

Public Safety Study Committee
Preliminary Report to the Board of
Selectmen

June 16, 2015

John Wood

John Reed

Mark Purple (Town Admin)

Ken Paulhus (Police Chief)

Joe Mauro (Fire Chief)

John Lyons

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Goal

- Make Recommendations to the BOS regarding the location of Public Safety Facilities
 - This is a 50 year decision – Plan needs to provide for future growth
 - This will be expensive biggest non school project we have done
 - Needs to be affordable
 - Need to get 2/3 at Town Meeting and 50%+1 at the polls

The Need

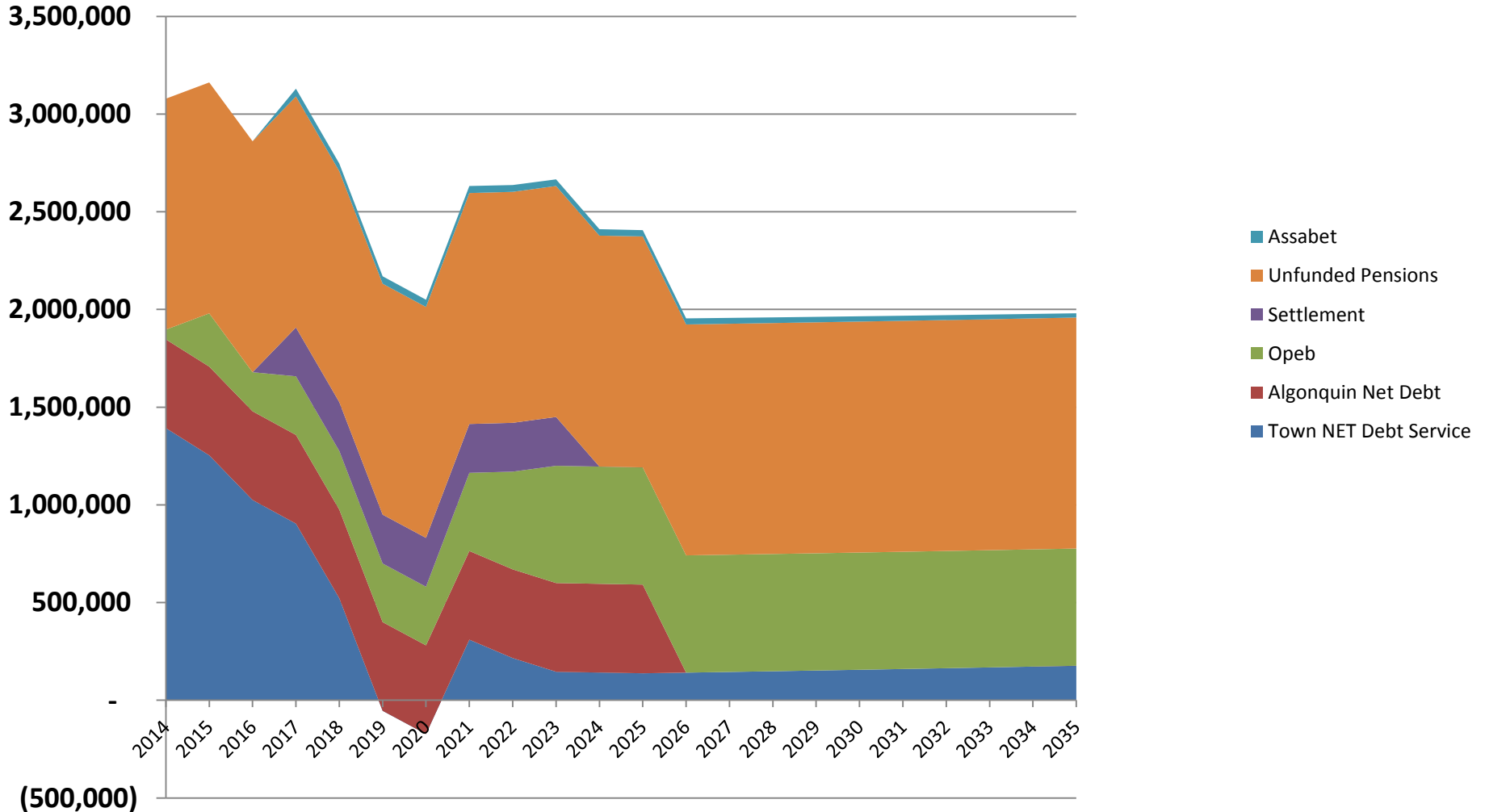
- The existing Police Building no longer meets the functional requirements of our PD.
 - Interior is in poor condition
 - Space is not sufficient and not well suited to the current use.
 - Mechanical systems are old and in poor condition
 - Roof is old
 - Delay will necessitate significant capital maintenance
- Fire Station
 - Poor and Insufficient 2nd Floor Layout
 - Public Access through the living area
 - Female FF/EMT's facilities
 - Need a “Clean Room” (Bio hazard/hazardous material clean up)
 - Apparatus storage is beyond the capacity of existing equipment, no room for expansion
 - Mechanical Systems are old

