



MEETING Minutes

Date: Wednesday, April 10, 2024, 1:00 pm
Project: Public Safety Facility
Location: Community Room, City Hall, 60 Court Street, Auburn, Maine

Meeting Title: Public Safety Facility Ad-hoc Building Committee Kick-Off Meeting

1. Introductions:

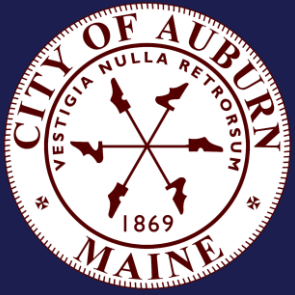
- a. Woodard & Curran
 - i. Barry Sheff, Principal-in-Charge
 - ii. Megan McDevitt, Senior Project Manager
- b. Port City Architecture
 - i. Lita Semrau, Principal
 - ii. Andy Hyland, Principal
- c. City of Auburn
 - i. Phil Crowell, City Manager
 - ii. Derek Boulanger, Director of Facilities and Energy
 - iii. Robert Chase, Fire Chief
 - iv. Jason Moen, Police Chief
- d. Ad-Hoc Committee
 - i. Andy Titus, Former City Counciller, former Public Safety Committee member, former Sewer District Trustee and Water District Trustee
 - ii. Tim Simpson, Mechanical Engineering (HVAC/Controls)
 - iii. Bill Hamilton, Retired Architect

2. Roles & Responsibilities:

- a. Woodard & Curran
 - i. Holds the design contract with City; leads the Design Team and provide civil engineering and permitting services
- b. Port City Architects
 - i. Lead building design with a team of supporting engineers
- c. Construction Manager (CM)
 - i. To be retained by the City and provide pre-construction services for pricing/budgeting, value management, scheduling and develop a Guarantee Maximum Price (GMP) to implement the construction phase.
 - ii. Competitively procuring through a , advertised today.
 - iii. CM proposals due the beginning of May
 1. Committee to be engaged in the interview and selection process, similar to the Design Team RFP process

3. Review Committee Charge:
 - a. Reviewed Committee Charge, located on the City's website:
<https://www.auburnmaine.gov/pages/government/ad-hoc-public-safety-2024>
 - b. Discussed that public vote and approval of conceptual design/project scope and the goal is to deliver on the approved referendum in a cost effective manner.
 - i. Design Team is sensitive to overall project budget and will balance cost considerations during programming and design to construct a building that the City will be proud of and meets the needs of the Departments for a long time.
 - ii. Ad-Hoc Committee asked design team to evaluate the interactions/shared space opportunities.
4. Review Previous Work:
 - a. Reviewed attached presentation.
 - i. Ad-Hoc Committee member asked about whether determination was made about 911 Call Center staying in Auburn; City Manager replied no decision made yet.
5. Public Safety Facility Scope of Work Overview:
 - a. Pre-Design Services
 - i. Woodard & Curran reviewing planning and zoning requirements for the project site.
 - ii. Port City looking at programming and meeting with the Departments.
 - iii. Once programing is confirmed Port City will develop a space needs (bubble) diagram
 - b. Schematic Design, Design Development & Construction Documents
 - i. Schematic Design – High-level design to be shared with the selected CM as a price check to see how programming fits within overall project budget.
 - ii. Design Development – Advance detailed drawings with refinement on materials and finishes.
 1. Generate 3D design (Revit model)
 - iii. Permitting - Local Planning Board, MaineDEP permits, State Fire Marshal
 - iv. Construction Documents – Detailed design to produce construction ready plan set for used by CM.
 - c. Construction Manager Cost Estimates and Guaranteed Maximum Price (GMP)
 - i. Design Team will work with CM to determine phasing to ensure Fire operations are maintained throughout construction.
6. Project Schedule Overview:
 - a. Preliminary schedule targets construction documents ready early 2025, but final schedule will be coordinated with selected CM, permitting requirements, etc.
 - i. Update schedule will be provided as changes occur
7. Ad-hoc Building Committee Meeting Schedule:
 - a. Meetings to be held first Wednesday of every month at 1:00 pm in Community Room
 - i. May 1st meeting anticipated to include a presentation on programming work completed.
 - ii. June 5th meeting anticipated to include a presentation of space needs analysis (bubble diagram).

