

Riverview House Mitigation Assessment and Design



Public Meeting #2
February 25, 2026

8 River Road
Bowdoinham



AGENDA

- Project Team Introductions
- Public Survey Results
- Site Design Updates
 - Existing Conditions / Utilities / Flood / Shoreland Zone
 - (3) Options: Demo/Rehab/New Construction
- Architectural Design Updates
 - (2) Options: Rehab/New Construction
- Review Options
- Public Comment Period



PROJECT TEAM



RYAN SENATORE
ARCHITECTURE



 Albert Frick Associates



- Town of Bowdoinham
 - Yvette Meunier – Director of Planning & Development
 - Jason Lamoreau – Director of Recreation and Community Services
 - Nicole Brand – Town Manager
- Acorn Engineering, Inc. – Peter Heil, PE
- Ryan Senatore Architecture – Ryan Senatore
- Structural Integrity Consulting Engineers, Inc. – Aaron Jones, PE
- Albert Frick Associates, Inc. – Brady Frick, LSE
- Air Quality Management Services, Inc. - Randy Geoffroy

PUBLIC SURVEY RESULTS

Q1: What would you like to do with the building

- Remove and convert to open space (65.9%)
- Renovate and rebuild to generate revenue (28.7%)
- No answer (5.4%)

Q2: If the preference is to renovate or rebuild would you prefer new construction or rehab?

- No response (57.5%)
- Raise and renovate existing building in the same footprint (21.6%)
- Construct new building outside flood zone (21%)

Q3: Is it a desire that the building be a revenue generator for the Town?

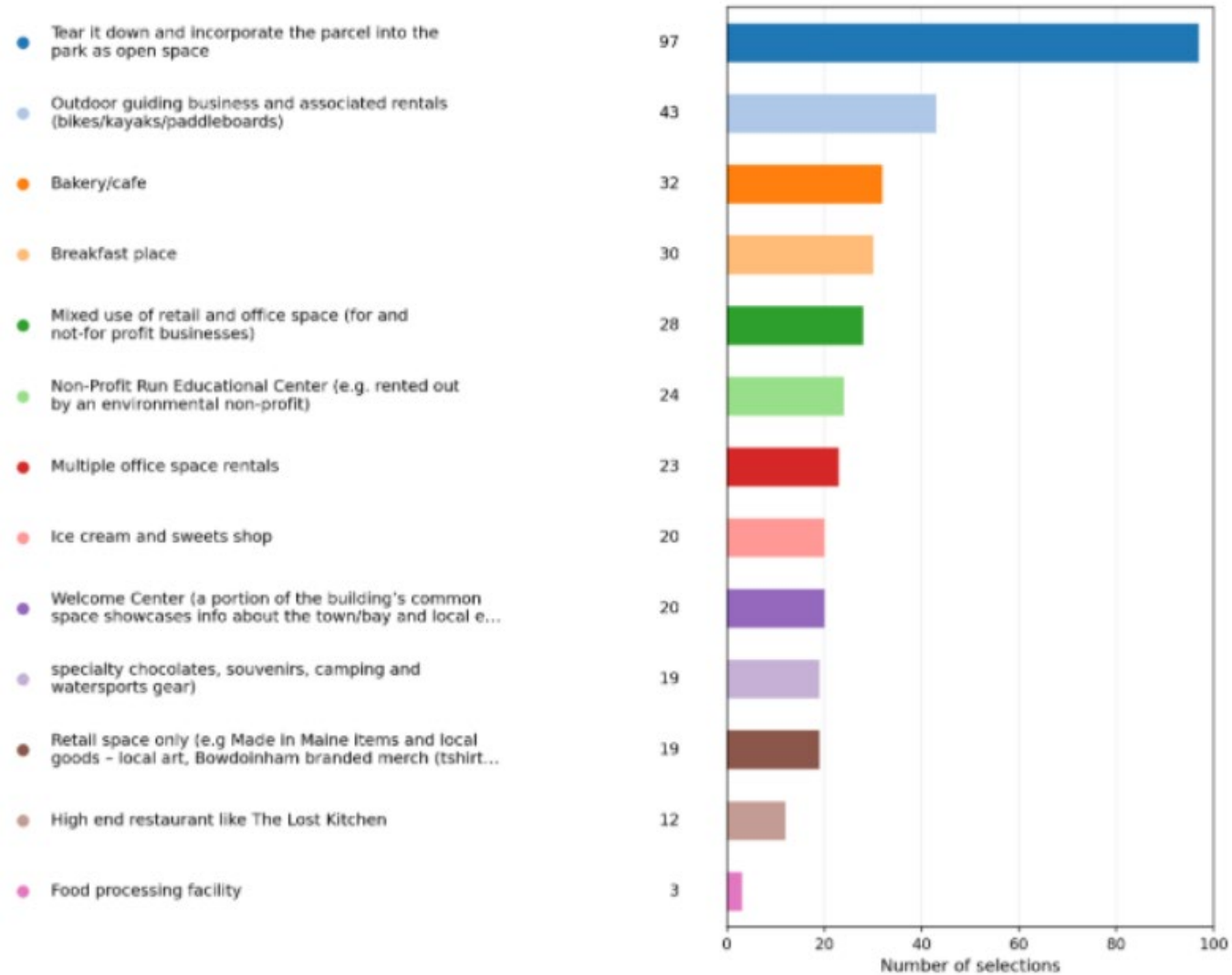
No (40.7%)

