

**Town of Auburn  
Town Storage Building Advisory Committee  
October 17, 2017**

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

**Also Present:** Town Administrator William Herman

Mr. Headd called the meeting to order at 7:03 PM.

**Determination of General Building Size:**

As result of the discussion from the Committee's October 5<sup>th</sup> meeting when a quorum was not present, Mr. Headd indicated the Committee should be determining whether a two-story or single story building is the most appropriate for this potential project.

Mr. Eaton indicated with the plans developed to date, problems with a two-story building surfaced in terms of use and potential code designs that would increase the cost of the project. He indicated the Committee would need to clarify the uses of the second floor space with the Building Inspector in order to use the area for anything other than storage. He felt the project was getting out of hand and a single story storage building to meet current needs would be most appropriate.

Sergeant Chabot indicated the Police Department has itemized its various space issues, but specified at present the main needs are garage space for several cruisers, motorcycle, ATV, radar trailer and related vehicles parts and tires, in addition to storage space for large items of evidence, as well as records storage. He noted the locker room constructed within the Police Department took away file storage space, while department is also using the first floor of the elevator space at the Complex for file storage. He did note the Department is attempting to scan some older records that may allow for some elimination of paper files, but other records are required to be kept in original form.

Mr. Eaton noted it had been suggested to potentially look at a little wider building than the two-story facility would have been in order to provide space for bathrooms and a possible locker room for the police department. He also stressed the belief for the need to provide heat within the proposed building.

Mrs. Phillips felt the Committee is beginning to run out of time in needing to fully define what is being requested and to secure a realistic cost estimate for budgeting purposes. She stressed the current need to be addressed is storage space, so she is in favor of the single story approach to a storage building / garage.

Mr. Nye indicated he did not believe a single story building with a full basement below as was discussed at one point would work on the site due to the water table in the area. He believed the basement level would continuously have water problems. He was in agreement with a single story building all on ground level. For Parks & Recreation, he indicated their needs are beyond storage as they need space for some wood working activity, cleaning of equipment, potential need for individuals to clean-up from work efforts, and the like.

Mr. Eaton also indicated from the police department perspective, they may be able to occasionally use the garage area for training by pulling the cruisers out and holding a training program in the garage area.

In response to a question, Mrs. Rouleau-Cote indicated the inclusion of half-bathrooms (a toilet and a sink) would not change the basic purpose of the building from storage. Mr. Nye suggested a slop sink would be more useful to Parks & Recreation.

Mr. Villeneuve reiterated the need is for storage and every slight deviation from that is moving away from a storage building. He suggested potential deficiencies in the existing police department facilities, such as an additional locker room, need to be addressed in a different way and not included as part of the storage building. He doesn't believe we should be building anything beyond a storage building.

Mrs. Rouleau-Cote felt the Committee seems to be proposing a building for two departments when the Town doesn't really have a Parks & Recreation department or equipment. She indicated we have a Parks & Recreation Commission with a few part-time employees, but no real accountability or administrative structure in place. She felt operationally, things are not well defined and the Town seems to be proposing building a facility for something that doesn't really exist.

Mr. Villeneuve suggested building a garage to house police cruisers is not something that is necessary or that the voters would support, particularly when four of them go to individuals' homes now and are left out in the elements.

As for space needs, Mr. Nye noted Parks and Recreation needs space to store picnic tables, folding tables, chairs, trash cans, a trailer, event tents, flags and poles, and paints & stains, in addition to voting booths and some related equipment for Town elections. Mr. Villeneuve indicated in the planning for a potential additional and renovation of the Auburn Village School, they are trying to develop a space where the voting booths and equipment could be stored within the school building and not be subject to moving for each election.

Mr. Villeneuve felt the Committee needed to have a plan developed based on the need of 1,000-square feet for two different tenants – the police department and parks and recreation. He felt we should go back to Alternative Design and ask them to develop a sketch and layout of what we need in terms of a single-story building.

