

City of Auburn, Maine

"Maine's City of Opportunity"

Public Services Department
Recreation Division



Recreation & Special Events Advisory Board
Hasty Community Center
March 19, 2014
6:30 PM

1. **Review & Approve Minutes**
2. **Ingersoll Repurposing Report**
3. **Snowmobile Clubs – Funding Recommendation**
4. **Upcoming Special Events**
5. **Board Member Goals/Objectives**
6. **Open**
7. **Adjourn**

AUBURN RECREATION & SPECIAL EVENTS ADVISORY BOARD
MEETING MINUTES
February 12, 2014
6:30 p.m.

ATTENDEES: Ravi Sharma, Denis D'Auteuil, Dana Staples, Eric Audette, Dave Sterling, Tizz Crowley, Sue Patneau, Dan Poisson, Phil Savignano

GUESTS: Dan Bilodeau and Rob Potvin.

ABSENT: Dave Gonyea

- I. Meeting was opened at 6:30 by Ravi Sharma.
- II. Review and approval of the minutes of the January 15th meeting. Tizz asked that the minutes be edited to state that she was not sworn in as of the 1/15 meeting and to add Gary Dow as a guest at the meeting. Motion to accept the minutes with the revisions by Tizz Crowley, second by Dana Staples. All in favor.
- III. State of Recreation in Auburn. Presentation background
 - A. The department employs 5 full time employees which includes an administrative assistant and a building maintenance technician. There are also 23 part-time staff – help us to facilitate all of our programming by coaching, instruction, refereeing, building supervision, etc. Also, about 29 full-time seasonal staff for our summer camp program is employed annually: Directors, program leaders and councilors. All the staff, including part-time, seasonal and full-time employees, has worked around 12,500 hours year-to-date from July 1, 2013 to present. There will be more hours worked between now and June 30th.
 - B. We utilize about 110 volunteers for our youth programs and special events throughout the year. For FY 14, our current budget year, the recreation division budget accounts for approximately 1.6% of the overall municipal budget of \$36.1 Million. If the municipal and school budgets are included, the total is \$73.2 Million. The recreation budget would account for .8% of that budget.
 - C. Programs: We offer 44 programs and special events per year
 1. 34 organized activities for youth 17 and under
 2. 4 organized activities for adults 18 & older
 3. 6 special events for all ages
 - D. Out of 44 programs, 37 programs are fee based and 7 are free
 - E. Program Fees:
 1. Range of program fees: Free to \$800.00 (adult sports – softball and basketball – for entire team)

2. 7 free programs, one program \$5.00, 1 program @ \$15.00 4 programs @ \$25.00 6 programs between \$30 and \$35.00, 7 programs \$40.00 one program between \$50 and \$55.00, 5 programs between \$60 and \$65.00, one program between \$70 and \$75.00, 2 programs between \$80 and \$85.00, 4 programs between \$90 and \$130.00 and 1 program between \$135.00 and \$500.00 and 4 programs between \$505 and \$800.00.
3. We are projecting that about 1500 kids participate in all of our programs annually. This represents approximately 59% of all program participation. Approximately 96 kids took advantage of the financial aid that we offered last year. That is about 6.5% of all the youth participants in all of our programs. There are approximately 1000 adults who participate in our adult programs annually. That represents 41% of all program participants - a 60/40 split youth to adults. Overall program participation growth going as far back as FY 2011 - July 1 – June 30, 2011, numbers were at 2,178 people overall. Since then, participation numbers have increased to 2472 in FY 2013. Overall increase of 13.5% We hope to increase to around 2532 people in FY 14 or 16.25% from FY 2011.
4. Facilities: 23+ facilities are used to offer all of our programs. Some of these facilities are not municipally owned.
 - a. Hasty Community Center/gym
 - b. Pond Building
 - c. Upper Pettengill
 - d. Lower Pettengill
 - e. Lakeview 1 Field
 - f. Lakeview 2 Field
 - g. Cleveland Field
 - h. Chestnut Street Field
 - i. Norway Savings Bank Arena
 - j. Auburn Suburban Little League Fields
 - k. Festival Plaza

Not Municipally owned:

- l. Tribou Field
- m. St. Dom's Gym
- n. Walton School
- o. Walton Field
- p. Auburn Middle School Fields
- q. Sherwood Heights
- r. Fairview School
- s. Park Avenue School
- t. ELHS Track & Field Complex
- u. Boys & Girls Club
- v. Fox Ridge Golf Course

- w. Lost Valley
- x. Central Maine Community College

Eric Audette asked what we attribute the increase in participation to. Ravi responded that more programs have been offered and we have gone from 30 to 50 teams in the adult softball league. We've made scheduling changes in the existing programs to accommodate more participants in the adult programs. People work different shifts, and we have tried to adjust schedules to accommodate their work schedules. We have also offered new programs. Schedules are now online so people can have access from home. People can also register from home through our registration software.

Tizz urged Ravi to send his report to the city council for community information and so that it can be put on the recreation website. Tax payers will be able to see what they are getting for their money.

Ravi stated that the recreation operating budget has decreased every year since he has been with the department. One of the goals of the department is to look forward and research different supplemental programs, identify what people are looking for and put together solutions and recommendations. We also want to sustain the programs that we have.

The "Say It" question of the week on the city website is, "What do you think should be cut or not be cut from the municipal budget?"

Sue Patneau asked who supervises all the part-time and seasonal staff? Managing volunteers is important. Ravi responded that everyone goes through a background check. Three of the full-time employees are responsible for supervising all of the staff. The camp director at each camp is responsible for all of the staff at that camp. Beneath the director is the program leader who assists the director in the supervision of the rest of the councilors. Sue stated that the city has been fortunate that nothing dramatic has happened to a child under the department's watch that could put the city in a bad position. Ravi stated that we are very careful with our volunteers and getting background checks on everyone.

Sue asked if volunteers are recognized? Ravi responded that volunteers are recognized at the program's year-end banquet. He also sends out letters to volunteers for events, etc. Tizz suggested that "Thank Yous" be put up on the city website. That way, others are aware of the volunteerism. Ravi stated that photographs can be taken of anyone on public property without getting permission, as long as it is not used for commercial gain, but we normally ask, as a courtesy, if they mind putting their child's picture on our brochure, etc. Phil suggested adding a check box on our registration giving permission to put the child's name or picture on our publications, or include the statement in the liability statement.

We try to keep our programs as affordable as possible. When fund raisers are done, people like to know what they are getting for the money raised. All the programs that we offer are operated from their own fees. No taxpayer money is used to pay for programs. Taxes do pay for the full-time staff only. The program pays for equipment, transportation, referees, etc.

A question was asked as to whether the department gets any CIP money. Ravi explained that recreation does not get a lot of CIP money, depending on the economic climate for that year. Ravi was asked whether CIP money was used for the Lakeview Field work that was done last year, and Ravi responded that the money for that work came from out softball program. Tizz stated that \$38,000.00 was requested for playground equipment specifically for Pettengill, but was changed to read \$38,000.00 for playground equipment city-wide.

Dennis explained that \$38,000.00 was put in for Pettengill, because playground equipment is very expensive. Just to replace one section of plastic playground equipment came in at \$1500.00. All of the city's playground equipment is old and needs some TLC. There are unsafe conditions at Chestnut Street also. There hasn't been funding over the years for equipment upgrades, and we need to start investing in some new equipment. The investment will have to be significant in order to replace all of the equipment that needs to be replaced. Sue stated that the investment should be made because it is only going to take one child getting injured, and the city may have to spend more than what it would have cost to replace the dangerous equipment. Sue also suggested that we find companies in Auburn that would "adopt" a playground. Tizz suggested that there are playground equipment manufacturers right here in Maine or friends of a particular park, who might help and volunteers to get the equipment fixed.

IV. Status of Ingersoll Repurposing Study

- A. The city hired Cordjia Capital Projects Group who performed the repurposing study and are in the process of producing a draft report.
 1. Background on the building itself – construction, dimensions, observations of mechanical equipment and other building specifications.
 2. Land use – 2010 Comprehensive Plan and what was recommended for this district.
 3. Demographics – use some evaluation from the 2010 Comprehensive Plan to include population trends (youth and adult), recreation opportunities and recreation trending, both municipally and privately.
 4. Brief market review – overview of current market conditions for similarly sized buildings and property – sales activity.
 5. Community support through the "Say It" function on the city's website. Will also highlight some recent council actions that move in favor of recreation, i.e. Norway Savings Bank Arena. Big investment. Big project.
 6. All existing building systems – mechanical systems, options for retrofittable upgrades for heating systems, fire suppression system, electrical, structural, etc.
 7. Highest and best use. Outlines a recommendation for repurposing.

8. Budgeted costs: range of projected costs for repurposing based on the recommendation they provide and cost summary outlining budgeted costs for different systems and a range of costs.

Questions:

Will we be getting rid of the compressors? Ravi responded that this would probably be part of the mechanical review. Ravi was asked if there was an offer on the table for the compressors, and also what that equipment is worth.

Tizz stated that getting rid of the compressors would depend on what the building would be used for. There is support for retaining an ice arena for recreational skating. Sue commented that the boards and glass are all gone and that the concession equipment is also gone. Tizz explained that the concession equipment was sent out for cleaning and would be returned. Ravi stated that if there is a turf floor put into the building, no food, beverages or gum would be allowed on the turf, so a concession may not be available. Eric Audette stated that those who are not on the field, but outside the netted area, should be able to have concession items available to them.

Denis added that if the field is treated and sanitized. It is sometimes a pelletized rubber that provides cushioning. In any case, special care is required. After the Cordjia report is received, a recommendation will have to be made by the board to the council in the form of a proforma with operating expenses included. The report from Cordjia will be just repurposing costs. Operating expenses will have to be added to the repurposing costs. The report will be available for the next meeting in March. Ravi was asked if we could reach out to the company in Vermont who is interested in the compressors just so that it can be in the works so that we don't lose the opportunity. Denis said that he will follow up with Cordjia to see if they can include the sale of the compressors in their report. He will also discuss the issue with the city manager.

V. Member Goals and Objectives

- A. Ravi asked for written or verbal goals from the members.
 1. Tizz submitted her goals in written form. They include: A senior program for Auburn residents, ages 50 and older for recreation. Strong communication and promotion campaign for Auburn's and its recreation and special events opportunities. Keep website updated. Create work groups for specific areas of recreation programs so that the board doesn't have to do it all.
 2. Dana also submitted his goals in writing
 3. Dave – Ingersoll converted to rubberized floor/indoor track (multi-purpose field house) sell any unused equipment/property that the department doesn't need and acquire 2 outdoor turf fields. Our facilities are the worst in the state compared to all other school facilities/fields.
 4. Phil – Multi-use facility in Ingersoll. Coordinate programming with Lewiston for better efficiency, i.e. winter fest, balloon festival, etc. More programming for kids, i.e. skateboarding, etc.

5. Sue – Pay more attention to seniors at many different levels. Expand the seniors program. Coordinate with Lewiston’s program to engage seniors in activities. Ingersoll to be a place where people could go for walking, running, classes, bikes, and be a center for everyone to go to do just about anything. Have some space made available for groups of various kinds to meet. She would like dedicated staff hours to facilitate seniors activities.
6. Dana – Repurposing Ingersoll as a multi-purpose facility with an indoor track. Interested in doing things that increase awareness and participation in running. Would also like to see the public better informed when fields/facilities are undergoing projects.
7. Eric also would like to see Ingersoll turned into a multi-purpose facility. He is tired of seeing the community sending their money to Portland. Because they have several multi-purpose facilities, they are dominating all sports. Bring in more programs, i.e. soccer by the Portland Phoenix. Secondly, we’re one of the biggest cities around that doesn’t have a turf field. Sponsorship of a scoreboard by a large company like P & G. Produce revenue by installing advertising signs on the field fences. Thirdly, he would like to adjust fees up for adult programs. Asked if we are in line with Lewiston programs. Ravi was asked when the last increase in fees took place.
8. Dan Poisson – Repurpose Ingersoll to a multi-purpose facility. Turf fields would be a good idea. Establishing a dog park.

VI. Open Session

Dan BildoEAU from Auburn, and is on the Auburn planning board. Received copies of handbooks, Robert’s Rules, city policies and procedures, FOAA procedures and general guidelines. Will provide PDFs for Ravi. Planning Board is very pro-recreation. He was interested in hearing the board’s comments regarding Chestnut Street and Cleveland Fields. Send these items to the planning board through Eric Cousins. Rob is a member of Auburn Snow Groomers. Dan is the Trail Master of LACC and member of the Perkins Ridge Snow Travelers. There are three snow mobile clubs in with almost 90 miles of trails in addition to pedestrian paths. Has contacted 9 municipalities with a summary of what is done with snow mobile registrations. Once someone registers his/her snowmobile, the money goes to the state with a small amount be deducted, and then the remainder is reimbursed to the municipality. The city has been taking the money and using it for things like the general fund. All the other municipalities give the money back to the snowmobile clubs. He would like to see this money (about \$4,000.00) be allocated differently. The three snowmobile clubs run their equipment into the ground, building trails, bridges and grooming trails. If each club was given \$1,000.00 and another \$1,000.00 given to the rec department. Each \$1,000.00 would get another \$5,000.00 for the trails. Rob stated that \$1,000.00 per club isn’t a lot, but it helps defray the costs of fuel and materials. A little goes a long way.

Tizz asked that the reallocation of the snowmobile registration money be on the next agenda. People are not required to register their snowmobiles in Auburn. Where the money goes is not clear.

Denis stated that this has been worked on. Ravi has contacted each club and has asked for a letter asking what each club is looking for. Good idea to put this on the next agenda. Information is needed by the 24th of February. The board can then make a recommendation.

Dan Poisson commented that there is no flag on the second sheet of ice at the new arena. Suggestion to contact Ed Desgrosseilliers to get that addressed.

