



City of Auburn, Maine

Business & Community Development

Glen Holmes, Director

60 Court Street | Auburn, Maine 04210

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**COMMUNITY DEVELOPMENT BLOCK GRANT
&
HOME INVESTMENT PARTNERSHIP PROGRAM
Program Year 2024
ACTION PLAN and BUDGET AMENDMENT #2**

The City of Auburn is amending its PY24 Action Plan with the U. S. Department of Housing and Urban Development (HUD). This Action Plan revision is in response to emergent community needs described in detail below. These new CDBG & HOME funded activities still meet and advance the goals and objectives set forth in the Auburn 2020-2024 Consolidated Plan.

2020-2024 CONSOLIDATED PLAN

The City of Auburn has adopted a 2020-2024 Consolidated Plan for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program which includes both the City of Auburn and Lewiston. The Consolidated Plan identifies many community challenges, establishes priorities, and describes how Community Development resources will address these needs. Although this plan was adopted prior to Covid-19 and many housing-related crises, these amendments still meet the original four goals:

Goal 1: Provide Safe & Affordable Housing

Goal 2: Improve Infrastructure & Reduce Blight

Goal 3: Promote Economic Opportunities

Goal 4: Provide Essential Services

DRIVERS OF CHANGE

First, the current CDBG budget includes a \$300,000 allocation for the development of the Auburn Community Resource Center at 121 Mill St. With final cost estimates now available, we have identified a funding gap that must be addressed to complete the facility buildout and finishing work. To meet this gap, the Business & Community Development department recommends utilizing HUD's Section 108 Loan Program. This program allows the city to borrow necessary funds from HUD, with repayment structured over time using future CDBG allocations. Importantly, this amendment does not impact the current year's CDBG budget but formally authorizes the use of the 108 Loan Program to finalize this Council-approved project.

In order to accommodate this application process, specific language regarding the 108-loan guarantee program needed to be added to the citizen participation program. To accomplish this the required plan has been amended and attached to this amendment for Council approval.

Next, we propose an amendment to the current HOME budget to address rising demand for rental assistance through the establishment of a Tenant-Based Rental Assistance (TBRA) program. With increased requests from residents and anticipated needs from the Mayor’s ad hoc Committee on Homelessness, reallocating uncommitted HOME housing development funds will allow us to establish this critical TBRA program. By making this adjustment now, the General Assistance Office will begin delivering these new services as the GA caseloads decrease. The expectation, if trends continue, would be to maintain a new, grant funded position within the next fiscal year to manage TBRA funds while eliminating a position from the city’s GA budget. This would result in increased services, no change to staff levels, and a reduction to the city budget.

FUND Re-ALLOCATION

CDBG: There is no change to the current year CDBG budget. There will be funds from future CDBG allocations that will be pledged to repayment of the 108 loan.

Project Pro Forma Template
Business & Community Development Office
Auburn, Maine

Project Name:	Mill St Community Resource Center
Address:	121 Mill St Auburn
Developer:	Auburn Business & Community Development

Sources of Funds	Amount	
ARPA Funding	\$630,000	Unallocated and B&CD
CDBG Funds Public Infrastructure	\$300,000	Request change of use
CDBG 108 Loan Guarantee	\$1,000,000	
Total Sources of Funds	\$1,930,000	
Total Expense of Funds	\$1,929,694	
Budget Surplus or Deficit=	\$306	

Total Development Cost	Amount	Comments
Architectural Services	\$86,554	Design
Phase 1 Construction	\$240,853	Facilities repair
Phase 2 Construction	\$1,148,423	Planned Build-out
Phase 3 Construction	\$313,500	Finishing and fixtures
Security System	\$50,364	Cameras and Door locks
Contingency	\$75,000	
Other Development Costs	\$15,000	Fees
Total Uses of Funds	\$1,929,694	

HOME: This fund reallocation will move \$250,000 from the Housing development activity to a new TBRA activity.

	PY2024	PY24	DELTA
ACTIVITIES	Budget	Amendment 1	
AUBURN HOME Program Total	\$2,024,115.32	\$2,024,115.32	\$0.00
PLANNING AND ADMINISTRATION	\$35,711.47	\$35,711.47	\$0.00
PROGRAM ADMINISTRATION	\$20,711.47	\$20,711.47	\$0.00
GOODS AND SERVICES	\$15,000.00	\$15,000.00	\$0.00
Office Supplies	\$2,000.00	\$2,000.00	\$0.00
Software Upgrade & Migration	\$13,000.00	\$13,000.00	\$0.00
Affordable Housing Development	\$1,988,403.85	\$1,988,403.85	\$0.00
Housing Program Delivery	\$19,048.46	\$19,048.46	\$0.00
New Unit Development	\$1,969,355.39	\$1,719,355.39	-\$250,000.00
Tenant Based Rental Assistance (TBRA)		\$250,000.00	\$250,000.00



**HUD Section 108 Loan Guarantee Program Application
City of Auburn, Maine**

DRAFT

November, 2024

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DRAFT

I. Executive Summary

Description of Activities: The project seeks to repurpose a vacant, city-owned property into a 15,000-square-foot Community Resource Center, designed to provide crucial support for Auburn's homeless and at-risk residents. This adaptive reuse initiative will create a central hub where nonprofit service providers can offer housing assistance, food, clothing, counseling, and case management services in one accessible location. By consolidating essential resources, the Community Resource Center will not only streamline support for vulnerable individuals but also amplify Auburn's community development efforts, fostering stability, resilience, and well-being across the city.

Alignment with Consolidated Plan: This project directly advances Auburn's Consolidated Plan objectives by addressing critical non-housing infrastructure needs and mitigating urban blight. Strategically located next to an affordable housing complex managed by the Auburn Housing Authority, the facility ensures easy access to essential services for nearby residents. Through the revitalization of this vacant property, the project not only supports Auburn's goals for infrastructure enhancement and expanded service delivery but also reinforces the city's commitment to holistic community development. By expanding public services and strengthening local support systems, this initiative reflects Auburn's dedication to fostering a resilient and inclusive community in alignment with its comprehensive plan.

II. Amount of Section 108 Request

The City of Auburn is requesting \$1,000,000 in Section 108 loan funds to bridge a budget gap for this impactful project. This amount falls well within the city's allowable borrowing capacity under the Section 108 program. The request includes an \$8,200 financing fee, which will be covered by the loan proceeds, ensuring responsible use of funds and streamlined financial management. This funding will enable Auburn to advance the Community Resource Center project, fostering substantial community benefits through enhanced service access and infrastructure revitalization.

III. Project Description

Project Description: The adaptive reuse project seeks to strengthen Auburn's capacity to support homeless and at-risk residents by creating a dedicated Community Resource Center. This facility will serve as a collaborative hub for Auburn's Community Development services and nonprofit organizations, optimizing resource delivery and increasing service impact. As a one-stop site, the center will enable residents to access comprehensive support from city departments and community partners, including the Drop-In Center, Maine Immigrant Resource Services (MEIRS), Rumford Group Homes, Preble Street and the Immigrant Resource Center of Maine (IRC). These partners will provide essential services such as food, clothing, housing assistance, case management, and job training. By addressing underlying

causes of homelessness and poverty, this initiative promotes pathways to stability and self-sufficiency for Auburn's most vulnerable populations, building a stronger, more resilient community.

Project Timeline: The project is structured into three phases. Initial phases, funded by CDBG and ARPA grants, focus on essential renovations to render the building operational. The final phase, encompassing the build-out and interior fit-out needed for full-service delivery, is anticipated for completion in the coming months. All necessary environmental reviews and federally compliant bidding processes have been conducted to ensure alignment with regulatory standards. A detailed project timeline can be found in Appendix B.

IV. Form of Assistance

As a city-owned, non-revenue-generating project, the Section 108 loan will be repaid over 20 years through future CDBG allocations at HUD-established interest rates. With no anticipated revenue from the facility, the city is committed to meeting repayment obligations through this sustainable, federally approved funding mechanism.

V. Description of Compliance with Eligible Activities and National Objectives

This project qualifies under 24 CFR 570.703(L) as it involves the rehabilitation of a public facility designed to deliver essential community services. It meets the CDBG national objective of benefiting low- and moderate-income (LMI) persons, specifically addressing the needs of homeless individuals and other vulnerable populations, in accordance with 24 CFR 570.208(a)(2)(i)(A).

VI. Information on Organizational Arrangements

The City of Auburn will own and manage the facility, which will host multiple nonprofit partners offering critical services to homeless and at-risk populations. Key partnerships include:

Drop-In Center: The Drop-In Center will lease space for a clothing closet, utilize the kitchen for meal preparation, and hold drop-in hours for homeless residents in the community room, creating a welcoming and accessible support environment.

Service Providers: Several organizations have expressed interest in utilizing office space within the facility to deliver direct services to those in need, fostering a collaborative support network within the center:

- Preble Street – Rapid Rehousing services
- Immigrant Resource Center of Maine (IRC)- Housing navigation
- Rumford Group Homes – Case management
- Community Concepts Inc. - Homeless outreach services

- Maine Immigrant Resource Services (MEIRS) – Immigrant services

VII. Information for Financial Underwriting

Sources and Uses Statement: A breakdown of the project’s total cost and the allocation of Section 108 funds is provided in the table below.

Project Pro Forma Template Business & Community Development Office Auburn, Maine

Project Name:	Mill St Community Resource Center
Address:	121 Mill St Auburn
Developer:	Auburn Business & Community Development

Sources of Funds	Amount	
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VIII. Proposed Repayment Schedule

Repayment Plan: Repayment will come from future CDBG allocations, structured over a 20-year period with a fixed interest rate of 4.85%. The amortization schedule is detailed below:

Year	Interest	Principal	Ending Balance
1	\$46,837.15	\$30,709.69	\$969,290.31

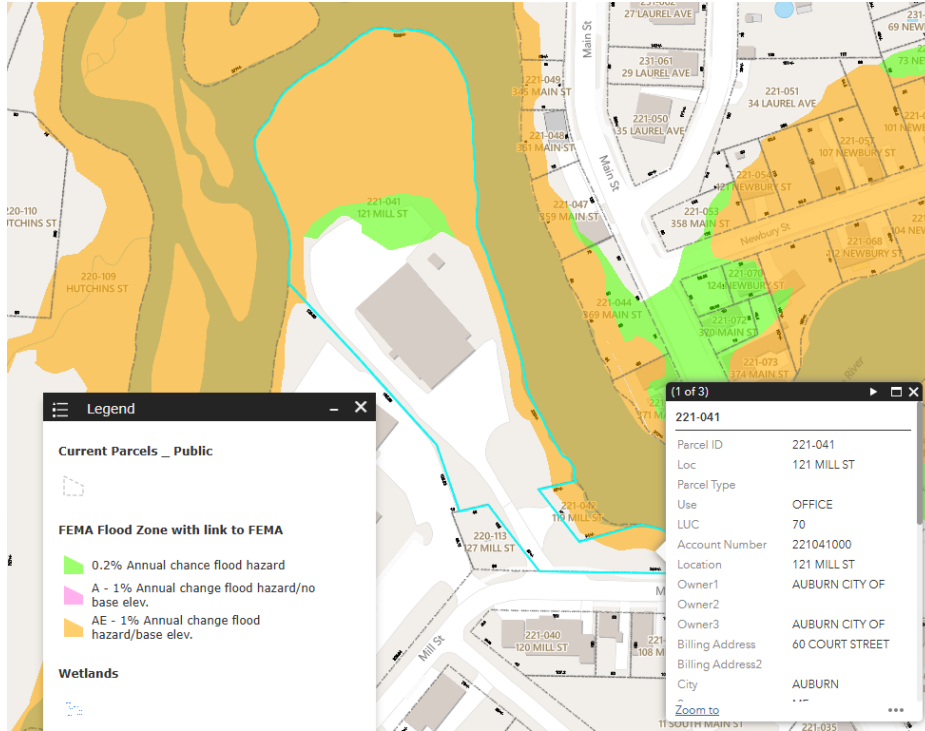
2	\$45,346.26	\$32,200.58	\$937,089.73
3	\$43,782.99	\$33,763.85	\$903,325.88
4	\$42,143.82	\$35,403.01	\$867,922.87
5	\$40,425.08	\$37,121.75	\$830,801.12
6	\$38,622.90	\$38,923.94	\$791,877.18
7	\$36,733.23	\$40,813.61	\$751,063.57
8	\$34,751.81	\$42,795.02	\$708,268.55
9	\$32,674.20	\$44,872.63	\$663,395.92
10	\$30,495.73	\$47,051.10	\$616,344.81
11	\$28,211.50	\$49,335.33	\$567,009.48
12	\$25,816.37	\$51,730.46	\$515,279.02
13	\$23,304.97	\$54,241.87	\$461,037.15
14	\$20,671.64	\$56,875.19	\$404,161.96
15	\$17,910.47	\$59,636.36	\$344,525.60
16	\$15,015.25	\$62,531.58	\$281,994.01
17	\$11,979.48	\$65,567.36	\$216,426.66
18	\$8,796.32	\$68,750.51	\$147,676.14
19	\$5,458.63	\$72,088.21	\$75,587.94
20	\$1,958.90	\$75,587.94	\$-0.00

IX. Expected Sources of Repayment and Loan Fee

The expected source of repayment will be the city's annual CDBG entitlement award. The requested funds include an \$8,200 financing fee, which will be paid using the loan proceeds.

X. Statutory and Proposed Additional Security

The city will provide a first position lien on the subject property located at 121 Mill st Auburn. This property is owned by the city and values at (TBD by appraisal) .



XI. Contact Information

- Local Point of Contact: Glen E Holmes, Director of Business & Community Development
- Field/Regional Office Point of Contact:
- Congressional District and Delegation:

XII. Certifications

Attached to this application are the required Section 108 and CDBG certifications for Entitlement Public Entities, as per HUD guidelines. These documents are included in the appendix A.

XIII. Appendix List

- Certifications (Pending)
- Project Timeline (Pending)
- Project Design
- Environmental Review

Auburn Community Center

121 Mill Street, Auburn, Maine 04210



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE	PERMIT SET	ISSUE OR MODIFICATION DATE	PERMIT SET
T-10	TITLE SHEET				
D-10	DEMO PLAN				
EG-10	EGRESS PLAN / CODE REVIEW				
A-10	FLOOR PLAN				
A-20	DETAILS				
A-21	DETAILS				
A-22	DETAILS				
A-30	SCHEDULES				
F6-1	FOODSERVICE EQUIP PLAN AND SCHED				
F6-2					
F6-3					
F6-4	FOODSERVICE EQUIP PLUMBING PLAN				

PROJECT SUMMARY

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A SINGLE-STORY BUILDING THAT FORMERLY HOUSED A BUSINESS OCCUPANCY. THE BUILDING HAD WATER DAMAGE AND SOME DAMAGED FINISHES HAVE BEEN REMOVED.

PROJECT DESCRIPTION:

THE INTENT OF THIS PROJECT IS TO REMODEL THE EXISTING BUILDING TO BECOME THE AUBURN COMMUNITY CENTER. IT IS EXPECTED THAT MOST OF THE BUILDING WILL BE OFFICES, BUT WITH A LARGE COMMUNITY SPACE AND A COMMERCIAL KITCHEN TO ASSIST IN FEEDING THE HOMELESS POPULATION.

NOTE:

THIS IS AN EXISTING BUILDING. EVERY ATTEMPT HAS BEEN MADE BY PORT CITY ARCHITECTURE TO RECORD EXISTING CONDITIONS THROUGH ON-SITE VERIFICATION. FIELD VERIFICATION BY THE CONTRACTOR IS REQUIRED.

PROJECT INFO

BUILDING AREA (EXISTING):

FOOTPRINT: 15,454 SF.
FIRST FLOOR: 14,864 SF.

