

**Town of Auburn
Town Storage Building Advisory Committee
November 7, 2017**

Committee Members Present: James Headd, Richard Eaton and Dale Phillips, Selectmen; Alan Villeneuve, David Nye, Parks & Recreation Commission; and Det. Sergeant Charles Chabot.

Also Present: Town Administrator William Herman

Mr. Headd called the meeting to order at 7:05 PM.

Review of Plans for One-Story Building Layout:

Based on the Committee's determination at the October 17th meeting the proposed structure should be a single-story storage building / garage, revised plans were developed through Alternative Designs, Inc., of the structure. Mr. Eaton indicated he has worked with both the Building Inspector and the architect for the re-design of the plan and an understanding of applicable codes and standards.

The Committee reviewed a report from Building Inspector Carrie Rouleau-Cote that indicated:

- The building will be classified as a 1 story building with proposed 14' high ceiling.
 - No mezzanines are proposed.
- Design includes two egress doorways from each "tenant" side which meets maximum travel distance.
- Occupancy will be classified as S-1 (storage, moderate hazard 2009 IBC)
 - This allows storage of tires, etc
- No separation of building is required as total square footage is under the allowable area requirement for fire separation. Interior partitions do not need to meet "fire barrier" or "fire wall" standards.
- Current septic for the safety complex is designed to treat up to 1680 gallons per day. (calculations were based # of employees x gpd). A plan will need to be submitted to NH DES for the new tank, pump chamber and pressure line to existing leach field. Design should verify compliance with current system loading capabilities.
- Building will be equipped with fire alarm system (detection, pull stations) emergency lighting etc. per adopted State of NH Fire Code.
- Details of placement on site have not been presented. I have provided a copy of the existing site plan with depiction of 36' x 72' building for discussion.

A brief discussion was held about pricing the alarm system needs for the structure. Sergeant Chabot indicated Pelmac serves the Safety Complex, and Mr. Herman indicated they also serve the Town Hall. Mr. Eaton will consult Pelmac for pricing.

The Committee reviewed an estimated scope of work and related fees from Stantec Consulting for civil design work and permitting that proposed storage building would require. The proposal included:

- Civil Site Plan Design & Specifications - \$4,750
- Amended Septic Plan and supporting calculations - \$2,250
- Project management, QC and Meetings - \$1,250
- Project Expenses - \$2,200

Total not to exceed cost for noted design and permitting efforts is \$10,450.

Mr. Eaton indicated the plan is for a pretty basic 36' x 72' wood frame construction building with four walls, five garage doors, four doors, minimal windows but transoms above the doors to let in natural light, a truss roof with 14-foot ceiling height, two handicapped bathrooms, two slop sinks, hot water system and heat.

The likely heating system to be included is not a modine system, but an infrared system that would be fueled by propane. He felt the plan should be to make the building as energy efficient as possible.

Mr. Eaton indicated if the Committee was in agreement with the project concept, the next step would be to develop the project costs based on this conceptual plan. He indicated he would work with Alternative Design for the plans for the structural part of the project; a roofing specialist for the truss system costs; plumbing supplier for plumbing and bathroom costs; and a heating contractor for the overhead heating.

Mrs. Phillips indicated she felt the plan is now as simple as we can make it and it was time to focus on the project costs. Mr. Nye felt they have cut back as much as possible and things are down to what is minimally required. Sergeant Chabot and Mr. Headd both indicated they agreed and felt it was a good design.

Mr. Eaton asked if there should be consideration given to provide at least for minimal needs for shelving to make the building functional before wrapping up the project costs. Mr. Nye indicated Parks & Recreation would likely build their own shelving as needed and would not require funding to accomplish that effort.

Mr. Headd asked if it was the consensus of the Committee that they move forward with the revised plan for the development of a project cost. There was unanimous consensus to moving forward with the revised plan.

Meeting Minutes:

Dale Phillips moved to accept the minutes of the October 17th meeting as printed. Seconded by Richard Eaton. A vote was taken, all were in favor, the motion carried unanimously.

Next Meeting:

The next meeting was scheduled for Tuesday, December 5th at 7:00 PM at the Town Hall.

Adjourn:

Jim Headd moved to adjourn the meeting at 7:29 PM. Seconded by Dale Phillips. A vote was taken, all were in favor, the motion carried unanimously.

The meeting adjourned at 7:29 PM.