There was a suggestion that the new hotels in the area be asked to donate money for the repurposing of Ingersoll. Sue stated that the requests should be coordinated so that not everyone is requesting money over and over from the same businesses.

There was a question as to whether an hour a month would be enough with the repurposing of Ingersoll. Ravi responded that the meeting times may have to be expanded.

It was suggested that the events that will be coming up in the next 90 days be put on the next agenda, i.e. Memorial Day, Spring Celebration, Hats Off to Neighborhood Businesses. These events need support. For bigger events, review should be done within 120 days of the event. The city's 150th anniversary is coming up.

- VII. Next meeting will be March 12, 2014 at 6:30 p.m. Tizz requested that all of the meetings are posted on the website.
- VIII. Adjournment

Respectfully submitted,

Jan Biron
Administrative Assistant

Perkins Ridge Sno-Travelers (PRST) Request for municipal funding from snowmobile registration monies reimbursed by the State of Maine IF&W.

Ravi,

Please find attached supporting documents that you had requested, and a request for funding totaling \$2400 to be used directly by the PRST for maintaining multi-use trails in Auburn. Equipment and material purchases, maintenance and trail building would benefit from these funds. Obviously funding less than that would be accepted graciously.

- PRST Trail Map
- 2012-2013 PRST expenses (\$25,470) & State reimbursement (\$3150) 8 to 1 ratio
- 2011-2012 PRST expenses (\$12,634) & State reimbursement (\$2760) 5 to 1 ratio
- 2010-2011 PRST expenses (\$18,101) & State reimbursement (\$3150) 6 to 1 ratio
- Purchase estimate for new groomer needed by the club.
- Trail Maintenance & Grooming worksheets to date for the 2013-2014 season.

As you can see a great deal of work goes into the trails that are opened to the public and for every dollar the club receives we spend an additional 6-8 dollars so or good investments return. It is amazing the amount of hard work and dedication that goes into the volunteer trail systems and it is no wonder as to why all other surrounding municipalities' ear-mark the registration funds for the snowmobile clubs that do the work.

Thank you for this opportunity!

Dan Bilodeau, Trail-master
Perkins Ridge Sno-Travelers

Request for Reimbursement Snowmobile Club Trail Maintenance Grant 2012-2013

Please use this form when applying for reimbursement of expenditures incurred according to terms specified in the Club Trail Maintenance Grant. Submit prior to **April 30, 2013**.
Mail to: Division of Parks and Lands, Snowmobile Program, 22 State House Station, Augusta, ME 04333-0022.

USE REVERSE SIDE OF THIS FORM FOR COMPUTATIONS AND ADDITIONAL SPACE

Please briefly explain charges for labor, repairs to drags & snowmobiles

GROOMING EQUIPMENT HOURS: (see reverse side for details) 116.1 hrs @ \$ 25/27/40 per hr Cost: \$ 3060.35

LABOR: TRAIL MAINTENANCE: (see reverse side for details) 148.7 hrs @ \$ 8 per hr Cost: \$ 1189.60

TRAIL EQUIPMENT HOURS: (see reverse side for details) 254.9 hrs @ \$ 2 per hr Cost: \$ 17,995.85

PLOWING PARKING: INVOICE @ \$ 150 per hr Cost: \$ 75.00

REPAIRS TO DRAG (INCLUDE REPAIR LABOR): Included in streets Cost: \$ 0

MISC. (PLEASE ITEMIZE & INCLUDE RECEIPTS):
(sled registration (41.00); Gasoline/oil (210.22); Oil (Included w/bass);
INSURANCE (61.00); Bridge/Trail materials (565.82) Club machine repairs
MX (83.9); Drag repairs (50); Trail maps & signs (106.47)
PRST payments by check 4/25/2013 to WORKERS ⇒ 1957.30 +
(Invoices Attached) MISCELLANEOUS COST: \$ 1192.70
GRAND TOTAL: \$ 25,470.80

Retain all supporting materials (bills & invoices) for these expenditures to permit us to substantiate them should it become necessary. **MUST SEND A COPY OF THE TRAIL MAINTENANCE & GROOMING WORKSHEETS WITH THIS APPLICATION.**

We, the undersigned, hereby certify that the costs reported on this form are true and accurate expenses incurred by this organization and are in compliance with the terms of the Snowmobile Club Trail Grant-In-Aid Agreement.

4/21/13
DATE

[Signature]
WITNESS SIGNATURE

Perkins Ridge Snow-Travelers
NAME OF ORGANIZATION

[Signature]
PRESIDENT SIGNATURE

[Signature] 22 April 13
TRAILMASTER SIGNATURE

FOR OFFICIAL USE:	
REIMBURSEMENT CHECK AMOUNT: \$ _____	APPROVED BY: _____

Request for Reimbursement Snowmobile Club Trail Maintenance Grant 2011-2012

Please use this form when applying for reimbursement of expenditures incurred according to terms specified in the Club Trail Maintenance Grant. Submit prior to **April 30, 2012**, to the Bureau of Parks and Lands, Snowmobile Program, 22 State House Station, Augusta, ME 04333-0022.

USE REVERSE SIDE OF THIS FORM FOR COMPUTATIONS AND ADDITIONAL SPACE

Please briefly explain charges for labor, repairs to drags & snowmobiles

GROOMING EQUIPMENT HOURS: 80.5 hrs @ \$ 8-20 per hr Cost: \$ 1,226.00
(see reverse side for details)

LABOR: TRAIL MAINTENANCE: 276.8 hrs @ \$ 8-20 per hr Cost: \$ 3,488.80
(see reverse side for details)

TRAIL EQUIPMENT HOURS: 131.3 hrs @ \$ 30-55 per hr Cost: \$ 6,138.50
(see reverse side for details)

PLOWING PARKING: _____ hrs @ \$ _____ per hr Cost: \$ _____

REPAIRS TO DRAG (INCLUDE REPAIR LABOR): _____ Cost: \$ 87.24

MISCELLANEOUS (PLEASE ITEMIZE):

Registration (41.00); Gas & oil (117.50); Insurance (61.00); repairs (352.50)
Maps (35.00); Stakes (41.98); Faldae (12.99); Staple GUN & screws (46.43)
SUNSET INVOICE (946.24)

TOTAL MISC (\$ 747.76) + Invoices (946.24) = \$ 1,694.00

MISCELLANEOUS COST: \$ 1,694.00
GRAND TOTAL: \$ 12,634.50

Retain all supporting materials (bills & invoices) for these expenditures to permit us to substantiate them should it become necessary. **MUST SEND A COPY OF THE TRAIL MAINTENANCE / GROOMER WORKSHEETS WITH THIS APPLICATION.**

We, the undersigned, hereby certify that the costs reported on this form are true and accurate expenses incurred by this organization and are in compliance with the terms of the Snowmobile Club Trail Grant-In-Aid Agreement.

Perkins Ridge Sno-Travelers PRST
NAME OF ORGANIZATION

DATED

WITNESS SIGNATURE

PRESIDENT SIGNATURE



TRAILMASTER SIGNATURE

FOR OFFICIAL USE:	
REIMBURSEMENT CHECK AMOUNT: \$ _____	APPROVED BY: _____

DAN'S COPY

Reference #
(For internal use)

lots of snow

**Request for Reimbursement
Snowmobile Club Trail Maintenance Grant
2010-2011**

Please use this form when applying for reimbursement of expenditures incurred according to terms specified in the Club Trail Maintenance Grant. Submit prior to **April 30, 2011**, to the Bureau of Parks and Lands, Snowmobile Program, 22 State House Station, Augusta, ME 04333-0022.

USE REVERSE SIDE OF THIS FORM FOR COMPUTATIONS AND ADDITIONAL SPACE

Please briefly explain charges for labor, repairs to drags & snowmobiles

GROOMING EQUIPMENT HOURS:
(see reverse side for details) 206 hrs @ \$ 20/22/30 per hr Cost: \$ 4504.00

LABOR: TRAIL MAINTENANCE:
(see reverse side for details) 286.5 hrs @ \$ 8/18 per hr Cost: \$ 3664.00

TRAIL EQUIPMENT HOURS:
(see reverse side for details) 154.2 hrs @ \$ 3/30/40/55 per hr Cost: \$ 4823.70

PLOWING PARKING: (BACKLOG) 4.8 hrs @ \$ 60 per hr Cost: \$ 288.00

REPAIRS TO DRAG (INCLUDE REPAIR LABOR): Materials for Trails (see reverse) Cost: \$ 3570.35

MISCELLANEOUS (PLEASE ITEMIZE):
steer reg (41.00) Gasoline (52.72) OIL (40) INSURANCE (61.00) Materials for Big Bridge (522.79) Repairs & mx (293.12) Supplies (140.66)

MISCELLANEOUS COST: \$ 1251.29
GRAND TOTAL: \$ 18,101.34

Retain all supporting materials (bills & invoices) for these expenditures to permit us to substantiate them should it become necessary. **MUST SEND A COPY OF THE TRAIL MAINTENANCE / GROOMER WORKSHEETS WITH THIS APPLICATION.**

We, the undersigned, hereby certify that the costs reported on this form are true and accurate expenses incurred by this organization and are in compliance with the terms of the Snowmobile Club Trail Grant-In-Aid Agreement.

Perkins Ridge Snow Travelers
NAME OF ORGANIZATION

DATED

PRESIDENT SIGNATURE

WITNESS SIGNATURE

[Signature] 25 MAR 2011
TRAILMASTER SIGNATURE

FOR OFFICIAL USE:
REIMBURSEMENT CHECK AMOUNT: \$ _____ APPROVED BY: _____



STATE OF MAINE
 DEPARTMENT OF CONSERVATION
 22 STATE HOUSE STATION
 AUGUSTA, MAINE
 04333-0022

Paul R. LePage
 GOVERNOR

William H. Beardsley
 COMMISSIONER

1/2/2013

Perkins Ridge Sno Travelers
 c/o George Buker
 115 North Auburn Road
 Auburn, ME 04210

Dear Club President;

We are pleased to inform you that your application for a Snowmobile Trail Maintenance Grant has been approved for the 2012-2013 snowmobile season.

The approval is for the amount of; **\$3,150.00** (Amount the state will reimburse)

No payment will be made until we receive the "Request for Reimbursement" form which is due by **April 30, 2013**.

Failure to meet the April 30th deadline will result in a penalty of 10% for each day after the filing deadline.

When we receive the "Request for Reimbursement" form, it will be reviewed to determine that the expenditures are in compliance with the terms of the Agreement, and if so, it will be processed for payment. However, in no case will payment exceed the previously approved amount. REMEMBER, payment cannot be made until the form is received.

The Request for Reimbursement form, Equipment Guidelines, and Trail Maintenance Worksheets, were a part of the packet sent to your club address on file in September. If your club cannot locate a copy of the reimbursement materials, they are available on line at www.parksandlands.com. These reimbursement materials should be used in order to make it easier to maintain accurate records of gas, oil, miles, etc. It is to your advantage to use these forms. The trail maintenance worksheets MUST be submitted with the Club Reimbursement Request.

We will be selecting, at random, approximately 20% of the approved applications to be audited as we do every year. Please retain all receipts for all club expenditures reported on the Reimbursement Request and be prepared to forward them to us if your club is one of the 20% selected to be audited. Maintaining accurate records will not only enable you to respond to our request, but will assist you when preparing for another season.

Please be sure that everything on the Request for Reimbursement form is filled out, even if the amount far exceeds the amount you are approved for, since we track these figures for actual cost of trail maintenance.

Be sure that the form has been filled out in type or pen, including all required ORIGINAL SIGNATURES.

Under repairs to snowmobile, if the sled is registered to someone other than the snowmobile club (personal), we will need a letter from the club president authorizing payment of repairs on the privately owned sled.

We hope that your organization has a safe, enjoyable and prosperous snowmobile season and that this grant makes a contribution toward that end.

Sincerely,

Joe Higgins

Joc Higgins
 Recreational Safety Vehicle Coordinator
 Off-Road Vehicle Unit

www.maine.gov/doc
 PHONE: (207) 287-3821
 FAX: (207) 287-8111
 TTY: (888) 577-6690

BUREAU OF PARKS & LANDS
 WILLARD R. HARRIS, DIRECTOR

Wallingford Equipment Co.