What is a Reasonable Budget

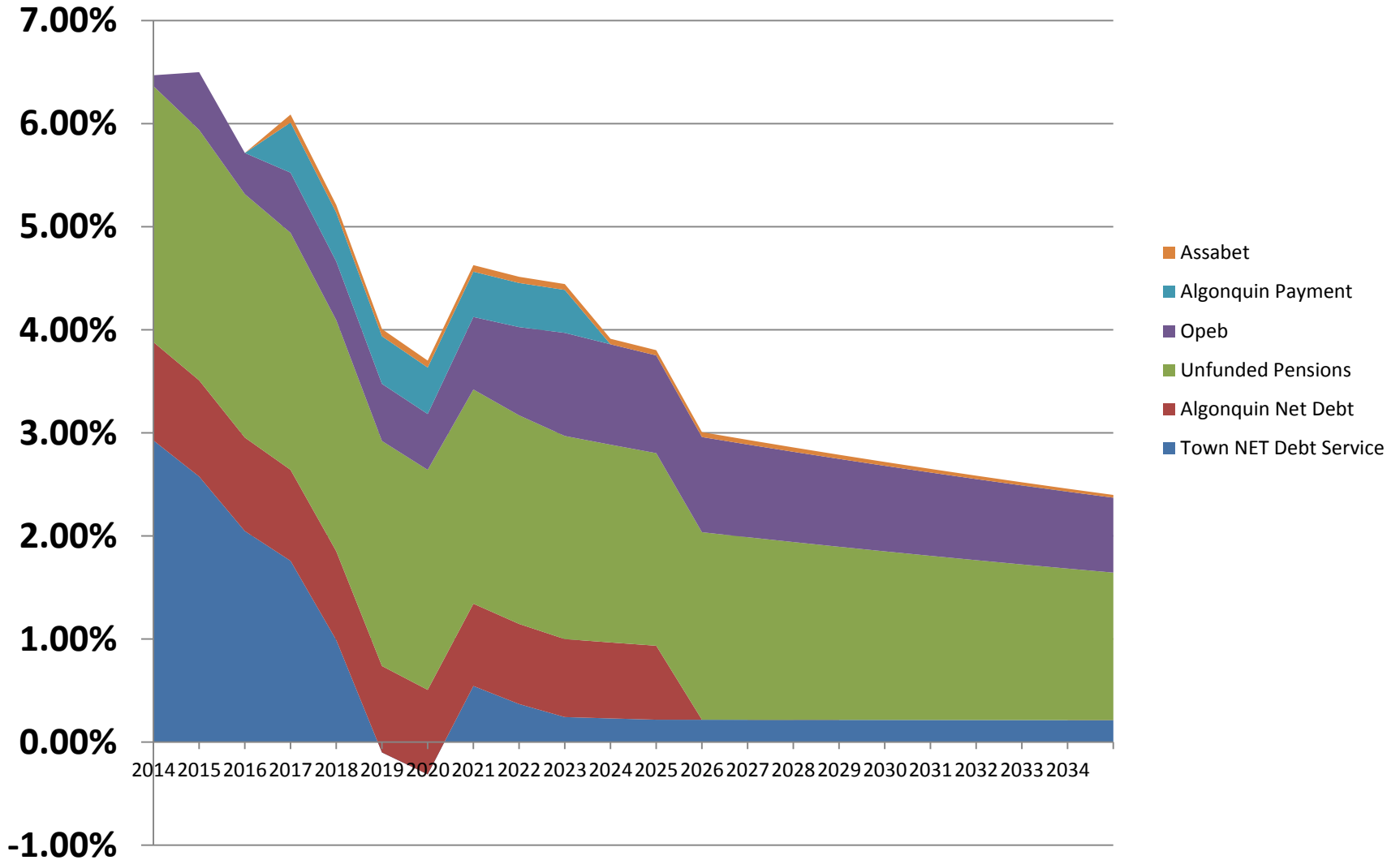
- The first question we asked is “Can we afford to upgrade our public safety facilities?”
- Affordability must fit in the context of our long term obligations.

