

Essex Public Safety Building Project	Meeting Minutes
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Re: Town Building Committee	Date: January 3, 2019
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	✓

- Review and approve minutes from the December 13, 2018 Town Building Committee meeting
 - Due to a lack of a quorum of the Town Building Committee, no official votes could be taken. This item will be continued to the next scheduled Town Building Committee meeting.
- Discuss updates on various sites: JRA presented updates for various sites, which is summarized as follow:
 - 50 John Wise Ave.
 - A theoretical property line was drawn to carve out approximately 4.3 acres of the overall parcel.
 - A combined facility was evaluated conceptually on this parcel and appears to fit, however if the concept is advanced then the building will need to be shifted further back from the road.
 - The parcel is bordered by wetlands on two sites, so there would be some development within the 75' to 100' wetland buffers which would require conservation commission approval.

- Given the adjacent wetlands, relatively flat topography and likelihood that the field was historically filled wetlands, it is expected that groundwater would be high within the development area and present challenges in design and construction.
- The sanitary sewer in John Wise Avenue would need to be extended to this site as on site septic would likely be problematic due to high groundwater and the expected flow generated from a fire station use.
- Elementary School Property
 - In response to questions that were raised at the Public Forum, the design team looked more closely at the Elementary School Site.
 - There is limited developable area due to the presence of wetlands, ponds and to preserve the existing field, which the School District is planning to improve for district use. The available area was identified to be the northeast corner of the site where the parking lot is. A conceptual layout of a Police only facility appears to fit, but will require reconfiguration of the parking lot and mixing with school drop-off traffic. A combined facility would not fit.
 - Other issues that have been raised with utilizing a portion of the elementary school property include dealing with the existing lease agreement with the school district, concern about mixing school and public safety uses on the same site, and the desire to preserve land for the future Elementary School project to ensure there is adequate land for swing space and laydown area.
- 63 Western Ave.
 - After the public forum this parcel was identified as having some potential due to its size and location.
 - The parcel is 3 acres and has an existing house.
 - The site is mostly wooded and has a wetland along the south side.
 - A combined facility appears to fit, however there would be much development within the wetland buffer and may present risks depending on the actual wetland limit and ability to obtain permits.
- 34 John Wise Ave.
 - Following the public forum, a plan showing the field delineated wetland line was located in the file. It generally correlates with the GIS data, indicating that the majority of the parcel is wetlands with a relatively limited upland area in the center, requiring wetland crossing to access it from John Wise Road. This confirms the previous expectation that this site would not provide for enough developable area to support the project.
- Lisa O'Donnell provided an update on Board of Selectmen discussion with private property owners. At present the owners of 63 Western Avenue and 50 John Wise Avenue are not interested in discussing an acquisition with the Town.

- The Owner of 60 John Wise Ave. may still be interested in selling the property, but the cost would likely be much greater than 42 Western Ave. and the size and location are not as good as either 42 Western Ave. or 63 Western Ave.
- The possibility of utilizing the municipal parking lot behind the existing Public Safety building was raised. It was noted that this had been discussed, but would not be a good candidate due to issues including the lack of clarity on stipulations of the state grant which funded its construction, concern about lack of parking to support the facility and that most of the parking lot is located within the floodplain and could not be filled without creating compensatory flood storage and obtaining environmental permits.
- Lisa O'Donnell noted that Stuart Pratt was unable to attend the meeting but requested that an email be read into the record (Attached). In summary, the email noted that the Town has explored all options and found that 42 Western Ave. is the most cost effective option meeting the programmatic needs of both police and fire facilities and recommended proceeding with an eminent domain taking.
- It was noted that an eminent domain taking would require a 2/3 majority vote at Town Meeting. Generally the only legal challenge would be on the basis of value.
- It was noted that the Board of Selectmen would need to vote to proceed with an eminent domain taking and will discuss at their meeting on Monday, January 7th.

3. Schedule update

- Tim Dorman/NV5 provided an update on schedule noting that the process of finalizing size selection and moving into Schematic Design is already over a month behind schedule. If the recommendation is to proceed with an eminent domain taking with an early February town meeting approval, it may be feasible to complete a Schematic Design estimate in advance of May town meeting. This approach requires building in larger contingencies to account for the less advanced level of design detail.

4. Public comment

- A member of the audience asked what criteria is governing which locations would be suitable for a public safety facility. It was noted that about a 1-mile radius from the existing facility is being considered as reasonable due to the fact that both travel time for call fire fighters to arrive at the facility and then respond to a call location contribute to the overall response time.

5. Items not apparent to the Chairman by the meeting posting deadline

- No discussion.

