

Board of Selectmen Meeting  
April 14, 2016

# PUBLIC SAFETY PROJECT

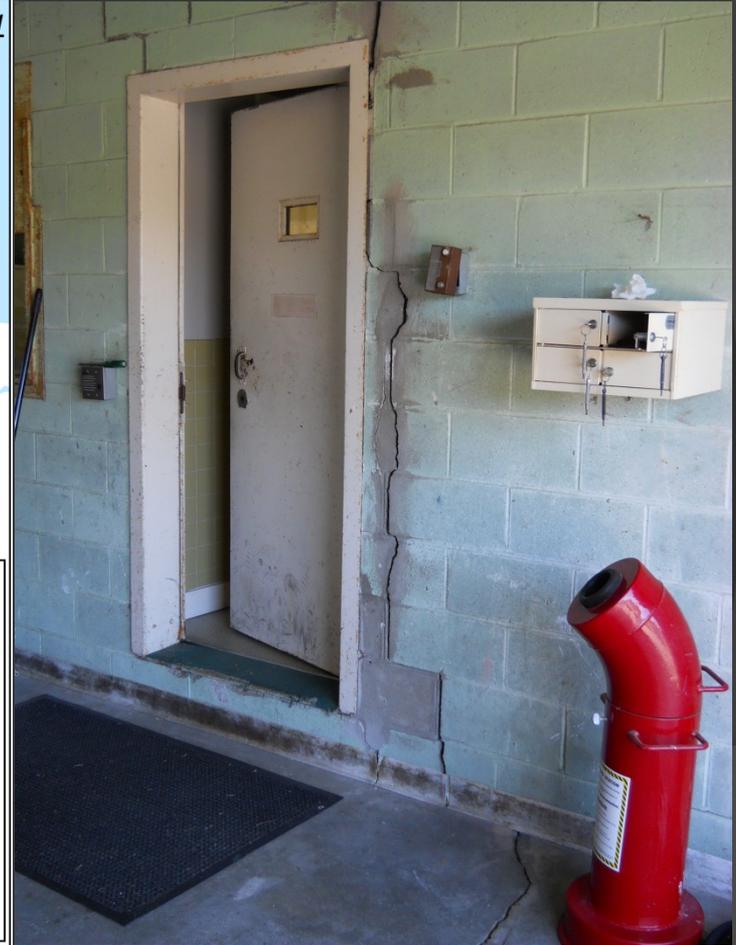
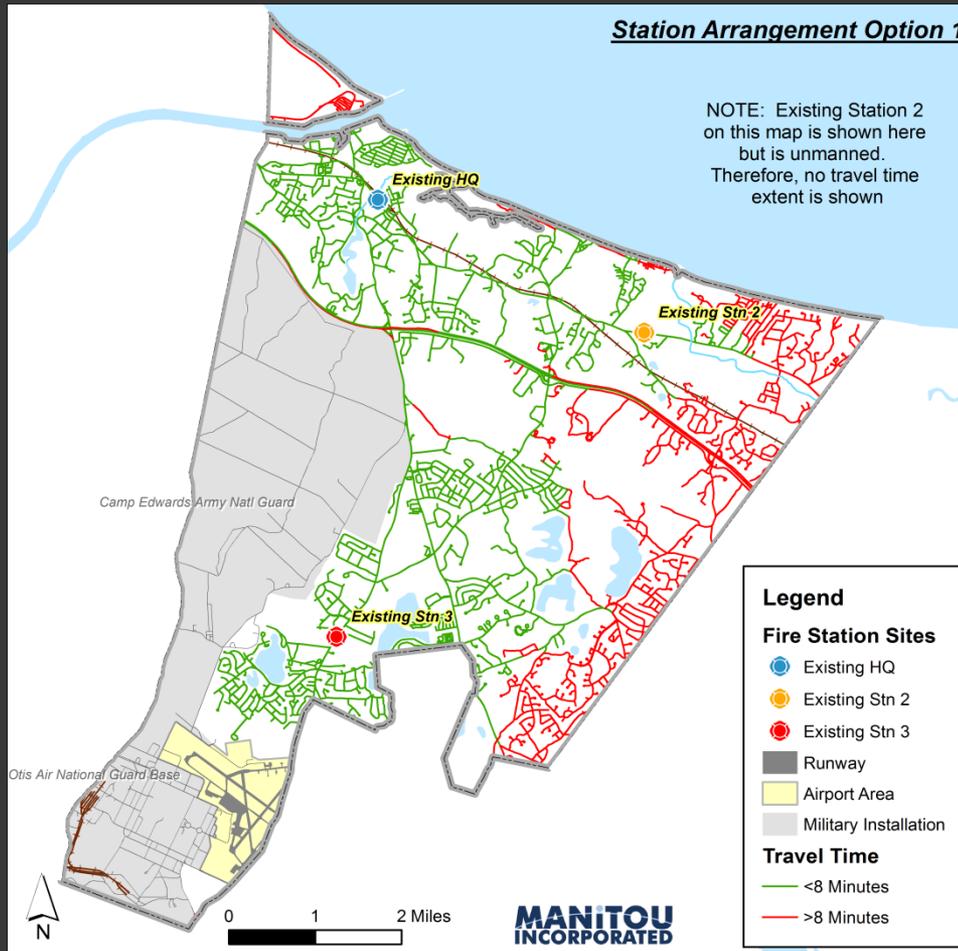
# Outline

