Outline

- Overview of problems
- Reminder of original plan
- Overview of new plan
- Questions & Answers
Primary Public Safety Problems

- Response Times
- Building Codes, Standards & Functionality
- Inadequate Emergency Management Facilities
- Public Safety Utilization Increases
Current Problems

Station Arrangement Option 1

NOTE: Existing Station 2 on this map is shown here but is unmanned. Therefore, no travel time extent is shown.

Legend
Fire Station Sites
- Existing HQ
- Existing Stn 2
- Existing Stn 3

Travel Time
- <8 Minutes
- >8 Minutes

- Runway
- Airport Area
- Military Installation
Original Plan

- May 2013 Town Meeting & Ballot
- Passed by insufficient majority at Town Meeting
- Failed at the ballot
Voter Feedback

Public acknowledgement of the problem…

BUT,

- Too large
- Too costly
- Wanted three (3) staffed EMS/Fire stations
- Residents asked for a “Plan B”
Revised Plan

Selectmen listened to the public and came up with a “Plan B”

- Significantly smaller
- Significantly less costly
- Staffs three (3) EMS/Fire stations in Town
New Plan

- Significantly smaller:
  - 56,000 sf → 23,000 sf

- Significantly less costly:
  - $30 m → $17 m

- Uses pre-engineered construction where possible to reduce costs
New Plan

- Maintains Current Downtown Fire Dept. HQ
- Staffs three (3) EMS/Fire Stations, including downtown & East Sandwich
  - Requires $750,000 override for eight (8) additional EMS/Fire personnel
  - Downtown Rt. 6A Fire HQ building to remain open
- Current Police Station & Forestdale Fire Substation buildings will be closed
  - future uses or re-development to-be-determined by Board of Selectmen & future Town Meeting
New Plan
Homeowner Insurance Rates

Existing Forestdale Fire Substation (#85 Route 130)

To Sandwich Gate on Snake Pond  2.0 miles
To Lake Shore Dr.  5.3 miles
To Popple Bottom Rd.  5.8 miles

Proposed Location Quaker Meetinghouse/Cotuit Road

To Sandwich Gate on Snake Pond  3.6 miles
To Lake Shore Dr.  4.4 miles
To Popple Bottom Rd.  4.2 miles
New Fire/EMS Substation at Corner of Quaker Meetinghouse & Cotuit Rds.
East Sandwich
Fire/EMS Substation

Current unstaffed Station No. 2
Rt. 6A, East Sandwich
East Sandwich
Fire/EMS
Substation
Addition &
Minimal
Kitchen
Renovations
Fire/EMS Hiring Timeframe

$750,000 override

- May ’16: Town Meeting & Ballot Approval
- Summer – Fall ’16: Hiring Process
- Spring – Summer ’17: East Sandwich Substation Opens Fully Staffed
New Plan

New Police Headquarters

- Advantages
  - Safety
  - Prisoner processing
  - Emergency Operations Center
  - Defensive tactics training room (not a gym!)

- Downsized from original plan
  - 8 → 4 cells
  - No basement storage space
  - No outbuilding for evidence and equipment storage
  - All office spaces made smaller
New Police Headquarters at Corner of Quaker Meetinghouse Road & Cotuit Road
Conceptual Views from Cotuit Rd.

Police Headquarters

Fire/EMS Substation
Owner’s Project Manager (OPM)

- **Required** by state law (MGL chapter 149)
  - Must be independent of the architect, general contractor or any sub-contractor involved in the project
  - Town will hire an OPM if voters approve project

- Principal responsibility is accountability for the project from the beginning through construction completion

- Includes independent on-site Clerk-of-the-Works for duration of construction
Owner’s Project Manager

- Oversees the performance of the architect, construction contractor and others
- Provides daily progress reports highlighting any construction issues
- Monitors the project budget and schedule
- Maintains a central file of project record
Construction Timeframe

Assuming Voter Approval at May ’16 Town Meeting & Ballot:

- East Sandwich Fire Substation addition
  - Finalize construction documents
  - ‘Fast-track’ bid and construct first
- Rest of the Project (*concurrent w/ above*)
  - 10 months for final design & construction documents
  - 1½ - 2 years for bidding & construction
  - FY’19 completion date
Cost