The next TBC meeting is scheduled for Monday, January 14, 2019 at 7:00 in the Town Hall, 3rd Floor Auditorium.



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Attachments:

- JRA Presentation
- Sign in list
- E-mail from Stuart Pratt

-End of Minutes-

Tim Dorman, NV5

Lisa O'Donnell, Committee Chair



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**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Essex Public Safety Building

Essex, Massachusetts

Design Presentation January, 3 2019

**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Latest Site Options

Essex Public Safety Building Project

50 John Wise Avenue



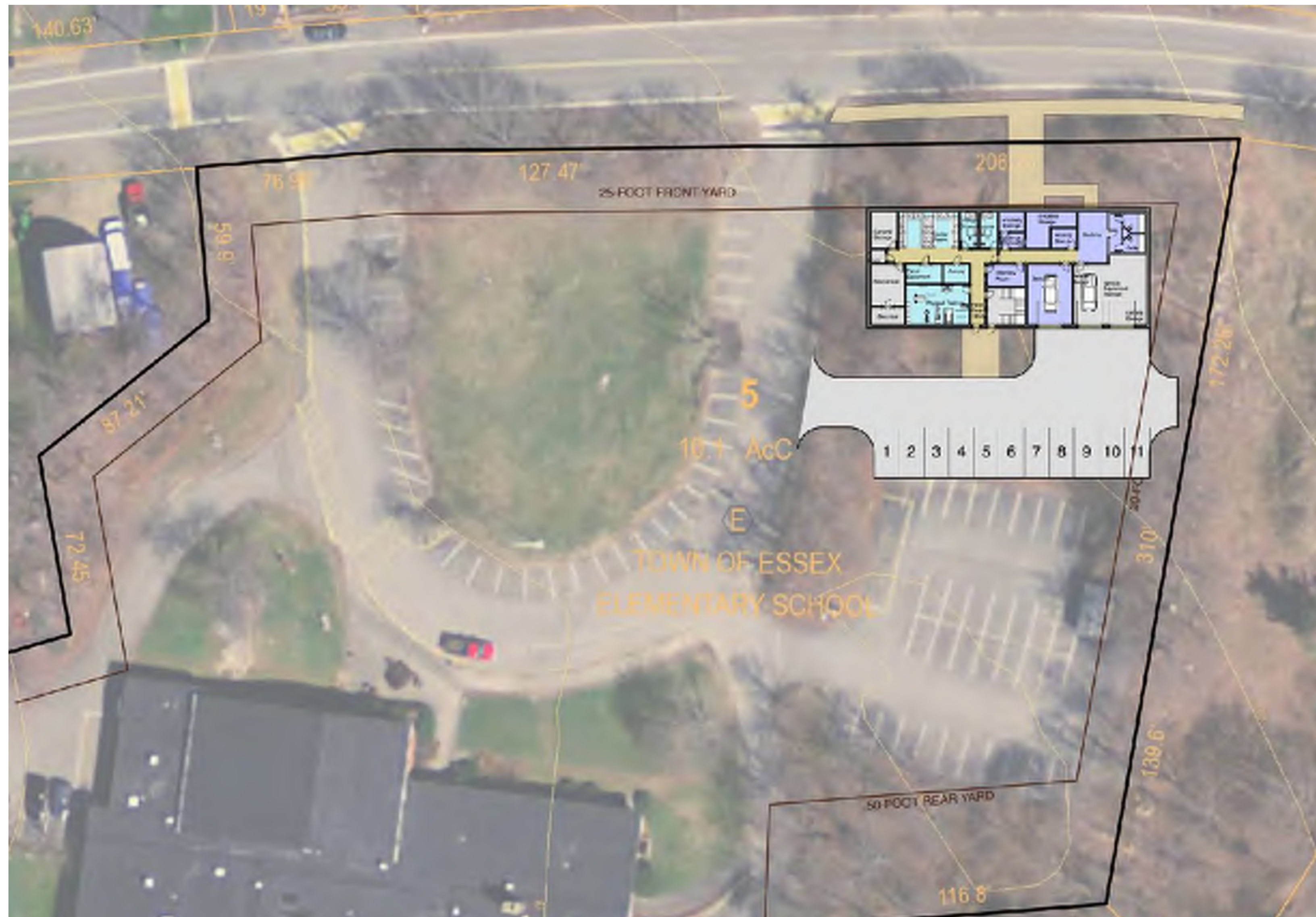
Essex Public Safety Building Project

School Site



Essex Public Safety Building Project

School Site



Essex Public Safety Building Project

63 Western Ave



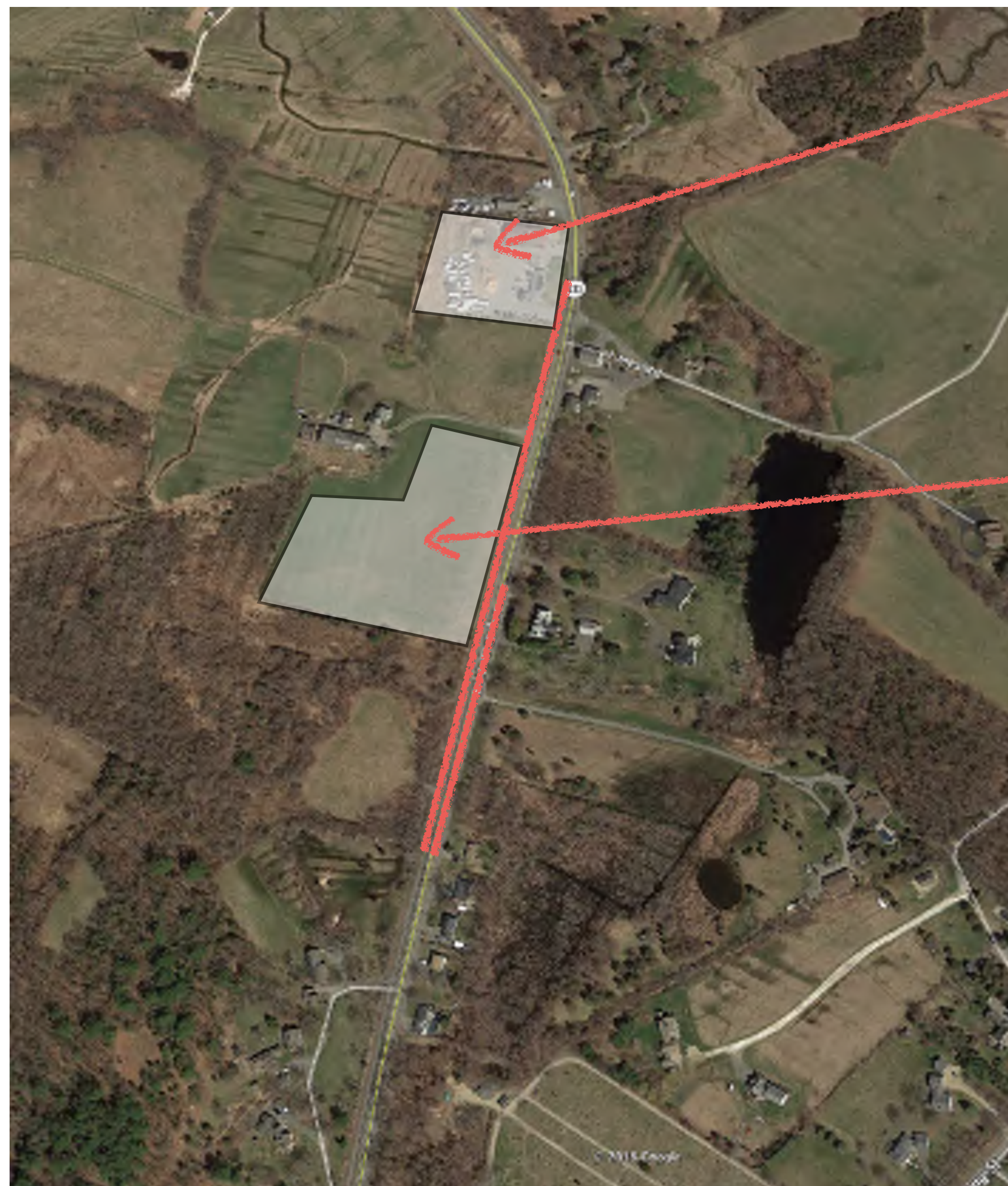
Essex Public Safety Building Project

63 Western Ave



Essex Public Safety Building Project

Sewer Extension



60 John Wise Ave

1500 feet x \$120/LF = \$180,000

50 John Wise Ave

620 feet x \$120/LF = \$74,400

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Differential Site Project Costs