- ① Overview of problems
- ① Overview of original plan
- ① Overview of new plan
  - Highlights
  - Cost
  - Timeline
  - Informational flyer
- ① Questions & Answers

# Primary Public Safety Problems

- ⦿ Response Times
- ⦿ Building Codes, Standards & Functionality
- ⦿ Public Safety Utilization Increases
- ⦿ Inadequate Emergency Management Facilities
- ⦿ Priority for Selectmen since the 1980's
  - Included in Board's Long Range Plan every year

# Current Problems



# Original Plan

- June 28, 2012 Selectmen vote
- May 2013 Town Meeting & Ballot
- \$30 million cost (debt exclusion only)
- Comprehensive new joint headquarters
- Only two staffed EMS/Fire stations to avoid staffing override

# Original Plan

- Passed by insufficient majority at Town Meeting
- Failed at the ballot

## Voter Feedback

- 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”

## New Plan

- Significantly smaller
- Significantly less costly
- Staffs three (3) stations in Town

# New Plan

- Significantly smaller:

- 71,000 sf → 56,000 sf → 23,000 sf

- Significantly less costly:

- Much > \$30 m → \$30 m → \$17 m

- Uses pre-engineered construction where possible to reduce costs

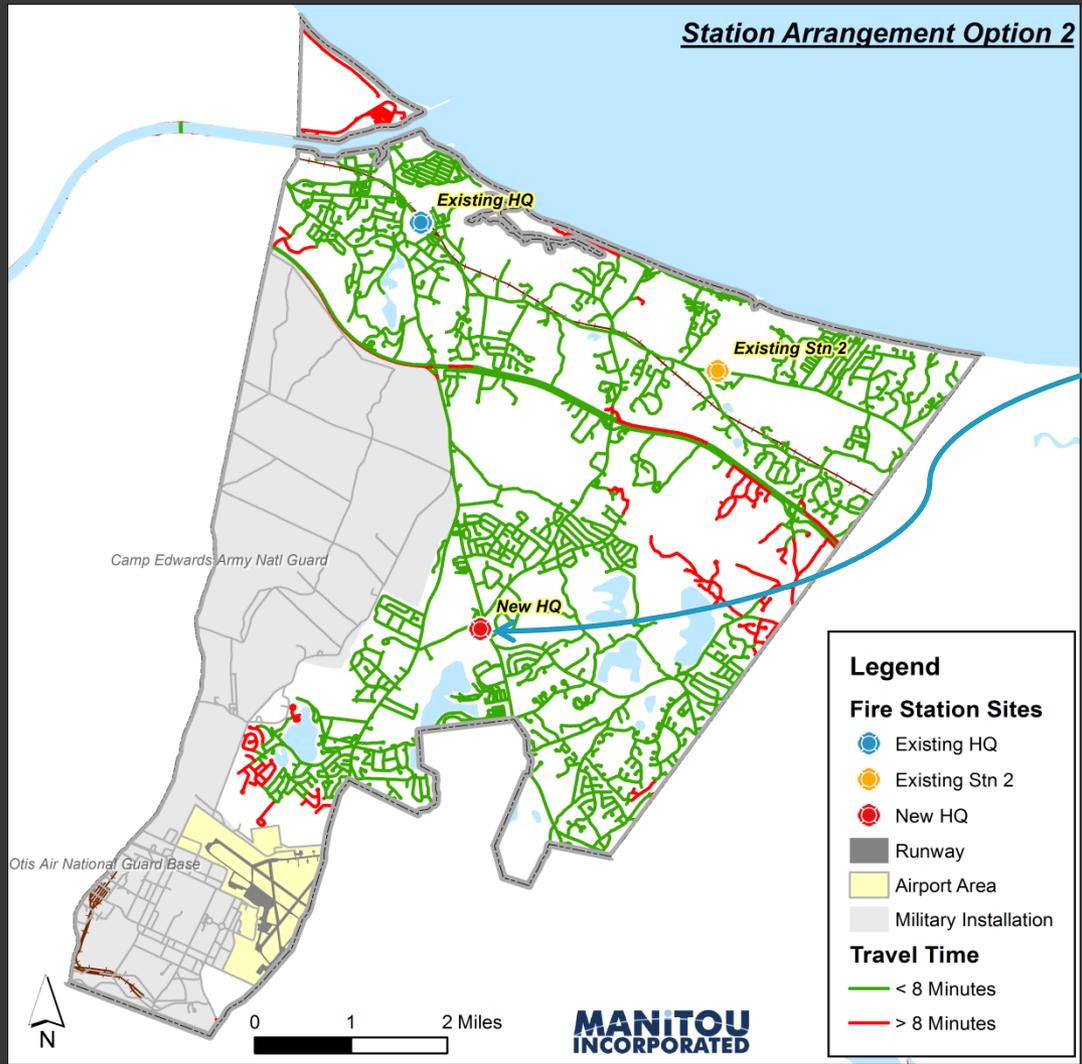
# New Plan

- ⦿ Eliminated new Fire Dept. HQ from project
- ⦿ New Police HQ downsized
  - 8  $\Rightarrow$  4 cells
  - No basement storage space
  - No outbuilding for evidence and equipment storage
  - All office spaces made smaller
  - Does include defensive tactics training room
    - Not a gym!
  - Does include multi-functional space for modern Emergency Operations Center

# New Plan

- Staffs three (3) EMS/Fire Stations, including East Sandwich