- Buildings: $17 million debt exclusion
  - Independent cost estimator (*Daedalus Projects, Inc.*)
  - Likely bond for 25 year term
  - Average annual property tax increase: $92
  - Tax increase will take effect in FY’21

- EMS/Firefighter Override for E. Sand: $750,000
  - Permanent operational increase
  - Average annual property tax increase: $71
  - Tax increase will take effect in FY’17
Building Cost: $17 million

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>Police Headquarters &amp; EMS/Fire Substation at Quaker Meetinghouse/Cotuit Rds.</td>
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<tr>
<td><em>(Direct construction costs, e.g., labor &amp; materials)</em></td>
<td>$11,902,000</td>
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<tr>
<td>East Sandwich EMS/Fire Substation</td>
<td>$ 1,234,000</td>
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<td><em>(Direct construction costs, e.g., labor &amp; materials)</em></td>
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<tr>
<td>Owner’s Indirect Costs</td>
<td>$ 3,879,000</td>
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<td><em>(e.g., architect, engineer, project manager, furnishings, equipment, utilities, contingency, etc.)</em></td>
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<tr>
<td>TOTAL BUILDING COST</td>
<td>$17,015,000</td>
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Cost Estimate Detail from Daedalus Projects, Inc.

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Sub Total</th>
<th>Cost</th>
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<tbody>
<tr>
<td><strong>Site Development Cost</strong></td>
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<tr>
<td>Police &amp; SubStation 1 Site (QMH/Cotuit Rd.)</td>
<td>$1,393,000</td>
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<tr>
<td>SubStation 2 Site</td>
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<td><strong>Building Construction Cost</strong></td>
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<tr>
<td>New Police HQ</td>
<td>13,668 SF 414 $/SF</td>
<td>$5,659,000</td>
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<td>SubStation 1</td>
<td>8,000 SF 295 $/SF</td>
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<tr>
<td>New SubStation 2 Dorm</td>
<td>1,480 SF 417 $/SF</td>
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<td>Existing Kitchen Renovation</td>
<td>200 SF 375 $/SF</td>
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<td><strong>Design &amp; Pricing Contingency</strong></td>
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<tr>
<td>Design &amp; Pricing Contingency</td>
<td>10%</td>
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<td><strong>Trade Cost Subtotal</strong></td>
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<td>General Conditions</td>
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<td>Insurance</td>
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<td>Bonds</td>
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<td>Permit</td>
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<td>G.C. Fee</td>
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<td><strong>Estimated Construction Cost</strong></td>
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<td>Escalation allowance</td>
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<td><strong>Estimated Construction Cost (Spring 2017)</strong></td>
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<td><strong>Owner's Costs</strong></td>
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<td>Land Survey</td>
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<td>Geotech</td>
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<td>Arch.&amp; Eng.Fees (10%)</td>
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<td>Reimbursable Expenses Allowance</td>
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<td>Project Management (4%)</td>
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<td>Structural Peer Review</td>
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<td>Furnishings, Furniture &amp; Equipment Allowance</td>
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<td>Technology &amp; Security Equipment Allowance</td>
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<td>Utility Backcharge Allowance</td>
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<tr>
<td>Owner's Contingency(5% of Total Project Cost)</td>
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<tr>
<td><strong>Estimated Owner's Construction Phase Costs</strong></td>
<td><strong>$3,879,000</strong></td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td></td>
<td><strong>$17,015,000</strong></td>
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Approvals Required

- **Article 13: Debt Exclusion for Buildings**
  - $\frac{2}{3}$ majority approval at Town Meeting
  - Simple majority approval at the Thursday ballot

- **Article 14: Override for 8 EMS/Firefighters**
  - Simple majority approval at Town Meeting
  - Simple majority approval at the Thursday ballot

- **Should not require Cape Cod Commission Review**
If “No,” problems will continue

- Inadequate space
- Building/health code issues
- Safety of employees and the public will be jeopardized
- Continue to maintain & fund outdated and inefficient buildings
- Liability risks to the Town will increase
If “No,” problems will continue

- Buildings will still be in wrong locations
- Over 25% of the population will continue to receive inferior emergency response times
- Potential for conflicting votes at Town Meeting & Ballot
  - Selectmen would need to clarify next steps
THANK YOU!

QUESTIONS?