BUILDING AREA (PROPOSED): SAME

BUILDING USE (EXISTING): BUSINESS

BUILDING USE (PROPOSED): NON-SEPARATED BUSINESS AND ASSEMBLY

CONSTRUCTION TYPE: 5B

EXT. WALL FIRE SEPARATION: N/A (EXISTING BUILDING)

SPRINKLED: YES (NFPA 13)

FIRE ALARM: YES

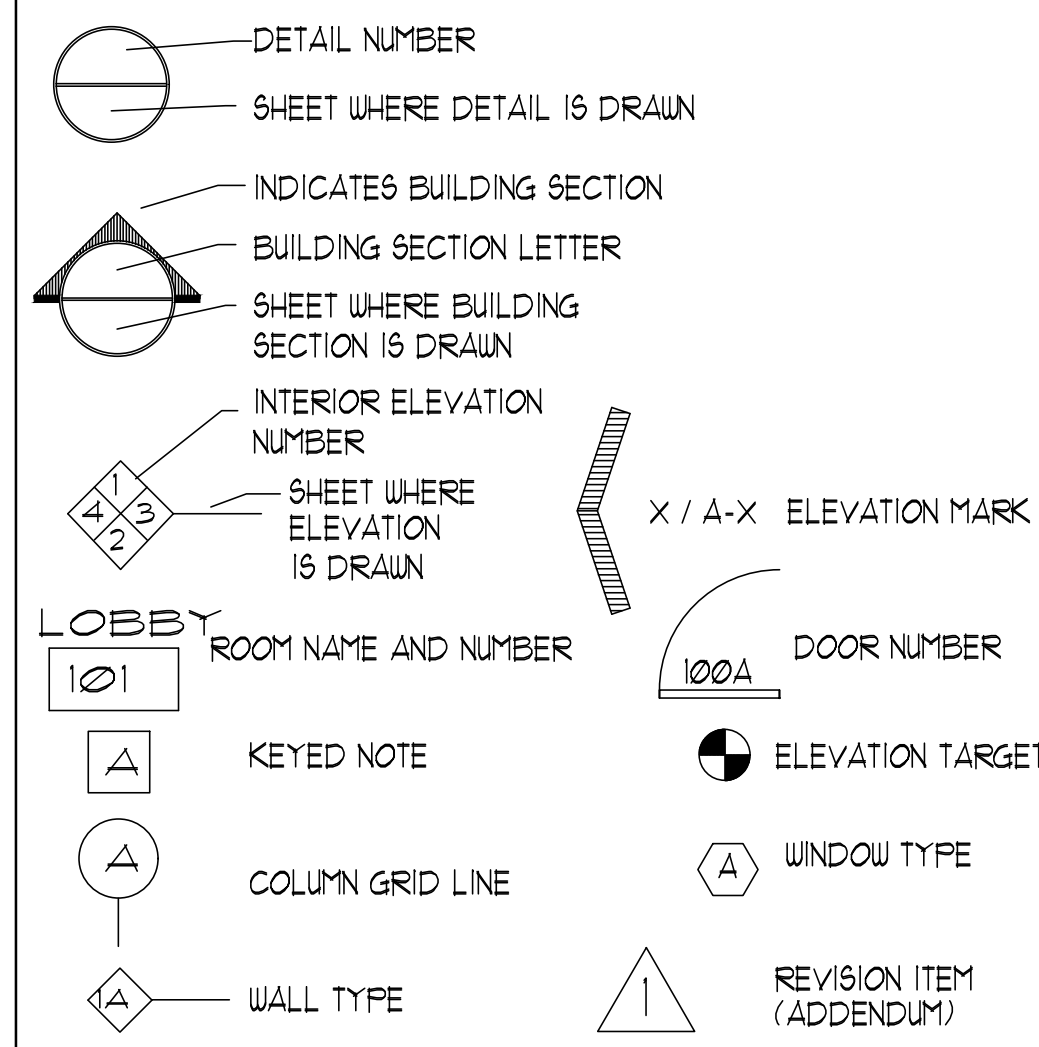
PORTABLE FIRE EXTINGUISHERS: YES

STORIES ABOVE GRADE PLANE: ONE

ZONING: DOWNTOWN TRADITIONAL CENTER (T5.1)

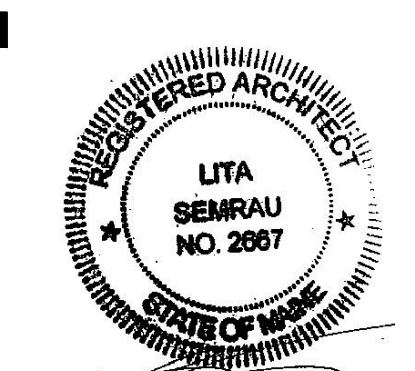
AREA OF SITE: 4.58 ACRES

LEGEND



GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.
- SIGNAGE TO MEET ALL ADA REQUIREMENTS INCLUDING THE ONES INDICATED ON THE ADA BLOCK UNLESS NOTED OTHERWISE.



Client:
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attn: Glen E. Holmes,
Director of Business
and Community
Development
(207) 333-6600 x1159
gholmes@auburnmaine.gov

Construction Manager:
**Allied-Cook
Construction**
attn: JP Schwartz
8 US-1
Scarborough, ME
04074
(207) 772-2888
jpschwartz@AlliedCook.com

CODE REVIEW

Code Review - NFPA 2018

General Note on the IEBC Code Review
This is an existing building. It was a Business use. With this project, it will be a non-separated mixed-use of Business and Assembly. Therefore, it is a Change of Use and a Change of Occupancy. In addition, the work area exceeds 50% of the space. Therefore, the project shall comply with Ch. 12 and 13 for Assembly Occupancies and Ch. 39 for Existing Business Occupancies.

Chapter 43 - Building Rehabilitation

43.7.1.1 - The Business use is a Change of Use, but not a Change of Occupancy. Therefore, the Building use shall comply with Chapter 39 for Existing Business Uses.
Note: Due to the Modifications being over 50% of the area of the building, this is also defined as Extensive Modifications and shall comply with Ch. 38 for New Business Occupancies.

43.7.2.2 - The Assembly use is a Change of Occupancy (from Business) within the same Hazard Category (#3). Therefore, the Assembly use shall comply with Ch. 13 and with Ch. 12 for sprinkler systems, fire alarm, and main entrance/exit.
Note: The Assembly area is also considered a Modification and allowed to comply with 43.7.2.2 above.

Chapter 12 - New Assembly Occupancies

12.2.3.6.6 - There is no well-defined main entrance. The five entrances can accommodate 100% of the total occupant load for the building.
12.2.3.7 - The other two exits can accommodate 1/2 of the total occupant load for the building.
12.3.4.1.1 - The building to have a fire alarm system.
12.3.5.2 - The building to have an NFPA 13 sprinkler system.

Chapter 13 - Existing Assembly Occupancies

Table 13.1.6 - Type V (000) sprinkled allowed any occupant load.
13.2.2.2.3 - See Door/Frame Schedule for panic hardware.
13.2.3 - See Egress Plan for egress capacity width req'd.
13.2.4.2 - Min. two exits req'd.
13.2.5.1.1 - Exits req'd. to be spaced at 1/3 of the diagonal of the space due to the sprinkler system.
13.2.5.1.2 - Common path of travel 75' for 50 occupants and under (20' for any amount of occupants).
13.2.5.1.3 - Dead-end corridors 20' max.
13.2.6.2(1) - Travel distance to exit 250' max.
13.2.8 - Means of egress lighting req'd.
13.2.9.1 - Emergency lighting req'd.
13.2.10.1 - Exit signs req'd. - see Egress Plans
13.3.2.2 - Cooking equipment shall be protected per NFPA 96 - see Kitchen Equipment Plans.
13.3.3.2 - Finishes in corridors and lobbies to be Class A or B
13.3.3.3 - Finishes in the Community area to be Class A, B or C (under 300 occupants in the space).

Code Review - NFPA 2018 cont.

Chapter 38 - New Business Occupancies
39.2.2.2.2 - Door locking to prevent unwanted entry allowed if complying with this section.
39.2.3.1 - See Egress Plan for egress capacity widths
39.2.3.2 - All corridors in excess of 44"
39.2.4.1 - Two exits req'd. (min.)
39.2.4.3 - One exit allow out of Clothing area (less than 100 occupants and 100' of egress travel).
39.2.5.1 - Exits to be separated by 1/3 of the diagonal of the space due to the sprinkler system.
39.2.5.2 - Dead-end corridors to be 50' max.
39.2.5.3.1 - Common paths of travel not to exceed 100' (sprinkled).
39.2.6.3 - Travel distance to an exit not to exceed 300' (sprinkled).
39.2.8 - Means of egress lighting req'd.
39.2.9.1 - Emergency lighting not req'd. (but will be provided).
39.2.10 - Exit signs req'd. - see Egress Plan
39.3.2.5 - Cooking equipment to be protected by NFPA 96
39.3.3.2.1 - Interior finish in exit access corridors to be Class A or B.
39.3.3.2.2 - Interior finish (except above) to be Class A, B, or C.
39.3.4.1 - Fire alarm not req'd. (but will be provided)
39.3.5 - Portable fire extinguishers req'd. - see Egress Plan

Code Review - IEBC 2015

General Note on the IEBC Code Review
This is an existing building. It was a Business use. With this project, it will be a non-separated mixed-use of Business and Assembly (A-3). Therefore, it is a Change of Use and a Change of Occupancy. Furthermore, due to the Area of Work, the project shall also comply with Chapters 7, 8, and 9.
Chapter 10 - Change of Occupancy
1012.1.1.1 - Chapter 9 shall apply throughout due to the non-separated uses.
1012.1.3 - The Means of Egress Hazard Category has changed from a 3 (Business) to a higher category of 2 (Assembly / Business).
1012.2.1 - A fire sprinkler is req'd. due to the change in Hazard Category (Assembly / Business).
1012.2.2 - A fire alarm is req'd. due to the change in Hazard Category (Assembly / Business).
1012.4.1 - Means of Egress shall comply w/ Ch. 10 of the IBC.
1012.5 - The Height and Areas Hazard Category has changed from a 4 (Business) to a higher category of 2 (Assembly / Business).
1012.5.1 - The height and area shall comply with Ch. 5 in IBC.
Note: The most restrictive is Assembly at 24,000 s.f. and 2 stories at 40' high. The building is within these limits.
1012.6 - The Exterior Wall Fire-Resistance Rating Hazard Category remains at a 3.
Note: All exterior walls are in excess of 10' from the Property lines. No exterior wall fire-ratings are req'd.

Code Review - IEBC 2015 cont.

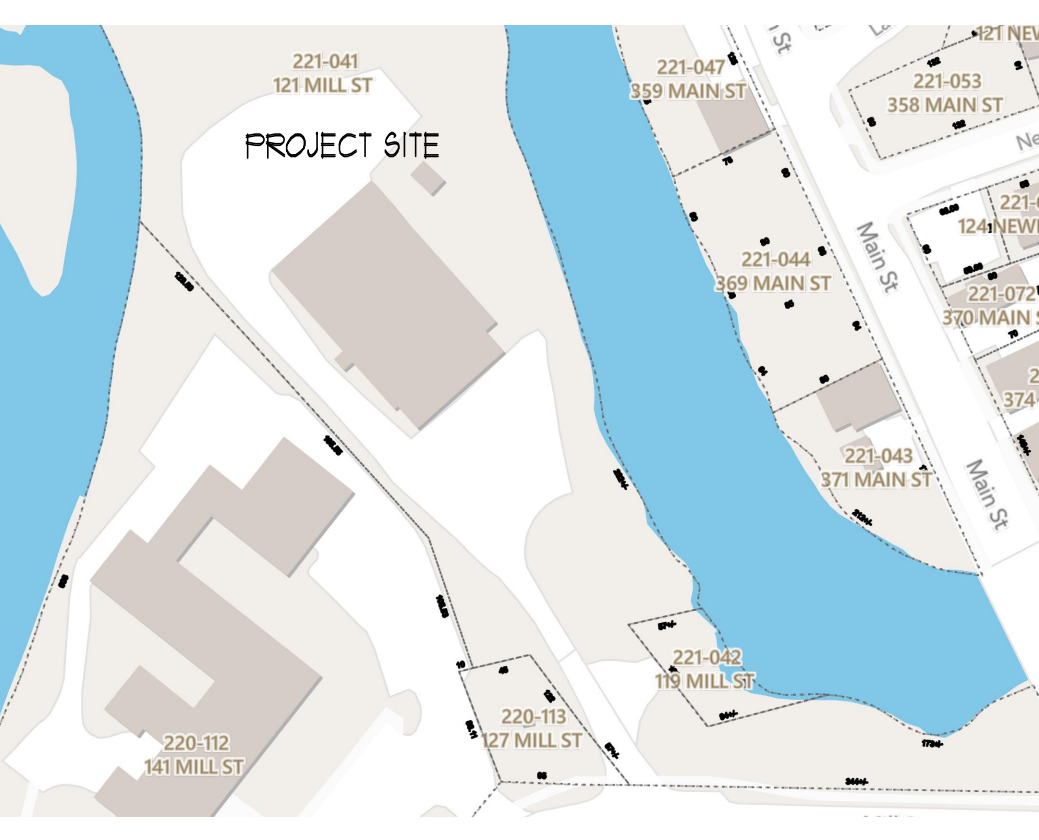
1012.8.2 - The building is req'd. to have:
* One accessible building entrance (three provided)
* One accessible route w/in building to primary functions
* ADA signage
* Accessible parking
* One accessible route from parking (3 provided)
* Note: No loading zones provided

Chapter 9 - Alterations-Level 3
904.1 - A sprinkler system is req'd.
904.2 - A fire alarm is req'd.
905.2 - Means of egress lighting req'd.
905.3 - Exit signs req'd. (see Egress Plan).
Chapter 8 - Alterations-Level 2
803.4 - Interior finishes of exits/corridors to comply w/ IBC.
803.5 - Guards shall be provided per IBC.
804.2.2 - A sprinkler system is req'd.
804.4.1 - A fire alarm is is not req'd. by this section, but the building already has a fire alarm installed.
805.3.1 - The minimum number of exits from the building and from spaces within the building shall be per IBC.
805.3.3 - There are multiple building entrances and no well-defined main entrance. The entrances are able to serve 100% of the req'd. egress width of the entire occupant load of the building.
805.4.1.1 - The Community space is req'd. to have two egress doors. Neither Training Room has over 50 occupants or travel distances in excess of 75'.
805.4.2.1 - All doors in the building serving more than 50 occupants shall swing in the direction of egress travel.
805.4.4.1 - All egress doors to have panic hardware.
805.5 - Corridors not req'd to be rated due to the sprinkler system (IBC Table 1020.1).
805.6 - Dead-end corridors limited to 35'.
805.7 - Means of egress lighting req'd.
805.8 - Exit signs req'd. (see Egress Plan).
805.9.1 - Stairs shall have handrails on at least one side (handrails will be provided on both sides).
805.11 - Guards provided where req'd.
811.1 - All Level 2 alterations are req'd. to comply with the IECC, but the entire building is not required to comply.
Chapter 7 - Alterations-Level 1
702.1 - Interior finishes shall comply with IBC.
702.2 - Floor finishes shall comply with IBC.
705.1.1 - Three of the five building entrances are accessible.
705.1.4 - Ramp slope to be 1:12 (max.).
705.1.9 - All existing and new toilet rooms to be accessible.
705.1.12 - Thresholds not to exceed 3/4" with beveled edges.
705.2 - All areas of primary function to be accessible.
708.1 - Level 1 alterations are req'd. to comply with the IECC, but the entire building is not required to comply

PHOTOS



KEY PLAN



DEMO NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.

PERMIT NOTES

- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE CITY OF PORTLAND.
- A CONSTRUCTION / ADA PERMIT FROM THE MAINE STATE FIRE MARSHAL'S OFFICE IS NOT ANTICIPATED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS (IF REQUIRED) FOR CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO: MECHANICAL, PLUMBING, AND ELECTRICAL).
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER IF CONDITIONS IN THE FIELD ARE NOT AS REPRESENTED ON THESE DRAWINGS, PRIOR TO CONTINUING THE WORK.
- CONTRACTOR TO PROTECT ALL SURROUNDING CONSTRUCTION THAT IS TO REMAIN AS REQUIRED. REPAIR AND REPLACE ALL DAMAGE DONE TO SURROUNDING CONSTRUCTION AS REQUIRED.
- IF THE DRAWING SET IS NOT LABELED "FOR CONSTRUCTION" IT SHALL NOT BE USED FOR CONSTRUCTION, CONTACT ARCHITECT FOR THE CONSTRUCTION SET OF DOCUMENTS.

