

To: Molly MacAuslan, Jay Scherma, Greg Marles, Frank Governali, Jessica Sullivan, Kate Williams Hewitt,

From: Kathy Ray

Date: September 30, 2013

Subject: Municipal Buildings

Per the Committees request, I'm submitting the following report on the profile of the municipal buildings in Cape Elizabeth.

Police Station

Square Footage: 9,440

Parking Slots: 23

Location: Town Center

Other: The Police Station is on a slab, so floor load is not a factor.

Town Hall

Square Footage: 9,118 +/-

Parking Slots: 61

Location: Town Center

Other: A full engineering report has not been done, so floor load is unknown.

Fire Station

Square Footage: 13,464

Parking Slots: 50

Location: Town Center

Other: The Fire Station is on a slab, so floor load is not a factor.

Community Services

Square Footage: 11,649

Parking Slots: 120 Please note that the 120 includes student parking and it is unclear as to how many slots are designated for students

Location: Town Center

Other: A full engineering report has not been done, so floor load is unknown.

Library

Square Footage: 15,000

Parking Slots: 38 This does not include the current designated overflow parking

Location: Town Center

The Cape Elizabeth High School has an auditorium, which is scheduled through Community Services when available. The public does not have access to any of the schools during the school day. The Pond Cove/Middle School has a cafetorium, which is also scheduled through Community Services when available.

Attached are summary pages from the October 10, 2012 Harriman report (Architects + Engineers) on the above facilities, except for the Library which was not studied at the time.

Should there be any interest in converting any of the municipal buildings into a library, an engineering study and architectural feasibility would need to be pursued.

Cape Elizabeth Police Station

Building Description

Police Station



Exterior - Interior

Constructed in 2001
 Steel framed – wood trussed pitched roof with small flat sections
 Steel stud exterior wall with batt insulation between studs
 Batt insulation at wood truss bottom chord with poly stapled to bottom
 Aluminum metal window system
 Heavy weight three-tab asphalt roof shingle
 Fully adhered EPDM roof system at flat areas
 Steel stud and drywall interior partitions with HM frames and wood doors
 Some concrete block walls at high abuse areas
 VCT floors, suspended acoustical tile ceilings

Mechanical

Heating hot water generation – one oil-fired Weil-McLain boiler
 Combustion Air – natural ventilation, motorized damper
 Oil Storage – two 275 gal. tanks, located in Sallyport
 Heating hot water circulation – inline circulator pumps, constant volume
 Domestic hot water generation – tankless, 50 gal. electric water heater
 Controls – Invensys, Schneider Electric, DDC throughout
 Sally Port – indoor air handling unit
 Offices, Conference – indoor air unit, return fan, DX cooling, VAV, FTR
 Dispatch – dedicated indoor air unit, DX cooling
 Booking, Evidence – dedicated indoor air unit, DX cooling
 Toilet Exhaust – rooftop exhaust fan
 Shower Exhaust – inline exhaust fan

Cape Elizabeth Police Station

Electrical

Main Distribution Panel – 400A, 120/208V 3-phase, 4-wire
Standby Generator – 230kW-diesel with day tank - shared with Fire Department
Emergency Lighting – No emergency lighting. All lights on standby generator.
Fire Alarm System – Notifier AFP-200
Intrusion System – none
Security Surveillance System – minimal number of cameras connected to High School system
Voice/Phone/Intercom/Paging – modified VOIP

Town Hall

Building Description

Town Hall



Exterior - Interior

Originally built in the 1920s
Additions added on – no information available
Renovated in 1994 – minor interior work
Combination of wood stud bearing walls, wood floor framing and roof framing
Wood clapboard siding
Mix of existing windows and new windows
Asphalt roof shingles – 2-tab
Existing wood stud walls with plaster surface
Renovated stud walls with drywall
VCT floors, carpet, wood floors and exposed hard plaster ceilings as well as suspended ceilings in office areas
Building is fully sprinklered

Mechanical

Heat generation – H.B. Smith cast iron steam boiler, 2003
Oil storage – Inside, two 275 gal. tanks
Combustion Air – Tjernlund commercial forced air, packaged pressure control
Breeching/Chimney – galvanized steel, non-insulated / brick masonry, unlined
Domestic hot water generation – oil-fire hot water heater
Direct Digital Control (DDC) – Invensys, Schneider Electric, partial
Heating – steam radiators, individual electric or self-contained radiator valves
Electric Heating – electric baseboard radiation, electric unit heaters
Zone Control – DDC system electronic zone valves

