

| | |
|---|------------------------|
| Essex Public Safety Building Project | Meeting Minutes |
|---|------------------------|

| | |
|---|------------------------|
| Re: Town Building Committee | Date: December 4, 2018 |
| Location: Town Hall, 3 rd Floor Auditorium | Time: 7:00 PM |

Attendees:

| Name | Present | Name | Present |
|---------------------------------------|----------------|---------------------------------------|----------------|
| <u>Town Building Committee</u> | | <u>Town Staff</u> | |
| Lisa O'Donnell, Committee Chair | ✓ | Brendhan Zubricki, Town Administrator | ✓ |
| Daniel Doucette, Fire Chief | ✓ | | |
| Peter Silva, Chief of Police | ✓ | <u>Board of Selectmen</u> | |
| Westley Burnham, Planning Board | ✓ | Peter Phippen | |
| Nat Crosby, Historical Commission | | Andrew Spinney | ✓ |
| Colleen Enos, Member | ✓ | | |
| Paul Francis, Member | ✓ | <u>NV5 (OPM)</u> | |
| Peter Levasseur, Member | | Tim Dorman | ✓ |
| Mark McKenna, Member | | Mike Ulichney | ✓ |
| Stuart Pratt, Member | ✓ | <u>JRA (Architect)</u> | |
| Charles Storey, Member | ✓ | Stewart Roberts | ✓ |
| Ramie Reader, Member | | Philip O'Brien | ✓ |

1. Review and approve minutes from the November 20, 2018 Town Building Committee meeting.
 - a. Lisa O'Donnell made a motion to approve the minutes of the November 20, 2018 TBC meeting, Westley Burnham seconded the motion, all were in favor and the motion was approved.
2. Discuss appraisal for the private parcel at 42 Western Avenue for the potential acquisition, including the Selectmen's commentary concerning the appraisal and the status of any negotiations to date.
 - a. The 42 Western Avenue appraisal was completed and reviewed by the Board of Selectmen at the November 26th meeting.
 - b. The appraised value for the entire parcel was \$1,025,000. It also identified values for two individual parcels if broken apart.
 - c. A copy of the appraisal was provided to the property owner for review. Upon further discussion with family members, the seller has indicated that they are not interested in selling the property to the Town.

3. Discuss designer's analysis of the relative costs between the scenario involving a combined public safety building at the 42 Western Avenue site and the scenario involving a stand-alone police station on the footprint of the current public safety building and a stand-alone fire station at the Town-owned John Wise Avenue site.
 - a. Stew Roberts/JRA presented the comparative cost summary, which noted the following key considerations:
 - i. The comparative cost summary is intended to illustrate order of magnitude cost differences for the primary variables between the most favorable options.
 - ii. There would be a significant cost savings to construct a combined facility given the efficiencies of the shared spaces, which reduces the overall program area by about 2,200 square feet.
 - iii. There would be a cost premium for addition general conditions, temporary facilities and escalation in order to build on the existing site, due to the phasing considerations, which would add about 18 months onto the overall project schedule in order to sequencing the work as follows:
 1. Construct new fire facility on separate site
 2. Temporary relocation of the police facility
 3. Demolition of existing building
 4. Construct new police facility
 - iv. Other variables were noted related to the site work, including extensive fill and retaining walls at the Town owned Cemetery site, ledge removal at the 42 Western Ave. site and stormwater management provisions.
 - v. Updated values for the stormwater management provisions were received just prior to the meeting and will be revised for the next presentation, however the relative cost differences remain about the same.
 - b. It was discussed that the existing building would need to be demolished under all of the options, so this does not need to be included in the comparative cost as it is consistent for all options. However, if a building is not put back on the existing footprint, then the Town will need to decide what level of surface restoration is completed on the site.
4. Update concerning design process and plans for the two scenarios, if applicable.
 - a. It was discussed that since the 42 Western Avenue property owners are no longer interested in selling the property, the design team reviewed the potential for the other sites that the Committee previously identified on the list of potential private properties to pursue under the uniqueness determination. Given the outcome of the comparative cost analysis, the primary goal was to determine if the sites could accommodate either a combined facility or a standalone fire facility, with the standalone police facility presumed to either be on the existing site or the Cemetery site. A summary of the review follows.

- b. 0 Western Avenue/Duncan Property: This is the parcel adjacent to the Elementary School site. It was previously confirmed that this property owner is not interested in selling the land to the Town, so there was no additional evaluation completed for this parcel.
- c. 7 Lanes Road
 - i. This parcel is a challenging L shape with a large pond along the back. It has about 160' of frontage on John Wise Ave. and also has frontage on Lanes Road. Lanes Road is a privately owned public way, so it may require some upgrading and/or legal agreement to use for access.
 - ii. JRA presented conceptual options, which indicate that the combined facility could fit on this parcel. There would need to be disturbance right up to the estimated 25' wetland buffer. The apron could likely be configured to provide an area for trucks to pull into and avoid having to back in from the public road. The front elevation of the building would be primarily truck bays, so there wouldn't be a very prominent public entrance due to the shape of the parcel. It was discussed that swapping some land with a portion of the adjacent site may provide for a more optimal layout.
 - iii. A stand alone fire station was also shown on this site and could easily fit, in which case a separate police station could be located at the existing site or the Town owned Cemetery site.
 - iv. Fire department representatives indicated that avoiding having to back into the bays from a public way is a greater priority than having drive through bays. Drive through bays don't necessarily solve the problem since they are double stacked.
 - v. With the first two ranked parcel owners not interested, it was discussed that this would be the next parcel for the Selectmen to pursue discussion with the property Owner. It was agreed that Andrew Spinney and Brendhan Zubricki would approach the 7 Lanes Road property owner to gauge interest in selling the parcel to the Town.
- d. 60 Eastern Ave
 - i. The 1.5 acre parcel does not appear to be large enough to accommodate a combined facility or a stand alone fire station with adequate parking.
 - ii. A standalone police station might be able to fit but was not specifically evaluated.
 - iii. The grade slopes up and the challenging site distance on Eastern Ave. were noted as other issues with the parcel.
- e. 60 John Wise Ave
 - i. This 2.5 acre parcel appears to have adequate land area with flatter topography and plenty of frontage.
 - ii. The conceptual layout shows driving directly out onto John Wise Ave., but that may be able to be fine tuned to avoid this condition.

- iii. This is the property where a proposal response was received late under the previous RFP process. The asking price was \$3.5 million at the time, which includes the existing buildings that do not have any value for the Town's planned use.
- f. Westley Burnham raised the question regarding consideration of the Frye parcel abutting the DPW Property.
 - i. It was noted that with this parcel, a second access could be provided from Apple Street, but that Landing Road would need to be the primary access.
 - ii. There was discussion about concerns regarding the adequacy of Landing Road and the existing culvert to support the fire truck traffic and environmental conditions that were encountered with the DPW barn.
 - iii. The 11.5 acre parcel is assessed at \$2,700 due to its current 61A exemption (agricultural use), so there would be tax implications that would need to be addressed with a conversion to municipal use.
- 5. Discuss whether the potential purchase of 11 John Wise Avenue would be advantageous to public safety building scenarios at the Town-owned John Wise Avenue site.
 - a. Purchasing 11 John Wise Ave would be beneficial for a fire facility, but not necessarily needed for a police facility. However, the Town is exploring the 7 Lanes Rd option first and can discuss whether or not this parcel should be added to the list depending on the outcome.
- 6. Continue to discuss the agenda for and promotion of the December 13, 2018 public forum.
 - a. Lisa O'Donnell will present an introduction and overview of the process.
 - b. JRA to present the program overview, discuss the issues with renovating the existing building and current site, summarize options reviewed to date, comparative costs and note benefits of a combined facility to be followed by Q&A.
- 7. Public Comment
 - a. The question was asked regarding how much money has been spent to date on the study and noted that this information should be available for response at the public forum.
- 8. Adjourn: A motion was made by Stuart Pratt to adjourn the meeting and seconded by Westley Burnham. All were in favor and the meeting was adjourned at 8:32 PM.

The next TBC meeting will be the Public Form, which is scheduled for Thursday, December 13, 2018 at 7:00 in the Town Hall, 3rd Floor Auditorium.

Attachments:

- JRA Presentation
- Sign in list

-End of Minutes-

Tim Dorman, NV5

Lisa O'Donnell, Committee Chair



OFFICES NATIONWIDE

PROGRAM MANAGEMENT • CONSTRUCTION QUALITY ASSURANCE • INFRASTRUCTURE • ENERGY • ENVIRONMENTAL

**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Essex Public Safety Building

Essex, Massachusetts

Design Presentation December 4, 2018

**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Differential Site Project Costs

Essex Public Safety Building Project

Conceptual Comparative Ballpark Estimates of Differential Project Cost

| | Existing Site New Police Station | | | | John Wise Site Fire Station | | | | Total | Western Ave Combined Public Safety | | | | | |
|--|-------------------------------------|----|--------|----------------|--------------------------------|----|----------|--------------|-------|---------------------------------------|-------------|----------|------------|----------------------|-------------|
| Construction | | | | | | | | | | | | | | | |
| Site Development | | | | | | | | | | | | | | | |
| Demolition | | | Allow | \$60,000 | | | | | | | Allow | \$25,000 | | | |
| Haz Mat | | | Allow | \$75,000 | | | | | | | | | | | |
| Regrading Fill | | | | | 11,250 | CY | \$45.00 | \$506,250 | | | 1,900 | CY | \$14.00 | \$26,600 | |
| Blasting & Removal Retaiing Walls | | | | | | | | | | | 5,400 | CY | \$30.00 | \$162,000 | |
| Roadways & Parking | 18,750 | SF | \$4.50 | \$84,375 | | | | | | | | | Allow | \$25,000 | |
| Sidewalks | 3,600 | SF | \$1.25 | \$4,500 | 240 | LF | \$750.00 | \$180,000 | | | 125 | LF | \$300.00 | \$37,500 | |
| Stormwater System | | | | | | | | | | | 40,000 | SF | \$4.50 | \$180,000 | |
| | | | | | | | Allow | \$75,000 | | | 500 | SF | \$1.25 | \$625 | |
| | | | | \$223,875 | | | | \$75,000 | | | | Allow | | | |
| | | | | | | | | \$761,250 | | | | | | \$456,725 | |
| Building Construction | | | | | | | | | | | | | | | |
| Combined Facility | | | | | | | | | | | | | (2,200) SF | \$500 \$ (1,100,000) | |
| Phased Project Costs | | | | | | | | | | | | | | | |
| Additional Escalation - Police (18 Mos) | | | Allow | \$350,000 | | | | | | | | | | NA | |
| Additional General Conditions | | | Allow | \$400,000 | | | | | | | | | | NA | |
| Subtotal Phased Project Costs | | | | \$750,000 | | | | | | | | | | | |
| Temporary Facility | | | | | | | | | | | | | | | |
| Temporary Police Station | | | Allow | \$300,000 | | | | | | | | | | NA | |
| Subtotal Temporary Facilities | | | | \$300,000 | | | | | | | | | | | |
| Project Expenses | | | | | | | | | | | | | | | |
| Moving to Temporary facility | | | | \$10,000 | | | | | | | | | | NA | |
| Subtotal Proj Expenses | | | | \$10,000 | | | | | | | | | | | |
| Total Conceptual Comparative Ballpark Estimate of Differential Project Costs | | | | \$1,283,875.00 | | | | \$761,250.00 | | | \$2,045,125 | | | | -\$643,275 |
| Differential | | | | | | | | | | | | | | | \$2,688,400 |

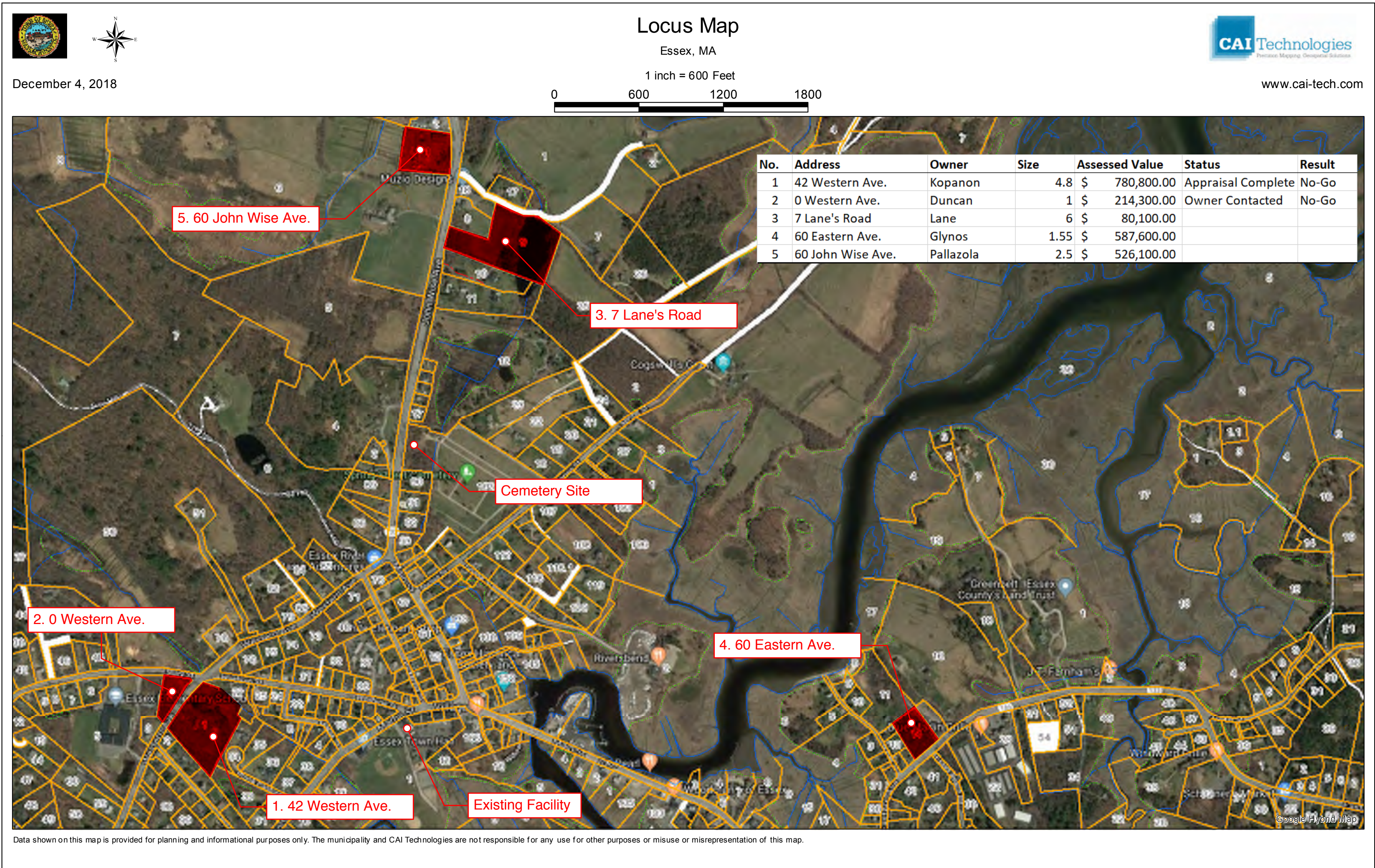
**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Site Options

