

Public Safety Committee Board of Selectmen Briefing

Dec 1, 2015

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Meeting Goals

- Initial Briefing and Status Report
- Part of the Consensus Building Process
- Looking to:
 - Review Decisions Made By The Committee
 - Discuss any issues that may need addressing
- Time Frame
 - First Half of Dec. – Discussion and Consensus Building between PS Committee, BOS and Advisory
 - Second Half of Dec. Decision Time

Committee Charge

- Work with the Consultant to develop a specific site plan per the RFP that meets the functional and statutory requirements of the Police and Fire departments;
- Develop a specific proposal or proposals to recommend to the Board of Selectmen;
- Prepare a presentation for Town Meeting requesting funding for design and/or construction of a new facility, that falls within the budgetary guidelines and timeline established by the Board of Selectmen.

Work with the Consultant to develop a specific site plan per the RFP that meets the functional and statutory requirements of the Police and Fire departments

- Previously Narrowed the Options to 2 Sites
 - Transfer Station;
 - Existing Site, with the option for land expansion.
- Transfer Station – Unanimous recommendation to no longer pursue this as a viable option, at this time.
 - Access Issues remain difficult to solve for Fire;
 - Building either a Police or Fire Facility on the Site would require relocation of DPW Assets (i.e., Transfer Station operations, including hopper).

Work with the Consultant to develop a specific site plan per the RFP that meets the functional and statutory requirements of the Police and Fire departments

- Existing Site
 - Committee has voted that the Peters Annex is not a viable facility for a Public Safety Building.
 - Recommendation of the 2007 Consultants;
 - Recommendation of the 2 Architects we did not hire;
 - Recommendation of the Architect we did hire;
 - Unreinforced Masonry Building will require Structural Upgrades to serve as PS Building (Revision 9 of the Mass Building Code).
 - Committee has voted a design goal of leaving Police operations in the Peters Annex until the PD can occupy a new facility – Reduces the project Costs.
 - Committee has not taken a position of Post-Construction fate of Peters Annex at this point.

Work with the Consultant to develop a specific site plan per the RFP that meets the functional and statutory requirements of the Police and Fire departments

- Existing Site
 - The existing site can be made to work without additional land but it will be highly constrained
 - Demolition of the Peters Annex will be required;
 - Zoning Variances will likely be required.
 - Expanded Site – Acquire approx 0.67 to 1.75 Acres of land from St Mark's – 2 basic options
 - Expand the back half of the lot;
 - Expand in the front into the Meadow along Route 30;
 - BOS is currently discussing this with St Mark's.

Work with the Consultant to develop a specific site plan per the RFP that meets the functional and statutory requirements of the Police and Fire Departments

- Requirements Analysis
 - The Chiefs and TA have developed a set of functional requirements for a new Facility;
 - The Consultants have translated those requirements into a Gross and Net Square Footage;
 - The Committee has approved these requirements.
- Requirements
 - 36,000 Gross Sq Ft;
 - Similar to the Sq Footage identified in the 2007 Report;
 - If we are going to build a new Public Safety facility these are reasonable requirements.

Develop a specific proposal or proposals to recommend to the Board of Selectmen

- The Committee is not designing a building
- We are evaluating sites and where a building may fit on the site
- The Committee has rejected an ADD/REN plan that would have provided a new Police Facility, Shared Space, and a renovation of the Second Floor of the Fire Station
- 4 basic Site Plans
 - 1 Fits on the existing site
 - 3 Place the Police Station behind the existing fire station and either perform major renovations or new construction on the location of the existing Fire Station. All require the temporary relocation of the Fire Dept
 - 1 Places a completely new facility on the Meadow along Rt 30. – Does not require temporary relocation of Fire.
 - All are 2 story buildings with an elevator