REVISIONS		
No.	Description	Date
1	DD SET	10-3-24
2	PERMIT SET	10-11-24
3	REVIEW SET	10-30-24
4	PERMIT SET	11-8-24

PERMIT SET

Project Location:
**121 Mill Street
Auburn, Maine
04210**

TITLE SHEET

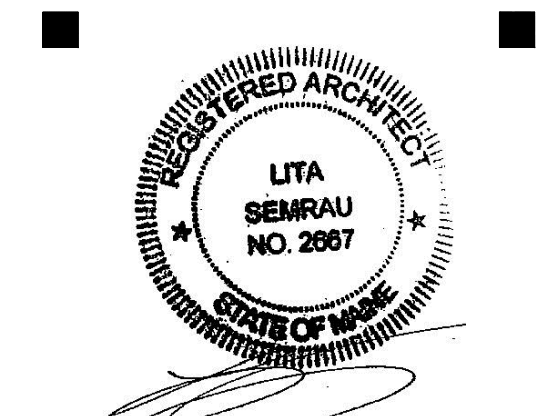
Project Number	24417
Date	November 8, 2024
Drawn by	MC
Checked by	LAS

T 1.0

Scale AS NOTED



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000



RESTROOM FIXTURE COUNT:
TOTAL OCCUPANT LOAD: 354 OCCUPANTS
ASSUME BUSINESS USE
FIXTURES REQUIRED FOR 171 MALE OCCUPANTS:
TOILETS: 3
URINALS: 2
LAVATORIES: 3
FIXTURES REQUIRED FOR 176 FEMALE OCCUPANTS:
TOILETS: 8
LAVATORIES: 4
TOTAL FIXTURES REQUIRED:
TOILETS: 11
URINALS: 2
LAVATORIES: 7
TOTAL FIXTURES PROVIDED:
TOILETS: 11
URINALS: 2
LAVATORIES: 10
DRINKING FOUNTAINS REQ'D: 3
1 DRINKING FOUNTAIN PROVIDED W/ BOTTLE FILLERS AT KITCHENETTE AND IN COMMUNITY SPACE
NOTE: ALL SINGLE-USER RESTROOMS / SHOWERS ARE UNISEX AND ARE ADA COMPLIANT

GENERAL BUILDING INFORMATION:
BUILDING AREA:
BUILDING FOOTPRINT: 15,454 SF.
FIRST FLOOR: 14,864 SF.
NUMBER OF STORIES:
ABOVE GRADE: ONE
PORTABLE FIRE EXTINGUISHERS: YES
SPRINKLED: YES, TO BE INSTALLED PER NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.
FIRE ALARM: YES, TO BE INSTALLED PER NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 EDITION.
CONSTRUCTION TYPE:
IBC: 5B
NFA: V(000)
BUILDING USE:
IBC: NON-SEPARATED MIXED OCCUPANCY OF BUSINESS AND ASSEMBLY (A-3).
NFA: NON-SEPARATED MIXED OCCUPANCY OF BUSINESS AND ASSEMBLY
TOTAL OCCUPANT LOAD: 354 OCCUPANTS

BUILDING USE KEY

- Training
- OFFICE
- KITCHEN
- STOR
- ASSEMBLY

EGRESS PLANS - GENERAL NOTES

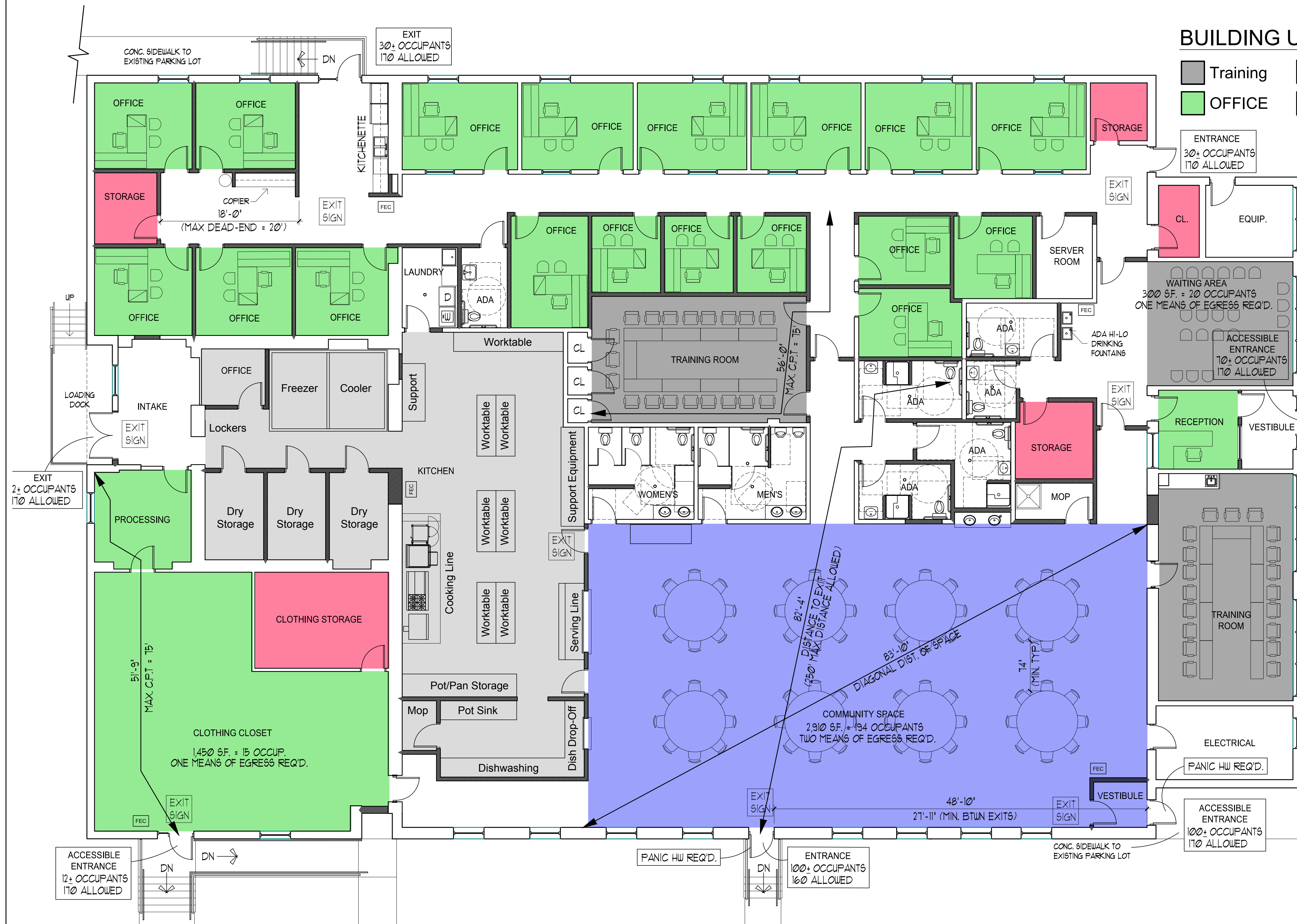
- THERE ARE 5 BUILDING ENTRANCES TO THE FACILITY. THREE OF THE ENTRANCES ARE ADA COMPLIANT.
- 354 OCCUPANTS x 2' = 71' OF EXIT CLEARANCE REQ'D.
- FOUR 3-A FIRE EXTINGUISHERS PROVIDED ON THIS FLOOR W/ MAX TRAVEL DISTANCE TO A FIRE EXTINGUISHER OF 75'.
 - 15,454 SF / 1500 SF PER UNIT OF 'A' = 10.3 UNITS OF 'A' REQ'D.
 - PROVIDE FOUR 3-A FIRE EXTINGUISHERS (12-A TOTAL)
 - IN ADDITION, PROVIDE SCHEDULE K FIRE EXTINGUISHER IN KITCHEN
- ALSO SEE DOOR / HARDWARE SCHED.
- LARGE TRAINING ROOMS ARE 464 SF. AND 521 SF.
 - 464 SF. / 15 SF. PER PERSON = 31 OCCUPANTS
 - 521 SF. / 15 SF. PER PERSON = 35 OCCUPANTS
 - BOTH TRAINING ROOMS UNDER 50 OCCUPANTS - 1 EXIT REQ'D. FOR EA.
- TWO EXITS REQ'D. FROM COMMUNITY SPACE
- THERE IS NOT A WELL-DEFINED MAIN ENTRANCE/EXIT. WIDTH OF EXITS TO ACCOMMODATE 354 OCCUPANTS (ACTUAL WIDTH ACCOMMODATES 680 OCCUPANTS)
- ALL CORRIDORS EXCEED 44" IN WIDTH
- EMERGENCY LIGHTING REQ'D.
- VERIFY EXACT EXIT SIGN LOCATIONS W/ AHJ
- ALL COOKING EQUIPMENT TO BE PER NFPA 96. SEE FOODSERVICE DRAWINGS.
- CONTRACTOR TO CONFIRM EXISTING SPRINKLER SYSTEM IS IN FULL COMPLIANCE WITH NFPA 13.
- CONTRACTOR TO CONFIRM EXISTING FIRE ALARM SYSTEM IS IN FULL COMPLIANCE WITH NFPA.
- CORRIDOR AND LOBBY SPACES ARE NOT REQ'D. TO BE FIRE-RATED DUE TO THE SPRINKLER SYSTEM
- PROVIDE AND INSTALL ADA ROOM SIGNAGE FOR ALL ROOMS AS REQ'D.

OCCUPANT LOAD (NFPA):

OFFICE AREAS: 3,912 SF.
1 OCCUPANT PER 150 SF. = 27 OCCUPANTS
TRAINING ROOMS: 985 SF.
1 OCCUPANT PER 15 SF. = 66 OCCUPANTS
KITCHEN: 2,090 SF.
1 OCCUPANT PER 100 SF. = 21 OCCUPANTS
COMMUNITY SPACE: 2,910 SF.
1 OCCUPANT PER 15 SF. = 194 OCCUPANTS
WAITING AREA: 300 SF.
1 OCCUPANT PER 7 SF. = 43 OCCUPANTS
OCCUPANT LOAD FOR LOWER LEVEL: 351 OCCUPANTS

OCCUPANT LOAD (IBC):

OFFICE AREAS: 3,912 SF.
1 OCCUPANT PER 100 SF. = 40 OCCUPANTS
TRAINING ROOMS: 985 SF.
1 OCCUPANT PER 15 SF. = 66 OCCUPANTS
KITCHEN: 2,090 SF.
1 OCCUPANT PER 200 SF. = 11 OCCUPANTS
COMMUNITY SPACE: 2,910 SF.
1 OCCUPANT PER 15 SF. = 194 OCCUPANTS
WAITING AREA: 300 SF.
1 OCCUPANT PER 7 SF. = 43 OCCUPANTS
OCCUPANT LOAD FOR LOWER LEVEL: 354 OCCUPANTS



1 EGRESS PLAN
SCALE: 1/8" = 1'-0"

Client:
City of Auburn, ME
attn: Glen E. Holmes,
Director of Business
and Community
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(207) 333-6600 x1159
gholmes@auburnmaine.gov

Construction Manager:
Allied-Cook Construction
attn: JP Schwartz
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PERMIT SET

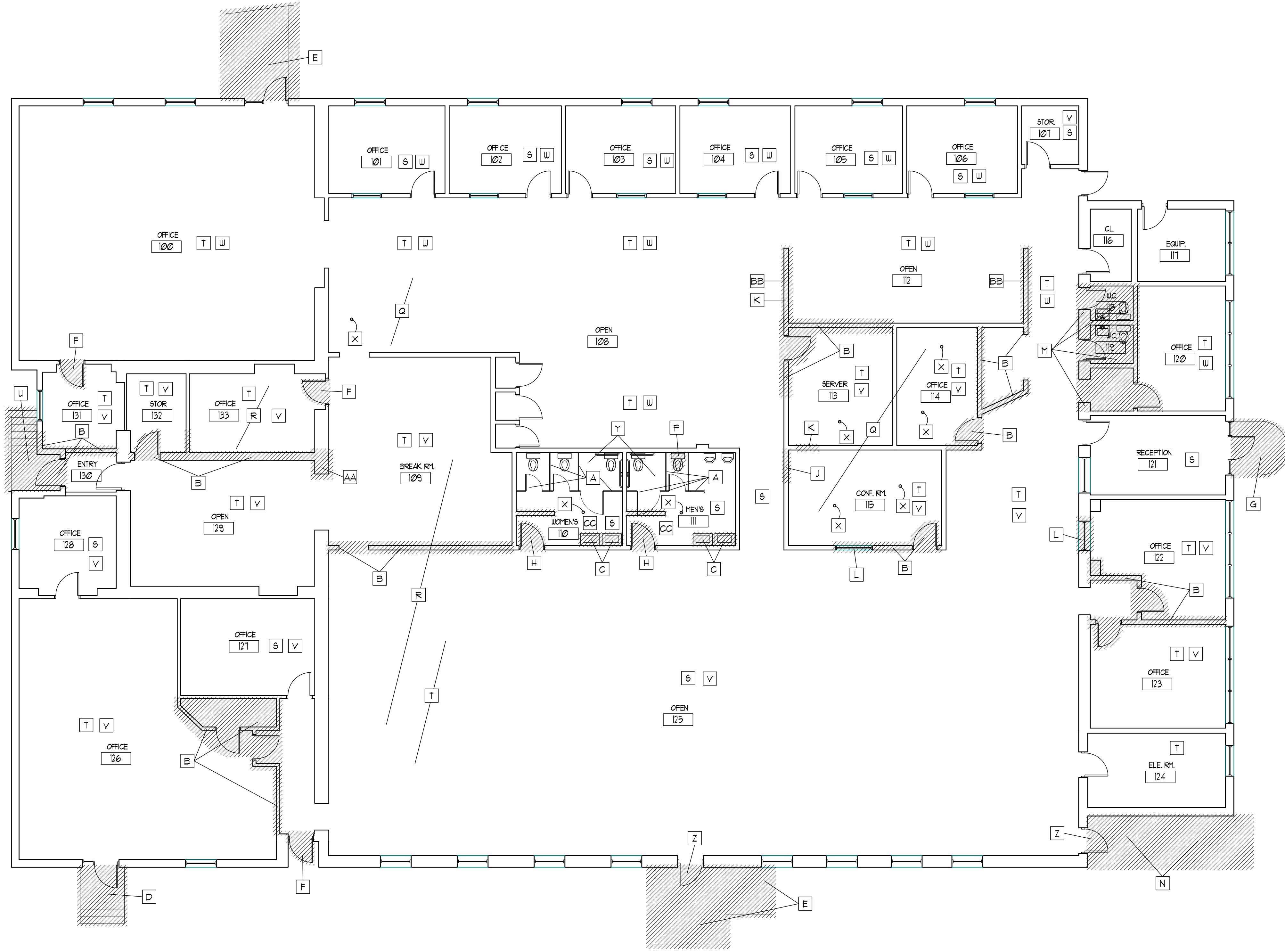
Project Location:
121 Mill Street
Auburn, Maine
04210

EGRESS PLAN

Project Number: 24417
Date: November 8, 2024
Drawn by: MC
Checked by: LAS

EG 1.0

Scale: AS NOTED



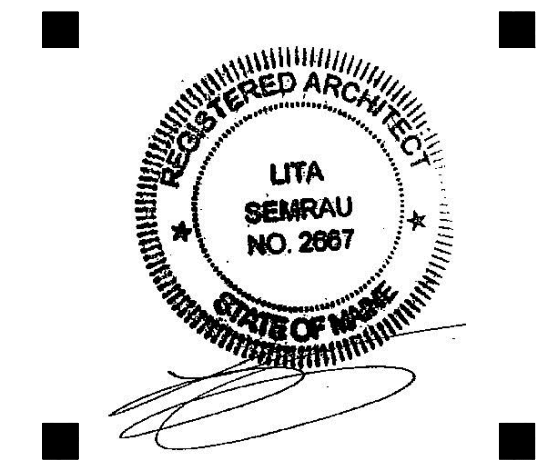
1 DEMO PLAN
 0 8'-0" 16'-0"
 SCALE: 1/8" = 1'-0"

DEMO FLOOR PLAN - GENERAL NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
- VERIFY ALL EQUIPMENT W/ OWNER
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THESE DRAWINGS WITH ALL OTHER DISCIPLINES.
- PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQ'D. TO MATCH EXISTING.