PURCHASE ESTIMATE

2527 Turner Rd

Auburn, Me 04210

207-782-4886 fax 207-795-0429

TO:
Perkins Ridge Snow Travelers
LACC 115 N.Auburn Rd
Auburn, Me 04210

SHIP TO:

P.O. DATE	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
1/31/2013	Dan			COD

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1	Skandic SWT	New 2014 SKI-DOO Skandic SWT 600 ACE PRST Note: Skandic SWT (super wide track) is a snowmobile groomer to replace the sole PRST groomer, a 1999 Skandic that has high miles with a private used sale value of \$3000.	\$10,500.00	\$10,500.00

Prices Include set up and delivery and Government discount.
Price is an estimated cost depending on 2014 model release

Thank You
John Randolph

SUBTOTAL	\$10,500.00
SALES TAX	
TRADE	
FREIGHT	
TOTAL	\$10,500.00

2013-2014
Trail Maintenance Worksheet 2012-2013 Season

@40/hr

SELECT TYPE OF TRAIL:

- Municipal Trail
 Club Trail
CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

- Administrative
 Development
 Maintenance

Member Name: Bilodeau - RTV

Date	Name	Type of Labor	Hours Worked	Geotof Label	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
2013	Bilodeau/SB		OUT IN	Hubbs	RTV	2.1	\$41.00		Conservation Trail Trail Cocks/Lamm/Con
6/7				1029.9 1032.0		0.5	\$20.	\$20 Transit	Support/Transit/Alameda
6/10				1033.2 1032.7		1.2	\$8.		Grades/Transit/Support
6/12				1037.4 1033.2		1.2	\$8.		Stores & Richard
6/1	Mannick's Way	Tar		1033.6 1033.4		1.1	\$44.		U-BALL/CONS. TRAIL
6/23	Sue Barber/Jason			1038.1 1037.0		2.8	\$		CONS TRAIL/HOKI LOAD ← PUSH LOAD
6/24	George Busby			1040.9 1041.0		1			CONS. TRAIL SUPPLY
6/25				1041.5 1042.8		1.3			Bridge Rd/VBall
6/30	Hubb			1044.1 1043.4		1.7			SUPPORT CT
7/14	Support			1045.8 1044.1		1.7			Support WS/MW
25.Jul	Hubb rocks/Lamm			1047.1 1048.8		1.7	Bushhog		Bushhog Trails
25.Jul	Bike Trail								

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

SIGNATURE:

240/hm ②

SELECT TYPE OF TRAIL:

Municipal Trail

Club Trail

CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

Administrative

Development

Maintenance

Member Name

Biloden - RTV

Date	Name	Type of Labor	Hours Worked	Cost of Labor	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
2013					RTV				
7/29	CT, DB				1051.8 1050.0	1.8			Cons. Trail & Merrydale Way/ded
8/2					1053.8 1051.8	1.7	Mulch	\$ 25	Merrydale way/ded
8/3					1053.5 1053.5	2.0	Bush Hog	\$ 70	Bush hog LACE/Arc
8/6-8/7	Aron				1057.5 1055.5	2.0	Hay feed	\$/00.	Support/Hay feed
8/8-11/2		Storage Post Facility			1057.5 1057.5	2.3			Band Demo pro
9/3	G.Buss		1.5		1063.4 1062.8	0.6	Hay feed	\$ 25.00	Sprink. Road pe. J's
9/5					1065.8 1065.8	1.8			GPS MW, CL, HL
9/6	G.Buss				1067.8 1066.8	1.0			GPS SRT, CT, BT
9/15		(Fleasby)			1070.0 1068.5	1.5			GPS 100AC/HF/BT
9/20	G.B	1, 2 (DAN & BB)			1078.0 1070.0	1.0			GPS BAZEN BYPASS
10/3	G.B. V				1074.2 1073.2	1.0	Chrstrn	16.00	BASH Bypass cut trees/brush

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

SIGNATURE: 

2013-2014
Trail Maintenance Worksheet 2012-2013 Season

@cc/m

SELECT TYPE OF TRAIL:

- Municipal Trail
 Club Trail
 CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

- Administrative
 Development
 Maintenance

Member Name
Bilodeau - Backhoe

Date	Name	Type of Labor	Hours Worked	Cost of Labor	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
2013				Hours					
6/7	Bilodeau/SFB	own time sheets		3453.9	BH	5.2	\$312.00		Dig berm - Fix neck in Spur road
6/10				3453.9		4.6	\$276.00		Conservation Trails
6/23	Sue & Jason			3459.6		1.1			CC
6/24	George			3460.0		0.4			Mulch Grand Hotel
7/2	Stampy			3461.6		1.4			Switch/Cons T
7/5	-			3462.6		1.2			Trail/Vegetation
7/6	Boucher			3465.1		2.5			Lake Parky 1/2 CC Shops
7/7	Hahn/Boucher			3465.7		.6			Bridges
7/10				3466.8		1.1			OT
7/14	Arroyo	50.00		3469.8		2.5	Arroyo	(SD)	OT
7/20				3466.8		.4			Finish VB.lyc
				3469.7					Chadborn
				3464.5					

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

SIGNATURE:

2013-2014
Trail Maintenance Worksheet 2012-2013 Season
@ Coon. (E)

SELECT TYPE OF TRAIL:

- Municipal Trail
 Club Trail
CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

- Administrative
 Development
 Maintenance

Member Name: Bildeau-Bukhol

Date	Name	Type of Labor	Hours Worked	Cost of Labor	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
8/2	DB				Hubbs	4.8			Sand/mulch Merrick wa
8/3					3976.9 3972.1	3.0			Brush/gravel
8/4					3976.9 3979.9	1.3			Control LAPP/low bar
8/6/7					3986.0 3981.2	4.8			OT Done for
8/11-11		Starg. Fac.		PRST	3986.7 3986.0	7			BARON DEMO
8/12		cc		cc	3987.7 3986.7	1.0			cc
8/15					3991.8 3990.0	1.7			Stamps Hotel.
9/17					3993.0 3991.8	1.2			Brush C.T.
9/20					3995.10 3994.2	0.8			Brush Step/bar
10/15	Jasper P.				3996.0				Long necks brush Culvert
10/4/15	↓				3996.0 3995.0	1.0			Dy Culverts up LAND RIZK

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

30/6/13
Merrick
3995.0
3995.0

SIGNATURE:

Grooming Log Worksheet 2013-2014 Season

(41)

CHECK ONE: Municipal Trail

Club Trail

CLUB NAME: PRST SKANDEK

Date	Operator's Name	Equip. Used	Meter Start	Meter End	Total Hrs./Miles	Start Time AM/PM	End Time AM/PM	Total Hrs.	Unit Cost	Total Cost	Work Location Start & End
18 DEC	D.S		5416	5421							Dakota Mall
24 DEC	OB AK	FS	5421	5443	10.2	12 pm	3 pm	3 hr			Ice storm & Green
28 DEC			5443	5487	14.5					5.00	" " "
29 DEC	S.B	FS	5487	5460.2	11.5	10 am	6 pm	8 hr			Ice storm
30 DEC	Ice storm		5460.2	5476.4	16.3	9 am	2 pm	5 hr			Paperwork/Lunches ref of Green
30 DEC			5476.4	5478.9	2.5	230 am	430 am	2 hr			Ice storm
2 JAN	LC		5478.9	5506.6	30.2	9 AM	330 pm	6 hr		5.9	" 11 BISSING LINK PR/1
5 JAN	DS		5506.6	5530.9	24.3	8 AM	12 pm	4 hr			Green Loop BISS
5 JAN	DS		5530.9	5548.6	17.7	6 am	9 pm	3 hr			Storm D. Amge BISS
8 JAN			5548.6	5581.7	32.8	10 -	1500	5 hr			LACE & Loop
9 JAN			5581.7	5596.2	14.6	11 -	1600	5 hr			Work!
20 JAN			5596.2	5616.5	20.3					5.9	Loop Storm
Feb 15			5616.5	5634.2	17.7						
JAN 23			5634.2	5655.4	21.2					5.9	Loop/LACE
6 FEB	LC		5655.4	5644	9.2						Kanya Weba bag

Signature: 

Total Hours: _____ Total Cost: _____

2013-2014
Trail Maintenance Worksheet 2012-2013 Season

SELECT TYPE OF TRAIL:

- Municipal Trail
 Club Trail

CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

- Administrative
 Development
 Maintenance

Member Name
George Bussiere

Date	Name	Type of Labor	Hours Worked	Cost of Labor	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
9/3	D.B.	Manual	1.5		RTV				Sprinkler Report
10/3	D.B.	" "	2.0		RTV				Beach By Pass
9/20	" "	" "	1.2		GPS				GPS " "
6/24	SB/P.B.	" "	3.3		"				Canopy Tent

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

SIGNATURE:

2013-2014
Trail Maintenance Worksheet 2012-2013 Season

SELECT TYPE OF TRAIL:

- Municipal Trail
 Club Trail

CLUB NAME: PRST

SELECT TYPE OF WORK: (use separate sheets for each type of work)

- Administrative
 Development
 Maintenance

Member Name

George Bussone

Date	Name	Type of Labor	Hours Worked	Cost of Labor	Equipment Used	Hours Operated	Cost of Equip.	Cost of Misc. Supplies	Location of Work Or List Supplies Used
9/13	D.B.	Manual	1.5		RTV				Spry Red Repair
10/3	P.B.	" "	2.0		RTV				Beak By PDS
9/20	" "	" "	1.2		GPS/RTV				GPS " "
6/24	SB/P.B.	" "	3.3		" "				CROSSIN Trail

Totals	Hours	Cost
Total Administration		
Total Plowing		
Total Other Labor		
Total Other Equipment		
Total Misc. Supplies		
Page Total		

SIGNATURE:

Andy Valley Sno Gypsies

City of Auburn FY 2015 funding request

The Andy Valley Sno Gypsies maintains snowmobile trails in Auburn, approximately in the corridor from Ames Sports Shop on Merrow Road Extension to The Basin in North Auburn. This includes all of the trails in Mt. Apatite Park which are used significantly more by hikers, snowshoers, and cross country skiers than snowmobilers. The club also maintains the clubhouse at the Small Road entrance to Mt. Apatite Park. At the recent Auburn Winterfest, approximately 15-20 snowshoers met at the clubhouse and were able to warm up by the wood stove after their trek. The Sno Gypsies also provided them with coffee and donuts.

Annual operating expenses vary from year to year depending on snowfall and how much bridge repair work is necessary. This has been a good snow year, so our operating expenses are quite high. Fortunately we have a dedicated (albeit relatively small) crew of volunteers who spend countless hours preparing trails in the fall and grooming in the winter. The ice storm around the holidays caused many trails to have to be cleared for a second time this year before snowmobiling, hiking, etc. was possible.

This year's major costs are as follows:

Bridge repair (off Perkins Ridge Road)	\$857
Fuel for groomers	\$1,500 (estimate, \$479 expended through 2/16/14)
Groomer repairs	\$700
Port-o-potty purchase	\$200 (replaced because original was stolen. This is used by many hikers in Mt. Apatite Park.)
Port-o-potty maintenance	\$80
Equipment repair	\$200 (chain saws, brush saws, etc)
Total	\$3,537

Future capital expenditures include the need to replace a 10 year old Skandic snowmobile (used for grooming), and the construction of a storage facility for grooming vehicles. They are currently stored outside which causes more maintenance and increases the potential for vandalism. These expenditures will cost between \$15,000 and \$20,000.

The attached timesheets show approximately 160 hours in volunteer time to clear brush, repair bridges and groom trails. Two timesheets from our most dedicated volunteers are missing. They alone will add approximately 100 hours to our volunteer time.

Attached is also a copy of our trail map.

Thank you for your funding consideration. If you need any additional information, please let me know.

Greg Whitney
Vice President
Andy Valley Sno Gypsies
Gwhitney@avcog.org



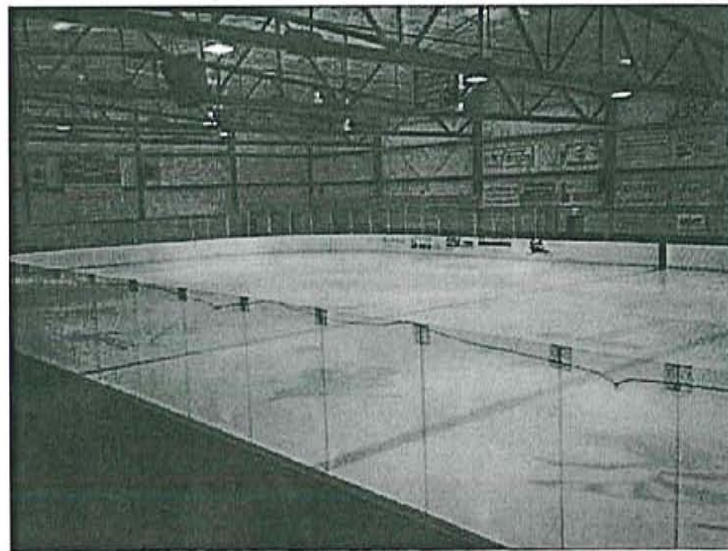
CORDJIA
Capital Projects Group, LLC

WWW.CORDJIACAPITALPROJECTS.COM



**City of
Auburn, ME**

**Repurposing Study
Ingersoll Arena
Pettingill Park, Auburn, Maine**



February 26, 2014

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CERTIFICATION

The City of Auburn ("City or Owner") retained Cordjia Capital Projects Group, LLC ("Cordjia") to perform a Repurposing Study in connection with the Ingersoll Arena located at 48 Pettingill Park in Auburn, Maine.

The conclusions and recommendations presented in this report are based on the review of plans and documents made available, interviews and meetings with City personnel, as well as Cordjia's experience with similar buildings.

Although walk-through observations were performed, not all areas were observed. There may be defects in the building, which were in areas not observed or readily accessible or may not have been visible. This report has been prepared on behalf of and exclusively for the use of the City for the purpose stated within the Project Scope section of this report. The report, or any excerpt thereof, shall not be used by any party other than the City or for any other purpose than specifically stated in our agreement or within the Project Scope section of this report without the express written consent of Cordjia.

Any reuse or distribution of this report without such consent shall be at the City's and the recipient's sole risk, without liability to Cordjia.

Prepared by:

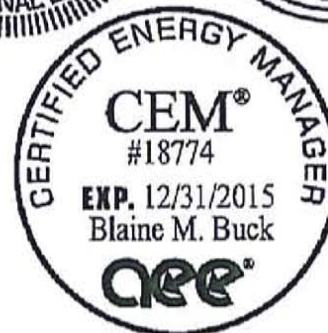
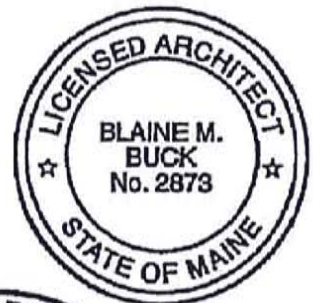
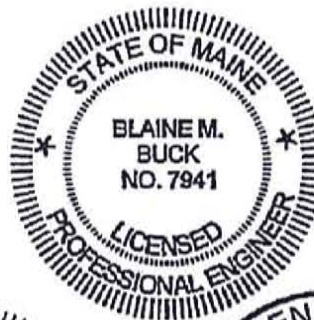
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Vice President
Cordjia Capital Projects Group, LLC

John E. Hansen
Architect

Reviewed & Approved by:

Blaine M. Buck, A.I.A., P.E., CEM, CFM, PMP
President & CEO
Cordjia Capital Projects Group, LLC



1. PROJECT BACKGROUND

The City of Auburn ("City or Owner") was interested in determining the the highest and best use with associated opinions of probable cost in connection with repurposing the existing Ingersoll Arena ("Arena"). As a result, Cordjia Capital Projects Group, LLC ("Cordjia") was retained to perform a Repurposing Study.