Preliminary Designs

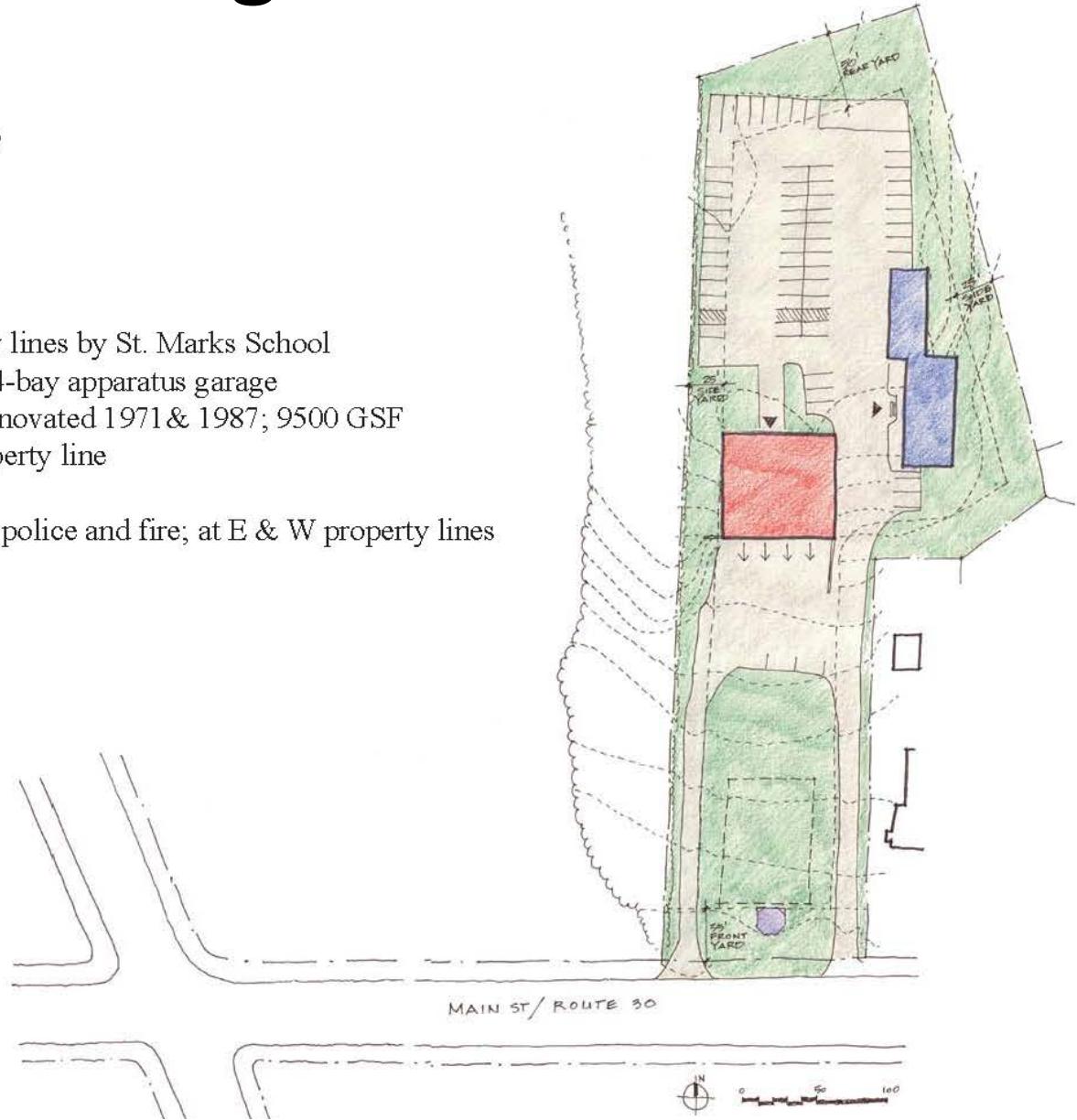
- Notes of Caution
 - Designs are still very preliminary;
 - Costs are still very preliminary;
 - Parking area is still under review, and will likely have downward revisions.

Existing Site

Site Plan Existing Conditions

19-21 Main Street, Southborough, MA 01772

- Bounded on east, west and north property lines by St. Marks School
- Fire Station- built in 1977; 11,200 GSF; 4-bay apparatus garage
- Police Station- built in 1929 as school; renovated 1971 & 1987; 9500 GSF
- Underground Septic System at south property line
- Parking for 56 cars
- Steep grades at access driveway between police and fire; at E & W property lines



Southborough Public Safety Complex
Donham & Sweeney Architects
November 16, 2015, rev

Option 2 - Existing Site, Variances Required , Major Fire Renovation No Demolition of Peters Annex- \$19,700,000