  - Requires \$750,000 override for eight (8) additional EMS/Fire personnel
  - Downtown Rt. 6A Fire HQ 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 & Town Meeting

# New Plan



# ISO and Insurance Rates

According to ISO's Community Mitigation Analyst

- If relocating the station puts properties over 5 road miles that are currently within 5 road miles of the current station –then that will affect the protection class of those properties.

## Travel Distances

### 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

# Conceptual Views from Cotuit Rd.



Police  
Headquarters

Fire/EMS  
Substation



# Cost

- ⦿ Buildings: \$17 million debt exclusion
  - From independent cost estimator
  - Likely bond for 25 year term
  - Average annual property tax increase: \$92
  - Tax increase will take effect in FY'21
- ⦿ EMS/Firefighter Override: \$750,000
  - Permanent operational increase
  - Average annual property tax increase: \$71
  - Tax increase will take effect in FY'17

# Building Cost: \$17 million

CATEGORY	AMOUNT
Police Headquarters & EMS/Fire Substation at Quaker Meetinghouse/Cotuit Rds. <i>(Direct construction costs, e.g., labor &amp; materials)</i>	\$11,902,000
East Sandwich EMS/Fire Substation <i>(Direct construction costs, e.g., labor &amp; materials)</i>	\$ 1,234,000
Owner's Indirect Costs <i>(e.g., architect, engineer, project manager, furnishings, equipment, utilities, contingency, etc.)</i>	\$ 3,879,000
<b>TOTAL BUILDING COST</b>	<b>\$17,015,000</b>

# Owner's Project Manager

- Required by state law (MGL chapter 149);
- 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 records.