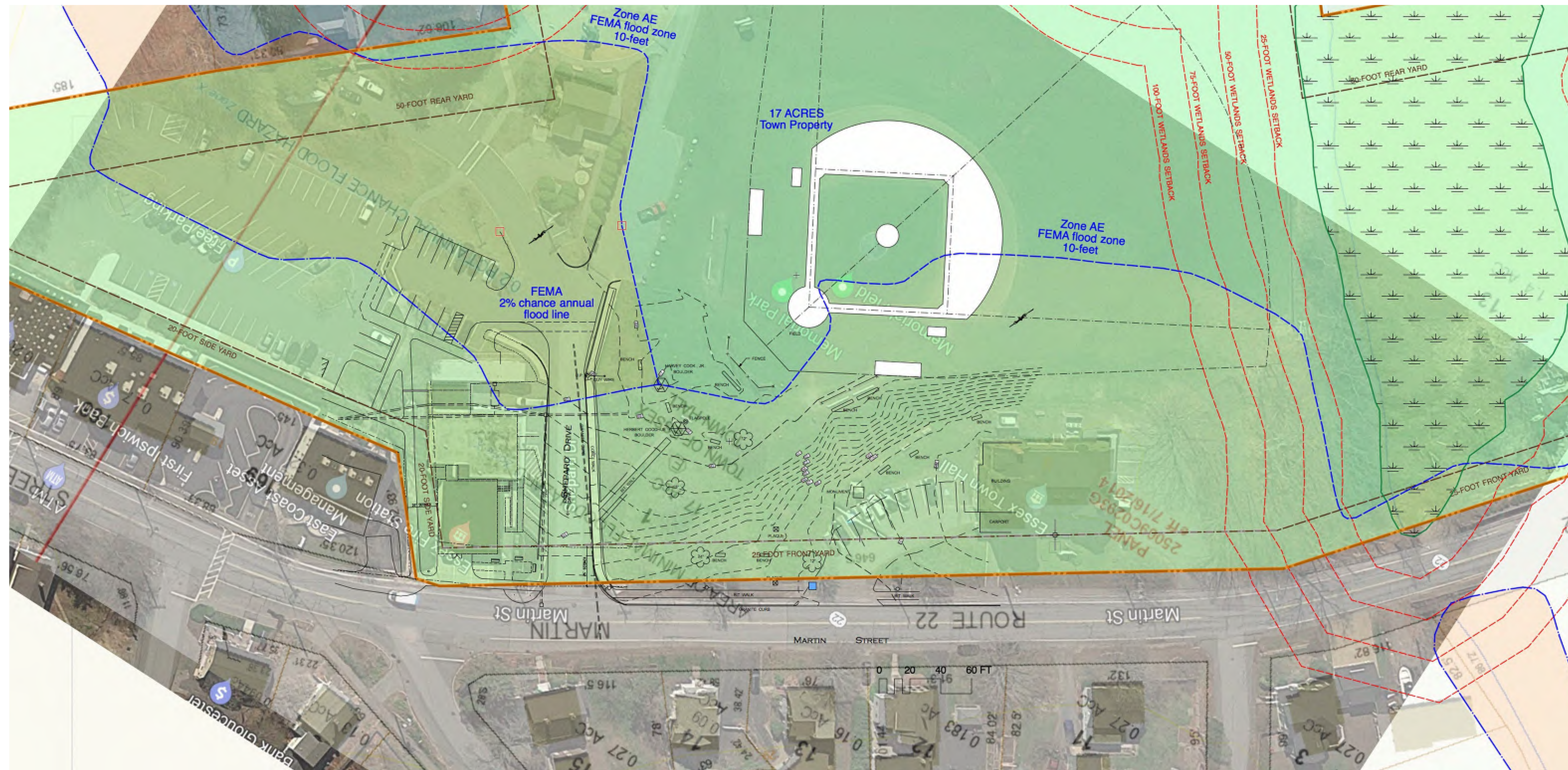
Essex Public Safety Building Project

Potential Sites



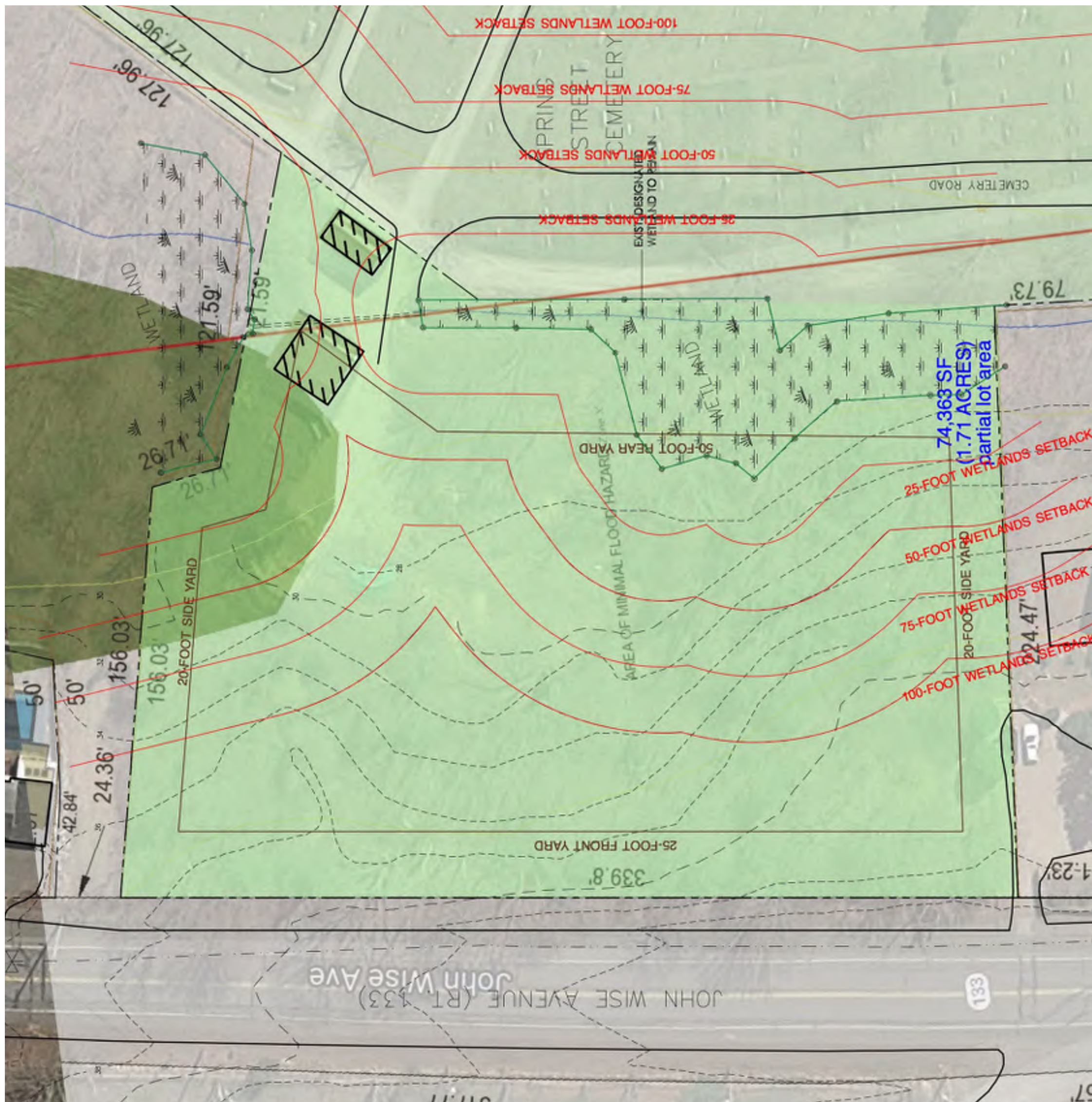
Essex Public Safety Building Project

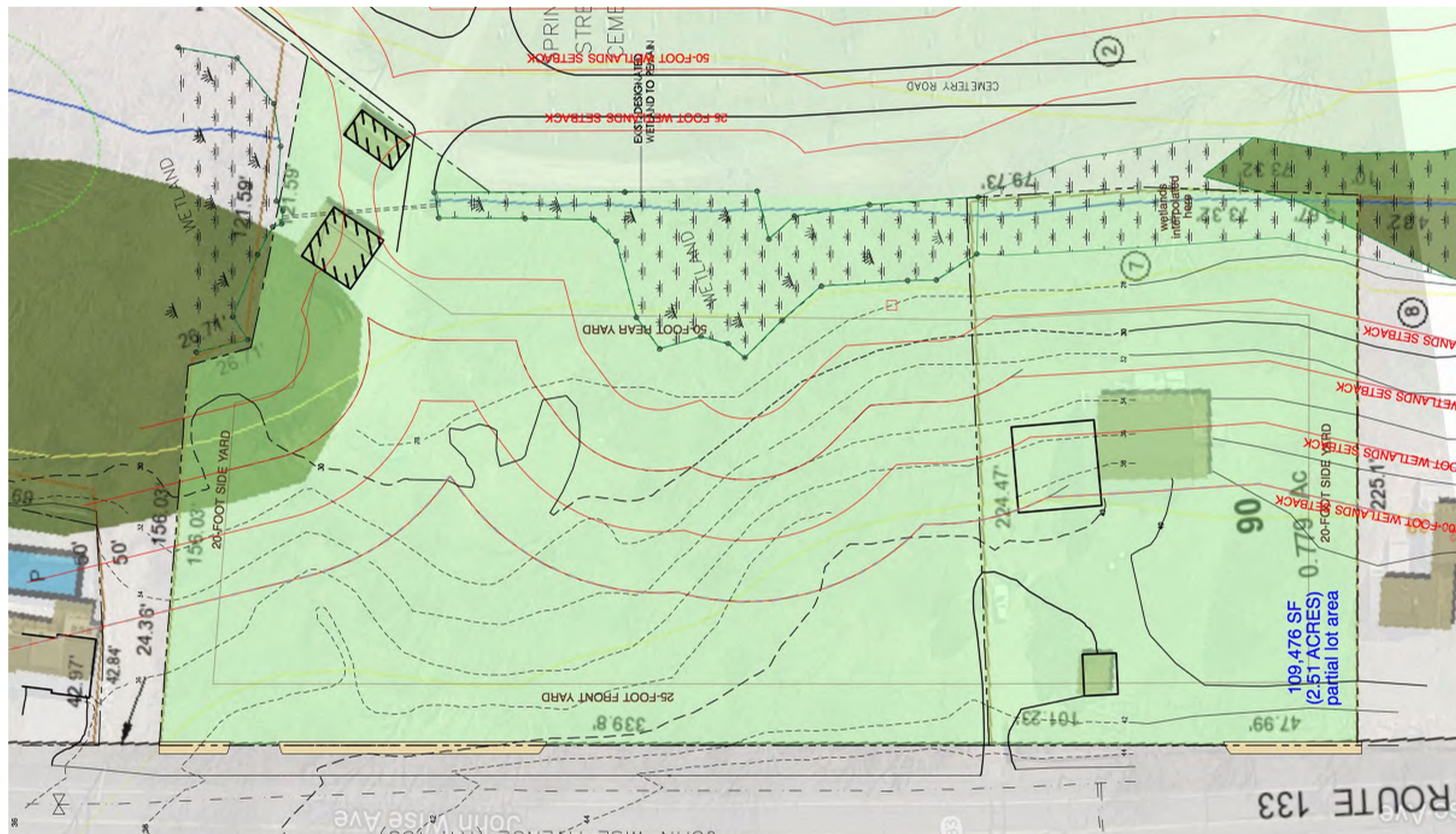
Existing Site



Essex Public Safety Building Project

John Wise Site





Essex Public Safety Building Project

7 Lanes Road



Essex Public Safety Building Project

60 Eastern Avenue



Essex Public Safety Building Project

60 John Wise Avenue

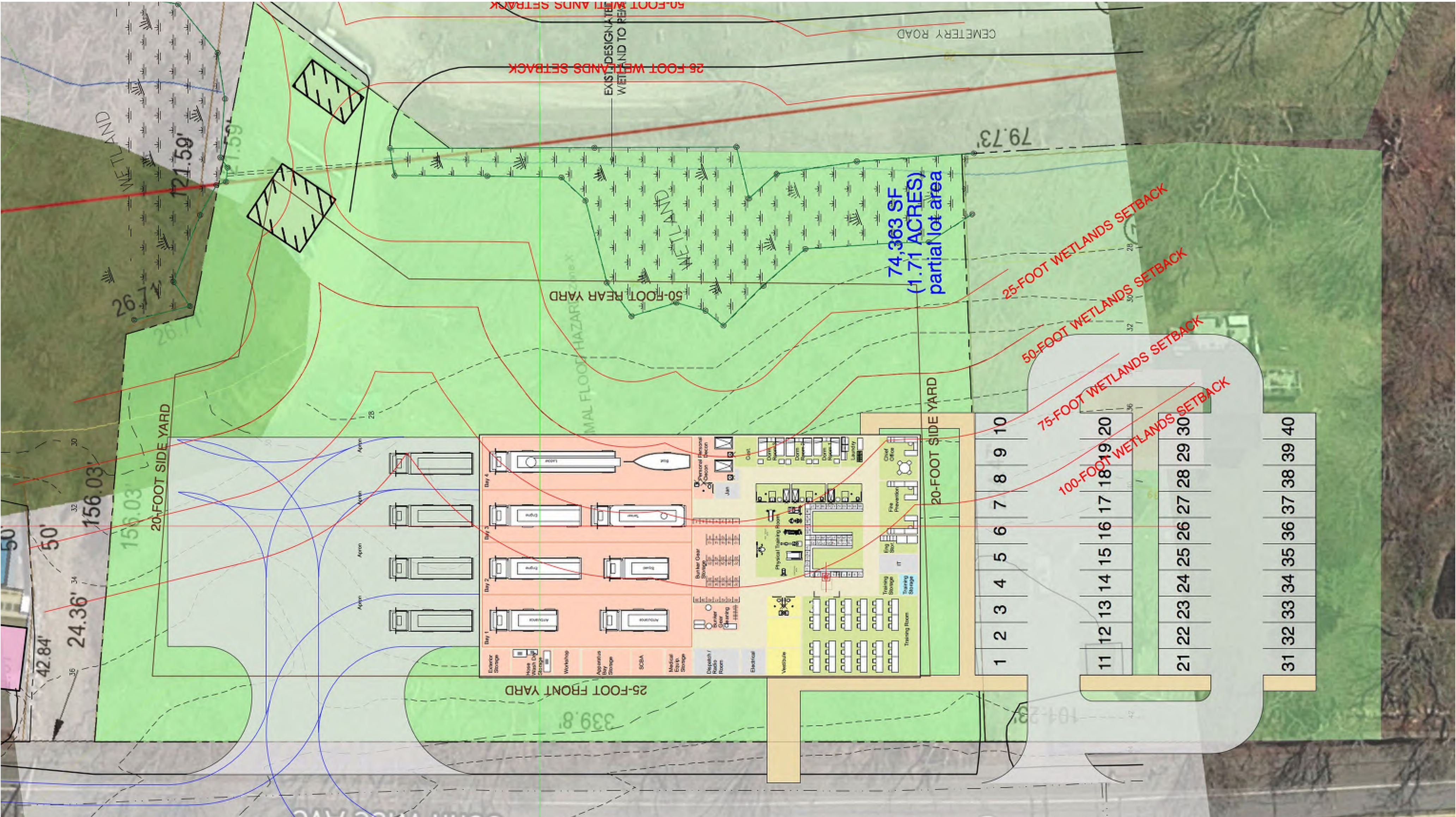


Options

- Police at Existing Site
- Police at Park Site
- Fire at John Wise Site
- Police Fire Combo at John Wise
- Police Fire Combo at Western Ave