DEMO PLAN - KEYED NOTES

- A REMOVE AND DISCARD EXISTING TOILET PARTITIONS
- B REMOVE AND DISCARD EXISTING WALLS, DOORS AND EXISTING CONSTRUCTION AS SHOWN
- C REMOVE AND DISCARD EXISTING CABINET SINKS (TO BE REPLACED)
- D REMOVE AND DISCARD EXISTING WOOD STAIR
- E REMOVE AND DISCARD EXISTING CONCRETE PAD AS REQ'D. FOR NEW CONCRETE STAIR
- F REMOVE EXISTING DOOR AS REQ'D. FOR INFILL
- G REMOVE EXISTING PAVERS AS REQ'D. FOR CONC. ENTRANCE PAD
- H REMOVE EXISTING DOOR FOR REPLACEMENT (NEW DOORS TO SWING OUT)
- J REMOVE PORTION OF EXISTING WALL FOR HALLWAY
- K REMOVE PORTION OF EXISTING WALL FOR NEW DOOR
- L REMOVE EXISTING BORROWED LIGHT FOR INFILL
- M REMOVE EXISTING WALLS, DOORS, AND EXISTING CONSTRUCTION AS REQ'D. CAP ALL PLUMBING AS REQ'D.
 NOTE: PRIOR TO REMOVAL OF THICK WALL, NOTIFY ARCHITECT WHEN STRUCTURE IS EXPOSED SO A DETERMINATION OF NEW STRUCTURAL SUPPORT CAN BE ASCERTAINED.
- N REMOVE AND DISCARD EXISTING CONCRETE ENTRY SIDEWALK AS REQ'D. FOR INSTALLATION OF NEW CONCRETE ENTRANCE PAD (NEW CONCRETE ENTRANCE PAD TO EXTEND TO EXISTING ASPHALT PARKING).
- P REMOVE AND DISCARD EXISTING TOILET AS REQ'D FOR RELGATED TOILET
- Q TRENCH EXISTING SLAB AS REQ'D. FOR NEW PLUMBING FIXTURES (SEE FLOOR PLAN FOR NEW PLUMBING LAYOUT).
- R TRENCH EXISTING SLAB AS REQ'D. FOR NEW UNDER SLAB UTILITIES FOR NEW KITCHEN EQUIPMENT (SEE KITCHEN DRAWINGS).
- S REMOVE AND DISCARD EXISTING CEILING TILES AND LIGHTING. EXISTING CEILING GRID TO BE REUSED WITH NEW TILES AND LIGHTING.
- T REMOVE AND DISCARD EXISTING CEILING TILES, GRID AND LIGHTING.
- U REMOVE AND DISCARD EXISTING WOOD PORCH (AND CONC. STEPS UNDERNEATH).
- V REMOVE AND DISCARD EXISTING FLOORING/GLUE/GROUT DOWN TO SLAB (SLAB TO BE GROUND AND POLISHED).
- W REMOVE AND DISCARD EXISTING FLOORING/GLUE/GROUT DOWN TO SLAB AS REQ'D. FOR NEW CARPET.
- X APPROX. LOCATION OF NEW FLOOR DRAIN. CUT EXISTING CONC. SLAB AS REQ'D. FOR UTILITIES.
- Y REMOVE EXISTING WALL TILE AS REQ'D. FOR INSTALLATION OF NEW FRP WALL PANELS.
- Z REMOVE EXISTING DOOR AS REQ'D. FOR REPLACEMENT
- AA REMOVE PORTION OF EXISTING WALL.
 NOTE: PRIOR TO REMOVAL OF WALL, NOTIFY ARCHITECT WHEN STRUCTURE IS EXPOSED SO A DETERMINATION OF NEW STRUCTURAL SUPPORT CAN BE ASCERTAINED.
- BB REMOVE TRIM ON TOP OF PARTIAL HT WALL AS REQ'D TO EXTEND WALL TO FULL HT.
- CC REMOVE DISCARD EXISTING FLOOR TILE. PREPARE CONC. SLAB FOR NEW TILE AS REQ'D.



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Construction Manager:
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 attn: **JP Schwartz**
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REVISIONS		
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1	DD SET	10-3-24
2	PERMIT SET	10-11-24
3	REVIEW SET	10-30-24
4	PERMIT SET	11-8-24

PERMIT SET

Project Location:
 121 Mill Street
 Auburn, Maine
 04210

DEMO PLAN

Project Number 24417
 Date November 8, 2024
 Drawn by MC
 Checked by LAS

D 1.0

Scale AS NOTED



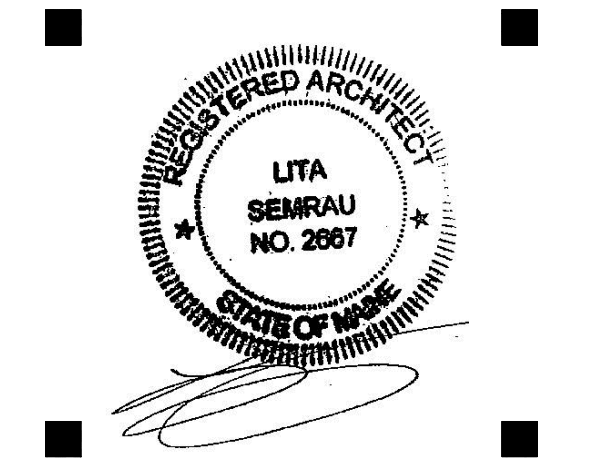
1 FLOOR PLAN
 0 8'-0" SCALE: 1/8" = 1'-0"

FLOOR PLANS - GENERAL NOTES

- FOR EXIT SIGN LOCATIONS - SEE EGRESS PLAN
- FOR FIRE EXTINGUISHER INFO AND LOCATIONS - SEE EGRESS PLAN
- ALL DOOR HARDWARE (NEW AND EXISTING DOORS) TO BE ADA.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
- SEE SHEETS F5-1 THROUGH F5-4 FOR KITCHEN INFORMATION

FLOOR PLAN - KEYED NOTES

- 1 PROVIDE AND INSTALL CONCRETE RAMP W/ METAL RAILINGS (SEE DETAILS 1, 2, AND 3, SHEET A2.0)
- 2 PROVIDE AND INSTALL CONCRETE STAIR W/ METAL RAILINGS (SEE DETAIL 4, SHEET A2.0)
- 3 PROVIDE AND INSTALL CONCRETE ENTRANCE PAD AS REQ'D. FOR ADA ENTRANCE. PAD NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. PATCH ASPHALT PAVING AS REQ'D.
- 4 REPLACE EXISTING DOOR THRESHOLD WITH NEW (DUE TO REMOVED FLOOR TILE)
- 5 NOT USED
- 6 PROVIDE AND INSTALL CONCRETE ENTRANCE PAD AS REQ'D. FOR ADA ENTRANCE. PAD NOT TO EXCEED 2% SLOPE IN ANY DIRECTION FOR THE 5' LANDING OUTSIDE OF THE DOOR. CONCRETE TO EXTEND OUT TO EXISTING ASPHALT. PATCH ASPHALT PAVING AS REQ'D.
- 7 APPROX. LOCATION OF FLOOR DRAIN (FIELD VERIFY)
- 8 PROVIDE / INSTALL HI-LO ADA DRINKING FOUNTAIN W/ BOTTLE FILLER
- 9 PROVIDE / INSTALL DBL UNDERMOUNT SINK W/ SOLID SURFACE COUNTERTOP AT 34" AFF. (ADA COMPLIANT)
- 10 PROVIDE / INSTALL COUNTERTOP MOUNTED WATER STATION (BOTTLE FILLER)
- 11 INFILL EXTERIOR WALL WHERE DOOR WAS REMOVED
- 12 INFILL INTERIOR WALL WHERE WINDOW WAS REMOVED
- 13 (NOT USED)
- 14 OVERHEAD ROLLING SHUTTER (10'-6" AND 5'-0" WIDE). COORD. EXACT LOCATION W/ KITCHEN DRAWINGS (SILL AT 34" AFF.)
- 15 LAUNDRY TO HAVE WASHER DRYER, SOLID SURFACE COUNTERTOP AT 34" AFF. AND UTILITY SINK (VERIFY W/ KITCHEN DRAWINGS AND OWNER)
- 16 KITCHENETTE TO HAVE SOLID SURFACE TOP, UPPER / LOWER FLAM CABINETS W/ DBL. S. STL. SINK, DISHWASHER, AND TWO REFRIGERATORS (VERIFY W/ OWNER)
- 17 COFFEE BAR W/ SOLID SURFACE TOP, FLAM LOWER CABINETS, AND UNDERMOUNT S. STL. SINK
- 18 REPLACE TOILET PARTITIONS (PREVIOUS LAYOUT TO REMAIN UNCHANGED)
- 19 PROVIDE SOLID SURFACE COUNTERTOP AT 34" AFF. W/ UPPER AND LOWER FLAM CABINETS
- 20 PROVIDE AND INSTALL CONC. LOADING DOCK (SEE DTL. 2, SHT. A-2.0 - 5M). OSHA GUARDRAIL ON OPEN FRONT OF LOADING DOCK TO HAVE TWO REMOVABLE 48" LONG SECTIONS TO ALLOW FOR LOADING / UNLOADING.
- 21 PROVIDE AND INSTALL 2-TIER LOCKERS (VERIFY W/ OWNER)



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 attn: **JP Schwartz**
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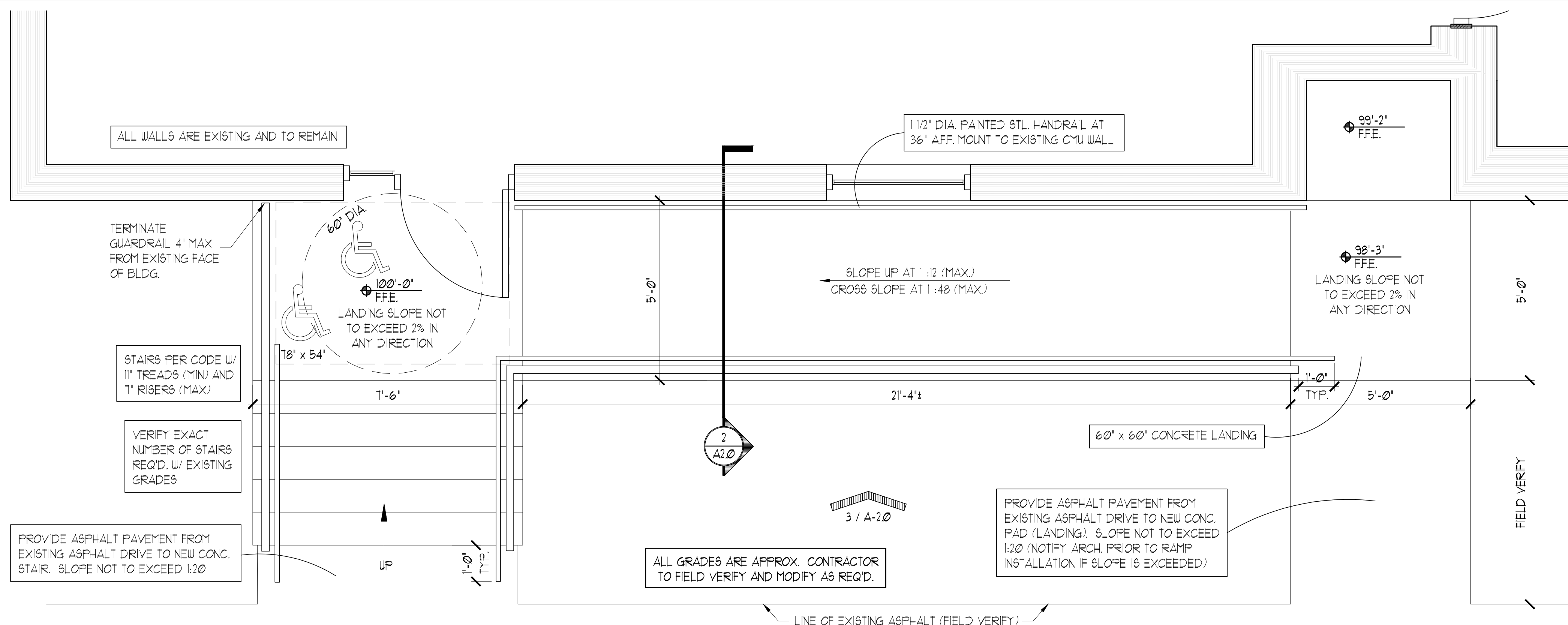
PERMIT SET

Project Location:
 121 Mill Street
 Auburn, Maine
 04210

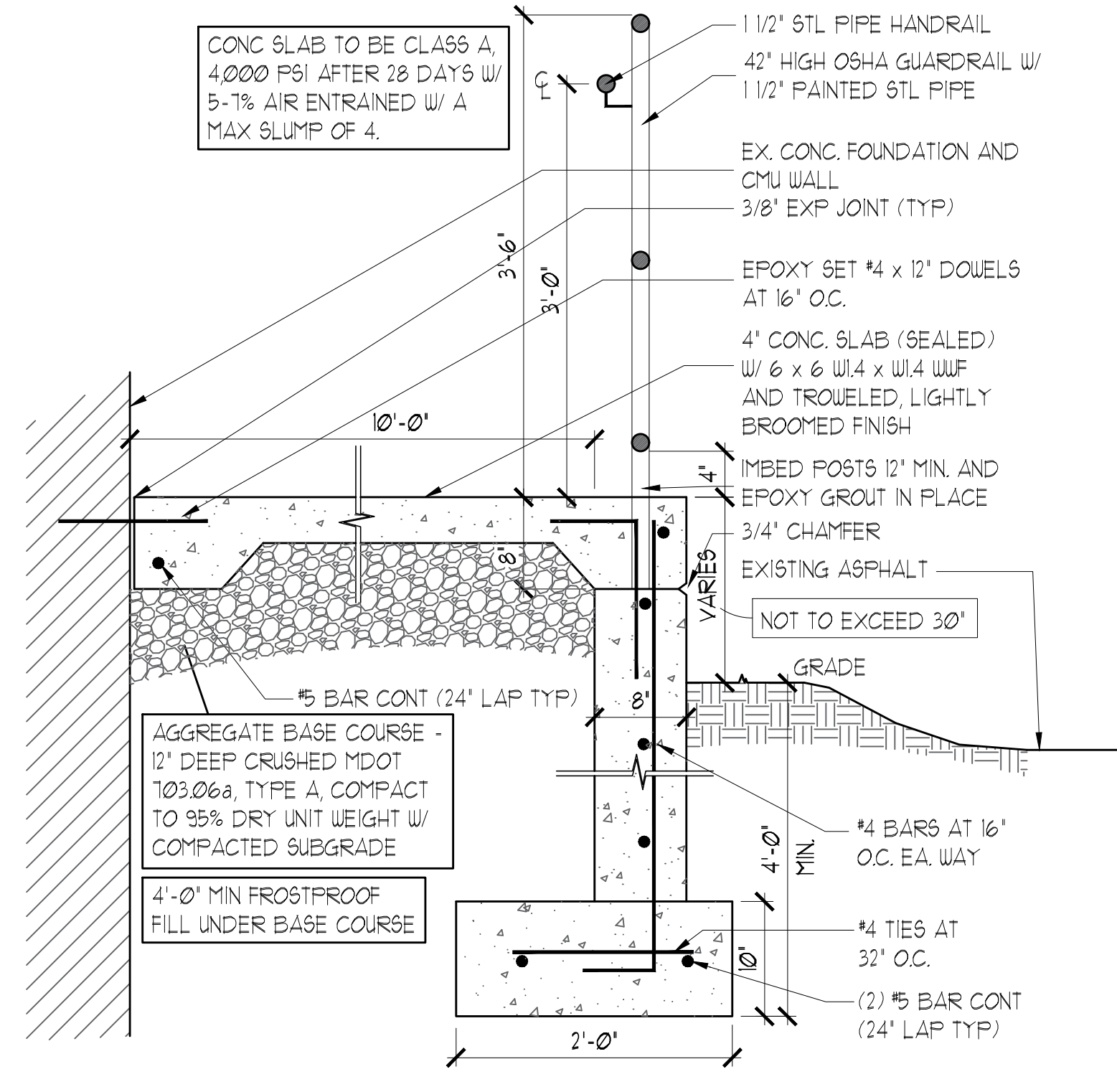
FLOOR PLAN

Project Number 24417
 Date November 8, 2024
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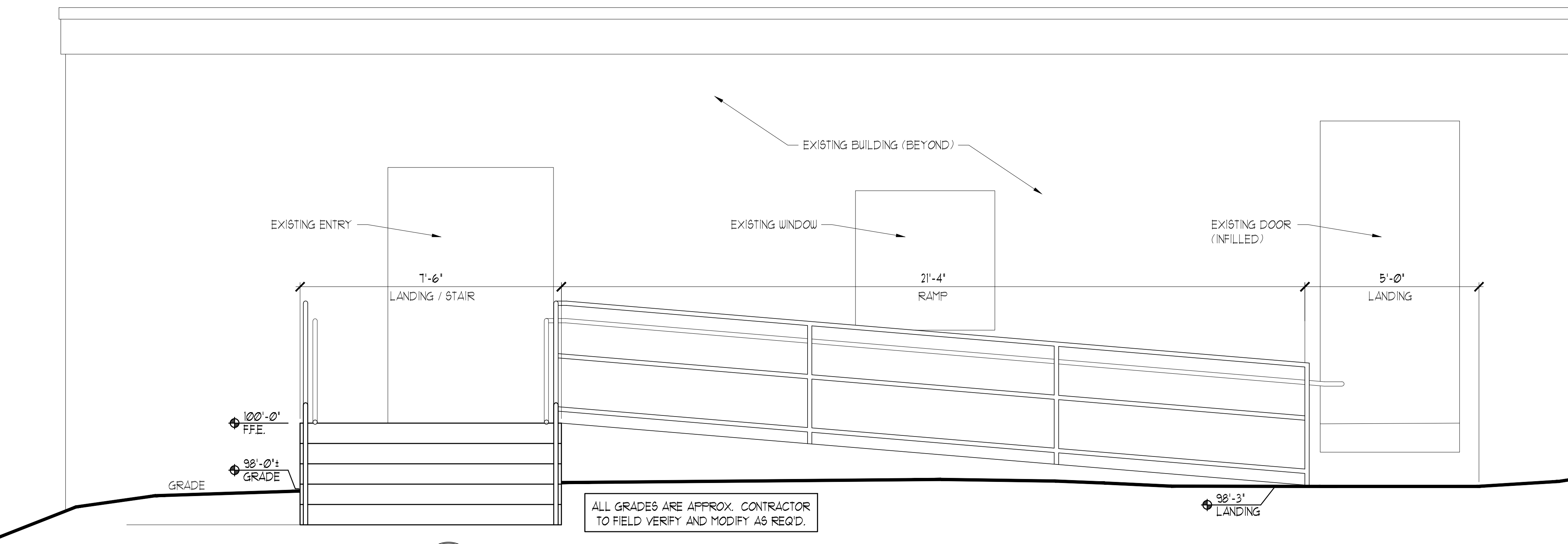
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 Scale AS NOTED



