

**Town of Auburn
Town Storage Building Advisory Committee
August 14, 2017**

Committee Members Present: James Headd, Richard Eaton and Dale Phillips, Selectmen; Carrie Rouleau-Cote, Building Inspector; Det. Sergeant Charles Chabot, David Nye, Parks & Recreation Commission; Thomas Lacroix and Alan Villeneuve.

Also Present: Town Administrator William Herman

Mr. Headd called the meeting to order at 7:02 PM.

Preliminary Review of Initial Proposal for Building Code Compliance:

As agreed at the July 12th meeting, Mrs. Rouleau-Cote worked from the design presented by Mr. Eaton last month to determine the building code standards that would need to be met for the space as proposed. She focused on 5B construction standards for a non-sprinkled building. She indicated some adjustment would be required to meet the codes, and she also said her review did not involve the Fire Inspector, so items such as fire alarms, pull stations and emergency alarms have not been addressed. Mrs. Rouleau-Cote indicated the vertical lift that had initially been proposed would not meet the building code standards for the intended use of the building.

General Discussion:

Mrs. Phillips indicated it seems the Police Department has been forthcoming with what their space needs and interests are, specifically citing storage for large evidence items, storage for the motorcycle, radar trailer, ATV, bicycles, etc., records storage, storage space for tires and vehicle parts, and the ability to house multiple cruisers.

At the same time, she felt the Parks & Recreation Commission has not provided specifics for their space needs. She also felt that long-term, the Parks & Recreation should be located at Wayne Eddows field where she felt the majority of their activity is, and not in the center of town. She asked Mr. Villeneuve if the School District owned the current portable classrooms, and he indicated they did. Mrs. Phillips felt there was room for a portable at the Eddows Field that could be converted to use for Parks & Recreation if it were placed on a slab and was converted to include an overhead door.

Mrs. Rouleau-Cote felt the Committee should arrive at a consensus as to what they felt the size of a potential building should be based on the identified needs. Noting time will grow short in terms of potentially proposing something for the next budget cycle, she felt the Committee needs to reach some base conclusions in order to move forward.

Mr. Lacroix indicated he was a process guy and felt for this effort, the identifying of the need would be in the Capital Improvement Plan, and then you move on addressing the

needs that have been identified. He felt only the Police Department has done that and, as a result, the ship has sailed on other potential uses such as Parks & Recreation. Taking a step back, he felt the committee lacks a task and a purpose for the project. As a result, he felt there was only one problem to solve and it is to address the space needs of the Police Department.

Mrs. Rouleau-Cote agreed the Town needs to identify the need for space. Based on what she has heard, she felt the initial building proposed at 36' x 72' is kind of extreme in terms of size. She reiterated her sense the committee should have an open dialogue on what space is truly needed and work from there. Based on what she has seen so far, she felt the scope proposed is a little larger than what the Town needs.

Sergeant Chabot wondered if the project be coat-tailed with a school building project as the case was last year, or if perhaps the storage building should be proposed in a different year? In terms of potential size of the building, he provided an outline of the square footage space Lt. Pelton and he developed based on various temporary storage spaces they currently use, in addition to new space they felt was needed. The total square footage came to 2,179 sf and included:

- 1,140 sf: three cars across, three cars deep with each having the driver's door open (30x38)
- 360 sf: current Sally port space (18 x 20)
- 216 sf: large evidence storage as recommend by MRI (18x12)
- 160 sf: Current Metal Storage Container for records (8x20)
- 160 sf: Current metal storage container for tires and vehicle items (8x20)
- 63 sf: Elevator shaft dimensions for current file storage (8.8 x 6.6 deep x12 high)
- 80 sf: woman's locker room (10x8)

David Nye joined the meeting at 7:28 PM.

Mr. Eaton indicated he has been thinking about this project for more than a year, and felt the Town needed to not only plan for today's needs, but future needs as well. He noted his proposed 36 x 72 building provided a total of 1,400 square feet of space for the police department, where they have indicated 2,179 square feet would be desired. He felt it was less expensive to build a two-story building versus a single story building. Using steel beams to support the second floor will allow for an open span and space on the first floor of the building, which would be desired. He acknowledged the Town's needs may change over time. The Parks & Recreation had some space needs now, but that over time may be located at Eddows Field. But it was possible the Town might have a Parks & Recreation Department requiring an office. Or a Public Works Department to oversee town buildings, cemeteries, property maintenance and the like, and they would need space. He felt the space built today could be modified in the future to address needs then. He indicated if the heavy lift he had anticipated isn't possible to meet building codes, then they would have to go with a Lula, which would blow the cost of the project. Mr. Eaton did not believe a full size basement under a single story building would work due to the existing nature of the property and a

detention system in that area. He indicated the rough plan for a 36 x 72 building was done with the intention of blending in with the Safety Complex and to make it fit the area and the property. He stressed individuals shouldn't think of this as just a storage building, but we should look bigger than that. He also felt we should not be going off site to other locations with things, but view this as a municipal complex on this property.

