

**Town of Auburn
Town Storage Building Advisory Committee
August 23, 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; and Alan Villeneuve.

Also Present: Town Administrator William Herman

Mr. Headd called the meeting to order at 7:00 PM.

Review of Space Needs for Parks & Recreation:

As requested at the August 14th meeting, Mr. Nye developed a thorough listing of equipment and materials Parks and Recreation has to store, and estimated 1,000 square feet of space was needed (approximately 28' x 36'). He also noted the current storage space being used included two rented storage units at Castlerock Self Storage (one 10' x 10' and one 10' x 15') and Dave Nye's barn, Margie McEvoy's barn and garage, and Mike Dobmeier's basement and storage shed.

In general, Mr. Nye indicated the immediate space need was a work area capable of storing a 15' x 8' trailer, a 20' x 20' heated work area, and a bathroom.

General Discussion:

Mr. Eaton asked if a determination has been made whether a lift or elevator is needed for the second floor of a building. Mrs. Rouleau-Cote reported most communities do not allow mezzanines without an elevator. She indicated she has consulted with an Americans with Disabilities (ADA) specialist and a vertical lift as originally envisioned does not comply with ADA requirements. Mr. Eaton indicated an individual he spoke with advised him it would. Mrs. Rouleau-Cote noted Mr. Eaton had not provided any specific information about the proposed lift that she could share to secure a specific determination, she has only had general information to go on. Mr. Eaton agreed to provide the information to the Building Inspector so they can resolve the question. Mr. Villeneuve felt the Building Inspector was not trying to impede the project, but she needs the appropriate information to have an expert sign off on whether it meets regulations or not.

Mrs. Phillips expressed she wants the committee to be able to put something forward and have some confidence it might meet with the voters' approval. She felt the Committee should make a determination as to whether a full two-story building or a one story building with a full basement would be the better approach to the Town's storage needs.

Mr. Villeneuve felt that generally you shouldn't have storage planned on a second floor of a wood structure. He also felt the Parks & Recreation members in particular would not want to haul things up and down from a second floor. He indicated he had spent a little time estimating the cost of an overall 28' x 40' building, which would provide a 1,200 square foot area as a foot print for the building. He felt the full first floor would be space for the Police Department, while the full basement below would be space for the Parks & Recreation. He does not believe this excludes the potential of expansion of space around the Sally port of the current Safety Complex for a second floor for the Police Department for uses that should remain in the main building. He also looks at this type of storage building as a first step that could be expanded in the future if needed.

Mr. Villeneuve provided the Committee members with a cost estimate for a 28' x 40' building that totaled \$219,430. He said it was based on current construction square foot cost estimates for a basic building. He also noted this did not include any costs for heating or plumbing as he looked at this as a storage building. But he also noted those costs could be added in if desired. He said with this proposal, both floors were designed for vehicle storage.

Mrs. Rouleau-Cote indicated she was not sure the topography of the property would support a full basement, but this was another option to consider. She also indicated she another option could be the two-story building initially with just the first floor completed and the second floor framed in, but with no stairs, access or elevator in place until some point in the future when its use was needed.

Mr. Eaton felt the committee needs to look down the road for potential future Town departments and their space needs. He indicated the Safety Complex was an example of not thinking things through for both functional design and future space needs. He felt if they went with the full basement approach, that lower level space has no future use except for storage, thus limiting the potential function of the building. He felt the building needs to be laid out right for both current and future needs, and he also indicated he felt the Town could take on the project without a general contractor in order to save money.

Mr. Villeneuve indicated proposing a project such as this without including a general contractor would likely not get the support of the voters. He felt the project needs to include a general contractor as part of the cost of the building.

Mrs. Phillips asked if Mr. Eaton had any cost estimates for his proposed building, and whether he knew a cost of completing the first floor but only building the shell of the second floor. Mr. Eaton read through an itemization list he had to the committee members indicating the cost of a full two-story building was \$269,225 with an additional \$30,300 needed for site work for a total cost of \$299,525. He then read through an itemization list indicating the cost of only completing the first floor and leaving the second floor as a shell would be \$219,975 with an additional \$30,300 needed for site work for a total cost of \$250,275. He indicated these numbers are without contracting a

general contractor or profit in the prices, which he felt would add an additional \$50,000 to \$60,000 to the total price. Mr. Eaton indicated he would be willing to function as the general contractor for the Town at no cost. He also stressed he felt the committee should look at the whole project and try to make a multi-use building so it can support differing uses in the future.