Town Hall

Mechanical (continued)

Ventilation – operable windows
Air Conditioning – window-type air conditioners
Toilet Exhaust – individual toilet exhaust fans vented to outside of building
IT Room Cooling – split AC unit

Electrical

Main Distribution Panel – 400A, 120/240V 1-phase, 3-wire
Standby Generator – 100kW - propane
Emergency Lighting – self-contained battery units. All lights on standby generator.
Fire Alarm System – Notifier System 500
Intrusion System – none
Security Surveillance System – none
Voice/Phone/Intercom/Paging – modified VOIP

Cape Elizabeth Central Fire Station

Building Description



Exterior - Interior

Was constructed as the Public Works Building for the Town
 Date of construction – no records found
 Addition/Renovated in 2001 for Central Fire Department/Rescue use
 Truck Garage – long span steel joist on bearing masonry walls
 Remainder of existing and new addition – steel frame with steel stud infill
 Regular block with painted finish on high truck garage
 Pre-colored 4” CMU veneer on remainder of the building
 Mezzanine – steel joist and concrete slab on masonry bearing walls
 EIFS band around top of Garage
 Fully adhered EPDM roof installed in 2001
 Building is fully sprinklered
 Steel stud interior partitions with HM frames and wood doors
 VCT floors, suspended acoustical tile ceilings

Mechanical

Heating hot water generation – one oil-fired boiler
 Heating hot water circulation – seven individual zone circulating pumps
 Domestic hot water generation – boiler tankless coil
 Controls – Invensys or Schneider Electric DDC, local electric thermostats
 Offices – ventilation and AC unit, split air conditioning, baseboard radiation
 Training Room – rooftop packaged gas-fired AC unit, baseboard radiation
 Kitchen – hood exhaust
 IT Room – split air conditioning, exhaust
 Apparatus Bay – infrared heaters, exhaust fans, gas-fire make-up air unit
 Bedrooms – fresh air, baseboard radiation

Cape Elizabeth Central Fire Station

Electrical

Main Distribution Panel – 600A, 120/208V 3-phase, 4-wire
Standby Generator – 230kW-diesel with day tank - shared with Police Department
Emergency Lighting – Self-contained battery units. All lights on standby generator.
Fire Alarm System – Notifier DR-500
Intrusion System – none
Security Surveillance System – Minimal number of cameras connected to High School system
Voice/Phone/Intercom/Paging – modified VOIP

Community Services Building

Building Description

Community Services Building



Exterior - Interior

No information when original building was constructed
 Renovated in 2002
 Combination of wood stud bearing walls and wood trusses - Existing
 Renovated with structural steel stud bearing walls and wood framed stick built entry gable roofs and barn roof structural upgrade.
 Cedar Clapboard Siding
 Vinyl Clad Wood Windows
 Wood Framed floor framing
 Asphalt roof shingles – 2 tab
 Steel stud and drywall interior partitions with HM frames and wood doors
 VCT floors, Suspended Acoustical Tile Ceilings
 Building is Fully Sprinklered

Mechanical

Heating hot water generation – (2) H.B. Smith cast iron oil-fired boilers
 Combustion Air – Natural ventilation, motorized damper
 Oil Storage – (3) 330 gal tanks, located in Boiler Room
 Heating hot water circulation - In-line circulator pumps, constant volume
 Domestic hot water generation – (2) Electric water heaters
 Controls - Invensys, Schneider Electric, DDC throughout
 Open Office – Unit ventilators, DX cooling, wall-mounted relief
 General spaces, Classrooms - Unit ventilators, wall-mounted relief
 Conference, Office – Dedicated ducted split heat pumps, DX cooling
 Computer Lab – Unit ventilator, DX cooling, wall-mounted relief
 Elevator Machine Room – Thermostatically controlled exhaust
 Toilet Exhaust – Individual ceiling-mounted fans, interlock with lights

Community Services Building

Mechanical (continued)

Toilet Heating – Radiant ceiling panels
Kitchen Range – Commercial hood, fire suppression system, gas lock-out
Lower Areas – Heating, hot water unit heaters

Electrical

Main Distribution Panel – 800A, 120/208V 3-phase, 4-wire
Standby Generator – none
Emergency Lighting – self-contained battery units.
Fire Alarm System – Notifier AFP-200
Intrusion System – none
Security Surveillance System – minimal number of cameras connected to High School system
Voice/Phone/Intercom/Paging – modified VOIP