

## facilities study:

# AUBURN PUBLIC SAFETY BUILDINGS

### Engine 2

180 South Main Street

### Engine 3 - Central Station / 911 Facilities

550 Minot Street

### Engine 5

651 Center Avenue

### Police Department

60 Court Street

prepared for:

### City of Auburn

60 Court Street

Auburn, Maine

December 15, 2020





**Committee Members:**

Derek Boulanger	Facilities Manager / Purchasing Agent City of Auburn
Brian Wood	Assistant City Manager City of Auburn
Jason Moen	Chief of Police Auburn Police Department
Robert Chase	Fire Chief Auburn Fire Department
Paul LeClair	911 Director Lewiston /Auburn 911
Tim Hall	Operations Manager Lewiston /Auburn 911

**Design Team:**



Civil: Megan McDevitt PE  
Barry Sheff PE



Mechanical / Electrical / Plumbing: James Hebert PE



Architectural: Austin Smith AIA  
Julia Tate AIA  
Kayla Caron AIA

## Table of Contents

<b>Executive Summary</b>	4
<b>Introduction</b>	6
Process	
<b>Existing Conditions</b>	7
Auburn Fire Department	
Auburn Police Department	
911 / Dispatch center	
<b>Schedule</b>	10
<b>Project Cost</b>	12
General	
Cost Factors	
Recommended Project Budget Costs	
<b>Appendices</b>	13
Appendix A:	Estimate of Probable Cost
Appendix B:	Building Assessment Report Cards
Appendix C:	Drawings + Program
Appendix D:	Meeting Minutes

## Executive Summary

The charge for the Design Team for the Auburn Public Safety Facilities assessment was a two pronged effort: evaluate the current buildings and to make suggestions for their improvement. The team was to consider the Auburn Police Department Headquarters, three Fire Department stations and a 911 Dispatch Center that serves both Auburn and Lewiston.

### Auburn Fire Department Facilities

The team toured and investigated each fire department station (Engine 2, Engine 3- Central, and Engine 5) and assessed the site conditions, building envelope, interior layout, mechanical, electrical and plumbing systems. In addition to these visits and analysis, the fire chief and staff were interviewed to determine how the buildings meet or fall short of their current and future needs.

Each of the three fire department facilities have been well cared for. Maintenance has been performed annually and there are no major failures in the building systems. The three facilities date from the oldest, 1952, to the newest, 1974. Each of the three buildings show obsolescence and have safety, staffing, and program issues. The nature of public safety service has evolved over the last 50 years and these facilities do not support current programs and staffing.

## Recommendations

### Engine 2

The oldest of the City's three stations, Engine 2 dates from 1952. The living spaces open directly into the apparatus bays, which exposes firefighters to hazardous conditions. The living spaces are undersized and designed to accommodate a single sex staff. Support spaces such as office work stations and fitness areas are non-existent.

The design team studied both a renovation and the construction of a new facility within the existing site boundaries. It was determined that a new facility would have several advantages. It would have easier phasing and have continued, uninterrupted service throughout the duration of construction. The proposed building could be built to modern standards. The proposed building could also have drive-through apparatus bays, greatly improving firefighter safety.

### Engine 5

After investigating Engine 5, the design team proposed renovating the existing support spaces and placing an addition on the south elevation of the existing facility. Converting the single sex gang toilet shower areas to multiple single user toilet shower rooms would also aid in bringing the space to more modern standards. Adding an additional bunk room would bring the capacity to 24 beds. Providing work stations for clerical support and a private office for confidentiality when necessary would go a long way to align the program with the space needs.

### Auburn Public Safety Facility

There was broad consensus from the committee that locating the Police Department in the Auburn City Hall was a poor fit. The City Hall location does not provide necessary spaces to support the department. It lacks essential support functions such as a secure sallyport, accessible evidence storage, a modern armory, indoor firing range and K9 support. Along with these issues, there is also a general shortage of space for the police force. Most spaces are undersized for the occupancy such as locker rooms, patrol roll call area and Criminal Investigation Squad Room. There is a shortage of private office space for administration, commanders, support service supervisors and criminal investigators.

The Auburn Police Department was positioned there as a short-term solution and its occupation has lasted more than 11 years. The committee agreed that detailed evaluation of the city hall building was not necessary. Instead, the efforts were focused on what a new location or facility could provide.

A previous study conducted in 2017 programmed a public safety facility that would house a new police department, a central fire station with administration support and also a new 911 Center. The benefits of a shared public safety facility are that there can be a common public entry, lobby, and reception serving both departments. Other shared programs include a community room, training classrooms, a fitness facilities, and emergency operations center.

Through a site design investigation, Central Station on Minot Avenue emerged as the best location for such a facility. To best accommodate all the program elements including site and parking needs, as well as some provision for future expansion, this site lends itself to a logical phasing of the work that would allow for uninterrupted service from both departments.

Central Station, Engine 3, shares the same shortcomings as Engines 2 & 5. Housing and locker areas need to be renovated to accommodate a more diverse fire-fighting team. The existing apparatus bay floor cannot structurally support the AFD tower truck. The design team recommended the addition of a new bay specifically designed for the tower truck.

As part of the proposed Auburn Public Safety Facility, the current 911 Center would be relocated to the new addition allowing for an expanded program and proper program support such as training rooms, locker rooms, and office space for staff.

## Introduction

### Process

The design team initiated this effort with a kick off meeting with the client to review goals and schedule. The City of Auburn was represented by the city's facility manager, assistant city manager, police chief, fire chief, 911 director and 911 operations managers.

Prior reports, existing conditions material and maintenance records were transferred to the design team for review. The staff of each facility was surveyed to understand the shortcomings of their facility. The design team included civil engineers, architects and mechanical / electrical / plumbing engineers. The design team produced a written program and outlined the major issues in each facility based upon information gathered during the site visits. These documents were reviewed by the committee for accuracy.

The committee and design team scheduled workshop sessions at roughly three-week intervals. In each workshop the design team presented different design alternatives for review by the committee. Solutions were narrowed and refined for the following meeting. As an example, for Engine 2, a 2,800 square foot facility located on South Main Street, the design team investigated a renovation and addition to the existing building. A new free-standing facility, adjacent to the existing on the same lot, was also considered. The advantages, disadvantages and costs of each approach were presented to the committee for a decision. This iterative process continued for each facility until the committee reached consensus.

## Existing Conditions

### Auburn Fire Department Existing Conditions

A general summary of the three AFD facilities finds they are all of similar condition dating from 1952 to 1974. The facilities have been well maintained and upgraded when possible. Each of the three AFD buildings have had roof replacements within the last ten years. Systems have been upgraded, such as conversions to LED lighting and natural gas as a fuel source. Buildings are kept in good working order and when failures occur they have been promptly addressed.

As a rule, buildings approaching 50 years of age should be evaluated to determine if they are beyond their useful life. In most cases, the cost of maintenance can determine that a replacement building is necessary. Some conditions of the original building cannot be corrected or brought up to current standards. For example, features such as slab and foundation insulation cannot be retrofitted since they are not physically accessible.

New or renovated facilities should account for long term department planning. The assignment of EMS staff and units to Station 2 should be accounted for in facility planning. In addition, the relocation of the tower truck from Station 5 to Station 3 should also be accommodated.

While the facilities have been well maintained, as originally designed, they have become obsolete and do not accommodate current public safety programs. Fire Department leadership noted these major shortcomings in all AFD facilities.

- Firefighter's exposure to hazardous materials

Living quarters open directly into the apparatus bays, exposing firefighters to diesel exhaust fumes. Contaminated gear and equipment are not properly separated from living spaces. Cancer is a leading cause of death for firefighters and the station should provide protection from all unsafe exposure.

- Accommodating diversity

All three facilities were built to accommodate single sex firefighters. Toilet and showers were designed for males only and in gang shared situations. Today's fire departments are diverse and should be able to accommodate a flexible combination of staff of different sexes. A mixture of individual user toilets and showers provide the greatest flexibility and privacy.

- Staffing requirements

For comfort, sanitation, and ease of use, each staff member should have a dedicated bed for their own use.

- Office support

Current public safety procedure requires written reports after each call. There is a shortage, or in some cases, a complete lack of office space for work stations for report filings. The dayroom or bunk areas are used at Engine 2 for reporting. Engine stations 2 and 5 lack a private office for confidential conversations. Stations also provide service directly to the public for purposes such as burn permits, and thus require work space for these and other interactions with the public.

- Modern amenities and staff support

Fitness rooms are essential to the health of firefighters. Staff need access to a purpose built dedicated room with a variety of equipment for each station. Existing dayroom kitchens are outdated and should be modernized and upgraded.

- Storage

Apparatus bays are cluttered with extra gear, exercise equipment, appliances, vending machines, and paper files. Dedicated proper storage should be provided to keep the bays clear and free of obstructions and separate contaminated gear from living quarters.

### **Auburn Police Department Existing Conditions**

The APD is currently housed in the Auburn City Hall. This location was considered a short-term occupation with a time limit of five years. APD have been in this location for 11 years now, and the building seriously hinders their ability to provide service. The design team purposely did not evaluate the condition of the building, but instead considered how the Police Department program was compromised by the facility.

Staff parking spaces are not secure and are mixed with other City Hall parking. Both evidence storage and vehicle impound areas are remote from City Hall and require staff to traverse the city parking garage. The vehicle impound area lacks a secure perimeter and is limited in space. Impounded vehicles share space with other police vehicles such as motorcycles and ATVs. Evidence storage is conducted by one assigned employee whose office is on the third floor of City Hall, remote from the primary entrance. Evidence storage in this location has both limited headroom and capacity and inadequate HVAC

Patrol areas need adequate support spaces such as locker rooms and shower areas. The facilities also have had to adapt to current staffing which has a mixtures of genders. Programs such as a fitness room and armory have had to be converted from found space, and should be accommodated in more appropriate purpose-built space. Departments are separated from one another on first and third floors that make it more difficult to communicate effectively. Patrol and roll call areas are not adjacent to the exterior, which is a more desirable location. Criminal investigation needs interview rooms which are accessible to the public without entering into secure areas.

There is a general shortage of office space for the police force. The police administration, support services supervisors, criminal investigation supervisors, and commanders all require private office spaces. There should also be dedicated conference rooms for the police administration. Currently conference rooms are shared with other departments at City Hall. Adequate open work stations that are aligned with the current staffing and also some provision for future expansion of the department, should be provided.

The facility lacks many programs and support spaces that are expected of a department this size. The current building does not provide a sally port for secure transition from vehicles to prisoner processing. There is no booking area, holding area or space for intoxilyzer. There should also be a designated toilet for use by prisoners.

The department requires purpose built spaces rather than adapting the office space of City Hall to fit their needs. Secure and accessible spaces for the armory, patrol and riot gear are needed. An indoor firing range would be a major benefit to the department and would eliminate travel for training and qualification of officers. A new facility could also house a kennel and office space for a K9 officer. Other support spaces could include short term sleeping spaces for between shift sleeping.

### **911 Center Existing Conditions**

The 911 Center and dispatch is housed in a shared facility between the Cities of Auburn and Lewiston. It is currently located in the lower level of Central Station (Engine 3) adjacent to the fire department boiler room and maintenance garage. There is a shortage of office space for the support staff such as IT Director, IT Specialist, Operations Manager, and Office Manager.