- b. Meeting agendas to be posted on Committee website and emailed minimum 48 hours in advance of meeting.
- c. Committee is interested in touring Central Station as well as purpose-built Fire and Police Stations.



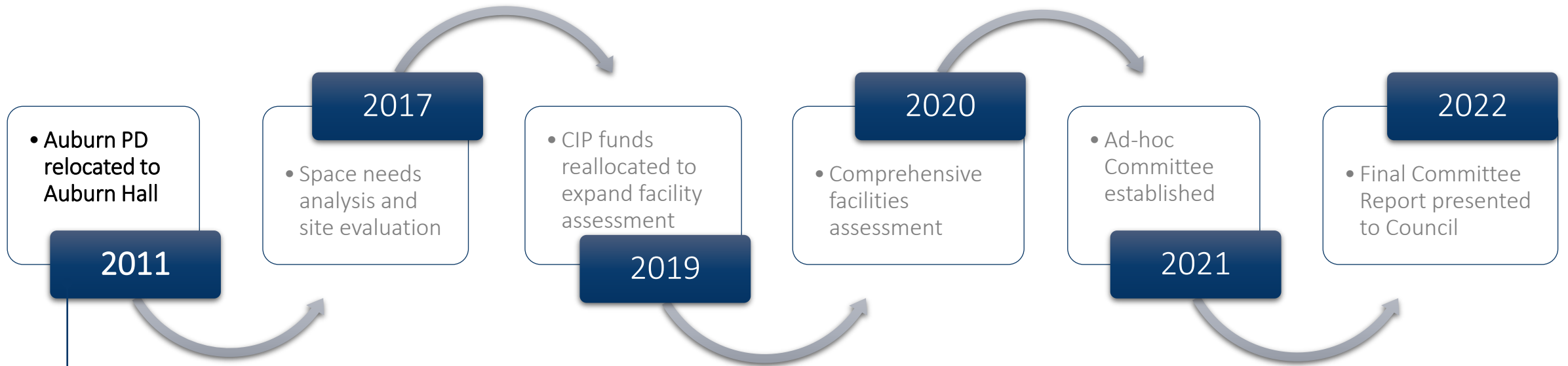
AUBURN PUBLIC SAFETY FACILITIES



APRIL 5, 2024

TIMELINE: HOW WE GOT HERE

TIMELINE



- Auburn Police Department **relocated to Auburn Hall** as a “temporary solution” due to space needs and costly repairs and upgrades required, as a cost saving measure for the city.

“TEMPORARY SOLUTION” CHALLENGES | POLICE DEPARTMENT

OPERATIONAL CHALLENGES

- › Short-term solution now going on 12+ years.
- › Poor layout for operations and customer service
 - › Departments on separate building floors (1st and 3rd), with City Staff in-between (2nd)
 - › Separation makes communications and teamwork challenging
- › Inadequate space for current essential needs and future growth:
 - › Training rooms
 - › Locker rooms
 - › Shower areas
 - › Secured storage



Locker Room



Small Training Area

“TEMPORARY SOLUTION” CHALLENGES | POLICE DEPARTMENT

OPERATIONAL CHALLENGES

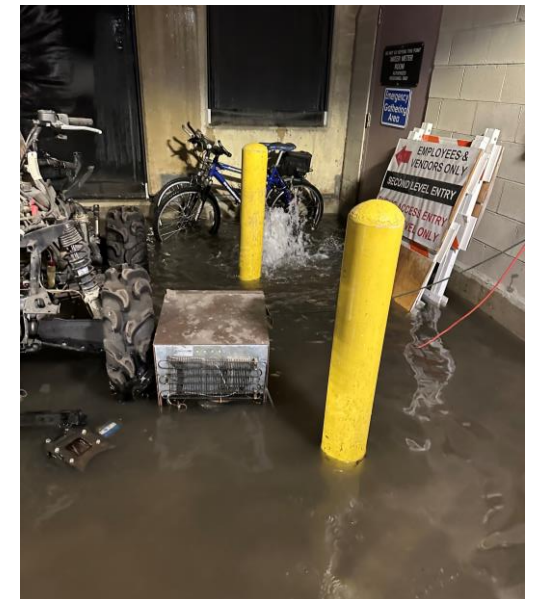
- › No available space or feasible configuration to provide critical detainee processing needs including:
 - › Sally Port
 - › Booking area
 - › Holding area
 - › Prisoner processing area