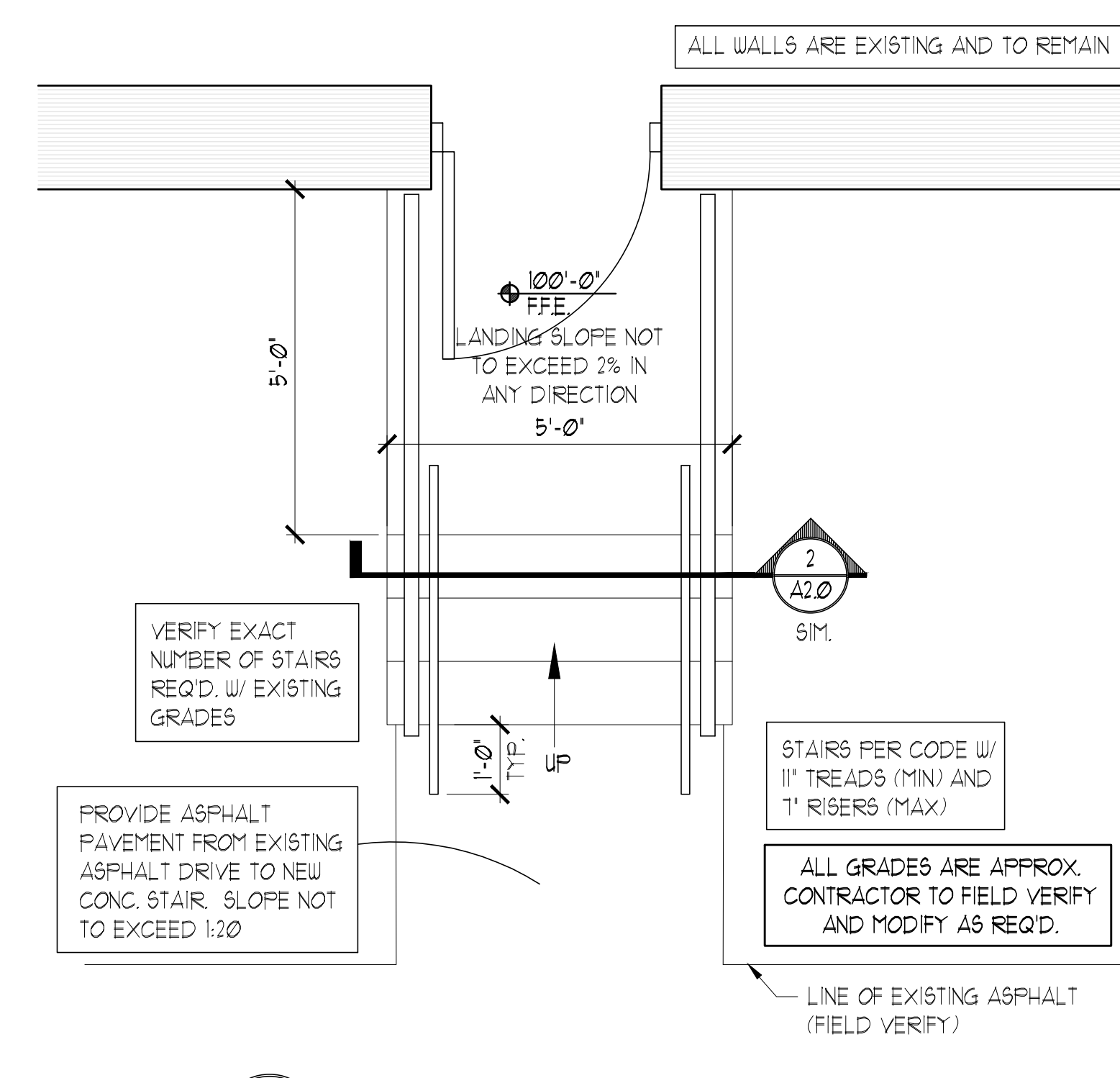
1 ADA ENTRANCE PLAN
SCALE: 1/2" = 1'-0"



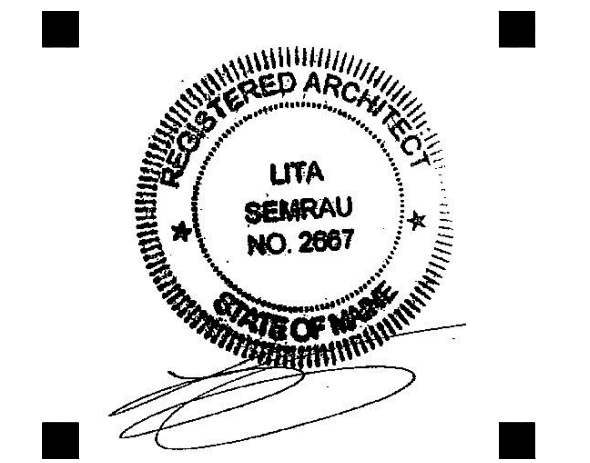
2 ADA RAMP SECTION
SCALE: 1" = 1'-0"



3 ADA ENTRANCE ELEVATION
SCALE: 1/2" = 1'-0"



4 CONC. ENTRANCE STAIR
SCALE: 1/2" = 1'-0"



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Project Location:
121 Mill Street
Auburn, Maine
04210

DETAILS

Project Number 24417
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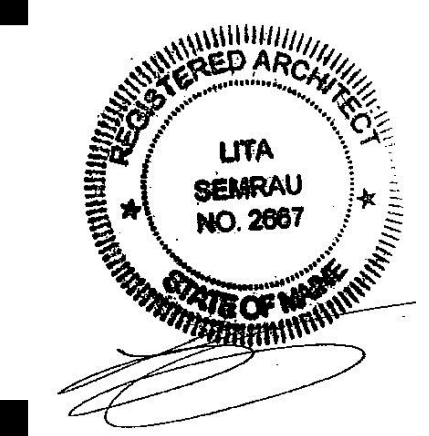
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Scale AS NOTED



PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
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DETAILS

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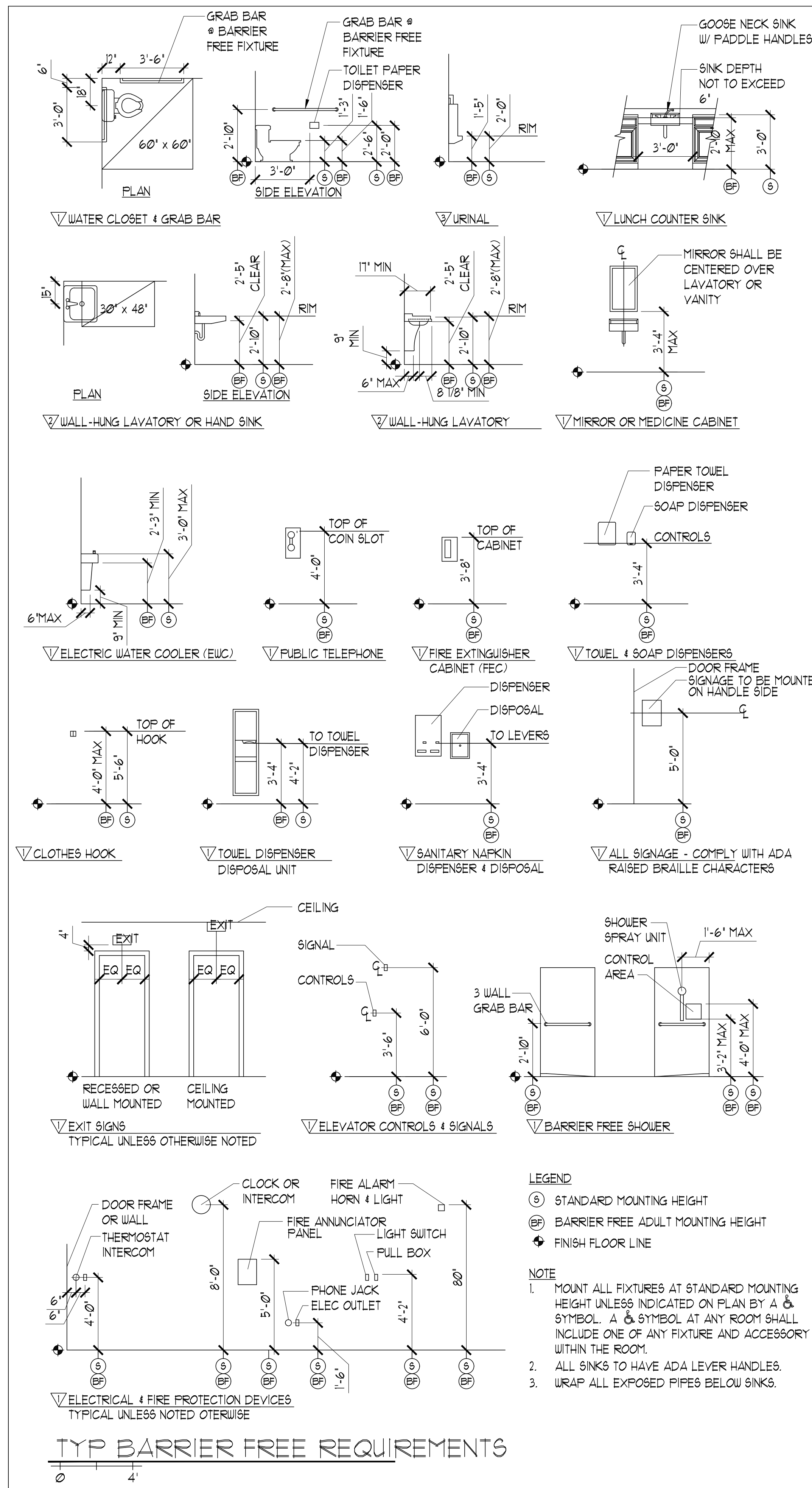
Date November 8, 2024

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Checked by LAS

A 2.2

Scale AS NOTED



ROOM FINISH SCHEDULE										
ROOM	ROOM NAME	FLOORING		WALLS				CEILING		NOTES
		MAT	BASE	NORTH	EAST	SOUTH	WEST	MAT	HEIGHT	
100	CORRIDOR	CFT	VB	GWB	GWB	GWB	GWB	SAT		
101	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
102	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
103	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
104	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
105	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
106	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		2
107	STORAGE	CONC	VB	GWB	GWB	GWB	GWB	SAT		2
108	TRAINING	CFT	VB	GWB	GWB	GWB	GWB	SAT		
109	KITCHEN	CONC	VB	FRP	FRP	FRP	FRP	SAT		1
110	WOMEN'S	CONC	VB	FRP	FRP	FRP	FRP	SAT		1 2 3
111	MEN'S	CONC	VB	FRP	FRP	FRP	FRP	GWB		1 3
112	BATH	TILE	VB	FRP	FRP	FRP	FRP	GWB		
113	SHOWER	TILE	VB	FRP	FRP	FRP	FRP	GWB		
114	BATH	TILE	VB	FRP	FRP	FRP	FRP	GWB		
115	SHOWER	TILE	VB	FRP	FRP	FRP	FRP	GWB		
116	CLOSET	CONC	VB	GWB	GWB	GWB	GWB	SAT		2
117	EQUIPMENT	CONC	---	---	---	---	---	---		
118	(NOT USED)									
119	(NOT USED)									
120	WAITING	CFT	VB	GWB	GWB	GWB	GWB	SAT		
121	RECEPTION	---	---	GWB	GWB	GWB	GWB	SAT		2
121A	VESTIBULE	---	---	GWB	GWB	GWB	GWB	SAT		
122	TRAINING	CONC	VB	GWB	GWB	GWB	GWB	SAT		
123	VESTIBULE	WOM	VB	GWB	GWB	GWB	GWB	SAT		
124	ELECTRIC ROOM	---	---	---	---	---	---	---		
125	COMMUNITY	CONC	VB	GWB	GWB	GWB	GWB	SAT		
126	CLOTHING	CONC	VB	GWB	GWB	GWB	GWB	SAT		
127	CLOTHING	CONC	VB	GWB	GWB	GWB	GWB	SAT		
128	PROCESSING	CONC	VB	GWB	GWB	GWB	GWB	SAT		
129	KITCHEN	CONC	VB	FRP	FRP	FRP	FRP	SAT		
130	INTAKE	CONC	VB	GWB	GWB	GWB	GWB	SAT		
131	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
132	OFFICE	CONC	VB	FRP	FRP	FRP	FRP	SAT		
133	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
134	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
135	STORAGE	CONC	VB	GWB	GWB	GWB	GWB	SAT		
136	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
137	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
138	CORRIDOR	LVT	VB	GWB	GWB	GWB	GWB	SAT		
139	BATH	LVT	VB	GWB	GWB	GWB	GWB	SAT		
140	LAUNDRY	CONC	VB	GWB	GWB	GWB	GWB	SAT		
141	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
142	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
143	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
144	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
145	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
146	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
147	SERVER	CONC	VB	GWB	GWB	GWB	GWB	SAT		
148	OFFICE	CFT	VB	GWB	GWB	GWB	GWB	SAT		
149	CORRIDOR	CFT	VB	GWB	GWB	GWB	GWB	SAT		
150	CORRIDOR	CFT	VB	GWB	GWB	GWB	GWB	SAT		
151	STORAGE	CONC	VB	GWB	GWB	GWB	GWB	SAT		
151A	MOP	CONC	VB	FRP	FRP	FRP	FRP	GWB		
152	SHOWER	TILE	VB	FRP	FRP	FRP	FRP	GWB		
153	CORRIDOR	CONC	VB	GWB	GWB	GWB	GWB	SAT		

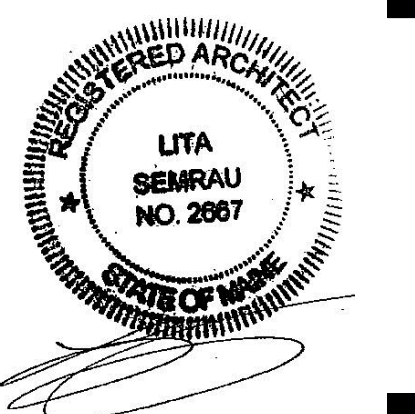
- KEYED NOTES**
- SAT TILES TO BE VINYL-FACED GYP
 - SAT TILES IN EXISTING GRID
 - COVER EXISTING WALL TILE W/ FRP PANELS

- GENERAL NOTES**
- ALL NEW SAT TO BE 24" x 24"
 - ALL NEW SAT TILES TO BE 24" x 48" W/ MID-TILE RECESS (APPEARANCE OF 24" x 24")
 - FRP IN BATHROOMS TO BE: MARLITE SYMMETRIX SMART SEAM (SUBWAY) OR ARCH APPROVED EQ.
 - PROVIDE AND INSTALL INPRO CORNER GUARDS AT ALL OUTSIDE WALL CORNERS