What Can We Afford

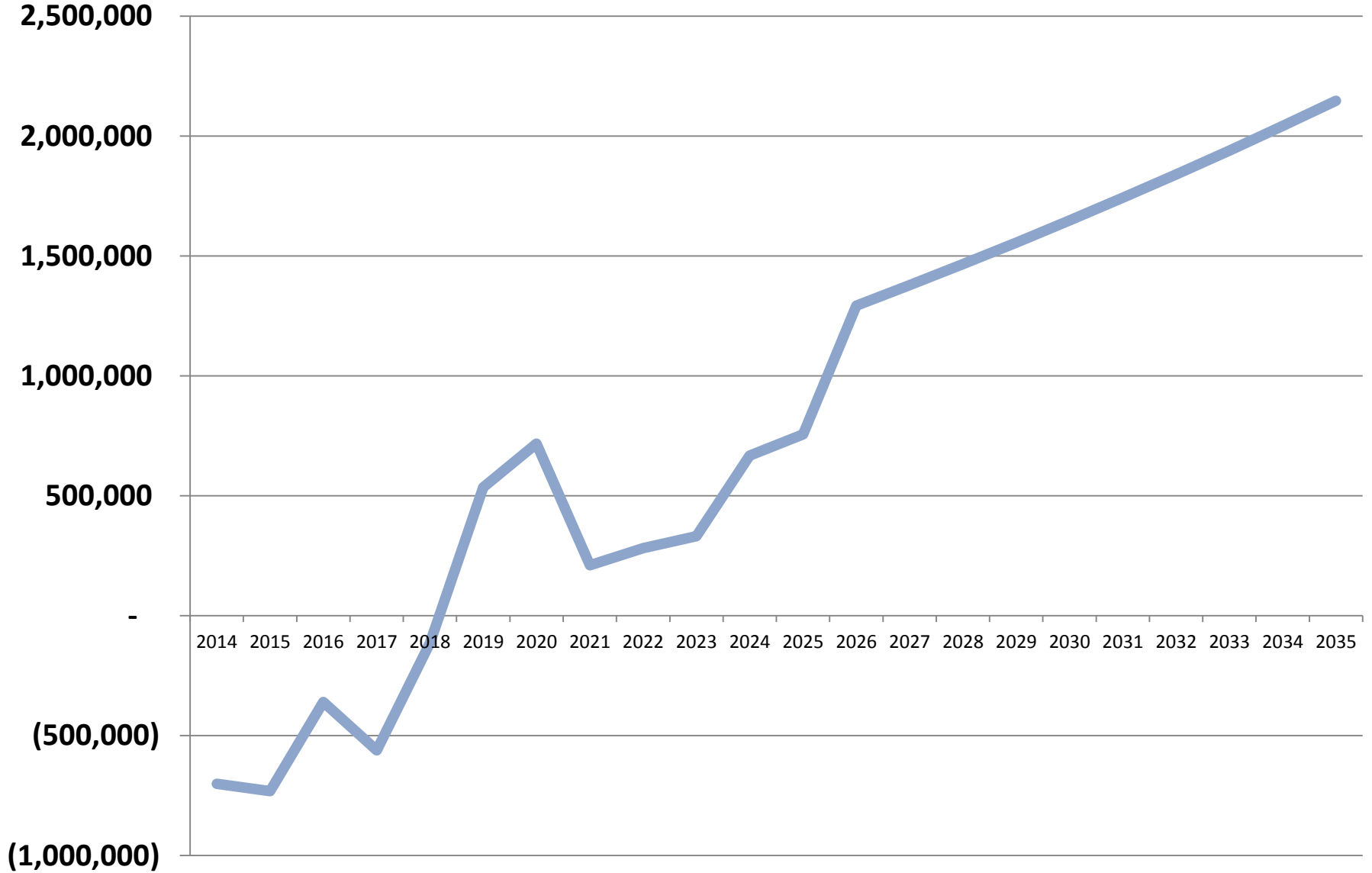
Servicing Costs of Net Long Term Obligations