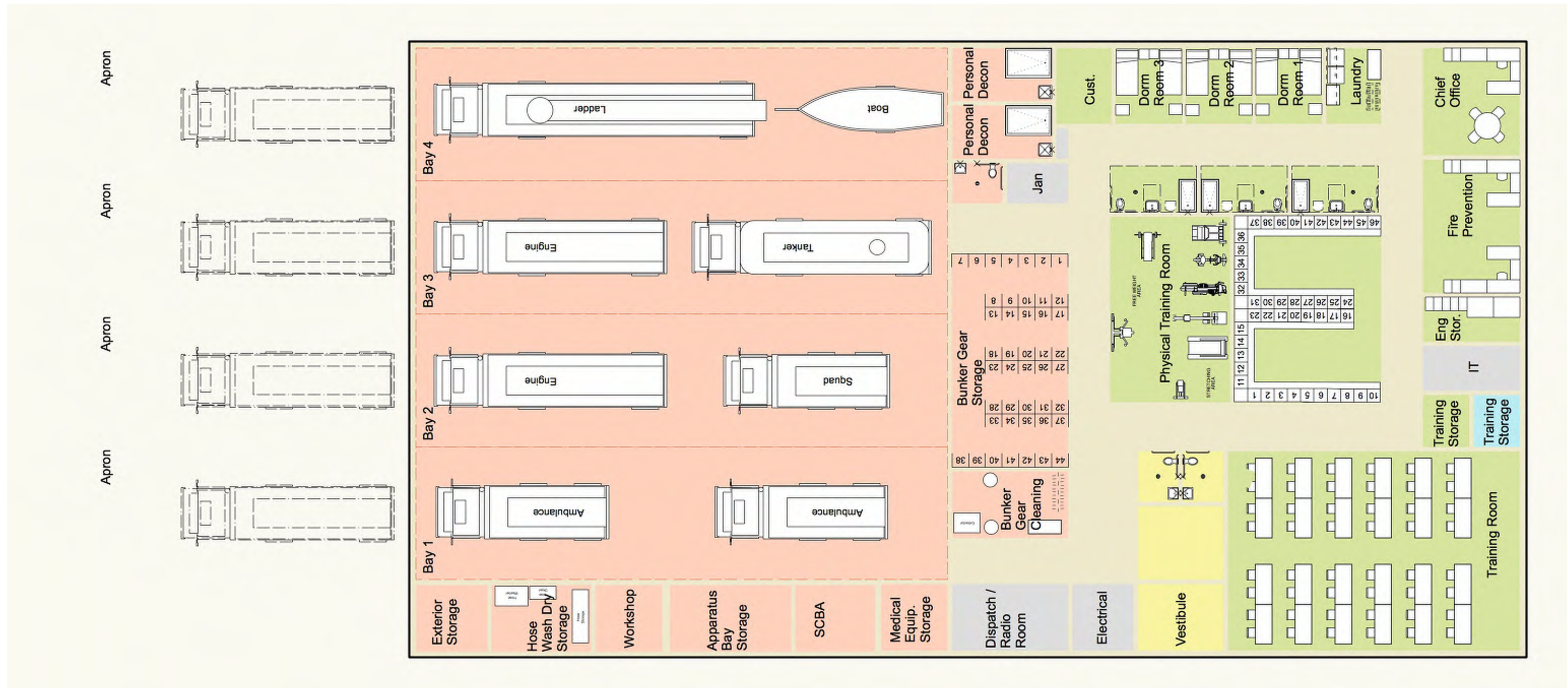
Essex Public Safety Building Project

John Wise Site with Additional Property: Fire



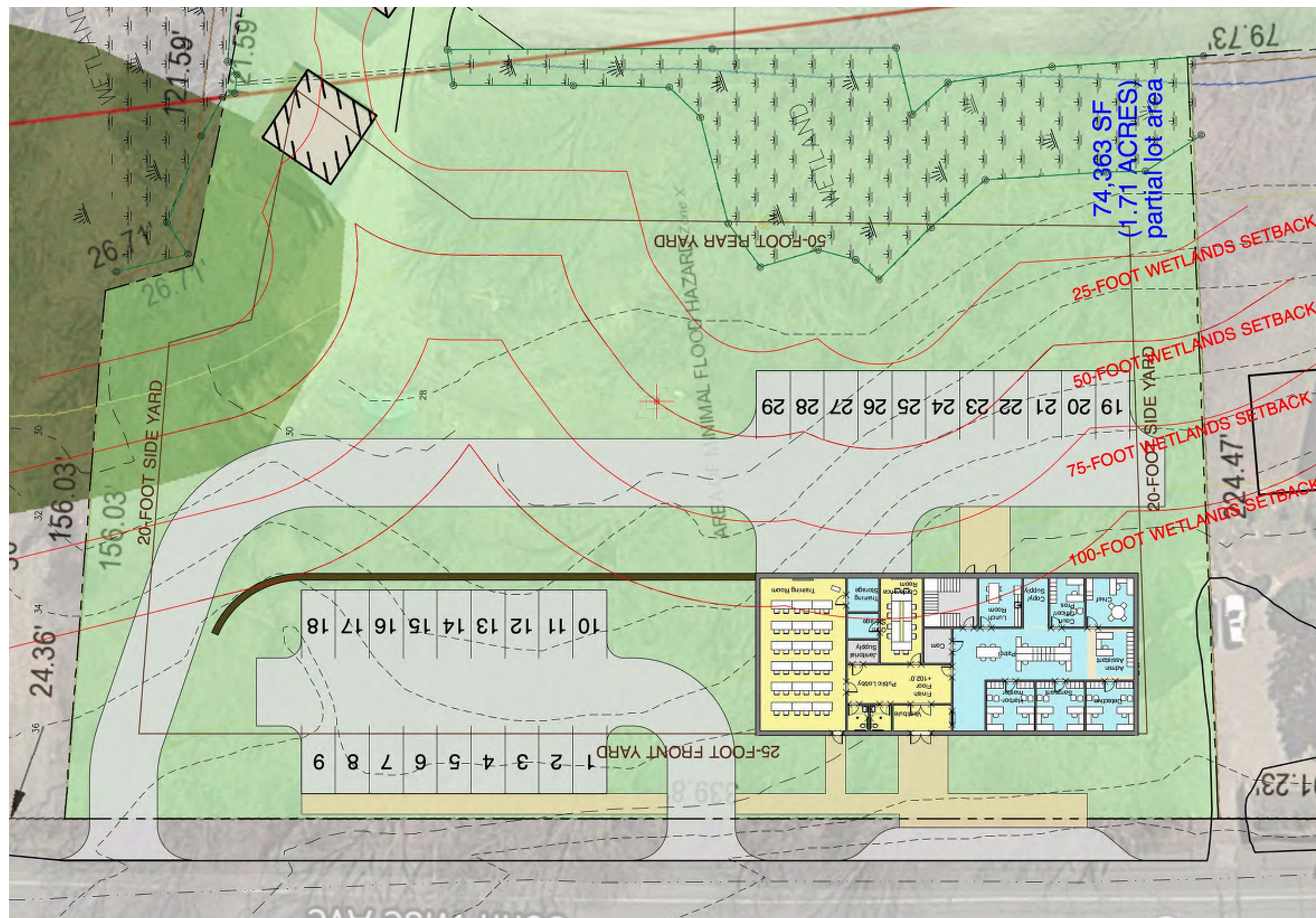
Essex Public Safety Building Project

John Wise Site with Additional Property: Fire



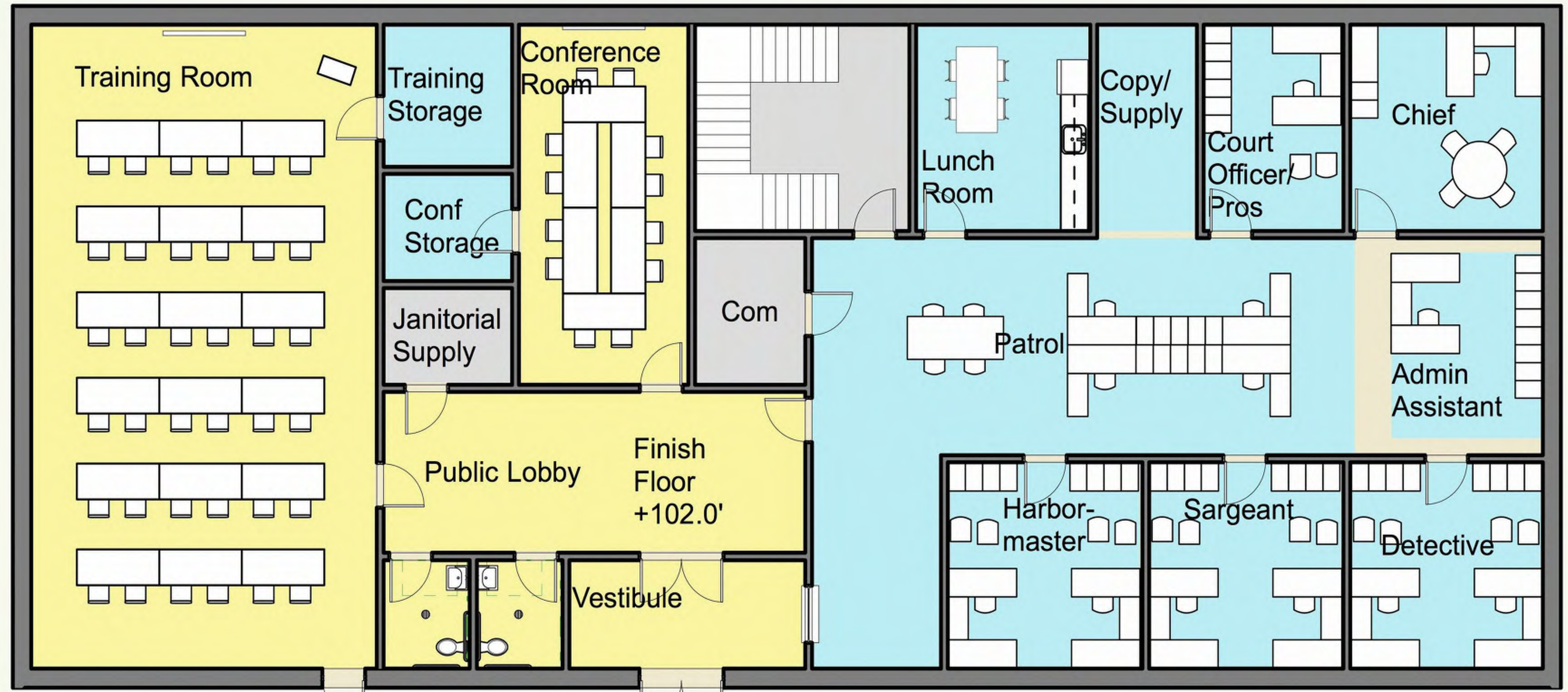
Essex Public Safety Building Project

John Wise Site: Police



Essex Public Safety Building Project

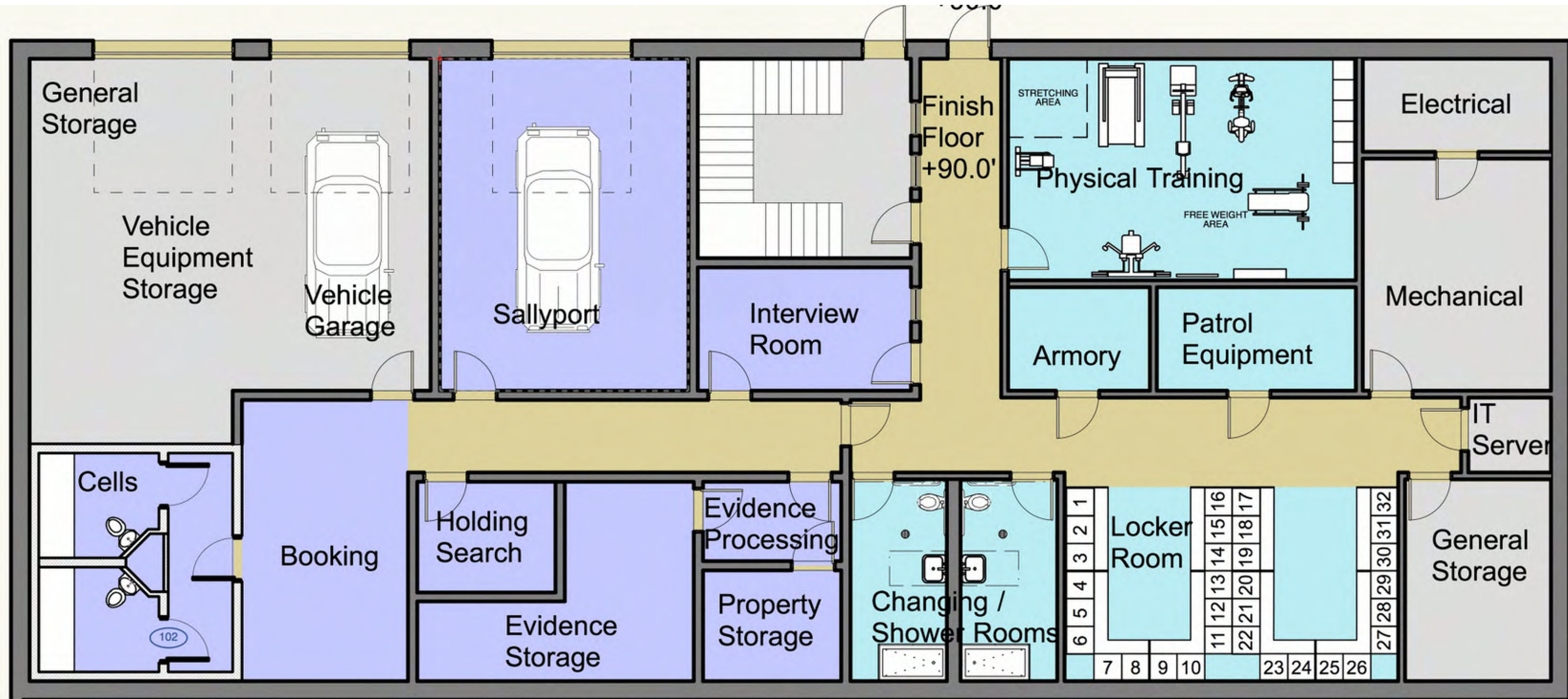
John Wise Site: Police



Upper Level

Essex Public Safety Building Project

John Wise Site: Police



Lower Level

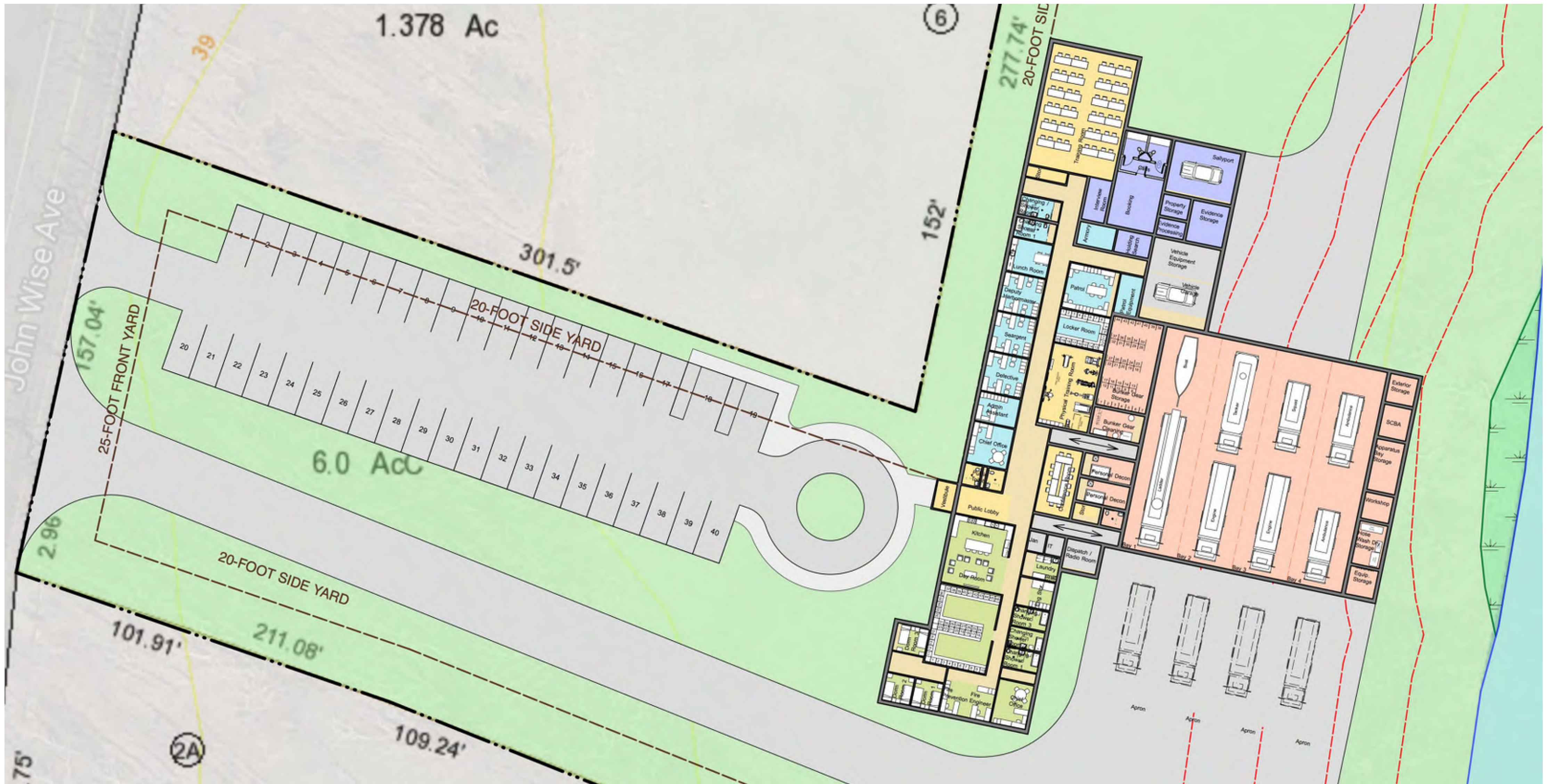
Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