Yes (34.7%)

No response (24.6%)

PUBLIC SURVEY RESULTS

Below, are a few prospective uses of the building. We understand that this list is not exhaustive of all possibilities and that the building may support multiple uses simultaneously. Please check any you would support and add any additional uses you can think of below. If the community is in favor of keeping this building rentable, this information will be helpful in marketing to prospective renters.



NOTE: Multiple selections allowed. Total submissions: 167; responded to Q4: 142; no response: 25.

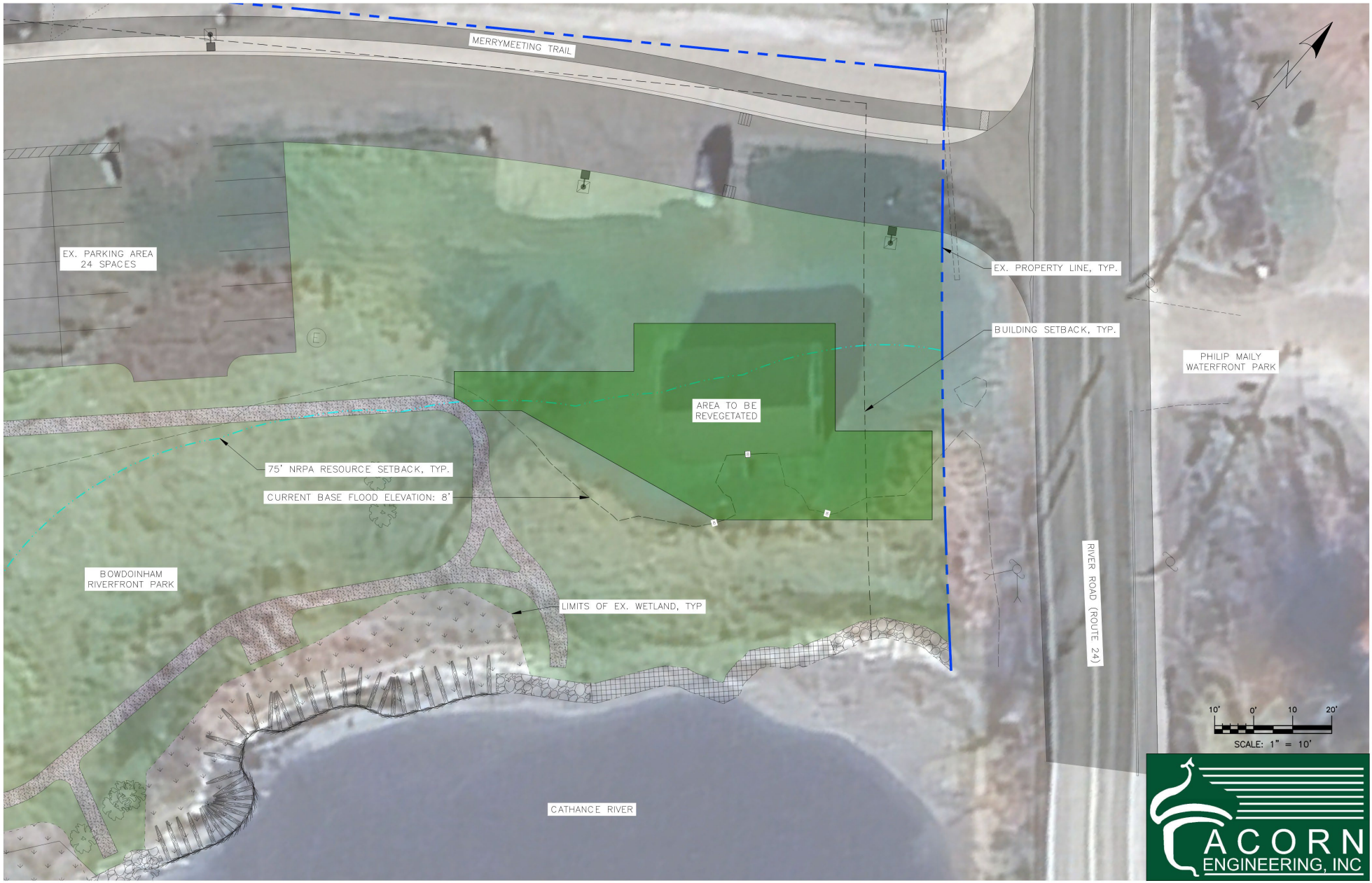
EXISTING CONDITIONS



EXISTING CONDITIONS



DEMOLITION AND CONVERT TO PARK LAND