Servicing Costs of Net Long Term Obligations % of Total Budget

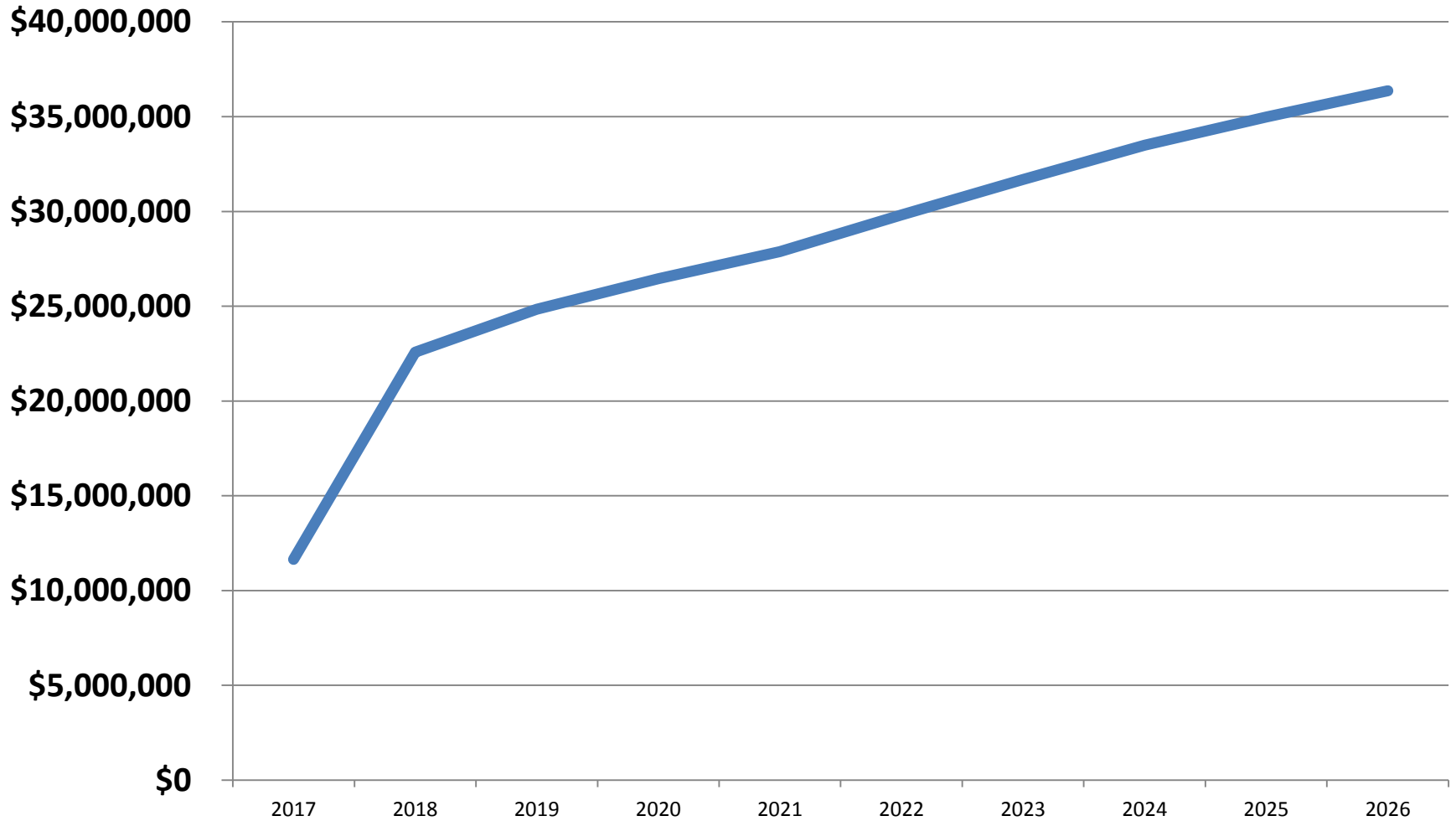


Service Capacity @ 5% of Budget



Borrowing Capacity

20 Yr NPV of Service Capacity @ 4%



Affordability

- A program that was on the order of \$10-15 million and bonded in 2018 or 2019 would consume 60% to 70% of our borrowing capacity.
- Will leave us with enough borrowing capacity for the future
- Impact on the median home approx \$140 - \$210/yr
- Rationalizing our existing building inventory could offset some of the costs, necessitating less borrowing.