DOOR AND FRAME SCHEDULE						
NUM	DESCRIPTION	SIZE	DOOR			NOTES
			MAT	FRAME	HARDWARE	
108A	CORRIDOR TO TRAINING	3' x 7'	WD	HM	CLASSROOM	
108B	CORRIDOR TO TRAINING	3' x 7'	WD	HM	PASSAGE	
109A	COMMUNITY TO KITCHEN	3' x 7'	WD	HM	ENTRY	
109B	COMMUNITY TO KITCHEN	3' x 7'	WD	HM	ENTRY	
109C	KITCHEN TO MOP	3' x 7'			PASSAGE	
112A	WAITING TO BATH	3' x 7'	WD	HM	FRIVACY	
113A	CORRIDOR TO SHOWER	3' x 7'	WD	HM	FRIVACY	
114A	WAITING TO BATH	3' x 7'	WD	HM	FRIVACY	
115A	CORRIDOR TO SHOWER	3' x 7'	WD	HM	FRIVACY	
120A	WAITING TO COMMUNITY	3' x 7'	WD	HM	CLASSROOM	
120B	CORRIDOR TO WAITING	3' x 7'	WD	HM	CLASSROOM	
122A	COMMUNITY TO TRAINING	3' x 7'	WD	HM	PASSAGE	
123A	COMMUNITY TO VESTIBULE	3' x 7'	WD	HM	PUSH / PULL	1
123B	VESTIBULE TO EXTERIOR	3' x 7'	MTL	HM	ENTRANCE	1 3
125A	COMMUNITY TO EXTERIOR	3' x 7'	MTL	HM	ENTRANCE	1 3
126A	COMMUNITY TO CLOTHING	3' x 7'	WD	HM	EXIT SECURITY	
127A	CLOTHING TO CLOTHING	3' x 7'	WD	HM	OFFICE	
128A	CLOTHING TO PROCESSING	3' x 7'	WD	HM	OFFICE	
128B	INTAKE TO PROCESSING	3' x 7'	WD	HM	ENTRY	
129A	KITCHEN TO KITCHEN	3' x 7'	WD	HM	PASSAGE	
129B	KITCHEN TO KITCHEN	3' x 7'	WD	HM	PASSAGE	
129C	KITCHEN TO KITCHEN	3' x 7'	WD	HM	PASSAGE	
130A	INTAKE TO EXTERIOR	DBL. 3' x 7'	MTL	MTL	ENTRANCE	
131A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
132A	KITCHEN TO OFFICE	3' x 7'	WD	HM	OFFICE	
133A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
134A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
135A	CORRIDOR TO STORAGE	3' x 7'	WD	HM	STOREROOM	
136A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
137A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
139A	KITCHEN TO LAUNDRY	3' x 7'	WD	HM	PASSAGE	
140A	BATH TO CORRIDOR	3' x 7'	WD	HM	FRIVACY	
141A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
142A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
143A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
144A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
145A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
146A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
147A	CORRIDOR TO SERVER	3' x 7'	WD	HM	OFFICE	
148A	CORRIDOR TO OFFICE	3' x 7'	WD	HM	OFFICE	
151A	WAITING TO STORAGE	3' x 7'	WD	HM	STOREROOM	
151B	COMMUNITY TO MOP	3' x 7'	WD	HM	STOREROOM	
152A	CORRIDOR TO SHOWER	3' x 7'	WD	HM	FRIVACY	
153A	CORRIDOR TO CORRIDOR	3' x 7'	WD	HM	CLASSROOM	

- KEYED NOTES**
- HALF-LITE DOOR
 - DOORS TO HAVE 10" x 10" GLAZED VISION PANEL
 - DOOR TO HAVE PANIC HARDWARE

- GENERAL NOTES**
- VERIFY ANY KEY CARD ACCESS WITH OWNER



Client:
City of Auburn, ME
 attn: **Glen E. Holmes,**
Director of Business
and Community
Development
 (207) 333-6600 x1159
 gholmes@auburnmaine.gov

Construction Manager:
Allied-Cook
Construction
 attn: **JP Schwartz**
8 US-1
Scarborough, ME
04074
 (207) 772-2888
 jpschwartz@AlliedCook.com

REVISIONS		
No.	Description	Date
1	DD SET	10-3-24
2	PERMIT SET	10-11-24
3	REVIEW SET	10-30-24
4	PERMIT SET	11-8-24

PERMIT SET

Project Location:
121 Mill Street
Auburn, Maine
04210

SCHEDULES

Project Number	24417
Date	November 8, 2024
Drawn by	MC
Checked by	LAS

A 3.0
 Scale AS NOTED

Determination of Categorical Exclusion (subject to Section 58.5)

Determination of activities per 24 CFR 58.35(a)

Project Names(s) and Grant Number(s):

121 Mill Street Environmental Assessment

American rescue Plan Act – 1505-0271

Community Development Block Grant - B-24-MC-23-0001, B-23-MC-23-0001, B-22-MC-23-0001

Address:

121 Mill Street, Auburn, ME 04210

Project Description, including all contemplated actions which logically are either geographically or functionally part of the project:

The City of Auburn is proposing the renovation of an office building for a new community resource center (Proposed Project). The Proposed Project includes the renovation of a one-story, 15,410 square foot (sf) building located at 121 Mill Street in Auburn, Maine (Project Site). The community resource center will remain the same size and capacity as the existing structure. The renovations include interior renovations to the existing structure to fit-out the space for its proposed use, plus the addition of a 300+/- sf loading dock, 170+/- sf staging area, and 336+/- sf cooler (refrigerator/freezer) on the northwest side of the building, parking lot restriping, American with Disabilities Act (ADA) accessible removals and retrofits, and safety-related rehabilitations to the roof, southwest landing, and northeast loading dock due to their current unsafe condition. Construction of the Proposed Project is anticipated to take approximately 3 to 6 months and be completed in 2025.

Estimated cost:

\$850,000

Funding Source:

CDBG HOME Public Housing EDI ICDBG NAHASDA Other: **ARPA**

The project falls into the category below, which is listed at 24 CFR 58.35(a) as a Categorically Excluded activity subject to Section 58.5.

1. Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are already in place and will be retained in the same use without change in size or capacity for more than 20 percent. Examples:
 - Replacement of water or sewer lines
 - Reconstruction of curbs and sidewalks
 - Repaving of streets
2. Special projects directed toward the removal of material and architectural barriers that restrict the mobility of and accessibility to the elderly and handicapped persons.
- X** 3. Rehabilitation of buildings and improvements under the following conditions:
 - i. In the case of a building for residential use (with one to four units), the density is not increased beyond four units and the land use is not changed.
 - ii. In the case of multifamily residential buildings:
 - A. Unit density is not changed more than 20%
 - B. The project does not involve changes in land use from residential to non-residential; and
 - C. The estimated cost of rehabilitation is less than 75% of the total estimated cost of replacement after rehabilitation.
 - iii. **In the case of non-residential structures, including commercial, industrial, and public buildings:**
 - A. **The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and**
 - B. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.
4. An individual action

	<ul style="list-style-type: none"> i. Up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between; or ii. A project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.
	5. Acquisition (including leasing) or disposition of an existing structure or acquisition (including leasing) of vacant land provided that the structure or land acquired or disposed of will be retained for the same use;
	6. Combinations of the above activities

The determination of the category listed above is supported by the following information (explain how you determined that the project satisfied the condition of the category you checked above and document as appropriate):

The Proposed Project qualifies for the Categorical Exclusion under 24 CFR 58.35(a)(3)(iii)(A). The Project Site is located in a Neighborhood Business Zoning District and currently a vacant commercial building that previously operated as office space. Following the renovations, the site will be used as a community resource center. Although this involves a change in land use from private commercial to public facility, it is not considered a materially significant change in land use. The Proposed Project will require Planning Board approval for a special exception use in accordance with Auburn Maine Code of Ordinances Chapter 60, Article XVI, Division 3 for an adaptive reuse of a structure with community significance (Chapter 60, Article IV, Division 11, Section 60-471(b)(7)). There are no plans to change the size or capacity of the facility.

You must complete the compliance checklist for 24 CFR 58.6 and the Statutory Worksheet on the following pages.

Compliance Checklist for the “Other Requirements” in 24 CFR 58.6

Project Name: **121 Mill Street Environmental Assessment**

Section 1. Flood Disaster Protection Act

Are funds for acquisition (including equipment) or construction (including repair and rehabilitation) purposes?	Yes Continue	No Proceed to Section 2-Act does not apply
Is the Activity in an area identified as having special flood hazards (SFHA)? Identify FEMA flood map used to make this determination: FEMA Map Community Name and Number City of Auburn, 230001# Map panel number and date 23001C0328E – 7/8/2013	Yes Document and Continue	No Document and Proceed to Section 2-Act does not apply
Is the Community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?	Yes-Document and follow instructions below.	No-Federal Assistance may not be used for this project.
Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.		

Section 2. Airport Runway Clear Zones (Civil) and Accident Potential Zones (Military)

Does the project involve HUD assistance, subsidy or insurance for the purchase or sale of an existing property?	Yes Continue	No—Proceed to Section 3—regulation does not apply.
Is the project located within 2,500 feet of a civil airport or 15,000 feet of a military airfield?	Yes Continue	No—Document and proceed to Section 3— regulation does not apply.
Is the project located within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones?	Yes Continue	No—Document and proceed to Section 3— regulation does not apply.
Comply with 24 CFR Part 51, Subpart D. This may include providing a written notice to a prospective buyer or leaser of the potential hazards from airplane accidents and the potential that an airfield operator may wish to purchase the property. Maintain copies of the signed notice. For properties located in a military clear zone, make and document a determination of whether the use of the property is consistent with DOD guidelines. Notice Sample: http://www.hud.gov/offices/cpd/energyenviron/environment/compliance/qa/airporthazards.pdf		

Section 3. Coastal Barrier Resources Act

Section 58.6 also requires compliance with the Coastal Barrier Resources Act.

The City of Auburn is not recognized as having any coastal contact that would require it being identified within a Coastal Barrier Resource System (CBRS), therefore, the Proposed Project has no potential to affect a CBRS and is in compliance with the CBRS Act.

STATUTORY WORKSHEET

Use this worksheet only for projects which are Categorically Excluded per 24 CFR Section 58.35(a).

PROJECT NAME and Grant Number: 121 Mill Street – American rescue Plan Act – 1505-0271

Community Development Block Grant - B-24-MC-23-0001, B-23-MC-23-0001, B-22-MC-23-0001

Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and
Regulations listed at 24 CFR §58.5

Status
A/B

Compliance Documentation

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800]	A	In a letter dated August 28, 2024, the State of Maine Historic Preservation Commission determined the Proposed Project “that there will be no historic properties affected by the proposed undertaking as defined Section 106 of the National Historic Preservation Act.” Therefore, the Proposed Project is in compliance with the applicable Historic Preservation regulations and no further Section 106 consultation is required.
Floodplain Management [24 CFR 55, Executive Order 11988]	A	The Project Site includes the renovation of an existing building; however, the building is completely outside of the FEMA-designated Special Flood Hazard Area for both the 1% and 0.2% annual chance floodplains. Therefore, the Proposed Project is in compliance with 24 CFR 55 and Executive Order 11988.
Wetland Protection [Executive Order 11990]	A	The Project Site is not located in the FFRMS floodplain. The Proposed Project involves interior renovations to an existing structure and would not result in new construction that directly impacts on-site wetlands or result in a modification to a wetland. Therefore, the site is exempt from the policy directives set forth in Executive Order 11990.
Coastal Zone Management Act [Sections 307(c), (d)]	A	The location of the Project Site is not within the Maine Coastal Zone Management Act (CZMA) area. Therefore, the Project Site does not have the potential to affect the coastal zone and is in compliance with the applicable Coastal Zone Management Act regulations.
Sole Source Aquifers [40 CFR 149]	A	The Project Site is not located within or near an EPA-designated Sole Source Aquifer (SSA), therefore, is in compliance with the applicable sole source aquifer regulations. The closest SSA from the project site is approximately 66 miles.
Endangered Species Act [50 CFR 402]	A	The Proposed Project does not include activities with the potential to affect any species or habitats. Therefore, the site is in compliance with the Endangered Species Act regulations.
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	The Project Site is not located within one mile of a wild or scenic river, designated by the Nationwide Rivers Inventory (NRI) and U.S. National Park Service (U.S. NPS). The closest wild or scenic river is approximately 73 miles from the Project Site. Therefore, the Proposed Project is in compliance with the applicable Wild and Scenic Rivers regulations.
Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93]	A	The Proposed Project would not include activities that constitute a significant new source of air pollution. Therefore, it has been assumed that its

		emissions are below de minimus levels and the project is in compliance with the Clean Air Act.
Farmland Protection Policy Act [7 CFR 658]	A	The Project Site does not include any unique or prime farmland, nor does it intend to convert agricultural land to non-agricultural use. Therefore, the Proposed Project is in compliance with the applicable Farmland Protection Policy Act regulations.
Environmental Justice [Executive Order 12898]	A	The Proposed Project is not anticipated to have any adverse environmental impact. Therefore, the Proposed Project complies with Executive Order 12898.
HUD ENVIRONMENTAL STANDARDS Noise Abatement and Control [24 CFR 51B]	A	The Proposed Project does not involve new construction for residential use or rehabilitation of an existing residential property. Construction of the Proposed Project is expected to comply with City laws for construction activities which state, "appropriate measures to reduce, to the fullest extent practicable in the performance of the excavation work, noise, dust and unsightly debris, and during the hours of 10:00 p.m. to 7:00 a.m. shall not use, except with the express written permission of the city engineer or in case of an emergency as otherwise provided in this article, any tool, appliance or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring property." Therefore, the Proposed Project is in compliance with the applicable Noise Abatement and Control regulations.
Explosive and Flammable Operations [24 CFR 51C]	A	The Project Site does not involve a hazardous facility or include any activity that will increase residential density or conversion. Therefore, the Proposed Project is in compliance with the applicable Explosive and Flammable Hazards regulations.
Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(2)]	A	Preliminary assessment reveals the Project Site is within a half mile of a state/tribal voluntary cleanup site, brownfield site, and registered storage tank; however, the Proposed Project would involve very limited site disturbance work (approximately 806 sf for the construction of the loading dock, staging, and cooler area). Furthermore, based on the age of the existing on-site structure and known issues with Radon in the State of Maine, it is possible that asbestos-containing material (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury, and/or radon may be present. Applicable regulatory requirements for disturbance of any suspect ACM, LBP, PCBs, and/or mercury-containing equipment would be followed during the renovation of the existing structure and during any disturbance of existing utilities which may contain suspect ACM, LBP, and/or PCBs. Radon testing would be conducted prior to renovation activities. If necessary, measures to protect construction workers and future users would be implemented. With these measures included as part of the Proposed Project, it is concluded that there would be no significant adverse toxic chemicals and radioactive material impacts during project renovation or operation. Therefore, the Proposed Project is in compliance with the applicable Toxic Chemicals and Radioactive Materials regulations.

Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	The Project Site is not located within 15,000 of a military airport or 2,500 feet from a civil airport. Therefore, the proposed project is within compliance with the Airport Hazards requirements.
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DETERMINATION:



This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **This** (now) EXEMPT project may now be initiated; OR

- This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 before initiating the project; OR
- The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements).

CERTIFICATION:

PREPARER SIGNATURE: Megan Gatto
 NAME, TITLE: Megan Gatto, AICP, Project Manager, Woodard & Curran, Inc. DATE: 9/6/2024

RESPONSIBLE ENTITY SIGNATURE: [Signature]
 NAME, TITLE: Glen E. Holmes, Director of Business & Compliance DATE: 9/10/24

INSTRUCTIONS for completing the STATUTORY WORKSHEET

For HUD funded projects that are categorically excluded per 24 CFR §58.35(a), the Responsible Entity (RE) must determine whether the proposal achieves compliance with each applicable statute, Executive Order or regulation with or without requiring formal consultation, mitigation, permits or having adverse effects on the resources protected by the statute. These instructions are a brief description of the essential findings needed to establish compliance. Please see Northwest Region Checklist Tools for further guidance on these laws and authorities. These instructions are not intended to replace the applicable regulations and applicable regulations take precedence.

The Preparer of the Statutory Worksheet must DOCUMENT AND ATTACH THE SOURCES OF THE DETERMINATION.

Record the finding status on the STATUTORY WORKSHEET for each listed Federal statute, regulation, authority as follows:

Status “A” applies when compliance with the authority is achieved without adverse effects on the protected resource, without necessary mitigation or attenuation AND when no formal consultation, permit or agreement is required to establish compliance. In these situations, enter “A” in the STATUTORY WORKSHEET status column.

Status “B” applies when project compliance with the authority requires formal consultation, a permit or agreement, OR when the proposal may have an adverse effect on the protected resources. Part B summarizes what additional steps or formal procedures must be completed prior to submitting a Request for Release of Funds (RROF) to HUD or to the State. Evidence of completion and implementation of the required procedures or mitigation must be retained in the project Environmental Review Record (ERR).

Historic Properties (including archeology): A) The RE and SHPO agree that there are No Historic Properties Affected per 36 CFR 800.4(d)(1) OR SHPO has not objected within 30 days to such a fully documented determination. B) The proposal will have an affect on historic properties per §800.4(d)(2) This includes no adverse effect on historic properties §800.5.