Lack of on-site needs require staff to transport detainees and prisoners to facilities outside the city; inefficient use of time and resources

- › Inadequate Evidence Room & Vehicle Impound location
 - › Recent storm event flooded Impound & Evidence Room

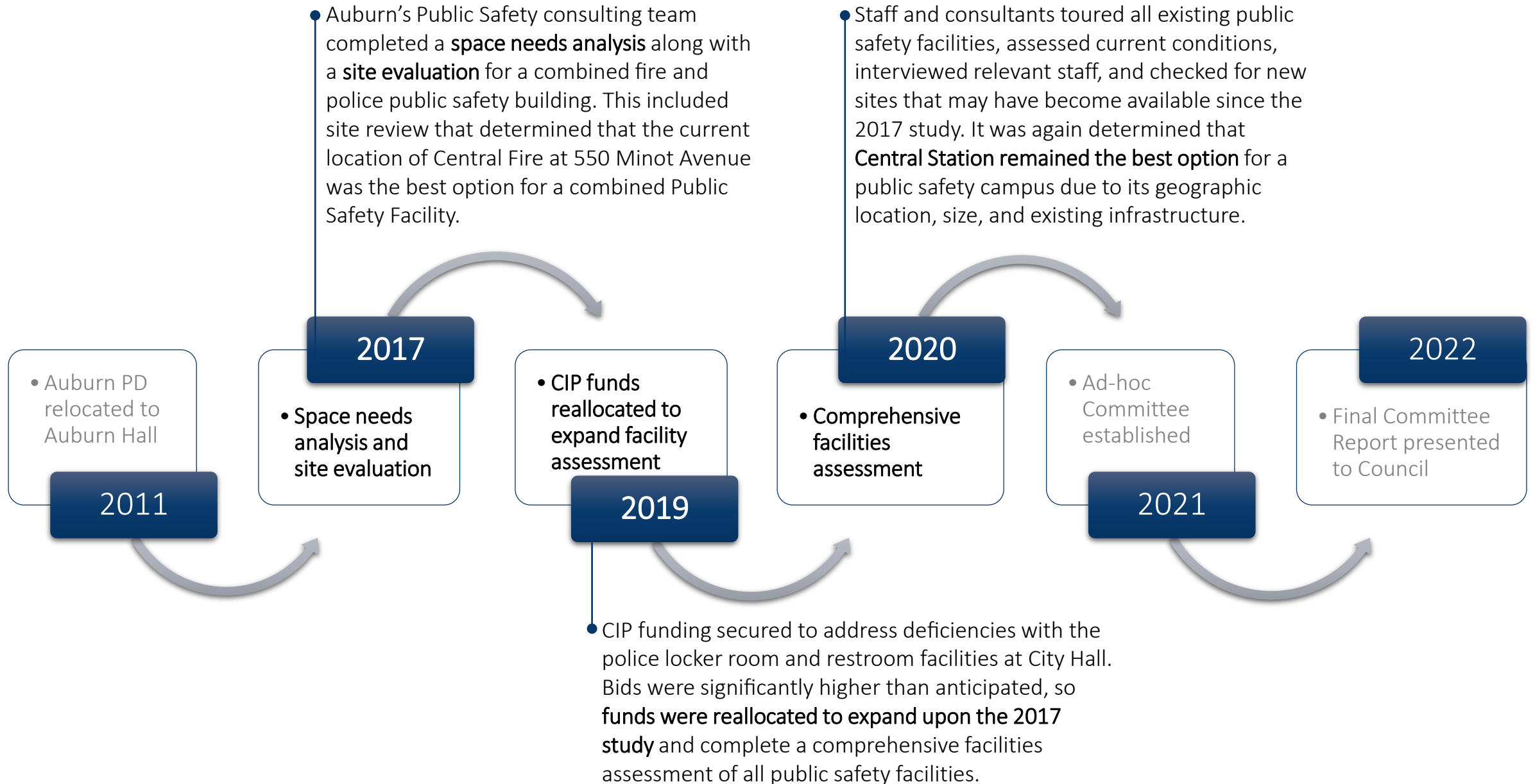


Evidence Lockers & Storage



Flooding in front of Evidence Storage Room and Impound

TIMELINE



CENTRAL STATION CHALLENGES | FIRE DEPARTMENT

OPERATIONAL CHALLENGES

- › Apparatus floor cannot support tower truck
 - › Tower truck should be in the district where it best services the community.
- › Training room is insufficient for conducting department trainings
 - › Currently doubles as fitness space
- › Patient Care Reporting should be conducted confidentially
 - › Current reporting space shared with the only conference room in the facility



Shared Training and Fitness Space



Shared Confidential Reporting and Conference Space

CENTRAL STATION CHALLENGES | FIRE DEPARTMENT

OPERATIONAL CHALLENGES

- › Sleeping and showering areas do not provide reasonable privacy for a diverse workforce



Lack of privacy in showering areas



Lack of privacy in sleeping areas

CENTRAL STATION CHALLENGES | FIRE DEPARTMENT

SAFETY CONCERNS

- › Two leading causes of firefighter death are **Cancer** and **Cardiovascular Disease**. The current building does not include adequate:
 - › *Gear Storage* - isolating staff from contaminated gear and isolating gear from diesel exhaust
 - › *Separation of Living Spaces* - isolating staff and living spaces from carcinogens and diesel exhaust fumes.
 - › *Gear Cleaning Spaces* – for removing carcinogens from gear and equipment
 - › *Employee Decontamination Spaces* – which quickly remove carcinogens from firefighter's bodies.
 - › *Dedicated Fitness/Workout Space* - encourages fitness and improved cardiovascular health



