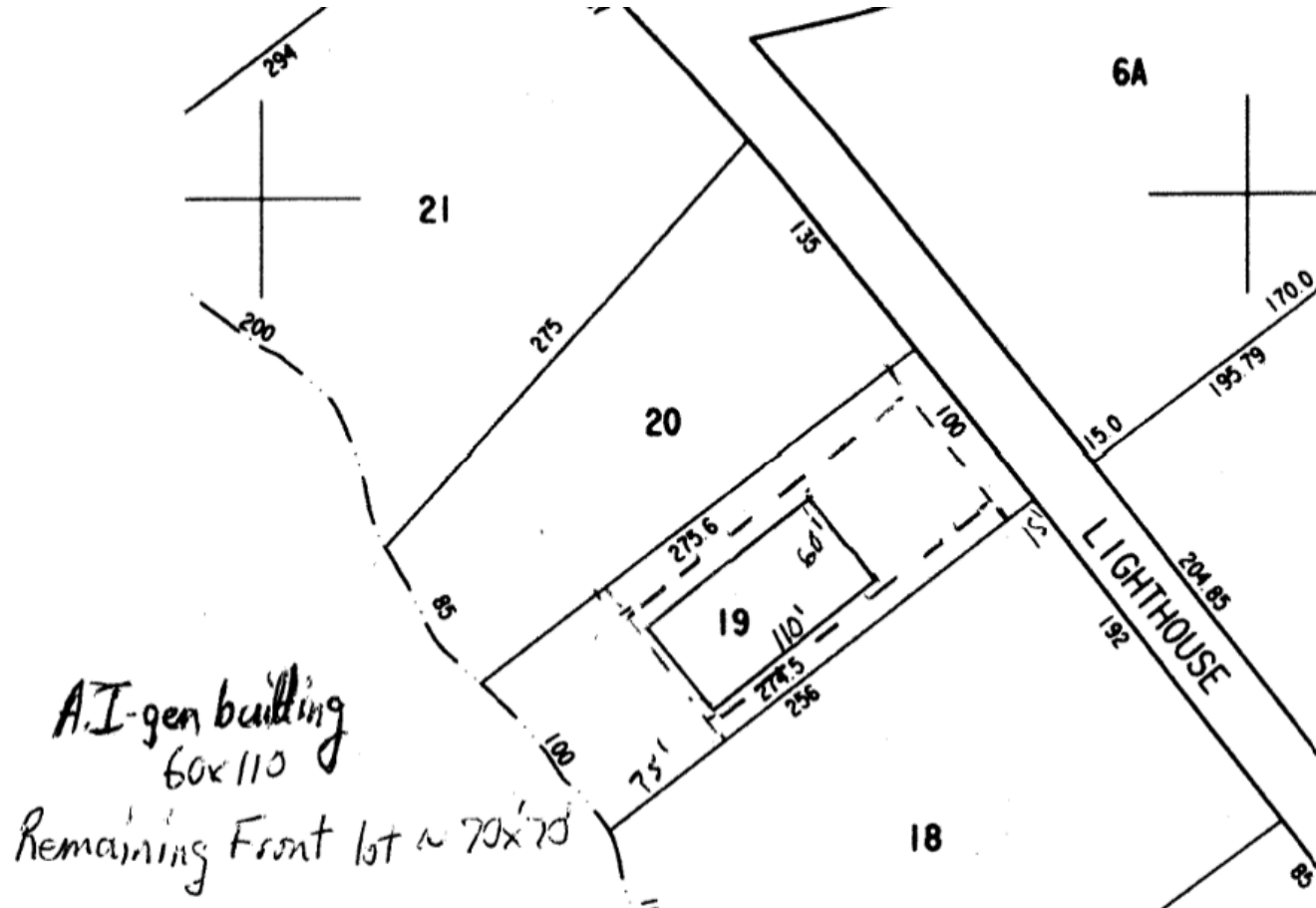
Acct	No.	Street Address (911)	Tax Map	Size (Acres)	Town Book Value (\$K)	FAB Recommendation
37	183	MAIN STREET	036-002	0.25	46,500	Keep - Parking
309		BUNKERS POUND ROAD	031-008	0.16	19,900	Keep - Bunkers Harbor
447	33	MAIN STREET	044-006	0.62	83,400	Keep - Town Park
1332		GOULDSBORO POINT ROAD	024-009-D	7.00	31,000	Sell
1431		PAUL BUNYAN ROAD	053-006	0.84	327,200	Sell - Abuts 52-003
698	61	MAIN STREET	044-001	0.51	500,300	Keep with mods for parking - Women's Club
699		WEST BAY BOAT LAUNCH	061-019	1.20	81,700	Keep - Boat Launch
700	71	RECREATION ROAD	016-063	8.50	184,100	Subdivide and Sell
701	59	MAIN STREET	044-002-ON	-	230,400	Keep - Town Hall
702		GUZZLE ROAD	022-043	0.62	2,000	Sell - Should be about \$40K
703		GUZZLE ROAD	022-008	0.78	39,400	Keep - Bridge / Dam
704	59	MAIN STREET	044-002	0.70	163,600	Keep - Town Hall
706		OLD ROUTE 1 (OFF)	017-003-A	20.00	41,400	Sell
707		EAST SCHOODIC DRIVE	028-031	0.50	39,100	Sell ? - Mike P is this needed for access?
708		ISLAND ON JONES POND	012-044	0.57	17,300	Sell - Should be \$75K
710	679	POND ROAD	013-011-B	3.32	591,900	Keep - Rec Center
711	56	WALTERS ROAD	023-003-D	30.00	134,500	Keep - Transfer Station
712	6	WALTERS ROAD	023-003-E	1.00	256,500	Keep - FD #3
714		CROWLEY ISLAND ROAD	043B-022+029	0.50	27,000	Keep - Parking
855		LIGHTHOUSE POINT ROAD	045-019	0.63	263,100	Keep - New Town Hall? Or Sell for \$395K
1004	69	SHORE ROAD	050-033	0.09	188,900	Keep - Gouldsboro Pier
1038		PAUL BUNYAN ROAD	055-061	0.46	15,600	Sell
1412		GUZZLE ROAD	022-036	0.58	19,900	Keep - Bridge / Dam
1675	829	ROUTE 1	017-025-A	10.80	136,800	Keep - Public Works
1970		PAUL BUNYAN ROAD	052-032	0.27	92,800	Sell? Or Picnic Area?
2069	4	WILLIAMS BROOK ROAD	011-014-A	0.91	276,700	Keep - PD/Station #2
2070		SOUTH GOULDSBORO ROAD	011-014-B	0.05	5,100	Keep - PD/Station #2
2071		SHORE ROAD	050-033-B	0.02	57,700	Keep - Gouldsboro Landing
2072		SHORE ROAD	050-034-A	0.03	70,700	Keep - Gouldsboro Pier / Parking
2147		FORBES POND (OFF)	009-032	27.00	12,800	Keep - Conservancy
2188		GOULDSBORO POINT ROAD	019-007-B	0.10	104,800	Keep - Landing
2228		POND ROAD (OFF)	008-013-B	17.60	8,700	Sell
2381	20	STINSON WAY	037-003-D	0.41	481,600	Keep - Prospect Pier
2632		SOUTH GOULDSBORO ROAD	012-006-C	3.10	105,600	Keep - Cemetery
2761		MAIN STREET	044-045	0.12	4,800	Keep - Parking
2828		ROUTE 1	017-025	52.20	58,100	Keep - Public Works
					759,200	Potential Sell Total