The Existing Site

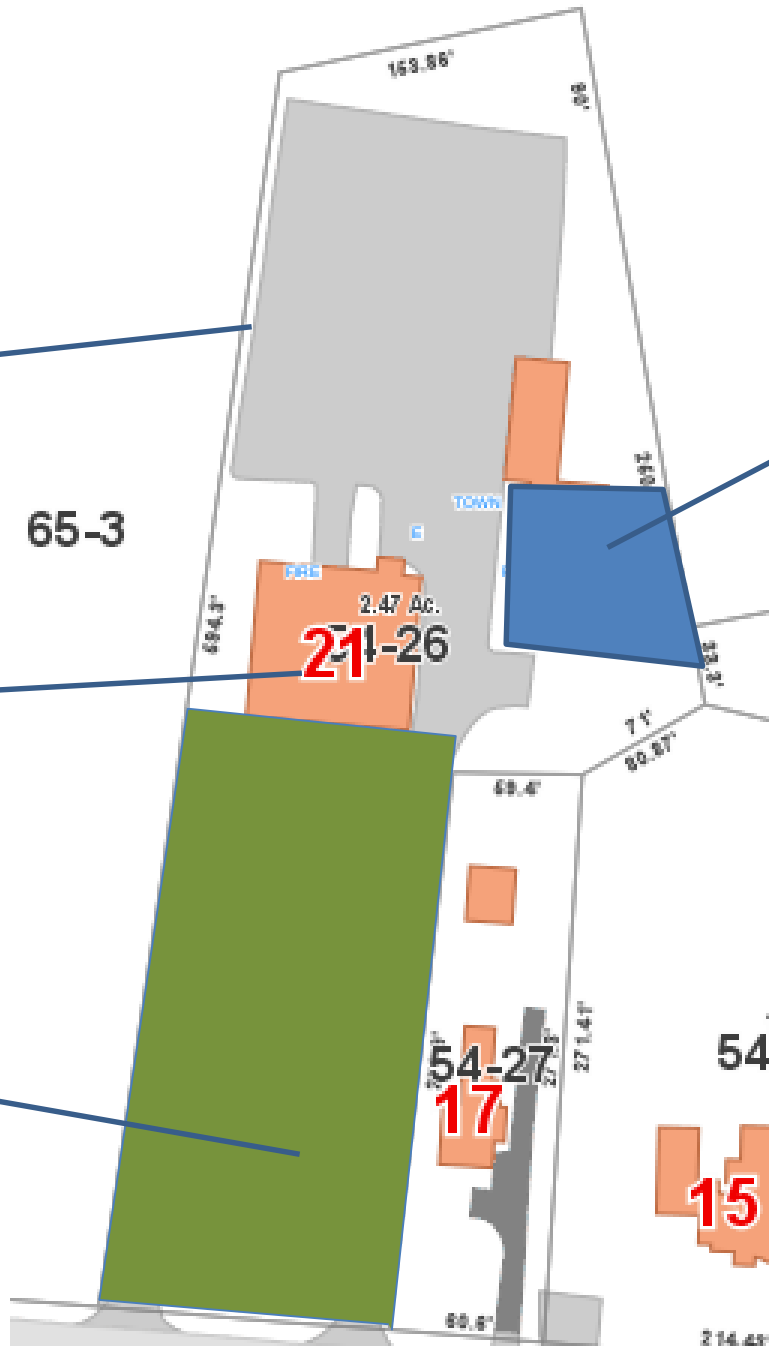
- The Existing Site has many things to recommend it:
 - It is in the historic center of Town
 - We own it
 - It avoids the perception of response time winners and losers. No one will be asked to pay more for worse service.
 - There are substantial advantages to having Police and Fire in one place
 - Good Access to the Rt 85/Rt 9 Overpass
- It also has issues
 - Fire Equip Shares Access with other traffic
 - Old High School Rubble will requires substantial excavation
 - Usable Space is limited
 - What to do with the Peters Annex.