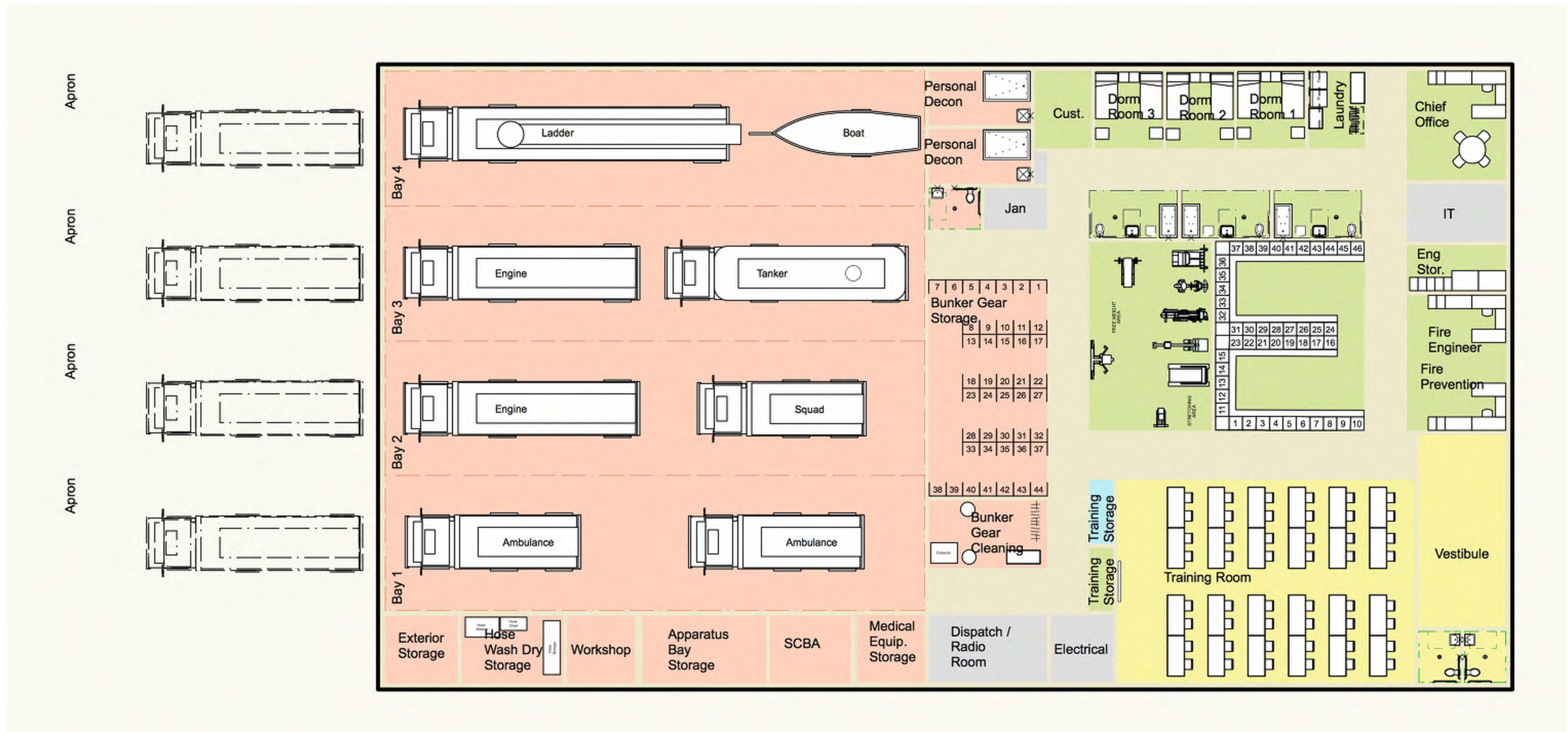
Essex Public Safety Building Project

7 Lanes Road: Fire



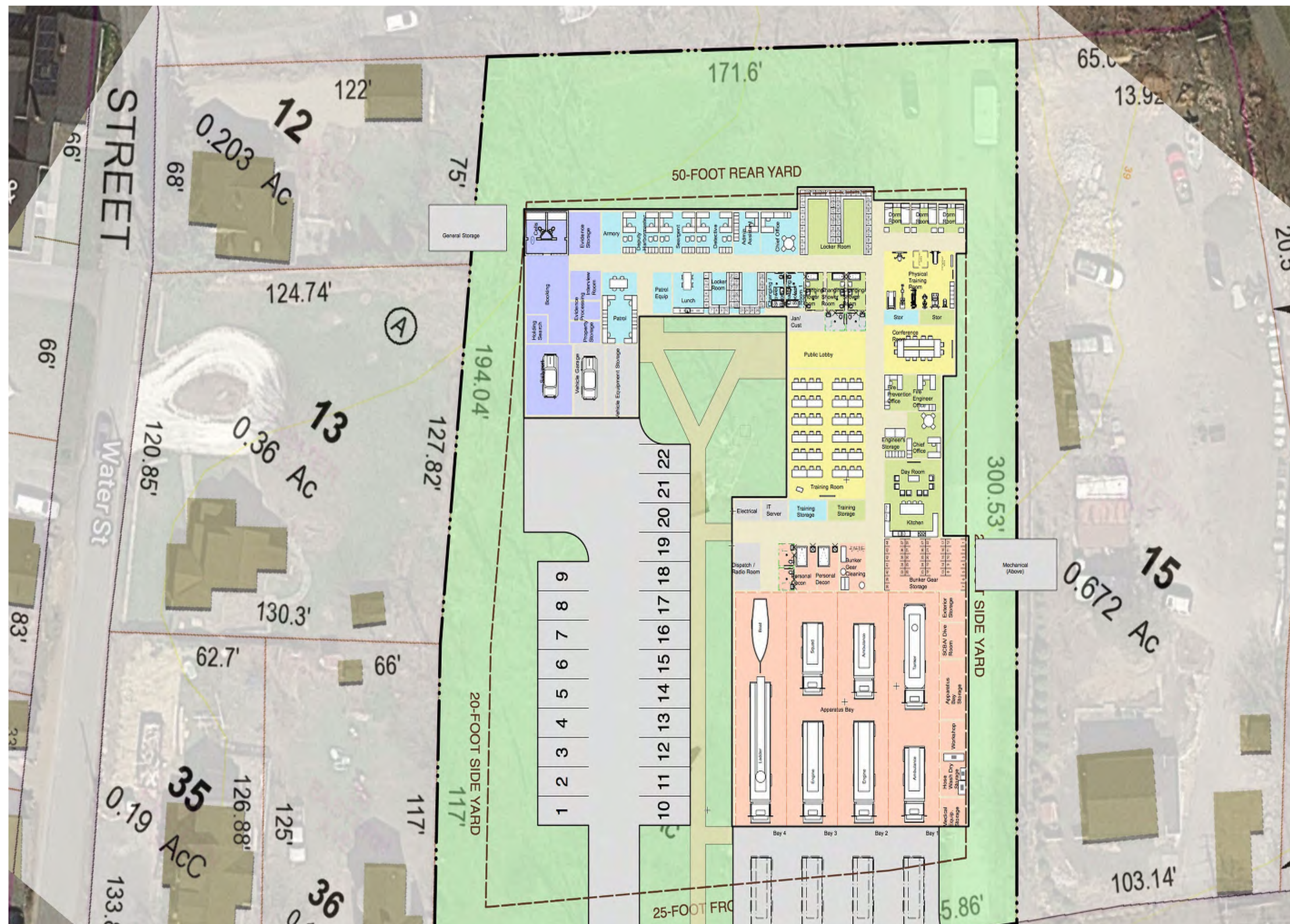
Essex Public Safety Building Project

7 Lanes Road: Fire



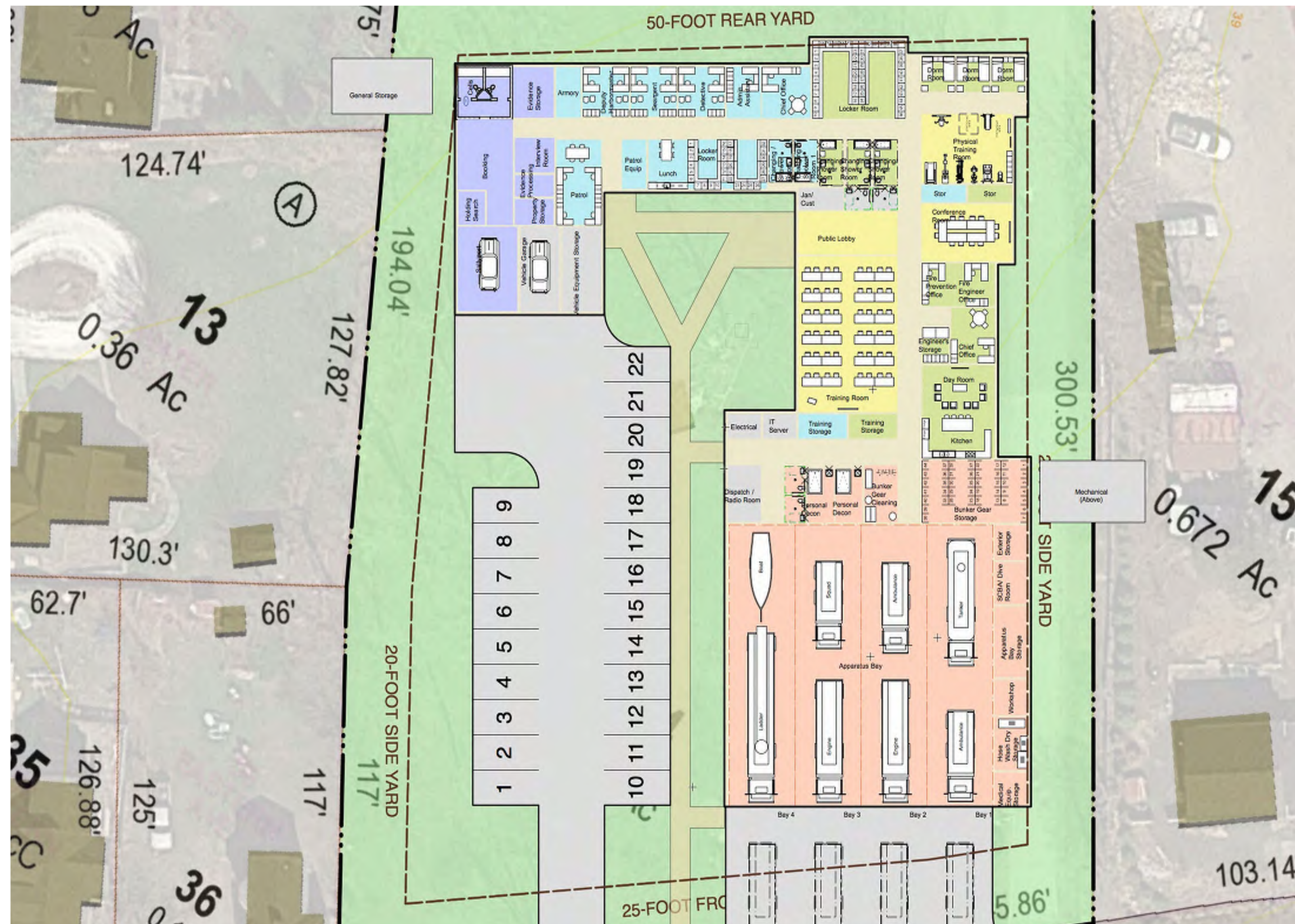
Essex Public Safety Building Project

60 Eastern Avenue: Police Fire Combo



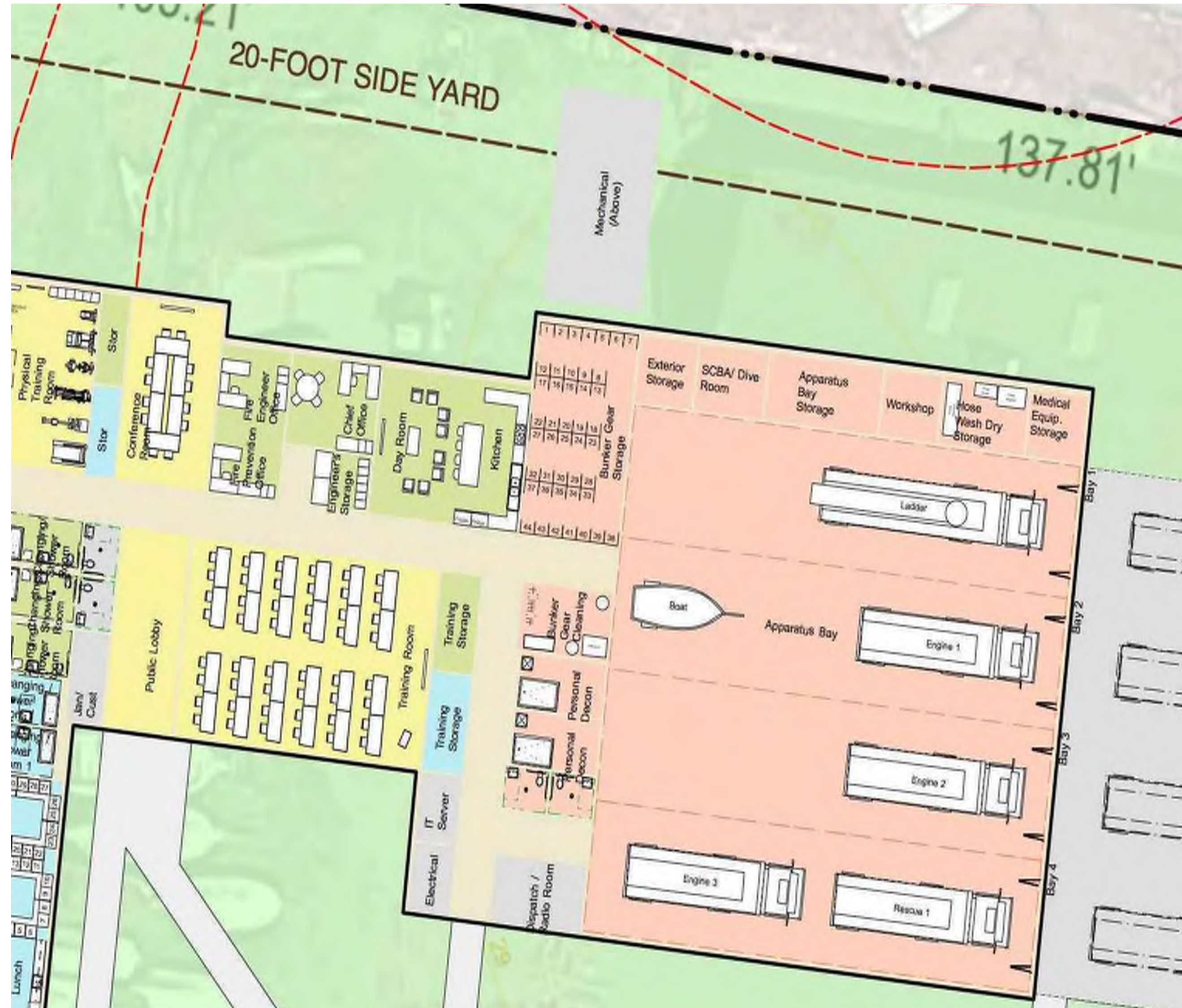
Essex Public Safety Building Project

60 Eastern Avenue: Police Fire Combo