Additional support spaces are needed such as training rooms, expanded locker area, and a space for secure storage of records. The Dispatch space itself needs to account for growth and the possibility of adding additional consoles when necessary.

One major issue for the staff is the lack of windows and access to natural light. As it is located in the basement, it has a bunker-like feeling. Business with the public is also conducted here and requires a secure reception area that is both visible and accessible.

## Schedule

Addressing all of the existing Auburn Public Safety Facilities is a major undertaking. There are roughly 43,000 square feet distributed across four different locations. To compound the difficulty, all levels of public safety service need to be maintained in constant operation. The client and design team arrived at an approach that requires 4 ½ years for completion.

As the oldest of the Auburn stations, Engine 2, dating from 1952, was given the highest priority. The committee had investigated a renovation / addition versus a new freestanding facility. A new building on the site had the advantage of no disruption to service and ease of transition between existing and new construction. The new facility would be designed to house a future EMT unit. As such, it would be significantly larger than the existing station. Design, permitting, and construction is anticipated to take 21 months.

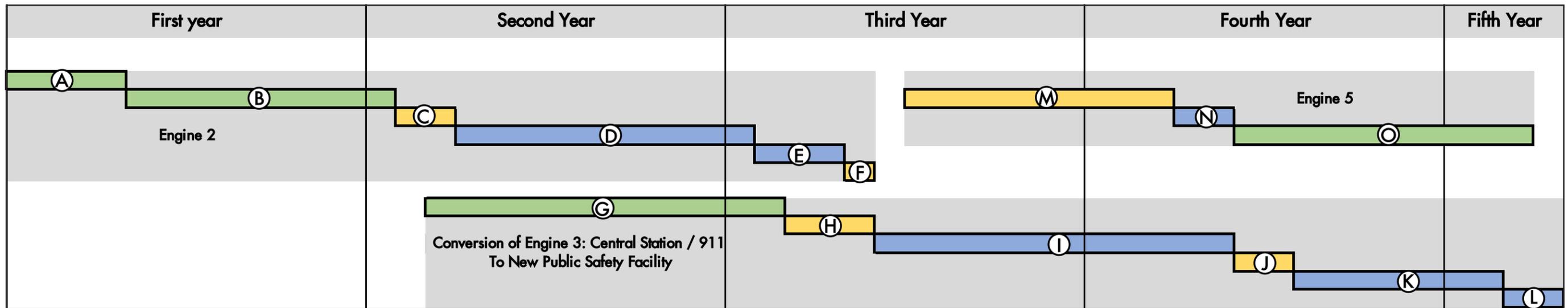
Upon completion of Engine 2, the Fire Department Administration would temporarily move from Central Station to the new Engine 2 Station. Fire Department offices would occupy the future EMT areas. Construction would start on a major addition to Central Station / Engine 3 for the ultimate conversion into the Auburn Public Safety Facility. Approximately 16,000 square feet of new construction for new Police Department, new 911 Center and shared Lobby / Fitness spaces would be added to the east side of the existing building. The five apparatus bays of each building would remain operational. The existing building would also maintain the existing firefighter housing and 911 Center. This phase of construction is anticipated to take 12 months.

Upon completion of the east side addition, the Police Department and 911 Center would relocate to the new addition. 2 months is allotted in the schedule for this transition. With this transition complete, the existing Station 3 would be thoroughly renovated and a 24 foot apparatus bay would be added to the west side of the building. This new bay would be sized and structured to accommodate the relocation of the Tower Truck to Station 3. The lower level and old 911 Center would be converted to support space including a three lane, 25-yard, indoor firing range for the Police Department. Final site work would also be completed in this stage of construction. This final phase would last 9 months.

Engine 5 renovation and addition to the building would take approximately 10 months and could be done independent of other stations.

The overall project schedule follows, inclusive of the need and timing for site investigations, design and engineering, approvals and permitting, bidding and negotiations.

Schedule



Key	Task	Duration
(A)	Pre-design Investigation. Site Survey, wetlands delineation, geotechnical report.	4 months
(B)	Design /Construction & Bid Documents New Engine 2	9 months
(C)	Bidding /Negotiation	2 months
(D)	Construction New Engine 2	10 months
(E)	Demolition Existing Engine 2 / Complete Site Work	2 months
(F)	Relocate Fire Department Administration to New Engine 2	1 month
(G)	Design / Construction & Bid Documents for New Public Safety Facility at Central Station – Phase One	12 months
(H)	Bidding / Mobilization Phase One	2 months
(I)	Construction Phase One, New Police Department, New 911 Center, New public entry and lobby, New Shared Fitness Center	12 month
(J)	Relocation of 911 Center	2 month
(K)	Renovations / Addition to Fire Department Conversion of lower level, Phase Two	7 months
(L)	Final Site Work. Relocate Fire Department Administration. Relocate Tower Truck	2 months
(M)	Design / Construction & Bid Documents Addition to Engine 5	9 months
(N)	Bidding /Negotiation Engine 5	2 months
(O)	Construction Renovation and Addition Engine 5	10 months

## Project Costs

Given the depth of this planning effort, all proposed solutions were at the conceptual level and general in nature. Projections of project costs are preliminary as they are based on conceptual design solutions. Project costs are included in greater detail in Appendix A.

- Due to the conceptual nature of the design solutions, the construction costs have been based upon historic cost per square foot. Recently completed Police and Fire Department facilities within the State of Maine were used as a starting point and the basis for building costs.
- Premiums were added to cost estimates for intensive, specialized areas such as the 911 dispatch area and indoor firing range. These were based upon peer facility costs within the state of Maine.
- Soft costs such as site survey, geotechnical investigation, architectural / engineering fees, approvals, permitting, testing, inspections were also factored into the project cost.
- Furniture fixture and equipment were also accounted for as the new expansion will require new furniture. As a starting point an estimated cost per square foot was used for new furniture allotment.
- Contingencies were included for both the design and for the Owner's use in construction.
- Acquisition of property and moving costs were not included in the cost projections. As scheduled, temporary or modular offices would not be required.
- Engine 2 was considered and estimated in two ways; renovation / addition versus a new freestanding building. Final cost projections include the new building only.
- Cost of the new 911 Center was included within the cost of the proposed Auburn Public Safety Facility. A separate cost analysis determined what portion of the building cost could be assigned to the 911 Center.
- Base project cost projections were targeted for the year 2022. An inflation factor of 3.5% was used

	Site Investigations & Surveys 2021	Construction & Soft Costs 2022	Construction & Soft Costs 2023	Construction & Soft Costs 2024	Construction & Soft Costs 2025
<b>Engine 2: New Construction</b>	\$40,000	\$2,626,471	\$2,718,397	\$2,813,541	\$2,912,015
<b>Engine 5: Renovation &amp; Addition</b>	\$40,000	\$2,684,458	\$2,778.414	\$2,875,659	\$2,976,307
<b>Engine 3: Conversion of Central Station / 911 to New Public Safety Facility</b>	\$120,000	\$18,418,449	\$19,063,095	\$19,730,303	\$20,420,864
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$23,729,378</b>	<b>\$24,559,906</b>	<b>\$25,419,503</b>	<b>\$26,309,186</b>

## Appendices

Appendix A:	Estimate of Probable Cost
Appendix B:	Building Assessment Report Cards
Appendix C:	Drawings + Program
Appendix D:	Meeting Minutes

## Appendix A

Estimate of Probable Cost

**Appendix A:** Estimate of Probable Cost

**New Public Safety Facility**

**Renovation and Addition**

Auburn Public Safety Facility. Renovation & Addition Conceptual Design Cost Worksheet.	Area	Cost/SF	Cost	Notes
Part One: Base Price				
Renovations	23,633	180	4,253,940	SF cost based upon Ledgewood Construction historic data
New Addition / New Construction	27,551	305	8,403,055	SF cost based upon Ledgewood Construction historic data
Site Costs			2,400,000	Shared site cost prorated to percentage of area
Special Construction Costs			365,000	911 / Dispatch Technology
Contractor's OH&P				Carried in the construction cost
<b>Subtotal</b>			<b>15,421,995</b>	<b>2022 Construction Cost</b>
Design Contingency				Carried in the construction cost
<b>SUBTOTAL Estimated Construction Costs</b>				
Part Two: FFE, Fees, and Services				
Architecture/Engineering Fees			1,233,760	8% BGS "B" Rate for New Construction
Approvals and permitting, SFM, PB & DEP			84,000	Assumed waiver of Building Permit Fee
Soils/Borings/Geotech Engineering			20,000	allowance
Materials Testing Controlled Inspections			22,000	Per IBC 2012
Utility Fees			18,000	allowance
<b>SUBTOTAL: Fees and Services</b>			<b>1,377,760</b>	
Part Three: Administrative Costs				
Furnishings, Fixtures, Equipment			354,495	Allowance of \$15 per sf for Office/ Bunk /Day Room
Insurance/Legal			28,000	Builders Risk, Allowance
Boundary/Topo Survey				Survey
Owner's Contingency			1,542,200	Recommended 10% of Const Cost
Construction Clerk / part time			48,000	
<b>SUBTOTAL: Administrative Costs</b>			<b>1,972,695</b>	
<b>TOTAL</b>			<b>18,772,449</b>	<b>2022 Project Cost</b>
			19,429,485	2023 Project Cost at 3.5% inflation
			20,109,517	2024 Project Cost at 3.5% inflation
			20,813,350	2025 Project Cost at 3.5% inflation

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs.

**Appendix A:** Estimate of Probable Cost

**New Public Safety Facility**

**911 Dispatch Center**

Auburn Public Safety Facility Renovation & Addition Conceptual Design Cost Worksheet.	Area	Cost/SF	Cost	Notes
Part One: Base Price				
New Addition / New Construction	4190	305	\$ 1,277,950	SF cost based upon Ledgewood Construction historic data
Portion of Building Infrastructure			66,856	
Site Costs			172,529	Shared site cost prorated to percentage of area
Special Construction Costs			365,000	Dispatch connections and equipment
Contractor's OH&P				Carried in the construction cost
<b>Subtotal</b>			<b>1,882,335</b>	<b>2022 Construction Cost</b>
Design Contingency				Carried in the construction cost
<b>SUBTOTAL Estimated Construction Costs</b>			<b>1,882,335</b>	
Part Two: FFE, Fees, and Services				
Architecture/Engineering Fees			150,587	8% BGS "B" Rate for New Construction
Approvals and permitting, SFM				SFM only,
Soils/Borings/Geotech Engineering				allowance
Materials Testing Controlled Inspections				Per IBC 2012
Utility Fees				allowance
<b>SUBTOTAL: Fees and Services</b>			<b>150,587</b>	
Part Three: Administrative Costs				
Furnishings, Fixtures, Equipment			62,850	Allowance of \$15 per sf for Office
Insurance/Legal			18,000	Builders Risk, Allowance
Boundary/Topo Survey				Survey
Owner's Contingency			188,234	Recommended 10% of Const Cost
Construction Clerk / part time				
<b>SUBTOTAL: Administrative Costs</b>			<b>269,084</b>	
<b>TOTAL</b>			<b>2,302,005</b>	<b>2022 Project Cost</b>
			2,382,575	2023 Project Cost at 3.5% inflation
			2,465,966	2024 Project Cost at 3.5% inflation
			2,552,274	2025 Project Cost at 3.5% inflation

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs.