When asked, Mr. Eaton indicated that he had not completed a cost estimate, but was currently close to \$289,000 with the inclusion of a heavy lift. He indicated if the lift was not possible and an elevator or Lula was required, it would add an additional \$45,000 to the project for the equipment and enhanced electrical work. The cost estimate did not yet address expenses such as site work, septic tank, retaining wall and paving.

Mr. Nye indicated a good part of Parks and Recreation attention is paid to the Eddows Recreational Fields property, but their work is spread all over town at multiple parks and properties. He indicated they currently have materials, tools and equipment stored in four different locations including a self-storage unit and three private properties. The Committee members asked Mr. Nye if he could put together a list of square footage needs for Parks & Recreation similar to what Sergeant Chabot provided in order for the committee to identify needs. He indicated he felt the current needs would be about 750 square feet, but he would more formally itemize their needs as requested. He was not comfortable trying to address what the future needs might be for Parks & Recreation.

Mr. Lacroix felt in order for the Committee to justify price, esthetics and future planning, a proposal would need to be finalized and a Request for Proposal be issued in order to determine a "real" price and know what might be possible. He felt that process would enable the Committee to finally determine the size and price of the project.

Mr. Villeneuve indicated he had thought the committee was going to work from the group up and design a building based on the needs outlined by the departments. He didn't think the Committee was assembled to approve or disapprove a specific project. He tended to agree with the sentiments that an initial 36 x 72 building was larger than needed. He was thinking more along the lines of 30-feet deep (which he noted would match most trusses) and maybe 42-feet wide. He also stressed whatever the size of the building, it should be designed to add on as needed at a later date – either up or out. He agreed with the sentiments that future needs should be identified in a Capital Improvements Plan and a current effort shouldn't be defined by what ifs. Mr. Villeneuve indicated he felt the Town was in a very good financial position to address this smartly. He did not feel there is a crisis to address today, but that we should build for today's needs and little bigger, as long as the building is designed so it can be expanded when needed in the future.

Mr. Eaton stressed his belief the building should not be looked at as just a storage building, but should be viewed as a multi-use building that could be transformed to other uses in the future. He indicated it will be cheaper to building the building now versus later.

Mrs. Phillips indicated she appreciated all of the work done to date and the comments offered. She was of the opinion a smaller design for now is the best approach for the Town. She also wanted to be sure the Town worked with the School District on projects that can be jointly supported to meet all of the needs of the community.

Mr. Headd indicated he felt a one-story building for the moment is the best course of action, but agreed it had to have the ability to be expanded in the future. He felt it was key to accommodate the Town's current needs now, but to plan for the ability to expand.

Mrs. Rouleau-Cote asked if individuals would be comfortable with potentially building the proposed 36 x 72 structure, but only develop the first floor and leave as a "shell" the second floor to be completed at a later time. Several Committee members indicated they would be open to considering that potential.

Mr. Lacroix stressed the size and need for the space needs to make sense to the average resident and voter, and the Town through this committee, the Board of Selectmen and the Budget Committee will need to provide justification for whatever is ultimately proposed so that it makes sense to individuals.

In order to move forward, it was agreed the following would occur:

- Mr. Nye will formally outline the current space needs for the Parks & Recreation Commission.
- Mr. Eaton will continue to work on cost estimates for the potential project, but focusing on completing only the first floor for now and leaving the second floor as a shell for completion later.

Minutes

July 12th, 2017 Public Meeting

Mrs. Phillips moved to approve the minutes of the July 12th, 2017 public meeting. Mr. Eaton seconded the motion; all were in favor, the motion passed unanimously.

Next Meeting:

The next meeting was scheduled for Wednesday, August 23rd at 7:00 PM at the Town Hall.

Adjourn:

Mr. Headd thanked the participants and adjourned the meeting at 8:16 PM.