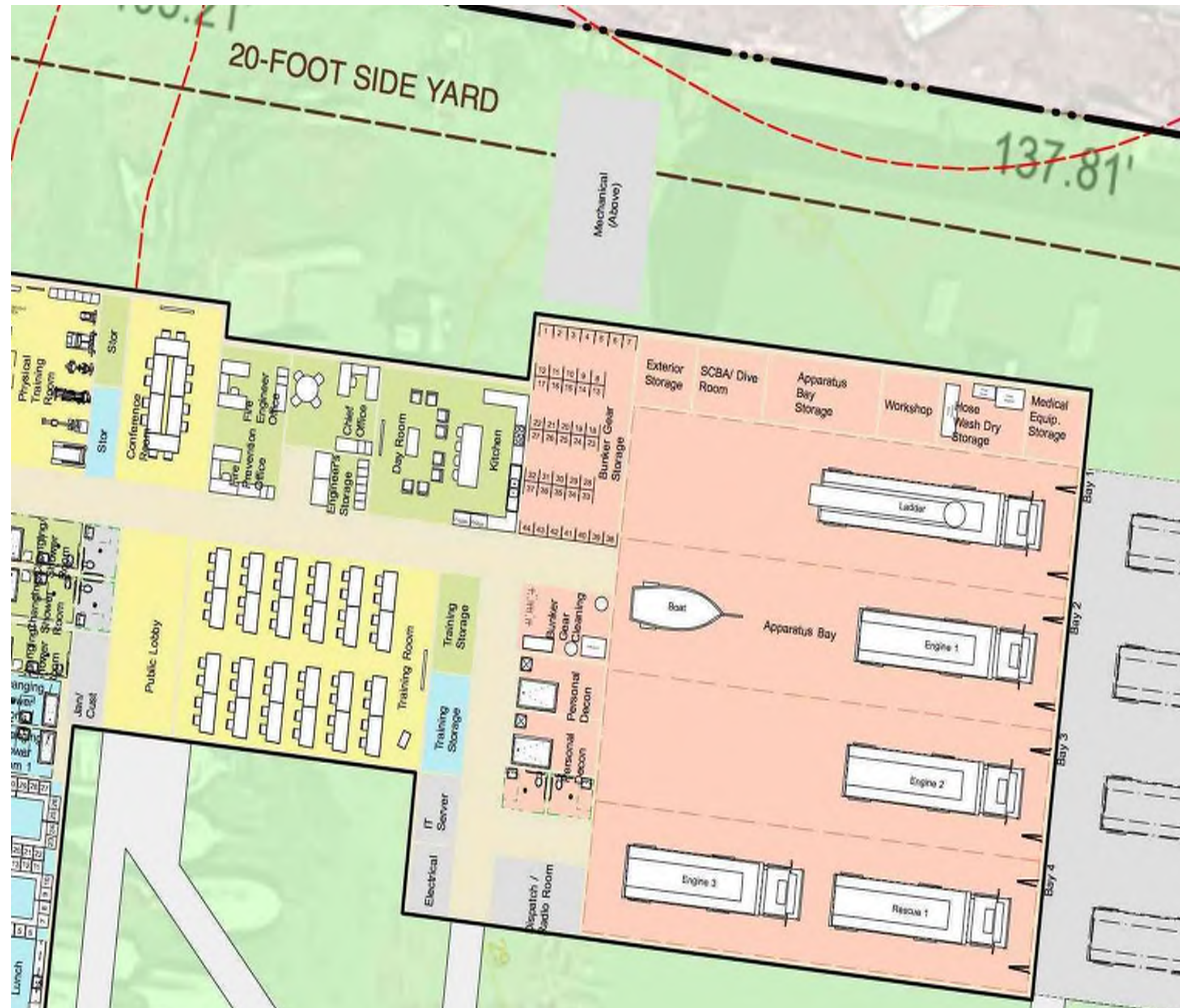
Essex Public Safety Building Project

60 John Wise Avenue Site: Police Fire Combo



Essex Public Safety Building Project

60 John Wise Avenue Site: Police Fire Combo

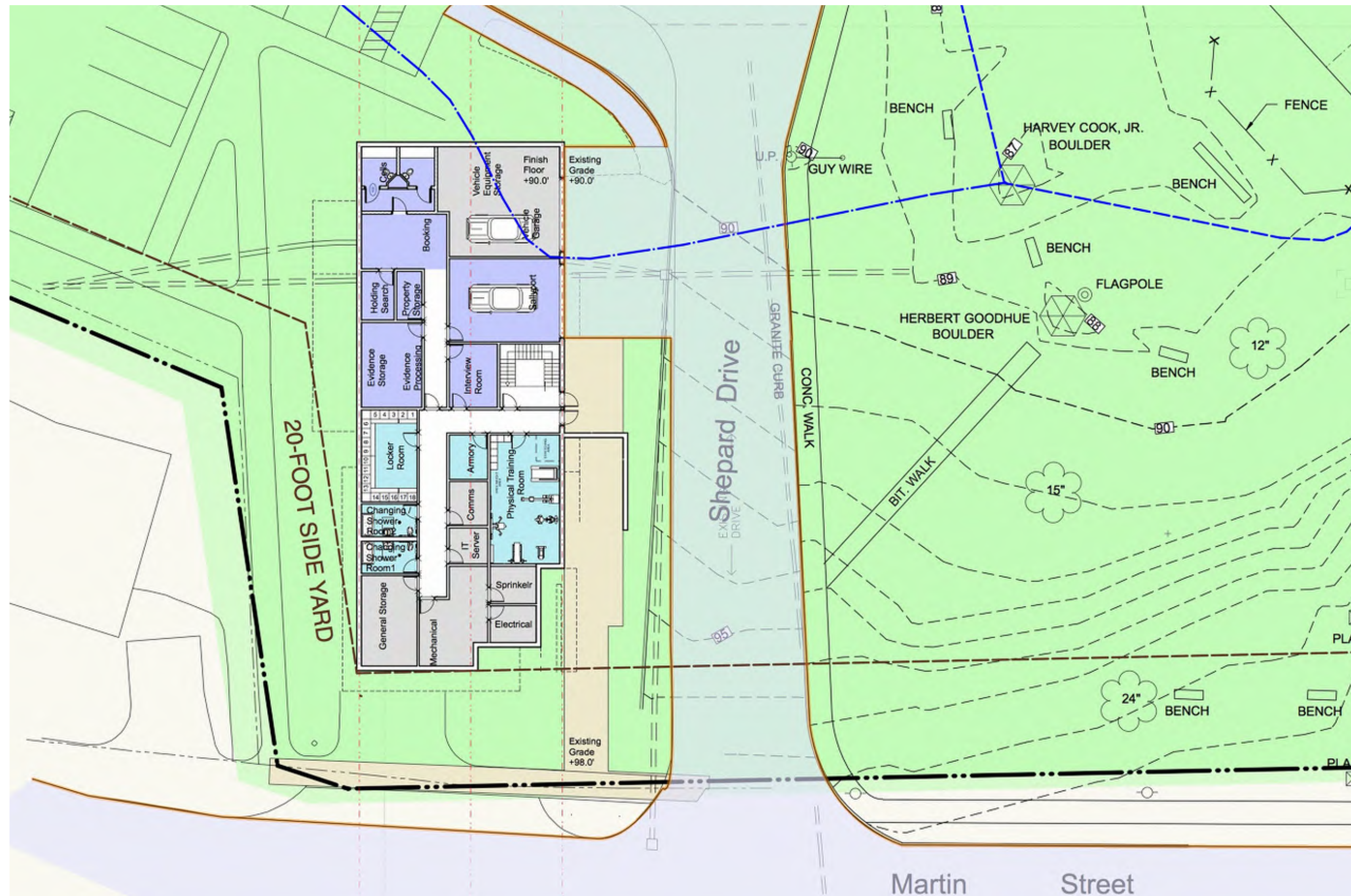


Previous Options

- Police at Existing Site
- Police at Park Site
- Fire at John Wise Site
- Police Fire Combo at John Wise
- Police Fire Combo at Western Ave