**Appendix A:** Estimate of Probable Cost

**Engine 2**

**New Construction**

City of Auburn Fire Department - Engine 2 Renovation & Addition Conceptual Design Cost Worksheet.	Area	Cost/SF	Cost	Notes
Part One: Base Price				
New Addition / New Construction	6,496	290	1,883,840	SF cost based upon LedgeWood Construction historic data
Site Costs			195,000	Woodard & Curran
Special Construction Costs				
Contractor's OH&P				Carried in the construction cost
<b>Subtotal</b>			<b>2,078,840</b>	<b>2022 Construction Cost</b>
Design Contingency				Carried in the construction cost
<b>SUBTOTAL Estimated Construction Costs</b>				
Part Two: FFE, Fees, and Services				
Architecture/Engineering Fees			166,307	8% BGS "B" Rate for New Construction
Approvals and permitting, SFM			14,000	SFM only, Assumed waiver of Building Permit Fee
Soils/Borings/Geotech Engineering			4,000	allowance
Materials Testing Controlled Inspections			6,000	Per IBC 2012
Utility Fees			10,000	allowance
<b>SUBTOTAL: Fees and Services</b>			<b>200,307</b>	
Part Three: Administrative Costs				
Furnishings, Fixtures, Equipment			97,440	Allowance of \$15 per sf for Office/ Bunk /Day Room
Insurance/Legal			18,000	Builders Risk, Allowance
Boundary/Topo Survey				Survey
Owner's Contingency			207,884	Recommended 10% of Const Cost
Construction Clerk / part time			24,000	
<b>SUBTOTAL: Administrative Costs</b>			<b>347,324</b>	
<b>TOTAL</b>			<b>2,626,471</b>	<b>2022 Project Cost</b>
			2,718,398	2023 Project Cost at 3.5% inflation
			2,813,542	2024 Project Cost at 3.5% inflation
			2,912,016	2025 Project Cost at 3.5% inflation

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs.

**Appendix A:** Estimate of Probable Cost

**Engine 2**

**Renovation and Addition**

City of Auburn Fire Department - Engine 2 Renovation & Addition Conceptual Design Cost Worksheet.	Area	Cost/SF	Cost	Notes
Part One: Base Price				
Renovation of Existing Spaces.	2,658	180	478,440	SF cost based upon Ledgewood Construction historic data
New Addition /New Construction	3,800	290	1,102,000	SF cost based upon Ledgewood Construction historic data
Site Costs			110,000	
Special Construction Costs				
Contractor's OH&P				Carried in the construction cost
<b>Subtotal</b>			<b>1,690,440</b>	<b>2022 Construction Cost</b>
Design Contingency				Carried in the construction cost
<b>SUBTOTAL Estimated Construction Costs</b>				
Part Two: FFE, Fees, and Services				
Architecture/Engineering Fees			135,235	8% BGS "B" Rate for New Construction
Approvals and permitting, SFM			14,000	SFM only, Assumed waiver of Building Permit Fee
Soils/Borings/Geotech Engineering			4,000	allowance
Materials Testing Controlled Inspections			6,000	Per IBC 2012
Utility Fees			10,000	allowance
<b>SUBTOTAL: Fees and Services</b>			<b>169,235</b>	
Part Three: Administrative Costs				
Furnishings, Fixtures, Equipment			59,658	Allowance of \$15 per sf for Office/ Bunk /Day Room
Insurance/Legal			18,000	Builders Risk, Allowance
Boundary/Topo Survey				Survey
Owner's Contingency			169,044	Recommended 10% of Const Cost
Construction Clerk / part time			24,000	
<b>SUBTOTAL: Administrative Costs</b>			<b>270,702</b>	
<b>TOTAL</b>			<b>2,130,377</b>	<b>2022 Project Cost</b>
			2,204,940	2023 Project Cost at 3.5% inflation
			2,282,113	2024 Project Cost at 3.5% inflation
			2,361,987	2025 Project Cost at 3.5% inflation

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs.

**Appendix A:** Estimate of Probable Cost

**Engine 5**

**Renovation and Addition**

Engine 5. Renovation & Addition Conceptual Design Cost Worksheet.	Area	Cost/SF	Cost	Notes
Part One: Base Price				
Renovation of Existing Spaces.	7,304	180	1,314,720	SF cost based upon Ledgewood Construction historic data
New Addition /New Construction	1,727	290	500,830	SF cost based upon Ledgewood Construction historic data
Site Costs			355,000	
Special Construction Costs				
Contractor's OH&P				Carried in the construction cost
<b>Subtotal</b>			<b>2,170,550</b>	<b>2022 Construction Cost</b>
Design Contingency				Carried in the construction cost
<b>SUBTOTAL Estimated Construction Costs</b>				
Part Two: FFE, Fees, and Services				
Architecture/Engineering Fees			173,644	8% BGS "B" Rate for New Construction
Approvals and permitting, SFM & PB			28,000	SFM & PB only, Assumed waiver of Building Permit Fee
Soils/Borings/Geotech Engineering			2,000	allowance
Materials Testing Controlled Inspections			6,000	Per IBC 2012
Utility Fees			12,000	allowance
<b>SUBTOTAL: Fees and Services</b>			<b>221,644</b>	
Part Three: Administrative Costs				
Furnishings, Fixtures, Equipment			33,209	Allowance of \$15 per sf for Office/ Bunk /Day Room
Insurance/Legal			18,000	Builders Risk, Allowance
Boundary/Topo Survey				Survey
Owner's Contingency			217,055	Recommended 10% of Const Cost
Construction Clerk / part time			24,000	
<b>SUBTOTAL: Administrative Costs</b>			<b>292,264</b>	
<b>TOTAL</b>			<b>2,684,458</b>	<b>2022 Project Cost</b>
			2,778,414	2023 Project Cost at 3.5% inflation
			2,875,659	2024 Project Cost at 3.5% inflation
			2,976,307	2025 Project Cost at 3.5% inflation

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs.

**Appendix A:** Estimate of Probable Cost

**Auburn Public Safety Facilities - Summation**

	Construction and Soft Costs, 2022	Construction and Soft Costs, 2023	Construction and Soft Costs, 2024	Construction and Soft Costs, 2025
Engine 2, New Construction	\$ 2,626,471	\$ 2,718,397	\$ 2,813,541	\$ 2,912,015
Engine 5, Renovation and Addition	\$ 2,684,458	\$ 2,778,414	\$ 2,875,659	\$ 2,976,307
Conversion of Engine 3 to Public Safety Facility	\$ 18,418,449	\$ 19,063,095	\$ 19,730,303	\$ 20,420,864
<b>Total</b>	<b>\$ 23,729,378</b>	<b>\$ 24,559,906</b>	<b>\$ 25,419,503</b>	<b>\$ 26,309,186</b>

Note: These budgets are prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. These budgets may not reflect all associated project costs.

## Appendix B

Building Assessment Report Cards

# Appendix B:

## BUILDING ASSESSMENT REPORT CARD

### AUBURN PUBLIC SAFETY FACILITIES

#### Assessment Study

**Building Name:** Engine 2  
**Address:** 180 South Main Street | Auburn, ME  
**Construction year:** 1952  
**Occupancy Group:** Office  
**Floors Above / Below Grade:** 1 / 0<sup>1</sup>  
**Gross Square Footage:** 2,658 sf

Building Component	Condition	Notes
<b>Building Exterior</b>		
Foundations (below grade)	NO	
Foundations (above grade)	F	
Exterior Walls - North (above grade)	F	
Exterior Walls - East (above grade)	F	
Exterior Walls - South (above grade)	F	
Exterior Walls - West (above grade)	F	
Building Framing	NO	
Windows/Louvers	F	Vinyl windows approaching end of useful life
Doors/Frames/Hardware	P	Original doors are not fire rated or properly sealed
Roof Structure	NO	
Roof Material	G	Roof Replacement within the last 6 years
<b>Building Interior</b>		
Floors - Level 1	F	
Walls - Level 1	F	
Ceilings - Level 1	F	
Doors/Frames/Hardware	P	Doors from Living Area to Apparatus bays lack fire rating
Built-in Furnishings	P	
Stairs	NA	
Elevators/Escalators	NA	
Specialty Systems	NA	
<b>Building Systems</b>		
HVAC Distribution & Controls	P	No ventilation in garage, box fan typically used in bathroom/shower/laundry area. Apparatus Bay Heater added in 2017
AHU/Controls	NO	Apparatus Bay Heater added in 2017
Chiller/Controls	NO	Window AC units are used for cooling.
Boiler/Heat Exchange/Controls	G	Boiler less than 10 years old.
Pumps/Motors/Compressors	G	
Fire Sprinkler/Standpipe Systems	NO	No sprinkler system installed.
Plumbing Systems/Fixtures	G/F	Fixtures and plumbing piping are dated - some new piping has been installed in support of boiler work.
<b>Building Electrical</b>		
Fire Alarm System	NO	No overall building system observed.
Emergency Power/Lighting Systems	E	Emergency power from dedicated natural gas generator (2018).
Lighting Systems	F	No lighting control for energy efficiency.
Electrical Distribution	F	Much of the existing distribution is beyond it's useful life.
Power Wiring	F	Much of the existing distribution is beyond it's useful life.
Tel/Data Systems	G	Phone systems are dated, but functioning as designed.
Security Systems / Credentialed Access	G	Functioning as intended.
<b>IFE/ADA</b>		
Exterior Doors	NC	Doors lack lever hardware
Interior Doors	NC	Doors lack lever hardware
Horizontal Circulation (Corridors)	NA	
Horizontal Circulation (Ramps)	NA	
Vertical Circulation (Stairs)	NA	
Vertical Circulation (Elevators)	NA	
Toilet Rooms	NC	
Drinking Fountains	NC	
Signage	NC	Lack of ADA signage
<b>SITEWORK / CIVIL</b>		
Site Drainage / Permeability	P	Owner reports site drainage is poor
Stormwater Management	G	
Wastewater Management	G	
Site Lighting	NA	Building mounted lighting only
Parking / Paved Surfaces	P	Staff and public parking not defined. Apparatus bay lacks drive through approach.
Specialty Systems	NA	
Vegetation	G	

**GENERAL NOTES:**  
 1. Slab at Services Room is depressed below grade

Legend:	
<b>E</b> Excellent	Generally at a 'near new' condition. Appropriate funding and continued routine maintenance will be required to maintain this level.
<b>G</b> Good	Generally at a acceptable condition, with some observable wear. Appropriate funding and continued routine maintenance will be required to maintain this level.
<b>F</b> Fair	Generally at a minimal acceptable condition, with significant wear. Improvements involving greater than routine maintenance, and additional funding required.
<b>P</b> Poor	Conditions are below acceptable level and require substantial funding and/or considerable maintenance efforts to be improved or replaced.
<b>NA</b> Not Applicable	
<b>NO</b> Not Observed	

Legend:	
<b>C</b> Compliant	Conforms with the most current version of Building Code of Maine and ICC/ANSI A117.1 ADA
<b>PC</b> Partially Compliant	Partially conforms with the most current version of the Building Code of Maine or ICC/ANSI A117.1 ADA.
<b>NC</b> Non-Compliant	Does not conform with the most current version of the Building Code of Maine or ICC/ANSI A117.1 ADA
<b>NA</b> Not Applicable	
<b>NO</b> Not Observed	