# 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

# Fire/EMS Hiring Timeframe

## \$750,000 override

- May '16: Town Meeting & Ballot Approval
- Summer – Fall '16: Hiring Process
- Winter '16: Appointments, Pre-Employment Tests, Training, Etc.
- Spring – Summer '17: East Sandwich Substation Opens Fully Staffed

## Revised Sandwich Public Safety Project

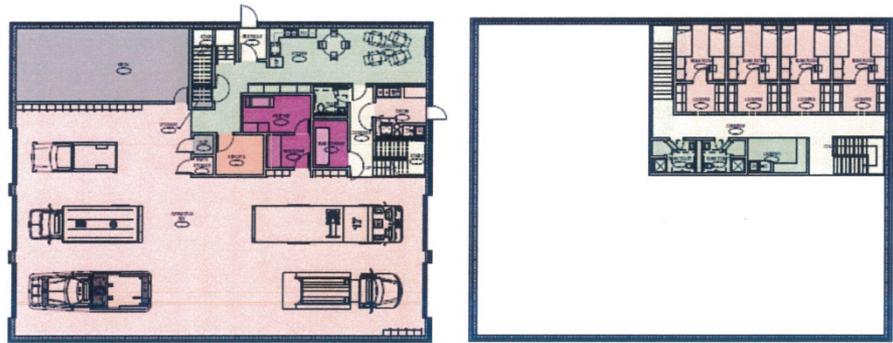


The Town of Sandwich is proposing a new 13,668 s.f. police station and 8,000 s.f. fire sub-station to be located on municipal land at the junction of Quaker Meetinghouse Road and Cotuit Road as well as an addition being added to the current East Sandwich fire station. These new facilities will improve the service delivery of both the Police and Fire Departments through better coordination and operations from three facilities which will help improve response times. With the construction of the new facilities, the existing police station as well as the existing Forestdale fire station facilities would close.

### Key Features

- The Selectmen listened to the public and arrived at a new plan
- Significantly smaller in size
- Significantly less costly than previous proposal
- Staffs three (3) Fire/EMS stations in town
- Current downtown Fire Station HQ remains open and staffed
- Hiring new Fire/EMS personnel to staff E. Sandwich Fire Station
- New Emergency Operations Center

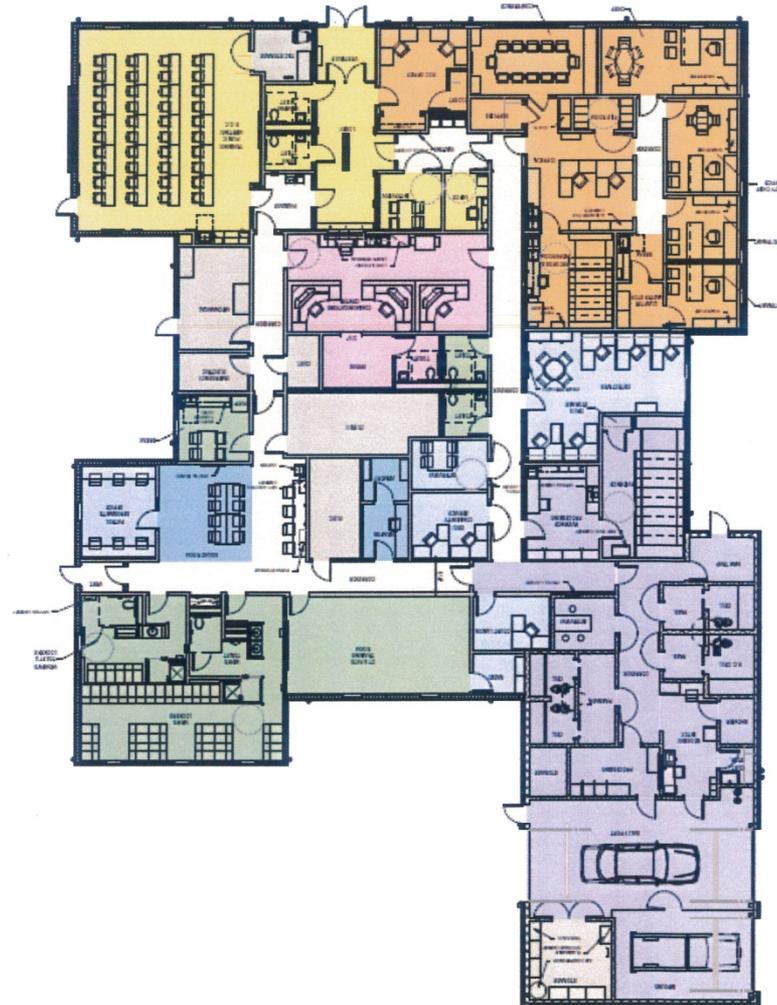
New Fire/EMS Sub-Station  
Quaker Meetinghouse Road & Cotuit Road (8,000 square feet)