Floodplain Management: A) The project does not require compliance with 8-step decision-making at 24 CFR Part 55.20 or the 5-step decision-making at 24 CFR 55.12(a). B) The project requires compliance with the 8-step decision-making process at 24 CFR Part 55.20 or the 5-step decision-making process at 24 CFR 55.12(a).

Wetlands Protection: A) The project does not require compliance with 8-step decision-making at 24 CFR Part 55.20 or the 5-step decision-making at 24 CFR 55.12(a). B) The project requires compliance with the 8-step decision-making process at 24 CFR Part 55.20 or the 5-step decision-making process at 24 CFR 55.12(a).

Coastal Zone Management: A) The project is not located in the coastal zone, OR the project does not include new construction or major rehabilitation of existing structures, OR the State Department of Ecology has accepted the RE’s certification that the project is consistent with the Coastal Zone Management Program. B) State Department of Ecology does not accept consistency determination and/or requires mitigation.

Sole Source Aquifers (Safe Drinking Water Act): A) The project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas), OR the project need not be referred to EPA for evaluation according to an EPA approved MOU or checklist, OR EPA has concurred that the project is “not likely to affect Sole Source Aquifer quality” in an informal consultation. B) EPA does not concur with “not likely to affect Sole Source Aquifer quality” determination and/or requires mitigation.

Endangered Species: A) The RE determines that the proposal will have “no effect” on federally protected (listed or proposed) Threatened or Endangered Species B) US Fish and Wildlife Service (USFWS) and/or National Marine Fisheries Service (NMFS) concur the project “is not likely to adversely affect” any federally protected (listed or proposed) Threatened or Endangered Species (i.e., plants or animals, fish, or invertebrates), nor adversely modify critical habitats OR USFWS and/or NMFS do not concur the project “is not likely to adversely affect” federally protected species or adversely modify critical habitats OR the proposal is “likely to adversely affect” any federally protected (listed or proposed) Threatened or Endangered Species.

Wild and Scenic Rivers: A) The project is not located within one mile of a listed Wild and Scenic River, OR the project will have no effects on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic Rivers system. B) Impact resolution and/or mitigation required.

Air Quality: A) The project is located within an “attainment” area, OR, if within a “non-attainment” area, conforms with the EPA-approved State Implementation Plan (SIP), per contact with a regional Clean Air Agency, AND the project requires no individual NESHAP permit or notification; B) Negotiate suitable mitigation measures with the relevant regional Clean Air Agency, obtain necessary permits, issue required notices. (For example, 40 CFR §61.145 requires 10-day prior notification to the Air Quality District Administrator whenever either 260 linear ft., 160 sq.ft., or 35 cubic ft., of asbestos containing material is to be disturbed).

Farmland Protection: A) The project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service NRCS (formerly the Soil Conservation Service), OR the project site includes prime or unique farmland, but is located in an area committed to urban uses; B) Project site includes prime or unique farmland as identified by NRCS.

Noise Abatement and Control: A) The project does not involve development of noise sensitive uses, OR the project is not within 15 miles of a civil airport or military airfield, within 1000 feet of major highways or busy roads, or with 3000 feet of a railroad, OR ambient noise level is documented to be 65 LDN (CNEL) or less, based upon the HUD Noise Assessment Guidelines (NAG); B) Development project requires mitigation to meet HUD’s noise standards at 24 CFR 51B.

Explosive or Flammable Operations: A) The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C, OR the project will expose neither people nor buildings to such hazards; B) Project requires mitigation to meet Acceptable Separation Distance.

Toxic Chemicals and Radioactive Materials: A) The subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. B) Project requires mitigation to meet HUD's toxic standards.

Environmental Justice: A) The proposed site is suitable for its proposed use and will NOT have a disproportionate environmental impact on low income or minority populations; B) Site suitability is a concern; the proposal is adversely affected by environmental conditions disproportionately impacting low income or minority populations.

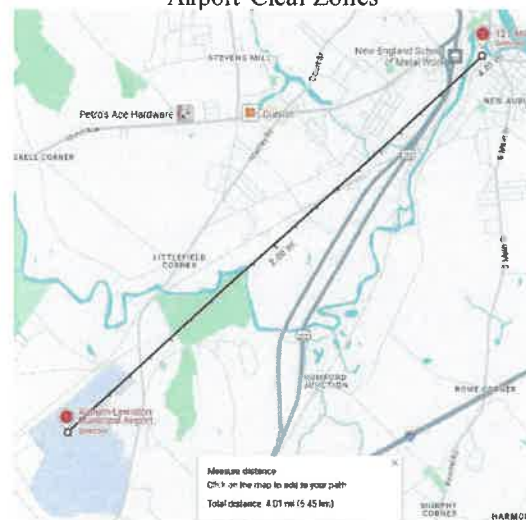
Airport Clear Zones and Accident Potential Zones: A) The project is not located within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones, **OR** the project involves only minor rehabilitation, **OR** the project involves only the sale or purchase of an existing property in the RCZ or CZ; B) It is HUD policy not to provide any development assistance, subsidy or insurance in RCZs or CZs unless the project will not be frequently used or occupied by people and the airport operator provides written assurances that there are no plans to purchase the project site.

ATTACHMENT 1: SUPPLEMENTAL PROJECT INFORMATION

Floodplain Management Compliance and Flood Disaster Insurance



Airport Clear Zones



Coastal Zone Management Act



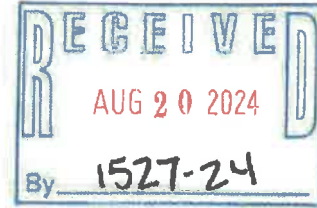
ATTACHMENT 2: HISTORIC CONSULTATION LETTER

12 Mountfort Street
Portland, Maine 04101
www.woodardcurran.com

T 800.426.4262
T 207.774.2112
F 207.774.6635

Via Electronic Mail

8/20/2024



Kirk F. Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

Re: 121 Mill Street, Auburn, ME Renovation
Owner of Record: City of Auburn – Parcel #221-041

Dear Mr. Mohney:

In accordance with Federal Regulation 36 CFR Part 800, we are providing information for your review and concurrence regarding the below-referenced Proposed Project.

The Proposed Project is the renovation of an existing office building, located at 121 Mill Street in Auburn Maine (Project Site), for use as a community resource center and to house the City's Community Development Offices. The intent is to use U.S. Department of Housing and Urban Development (HUD) American Rescue Plan Act (ARPA) funding and other non-federal funding to complete the Proposed Project.

The Project Site is a vacant non-residential property that includes a single-story masonry (cinder block concrete masonry unit and brick veneer) structure built in 1964, formerly used as commercial office space, with accessory parking (approximately 75 parking spaces). The City acquired the property in 2021 from Great Falls Marketing and the building has been vacant since 2020. The Proposed Project would include interior renovations to the 15,410 square foot (sf) existing structure to fit-out the space for its proposed use, plus the addition of a 300+/- sf loading dock, 170+/- sf staging area, and 336+/- sf cooler (refrigerator/freezer) on the northwest side of the building, parking lot restriping, American with Disabilities Act (ADA) accessible removals and retrofits, and safety-related rehabilitations to the roof, southwest landing, and northeast loading dock due to their current unsafe condition.

The Project Site is adjacent to the former Barker Mill, located at 143 Mill Street; the Barker Mill is listed on the National Register of Historic Places (NRHP). The Project Site and this NRHP-Listed resource are separated by a row of deciduous trees, which obscures the view to either property.

Enclosed for your review is supplemental project information (Attachment 1), Project Drawings (Attachment 2), and United States Geological Survey (USGS) 7.5' Topographic (Topo) Map (Attachment 3). This documentation is intended to satisfy the requirements set forth in §800.11(d).



Based on our understanding of the Proposed Project and our review of the National Register of Historic Places, Maine property records, and the Project Drawings, we have made a Finding of "No Historic Properties Affected" pursuant to 36 CFR 800.4(d)(1).

We appreciate you examining this Proposed Project in accordance with the procedures for protection of historic properties (36 CFR Part 800) to determine whether the Proposed Project would have the potential to affect historic properties. We understand that in accordance with §800.4(d)(1)(i), your office has thirty days to object to this finding, otherwise we will assume that you concur with our finding.

Should you have any questions, please contact me at (781) 613-0168 or you can reach out to Zakk Maher at the City at (207) 333-6601 x1136.

Sincerely,

A handwritten signature in black ink that reads "Megan Gatto".

Megan Gatto, AICP
Project Manager
Woodard & Curran, Inc.

Cc:

Glen E. Homes, Director of Business & Community Development, City of Auburn
Zakk Maher, Deputy Director of Business & Community Development, City of Auburn
Barry Sheff, Vice President, Woodard & Curran

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

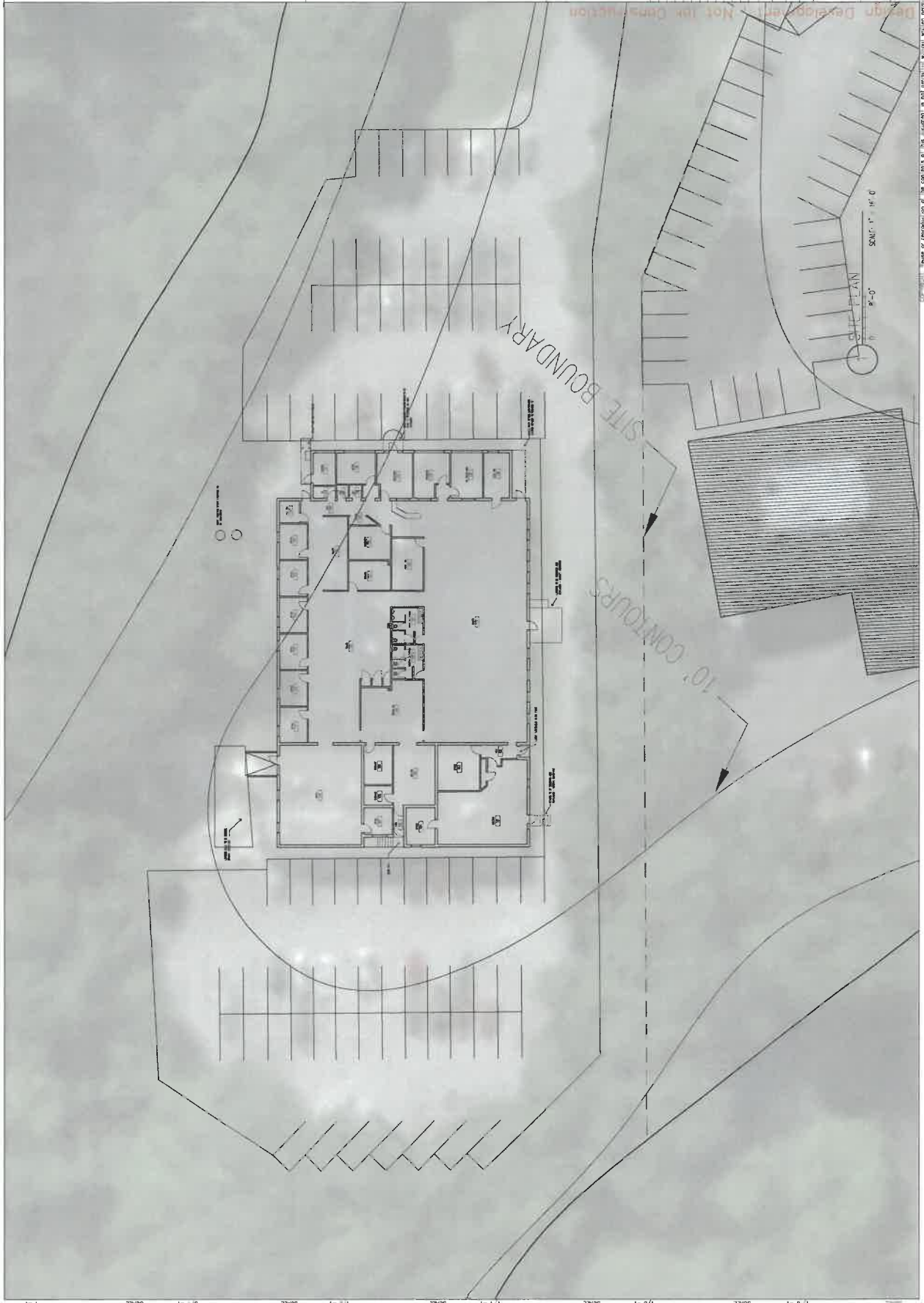
A handwritten signature in black ink that reads "Kirk F. Mohnney".

Kirk F. Mohnney,
State Historic Preservation Officer
Maine Historic Preservation Commission

8/28/24
Date

MHPC # 1527-24

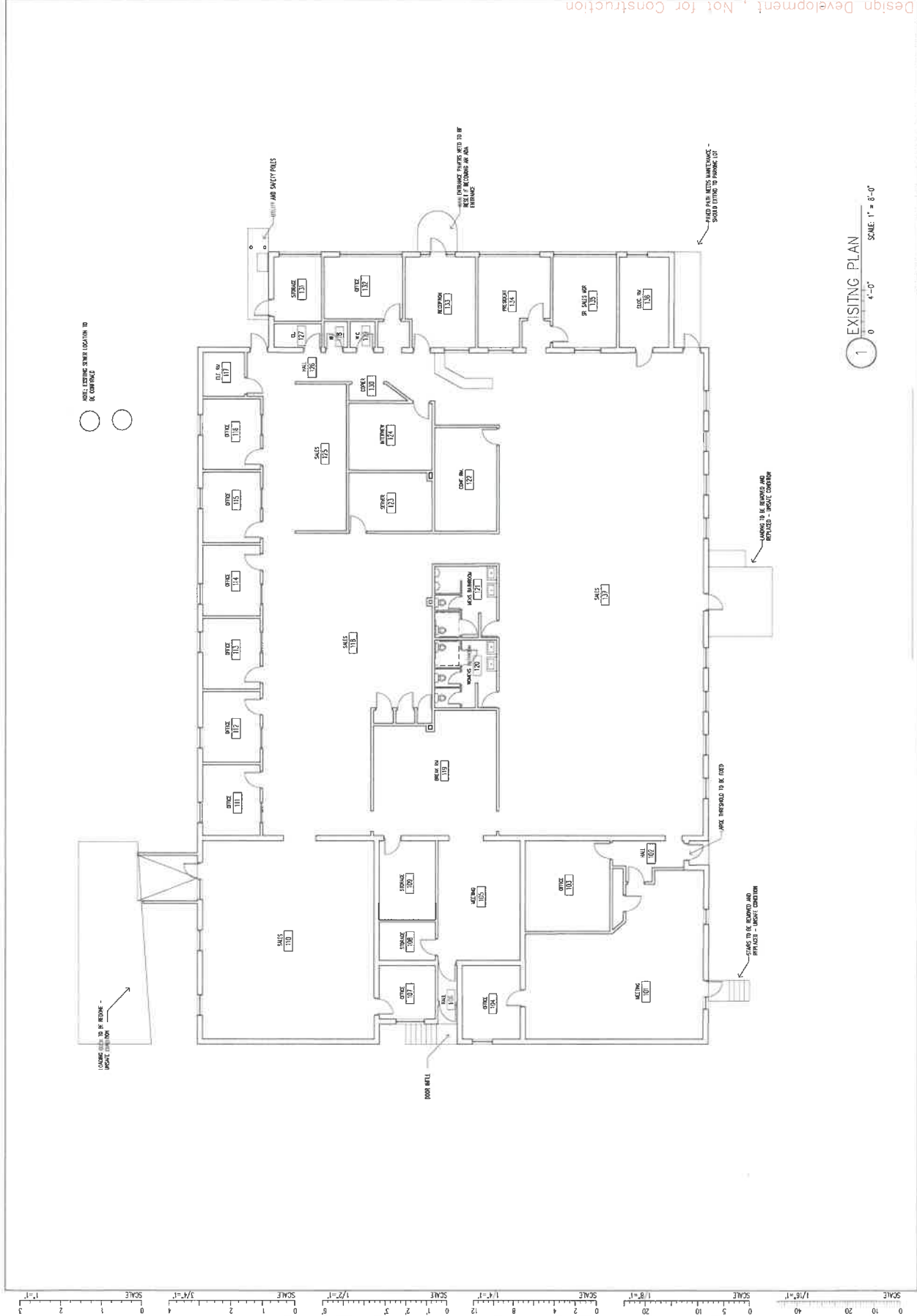
ATTACHMENT 3: PROJECT DRAWINGS



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1 EXISTING PLAN SCALE: 1" = 8'-0"

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PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010