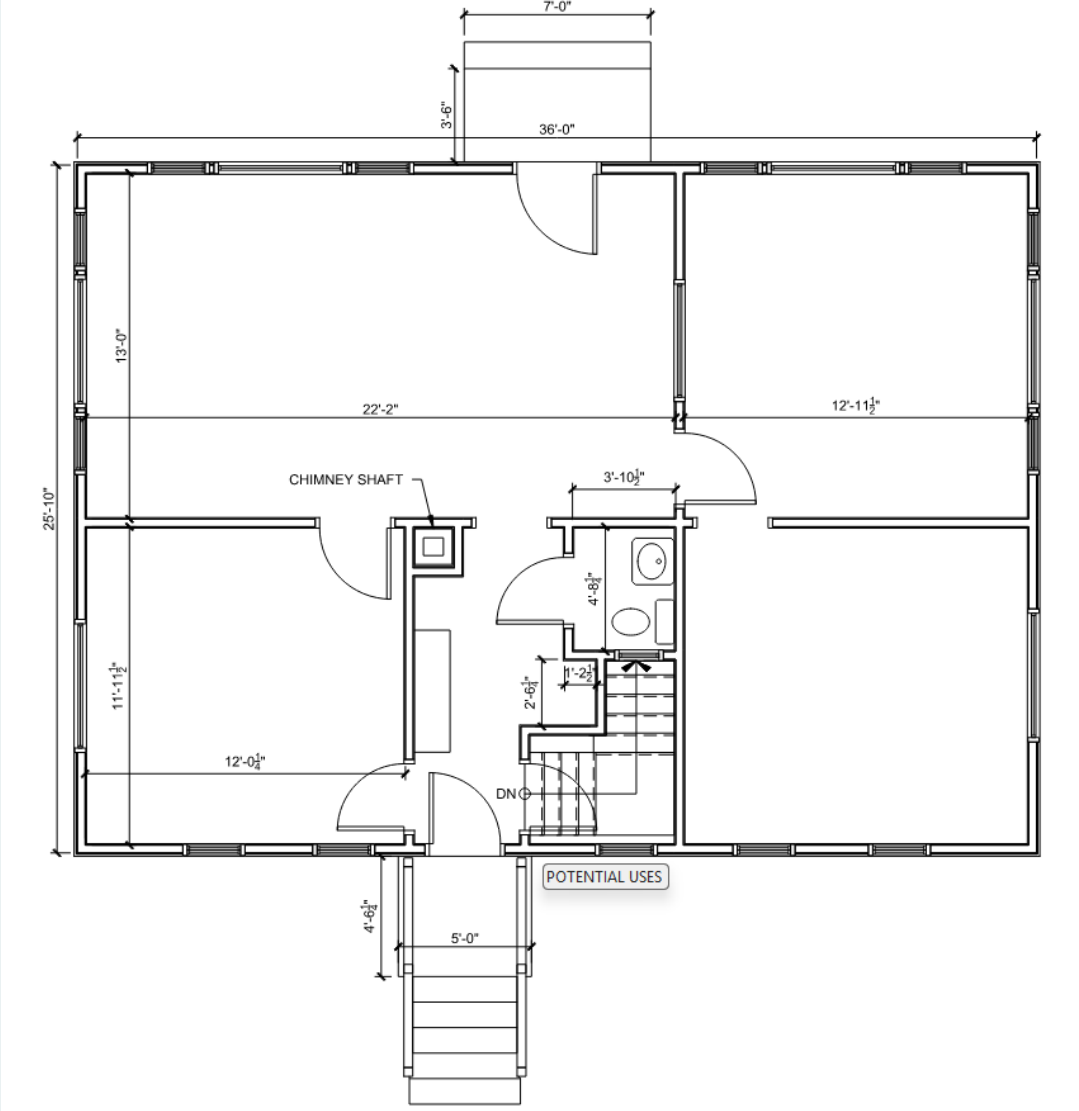
EXISTING BUILDING REHAB



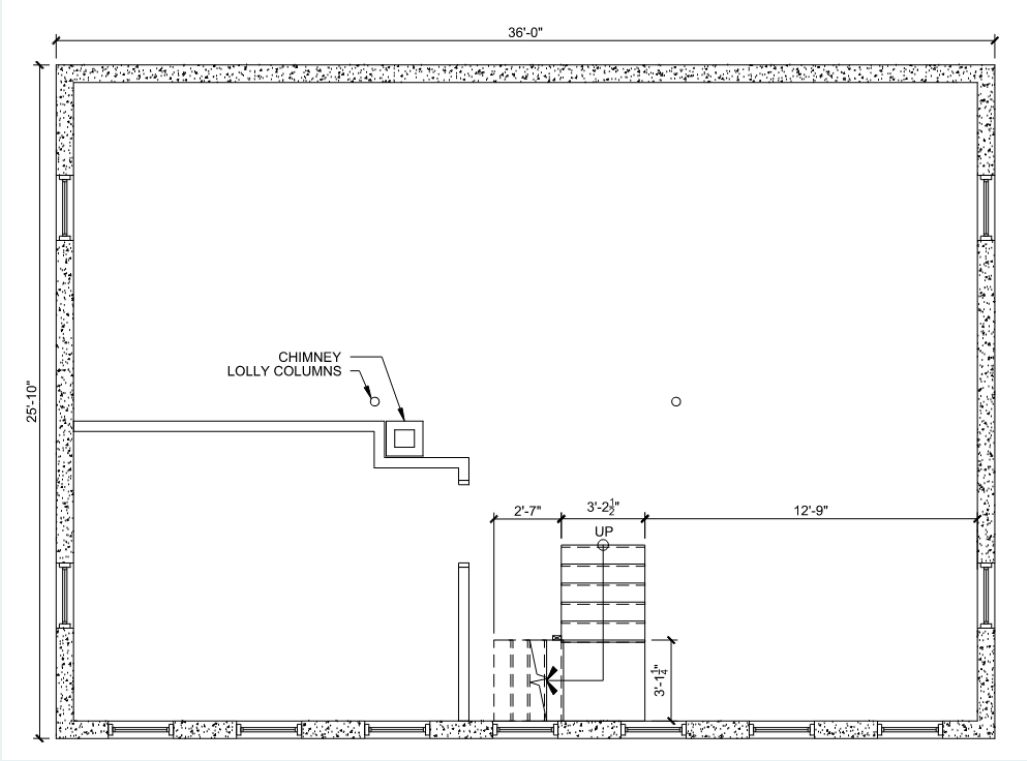
NEW CONSTRUCTION



EXISTING BUILDING FLOOR PLANS



First Floor



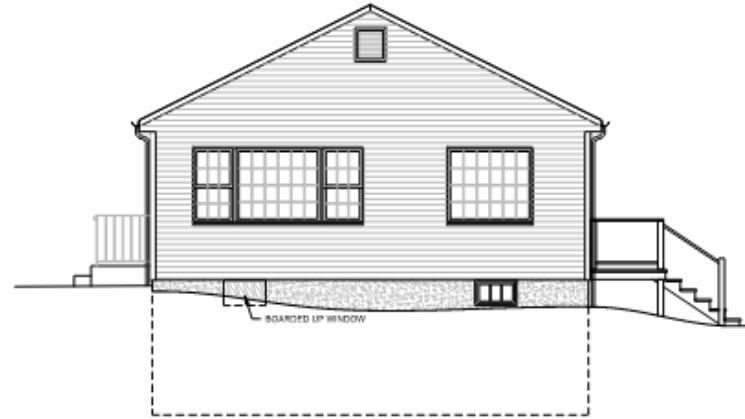
Basement

Existing building environmental sampling found moderate levels of mold growth in basement and 1st floor tiles consisting of asbestos