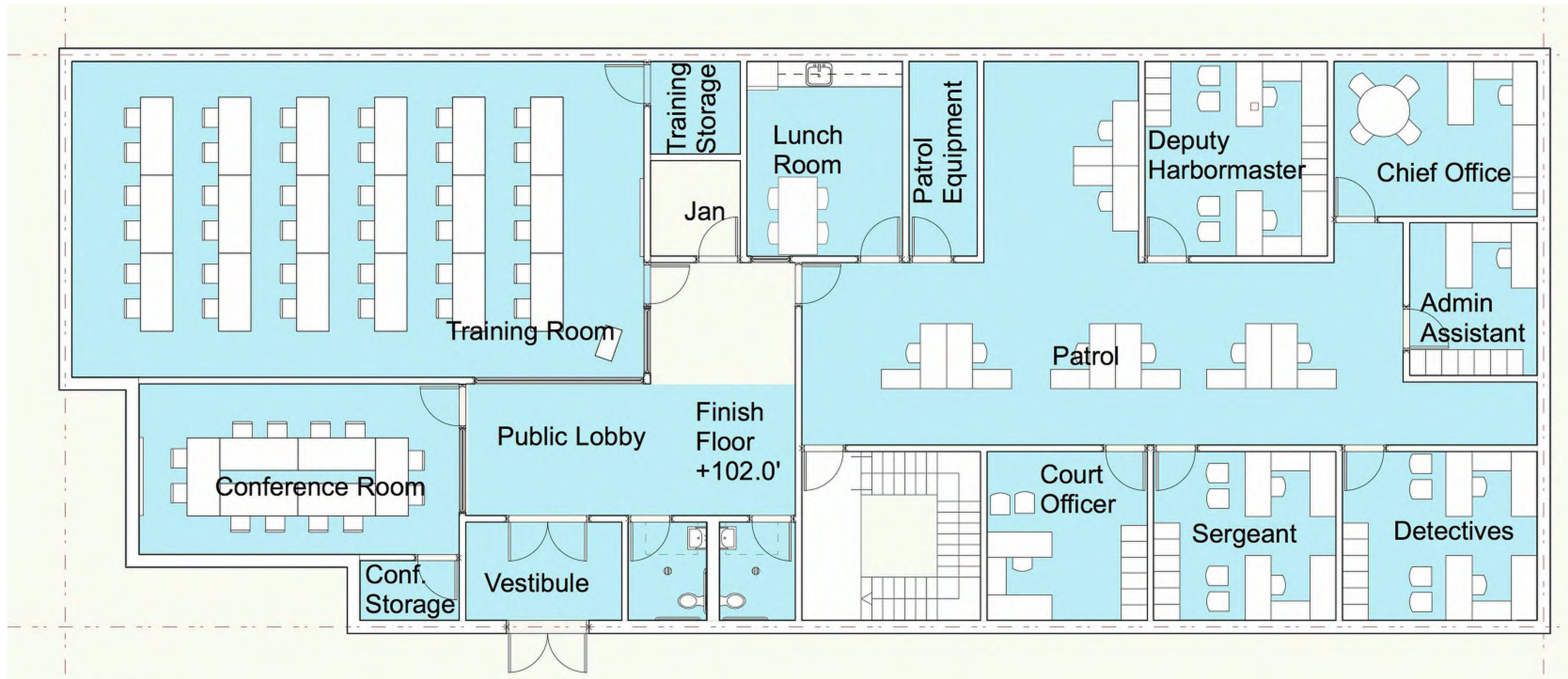
Essex Public Safety Building Project

Existing Site: Police



Essex Public Safety Building Project

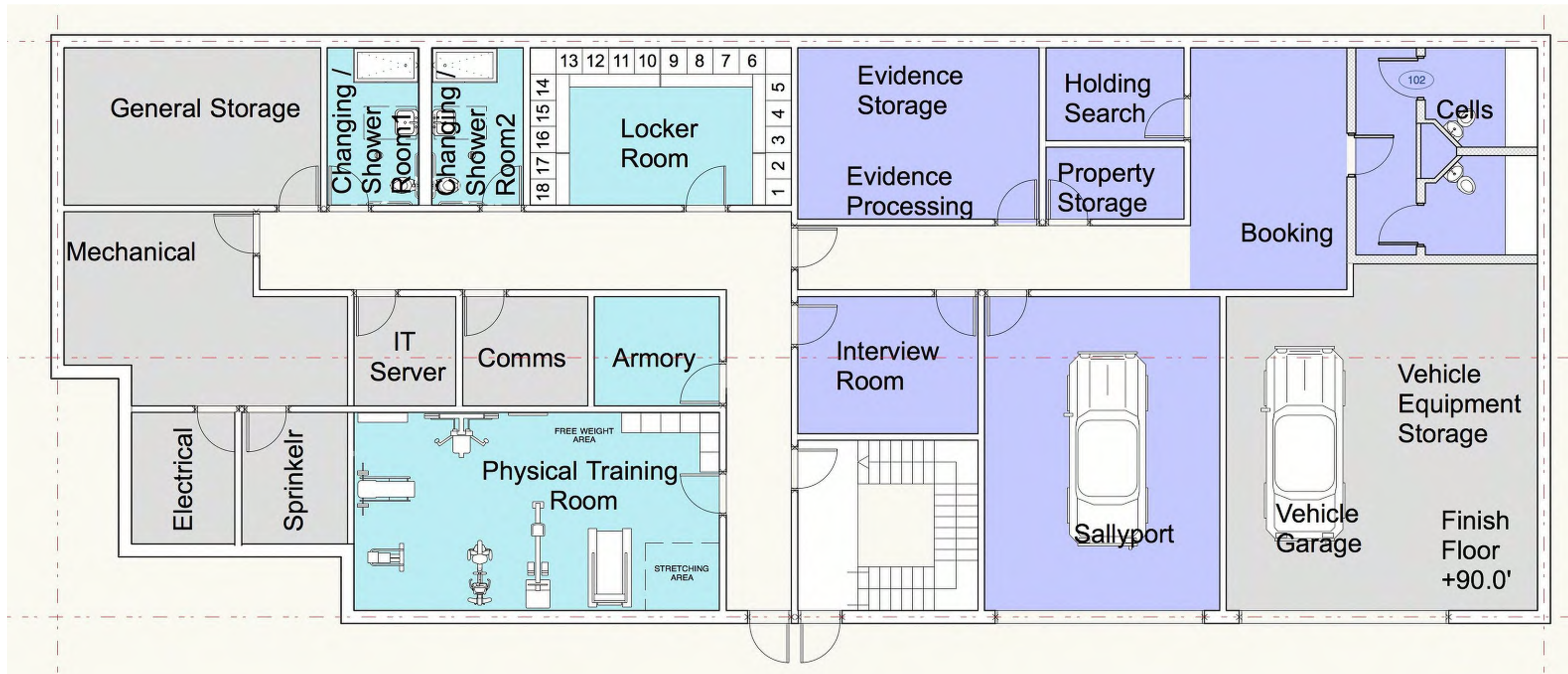
Existing Site: Police



Upper Level

Essex Public Safety Building Project

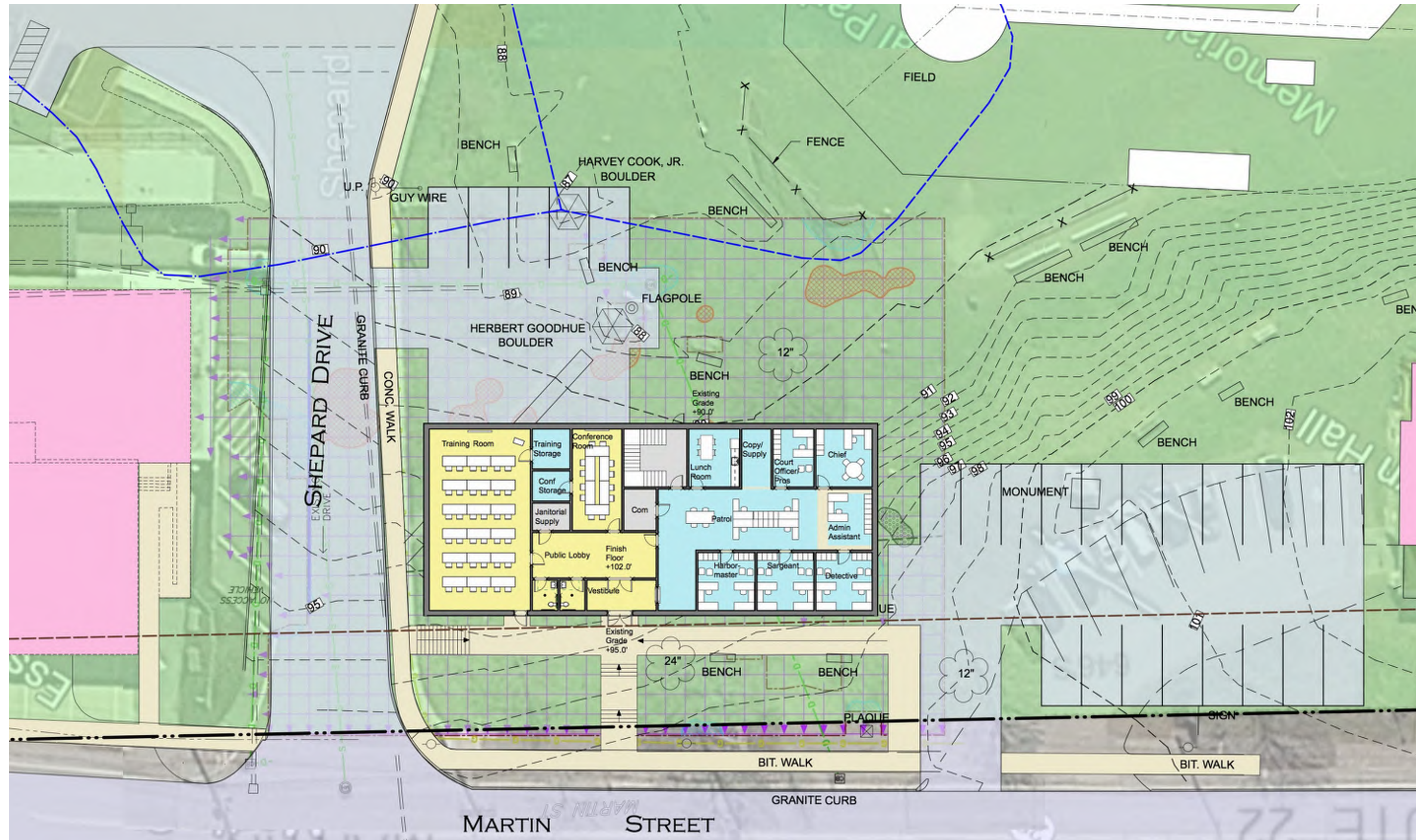
Existing Site: Police



Lower Level

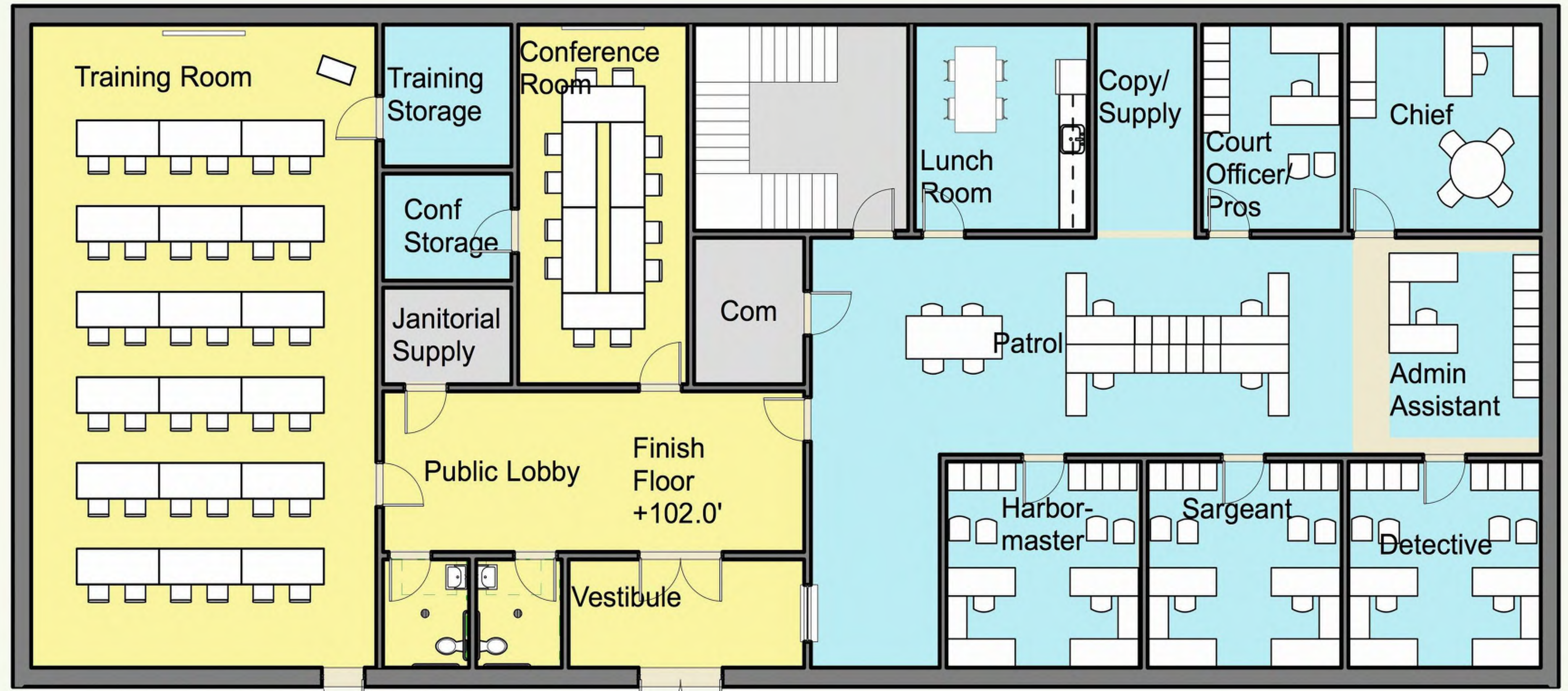
Essex Public Safety Building Project

Park Site: Police



Essex Public Safety Building Project

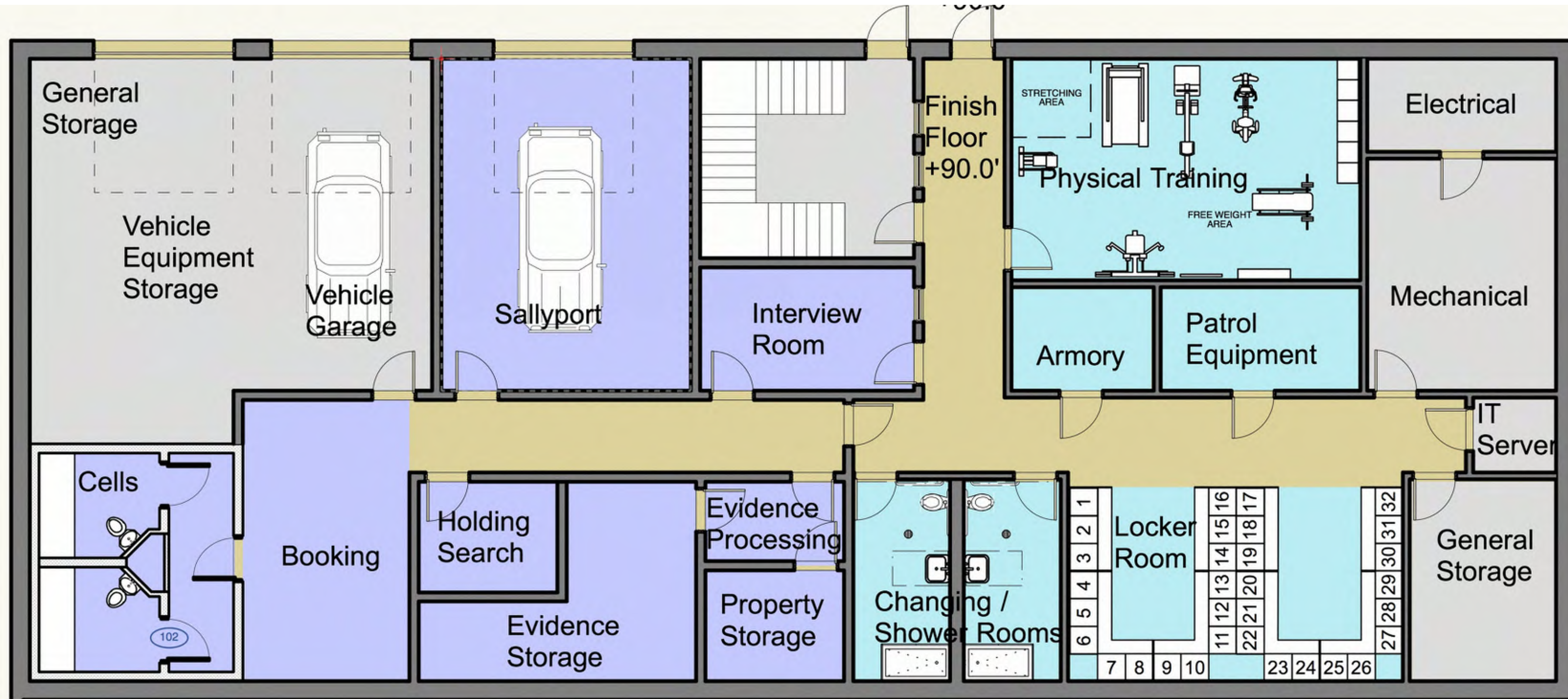
Park Site: Police



Upper Level

Essex Public Safety Building Project

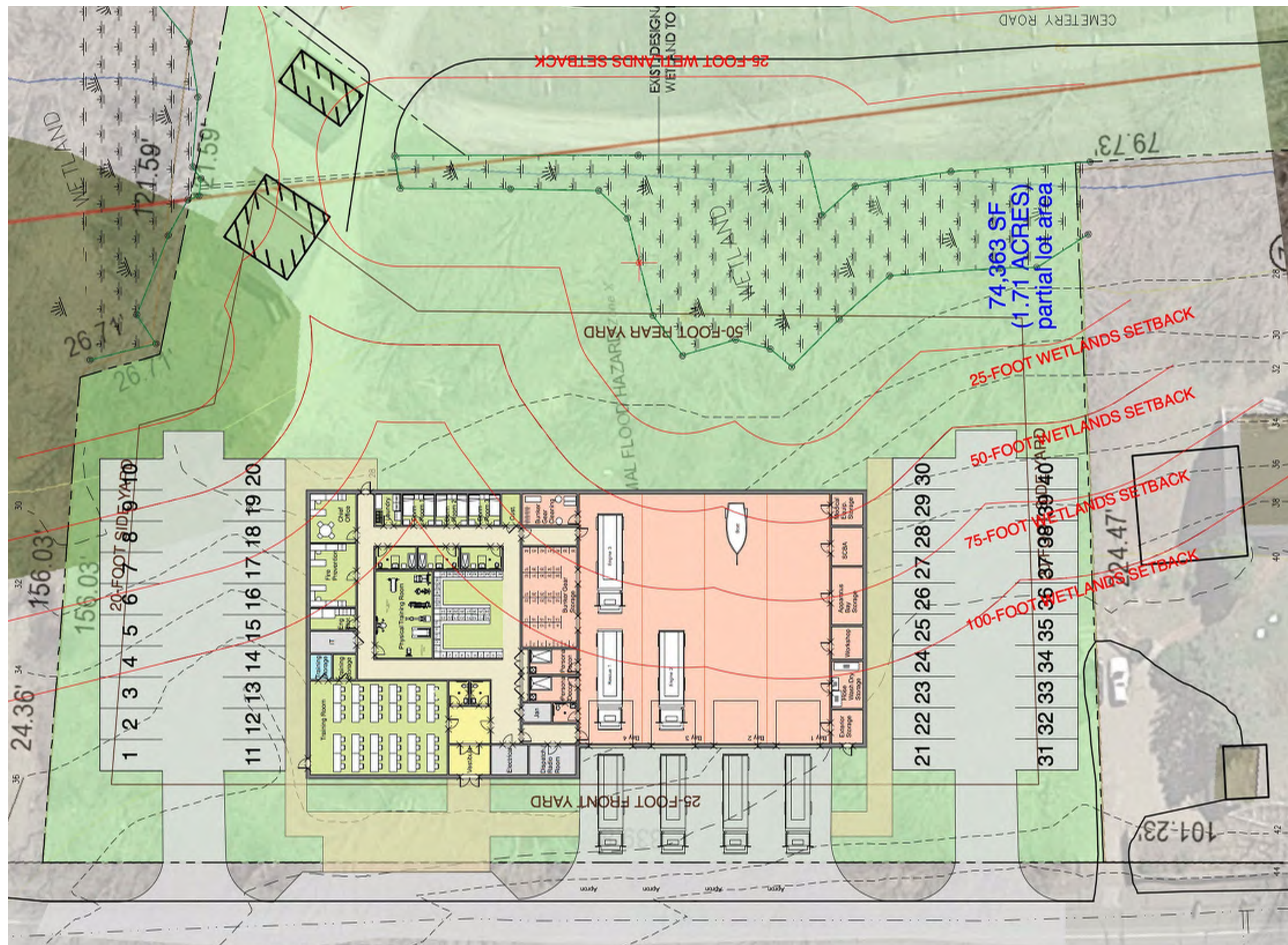
Park Site: Police



Lower Level

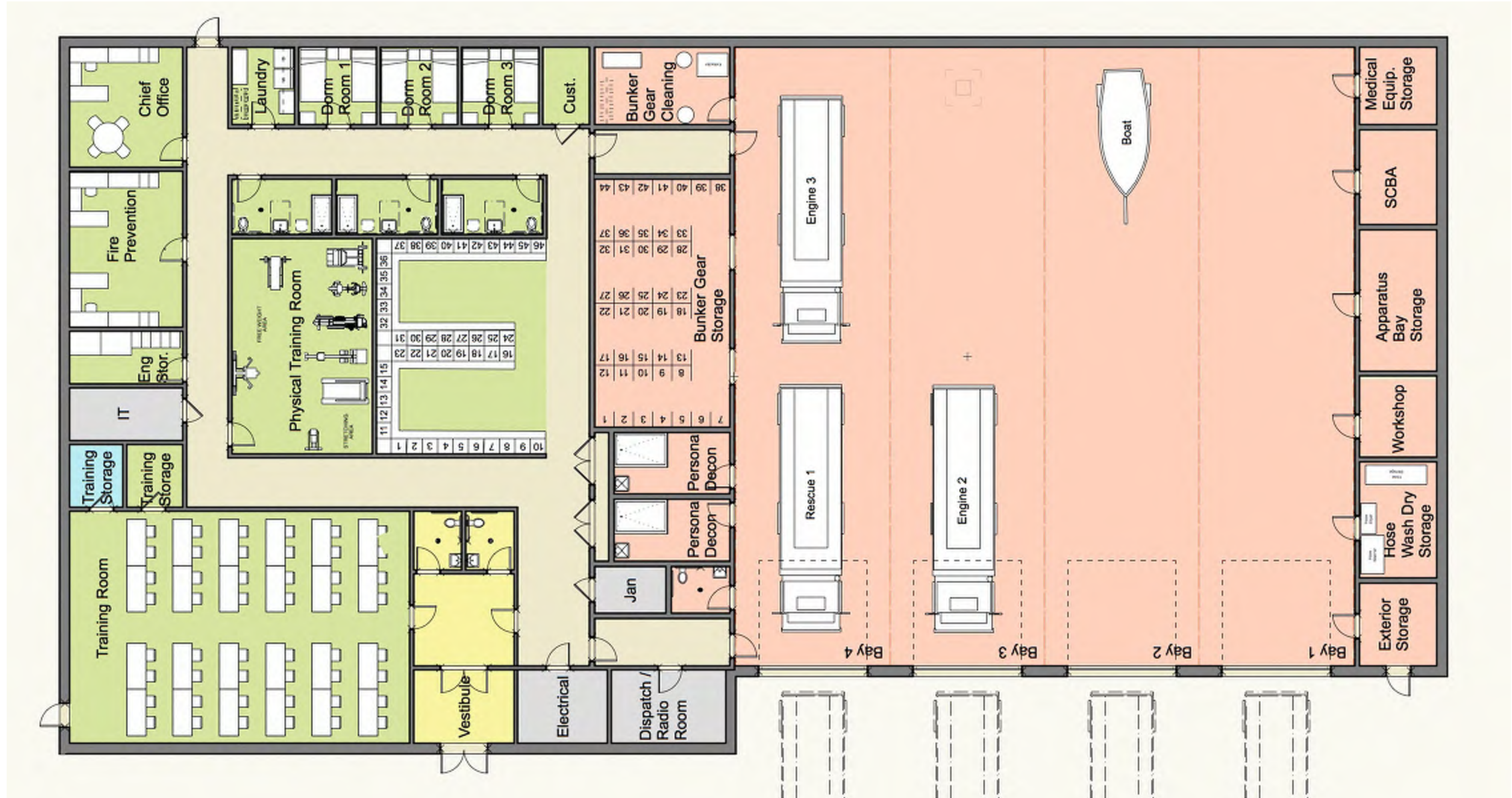
Essex Public Safety Building Project