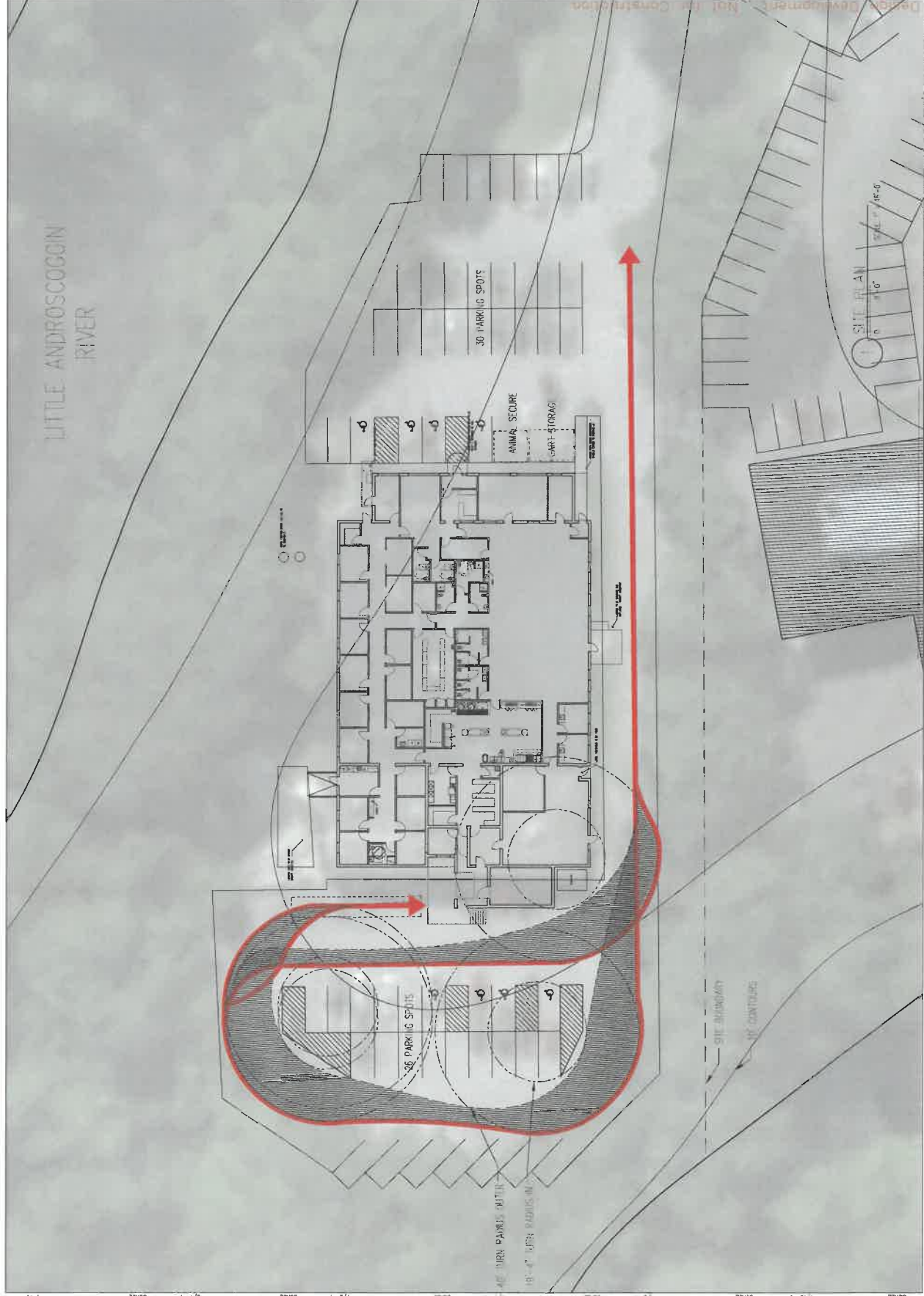
AUBURN
COMMUNITY
RESOURCE
CENTER
AUBURN, MAINE

Date Issued: JULY 18, 2024
Project Number: 24417
Scale: _____
SHEET NAME: _____

SITE PLAN

Drawn By: _____
Reviewed By: LAS
Scale: _____

A0.1



LITTLE ANDROSCOGGIN RIVER

30 PARKING SPOTS

ANIMAL SECURE
CART STORAGE

36 PARKING SPOTS

48' TURN PAVEMENT
18'-0" TURN RADIUS

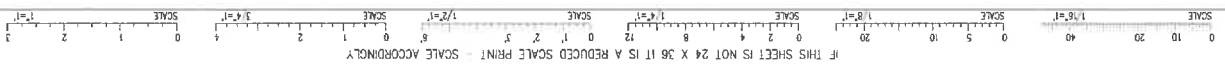
SITE BOUNDARY
SITE CONTIGUOUS

SCALE 1"=10'-0" 0 10 20 30 40 50 60 70 80 90 100
SCALE 1/2"=10'-0" 0 10 20 30 40 50 60 70 80 90 100
SCALE 3/4"=10'-0" 0 10 20 30 40 50 60 70 80 90 100
SCALE 1/8"=1'-0" 0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE 1/4"=1'-0" 0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE 1/8"=1'-0" 0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE 1/4"=1'-0" 0 1 2 3 4 5 6 7 8 9 10 11 12

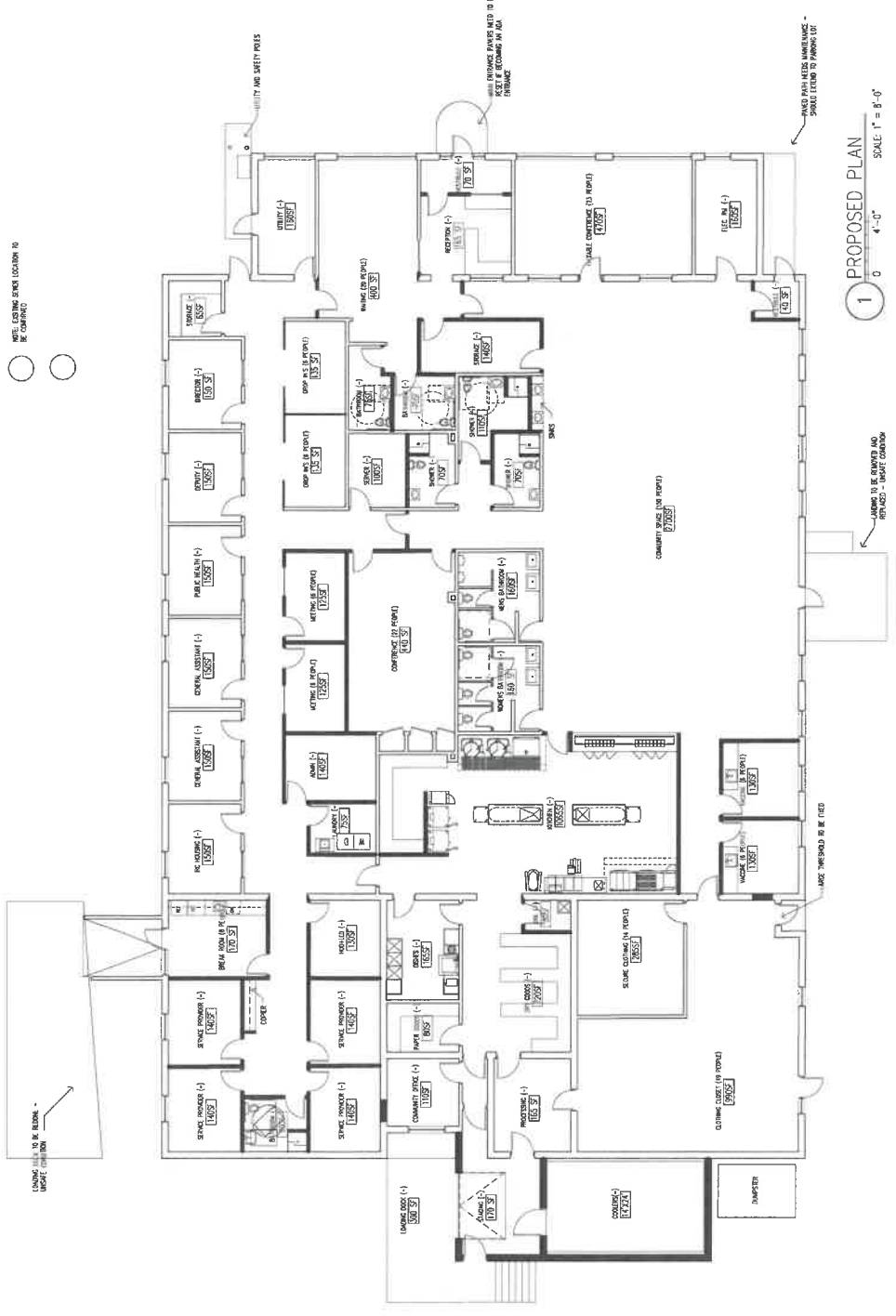
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1 PROPOSED PLAN
 SCALE: 1/8" = 1'-0"

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PHASE I: GROUP GROUP
 PHASE II: OFFICE
 PHASE III: KITCHEN

PHASE I: GROUP
 PHASE II: OFFICE
 PHASE III: KITCHEN

PHASE I: GROUP
 PHASE II: OFFICE
 PHASE III: KITCHEN

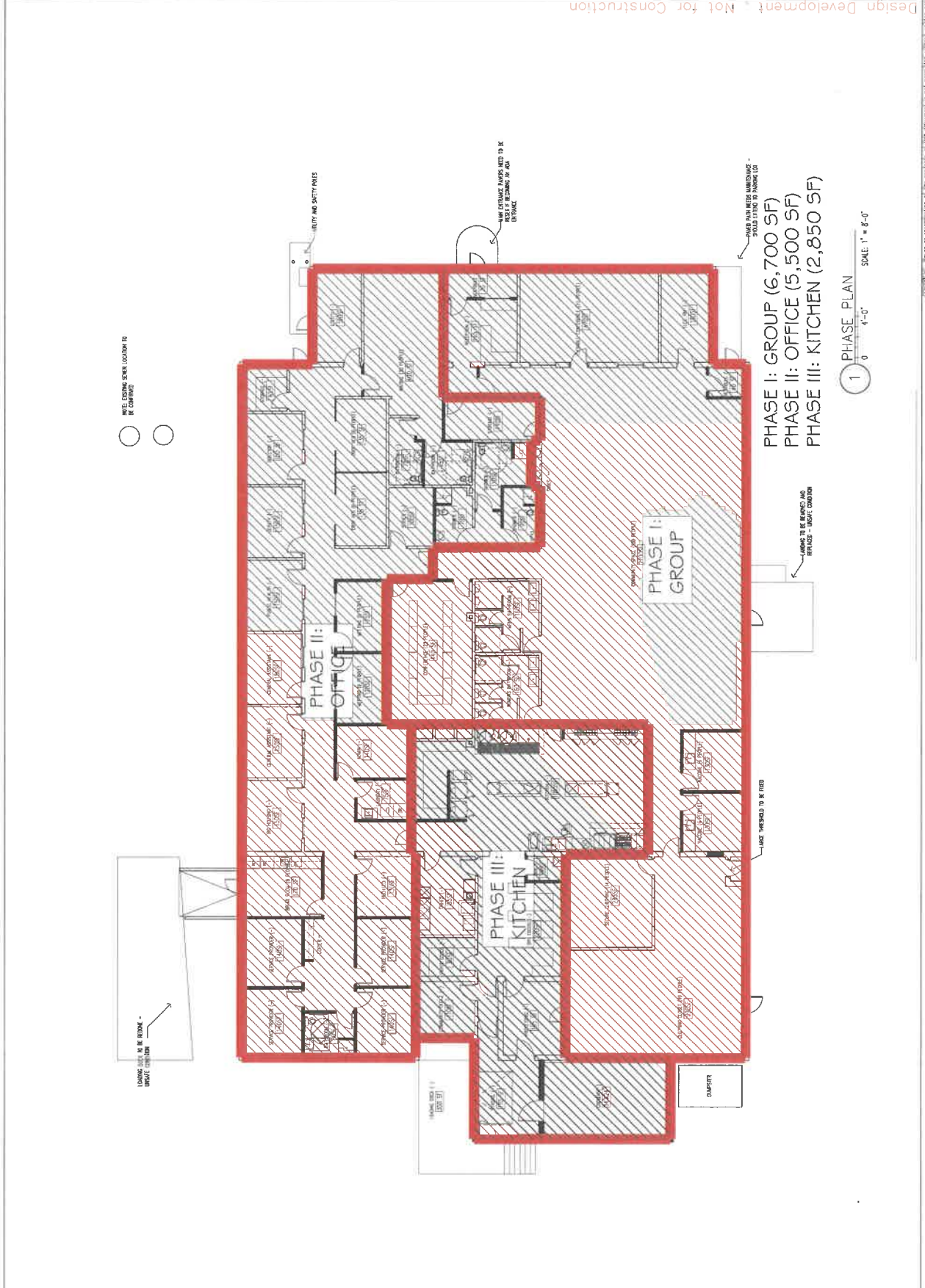
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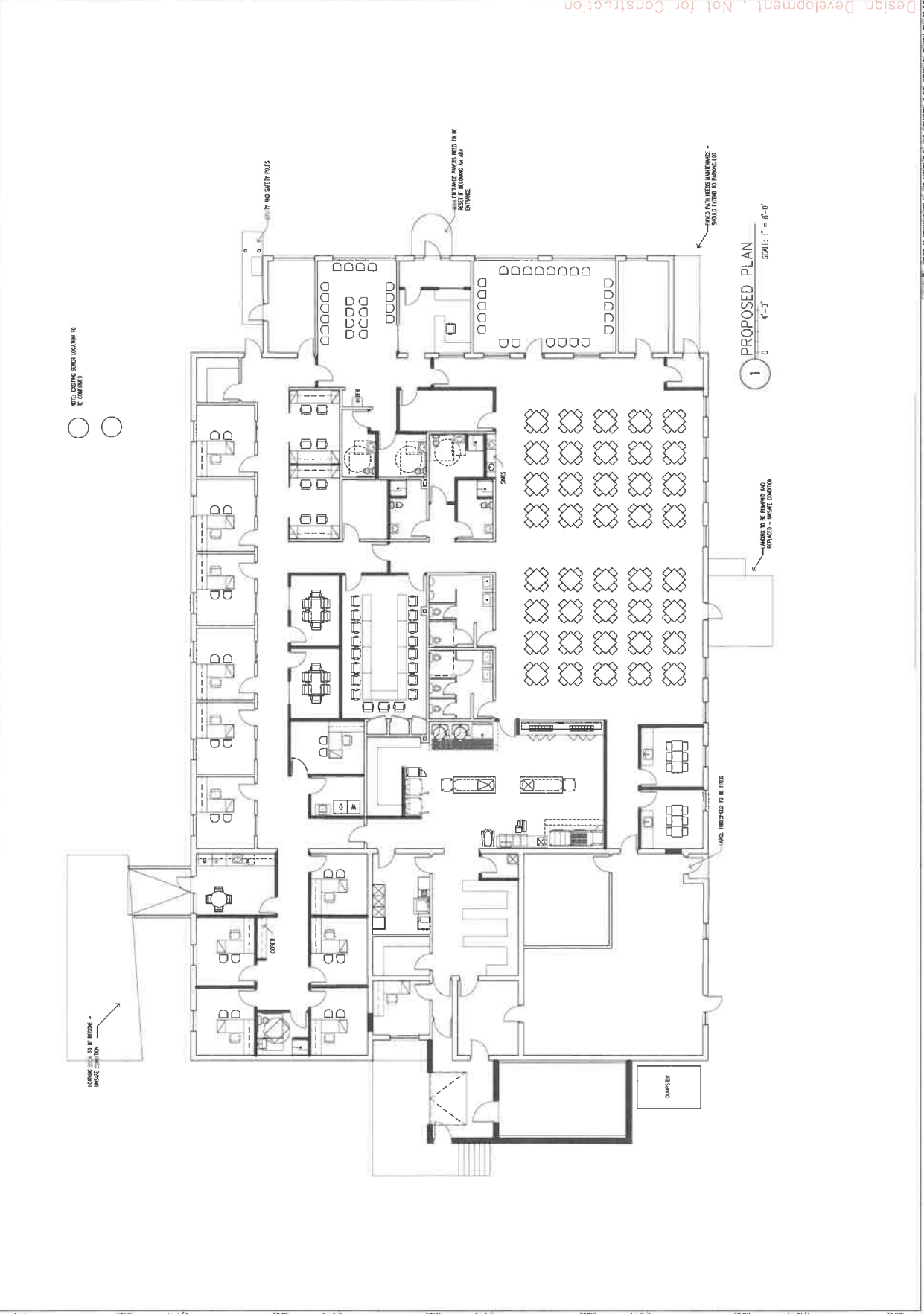
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1 PHASE PLAN
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