The Ingersoll Arena was constructed in 1994 by the City of Auburn in partnership with local business, civic organizations, individual contributions and volunteer labor. It has been funded through a City enterprise account and all proceeds are used to run the facility. The arena was used for public skating, skating instruction, and hockey each season (early October to mid-March).

The building is a pre-engineered steel building with a low pitch standing seam roof over "Z" purlins supported by steel trusses at 25 feet on center, however the end bays are 22.5 feet adding up to the overall length of 220 feet. The trusses are spanning 120 feet. The eave height of the building is 24 feet and the ridge is 29 feet. The bottom of the trusses are approximately 20 feet above the floor. The floor is a concrete slab and the interior finish is primarily a white or silver moisture barrier over fiberglass insulation. The long wall opposite the entrance has a concrete wall approximately 4 feet high poured between the steel columns. Lighting is high bay High Intensity Dischareg ("HID") fixtures, and the building has a dry sprinkler system. A complete building heating system was not provided in the building since the original purpose was an ice skating arena. The interior changing rooms and toilets are the only areas with heat.

Along one side of the arena are located toilets and changing rooms as well as a pro shop and snack bar. Most of this area projects 13 feet into the interior space leaving a 107 x 218 foot open field of space. There are 10 exterior exit doors which will support an occupant load of approximately 1,700 people. There are 3 doors at the main entrance. Parking is available adjacent to the building.

Pettengill Park, a centrally located 40 acre urban park which contains the Ingersoll Arena also has the Hasty Community Center, a converted armory, which features a wood floor basketball court, recreational rooms and locker rooms. Outdoor facilities include a baseball field, a lighted softball field, trails, 2 playgrounds and Gully Brook pond.

With the recent opening of the Norway Savings Bank Arena dual hockey rink facility; the Ingersoll Arena has been deactivated and repurposing of the building is being studied.

2. PROJECT SCOPE

Cordjia's project scope consisted of the following:

- Conduct a program development meeting with the City to refine the program and project scope
- Perform a high-level analysis to determine the highest and best use of the building considering the current needs of the surrounding community
- Review existing building and infrastructure to determine what improvements will be necessary

- Conduct a life safety and building code review of the facility to determine if there are areas that would require further improvements to achieve current code compliance
- Prepare a conceptual layout plan to verify that the desired amenities of the highest and best use fit within the existing space
- Develop opinions of probable cost for construction and renovation options

3. EVALUATION TEAM

An onsite inspection and several meetings were performed by Blaine Buck, Mitch Daigle, and other Cordjia team members in December 2013 and January 2014. The City of Auburn was represented by Derek Boulanger, Facilities Manager/Purchasing Agent; Dennis D'Auteuil, Director of Public Services; Ravi Sharma, Recreation Operations Manager; Jeremy Gatcomb, Recreation Department Coordinator, and; Joe Crocker, Recreation Specialist

4. LAND USE

4.1. COMPREHENSIVE PLAN

Within the Future Land Use Plan section of the Auburn 2010 Comprehensive Plan, Pettengill Park would come under the Community Use District (CU) which recognizes areas which are used for community facilities, including schools and educational institutions, parks, playgrounds and similar public and community facilities. The intent of this designation is to establish a policy that these types of properties should be recognized as important resources and that any significant change in use should be considered a significant policy decision.

Allowed uses within the Community Use District should be limited to municipal and governmental facilities, educational facilities, recreational facilities and uses, and community services.

Development standards should focus on providing flexibility for appropriate municipal, community, and governmental uses while reflecting the existing pattern of development in adjacent areas and assuring that the use of the property does not result in any undue adverse impact on the surrounding neighborhood.

Clearly under the goals of the 2010 Comprehensive Plan, the conversion of the Ingersoll Arena to an indoor recreational facility would be an appropriate use.

4.2. ZONING

The Zoning Map indicates that the Pettengill Park is located in the Urban Residence District. The permitted uses in the zone include detached one and two family dwellings, attached single family dwellings, accessory structures, farming and Municipal uses and buildings.

If the Ingersoll Arena remains as a recreation facility there will be no change of use which means no required Planning Board Review.

A review of the dimensional Standards of the Urban Residence District indicates the building is compliant.

Special exception uses may be approved by the planning board to include; Professional offices within a single family residence, care homes, lodging houses and boardinghouses, child day care centers, community based residential facilities limited to 8 persons, Kennels, Training Schools, Adult day centers, Nurseries, Schools, Churches Libraries and Museums.

The adjacently located Hasty Community Center could provide more overlapping use of the two facilities and possible sharing of common facilities and programs. Consideration should be given to a future connector of some sort between the two buildings, whether it is strictly a roofed connector or a fully enclosed connector.

5. DEMOGRAPHICS

According to the Auburn Comprehensive Plan Update done in 2010, the overall population of the city residents is getting older. In a ten-year study between 1990 and 2000, the percentage of Auburn residents under age twenty-five decreased from 35 percent to 31 percent. During the same time period, the communities working population increased from 49 percent to 52 percent, while the senior population (65 and older) continues to escalate, with an increase from 15 percent to 17 percent.

Although this overview is similar to state and national trends, the Town of Auburn recognizes the need to prepare and accommodate for the growing needs of the aging population, while also attracting and retaining middle aged and younger families into the community.

5.1. POPULATION SEGMENTS

Student Enrollment

As noted in the Auburn Comprehensive Plan Update done in 2010, Auburn enrollment declined about 24 percent in the years from 1983 through 2005. Though enrollment projections were forecasted to decline through 2011, it was noted that enrollment numbers were higher than projected. There are trends that suggest slight increases in enrollment in the near term.

Adult population

Auburn’s trends indicate an older population is gaining in numbers. With the statistic that 60 percent of the population is the age group from 20 to 65, and the median age at 39.9 as compared to 38.3 in 2000, the growth of a more mature population seems apparent. Along with this, when looking at projections from the Comprehensive Plan Update, the population of 65 and older could reach about 25 percent by 2020.

Population Trends

The population trend in Auburn is projected to remain stable for the next 15 years for the age group of 45 to 64 (Comprehensive Plan Update). Despite a slight increase in school enrollment, this would seem to suggest that decreasing enrollment is a distinct possibility, and even discussed in decommissioning some school facilities. As in many Maine communities, the concern for attracting residents age 18 to 35 is an important issue. This also leads many community planners to plan for services and recreation for the current population base, and to attract those younger for quality of life.

5.2. ACTIVITIES

The City of Auburn provides its school age population with a great array of recreational activities and a complex scheduling of organized sporting events, instruction, and practice opportunities. As evidenced in the information below, municipal dedication is strong at the population segment below 20 years of age, and this information is readily available for all in the area to see, and also for those wishing to continue to be a part of the community, or those with younger families considering being be a part of the community.

Also of note, there are seasonal festivals and events (listed below) that do include families and older population segments. This list is notably lacking in adult recreational activities that are now trending in Maine. In reviewing the complex scheduling for youth recreational programs, Auburn faces challenges that many Maine communities do in balancing needs and requests.

Parks & Recreation Program Brochure	
Youth	
Indoor Soccer (Ages 4-5, 6-7)	Instructional Skating Lessons (Ages 4+)
Pre-K/K Instructional Basketball	Recess Warriors
Spring Celebration (Ages 10 and under)	Youth Fishing Derby (Ages 3-15)
Pillow Hockey (Ages 4-7)	Fright Fest (Grades Pre-K – 4)
Tee-Ball (Ages 5-7)	Pee Wee Soccer (Ages 4-7)
Spring Soccer (Ages 3-12)	Youth Lacrosse (Grades 1-8)
Basketball League (Grades 1-12)	Softball Pitching Clinics (Ages 7-12)
Spring Running Club (Ages 8-14)	Vacation Week Soccer Campes (Ages 7-12)
Day Camps (Ages K-8)	You Track & Field (Ages 6-4)

Youth, Middle School, Flag Football (Grades 1-8)	Box Care Drive- In Movie (All Ages)
Auburn Community Concert Band (All Ages)	Golf Lessons (Ages 8-16)
Maine Premier Soccer Camp (Ages 7-12)	Indoor Youth Batting Cages
Seasonal Indoor Programs: Softball, Baseball, Tennis, Lacrosse	
Adult	
Basketball League (Ages 20+)	Women's Basketball League (Ages 18+)
Field and Facilities Available for Rent: Upper Pettingill Softball Field, Lower Pettingill Baseball Field, Pettengill Park Pond Building, Hasty Community Center, Tot Lot, Festival Plaza	
High School Sports (Fall)	
Cheering – Football – Varsity & JV	Cross Country – Varsity – Boys and Girls
Field Hockey	Football – Freshmen
Football – Varsity	Golf – Varsity
Lady Eddy Soccer	Soccer – Varsity Boys
High School Sports (Spring)	
Boys Lacrosse	Outdoor Track – Boys and Girls
Freshmen Baseball	Girls Lacrosse
Tennise	Varsity Baseball/Softball
High School Sports (Winter)	
Basketball – Freshmen – Girls and Boys	Basketball – Varsity – Boys
Basketball – Varsity – Girls	Cheering
Indoor Track and Field – Boys and Girls	Red Eddies Hockey
Red Hornets Hockey	Skiing
Swimming	Wrestling
Annual Festivals	
L/A Film Festival (Spring)	Spring Celebration (Spring)
Great Falls Balloon Festival (Summer)	Liberty Festival (Summer)
The Dempsey Challenge (Fall)	Fright Fest (Fall)
Parade of Lights (Winter)	Winter Festival (Winter)

5.3. TRENDING

In reviewing information available for the Lewiston-Auburn area relative to adult recreational trends, it is apparent that adult volleyball, men's, women's and coed, are very active running from October through mid-March. Tennis is popular also with adult leagues in mixed doubles, women's

and men’s mixed doubles, and singles. For the most part, these activities seem to be scheduled in the Lewiston area.

Additional growth is with indoor youth and adult batting cages, encouraging off season workouts supporting softball, baseball, tennis, and lacrosse. It is appropriate to note here that lacrosse is fast spreading statewide as a youth and adult activity, and there is recent talk of a start-up American Professional Lacrosse team coming into the Cumberland County Civic Center, raising the sports awareness and enthusiasm throughout the state.

Statewide trending involving adult activities are Cross-fit, Zumba, Yoga, Boot Camps, Silver Sneakers, Spinning, and Cardio Step to name a few. These are all activities adults crave on a year ‘round basis with strong participation and willingness to participate with for a fee from the working population, and older active adults.

Lewiston-Auburn Adult Activities	
Volleyball: Men’s, women’s, and coed volleyball runs from October through mid-March	
Tennis: Adult mixed doubles. There will be A, B, and C leagues.	
Tennis: Double League. Women’s and men’s doubles league with A, B, and C teams.	
Tennis: Single’s League. Men’s and women’s A, B, and C leagues.	
Additional Adult Programs: Field hockey, dodgeball, and softball.	

Statewide Trending		
Crossfit	Zumba	Yoga
Dodgeball	Climbing Walls	Boot Camps
Silver Sneakers	Spinning	Cardio Step

5.4. MUNICIPAL AND PRIVATE FACILITIES

Including the City of Auburn, organized recreational opportunities exist in large part for the school aged population under 20. For these activities, there are many that occur seasonally outside, and many inside needs as well in educational facilities and grounds. Currently there is no indoor facility for recreation in the area. In searching for recreational locations for inside opportunities, there are five of note, with the closest being in excess of 50 miles:

- Gorham Sports Center, Gorham
- Portland Sports Complex, Portland
- All Pro Sports Complex, Waterville
- XL Sports World, Saco
- The Pitch, Warren (under construction)

These facilities are now hosting a variety of activities ranging from indoor soccer, basketball, field hockey, lacrosse, tag football, and ultimate frisbee. They are also marketing their facilities to school teams, AAU, premier leagues, adult fitness, one day/weekend trade shows, and party rentals.

6. MARKET REVIEW

The purpose of this section of the report is not to lead to a valuation or selling of the Ingersoll Arena, however, it would seem appropriate to discuss market availability of larger similarly sized structures and sales activity in the area counties that will reflect buyer/investor interest and ability to buy within the current economy. The current commercial market does not support private investment at this time, nor do market indicators lead to this happening in the near to mid-term. In the current business climate, there is some increasing interest in the idea of public/private partnerships. The take home in this section is the availability of empty structures and slim market activity that has investors on the sidelines. It is also worth noting, that in a down market, investors gravitate to existing structures, the idea that cost of acquisition and renovating versus the process of building are more cost effective.

This report also is a review of any structure larger than 3,000 square feet in size. Averages are less than 10,000 square feet, and many do not have ceiling height that mirrors the subject of this report. Current market conditions indicate through review of similar structures that a potential sale value would fall short of the estimated building value making disposal not financially practical in our opinion.

Relative to leasing options, due to the nature of the Future Land Use Plan of the Auburn Comprehensive Plan Update, leasing would seem to be outside planned uses. This option was not considered as any business plan for this type of use and would seem to be in conflict with Auburn's Comprehensive Plan goals.

Additionally, the location of the current structure, adjacent to the Hasty Community Center, limits the use that one would invest in from the private sector. This in of itself will dictate in large part the highest and best use of the Ingersoll Arena as a municipal and recreational facility with the possibilities of exploring the options of attaching the two facilities one day as one multi-use athletic complex.

