

Where Honesty and Integrity Still Exist



KEITH TREMBLEY Builder, Inc.



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Restoration & Remodeling

March 2007

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Parkside Children's Learning Center renovations completed in 10 weeks

On Thursday, January 18, a ribbon-cutting ceremony marked the official opening of the Parkside Children's Learning Center, a professional day care center located in the Maine Business Enterprise Park in Bangor.

The mayor of Bangor, Richard Greene, was there, and so were close to 100 other people, including the owners, Liz and Paul Leonard of Brewer, and Bangor's economic development director, Rod McKay.

The opening was big news for the Bangor area. The Bangor Daily News ran a story and a large photo on the front page of the local news section, saying the

new day care center was "a big milestone, not only for [Liz Leonard], but for the city of Bangor."

The story highlighted the need for child-care services in Bangor, and the fact that the center is located in a former Dow Air Force Base building that had served for some 30 years as the Chancellor's office for the University of Maine System.

The ceremony capped 10 of the busiest and most
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Mayor Greene and Liz Leonard help Garrett cut the ribbon.



Visitors of all ages attended the ribbon-cutting ceremony.

Owner's Corner: Helping others

This issue of the Keith Trembley Builder newsletter is about twice as big as usual, and it is devoted entirely to one job—the Parkside Children's Learning Center renovation project in Bangor, which was completed in January. We are extremely happy to add the owners, Paul and Liz Leonard, to our long list of satisfied customers.

As estimator Gary Proulx points out, this type of remodeling and renovation project is what we do best. Our extensive experience allows us to identify potential problems that need to be fixed and helps us ensure that projects are completed on schedule and within budget. With this particular project, we were able to draw on the resources of our Paul Davis Restoration division to remove 800-1,200 gallons of water from the building in a matter of days, rather than weeks. Without those resources, work on interior renovations would have been delayed by at least two weeks while the building dried out, and the on-time completion of the project would have been jeopardized.

As always, we are committed to quality and customer satisfaction. Our customers expect us to provide high quality workmanship and to complete their projects on time and within budget. We think that's a reasonable expectation. We did it for the Leonards, and we'll do it for you.

Sincerely,
Keith Trembley



Keith Trembley
Owner

Our Values

Below is a list of values that our company as a whole supports and exercises each and every day:

Commitment
Honesty
Initiative
Integrity
Respect
Empathy
Dependability

Our Customer Pledge

You are entitled to be treated with friendliness, honesty, courtesy, and respect. You will receive full value for your money and a good buy at a fair price. You are entitled to prompt, courteous, and knowledgeable answers to your questions. We strive to treat you exactly as we want to be treated when we are someone else's customers. We will work hard to assure that you are proud of your investment in your home, and that your satisfaction is our main concern

Our Customers respond

Eric Mehnert, Orono: "Rich, Elizabeth and Mike were very hard working and respectful. They really tried to work with our family schedule which was appreciated. I thought they did a thorough job and would recommend them to anyone."

Homeowner, Brewer: "As always we had an excellent experience with this project. We have always been completely satisfied with the work done by Keith Trembley Builder and this project didn't disappoint us. The crew was very professional and Gary kept us up to speed on all aspects of the project."

Regina Foley, Portland: "I was very pleased with the prompt and courteous service."

Realty Resources Management, Bangor: "Thank you for the quality expedient service that you provided."

Wayne Marshall, Greenfield: "Everything came out great. I was very happy with the results."

Vicki Theisen, Old Town: "They were very professional. They were there when they said they would be. The were very clean. I was very happy. I would use them again."

Jen Baker, Hampden: "They were absolutely amazing. I couldn't have asked for anything better. They responded very quickly."

Dan Muth, Bangor: "It was quality work. There was good overseeing and followup."

Norman Hesselstine, Milford: "The work was really good. The scheduling was quite bad. The job should have taken about 3-4 weeks and it actually took 3-4 months. The windows and cabinets had to be reordered. Moe was good about explaining things to me. The workmanship was excellent."

KTB completes Parkside Children's Learning Center renovations in 10 weeks



Mayor Greene speaks before the ribbon-cutting ceremony.

(Continued from page 1)

hectic weeks ever for Keith Trembley Builder, Inc., which renovated the 10,000 sq. ft. facility for the Leonards.

Gary Proulx, estimator for Keith Trembley Builder, said the project was one of the most challenging the company has ever taken on because of the extremely tight timeline and budgetary constraints.

He said a project of that size and complexity normally takes four to five months, but Keith Trembley Builder completed it in only 10 weeks.

"This type of remodeling and renovation project is what we do best," said Gary. "We didn't get the project until November 5th, and we turned it over to the owners on January 12th, complete."

He said the project was something that the average builder or remodeling firm would not have been able to handle—at least not within that timeline.