# Appendix B:

## BUILDING ASSESSMENT REPORT CARD

### AUBURN PUBLIC SAFETY FACILITIES

Assessment Study

Building Name: Engine 3 [CENTRAL STATION]  
 Address: 550 Minot Avenue | Auburn, ME  
 Construction year: 1972  
 Occupancy Group: Office  
 Floors Above / Below Grade: 3 / 1<sup>1</sup>  
 Gross Square Footage: 23,633 SF

Building Component	Condition	Notes
<b>Building Exterior</b>		
Foundations (below grade)	NO	
Foundations (above grade)	F	Structural assessment of bay slabs and coating application completed in 2015. Bay slabs are at their designed load capacity.
Exterior Walls - North (above grade)	P	Brick veneer wall with CMU back-up, No Insulation
Exterior Walls - East (above grade)	P	Brick veneer wall with CMU back-up, No Insulation
Exterior Walls - South (above grade)	P	Brick veneer wall with CMU back-up, No Insulation
Exterior Walls - West (above grade)	P	Brick veneer wall with CMU back-up, No Insulation
Building Framing	NO	
Windows/Louvers	P	Original windows to building in most cases
Doors/Frames/Hardware	P	Uninsulated and poorly weatherstripping
Roof Structure	NO	
Roof Material	G	Roofing replaced in 2010
<b>Building Interior</b>		
Floors - Level 3	G	
Floors - Level 2	G	
Floors - Level 1	G	Bay floor recoated in 2015
Walls - Level 3	G	
Walls - Level 2	G	
Walls - Level 1	G	
Ceilings - Level 3	G	ATC replaced in 2016
Ceilings - Level 2	G	ATC replaced in 2016
Ceilings - Level 1	F	
Doors/Frames/Hardware		
Built-in Furnishings	F	Watch desk area and reception restroom renovated in 2019
Stairs	F	Non-code compliant stair railing
Elevators/Escalators	NA	No elevator, No HC access to upper floor levels
Specialty Systems		
<b>Building Systems</b>		
HVAC Distribution & Controls	F	Repairs/updates completed to extend original equipment lifespan, but is in need of complete replacement.
AHU/Controls	F	Repairs/updates completed to extend original equipment lifespan, but is in need of complete replacement.
Chiller/Controls	G	New 4 and 2 ton units installed within last five years
Boiler/Heat Exchange/Controls	E/G	1 of 2 main boilers replaced in 2020 - second boiler should be replaced similarly within next 5 years
Pumps/Motors/Compressors	G/F	Some equipment replaced as part of 2014 heating system upgrade and 2020 boiler upgrade. Significant older equipment and distribution still remains in need of replacement.
Fire Sprinkler/Standpipe Systems	Not observed	Building does not appear to be sprinklered.
Plumbing Systems/Fixtures	F	Fixtures and plumbing piping are dated - some new piping has been installed in support of boiler work.
Specialty Systems	F	Existing underground storage tank nearing expiration and must be removed/repared/replaced
<b>Building Electrical</b>		
Fire Alarm System	F	No overall building fire alarm system observed. Local smoke/heat detectors only.
Emergency Power/Lighting Systems	G	23,633
Lighting Systems	E	Lighting converted to LED in 2016.
Electrical Distribution	G	
Power Wiring	G	
Tel/Data Systems	G	
Specialty Systems	G	E911 support systems appear fully functional.
Security Systems / Credentialed Access	G	
<b>ME/ADA</b>		
Exterior Doors	NC	Excessive thresholds non-compliant knob hardware
Interior Doors	NC	Non-compliant knob hardware, Inadequate door clearance
Horizontal Circulation (Corridors)	PC	
Horizontal Circulation (Ramps)	NA	
Vertical Circulation (Stairs)	NC	Non-compliant railings
Vertical Circulation (Elevators)	NA	
Toilet Rooms	NC	Lack of ADA facilities
Drinking Fountains	NC	
Signage	NC	Lack of ADA signage
<b>SITWORK / CIVIL</b>		
Site Drainage / Permeability	G	
Stormwater Management	G	
Wastewater Management	G	
Site Lighting	NA	Building mounted lighting only
Parking / Paved Surfaces	G	Rear driveway reconstruction and paving in 2019
Specialty Systems	G	Training building upgraded in 2017, Underground fuel tanks should be upgraded within ten years.
Vegetation	G	

Legend:		
<b>E</b> Excellent	Generally at a 'near new' condition. Appropriate funding and continued routine maintenance will be required to maintain this level.	
<b>G</b> Good	Generally at an acceptable condition, with some observable wear. Appropriate funding and continued routine maintenance will be required to maintain this level.	
<b>F</b> Fair	Generally at a minimal acceptable condition, with significant wear. Improvements involving greater than routine maintenance, and additional funding required.	
<b>P</b> Poor	Conditions are below acceptable level and require substantial funding and/or considerable maintenance efforts to be improved or replaced.	
<b>NA</b> Not Applicable		
<b>NO</b> Not Observed		

Legend:		
<b>C</b> Compliant	Conforms with the most current version of Building Code of Maine and ICC/ANSI A177.1 ADA	
<b>PC</b> Partially Compliant	Partially conforms with the most current version of the Building Code of Maine or ICC/ANSI A177.1 ADA.	
<b>NC</b> Non-Compliant	Does not conform with the most current version of the Building Code of Maine or ICC/ANSI A177.1 ADA	
<b>NA</b> Not Applicable		
<b>NO</b> Not Observed		

# Appendix B:

## BUILDING ASSESSMENT REPORT CARD

### AUBURN PUBLIC SAFETY FACILITIES

#### Assessment Study

**Building Name:** Engine 5  
**Address:** 651 Center Street | Auburn, ME  
**Construction year:** 1974  
**Occupancy Group:** Office  
**Floors Above / Below Grade:** 1 / 0  
**Gross Square Footage:** 7,300 sf

Building Component	Condition	Notes
<b>Building Exterior</b>		
Foundations (below grade)	NO	
Foundations (above grade)	F	Spalling and patching of slab at bay doors
Exterior Walls - North (above grade)	F	
Exterior Walls - East (above grade)	F	
Exterior Walls - South (above grade)	F	Exposed Wiring / Conduit
Exterior Walls - West (above grade)	F	
Building Framing	F	Structural evaluation for snow drifting should be considered.
Windows/Louvers	P	Majority of windows original to building and perform poorly thermally.
Exterior Doors	P	Doors at south elevation have exterior steps and are uninsulated with poor weathersealing.
Roof Structure	NO	
Roof Material	G	Roofing replaced in 2017
<b>Building Interior</b>		
Floors - Level 1	G	
Walls - Level 1	F	CMU partitions at Sleeping area do not extend full height
Ceilings - Level 1	P	Water stains in ACT of office. ACT ceiling replacement in 2016
Doors/Frames/Hardware	P	
Built-in Furnishings	P	Casework and countertops are in worn condition
Stairs	NA	No Stairs
Elevators/Escalators	NA	No Elevator
Specialty Systems	NA	
<b>Building Systems</b>		
HVAC Distribution & Controls	F	HVAC zones are a challenge to monitor due to 3/4 height walls.
AHU/Controls	F	Existing distribution/ductwork appear original.
Chiller/Controls	NO	Air conditioning provided by window units.
Boiler/Heat Exchange/Controls	G	Replaced with Natural Gas in 2016. Boiler and pumps replaced in 2013
Pumps/Motors/Compressors	G	
Fire Sprinkler/Standpipe Systems	NO	Building does not appear to be sprinklered.
Plumbing Systems/Fixtures	G	New water line to building and upgrades to front end plumbing service.
<b>Building Electrical</b>		
Fire Alarm System	F	Photoelectric smoke detectors observed only. There is no overall building fire alarm system in place.
Emergency Power/Lighting Systems	E	Emergency power from dedicated natural gas generator (2018).
Lighting Systems	E	Lighting converted to LED in 2016.
Electrical Distribution	G	
Power Wiring	G	
Tel/Data Systems	G	
Security Systems / Credentialed Access	G	
<b>WE/ADA</b>		
Exterior Doors	NC	Exterior Doors from corridor and dayroom have one step to grade
Interior Doors	NC	Door hardware should be lever type
Horizontal Circulation (Corridors)	PC	
Horizontal Circulation (Ramps)	NA	
Vertical Circulation (Stairs)	NA	
Vertical Circulation (Elevators)	NA	
Toilet Rooms	NC	Toilets Showers Non-compliant / Single sex.
Drinking Fountains	NC	Non-existent
Signage	NC	Non-existent
<b>SITENWORK / CIVIL</b>		
Site Drainage / Permeability	G	
Stormwater Management	G	
Site Utilities	G	New Water Line from Street to Building in 2019
Wastewater Management	G	
Site Lighting	P	Site lighting is by building mounted wall fixture, South elevation missing lights at egress points.
Parking / Paved Surfaces	P	Staff and public parking spaces are undefined should be coordinated with bay access and vehicle turning radius. Front driveway reconstructed in 2019
Specialty Systems	G	Underground Oil Tank removal in 2019. Natural Gas Generator with Auto Transfer added in 2018
Vegetation	G	

Legend:		
<b>E</b> Excellent	Generally at a 'near new' condition. Appropriate funding and continued routine maintenance will be required to maintain this level.	
<b>G</b> Good	Generally at an acceptable condition, with some observable wear. Appropriate funding and continued routine maintenance will be required to maintain this level.	
<b>F</b> Fair	Generally at a minimal acceptable condition, with significant wear. Improvements involving greater than routine maintenance, and additional funding required.	
<b>P</b> Poor	Conditions are below acceptable level and require substantial funding and/or considerable maintenance efforts to be improved or replaced.	
<b>NA</b> Not Applicable		
<b>NO</b> Not Observed		

Legend:		
<b>C</b> Compliant	Conforms with the most current version of Building Code of Maine and ICC/ANSI A117.1 ADA	
<b>PC</b> Partially Compliant	Partially confirms with the most current version of the Building Code of Maine or ICC/ANSI A177.1 ADA.	
<b>NC</b> Non-Compliant	Does not conform with the most current version of the Building Code of Maine or ICC/ANSI A177.1 ADA	
<b>NA</b> Not Applicable		
<b>NO</b> Not Observed		

## Appendix C

Program

Drawings:

Engine 3: New Public Safety Facility

Side Addition: Plan Diagrams

Engine 2

Side Addition: Plan Diagrams

New Construction: Plan Diagrams

Engine 5

Side Addition: Plan Diagrams

Appendix C: Program

New Public Safety Facility

Space Needs Program Analysis

				Public Access	Fire Access	Shared Fire & Police Access	Dispatch	Police Access	Subtotal
PUBLIC	Vestibule			50					
	Public Lobby		Access to Community Room	400					
	Public Toilets		Display cases for Fire & Police Archives	90					
	Public Interview Rooms		(2) HC accessible Toilets, drinking fountain	86					
	Plan Review	Fire Prevention	(2) Rooms for (4) occupants each	180					
	Main Desk		1 room for (4) occupants	90					
	Community Room		Greeter for both AFD & APD	100					
	Storage		Secure safe space but open & welcoming						
	Kitchenette		Adjacent to Lobby, Seating for (30) people	360					
			Could expand into Training Room (??? Shared Training Room)						
FIRE	Fire Administration	FD Public Waiting	Seating for (2) for Fire Administration		60				
		Fire Chief	Seating for (4) Visitors		180				
		Assistant Fire Chief	Seating for (4) Visitors		180				
		Fire Prevention Officer	Seating for (2) Visitors		120				
		Fire Executive Assistant	Seating for (2) Visitors		120				
		FPO Assistant	Seating for (2) Visitors		120				
		EMS Coordinator Office	Seating for (2) Visitors		120				
		Personnel / Training Files	Vertical and horizontal File Cabinets		50				
		Inspection Files	Vertical File Cabinets		80				
		Conference / Meeting Room	Table and Seating for 12		440				
		Work Area	Printer, Copier, Work Table		100				
		Storage	General Office Supply Storage		50				
		EMS Secure Storage	Records, Licenses, QI/QA Vertical File Cabinet		40				
		Training Room	Seating for (20), AV inabled, Communications ready		1,000				
		Fire Suppression/EMS	Battalion Chief Office	Seating for (2) Visitors / 4 vertical File Cabinet		180			
			Captain Office	Seating for (2) Visitors / 4 vertical File Cabinet		180			
			FF/EMS Staff Area	Workstation for (3)		180			
			Fire Officers' Area	Workstation for (2)		220			
		Apparatus Bays		(5) Bays assumed (what apparatus will be here??)		5,500			
		EMS Bays		(2) EMS Ambulances		1,250			
				(3) Small Vehicles		540			
		Utility Spaces							
			General Storage			300			
			Wash Room / Dirty Room	?? Is this EMS Decon Room??		140			
			EMS Supply Storage			120			
			SCBA Fill Area	Need Space for spare Cylinders (30)		280			
			Hose Storage Room			300			
			Compressor Area			40			
			Toilet Room off of Bays			70			
			Radio Area	??Is this Radio parts and repair???		40			
			Laundry area	Washer, Dryer & Sink		80			
			Structural PPE Storage	Structural Coats, Pants, Boots, Helmets, Gloves		300			
			Work Shop	Grinder, Work Bench, Bench Vise, Tool Storage,		250			
			SCBA Repair Workshop	Work Bench, Parts Storage, Tool Storage		200			
			Fire Equipment Storage	Misc Heavy Equipment and Spare Equipment Racks		900			
			EMS Equip Decon Room	Deep Sink, Large wash area, Drying Racks		200			
		Firefighter Personnel Functions							
			Day Room			300			
			Full Kitchen & Dining			220			
			Personal Storage Lockers	?? Staffing - Truck, Engine, Rescue 315 = 36 lockers		60			
		Male Toilet Shower Room			260				
		Female Toilet / Shower Room			190				
		Janitor's Closet	Within Fire Department		80				
		Firefighters' Bunk Area	Male		(24) Twin Sized Beds				
			Female		(8) Twin Sized Beds				
					430				
SHARED	Emergency Operations Center / Training Center		Seating for (60), AV inabled, Communications ready			1,200			
		Furniture Storage	Table & Chairs		80				
		Toilets	(2) Unisex		140				
		Kitchen area			80				
		Fitness Area		12 Occupants at 55 sf each		660			
		Boiler Room				200			
		Fire Supression	Sprinkler Room			80			
		Electrical Room				100			
		Emergency Electrical Room				80			
		Telephone Data Room				120			
DISPATCH	Dispatch	Dispatch Center	Console Positions (8) active (2) future				1,075		
		Communications Equip					350		
		Toilets (3)					180		
		Lockers & Showers					180		
		Kitchenette / Breakroom					200		
		Bunk Area					120		
		Conference Room Training					450		
		Office Manager					160		
		Directors office					240		
		Operations Manager's office					120		
Edite	Dispatch	IT Director office	Currently IT Director's Office adjacent to Conf. RM				120		
		IT Specialist office	Currently IT Specialist's Office in Conf. RM				120		
		Copy Room - Records	IA911 Maintains Personnel & General Files				150		
		Admin Kitchenette	Small sink - counter space - mini fridge - micro				80		
		Janitors Closet	IA911 Funds Private Cleaning Service				80		
		Household & Office Supply	IA911 responsible for it's own inventory				80		
		Toilets (1)	Add one additional toilet (currently 4 within IA911)				60		
		Parking Spaces	20 Spaces for Dispatch-Admin-Visitors						
		Dispatch Center	Console Positions (8) active add.				175		
		Dispatch Center	Console Positions (2) future				250		
								4,190	

facilities study: AUBURN PUBLIC SAFETY BUILDINGS



Appendix C:  
**CONCEPTUAL APPROACH: SITE PLAN**

# ENGINE 3 [CENTRAL STATION + POLICE DEPARTMENT]: 550 Minot Avenue

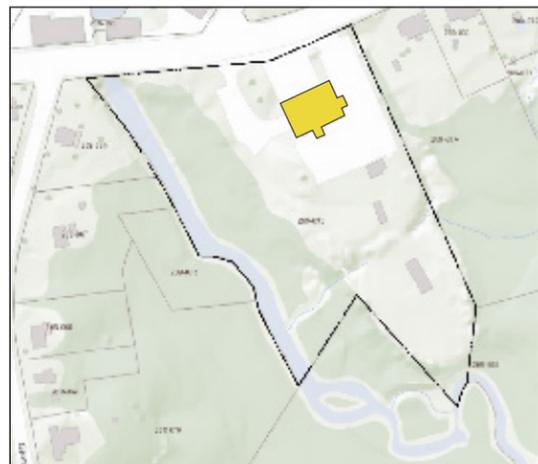
## Multi-Story Building Footprint with Site Parking

**LEGEND:**

- PUBLIC
- POLICE DEPARTMENT
- FIRE DEPARTMENT
- 911 / DISPATCH

**PROPOSED SITE PLAN:**

- easily phased
- true shared facility with balance between programs
- requires adjacent private property



**EXISTING SITE PLAN**

NTS  
 N

BAR SCALE  
 1" = 80'  
 CHECK GRAPHIC SCALE BEFORE USING

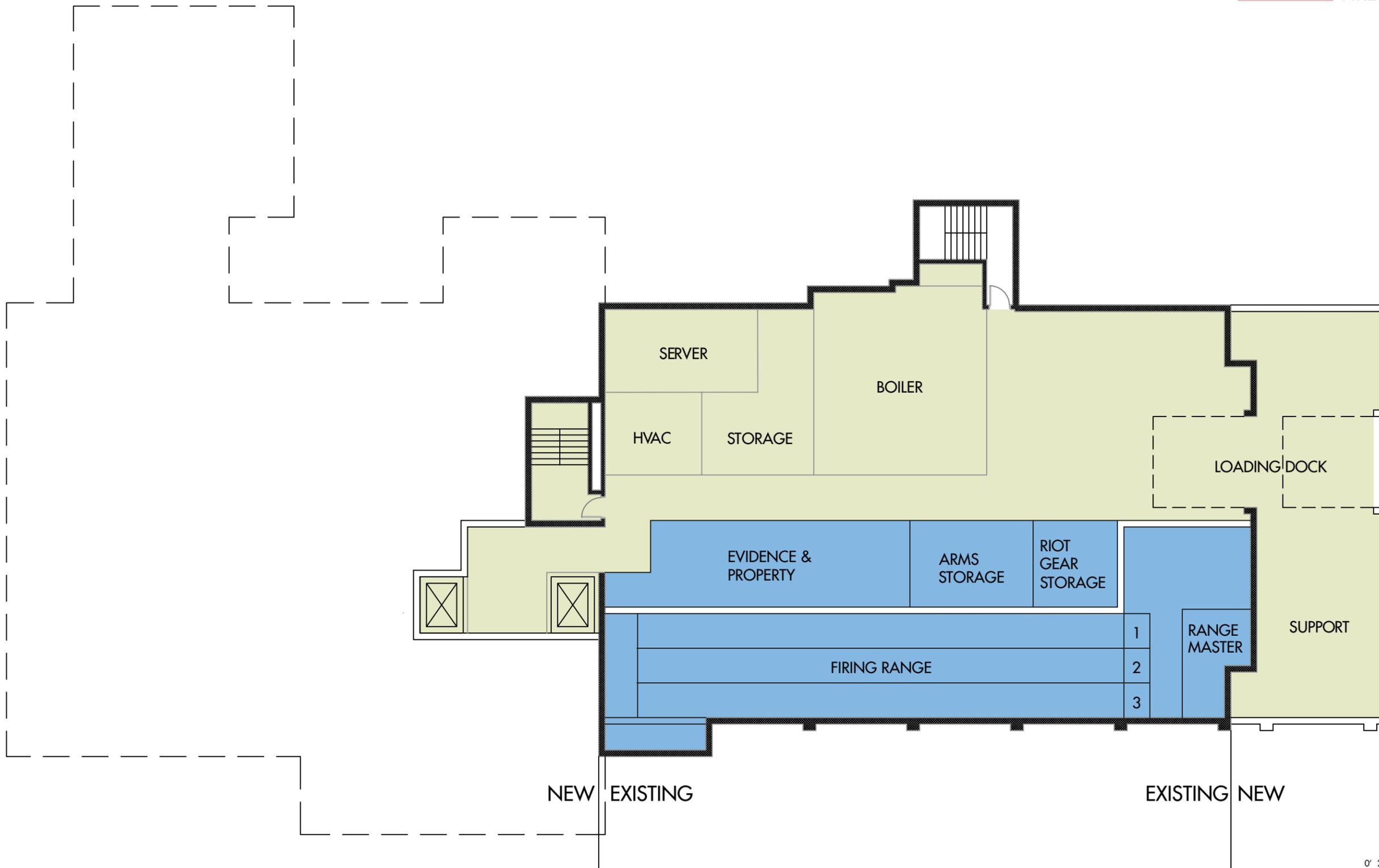
December 15, 2020

**SIDE ADDITION: PLAN DIAGRAM**

# ENGINE 3 [CENTRAL STATION]: 550 Minot Avenue

**LEGEND:**

- PUBLIC
- SHARED
- POLICE DEPARTMENT
- FIRE DEPARTMENT



**LOWER LEVEL**

0' 2' 8' 16' 32'  
SCALE: 1/16" = 1'-0"

December 15, 2020

**SIDE ADDITION: PLAN DIAGRAM**

# ENGINE 3 [CENTRAL STATION]: 550 Minot Avenue

**LEGEND:**

- PUBLIC
- SHARED
- POLICE DEPARTMENT
- FIRE DEPARTMENT



FIRST FLOOR (GROUND)