7. POLITICAL

Survey: "Residents Say It": Repurposing Ingersoll Arena

In reviewing citizen input, the community strongly supports retaining the facility for community use, with an overwhelming response for the repurposing for recreational options: basketball, tennis and multi-use indoor turf.

Though Auburn has a reputation of fiscal conservatism, the existing political landscape seems to support recreational opportunities such as this for the citizen's benefit.

Additionally, with the YMCA purchasing a location to develop out of the downtown, having an in-town option would seem prudent, filling a real need if the plan is cost effective. Auburn seems to have active booster clubs, council support for a sound plan, and positive community dialog.

Considering demographics, the Council outlook for the next 15 to 20 years is sound. The participation in the Norway Savings Bank Arena is a testament to the political will to better the community. These efforts lead to positive recognition and publicity that enhances community reputation and appeal.

8. EXISTING BUILDING SYSTEMS

8.1. MECHANICAL SYSTEM

There are two existing Teledyne boilers serving the interior rooms and dehumidification, one for heating and one for domestic hot water; one Modine heating unit serving the Arena; and two dehumidification units with DX cooling and heating coils also serving the Arena. The existing heating units are approximately 20 years old and have been recently converted to natural gas as a fuel source. Because the existing Ingersoll Arena use consisted of keeping the spaces relatively cold for supporting ice operations, the existing heating equipment is inadequate to support the new use which will require higher average temperatures during the winter months.

Based upon heating system design criteria for natural gas indirect-fired air turnover units; it was determined that the Ingersoll Arena will require a heating unit with approximately 1,000 MBH output to serve the open area. In each of the options listed below the fans would be utilized during the summer months to provide air rotation to alleviate stagnant air and to create a cooling effect for the occupants. Additionally each of the options could be purchased with air filtration, if desired, at an additional cost. The existing dehumidification units could be retained and considered for use as supplemental mechanical cooling during the summer months.

The heating systems for the interior rooms should be considered for replacement as part of the interior renovations due to the age and condition of the equipment. While there are several

options for a heating system to serve the heating needs of the interior rooms and to provide domestic hot water, we have not provided options on these different systems. For the purposes of this report we have included a budget of \$26,000 for the installation of an adequate natural gas fired heating and hot water system for the interior rooms.

The cost, quality, and comfort options considered for the open arena area are as follows:

Low Cost Option

This option would consist of installing a single air rotation heating unit at the middle of either side of the arena along the 120 or 220 foot dimension. The unit is wall or ceiling mounted which will require an additional floor mounted support frame (included in cost) or other structural considerations for wall or ceiling mounting.

The estimated complete install budget for the unit is approximately \$40,000.

Pros: Lowest cost, faster heating response, smaller footprint, and better destratification of the air.

Cons: Lower air turnover rate, non-modulating burner, and during the winter a 3-4 degree lower temperature at the far end of the building could be possible.

Medium Cost Option

This option would consist of installing two single air rotation heating units on each corner of the 220 foot length of the building. These units are wall or ceiling mounted which will require an additional floor mounted support frame (included in cost) or other structural considerations for wall or ceiling mounting.

The estimated complete install budget for these units are approximately \$47,000.

Pros: Fastest heating response, smallest footprint with potential to be wall mounted, good destratification of the air, and more uniform heating throughout the building.

Cons: Lower air turnover rate, non-modulating burners, and higher material and labor cost than the single unit due to piping natural gas to the opposite corner of the building.

High Cost Option

This option would consist of installing a single air rotation heating unit at the middle of the south end of the arena along the 120 foot dimension. This unit is floor mounted with a footprint of 100 x 55 inches and a height of 18 feet.

The estimated complete install budget for the unit is approximately \$56,000.

Pros: Highest air turnover rate, good destratification of the air, quick heat recovery, modulating burner, reliable and efficient, and simplified maintenance.

Cons: Highest cost, largest footprint, largest volume air stream, and during the winter a 2-3 degree lower temperature at the far end of the building could be possible.

We have vetted several options and it is recommended that the low cost option be selected which consists of the installation of a single Reznor natural gas indirect-fired air turnover unit for the arena; and the installation of a new natural gas fired boiler system for the heating and domestic hot water needs of the interior rooms. The total budgeted costs for the replacement mechanical systems are approximately \$66,000.

8.2. FIRE SUPPRESSION SYSTEM

There is an existing dry fire suppression system within the Ingersoll Arena that was installed in circa 1994 and can be expected to have a useful service life of 20 to 30 years before major maintenance and/or replacement would need to be considered. The system was designed by Eastern Fire Protection of Auburn, Maine pursuant to NFPA 13 for an Open Recreational occupancy type/use. The existing fire suppression system currently meets the latest code requirements for this occupancy use. If this use was to be changed the current system layout would have to be redesigned. The existing system has been serviced by Eastern Fire Protection for several years and dating back to 2009 it has been noted that the existing piping is experiencing corrosion and many patch repairs have been made and some piping has had to be replaced.

The current fire suppression system is functioning, but due to the pipe corrosion, there is a risk of system failure in which the pipe may not hold together if the system activates during a fire. The initial discharge of air and charge of water will put stress on the pipe and pipe joints possibly leading to failure. If the initial water charge doesn't cause a problem the pipe may not survive when the fire department connects to the fire department connection and boosts the pressure to 150 psi. Paragraph 13.4.4.2.9 of NFPA 25 requires all leaks to be addressed if the system loses more than 3 psi over 2 hours with a starting air pressure of 40 psi. The temporary patches on the pipe would not be considered a proper addressing of the leaks because they are not rated for 175 psi working pressure as required by NFPA 13.

Existing costs associated with the current fire suppression system consist of an annual inspection cost of \$375. Cordjia understands that patch repairs from January 2009 to January 2014 have cost \$2,300 or approximately \$460 annually. This cost would have been approximately 2-3 times higher if pipe replacement had been done in lieu of patching.

It is our opinion that the fire suppression system piping should be replaced as part of this potential project to address the requirements of NFPA 25 and NFPA 13. At the time of the replacement the existing dry system should be converted to a wet system which consists of reusing the existing backflow preventer, control valves, and fire department connection. The dry valve and compressor would be removed and a new flow switch would be installed. The expected useful service life of a wet fire suppression system is beyond 50 years with proper maintenance. Budgeted costs associated with the replacement would be as follows:

Pipe replacement and conversion to a wet system is approximately \$27,000 with a reduced annual inspection cost of \$300.

8.3. ELECTRICAL SYSTEM

The existing electrical systems were not evaluated whereas it is outside of this scope of services, however the existing chiller system which is on an independent electrical service would be eliminated. Additionally, the conversion from HID lighting to LED lighting is expected to reduce the building's overall electrical demand.

8.4. STRUCTURAL SYSTEM

The building's structural systems were not evaluated whereas it is outside of this scope of services, however we reviewed the email from Rob Belz – Engineering to Mike Berube dated March 3, 2011 in connection with the roof system (See Attachment F) and it appears that Mr. Belz provided several points for Mr. Berube to consider. It is recommended that a structural building evaluation be completed as the original metal building structure was never intended to be insulated.

8.5. PLUMBING SYSTEM

According to City of Auburn documentation, the sanitary sewer manhole is located at an elevation which would permit relocation of the toilets to most areas of the building if desired.

9. HIGHEST AND BEST USE

In response to a review of the Auburn Comprehensive Plan Update, community polling and personal site visits, it is clear that the demographics point to missing infrastructure for the active adult population and the ongoing need to address the congestion and limitations with existing indoor multi-use turf facilities. Active adults increasingly value and demand facilities for organized recreation to improve their quality of life. The increasing trend of adult activities becomes clear in areas that support the community with organized events, flexible scheduling, and appropriate facilities.

Additionally, indoor activities and practice facilities are in short supply and increasingly adding a burden on community resources; not just in Auburn, but in most communities in Maine. With no facilities within 50 miles of Auburn, the population base of Auburn and nearby communities would seem ready to embrace an indoor multi-use turf facility. It is clear that today's trending sports (lacrosse, field-hockey, baseball, etc.), and the desirability for indoor activities require turf environments.

Further to this point, and in consideration of a projected increase in the 65 and older population to as much as 25% of Auburn's mix, generations can and do co-exist well. There is an opportunity with proximity to the Hasty Community Center and fields of the Pettengill Park. Connectivity of the two

buildings could enhance the Ingersoll Arena appeal, experience, and functionality. Within the perimeter of the Ingersoll Arena, a walking track would appeal to many adults. Centers having this in addition to other multi-use activities see significant traffic and use even with turf activities on-going.

Additionally, a multipurpose turf practice facility would be used by organized groups for practice schedules such as Soccer, Rugby, Lacrosse, Football and other sports normally conducted on turf. Similar use facilities in Massachusetts have been constructed from 25,000 square feet to nearly 150,000 square feet. These facilities contain areas subdivided by suspended nets to create practice areas between 15,000 and 20,000 square feet each. The Massachusetts facilities also contain some administrative space, toilet and or locker facilities, a lounge seating area, and vending machines or a snack bar.

Currently a similar facility of 70,000 square feet is under construction in Warren, ME and is scheduled to be operational in the spring of 2014. Known as "The Pitch", the turf field will be approximately 200 feet by 300 feet and will have netting to allow dividing into 4 practice fields, each approximately 100 by 150 feet.

Auburn's visionary approach regarding recreation would benefit the existing gap for the changing and growing active adult population. With a geographic gap of availability of turf facilities, it seems apparent that a turf facility would quickly gain popularity and present scheduling challenges for Auburn's Recreation Department. Creation of a turf facility would within the Ingersoll Arena would truly be highest and best use.

10. RECREATIONAL USES

Surveys of Auburn residents have suggested the Ingersoll Arena should be retained as a recreational facility. Although there are some who suggested the Ice Arena should remain, the Norway Savings Bank Arena has effectively ended the use of the Ingersoll Arena as an ice rink.

A multipurpose turf field has been the most noted alternative use for the building. The other considerations most discussed are indoor tennis courts or basketball.

10.1. TENNIS

Tennis will work in the Ingersoll Arena although the roof trusses do not provide the vertical clearances and the toilet and locker rooms limit the overrun space for a regulation United States Tennis Association court or courts. Tennis recommends a vertical clearance of 30 feet which is 10 feet more than the existing bottom of the roof trusses. The recommended depth of the court including overrun space is 120 ft. Without relocation of the toilets and locker rooms the available space is 106 ft. The number of tennis courts would be limited to four, due to the location of the

roof trusses which impact the height of the courts. The location of the existing toilets and locker rooms will limit the size of the overrun space of the courts.

10.2. BASKETBALL

Four basketball courts could be housed in the building without having to relocate the toilet rooms. The major cost would be the installation of a suitable sports flooring over the existing concrete slab. The recommended vertical clearance for basketball is 27 feet which is 7 feet more than the existing bottom of the roof trusses. The trusses will limit the viability of Basketball Courts.

10.3. MULTIPURPOSE TURF

A multipurpose turf practice field will not be a regulation field because of the size of the building, however, most larger indoor practice fields are subdivided into spaces similar in size to the Ingersoll Arena. Overhead clearance for soccer is recommended to be 24 feet which is closer to the existing 20 feet clear to the trusses than either tennis or basketball.

Indoor arena soccer on a field 200 feet by 85 feet in regulation sized ice rinks is played in the United States, Mexico, and Canada. Lacrosse is also played on the same field. The Federación Internacional de Fútbol Rápido ("FIFRA"), based in California, is the international governing body for indoor arena soccer. A new Indoor Soccer World Cup tournament is scheduled to be held in San Diego, California in 2015. This means that the Ingersoll Arena can be used as a practice field and also could be a regulation sized field that is compliant with FIFRA.

10.4. COSTS

The site work and building shell including the sprinkler system and mechanical/electrical systems represent about 75% of the total cost, and that is essentially already in place with noted deficiencies. There will be renovations needed to provide upgraded toilets and to provide egress through additional doors which will be required by the State Fire Marshal's Office. The recent interpretations of the numbers of people in this type of a building by the Office of the Fire Marshal would suggest that the building have exit capacity for 3,363 people. The final determination will be reviewed by the Office of the Fire Marshal and will be the basis for added exit doors. Preliminary discussions with the Fire Marshal suggest the need to add 3 or 4 new exit doors.

The turf is the major additional cost in the multipurpose turf option. There are turf systems which are intended for installation on a concrete slab rather than on compacted granular fill. The installed cost depending on the choice of turf will range from \$4.00 per square foot to \$6.50 per square foot.

The interior lighting should be upgraded with more efficient LED fixtures which will cost between \$3.00 and \$3.50 per square foot.

The existing mechanical systems are not adequate to provide the required heating and air movement for uses other than an ice skating arena. The total cost of the new mechanical systems is estimated to be \$66,000.

The dry type fire suppression system has had corrosion issues and patches are in place to prevent air leaks. It has been recommended that the pipes be replaced and the system be converted to a wet system. The estimated cost is approximately \$27,000 for this work.

Renovations to the toilet/locker rooms and other miscellaneous areas are estimated to be \$80,000 to \$100,000. The installation of new exterior exit doors is estimated to be \$8,000 to \$10,000. New interior painting in the open area is estimated to be \$20,000 to \$30,000.

11. COST SUMMARY

Note: Total costs shown are averages rounded to the nearest \$1,000.