Town properties can be leveraged for \$800K+ funding



TAX MAP

New on town owned lot – Fits!



Cost & Risk Assessment

	Issues / risk	sq ft		Land and improvements	Total ROM plus 20% risk factor	Schedule	Comment
		Modified	New				
		\$ 219	\$ 280				
							Based on actual town municipal building data (Grey, Bar Harbor) escalated to 2026
Rework existing space only	Unproductive environment that fails to meet requirements	3000	0	\$ -	\$ 788,400		Would need a separate conf room
Use the Women's club / rework current	Needs a LOT of work Could be phased	3000	780	\$ 800,000	\$ 2,010,480		Womens club could be the Conference room and storage
Use School	Not Available						No Room Available per discussion with Mr. Beals and RSU24
Use Community Center / Land	Not Central / "Downtown"		6264		\$ 2,104,704		Would require a new build to not take away the facility from current uses Great Parking
Expand into Church Property	Lost efficiency Could be phased	3000	3500	\$ 100,000	\$ 2,084,400		Vault and Meeting room building. Land procurement estimated at \$100K
Expand Current / Add 2nd Floor	Still no Conference room	3000	3500	\$ 100,000	\$ 2,084,400		Added cost for elevator \$100K
Build new	Too much?		6264	\$ 50,000	\$ 2,164,704		On existing Town Property \$50k for Site Prep
Retrofit FD and build new FD		6264	1,360	\$ 50,000	\$ 2,163,139		50% reduction in new build for fir/EMS building \$50k for Site Prep
Annex on a New Property	Not efficient / cohesive	3000	3500	\$ 500,000	\$ 2,564,400		Estimated \$500K for new property acquisition