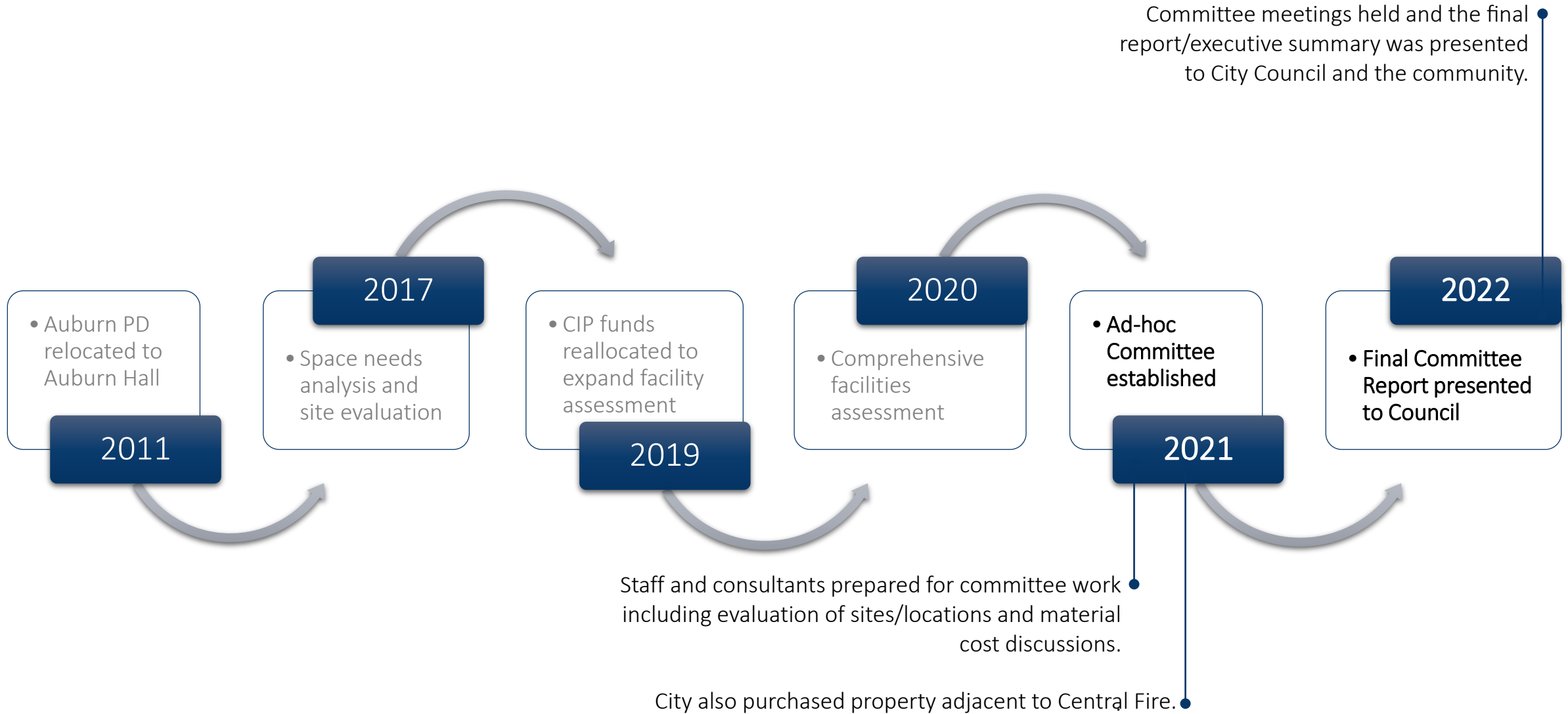
Gear storage adjacent to diesel exhaust



Inadequate Decontamination Facilities:

- Gear Decon in the basement
- Laundry on the first floor
- Showers on the third floor

TIMELINE



AD-HOC PUBLIC SAFETY BUILDING COMMITTEE

On September 7, 2021, the Auburn City Council voted to create the Ad-Hoc Public Safety Building Committee to work