<u>Use</u>	<u>Description</u>	<u>Square Feet</u>	<u>Cost/Sq. Ft.</u>	<u>Total</u>
Multipurpose Turf Facility				
	Turf and Protective Netting	22,500	\$5.25	\$118,000
	Lighting, LED Fixtures	22,500	\$3.25	\$73,000
	Renovations			\$90,000
	Exterior Exit Doors			\$9,000
	Interior Painting			\$25,000
	Mechanical			\$66,000
	Fire Suppression			\$27,000
			Sub-Total	\$408,000
	Contingency & fees – 20%			\$82,000
				<u>\$490,000</u>

Expected range of Costs - \$465,000 to \$514,000

Tennis Courts (4)				
	Sports Coating and Nets, \$25,000/court			\$100,000
	Protective Netting			\$20,000
	Lighting, LED Fixtures	22,500	\$3.25	\$73,000
	Renovations			\$90,000
	Exterior Exit Doors			\$9,000
	Interior Painting			\$25,000
	Mechanical			\$66,000
	Fire Suppression			\$27,000
			Sub-Total	\$410,000
	Contingency & fees – 20%			\$82,000
				<u>\$492,000</u>

Expected range of Costs - \$468,000 to \$517,000

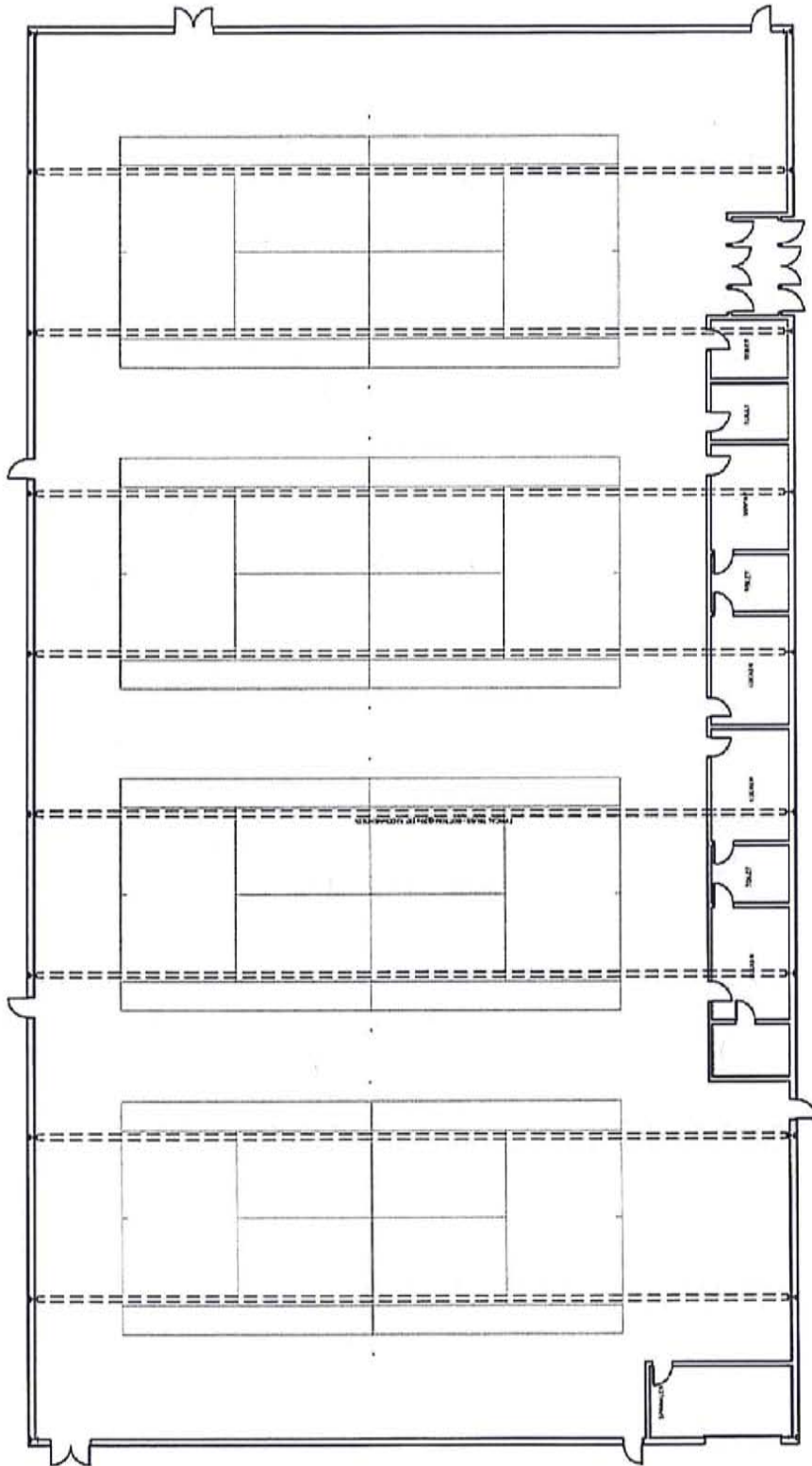
Basketball Courts (4)				
	Rubber Floor	22,500	\$5.00	\$113,000
	Backboards & Protective Netting			\$54,000
	Lighting, LED Fixtures	22,500	\$3.25	\$73,000
	Renovations			\$90,000
	Exterior Exit Doors			\$9,000
	Interior Painting			\$25,000
	Mechanical			\$66,000
	Fire Suppression			\$27,000
			Sub-Total	\$457,000
	Contingency & fees – 20%			\$91,000
				<u>\$548,000</u>

Expected range of Costs - \$520,000 to \$575,000

13. ATTACHMENTS

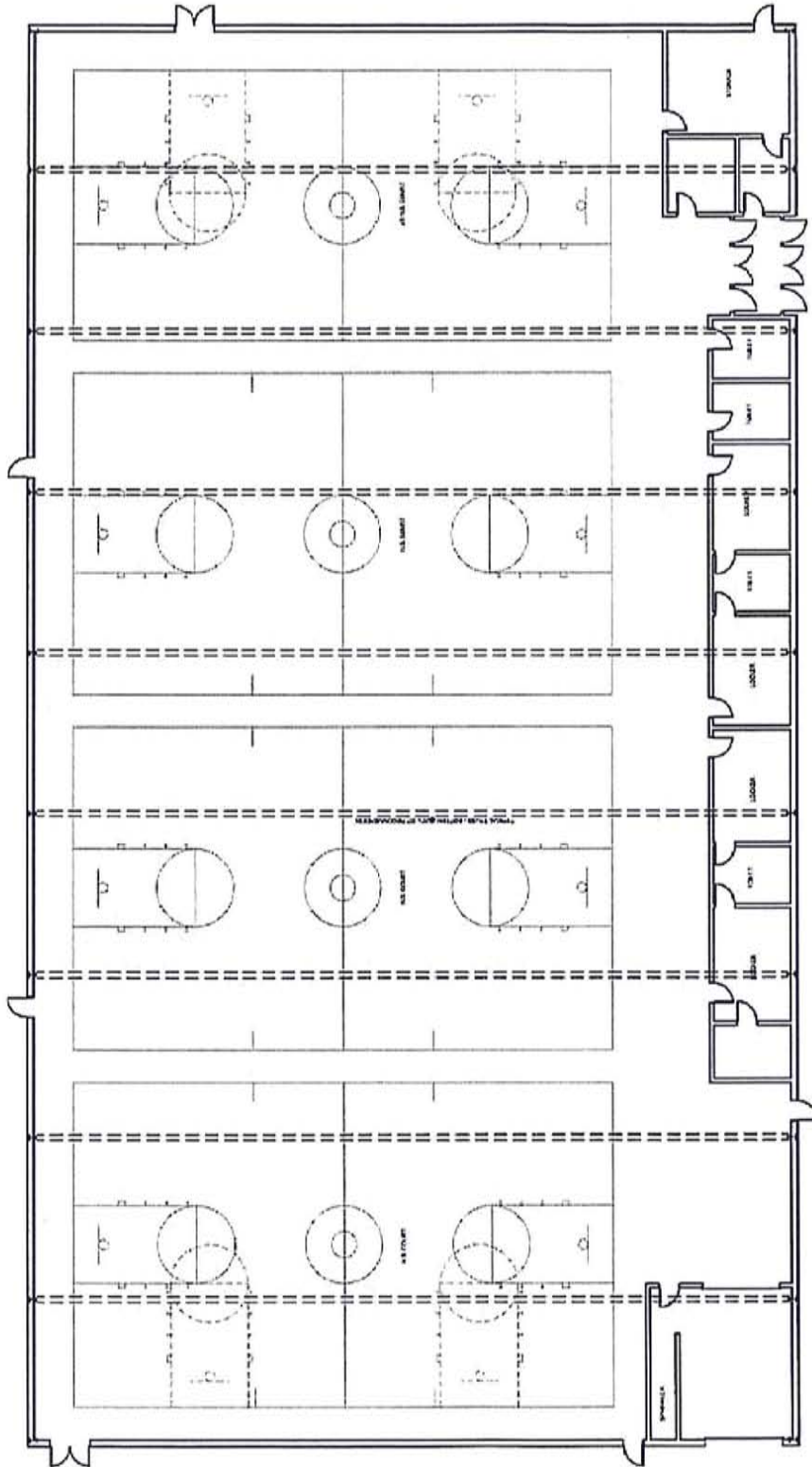
Attachment A:	Ingersoll Tennis Layout
Attachment B:	Ingersoll Basketball Layout
Attachment C:	Ingersoll Multi Purpose Layout
Attachment D:	Market Activity
Attachment E:	Low Cost Mechanical Cutsheet - Reznor LDAP
Attachment F:	Roof Structural Email

ATTACHMENT A
INGERSOLL TENNIS LAYOUT



INGERSOLL FLOOR PLAN - TENNIS
1/2" = 1' - 0"

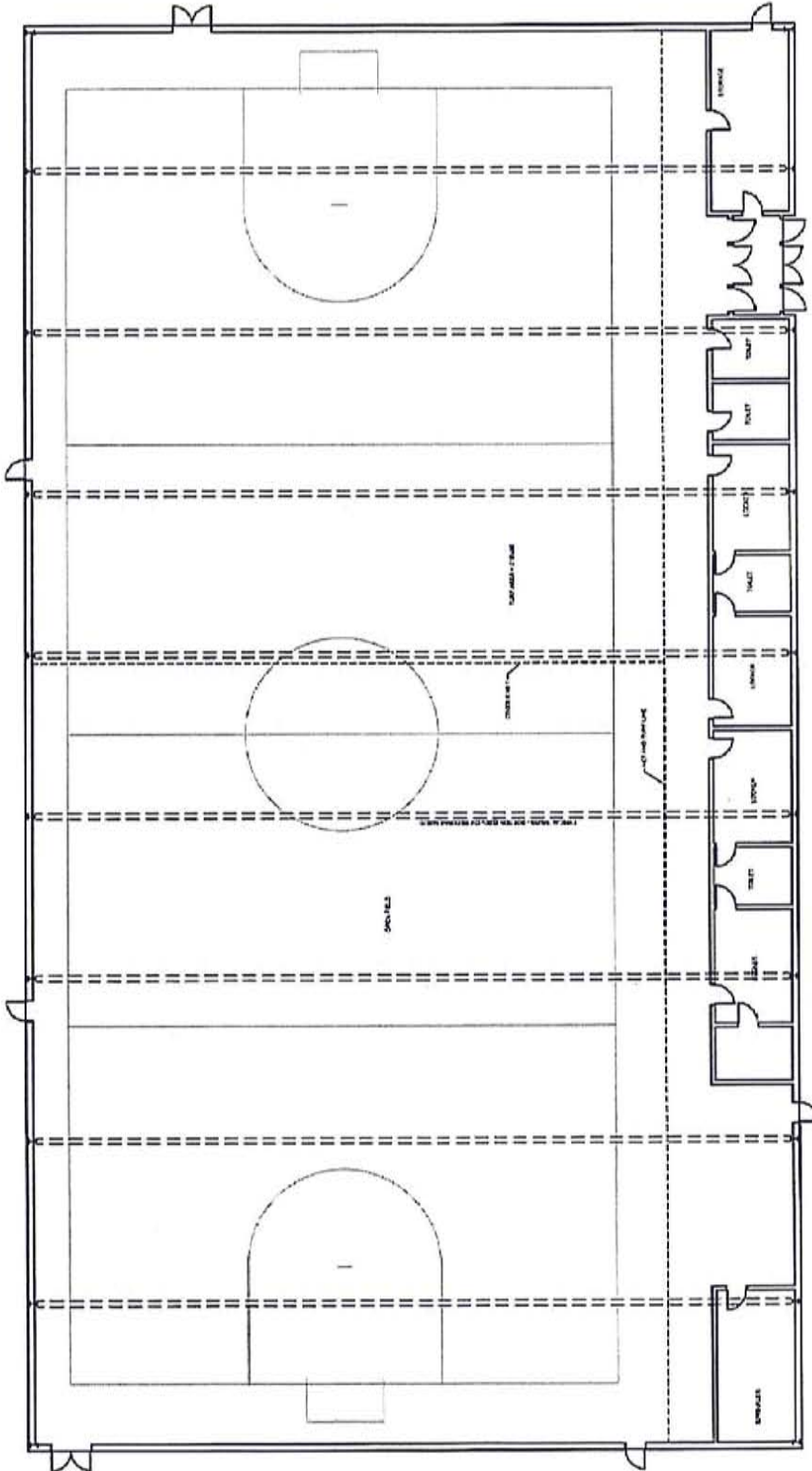
ATTACHMENT B
INGERSOLL BASKETBALL LAYOUT