John Wise Site: Fire



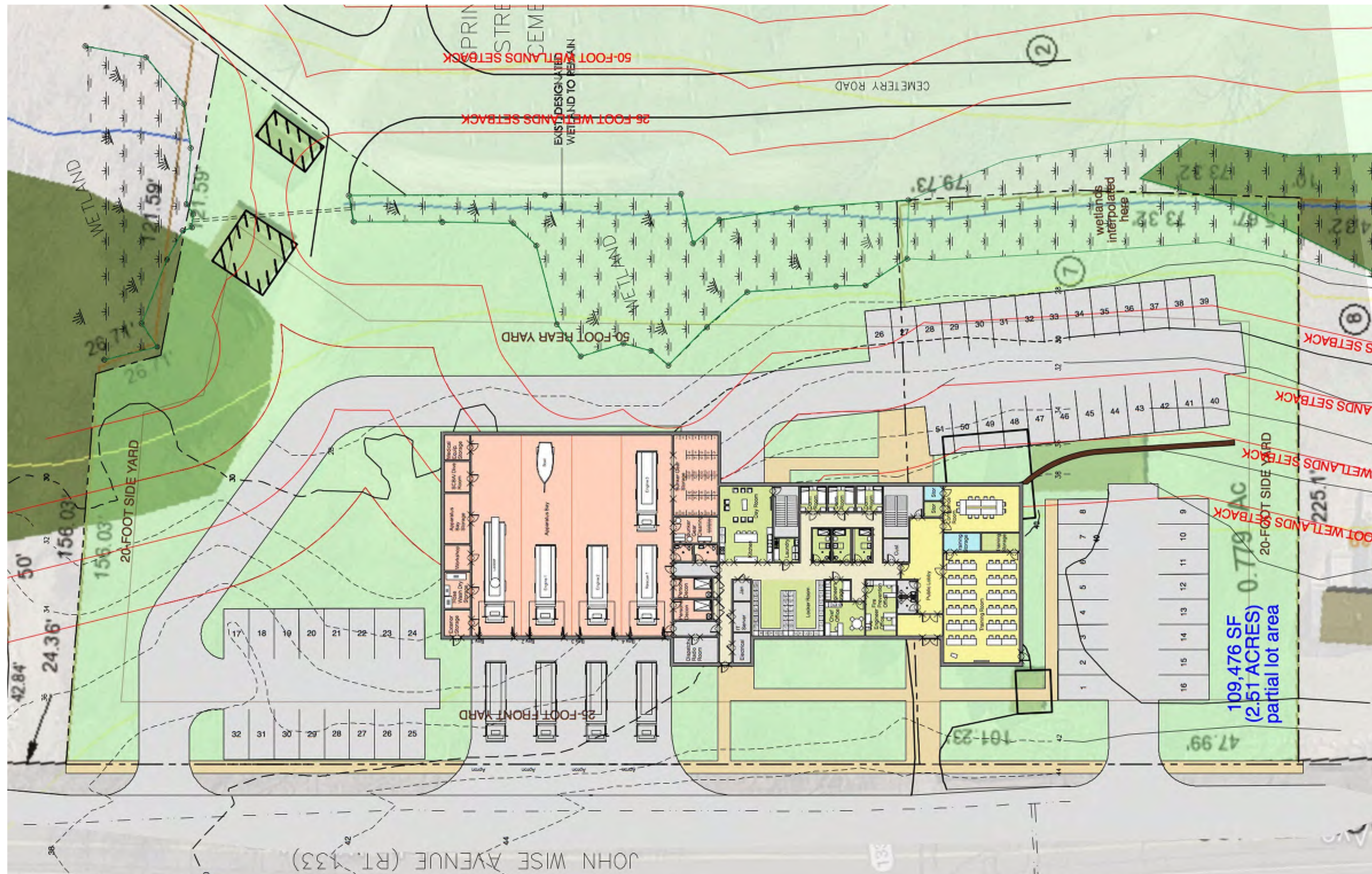
Essex Public Safety Building Project

John Wise Site: Fire



Essex Public Safety Building Project

John Wise Site: Police Fire Combo



Essex Public Safety Building Project

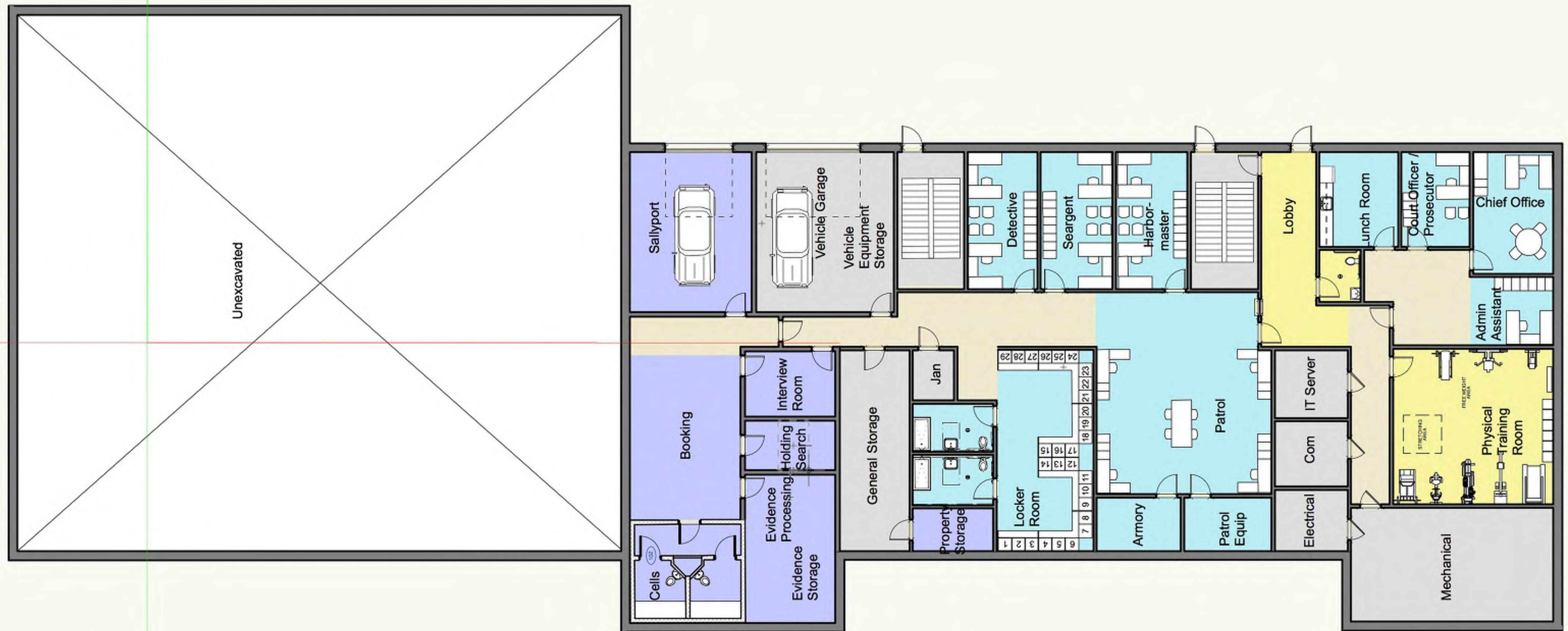
John Wise Site: Police Fire Combo



Upper Level

Essex Public Safety Building Project

John Wise Site: Police Fire Combo



Lower Level

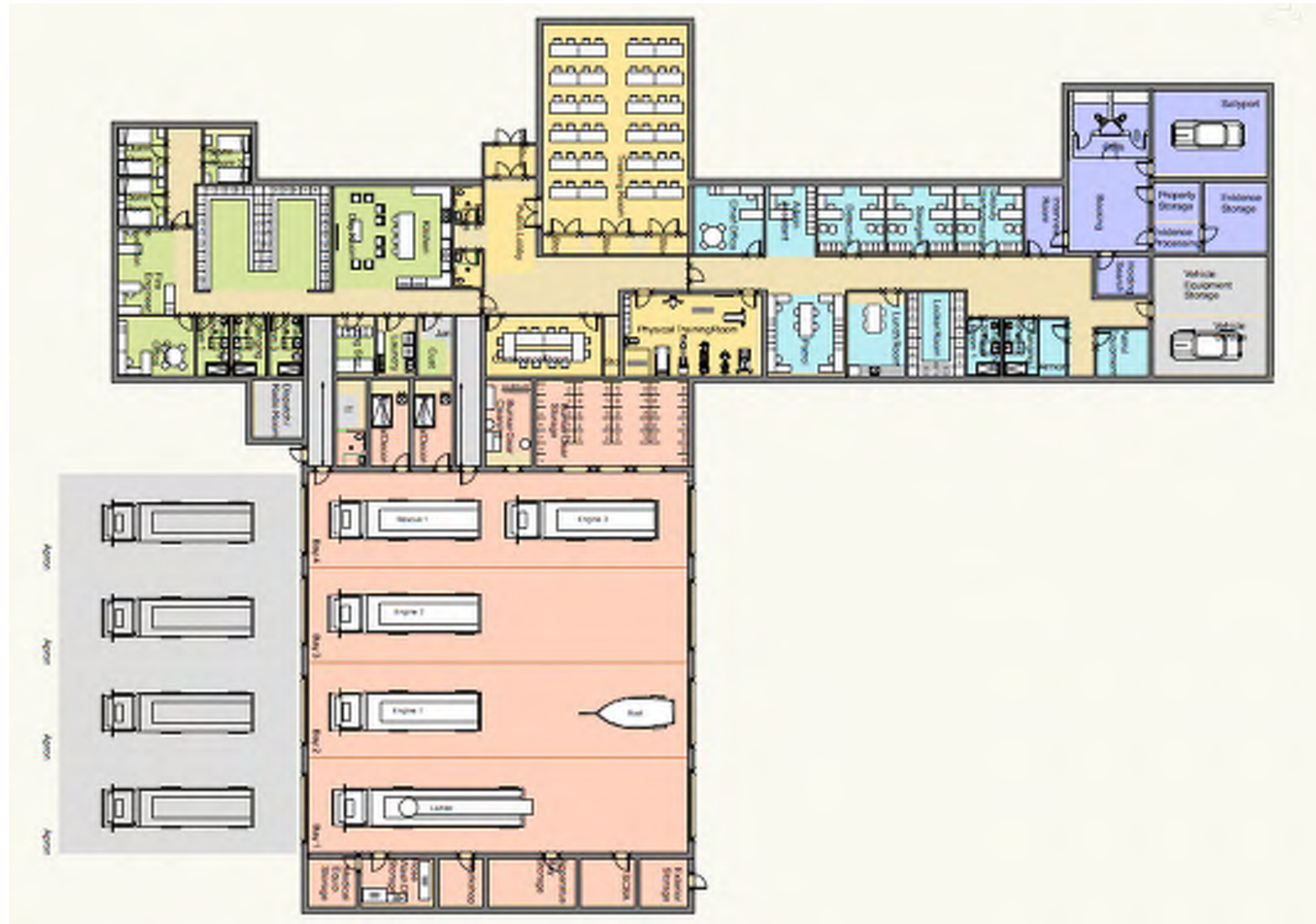
Essex Public Safety Building Project

Western Ave Site: Police Fire Combo



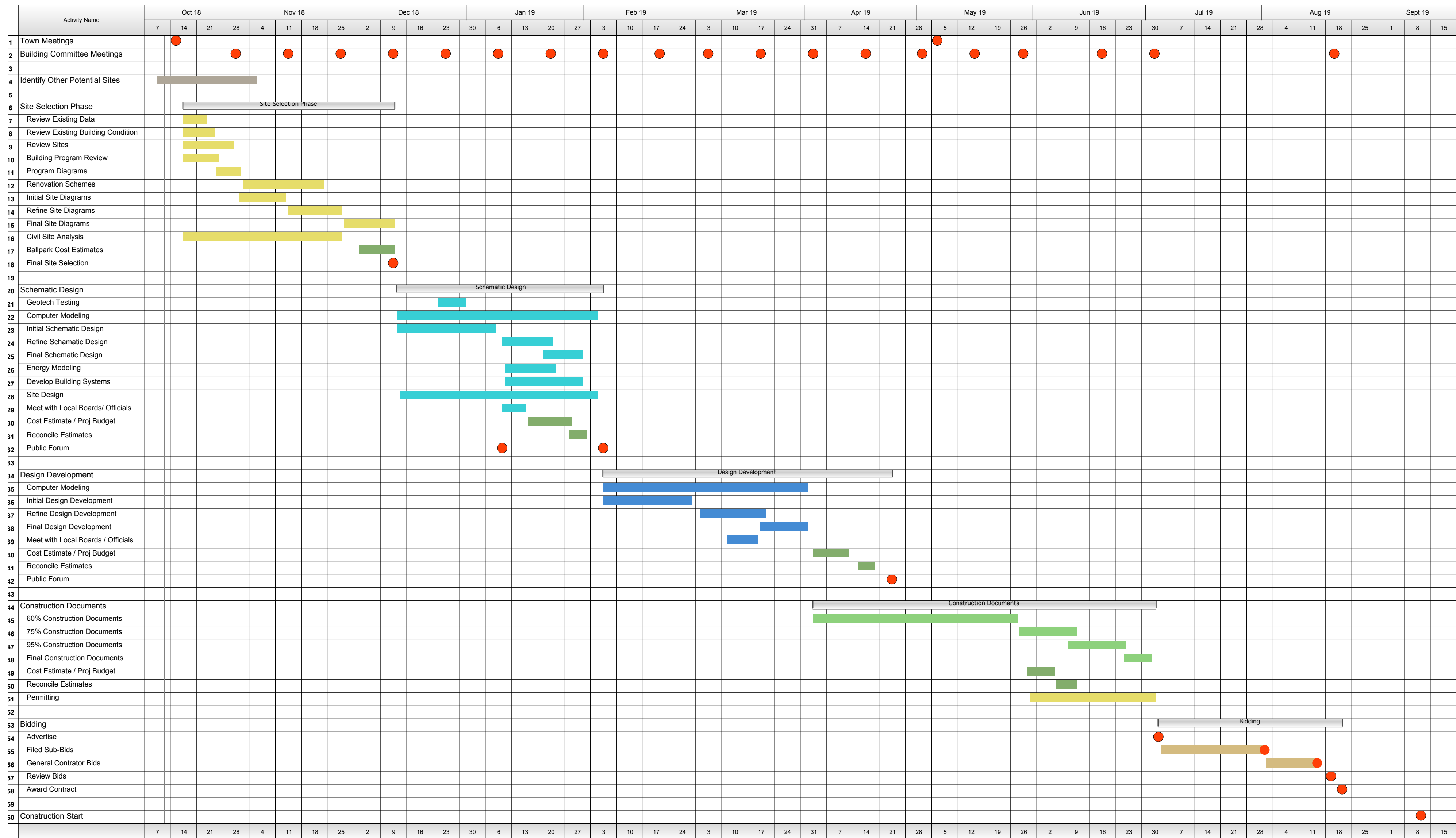
Essex Public Safety Building Project

Western Ave Site: Police Fire Combo



Essex Public Safety Building Project

Western Ave Site: Police Fire Combo



Essex Public Safety Building Project

Town Building Committee

Sign-In List

Location: Town Hall, 3rd Floor

Date: 12/4/2018

Name

Email

1 Charlie Storey cstorey@harpoon.com

2 Daniel Doucette ddoucette@essexma.org

3 STUART W. PRATT SPRATT@MUNNEMAN.COM

4 LISA O'DONNELL Lodonnell@essexma.org

5 BRENDHAN ZUBRICKI bzubricki@essexma.org

6 Colleen Menos Colleenmenos@gmail.com

7 PETER SILVA PSILVA@ESSEXMA.ORG

8 PAUL FRANCIS pfrancis@essexma.org

9 Phil O'Brien pobrien@johnson-roberts.com

10 STEW ROBERTS sroberts@johnson-roberts.com

11 MIKE ULICHNEY MICHAEL.ULICHNEY@NVS.COM

12 Andrew Spinney Anchorseal@me.com

13 Westley Burnham W-Burnham@COMCAST.COM

14 Tim Dorman tim.dorman@NVS.COM

15

16

17

18

19

20