"Because of our extensive experience in remodeling and renovation, we could quickly see all the red flags that

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The Bangor Daily News ran the story on the front page of the local news section.



The Sequoia Room, 18 to 24 months.



Bangor Mayor Richard Greene and Economic Development Director Rod McKay with the owners of Parkside Creative Learning Center, Paul and Liz Leonard.

Parkside Children's Learning Center

(Continued from preceding page) needed to be addressed immediately—things that should have been taken care of months before," Gary said. "We were able to tell the owner that you really have to have this, this, and this immediately if you're going to open in January."

Owner Paul Leonard said he was

very pleased with Keith Trembley Builder's performance on the project.

"They were very professional throughout, and they did an excellent job of keeping the project on schedule and within budget," he said.

"Gary was very polite but very aggressive in telling us what we needed to do to stay on our timeline, and he made sure that every phase of the project was completed in an extremely high-quality manner."

Gary noted that a



Parkside Creative Learning Center, 107 Maine Avenue

lot of code requirements had to be met, because of the building's size and because it would be housing almost 140 children plus teachers and staff members.

"There were a million things that had to happen," he said. "It's not like remodeling a house, where there's a certain amount of leeway. It's a daycare facility, with city, state, and federal guidelines that had to be met."

In addition, all of the life safety codes had to be met, because the size of the project exceeded 10,000 square feet.

Richard Greene, Mayor of Bangor:

"I've been very closely involved with this project, starting as a city councilor, and now as mayor. It's a wonderful re-use for the building, which has a little over 10,000 square feet.

"The building was originally built as part of Dow Air Force Base, and for about 30 years, it was the University of Maine System Chancellor's office, which has moved to downtown Bangor. Now it's the Children's Learning Center. I'm very excited. It's great for the business park, and it's a wonderful new modern facility for our children."



Richard Greene



The Olympic Room, Pre-K.



ue, Bangor.

Gary said the KTB crews hit the ground running.

"It was very, very challenging because the budget was limited to a fixed amount, and we needed to do everything now," he said.

As with any old building, there were more things wrong with it than anyone anticipated.

"We had to make many changes on the fly to make sure we stayed within budget and met the deadlines," Gary said. "Our crews put forth a tremendous amount of

effort, and we ended up meeting the schedule."

One of the critical scheduling issues was how to get enough moisture out of the building so the interior work, such as laying the floor, could be completed on time. That problem was compounded by extremely wet weather in November, which kept the humidity inside the building too high for efficient drying (and also put the roofing

work two weeks behind schedule).

Gary pointed out that a lot of water had to be removed from inside the building.

He said 1,200 gallons of water had been used to mix the Gyp-Crete—a three-quarter-inch concrete formulation that was poured throughout the building to serve as a flooring

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The Glacier Room, Infants.



Lead Carpenter Steve Spruce and KTB Estimator Gary Proulx.

Rod McKay, Director of Economic Development, City of Bangor:

"The city ended up with ownership of the property through an exchange with the University of Maine System. The Chancellor's Office was located here, and we were encouraging the Chancellor to move his office downtown into vacant space that city owned over the old W. T. Grant store.

"We did an exchange—the city ended up owning the University of Maine System buildings [in the Maine Business Enterprise Park] and some land behind the park. In exchange, the city financed the University's renovation of the space downtown.

"The city had been working with Liz and Paul for some time. Initially, they were interested in building a new facility, but when this building became available, they looked at it and thought it would be readily adaptable for day-care use. For the past couple of years, we had been working with day-care groups in the Bangor area trying to establish a day care facility in our Maine Business Enterprise Park, as a service for employers and employees in the park and elsewhere on development sites at the airport. We knew we could attract more businesses and get more business interested in developing in the park if we were able to provide day care services for their employees.

"It's a wonderful facility, it looks great. I think it's going to be a good asset for the region, and both employers and employees in the Maine Business Enterprise Park are going to really appreciate having it here."



Rod McKay

Parkside CLC renovations

(Continued from preceding page)

underlayment. Another 50 gallons of water was used to make 10 pails of mud for drywalling, along with 400 gallons of water-based interior paint.

Recognizing the urgency of the drying problem, Gary brought in 10 large dehumidification units and a number of heavy duty air movers from Keith Trembley Builder's Paul Davis Restoration Division, which specializes in restoration of fire-damaged buildings. A

large part of that work involves drying out buildings that have been water-damaged because of fire.

"We needed to extract at least 800 to 1,200 gallons of water before we could go to our next phase," Gary said. "We did the calculations. We knew that the units would remove 128 pints (16



Keith Trembley Builder brought in 10 giant dehumidifiers from the company's Paul Davis Restoration Division to remove 800-1,200 gallons of water from the building, most of which came from the Gyp-Crete floor underlayment.