INGERSOLL FLOOR PLAN - BASKETBALL

12/20/11 12:21

ATTACHMENT C
INGERSOLL MULTIPURPOSE TURF LAYOUT



INGERSOLL FLOOR PLAN - MULTI PURPOSE FIELD

PROJECT 12.2011

ATTACHMENT D
MARKET ACTIVITY

Overall Commercial Market Activity - Criteria Below

Statistics: 167 Listings

87 Current Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	Average list price		DOM
High			26,572	\$1,000,000	\$259.07				2,327
Low			3,000	\$200,000	\$18.56				21
Average			7,451	\$458,913	\$76.63				359
Median			6,000	\$399,000	\$67.19				215
6 Pending Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High			23,328	\$790,000	\$193.20				695
Low			4,089	\$240,000	\$10.47				110
Average			12,984	\$462,316	\$68.62				294
Median			11,003	\$424,499	\$44.05				174
74 Sold Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High			92,961	\$980,000	\$188.68	\$915,000	\$174.17	104%	1,481
Low			3,000	\$200,000	\$5.38	\$125,000	\$3.87	48%	0
Average			9,414	\$434,660	\$74.40	\$374,730	\$64.56	85%	237
Median			5,542	\$392,450	\$71.73	\$317,500	\$60.60	88%	142
167 Total Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High			92,961	\$1,000,000	\$259.07	\$915,000	\$174.17	104%	2,327
Low			3,000	\$200,000	\$5.38	\$125,000	\$3.87	48%	0
Average			8,520	\$448,289	\$75.35	\$374,730	\$64.56	85%	302
Median			5,697	\$395,000	\$67.78	\$317,500	\$60.60	88%	167

Search Criteria		Average days on market
Status	C , P , S	
List Price	between 200,000 - 1,000,000	
County	CUM , AND , OXF , SAG , KEN	
Sold Date	between 12/9/2009 -	
SqFt Finished Total	between 3,000 -	

Average list price of sold properties

Average sold price

Average days on market

Selected Market Activity

Search Criteria

Search Name: COM Simple Search
 Date: 9-Dec-2013 8:38:31 PM

Search Criteria Field	Operator	Criteria
Status	Equals	C , P , S
List Price	Between	200,000 - 1,000,000
County	Equals	CUM , AND , OXF , SAG , KEN
Sold Date	Between	12/9/2009 -
SqFt Finished Total	Between	3,000 -

Search Statistics: 13 Listings

6 Current Listings

	Beds	Baths	Sq Ft	LP	LP/Sq Ft	SP	Average list price	DOM
High			17,608	\$500,000	\$98.38			1,393
Low			3,456	\$200,000	\$22.66			37
Average			8,840	\$331,500	\$45.98			413
Median			6,738	\$332,500	\$37.91			228

7 Sold Listings

	Beds	Baths	Sq Ft	LP	LP/Sq Ft	SP	SP/Sq Ft	SP/LP	DOM
High			10,550	\$675,000	\$104.07	\$490,000	\$81.45	98%	393
Low			4,652	\$225,000	\$24.91	\$195,000	\$21.59	73%	13
Average			7,609	\$447,000	\$62.74	\$367,857	\$52.20	84%	146
Median			8,407	\$465,000	\$63.41	\$405,000	\$55.68	86%	70

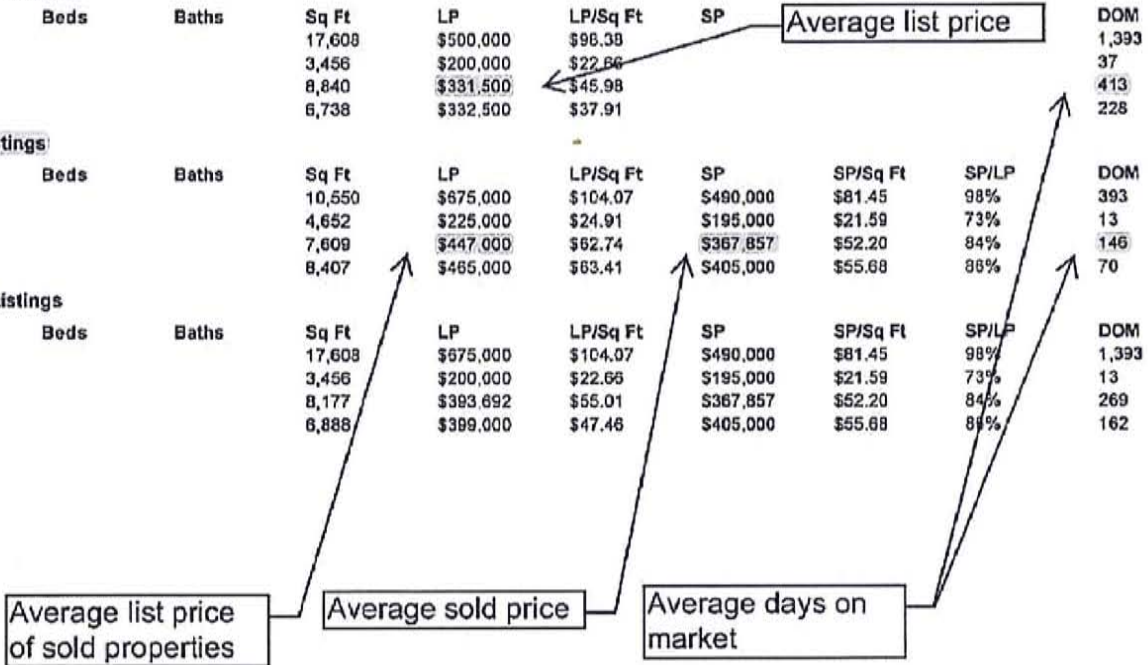
13 Total Listings

	Beds	Baths	Sq Ft	LP	LP/Sq Ft	SP	SP/Sq Ft	SP/LP	DOM
High			17,608	\$675,000	\$104.07	\$490,000	\$81.45	98%	1,393
Low			3,456	\$200,000	\$22.66	\$195,000	\$21.59	73%	13
Average			8,177	\$393,692	\$55.01	\$367,857	\$52.20	84%	269
Median			6,888	\$399,000	\$47.46	\$405,000	\$55.68	84%	162

Average list price of sold properties

Average sold price

Average days on market



Some Properties For Your Consideration . . .

Presented by:



Martin Cates
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 Agent Phone: 207-701-5600

Current



11 Technology Drive

Current



9 BROWN Street

Current



40 Coles Crossing Drive

MLS #
 Town
 County

1115080
 Gardiner
 Kennebec County

963377
 Mexico
 Oxford County

1057440
 Sidney
 Kennebec County

Zoning

Commercial

NONE

Unk

Year Built

2010

1959

2008

Units
 # Floors

2

Retail SqFt+ /-
 Office SqFt+ /-
 Manufacture SqFt+ /-
 Warehouse SqFt+ /-

1,500

5,000

Exterior
 Roof

Vinyl Siding
 Shingle

Clapboard
 Composition

Metal Clad
 Metal

Site

Level, Open

Level, Open

Level, Open

Lot Sz Acres+ /-

12.300

3.100

2.390

Rd Frtg+ /-

929

340

Roads

Paved, Public

Paved, Public

Paved, Public

Transportation

Major Road Access

Major Road Access

Traffic Count+ /-

Off Street Parking

1 Car, Detached

No Vehicle Storage

Vehicle Storage

No

No

No

Water Frontage

Heat System

Multi-Zones, Radiant

Hct Water, Multi-Zones

Blowers, Forced

Fuel

Electric

Oil

Propane

Cooling

Central Air, Other Cooling

No Cooling

Central Air

Water

Public

Public

Private, Well Existing On Site

Waste Water Disposal

Public

Public

Private, Septic Existing On Site

Electric

Circuit Breakers

Circuit Breakers

Circuit Breakers, On Site

Gas

No Gas

Bottled

Other Gas

List Price

\$ 340,000

\$ 399,000

\$ 325,000

Sold Price

Full Tax Amount

\$ 5,668.00

\$ 0.00

\$ 3,482.00

List Office

Coldwell Banker Rizzo Mattson

Riverside Realty

Prudential Northeast Properties

Some Properties For Your Consideration . . .

Presented by:



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 Agent Phone: 207-701-5600

Current



786 Howes Corner Road

Current



11 Conant Street

Current



295 Leeds Junction Road

MLS #
 Town
 County

1088583
 Turner
 Androscoggin County

1090835
 Turner
 Androscoggin County

1115507
 Wales
 Androscoggin County

Zoning

Commercial

Commercial 2

Unk

Year Built

1960

1993

2003

Units
 # Floors

Retail SqFt+/-
 Office SqFt+/-
 Manufacture SqFt+/-
 Warehouse SqFt+/-

1,000
 5,888

Exterior
 Roof

Metal Clad
 Metal, Pitched

Vinyl Siding
 Other Roof

Metal Clad
 Metal, Pitched

Site
 Lot Sz Acres+/-
 Rd Frtg+/-
 Roads
 Transportation

Level, Open
 1.000
 200
 Paved, Public
 Major Road Access

Level, Open
 2.000
 204
 Paved, Public
 Major Road Access

Agriculture, Level
 3.230
 200
 Paved, Public
 Major Road Access

Traffic Count+/-
 Vehicle Storage
 Water Frontage

4+ Cars
 No

No Vehicle Storage
 No

Other Vehicle Storage
 No

Heat System
 Fuel
 Cooling
 Water
 Waste Water Disposal
 Electric
 Gas

Blowers, Hot Water
 Oil, Wood
 Central Air
 Private, Well Existing On Site
 Private, Septic Existing On Site
 Circuit Breakers, On Site
 No Gas

Forced, Hot Water
 Oil
 No Cooling
 Private, Well Existing On Site
 Private, Septic Existing On Site
 Circuit Breakers, On Site
 No Gas

Forced, Hot Water
 Oil
 No Cooling
 Private
 Private
 Circuit Breakers
 No Gas

List Price
 Sold Price
 Full Tax Amount
 List Office

\$ 200,000

 \$ 3,037.00
 Prudential Northeast Properties

\$ 225,000

 \$ 3,614.00
 Prudential Northeast Properties

\$ 500,000

 \$ 0.00
 Prudential Northeast Properties

Some Properties For Your Consideration . . .

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 Agent Phone: 207-701-5600

Sold



306 Rodman Road

Sold



12 Winterbrook Road

Sold



18 Ashmont Street

MLS # 935569
Town Auburn
County Androscoggin County

Zoning GB

Year Built 1972

Units 1
Floors

Retail SqFt+/-
Office SqFt+/- 4,500
Manufacture SqFt+/-
Warehouse SqFt+/- 6,000

Exterior Metal Clad
Roof Metal, Pitched

Site Level
Lot Sz Acres+/- 3.790
Rd Frtg+/-
Roads Paved, Public
Transportation

Traffic Count+/-
Vehicle Storage Off Street Parking
Water Frontage No

Heat System Hot Water
Fuel Oil
Cooling Central Air
Water Public
Waste Water Disposal Public
Electric Circuit Breakers
Gas No Gas

List Price \$ 465,000
Sold Price \$ 405,000
Full Tax Amount \$ 7,817.00
List Office Coldwell Banker Millett Realty

MLS # 1041461
Town Mechanic Falls
County Androscoggin County

Zoning Gen Industrial

Year Built 1985

Units
Floors

Retail SqFt+/-
Office SqFt+/- 664
Manufacture SqFt+/- 8,136
Warehouse SqFt+/-

Exterior Metal Clad
Roof Metal

Site Corner Lot, Level
Lot Sz Acres+/- 6.790
Rd Frtg+/- 800
Roads Paved, Public
Transportation Major Road Access

Traffic Count+/-
Vehicle Storage No Vehicle Storage
Water Frontage No

Heat System Blowers, Hot Air
Fuel Electric, Propane
Cooling A/C Units
Water Public
Waste Water Disposal Private, Septic Existing On Site
Electric Circuit Breakers, On Site
Gas Bottled

List Price \$ 675,000
Sold Price \$ 490,000
Full Tax Amount \$ 6,818.00
List Office Prudential Northeast Properties

MLS # 1071317
Town Portland
County Cumberland County

Zoning B2B

Year Built 1940

Units
Floors

Retail SqFt+/-
Office SqFt+/-
Manufacture SqFt+/-
Warehouse SqFt+/-

Exterior Vinyl Siding
Roof Shingle

Site Level
Lot Sz Acres+/- 0.330
Rd Frtg+/- 25
Roads Paved, Public
Transportation

Traffic Count+/- 14,000
Vehicle Storage 2 Car, Heated
Water Frontage No

Heat System Blowers, Hot Water
Fuel Oil
Cooling A/C Units
Water Public
Waste Water Disposal Public
Electric Circuit Breakers
Gas Natural-At Street

List Price \$ 295,000
Sold Price \$ 290,000
Full Tax Amount \$ 7,176.00
List Office RE/MAX By The Bay

Some Properties For Your Consideration . . .

Presented by:



Martin Cates
 Cates Real Estate
martin@catesre.com
 Office Phone: 207-701-5600
 Agent Phone: 207-701-5600

Sold



336 Warren Avenue

Sold



3-5 Seavey Street

Sold



232 College Avenue

MLS #	966931	985830	992011
Town	Portland	Waterville	Waterville
County	Cumberland County	Kennebec County	Kennebec County
Zoning	Industrial	CC	CC
Year Built	1960	1933	1974
# Units	1	1	1
# Floors	1	2	1
Retail SqFt+/-		4,656	2,040
Office SqFt+/-			
Manufacture SqFt+/-			6,367
Warehouse SqFt+/-			
Exterior	Brick, Block	Clapboard, Wood Siding	Metal Clad
Roof	Flat, Pitched	Fiberglass, Membrane	Metal
Site	Level, Sidewalks	Open, Rolling/Sloping	Level, Open
Lot Sz Acres+/-	0.796	0.840	1.070
Rd Frtg+/-		199	137
Roads	Public	Paved, Public	Paved, Public
Transportation		Major Road Access	Major Road Access
Traffic Count+/-			
Vehicle Storage	3 Car, Heated	4+ Cars, Detached	Garage, Heated
Water Frontage	No	No	No
Heat System	Blowers, Hot Air	Blowers, Heat Pump	Forced, Hot Air
Fuel	Oil	Oil	Oil
Cooling	No Cooling	Central Air	Central Air
Water	Public	Public	Public
Waste Water Disposal	Public	Public	Public
Electric	Circuit Breakers	Circuit Breakers	Circuit Breakers
Gas	Natural-At Street	No Gas	No Gas
List Price	\$ 575,000	\$ 225,000	\$ 399,000
Sold Price	\$ 450,000	\$ 195,000	\$ 310,000
Full Tax Amount	\$ 6,204.00	\$ 7,356.00	\$ 5,600.00
List Office	Fishman Realty Group, Inc.	Coldwell Banker Plourde Real Estate	Coldwell Banker Plourde Real Estate

Some Properties For Your Consideration . . .