NEW EXISTING

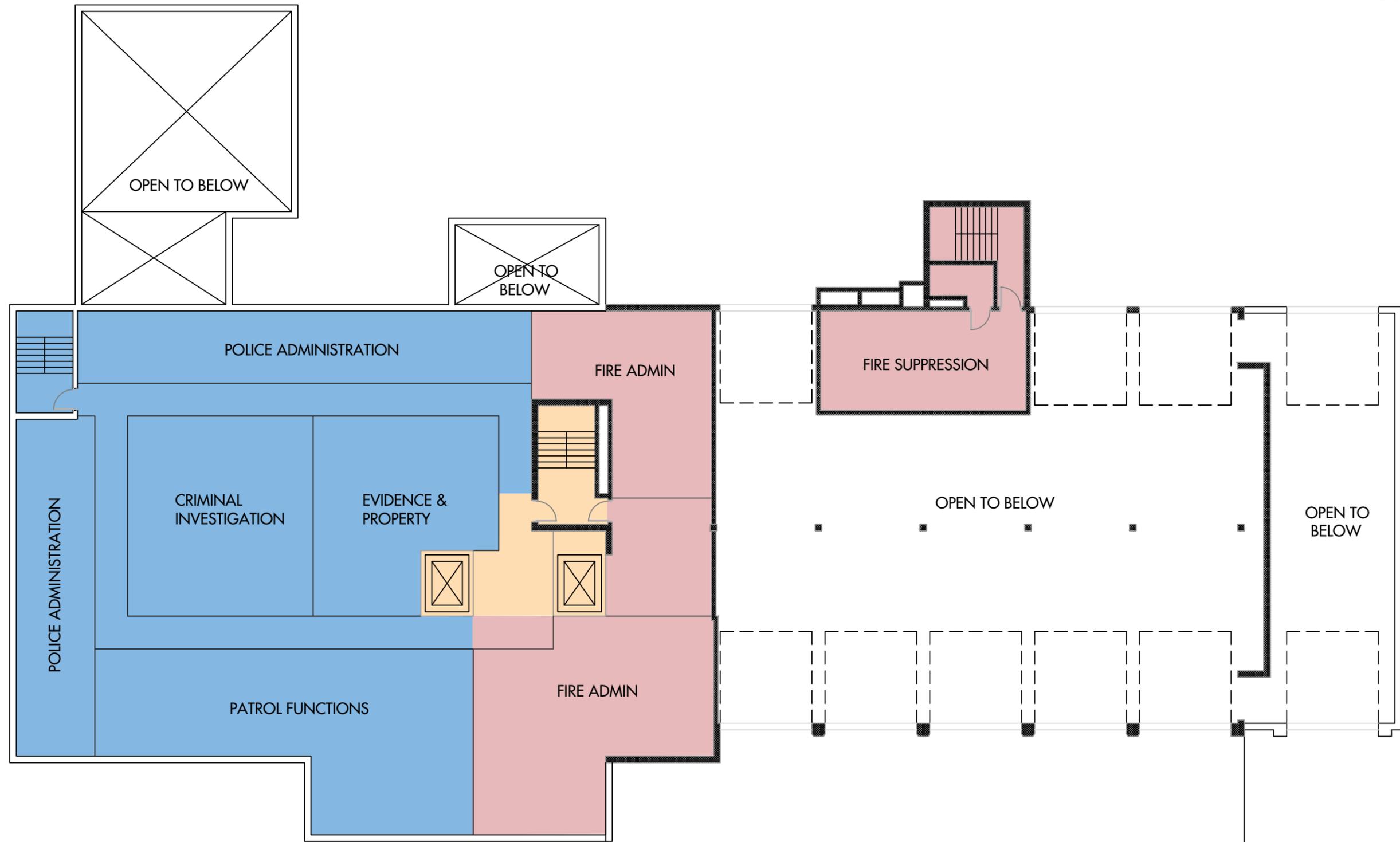
EXISTING NEW

0' 2' 8' 16' 32'  
SCALE: 1/16" = 1'-0"

# ENGINE 3 [CENTRAL STATION]: 550 Minot Avenue

LEGEND:

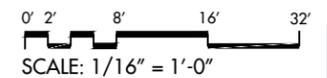
- PUBLIC
- SHARED
- POLICE DEPARTMENT
- FIRE DEPARTMENT



SECOND FLOOR

NEW EXISTING

EXISTING NEW



December 15, 2020

**SIDE ADDITION: PLAN DIAGRAM**

# ENGINE 3 [CENTRAL STATION]: 550 Minot Avenue

**LEGEND:**

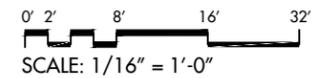
- PUBLIC
- SHARED
- POLICE DEPARTMENT
- FIRE DEPARTMENT
- 911 / DISPATCH



**THIRD FLOOR**

**NEW EXISTING**

**EXISTING NEW**



CONCEPTUAL APPROACH: SITE PLAN [ADDITION]

# ENGINE 2: 180 South Main Street

## PROPOSED SITE PLAN:

- street facing presence retained
- economical
- retain value of existing building
- ample room for expansion
- phased construction: cost premium; disruptive to operations
- existing building envelope performance will be limited to appropriate program



EXISTING SITE PLAN

NTS



APPROXIMATE PROPERTY LINE

APPROXIMATE SETBACK LINE



BAR SCALE  
1" = 40'  
CHECK GRAPHIC SCALE BEFORE USING

# ENGINE 2: 180 South Main Street



# ENGINE 2: 180 South Main Street

**PROPOSED SITE PLAN:**

- right sized, new purpose-built facility
- efficient building performance
- least invasive to continued operations during construction
- opportunity to remedy bay drainage issues
- compact footprint; 2 stories
- greatest expense
- drive-thru bay option