Mr. Villeneuve indicated he thought the purpose of the Committee coming together was to develop a plan for what was needed, but they have only been focusing on a plan Mr. Eaton developed. He said he also liked to look at the needs down the road, but he does not believe in the philosophy of build it and they will come. He noted if Parks & Recreation builds space at Eddows Field and moves out in the future, the space they leave behind in this building would most likely morph into additional storage space for the Police Department. He said the Town took away a storage building, and we should be replacing it with a storage building. If designed correctly, the building would be able to be expanded in the future should future needs present themselves. He said he was not aware of any specific planning on the Town side for future Town departments.

Mr. Eaton indicated the Committee needs to decide on the approach to the style or type of building, develop plans for that structure, and shoot grades to make a firm determination about the location of the building. He again stressed he felt the Committee should look to get as much as possible in the building including heat, bathrooms, etc., and if the project gets shot down by the voters, it gets shot down.

Mrs. Rouleau-Cote indicated the amount of space provided by the two different approaches (two-story building, but only finishing first floor and the single story building with a full basement) is close to being the same. She felt selling the project to the voters becomes a significant consideration for the Committee.

Mr. Eaton felt the Committee needs to have a conceptual drawing of whatever building they may proposed in order to be able to actually show what is being proposed. He felt the Town needs a multi-purpose building versus a storage building.

Mrs. Rouleau-Cote asked what the pulse of the Committee is concerning either a storage building or a multi-purpose building. Mr. Headd polled the members.

Mrs. Phillips – Storage Building

Mr. Eaton – Multi-Purpose Building

Mr. Headd – Multi-Purpose Building

Mr. Nye – Multi-Purpose Building

Sgt. Chabot – Multi-Purpose Building

Mrs. Rouleau-Cote – Current needs are Storage Building

Mr. Villeneuve – Multi-Purpose Building – he noted both proposed approaches are multi-purpose structures.

Mrs. Rouleau-Cote felt both buildings offer storage and potential other uses, but the two-story building has a greater opportunity for different uses in the future.

Mr. Villeneuve indicted his thought process was to try and keep the initial square footage down and meet what can reasonably be needed now, but to design with the ability to expand the building in the future as may be needed. At current construction costs of \$75 per square foot, he felt the proposed two-story project is going to cost more than a \$300,000 threshold, and that there would be an additional \$40,000 to \$50,000 in costs for design and supervision of the project. Mr. Eaton disagreed. He felt the basic design has been done and paid for, and that a building plan now needs to be generated in order to be able to hone in the cost of construction.

Mr. Headd asked how much would it cost for the development of a building plan. Mr. Eaton estimated \$2,500 to \$3,000, but would have to ask for a price quote from Alternative Design. After discussion, the Committee consensus was for Mr. Eaton to secure a cost estimate and to present it to the Board of Selectmen for consideration of funding at their next meeting on August 28th.

Mr. Villeneuve reiterated he was strongly against the proposed size of the facility. He felt planning for the future shouldn't mean building bigger than needed and larger than the space the Town used to have. He stressed we should be building what we need with the ability to be able to expand it in the future. He also stressed the separation by concrete between the police department storage and everything else is one of the most important features of the single story building design.

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

- Mr. Eaton will secure a quote for developing a building plan for the proposed two-story building and present it to the Board of Selectmen for approval.

Minutes

August 14th, 2017 Public Meeting

Mr. Eaton moved to approve the minutes of the August 14th, 2017 public meeting. Mrs. Phillips seconded the motion; all were in favor, the motion passed unanimously.

Next Meeting:

The next meeting was scheduled for Wednesday, September 27th at 7:00 PM at the Town Hall.

Adjourn:

Mr. Headd thanked the participants and adjourned the meeting at 8:13 PM.