



PROGRESS TOWARD A NEW POLICE STATION FOR DARTMOUTH

Joint Update to the Select Board and Finance
Committee – March 6, 2017

History and Milestones

- June 23, 2016: First Police Chiefs Advisory Group holds first meeting
- Aug. 8, 2016: First Public BOS Presentation
- Sept. 15, 2016: Designer, The Carell Group, Selected
- Oct. 18, 2016: Presentation to Town Meeting
- Nov. 1, 2016: Site offers received, and selection made
- Dec. 5, 2016: Historic Commission Submission Complete
- Jan. 25, 2017: Demolition bids received for Gidley School

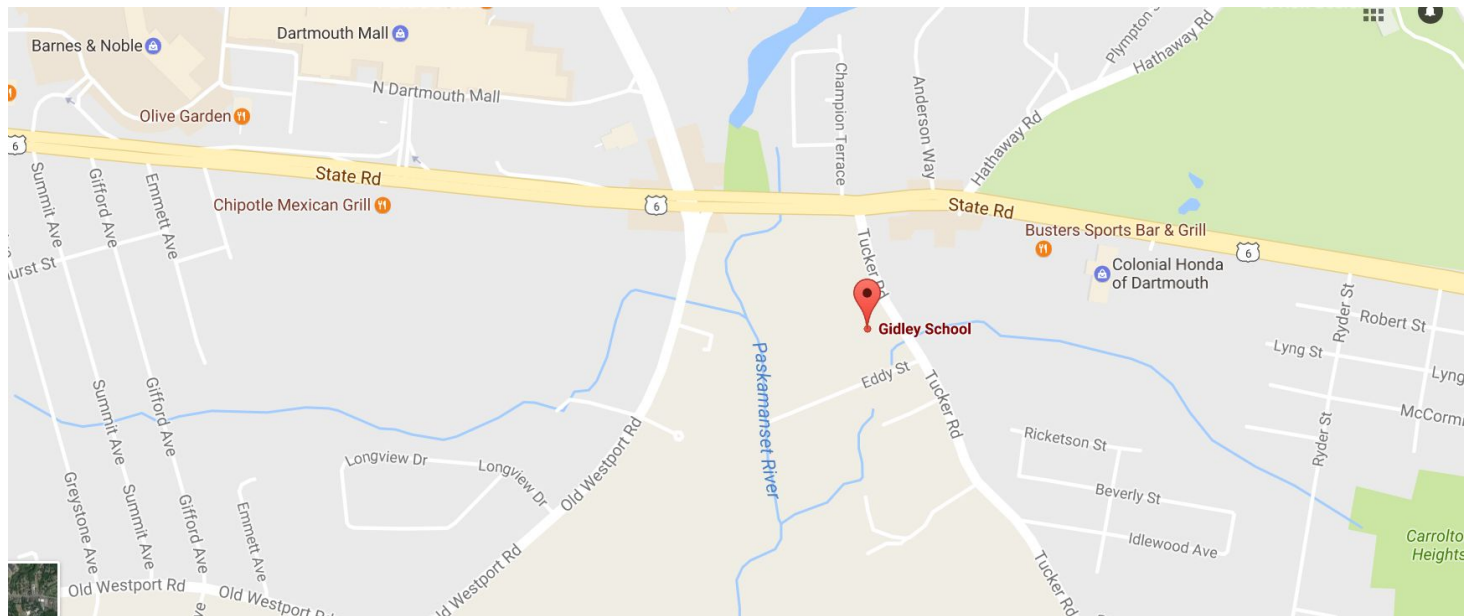
Feb. 6, 2017: Select Board Presentation

The Police Facility Today



Site Search

- Ideal search area factored in major roadways, centrality, etc.
- One site submitted, outside the search area, before Gidley School site chosen



Search Area Minimum Criteria

- Ideal Location Parameters
 - South of Route 6a
 - North of Allen Street
 - West of Slocum Road, and
 - East of Old Westport Road
- Must Contain a Minimum of 3.5 Acres of Upland
- Must be Easily Available to Public Utilities
- One Private and Eight Town-Owned Parcels Considered

Designer Selection

- RFQ Posted and Advertised
- 7 Highly-Qualified Firms Responded, and Each Firm Was Interviewed
- The Carell Group is Chosen
 - Extensive experience and specialization in police facilities
 - Exceptional track record

Design Mission

Mission:

- A building that is functional, meets the needs of the community
- An asset to the character of Dartmouth
- Economical to build and operate