Total Lot =
2.47 A=
107,600 Sq Ft

Peters
Annex 7,300
Sq Ft

Fire Station
5,900 SqFt

Front Yard
Approx 39,100
Sq Ft



Basic Lot Math

	Sq Ft	Acre
Total Lot Size	107600	2.47
Less Front Yard	39100	0.90
Less Fire Station	5900	0.14
Usable Lot without Peters Annex	62600	1.44
Less Peters Annex	7300	0.17
Useable Lot with Peters Annex	55300	1.27

Footprint Analysis

	Single Story Building	2 Story Building
Police Station	8000	5000
Police Station Future Growth		
Fire Station Immediate Needs	2400	1500
Fire Station Future Growth		
1 Bay@ 20x80	1500	750
New Fire Station	1600	1600
10000	10000	10000
Parking and Outdoor Storage		
Number of Spaces	75	75
Avg Sq Ft	350	350
Total	26250	26250
Vehicle Access		
Length	570	570
Width	20	20
Total	11400	11400
Totals	59550	54900
Total Space Available		
With Peters Annex	55300	55300
w/o Peters Annex	62600	62600
Surplus/Deficit		
With Peters Annex	-4250	400
w/o Peters Annex	3050	7700

Existing Site Conclusion

- If the Peters Annex remains:
 - The existing site cannot reasonably meet the needs of both the fire and police departments for the next 50 years
 - It can meet the needs of the Fire Dept.
- If the Peters Annex is removed
 - The existing site can probably meet the needs but it will be a challenge

Peters Annex 2007 Report

- “The existing building lacks many code compliance features”
- “Inadequate clearances”
- “Lacks Handicapped Access”
- “Poor thermostat and water flow controls”
- “Poor thermal insulation”
- “Roof nearing end of useful life”
- “Communications are improperly housed”
- “Internal layout and individual spaces are undersized and inadequate, but they are also not easily adapted to modern police requirements
- **In the last 8+ years nothing has gotten better, much has deteriorated. Delay is no longer an option**

Peters Annex

- The committee takes no position on the disposition of this building at this time.
- The Peters Annex does not have a future as part of our public safety infrastructure.
 - Space is inadequate
 - Renovation while operating a Police Dept is difficult at best.
 - No Cost Benefit identified in 2007 report
- If the building remains in the town inventory it will require sufficient renovation to cross the “Bring up to Code” line. Renovation will be expensive
- If we keep the building we will need:
 - A purpose
 - 7 figure renovation

Alternatives

- We have looked at 2 Alternatives
 - Enhance the existing site
 - Split the Police and Fire Facilities

Option 2 – Enhance the Existing Site

Minimal Visual Impact to Tree Line

Approx 1 Acre of Land

Approx 20 Ft on Rt 30 to Permit Dedicated Emergency Vehicle Access



Option 2

- Resolves the dedicated access for Fire Dept.
- Adds about 1 A of land (no tax impact)
- Minimal visual impact on St. Marks
- Provides space for current needs and for future growth

Option 3

- Sites Evaluated
 - Fayville Hall
 - Septic issues
 - Demolition issues – will add time and expense
 - Poor Access to 85/9 overpass
 - Causeway Bottleneck
 - Arts Center
 - Poor Access to 85/9
 - In a residential area
 - Not Central
 - NE Corner of 85 and 90
 - Town owns about 9 A of landlocked Land
 - Good 85/9 access
 - Significant wetlands issues
 - Transfer Station Area
 - Centrally Located
 - Significant Town Land
 - Problematic for Fire
 - Possible site West of Transfer station
 - Heavy Saturday Traffic
 - Good Access to 85/9

The “Working Plan”

- Remain on the Existing site with the option of adding land as required
- Build a Public Safety Complex that is a mix of new construction and renovation of existing facilities
 - Police
 - Build a new Police Station that connects with the Fire Station
 - Fire
 - “Add/Ren”
 - Additional Bay for Fire equip
 - Clean Room
 - Improved Layout
 - Address needs of Female Employees
 - Shared Space
 - Emergency Ops
 - Conference Space
 - Work out facilities
 - Dispatch
 - Plan for 30 % growth in floor space in the future Growth
 - Police – Plan for growth of new building
 - Fire – Plan for a place for a new station

Next Steps

- **The condition of the Police Station dictates that we move with all deliberate speed. Time is no longer our friend.**
- Target “shovels in the ground” for early 2017
- The Committee would like to take the next steps with the “Working Plan”
 - Town to have discussions with St. Marks
 - Technical Support to Develop Preliminary Site Plan
 - Update Requirements
 - Discuss with Board Funding of Site Plan/Requirements Update - Preliminary estimate is approx \$25,000