EXISTING BUILDING ELEVATIONS



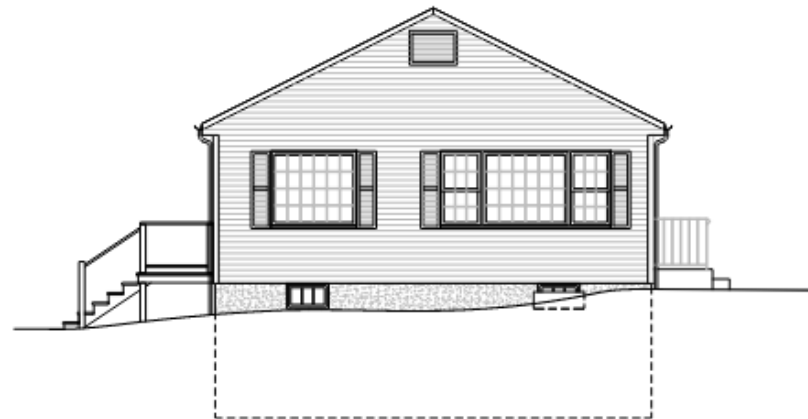
4 EXISTING NORTH ELEVATION
10-112



3 EXISTING WEST ELEVATION
10-112

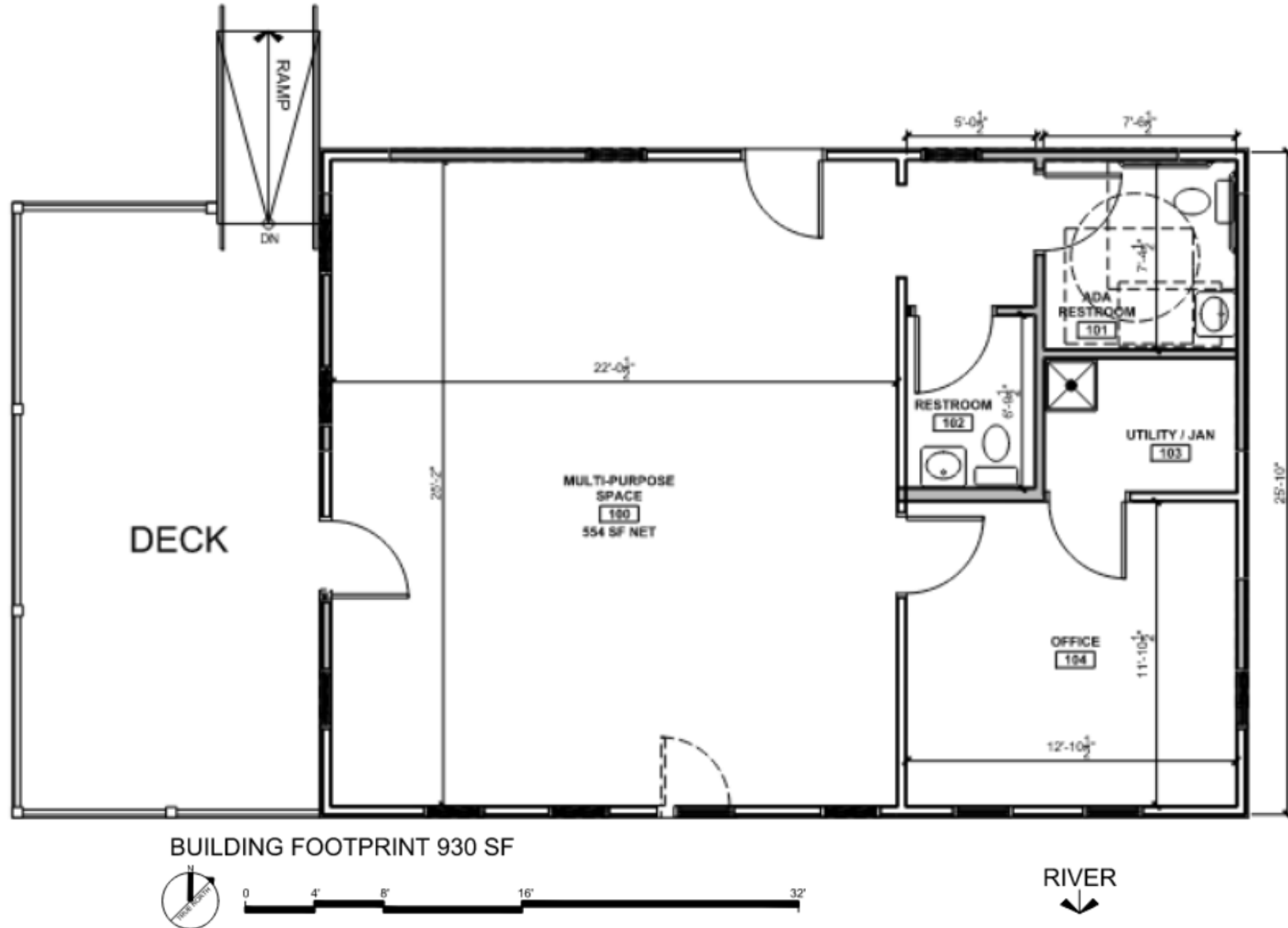


2 EXISTING SOUTH ELEVATION
10-112



1 EXISTING EAST ELEVATION
10-112

RENOVATED BUILDING FLOOR PLAN



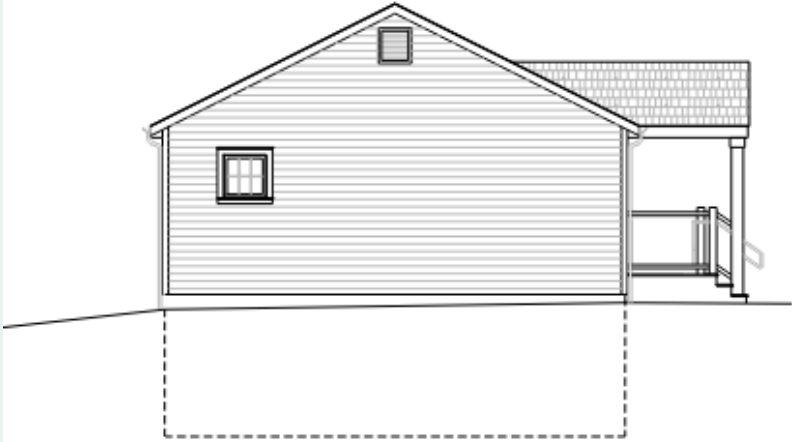
RENOVATED BUILDING ELEVATIONS



4 EAST ELEVATION



3 NORTH ELEVATION

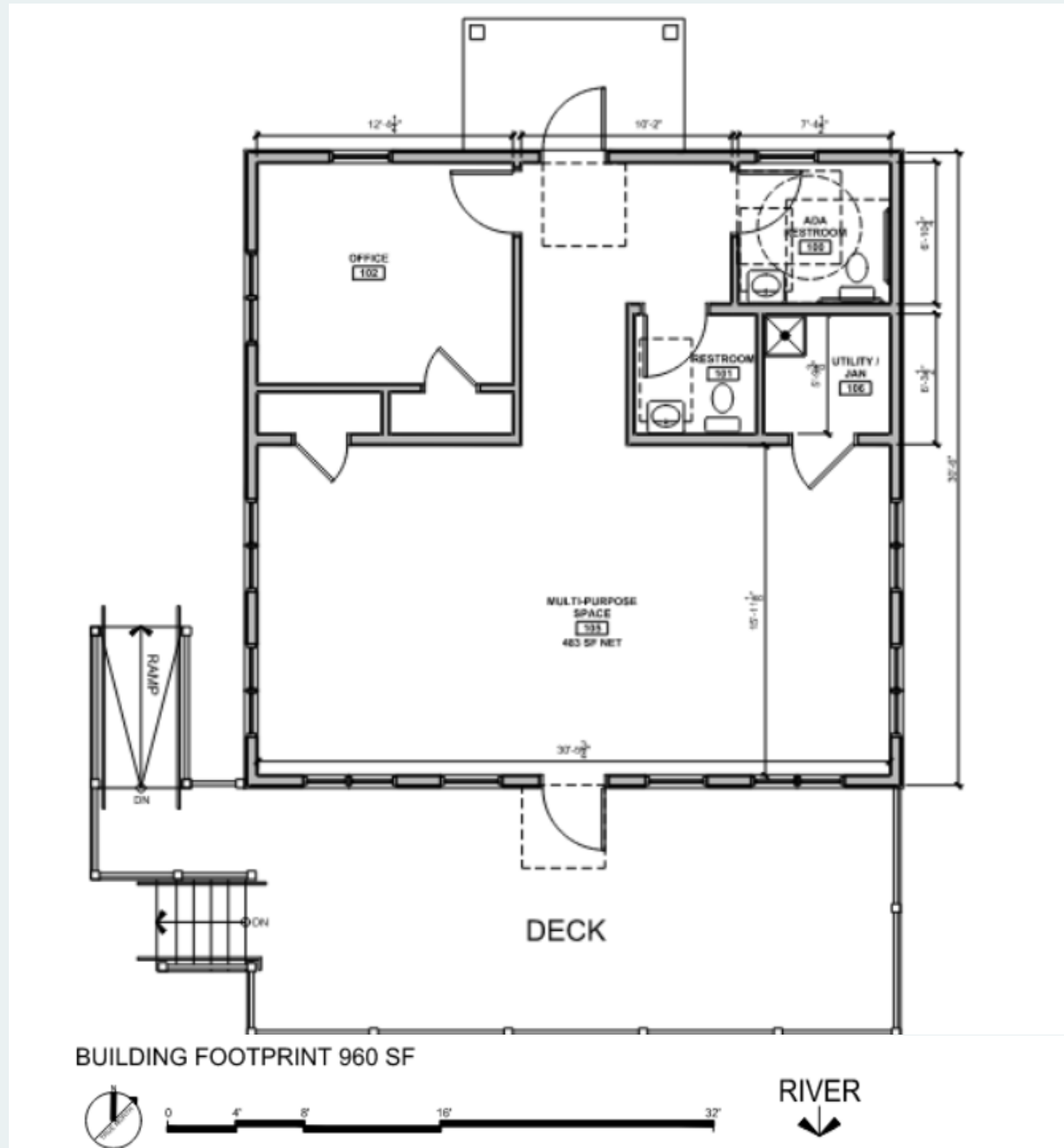


2 WEST ELEVATION



1 SOUTH ELEVATION

NEW CONSTRUCTION FLOOR PLANS



NEW CONSTRUCTION BUILDING ELEVATIONS



4 WEST ELEVATION
18'x12'



3 SOUTH ELEVATION
18'x12'



2 EAST ELEVATION
18'x12'



1 NORTH ELEVATION
18'x12'

POTENTIAL OPTION 1: DO NOTHING

- Annual rental income: \$7,200
- Annual maintenance cost: $-\$1,784 = (\$300/\text{year pump septic} + \$400/\text{year water} + \text{budget } \$600 \text{ for general maintenance/year} + \$484 \text{ insurance})$