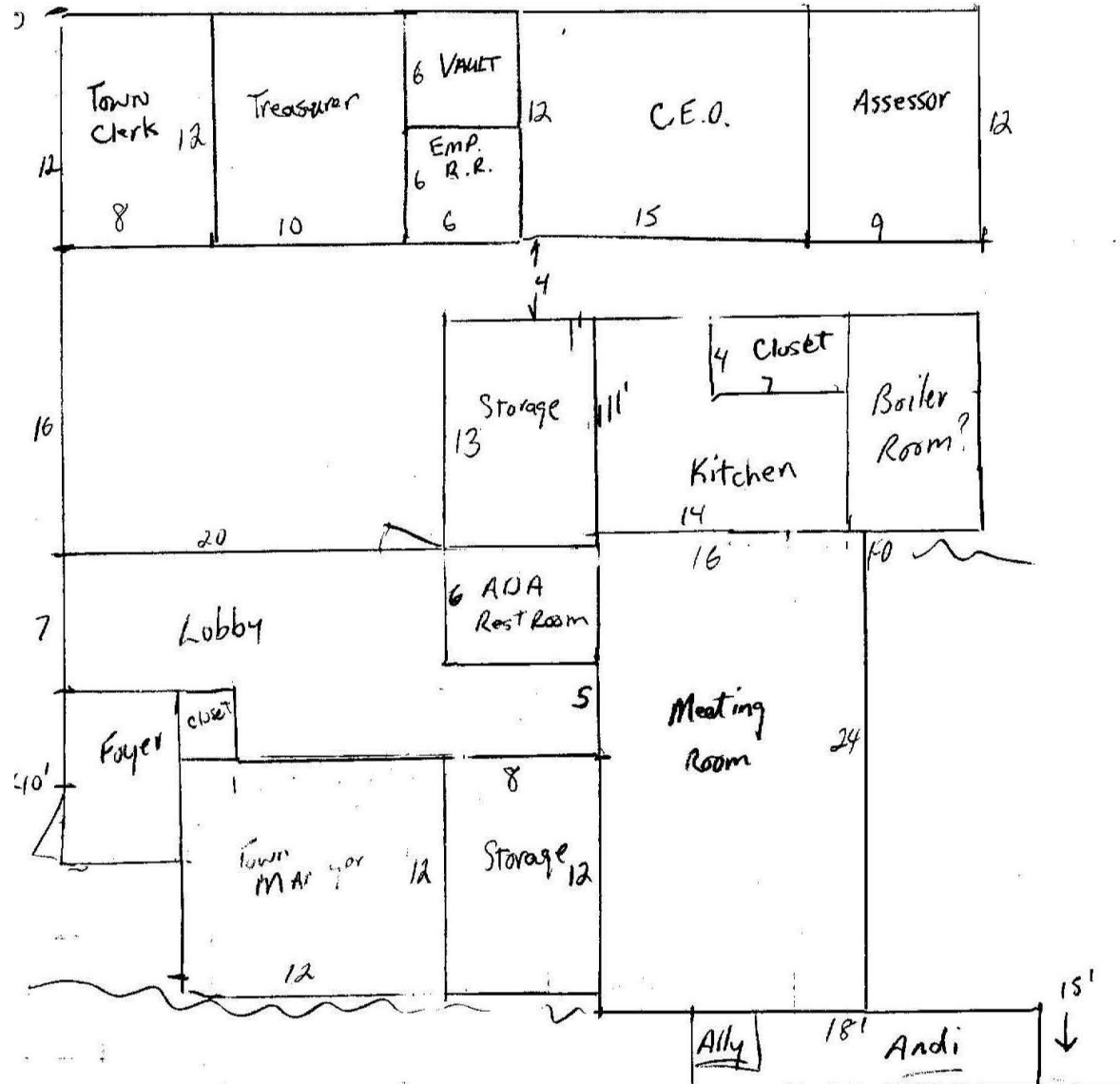
Next Steps

- A. Today - Narrow options –down select to 2-3 options
- B. Prepare properties for sale – 1 to 3 months
 - Legal Title Review
 - Subdivision of Recreation Rd?
 - Sales
- C. Proper survey of site options by surveyor – 3-6 months
- D. Formalize RFP(s) for architectural planning - 3 months
- E. Future
 - Final down select
 - RFP for build

Thank You!

Back up

Existing Building ~48x50+



Church property