Fire door in the Yosemite Room.

Jennifer Siter, project manager for Plymouth Engineering

on how she was able to get the project through the fire marshal's office in only 10 days:

"As luck would have it, I had already set up an appointment with the fire marshal's office for another job, and they were gracious enough to allow me to bring this project at the same time, so we had an initial review that first day. I worked a lot of hours getting the drawings done, and Gary [Gary Proulx of Keith Trembley Builder] was great getting me the information I needed.

"The primary concern of fire marshal is to make sure that the building itself meets code, so in the event of an emergency, everybody can get out safely. That's first and foremost with them, and that's what we did.

"The building required major renovations. It was originally built to code, but the codes are now a lot different than they were back then. Because the new use is a day care facility, we had to follow the strictest codes. The Leonards went above and beyond what was required—for example, they installed new fire doors, when they could have installed egress windows [at considerably less cost]. They opted for the doors, because it's easier to get the kids out quicker.

"Keith Trembley Builder did a great job of responding to what had to be done. They usually called me back within an hour if I had any questions. The fact that we worked so well together enabled us to get it done as quick as we did."



Last-minute rework on a lock set.

gallons) of water per day in an ideal test situation with the temperature of 90 degrees. Then we recalculated and figured that the best we could hope for would be 80-100 pints per day per machine at 80 degrees. That meant that if everything worked right, the 10 machines would be able to remove 80 to 100 gallons per day. Then we lost power, which meant we lost an entire day, because the dehumidifiers won't remove water if there's no heat. We also lost part of a day when someone turned the heat down to 65 degrees. Instead of



Grand Teton Room, Infants.

getting 80 to 100 gallons that day, we got only 40. Finally, we convinced everyone that the heat and the dehumidifiers had to be going 24/7, and we were able to get back on schedule."

Gary said an unexpected complication arose related to the Americans with Disabilities Act (ADA), which requires that bathrooms be equipped to accommodate adults in wheelchairs.

"We had to go back to the fire marshal

several times to get him to realize that you can't build the bathrooms in a children's day care center to adult ADA code specifications," Gary said. "ADA says the flush toilet has to be 19" high, which is chest high to a little kid. Similarly, the lavatory has to be 32" or 33" high, which is the
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The Yosemite Room, Preschool.

**Jeff Plourde, Banker,
Commercial Lending Group,
TD Banknorth, Bangor**

on putting together the financing package for Paul and Liz to make their dream happen.

"Anytime a commercial lender does a startup, it can be difficult, because there's no historical numbers to hang your hat on. We have to rely pretty heavily on projections, and on the quality of our borrowers—in this case, Paul and Liz. Her persistence, and her desire to make this dream a reality, went a long way with us being able to put the financing package together.

"Working with Gary Proulx of Keith Trembley Builder has been very, very easy. He had very short notice to put this project together and make it happen—from demolition to what you see here today. The professionalism he displayed, and the ease of working with him on construction budgeting and construction payouts was a breath of fresh air. There are too many things that can go wrong on a project like this, and to know that your contractor is not one of them—that was refreshing."

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Keith Trembley Builder, Inc. has been in business for over 25 years. We provide services all over Maine for all of your building, remodeling, and restoration needs.

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Parkside Children's Learning Center

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top of a little kid's head. Kids need to wash their hands after they go to the bathroom. What are they supposed to do? Bring a chair?"

The problem, Gary said, is that the state regulations don't provide an exception for facilities used primarily by children.

In the end, a compromise was reached in which two of the eight bathrooms in the facility—one for men and one for women—are ADA-compliant for adults. The other six bathrooms meet ADA specifications for space, but the fixtures are



Right: Yellow-stone Room, Junior Preschool

suitable for children.

"The people in the fire marshal's office were very good to work with,

but with the time constraints we were under, a lot of communication had to take place," Gary said.

Fran Durekas, consultant, Children's Creative Learning Centers, Sunnyvale, CA

Ms. Durekas worked with Liz on the building floor plan, design materials, finishes, fixtures, budget, programming age-grouping, philosophy, and curriculum.

"This is more of a family center than the traditional mom-and-pop day care center. The focus is on the child and the family. It's a higher quality program that uses the Children's Creative Learning Center's Guided Discovery Curriculum. It provides age-appropriate activities for each age level and reflects these criteria set by the NAEYC (National Association for the Education of Young Children) accreditation process.

"Every classroom is child-centered and is focused on

the development of the child. The programs are developmentally based, so a child doesn't automatically move from one room to another just because they're a year older.

"In all of the rooms, there are no playpens, no high chairs, and no swings. We want to focus on the children and allow them to make choices. We really work on self-esteem building, providing the children with opportunities to explore and to learn through play."