EXISTING SITE PLAN

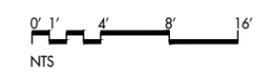
NTS  
N  
⊕



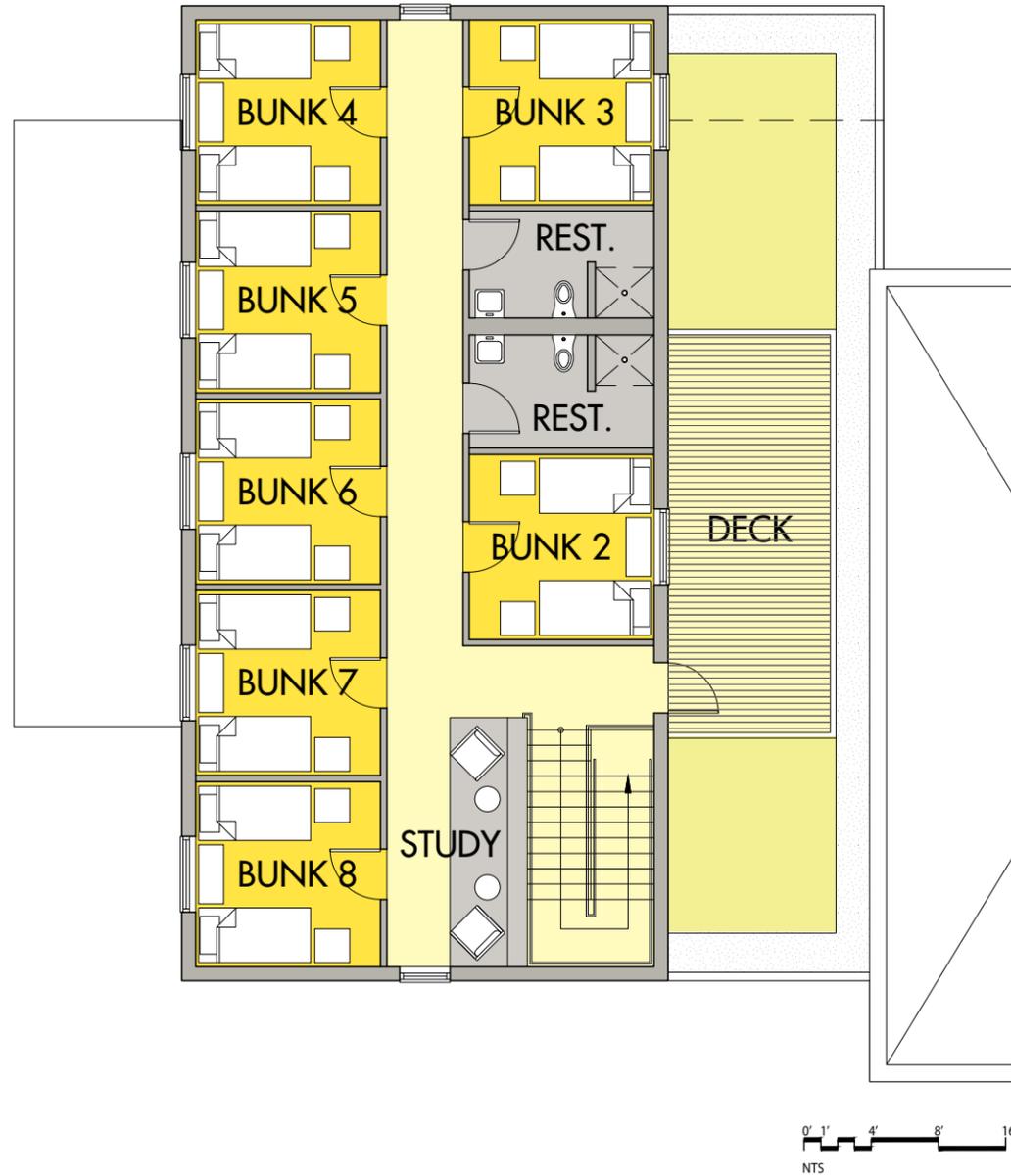
# ENGINE 2: 180 South Main Street



LOWER LEVEL

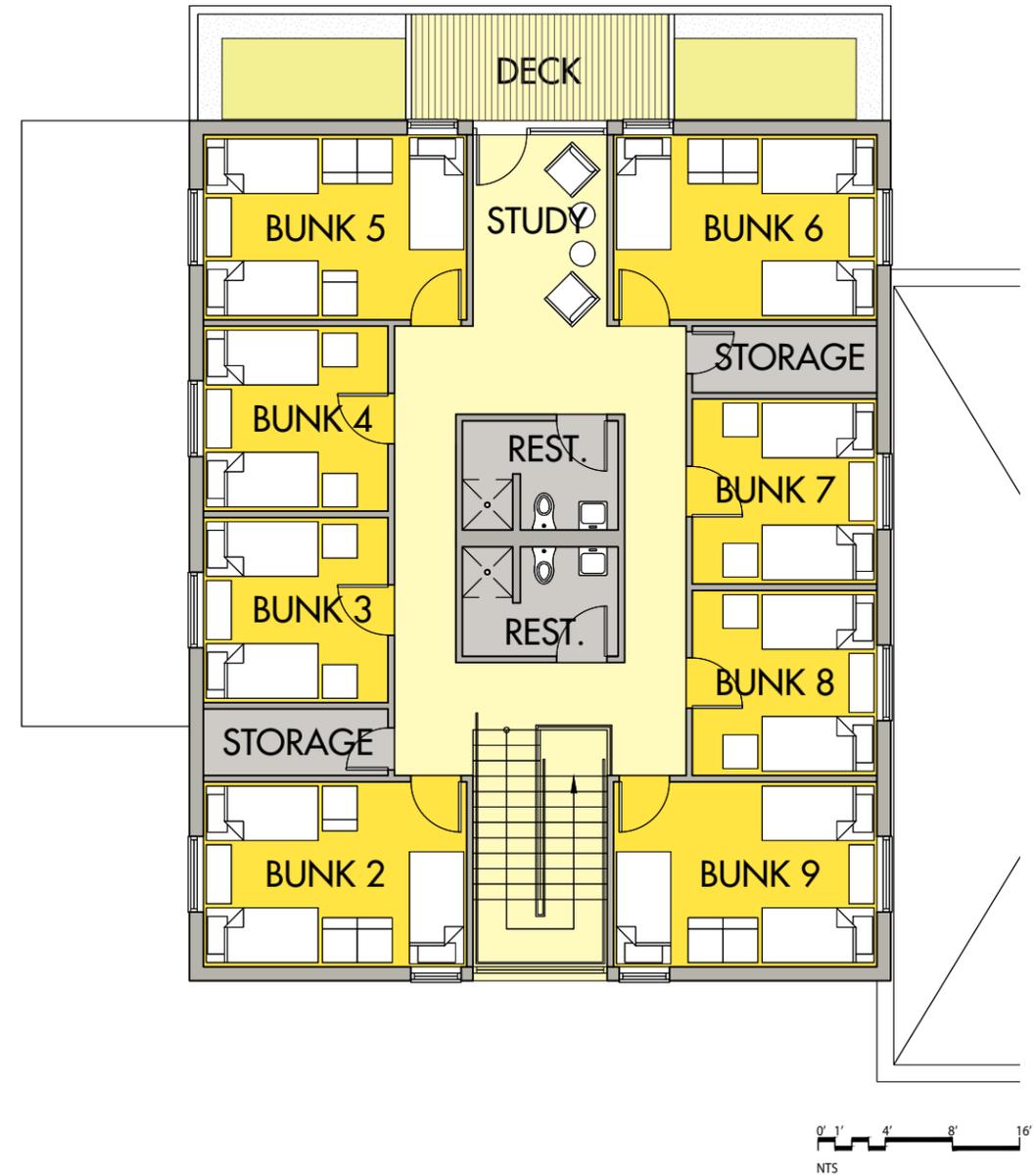


# ENGINE 2: 180 South Main Street



**UPPER LEVEL [2-3 STORY OPTION]**

14-28 BEDS



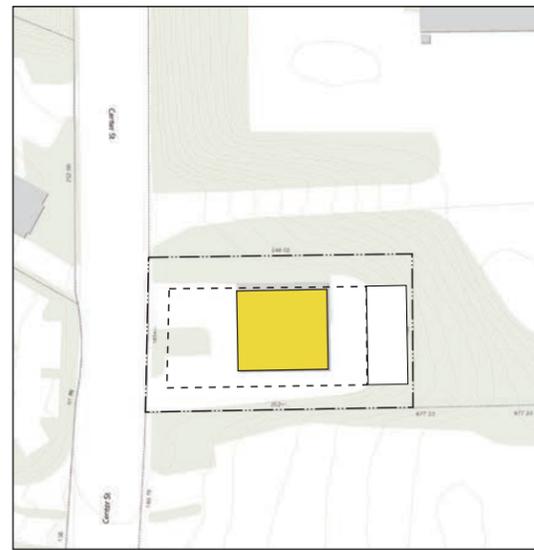
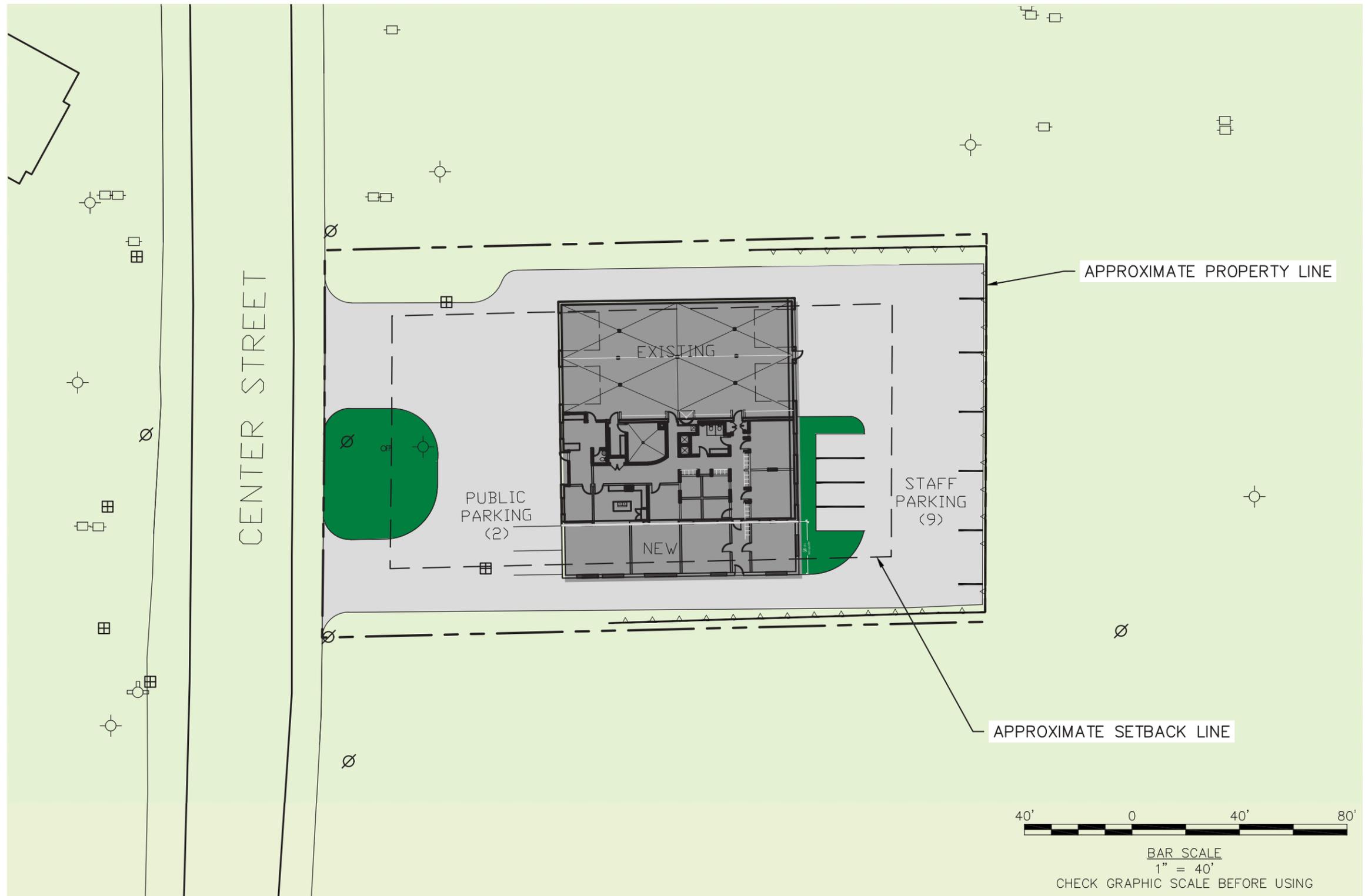
**UPPER LEVEL ALTERNATE [2 STORY OPTION]**

20-22 BEDS

# ENGINE 5: 651 Center Street

## PROPOSED SITE PLAN:

- 3/4 + of existing building is retained
- requires temporary relocation of some Engine 5 living quarters for duration of construction
- acquisition of alternate parking and access recommended to rear or side required
- configuration shown is over setback



EXISTING SITE PLAN

NTS

N



BAR SCALE  
1" = 40'  
CHECK GRAPHIC SCALE BEFORE USING

# ENGINE 5: 651 Center Street



## Appendix D

### Meeting Minutes

Kickoff Meeting - August 18, 2020

Meeting No. Two - September 15, 2020

Meeting No. Three - October 13, 2020

Meeting No. Four - November 04, 2020



75 York Street  
 Portland, Maine 04101  
 phone 207 772 4656  
 fax 207 828 4656  
 www.simonsarchitects.com

**MEETING MINUTES**

**date:** Tuesday, August 18, 2020, 1:00 pm  
**project:** Auburn Public Safety Facilities Study, 2020-0210  
**location:** Council Chambers, Auburn City Hall  
**Attendees**  
 Derek Boulanger City of Auburn Facilities Director  
 Robert Chase Fire Chief  
 Jason Moen Police Chief  
 Paul LeClair 911 Director  
 Tim Hall 911  
 Barry Sheff Woodard & Curran  
 Megan McDevitt Woodard & Curran  
 James Hebert Colby Company Engineering  
 Julia Tate Simons Architects  
 Austin Smith Simons Architect

**meeting title:** Kickoff Meeting

1. Design team toured: Engine Station 2  
 Engine Station 5  
 911 Center  
 Police Department at City Hall.
2. Point of Contact for Auburn: Derek Boulanger  
 Point of Contact for Woodard & Curran: Megan McDevitt  
 Point of Contact for Simons Architects: Austin Smith
3. Project goals
 

Fire Department	Firefighter Safety. Diesel exhaust adjacent to sleeping spaces Program overflow into apparatus bays No areas for decontamination Viable office and work spaces Revisions to living spaces Bunk rooms that work with staffing and shifts Facilities that accommodate diversity of staff
911 Center	Location other than basement, center with windows Support space, Office for IT specialist Should fit in with long term plan for FD & PD
Police Department	Purpose built facility. New building that supports their department for the next 30 to 40 years.
4. Scope Revision  
 Initially the project scope focused specifically on a building by building assessment of all facilities. As most of the deficiencies are well known, Group requested that more effort be

allotted to possible solutions. Case in point, an in-depth analysis of City Hall would not be necessary as the building condition is relatively new and placing the PD there was meant as a temporary measure.

5. Schedule & Deliverables Goal is to have report finalized for presentation to the City Council in early December of this year. If approved the report and projected costs could be incorporated into the Capital Improvement Plan. Group was mindful of new \$16M High School project. Suggestion was made that the City's bonding history and capacity be investigated.
6. History of Previous Police Department Location  
Previous PD building at 67 Minot Ave. PD left in 2009. Building currently abandoned. Moved to two separate levels of City Hall as a temporary five-year measure. Jason mentioned this site, with access on S. Goff St, as dream location for new PD.
7. Public Safety Campus  
Many advantages to have the FD, PD and 911 share a common campus or facility. As the previous W&C / SA study showed, there are many program elements that could be used by all departments while still maintaining security within each department. The EOC for example would benefit from having easy access to all three departments. Also noted that ideally, there would be redundant EOC locations.  
  
If Engine Station 5 is considered for the campus, travel distance would not be an issue for the PD. The PD does have walk in traffic and this location will not be as accessible to pedestrians.  
  
