

Auburn Public Safety Building

Executive Summary of the work of Auburn's
Ad-hoc Public Safety Building Committee

15 AUGUST, 2022



Committee

**Commitment to
our community.**

On **September 7, 2021**, the Auburn City Council voted to create the Ad-Hoc Public Safety Building Committee to work with staff and qualified consultants to advise the City Manager and City Council on the preferred site, design and probable cost estimates for a new Engine 2 Fire Station, design and probable cost estimates for a combined Police and Fire Public Safety Building and building upgrades at Engine 5 Fire Station.

Committee Members

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

Consultants

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

Staff Participation

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



Timeline

How we got here.

'11

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

'17

Auburn’s Public Safety team, Woodard and Curran, and Simons Architects completed a **space needs analysis** based on current usage and future needs along with a site evaluation for a combined fire and police public safety building. This included site review, and it was determined that the current location of Central Fire at 550 Minot Avenue was the best option.

'19

CIP funding secured to address deficiencies with the police locker room and restroom facilities at City Hall. Bids were significantly higher than anticipated, so funds were reallocated to expand upon the 2017 study and complete a **comprehensive facilities assessment** of all public safety facilities (police, fire, and 911).

'20

Staff, architects, and engineers toured and reviewed all existing public safety facilities, assessed current conditions, interviewed relevant staff, and checked for new sites that may have become available since the 2017 study. It was again determined that **Central Fire is the best option** for a public safety campus due to its geographic location, size, and existing infrastructure.

'21

Ad-hoc committee created. Preparation by staff and consultants, including evaluation of sites/locations and material cost discussions. Preparation for committee work. City purchased property adjacent to Central Fire.

'22

Committee meetings & final report/executive summary presented to city council and community.

Committee Meetings

Engagement. Discourse. Consensus-building.

Committee mission & purpose.

“The purpose of the Building Committee is to work with staff and qualified consultants in an effort to advise the City Manager and City Council on the preferred site, design and probable cost estimates for a new combined Police and Fire Public Safety Building. Such recommendations shall be sufficient to serve the purpose of preparing to seek voter approval for the facility.”

Committee meetings held December 15, 2021 through June 23, 2022

Synopsis of committee work: Reviewed prior work – 2018 report, 2020 facilities study, and field investigations. Looked at current needs and data. Reviewed committee purpose and mission. Reviewed cost of other public safety facilities in Maine (Wells, Scarborough, Yarmouth, South Portland), and well as two in New Hampshire (Dover and Manchester). Discussed renovation vs. new construction for Central Fire Station. Concerns included loss of efficiency, ability to meet codes, attaching a new PD to a 50-year-old structure, ability to achieve the desired functional needs, and aesthetics (old building with new). Consensus reached that new build would be preferred. Reviewed conditions at current facilities. Looked at examples of other purpose-built facilities. Evaluated and discussed two site options for Engine 2 station, with consensus reached to try to stay at current location. Reviewed alternate phasing plan - opportunities and challenges, implementation schedule, and cost. Reviewed space needs assessment.

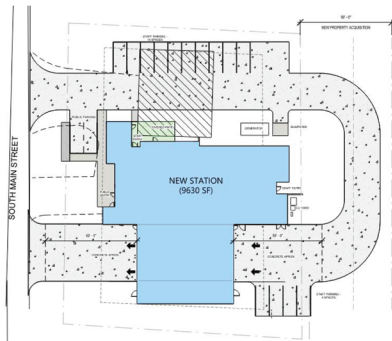


Option 1 vs. status quo.

Option 1 – Upgrades of All Public Safety Facilities

New Station 2 – 180 South Main St

- New right-sized, purpose-built facility
- Efficient building performance
- Modernized support spaces
- Drive-thru apparatus bay and associated site improvements
- Designed to allow for continued station operations during construction
- Requires property acquisition



Opinion of Probable Station Cost

Construction:	\$4,934,500
Design Fees & Services:	\$422,000
FFE & Administrative Costs	\$758,450
TOTAL:	\$6,114,950 (2022 Dollars)

New Public Safety Facility (Central Station) – 550 Minot Ave

- New right-sized, purpose-built facility including:
 - Police Department (including Sally Port, booking area, holding area, detainee processing area, evidence storage and weapons storage)
 - Fire Department (including larger drive-thru apparatus bay)
 - 911 Dispatch Center
 - Emergency Operations Center
 - Common Public Entry, Lobby, and Reception
- New Firing Range Facility
- New Rolling Assets Storage Facility
- Significant site improvements
- Requires phased construction

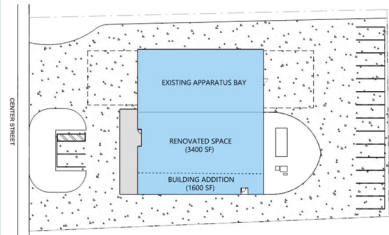


Opinion of Probable Station Cost

Construction:	\$31,036,000
Design Fees & Services:	\$3,162,000
FFE & Administrative Costs	\$4,412,600
TOTAL:	\$38,610,600 (2022 Dollars)

Renovated Station 5 – 651 Center St

- Building addition for additional bunk and support space
- Renovate and modernize existing support spaces
- Minor site improvements
- No changes to existing apparatus bay



Opinion of Probable Station Cost

Construction:	\$2,380,000
Design Fees & Services:	\$235,000
FFE & Administrative Costs	\$474,000
TOTAL:	\$3,089,000 (2022 Dollars)

Total Project Cost: \$47,814,550

Ramifications of a “do nothing” approach.

The “do nothing” approach - or maintaining the status quo - would have considerable ramifications, both actual and potential. These include:

- \$2.5 million of lost funding from Senator Collins.
- Health costs & risks for staff
- Significant annual maintenance costs
- Costly accessibility improvements to aging facilities
- Difficulty growing with Auburn
- Significant, continued retention & recruitment challenges

Final committee recommendations.

By Brian Wood, Assistant City Manager on behalf of the Ad Hoc Committee

Issue #1: Was the original Public Safety Design Adequate to meet the current and future needs?

Engine 2: The committee consistently held the position that the only solution that would adequately meet the current and future needs of the Fire Department and residents serviced by this station is to raze the current building and replace it with a new building.

Central Fire Station: The proposal originally brought before the committee to create a public safety campus. The primary goal was to maximize resources by co-locating the police headquarters and fire headquarters, ensure training facilities for Auburn public safety staff as well as remain a regional resource for other communities. Through extensive questions, review and adjusting to changing markets it became clear and the position of the committee that building a new police station and renovating central fire was not cost effective and would not yield the best building with the greatest functionality for the next 50 years. The committee moved to recommend an attached new police and fire station with a shell space to house 911.

Engine 5: The committee consistently held the position that Engine 5 was the newest building, but to ensure that it meets the 50+ years of service/ operation that both other locations have had there would need to be renovations to meeting growing call volume, additional commercial growth and safety for those working out of that station.

Issue # 2: Does the committee recommend that City Council vote to place this before the voters of Auburn in the form of a bond referenda to finance the public safety upgrades package?

The committee has reviewed and modified several iterations of the public safety package and recommend that the Auburn City Council vote in the affirmative to place the specified Public Safety Facilities Option before the voters of Auburn.

This recommendation includes a new Engine 2 Fire Station on the existing footprint, a new public safety campus that will include the headquarters for the police and fire departments and a comprehensive renovation to Engine 5.

The committee explicitly noted that they encourage City Council, staff, and consultants to explore all additional funding opportunities to support this project in an effort to reduce the financial impact on Auburn taxpayers.