Option 2 Site Plan

Assumption: No Additional Land/ New Construction + Complete Renovations

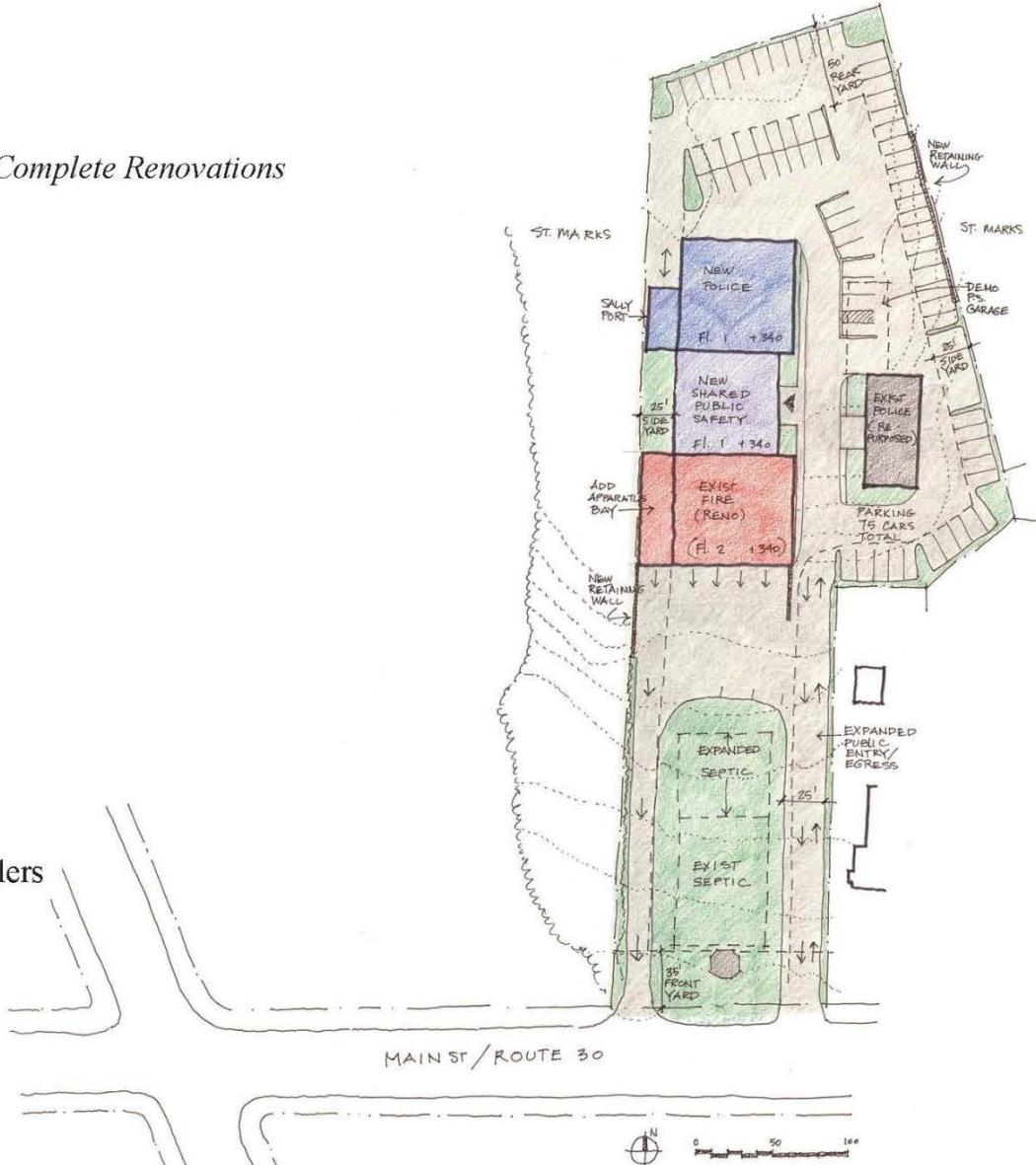
Pros:

- Additional apparatus bay
- Clear public entry
- No phasing
- No temporary police facilities
- Septic remains in place
- Retains existing police station
- No property expansion

Cons:

- Public shares traffic with police access/egress
- Regrading at rear of site
- Temporary fire station needed
- No street frontage/ minimal public presence
- Variance required
- Not enough parking
- No exterior parking for emergency management trailers

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Option 3 – Major Fire Station Renovation on Existing Site, Demolition of Peters Annex, Acquire 1.2 A – \$20,400,000

Option 3 Site Plan

Assumption: Additional Land at East & West Property Lines/ New Construction
+ Complete Renovations

Pros:

- Meets space needs
- Additional apparatus bay
- No phasing required
- Septic remains in place

Cons:

- Additional property required
- Regrading at rear of site
- Expensive retaining walls
- Temporary police & fire station needed
- Demolition of existing police station
- No street frontage/ minimal public presence
- Not enough parking
- No exterior parking for emergency management trailers



Option 4, New Fire Station, No Demolition of Peters Annex, Acquire 0.67 A of Land, \$20,700,000

Option 4 Site Plan

Assumption: Additional Land at West Property Line/ New Construction

Pros:

- Meets space needs
- No phasing
- No temporary police facilities
- Septic remains in place

Cons:

- Regrading at rear of site
- Temporary fire station needed
- No street frontage/ minimal public presence
- Expensive retaining walls
- No exterior parking for emergency management trailers



Option 6, New Facility on Meadow, Acquire 1.75 A, Surplus 1.25A, No Demolition of Peters Annex - \$20,100,000