Presented by:



Martin Cates
 Cates Real Estate
martin@catesre.com
 Office Phone: 207-701-5600
 Agent Phone: 207-701-5600

Sold



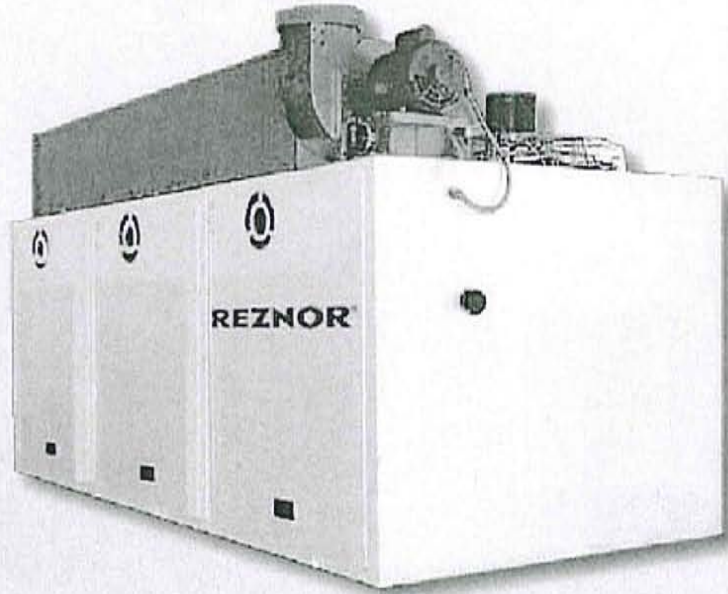
48 Verti Drive

MLS #	1068294
Town	Winslow
County	Kennebec County
<hr/>	
Zoning	Industrial
Year Built	1984
# Units	1
# Floors	
Retail SqFt+/-	
Office SqFt+/-	1,215
Manufacture SqFt+/-	
Warehouse SqFt+/-	
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Exterior	Metal Clad
Roof	Metal
<hr/>	
Site	Level, Open
Lot Sz Acres+/-	4.380
Rd Frtg+/-	551
Roads	Paved, Public
Transportation	
<hr/>	
Traffic Count+/-	
Vehicle Storage	Off Street Parking
Water Frontage	No
<hr/>	
Heat System	Hot Air
Fuel	Electric, Oil
Cooling	No Cooling
Water	Public
Waste Water Disposal	Public
Electric	Circuit Breakers, On Site
Gas	No Gas
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List Price	\$ 495,000
Sold Price	\$ 435,000
Full Tax Amount	\$ 4,511.00
List Office	Coldwell Banker Rizzo Mattson



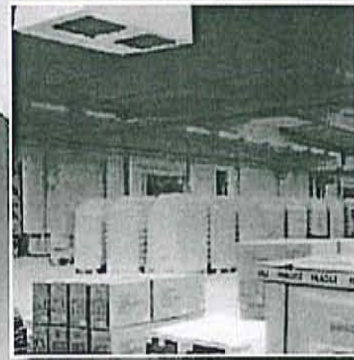
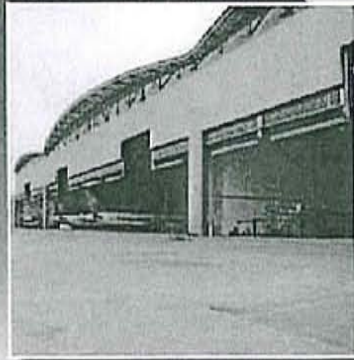
ATTACHMENT E
LOW COST MECHANICAL CUTSHEET - REZNOR LDAP

REZNOR®



**High Bay Heater
Provides
FREE HEAT**

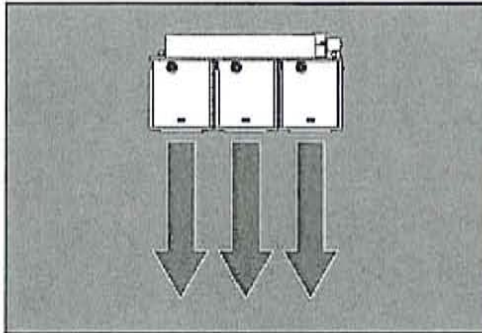
The Energy Edge



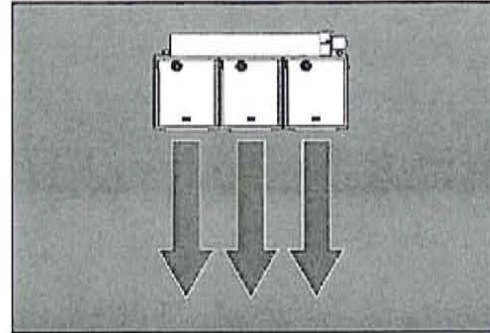
What is the Reznor Edge?

The Reznor Edge: Model LDAP, High Bay Unit Heater can save energy usage by recirculating heated air, effectively providing FREE heat where it is needed.

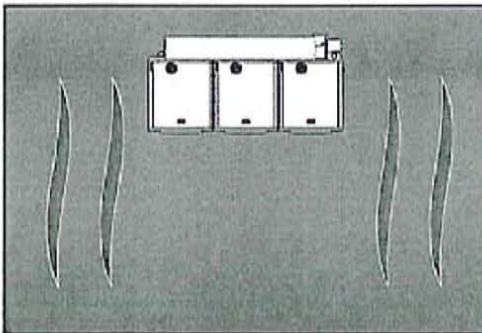
Here's how it works:



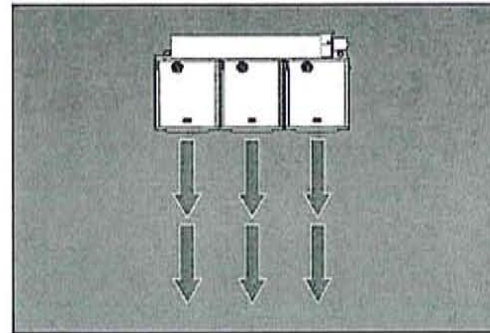
Step 1: The thermostat calls for heat. Gas begins to flow to the burners as the heat exchanger warms up. Fans start-up, blowing heat to the floor.



Step 2: Gas continues to flow, and fans continue to blow heated air to the floor until the thermostat is satisfied.



Step 3: Once the thermostat setting is reached, the heater shuts down. In general, heated air is lighter than cool air, so the warm air near the floor tends to rise causing the air temperature of the indoor space to stratify.



Step 4: Instead of heat remaining at the ceiling or escaping through the roof, a monitor (separate from the wall mounted thermostat) on Model LDAP senses the buildup of heat at the ceiling. This monitor triggers the fans at a slower speed to destratify the air and send FREE heat back to the floor.

Summertime Benefit:

Using the fan(s) in the summer can improve working conditions by alleviating stagnant air and creating a cooling effect for the occupants.

For complete catalog information including submittals, energy calculations, dimension drawings, and more go to www.RezSpec.com or call 800-695-1901.

High Capacity, High Bay Heater

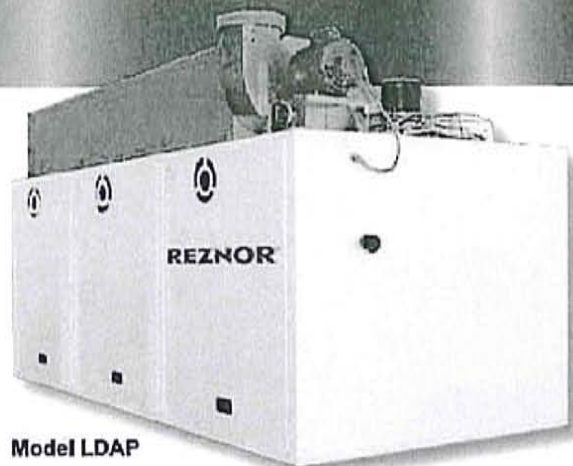
Downflow air discharge, high velocity heater for high bay applications

Model LDAP can provide more heat than a standard unit heater, up to 1,200,000 BTUH. This is the same amount of heat as a typical packaged heater or direct fired unit.

Model LDAP is less expensive to install than a direct or indirect fired, packaged heating system.

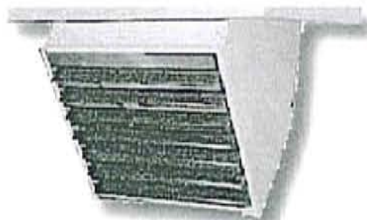
By destratifying you lower the air temperature at the ceiling, and reduce the heat loss in your building.

- **Saves Money**
 - » 83% Thermal efficiency
 - » Destratification adjustable fan control (air economizer)
 - » Single point connections for gas, electricity and vent
- **Sturdy** - Patented[®] T_{CORE}² single burner combustion system
- **Dependable** - Titanium stabilized heat exchanger(s)
- **Quiet** - Vibration/noise isolated fan and venter motors
- **Versatile**
 - » Natural gas or propane
 - » Wall or ceiling mounting
 - » Run the fans without the heat in summer to improve working conditions by alleviating stagnant air to create a cooling affect
 - » Directional nozzles and louvers aim the heated air right where you need it (see photo below)



Model LDAP

Model LDAP is arranged for vertical (downflow) air delivery. As George Reznor once said, "We live on the floor, not on the ceiling."



TECHNICAL DATA

Model LDAP	400	800	1200
Input Heating Capacity (BTUH)	400,000	800,000	1,200,000
Thermal Efficiency (%)	83	83	83
Air Volume (CFM)	5,589	11,178	16,768
Air Volume (CFM) - Destratification @ Medium Speed	4,650	9,300	13,950
Air Volume (CFM) - Destratification @ Low Speed	3,250	6,500	9,750



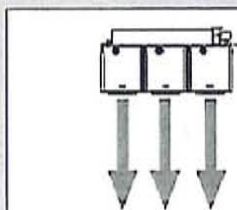
Intertek

ANSI Z87.8
CSA 2.6

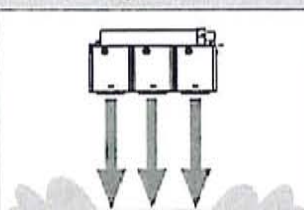
[®] U.S. Patent No. 6,889,698

Provide Recycled Heat to the Work Area

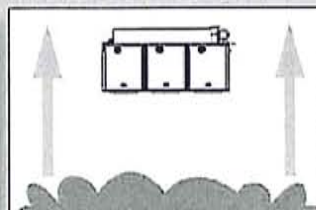
Step 1: Wall mounted thermostat calls for heat



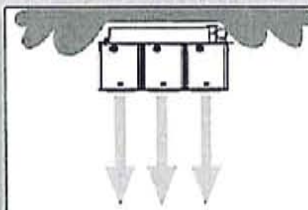
Step 2: Burners and high speed fans direct heating to the floor.



Step 3: Thermostat setting is reached, shutting off heater. Heated air naturally rises.



Step 4: Unit mounted sensor triggers the low speed fans to return heat to the floor.



ATTACHMENT F
ROOF STRUCTURAL EMAIL

Ravi Sharma

From: Robert Belz - Engineering
Sent: Thursday, March 03, 2011 2:36 PM
To: Mike Berube
Cc: Mark Stambach; Ravi Sharma; Glenn Aho
Subject: FW: Evaluation, Roof Collapse Dangers
Attachments: Roof Collapse Points Final-1.docx

Hi Mike,

I will check with Mark Stambach first and then call you with more detail. A few points to get you started:

- Your roof was likely designed for a 60 pound live loading (60 lbs/sf)
- Saturated snow can weigh over 60 lbs/cubic foot; Accordingly, over one foot of snow on a flat roof could become a problem
- Your roof, having a pitch, is unlikely to become saturated; so you can withstand more than a foot of snow. Beyond that point it becomes a conditions based estimate. i.e. coefficient of friction of the roofing material, slope, depth of snow, is it stratified? intensity of the rain fall and temperature which impacts the point at which the snow will liquefy and slide off.

Please review Ray's information which I have attached.

My best estimate, for this time of year, is that anything over a 18 inches should be removed.

Questions?

Bob

From: Ray Lussier
Sent: Monday, February 07, 2011 2:50 PM
To: All Staff
Subject: Roof Collapse Dangers

The Fire Dept received this informative memo regarding roof collapses. I would like to forward it as a safety FYI. Thanks.

Ray Lussier
City Safety & NIMS Coordinator
City of Auburn
60 Court St.
Auburn, Maine 04210
207-333-6600 ext. 1413
207-890-6626 cell
rlussier@ci.auburn.me.us

City of Auburn, Maine

"Maine's City of Opportunity"

Public Services Department
Recreation Division



Recreation & Special Events Advisory Board
Hasty Community Center
February 12, 2014

Board Member Goals/Objectives – Derived From 2/12/14 Meeting

Dave Sterling

- Ingersoll repurposing
- Review underutilized facilities/equipment
- Outdoor turf facilities

Phil Savignano

- Repurposing/Revitalizing Parks
- Ingersoll repurposing
- Cooperative programming

Sue Patneau

- Seniors programming
- Ingersoll repurposing
- Staff hours dedicated to Seniors

Dana Staples

- Ingersoll repurposing
- Increase running awareness
- Special project education

Eric Audette

- Ingersoll repurposing
- Outdoor turf facility
- Programming fees

Dan Poisson

- Ingersoll repurposing
- Outdoor turf fields
- Dog park

Tizz Crowley

- Seniors programming
- Recreation/Special event communication/promotion
- Work groups for specific areas of recreation

Robert Sevigny

Dave Gonyea