New Addition to Existing Rt. 6A  
East Sandwich Fire/EMS Sub-Station (1,480 square feet)



**New Police Station**  
Quaker Meetinghouse Road & Cotuit Road (13,668 square feet)



- ⇒ Total project size reduced from 71,000 to 23,000 square feet.
- ⇒ Total project cost reduced from \$30 million to \$17 million.
- ⇒ Staffs three (3) Fire/EMS stations throughout town.

## Existing Conditions

### **Police Station**

The current Sandwich Police Station was built in 1971 for a Police Department of 9 officers. Today, the Police Department has a staff of 45. The antiquated building is inadequate to support Sandwich's public safety mission and expensive to maintain.

- Critically insufficient space for current operations
- Not compliant with Local, State, and Federal codes
- Safety and security issues
- Inefficient HVAC and electrical systems

### **Fire Station**

The Fire Headquarters was completed in 1955 for a volunteer department. The sub-stations were built later for a smaller full-time department and a large call department. The Fire Department now has a staff of 41 operating out of two of those same original buildings.

- Poor response times to East & South Sandwich
- No gender compliant living area and facilities
- 1 empty station
- Stations not designed for 24/7 operation



Displaced bearing wall (above)  
Leaking basement (below)



## Project Costs

**Project cost - Buildings Only:** \$17,000,000 (Previously \$30,000,000)

**Tax Impact - 25 Year Bond - Buildings:** \$92/year or \$7.66/month

**Fire/EMS Personnel (Operating Budget) Override:** \$750,000

**Tax Impact- permanent:** \$71/year or \$6/month

*The estimated amounts above are based on an average home value of \$364,400.*

## Additional Information

Tours of both the existing Police Station and Fire Station are scheduled by appointment. Please feel free to contact either department. You are welcome to come see the current state of our facilities and ask any questions to address your concerns regarding the project. The project site at the corner of Quaker Meetinghouse Rd. & Cotuit Rd. is already Town-owned, and provides ample room for additional public facilities in the future.

Police Station (508) 833-8024 ext 2.

Fire Station: (508) 888-0525 ext 4.

# 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
- ⦿ Potential for conflicting votes at May '16 Town Meeting & Ballot
  - Selectmen would need to clarify next steps

# If “No,” problems will continue

- ⦿ Liability risks to the Town will increase
- ⦿ Buildings will still be in wrong locations
- ⦿ Over 25% of the population will continue to receive inferior emergency response times

# QUESTIONS?

- townhall@townofsandwich.net
- Town Hall: (508) 888-5144 or 888-4910
- Police: (508) 833-8024 ext. 2
- Fire: (508) 888-0525 ext. 4

Town Website: [www.sandwichmass.org](http://www.sandwichmass.org)

Police Website: [www.sandwichpd.com](http://www.sandwichpd.com)

Fire Website: [www.sandwichfire.com](http://www.sandwichfire.com)

Town Facebook Page: [townofsandwichma](https://www.facebook.com/townofsandwichma)

Police Facebook Page: [SandwichPolice](https://www.facebook.com/SandwichPolice)

Fire Facebook Page: [SandwichFire](https://www.facebook.com/SandwichFire)

