

**Town of Auburn  
Town Storage Building Advisory Committee  
December 5, 2017**

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

**Also Present:** Town Administrator William Herman

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

**Review of Plans and Cost Estimate for One-Story Building Layout:**

Since the Committee's November 7<sup>th</sup> meeting, formalized plans for a single-story storage building / garage building were prepared through Alternative Designs, Inc., and Mr. Eaton has developed a cost estimate for the project based on these plans and working with various sub-contractors.

Mr. Eaton presented his detailed cost estimate (attached) which totaled \$294,270.36. He went through the estimate with the Committee on a line-by-line basis. As part of this presentation, he noted the recommendation to use infra-red radiant heating for the building instead of traditional modine heaters. He provided information which indicates there would be a significant cost return on heating cost savings with this type of heating that is fueled by propane.

In discussing drywall, Mr. Villeneuve recommended consideration be given to using 5/8" drywall versus the 1/2" listed. He said the quality difference is significant for not too much more in terms of cost. He felt the durability of 5/8" drywall would be worth the investment.

Mr. Eaton indicated the water line for this building would come from a connection to the existing Safety Complex system inside the bays of the fire station. It will be run underground to the proposed storage building. A recommendation was made to potentially install additional conduit in this process in order to be able to support security cameras in the storage building that could be connected to the main security system in place at the Safety Complex.

Mr. Villeneuve asked if consideration has been given to potentially connecting the storage building to the existing generator at the Safety Complex. He thought the Town would, at a minimum, want to ensure heat is connected to the generator at a minimum. Mr. Eaton indicated that had not been considered, but agreed it was a good idea and should be.

Mr. Eaton noted the estimated cost of the building at \$294,270.36 does not include the cost of going out to bid or any sort of competitive process that would retain a general contractor for this project. He felt that would add a minimum of \$50,000 in costs to the project, which could be avoided if the Town served as its own general contractor. He indicated he was willing to volunteer to provide the project supervision if it was decided to move in that direction.

Mr. Villeneuve agreed the cost margin would likely increase by at least \$50,000 if this were put out to bid. However, he did recommend that each item or portion of the project have multiple sub-contractors providing quotes with some favoritism for local vendors if possible. He felt if the Town were accepting the burden of managing the project, they needed to do the due diligence for the taxpayers and provide validation of the cost estimates in hand.

Mr. Lacroix felt the Committee and the Board of Selectmen would want to have that type of information in hand ahead of the Deliberative Session of Town Meeting in order to be able to show the taxpayers that they are getting the best price and process to be followed.

Mr. Villeneuve also felt if the budget for the project is passed by the voters, we want to be sure we are voting enough money to get the job done. He further felt between anticipated budget and warrant article items, the Board of Selectmen are doing a lot of things which is exciting. He thought this was the most productive Board in a long time, but also expressed concern for having too much on the table all at once inclusive of the pending school renovation project. He encouraged the Committee and the Board of Selectmen to be cognizant of whether this project happens this year or next, and what is the right timing for this and other proposals.

Mrs. Rouleau-Cote also felt having additional cost estimates prior to the Deliberative Session would provide a sound basis for knowing the project estimate is sound, as well as demonstrating due diligence to the voters. She felt this would enable everyone to be comfortable that the numbers are totally workable and defensible.

Mr. Eaton asked Mr. Villeneuve if he could take the plans and information in hand and secure project proposals from Pidela Corporation and possibly Bonnette, Page and Stone for comparisons. Mr. Villeneuve agreed he would do that and provide them to the Committee.

Mr. Herman indicated he felt the Committee or at least the Board of Selectmen also need to consider whether they would advance the project to the voters if the Budget Committee were to not recommend the funding of this project. He indicated at this point his sense is that a majority of the Budget Committee would not be in favor of this proposal, and that securing voter approval with a "Not Recommended by Budget Committee" tag would be very difficult.

**Meeting Minutes:**

Mr. Villeneuve asked that his name be removed as in attendance at the November 7, 2017 meeting, as he arrived at the meeting as it was adjourning.

**Richard Eaton moved to accept the minutes of the November 7<sup>th</sup> meeting with the one correction noted. Seconded by Jim Headd. A vote was taken, all were in favor, the motion carried unanimously.**

**Next Meeting:**

It was the sentiment of the Committee members that another meeting of the Committee was likely not required unless something changes from what is known today. It was agreed the two additional project cost proposals Mr. Villeneuve would secure would be electronically distributed to the committee members. As a result, it was agreed the Committee would not plan to meet again, but could meet at the call of the Chair if needed.

**Adjourn:**

**Jim Headd moved to adjourn the meeting at 8:10 PM. Seconded by Carrie Rouleau-Cote. A vote was taken, all were in favor, the motion carried unanimously.**

The meeting adjourned at 8:10 PM.

## Estimate for 36' x 72' Auburn Storage Building

1. Foundation w/rebar & pump	\$	11,916.00
2. Concrete	\$	16,625.00
3. Pump for Concrete Floor	\$	1,200.00
4. Pour Concrete Floor w/mesh	\$	5,330.00
5. Insulate Foundation Labor & materials	\$	1,990.00
6. Framer	\$	22,000.00
7. Lumber & Trusses	\$	34,651.00
8. Siding Labor & Materials	\$	10,500.00
9. Garage Doors insulated w/side mount openers	\$	8,775.00
10. Roofer - 40 squares	\$	3,400.00
11. Plumbing	\$	10,825.00
12. Electric	\$	11,774.36
Install electric from transformer to building	\$	3,250.00
Install Fire Alarm w/remote dialer	\$	4,400.00
13. Infra-red Radiant Heating	\$	8,690.00
14. Insulation 2" foam w/blown in blanket over R-24 R-49 Blown in in ceiling	\$	11,000.00
15. Drywall All 1/2" installed, taped, sanded & primed	\$	14,000.00
16. Paint w/eggshell finish	\$	9,000.00

## Estimate for 36' x 72' Auburn Storage Building

17. Doors - Interior & Exterior	\$	4,482.00
18. Windows & transoms	\$	3,300.00
19. Finishes		
window & door trim, mirrors, vinyl baseboard	\$	4,300.00
in bathrooms, labor & material		
20. General Conditions	\$	20,450.00
A. Stantec Engineering		
B. Structural Inspections		
C. Dumpster		
D. Misc Labor		
E. Crane to set trusses		
F. Chemical toilet		
Sub total	\$	221,858.36

### SITEWORK:

Septic Pump Station	\$	5,000.00
Connect to Leach Field	\$	6,320.00
Water Line	\$	3,970.00
Excavate for Foundation	\$	3,000.00
Interior Excavation for Utilities	\$	2,000.00
Backfill Foundation	\$	6,780.00
Power Line Excavate & backfill conduit	\$	3,090.00
Paving	\$	12,000.00
Loam & Seed, clean up	\$	3,500.00
Sub total	\$	45,660.00

Total for all 267,518.36

10% contingency of total \$267,518.36 26,752.00

**Total Estimate for Auburn Storage Building 294,270.36**