Option 6 Site Plan

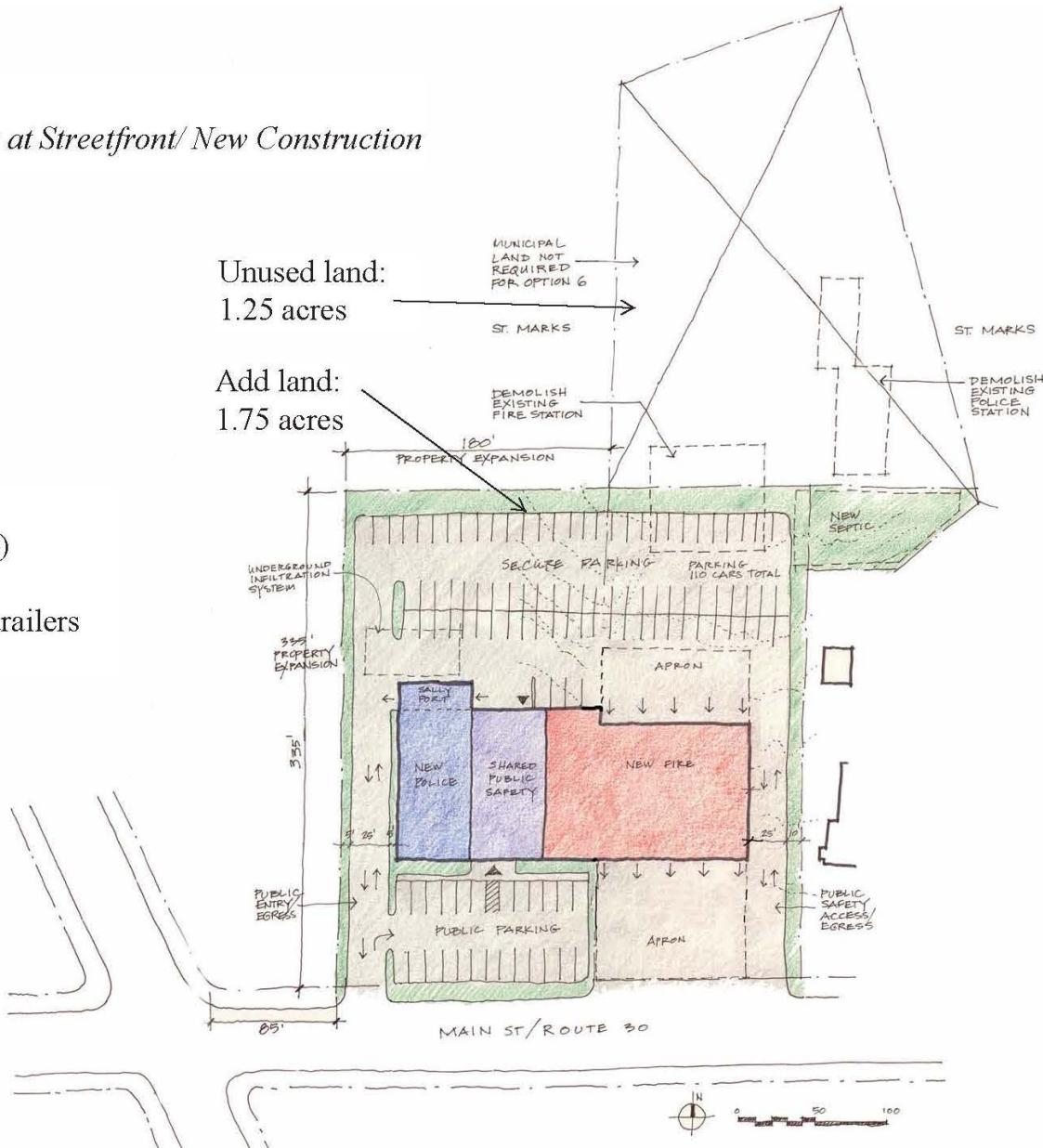
Assumption: Additional Land at West Property Line at Streetfront/ New Construction

Pros:

- Meets space needs
- Pass-through apparatus bay
- No temporary facilities required

Cons:

- Phasing required (Phase 1 - Fire/ Phase 2- Police)
- New septic system required
- No exterior parking for emergency management trailers



Prepare a presentation for Town Meeting requesting funding for design and/or construction of a new facility, that falls within the budgetary guidelines and timeline established by the Board of Selectmen.

- The current site plans under consideration are all very expensive;
- Costs are largely similar ranging from \$19.7 million to \$20.7 million;
- Borrowing \$20 million @ 3.8% for 20 years will cost the average homeowner ~\$440 in the first year falling to ~\$260 in year 20 (source Town Treasurer)
- The rejected option that did not meet all the requirements was \$13.2 million;
- There may be intermediate options that meet more but not all of the requirements;
- The committee is only evaluating options that meet the requirements;
- Whether the cost of meeting the requirements provides sufficient benefit to the taxpayers and citizens to justify proceeding is a separate question.