- Net to town: \$5,416/year

- Pros: No change for existing tenant
- Cons: Kicks can down road

POTENTIAL OPTION 2: DEMOLITION / CONVERT TO PARK

- Cost Estimate: \$125,000 - \$150,000 paid by General Fund (your tax dollars)
- Annual income: \$0
- Net to town: \$ -5,416 annual revenue; -\$125-150k demo cost

- Pros: No future maintenance
- Cons: Loss of revenue, location not grandfathered with shoreland zone, costs taxpayers \$ paid for by General Fund

POTENTIAL OPTION 3: REHAB OF EXISTING BUILDING

- Cost Estimate: \$625,000 - \$675,000 – paid for by TIF (NOT General Fund)
- Annual Revenue: \$24,000 revenue annually (\$2,000+/mo)
- Annual maintenance costs: \$1,484 (no septic pumping)
- Net to town: \$22,516/year

- Pros: Maintains revenue source for Town, not funded by General Fund, can charge more in rent for better building, proposed grading removes structure from flood plain
- Cons: Requires future maintenance*

*A portion of the rental income could be allocated to the reserve for future maintenance.

POTENTIAL OPTION 4: NEW CONSTRUCTION

- Cost Estimate: \$700,000 - \$800,000 – paid for by TIF (NOT General Fund)
 - Annual Revenue: \$24,000 revenue annually (\$2,000+/mo)
 - Annual maintenance costs: \$1,484 (no septic pumping)
 - Net to town: \$22,516/year
-
- Pros: Maintains revenue source for Town, not funded by General Fund, can charge more in rent for better building, locates new structure outside of flood plain
 - Cons: Requires future maintenance*
- *A portion of the rental income could be allocated to the reserve for future maintenance.

POTENTIAL OPTION 5: REPURPOSE AS A TOWN FACILITY

- Cost Estimate: \$625,000 - \$800,000 – paid for by General Fund (your tax dollars)
 - Annual income: \$0
 - Annual maintenance costs: \$ Heat, electricity, telephone/internet
 - Net to town: -\$ maintenance costs
-
- Pros: More office space, community space, maintain a presence at the waterfront
 - Cons: Funded by General Fund, loss of revenue

NEXT STEPS

- This report and presentation concludes the scope of work for the BRIC grant which was to evaluate the building conditions and provide cost estimates for mitigating hazards.
- There is no timeline to implement any changes.
- Any further inquiry about the building would occur at the Selectboard level under a few circumstance:
 - If a catastrophic failure at the building occurred that would need considerable investment;
 - There is a change to the lease; or
 - Other funding sources become available that the Selectboard would like to pursue.

PUBLIC COMMENT



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Thank
you