with staff and qualified consultants to advise the City Manager and City Council on the preferred design and probable cost estimates for a combined Police and Fire Public Safety Building.

Committee Members

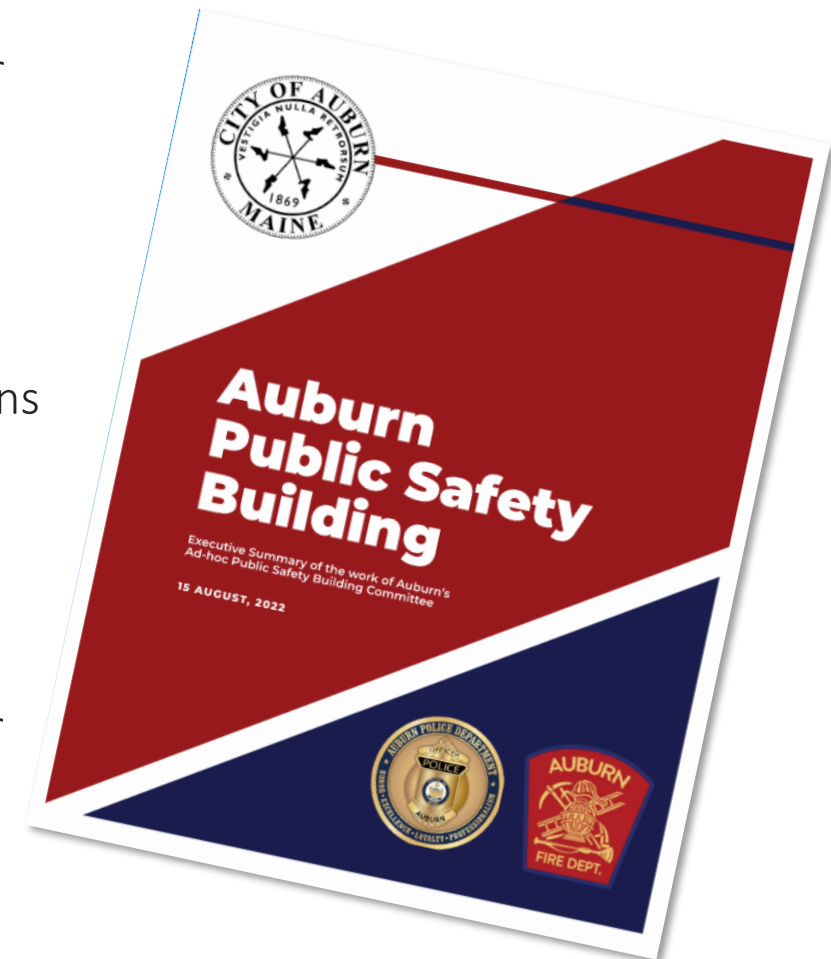
Ward 1 Councilor Richard Whiting
Ward 2 Councilor Ryan Hawes
Trisha Fletcher
David Gonyea
Jim Pittman
Robert Stone
Andrew Titus