Process

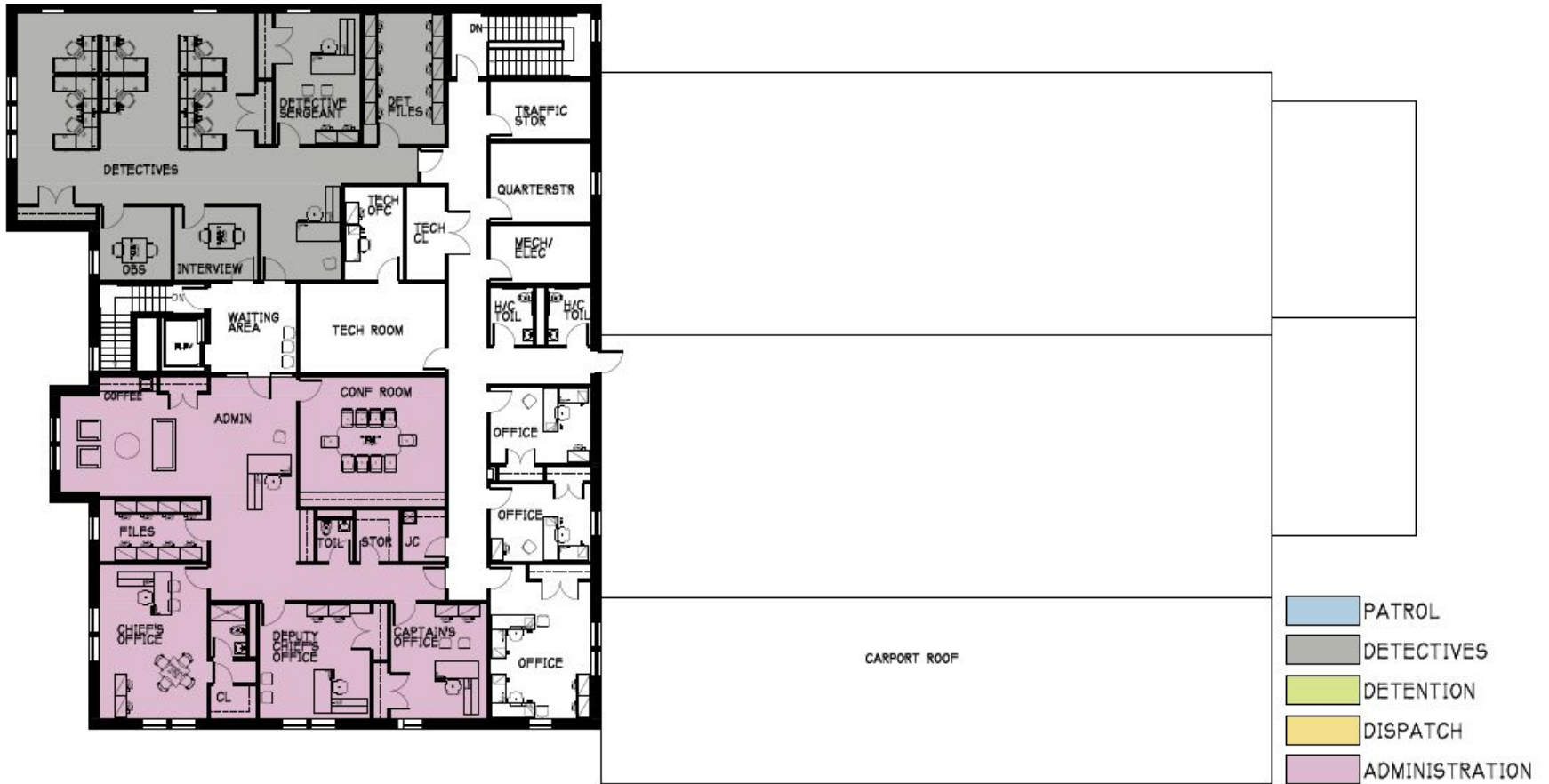
- **Process:**
- Programming
- Site Analysis
- Schematic design
- Estimates

First Floor



FIRST FLOOR PLAN

Second Floor



SECOND FLOOR PLAN

Aerial Site Survey



Schematic Design



Preliminary Cost Estimates

Dartmouth Police - Estimated Projected Cost

Base Project

Construction Cost - (Base Building & Carport)	\$	9,991,887	\$458/GSF
Ancillary Facilities (Out Building, Fuel Depot, Radio Tower)	\$	460,000	
Professional Fees & Expenses (Architectural, Owners PM, Testing, etc.)	\$	1,540,000	
F, F & E - (Furniture, Dispatch Consoles, Equipment, etc.)	\$	248,000	
Comm/Tech/Security - (Radios, Telephones, Security System, IT, Tech, etc.)	\$	586,500	
Project Contingency (5%)	\$	<u>641,319</u>	
Total Project Cost	\$	13,467,706	\$618/GSF

Additional Considerations

Replacement of Two Ball Fields (Allowance)	\$	500,000	
Demolition of the Existing Police Station (incl tower and ancillary bldgs)	\$	600,000	
51 KW Solar @ New PD	\$	<u>380,000</u>	
Grand Total	\$	14,947,706	

Debt Exemption Impact

- The following figures show projected tax impacts for a median home value of \$298,500 assuming a 20 year bond with a 3.5% interest rate:
 1. \$13.467 Million for Police Station Only (annual tax impact on a median home starting at \$62.68 in year 1 and declining to \$38.16 in year 20)
 2. \$13.967 Million for Police Station & Playing Fields (annual tax impact on a median home starting at \$65.01 in year 1 and declining to \$39.58 in year 20)
 3. \$14.567 Million for Police Station, Playing Fields, and Demolition of Existing Police Station (annual tax impact on a median home starting at \$67.80 in year 1 and declining to \$41.28 in year 20)
 4. \$14.947 Million for Police Station, Playing Fields, Demolition of Existing Police Station, & Solar (annual tax impact on a median home starting at \$69.70 in year 1 and declining to \$42.36 in year 20)

Comparable Projects

- Proposed Dartmouth Police Station Hard Cost (excluding Out Building) - \$459/GSF
- **Comparable Public Safety Projects in the Last Several Years**
- Orleans Police **2016** - \$512/GSF
- Walpole Police **2016** - \$454/GSF
- Sudbury Police **2014** - \$469/GSF
- Duxbury Police **2011** - \$432/GSF
- Norwell Police **2013** - \$502/GSF
- Marion Police **2009** - \$433/GSF

Projects not current have been escalated to current rates

Gidley School Demolition

Update

- Demolition Bids Received on January 25, 2017
 - 6 Bids Received
 - Low Bid - \$346,000.00
 - 2nd Bid - \$417,777.00
- Current Status
 - Low Bidder Rejected, per Advice of Attorney General's Office
 - 2nd Bidder Awarded the Project
 - Low Bidder Filed Protest with Attorney General's Office, but later withdrew protest due to Town Counsel and staff uncovering information that was missing from low bidder's update statement

Project Schedule