Mr. Eaton felt the Committee needs to make a decision as to whether we are looking at a single-story building or a two-story building.

Mr. Nye indicated he favored a single-story building that is perhaps a bit wider to accommodate the needs discussed.

Mr. Villeneuve again suggested it is not up to the Committee to design a building, but the Committee should seek some professional assistance in designing what would be needed for our basic requirements of 1,000 square feet per department in a single-story storage building.

Mr. Eaton did not feel that was necessary as he felt the building was very basic – a rectangular shared building of approximately 36' x 72' single-story building with a truss roof; two half-bathrooms (back-to-back one on each side), heat, lights and well insulated. He suggested the Town build the shell of the building and then allow the departments to build the shelves or whatever else they need in implementing the storage building.

Mrs. Rouleau-Cote suggested it was not quite that simple as we weren't building a residential garage. The Town would be building a commercial building and issues such as ADA compliant bathrooms and doorways; two doors remote from each other for means of egress, an alarm system and other issues will need to be addressed. Mr. Eaton thought things would be simpler than that for what was to be a basic building. He felt he could work from a basic design to develop a project cost.

Mr. Villeneuve indicated the cost of a basic building as he was describing would be between \$350,000 and \$375,000, noting general commercial construction costs today were running at \$180 per square foot. Mr. Eaton thought that was way too high an estimate. Mr. Nye indicated he had calculated a minimum of \$250,000, which Mr. Eaton also thought was high.

Mr. Villeneuve stressed this is not a residential building, but a commercial building and will increase the cost accordingly. Mr. Eaton indicate he wanted to avoid full implementation of the commercial code in order to save money. Mrs. Rouleau-Cote indicated she had been warning since the first meeting on this potential project that this was a commercial building, and the architect from Alternative Design has indicated the same thing. That will make the project subject to the IBC code and is out of scope of the residential building code.

Mr. Villeneuve noted there would need to be two-hour fire separation provided between the two sides of the building because the two uses are different. He indicated there are multiple ways of doing that, but it will affect the cost.

Mrs. Rouleau-Cote asked is a single 2,000 square-foot building the best option, or would two 1,000 square foot buildings in two different locations better meet the overall

needs of the Town? Several Committee members felt that would be an interesting approach, but were not sure they had the time to flush out the details.

Mr. Eaton suggested the Committee needs to have some vision in making its decision. He thought they had a good start, and having one facility that kept things centrally located was the best approach. He suggested a building at Eddows Field would not be safe. His sense was if we are starting something, it should be started in the area of the Safety Complex.

Mrs. Phillips expressed her support for a basic storage building that is approximately 36' x 72', single-story, separated to accommodate two departments with a half-bathroom in each side of the building.

Mr. Eaton indicated he would contact Alternative Design on October 18<sup>th</sup> to re-do the plan based on this approach. He thought it might take them a couple of weeks to produce what is needed, and that the Committee is going to end up running out of time for the FY 2018 budget season.

Mrs. Rouleau-Cote and Mr. Villeneuve noted some items that will need to be factored in for a total project cost include an engineered cement floor, fire separation, permitting & engineering, preparation of site plan and connection to the Safety Complex septic system. Mr. Villeneuve felt the Committee was ultimately looking for a not to exceed number with drawings of the basic project including the design of building and a floor plan.

**Mr. Headd asked for confirmation from the committee members present that the unanimous consensus was to focus on a plan for a single-story, two-tenant commercial storage building of approximately 36'x 72' in size. The Committee members indicated their unanimous consent.**

#### **Meeting Minutes:**

**Dale Phillips moved to accept the minutes of the August 23<sup>rd</sup> and October 5<sup>th</sup> meetings as printed. Seconded by Alan Villeneuve. A vote was taken, all were in favor, the motion carried unanimously.**

#### **Next Meeting:**

The next meeting was scheduled for Tuesday, November 7<sup>th</sup> at 7:00 PM at the Town Hall.

#### **Adjourn:**

Mr. Headd thanked the participants and adjourned the meeting at 8:10 PM.