Consultants

Barry Sheff, Woodard & Curran
Megan McDevitt, Woodard & Curran
Austin Smith, Simons Architects
Ian Reeves, Simons Architects
Fred Rambo, Architects Design Group
Katy Nero, Architects Design Group
Lori Godbold, Architects Design Group

Staff Participation

Brian Wood, Assistant City Manager
Chief Jason Moen, APD
Chief Robert Chase, AFD
Deputy Chief Timothy Cogle, APD
Deputy Chief Matthew Fifield, AFD
Timothy Hall, Director L-A 911
Liz Allen, Director of Communications
Lt. Anthony Harrington, APD
Lt. Eric Audette, APD
Lt. Julian Beale, AFD
BC Scott Hunter, AFD
FPO David O'Connell, AFD
Derek Boulanger, Facilities Manager
Rita Beaudry, Grants Manager
Drew McKinley, IT Director, L-A 911
Ofc. Joshua King, APD



**COMMITTEE RECOMMENDATION :
COMBINED PUBLIC SAFETY FACILITY**

Auburn Public Safety Building Concept

From 2022 Building Committee

- › New right-sized, two-story purpose-built Public Safety Facility including:
 - › Police Department (including Sally Port, booking area, holding area, detainee processing area, evidence storage and weapons storage)
 - › Fire Department (including larger drive-thru apparatus bay)
 - › Emergency Operations Center
 - › Efficient shared common areas for Public Entry, Lobby, and Reception
 - › Shell construction above apparatus bay for future expansion
- › New standalone Firing Range Facility
- › New standalone Rolling Assets Storage Facility
- › Significant site improvements
- › Allows for phased construction
- › 911 Dispatch Center to be located at different site



Auburn Public Safety Building Concept

From 2022 Building Committee

- › Co-locating departments allows for a more efficient facility, sharing a variety of spaces and systems, including:
 - › Core function spaces:
 - › Public lobby and waiting area
 - › Large training room
 - › Small conference rooms
 - › Fitness center
 - › Support spaces and systems
 - › Mechanical
 - › Electrical
 - › Sprinkler
- › Estimated square footage savings ≈ 8,000 SF



Shared Fitness Room



Shared Community Room



Shared Training/Conference Room



Shared Public Lobby & Reception

Auburn Public Safety Building Concept

From 2022 Building Committee

Public Safety Facility Size

› New Construction	48,200 SF
› Future Expansion	6,800 SF
› Firing Range	3,400 SF
› Rolling Asset Storage	2,800 SF

TOTAL = 61,200 SF

Conceptual Project Costs

› Construction	\$36.0M
› Design Services	\$4.3M
› FFE and Contingency	\$4.7M

TOTAL = \$45.0M*

*City awarded \$2.5M Congressionally Directed Spending grant to help offset costs (set to expire in December 2025)



FUTURE AUBURN PUBLIC SAFETY FACILITY