If the 550 Minot location is used, the FD training facilities would need to be kept.
8. 911 Center  
Could be attached to either FD or PD. Requires sufficient technology such as a hard fiber connection. PD, FD and the Public all need access to the 911 Center.
9. Background material  
Design team, with help from Derek B. will collect as much information as possible, specifically, site and floor plans. Plans will most likely not be cad based but pdf's.
10. Next meeting time: Tuesday, September 15, 2020 at 10:00 am in the City Council Chambers



75 York Street  
 Portland, Maine 04101  
 phone 207 772 4656  
 fax 207 828 4656  
 www.simonsarchitects.com

**MEETING MINUTES**

**date:** Tuesday, September 15, 2020, 10:00 am  
**project:** Auburn Public Safety Facilities Study, 2020-0210  
**location:** Community Room, Auburn City Hall  
**Attendees**  
 Derek Boulanger City of Auburn, Facilities Director  
 Robert Chase Fire Chief  
 Jason Moen Police Chief  
 Paul LeClair L/A 911 Director  
 Tim Hall L/A 911 Operations Manager  
 Brian Wood City of Auburn, Assistant City Manager  
 Barry Sheff Woodard & Curran  
 Megan McDevitt Woodard & Curran  
 James Hebert Colby Company Engineering  
 Julia Tate Simons Architects  
 Austin Smith Simons Architect

**meeting title:** Meeting No. 2

Prior to the committee meeting the design team reviewed Engine 5 at 651 Center Street

1. No comments or corrections to meeting minutes of August 18, 2020.
2. Space program for a combined Public Safety Facility from 2017 was briefly shared. Excel document to be distributed to police and fire chiefs for further review. Site programming with parking count was also reviewed. Parking counts seemed excessively high and should be reviewed further.
3. Team presented a graph for a discussion of maintenance and building life with 60 year being the average projected life. Age of current buildings noted with Engine 2 dating to 1952
4. Options for Engine 2. Building SF Program for Engine 2 is underway.
  - a. Site constraints noted such as side and rear yard setbacks and an existing watercourse at the SW corner.
  - b. Option 1 was a building addition to the rear. This would place programs adjacent to the apparatus bays and was dismissed.
  - c. Option 2 was a building expansion to the south.
  - d. Option 3 was a new free standing fire station. This has many advantages such as new high performance envelope, being a purpose built new facility. New addition would also easily facilitate phasing.
  - e. If a new freestanding facility is built could additional property to the rear be acquired to facilitate drive through bays?
  - f. Design team will develop both Options 2 & 3 with pros, cons and building cost projections for each.

5. Options for Engine 3
  - a. Previous site plan of 2017 for a combined Public Safety Facility reviewed. Full building program and all site parking requirements filled the site almost completely. Given side and rear yard setbacks, lot coverage requirements and waterbody setbacks, full programs would be difficult to accommodate. Plans could also not provide the required fire training ground.
  - b. Option 1 presented with the first phase an addition to the east for new 911, public lobby and FD support. Second phase would be a PD addition to the west over a PD parking deck. Former 911 space would be converted to evidence storage.  
The apparatus bays are an obstacle to the connection between the PD and the public entry and FD. As the option is less than ideal, it was eliminated by the committee.
  - c. Option 2 is an expansion to the east for a new public entry, FD support, new 911 and a new PD. This expansion would require acquisition the adjacent residential parcel. By having the additional site, full program could be accommodated. There would be more room for site circulation, parking counts and fire training. Status and availability of the parcel is unknown.
  - d. Option 3. Renovate Central Station 3 and add to existing building for FD support. PD and 911 Center to be built elsewhere.  
Three city owned parcels were identified and reviewed. Each have drawbacks such as steep grading or previous use as a landfill.
  - e. Chief Chase noted it is important in planning for the FD to move a tower truck to Station 3. This will require a structural upgrade for the bay slab.

6. Team proposed the following schedule:

September 15, 2020	10 am Committee workshop	Investigation & program refinement
<b>October 13, 2020</b>	10 am Committee workshop	Refine & focus options
October 27, 2020	10 am Committee workshop	finalize scope & cost projections
November 17, 2020	Issue draft report to Committee	Edit
December 1, 2020	Final report issued	
December 8, 2020	Presentation to the City Council	

7. Project deliverable are as outlined in agenda.

Appendix D



75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 828 4656  
www.simonsarchitects.com

**MEETING MINUTES**

**date:** Tuesday, October 13, 2020, 10:00 am

**project:** Auburn Public Safety Facilities Study, 2020-0210

**location:** Third Floor Conference Room, Auburn City Hall

**Attendees**

Derek Boulanger	City of Auburn, Facilities Director
Robert Chase	Fire Chief
Jason Moen	Police Chief
Paul LeClair	L/A 911 Director
Tim Hall	L/A 911 Operations Manager
Brian Wood	City of Auburn, Assistant City Manager
Megan McDevitt	Woodard & Curran
James Hebert	Colby Company Engineering
Julia Tate	Simons Architects
Austin Smith	Simons Architect

**meeting title:** Meeting No. 3

1. No comments or corrections to meeting minutes of September 15, 2020.
2. Interim reports:
  - a. Edits and comments to the Public Safety Facility space program received from PD, FD & 911 Center.
  - b. SA has contacted Becker Structural Engineers (BSE) concerning the floor slab capacity of Engine 3. BSE had prepared a 2013 report and suggested corrective measures. BSE confirmed the existing slab is at its maximum capacity. BSE suggested adding additional structure below or installation of carbon fiber reinforcement to increase capacity.
  - c. Design team will break out projected expenses for the new 911 Center. Team will factor in cost based upon assigned square footage, a portion of the building infrastructure such as mechanical rooms and circulation.
  - d. SA will consult with the Architects Design Group for advice on pricing of 911 call systems and communications.
3. Options for Engine 3
  - a. Design Team offered a concept diagram of how Central Station could be converted to a Public Safety Facility. An additional apparatus bay would be added to the west side and would be structured to accommodate the tower truck. Public entry would be position between the FD & PD. PD would include three floors. 911 Center would be on the uppermost level. Vertical circulation and elevators could control access and provide security for each department.
  - b. Two site plans presented, each requiring the acquisition of the adjacent residential parcel. Diagram confirm the building program and required parking can fit on the site.
4. Option for Engine 5
  - a. Engine 5 would be renovated internally and a 15 foot addition positioned to the south.

- b. In each fire station Living Areas were distanced from the apparatus bays.
  - c. The 15 foot addition expanded the day room, added a private office created a fitness room and added an additional bunk rooms and two private sleeping room. Single sex gang toilets converted to 5 individual toilet shower combinations.
  - d. Comments include:
    - i. Ideal bed count is 24
    - ii. Provided a work station for a police officer at this location and Engine 2.
  - e. Site plan review:
    - i. Low likelihood of acquiring property from Kmart to the south. Better option is the car dealer behind.
    - ii. Employees should have 6 parking spots that are defined. Provide public parking spots too.
5. Options for Engine 2
- a. Two options presented:    Addition to the existing  
New freestanding station positioned to the south
  - b. In addition, north portion of the station converted to work support. Living areas separated for work areas by a personal storage locker areas. Lockers would be large 24” by 24” and designed specifically for public safety buildings. Chief Moen suggested the same lockers for the PD. Would also like a power outlet to charge radios. If a built in seat could be added to the front of the lockers, some space could be saved.
  - c. Thirteen beds needed initially. If ambulance is stationed at Engine 2, 24 beds required.
  - d. Chief Chase noted that if four bed rooms worked better, that would be acceptable too.
  - e. Site plan reviewed. Comments include:
    - i. New station site plan preferred as it has drive through bays greatly increasing safety.
    - ii. Six staff parking spaces needed plus parking for public.
  - f. Group agreed that the new freestanding station is the better option. Addition should be presented and cost estimated to help with the decision making.
6. Discussion of Mobil Resource Vehicle currently stored at Public Works. It should be positioned at a fire station or the Public Safety Facility.
7. Building Scorecard presented as a method to evaluate the existing buildings.
- a. Scorecards to incorporate maintenance record provided by Derek B.
  - b. Each scorecard to be prefaces with bullet points or a narrative summing up the condition.
8. Schedule:
- |                             |                                     |                                       |
|-----------------------------|-------------------------------------|---------------------------------------|
| <del>August 18, 2020</del>  | <del>Kick off Meeting 1:00 pm</del> |                                       |
| September 15, 2020          | 10 am Committee workshop            | Investigation & program refinement    |
| <del>October 13, 2020</del> | <del>10 am Committee workshop</del> | <del>Refine &amp; focus options</del> |
| November 4, 2020            | 10 am Committee workshop            | finalize scope & cost projections     |
| November 17, 2020           | Issue draft report to Committee     | Edit                                  |
| December 1, 2020            | Final report issued                 |                                       |
| December 8, 2020            | Presentation to the City Council    |                                       |



75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 828 4656  
www.simonsarchitects.com

**MEETING MINUTES**

**date:** Wednesday, November 04, 2020, 10:00 am

**project:** Auburn Public Safety Facilities Study, 2020-0210

**location:** Third Floor Conference Room, Auburn City Hall

**Attendees**

Derek Boulanger	City of Auburn, Facilities Director
Robert Chase	Fire Chief
Jason Moen	Police Chief
Paul LeClair	L/A 911 Director
Tim Hall	L/A 911 Operations Manager
Brian Wood	City of Auburn, Assistant City Manager
Megan McDevitt	Woodard & Curran
Barry Sheff	Woodard & Curran
Julia Tate	Simons Architects
Austin Smith	Simons Architect

**meeting title:** Meeting No. 4

1. No comments or corrections to meeting minutes of October 13, 2020.
2. Updates for Engine 3 (Central)
  - a. Site Plan: specifics of parking numbers and on-duty and swing-in parking to be worked out in next round; 8 impound parking spaces is sufficient. Covered parking and solar canopies to be considered in next phase. Wetlands, buried tank and on-site hydrant access to be addressed in next phase. Show one way traffic flow with gate at sally-port and parking entrance (50-60 ft. from curb).
  - b. Renovation: Reviewed separation of Fire, Police and 911 Call center program block diagrams.
  - c. Cost Estimate: to include security, sprinkler and fire alarm upgrades, gate and perimeter fencing, and cost to relocate fire training facilities
  - d. City of Auburn to see if existing traffic counts exist
  - e. City of Auburn to assess delivery of service impact on Police relocation
3. Updates for Engine 2
  - a. Preference expressed for two-story option
  - b. Less technical lockers would suffice for bedrooms
  - c. Security cameras are part of separate budget for this site, coordination of technical needs only
4. Updates for Engine 5
  - a. Confirm added office space for officers
  - b. Less technical lockers would suffice for bedrooms, current redundancy with hall lockers to be reviewed
  - c. Security cameras are part of separate budget for this site, coordination of technical needs only
  - d. City of Auburn may approach adjacent property regarding acquisition for Engine 5, but design team will reconfigure parking to fit within property line.

5. General / Next Steps:
  - a. Design team to send draft iterations of materials for review and input by email
  - b. City of Auburn to internally review bond servicing and debt capacity, separate from City Council Presentation
  - c. Cost of easement and acquisitions not to be included in estimates.
  - d. Design team to prepare a general model timeline to address potential phasing, existing conditions documentation needs, DEP process, planning and design process and permitting, etc.
  - e. General sustainability goals to be included to address solar and storm water impact (detention tanks)

6. Schedule: (Note the following changes in Email of November 12, 2020)

<del>August 18, 2020</del>	<del>Kick off Meeting 1:00 pm</del>	
<del>September 15, 2020</del>	<del>10 am Committee workshop</del>	<del>Investigation &amp; program refinement</del>
<del>October 13, 2020</del>	<del>10 am Committee workshop</del>	<del>Refine &amp; focus options</del>
<del>November 4, 2020</del>	<del>10 am Committee workshop</del>	<del>finalize scope &amp; cost projections</del>
November 30, 2020	Issue draft report to Committee	
December 7, 2020	Committee Comments returned to Design Team	
December 15, 2020	Finalize Report for submission to City Council	
December 21, 2020	Presentation to the City Council	