	Existing Site New Police Station					John Wise Site Fire Station				Total	Western Ave Combined Public Safety				
Construction															
Site Development															
Demolition												Allow	\$25,000		
Haz Mat				Allow	\$75,000										
Regrading											1,900	CY	\$14.00	\$26,600	
Fill						11,250	CY	\$45.00	\$506,250		5,400	CY	\$30.00	\$162,000	
Blasting & Removal												Allow	\$25,000		
Retaining Walls						240	LF	\$750.00	\$180,000		125	LF	\$300.00	\$37,500	
Roadways & Parking	18,750	SF	\$4.50		\$84,375						40,000	SF	\$4.50	\$180,000	
Sidewalks	3,600	SF	\$1.25		\$4,500						500	SF	\$1.25	\$625	
Stormwater System					\$25,000			Allow	\$150,000			Allow	\$75,000		
					\$188,875				\$836,250	\$188,875				\$531,725	
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					\$1,248,875.00				\$836,250.00	\$2,085,125					-\$568,275
Differential															\$2,653,400

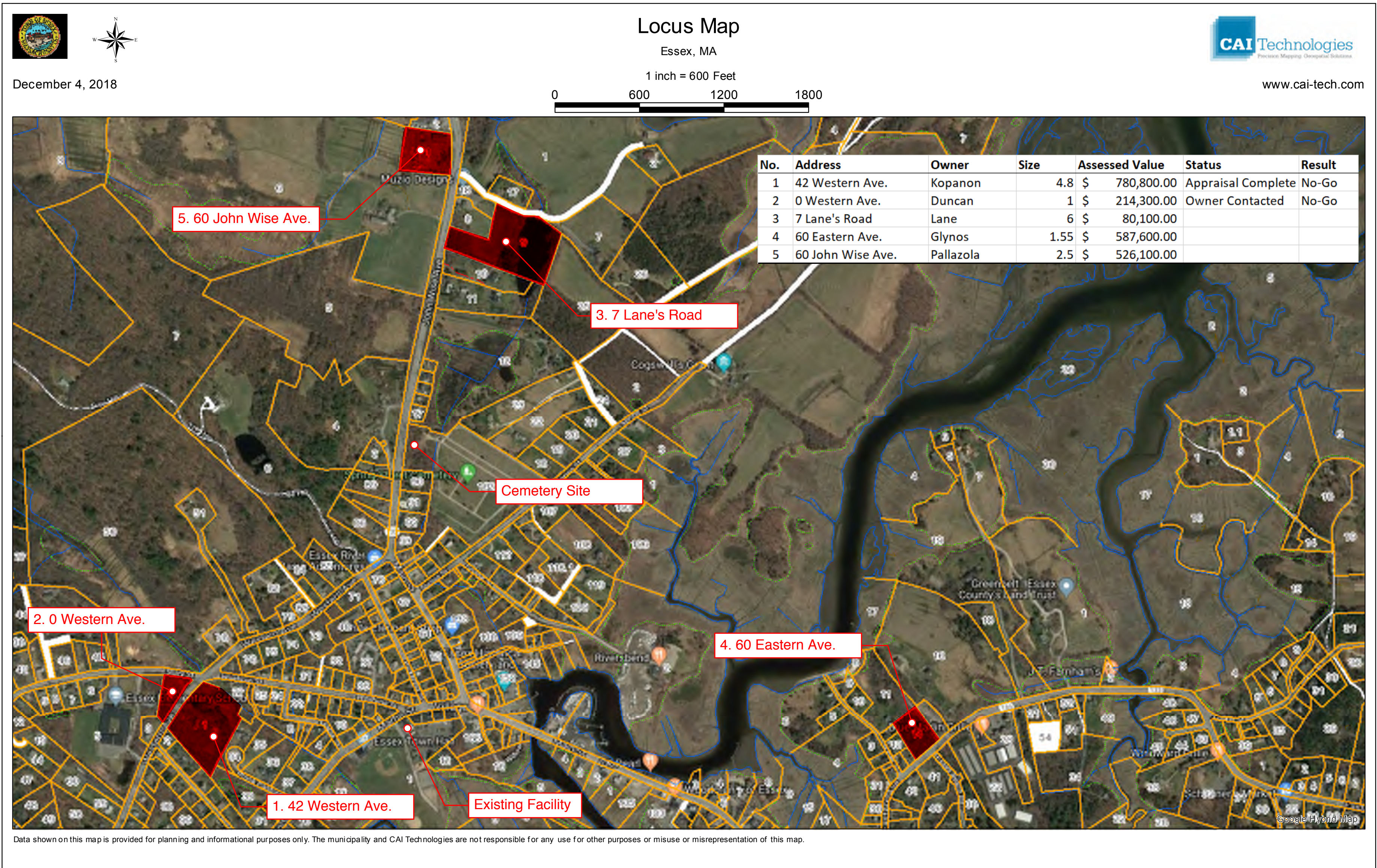
**JOHNSON
ROBERTS**
ASSOCIATES INC.

ARCHITECTS

Previous Site Options

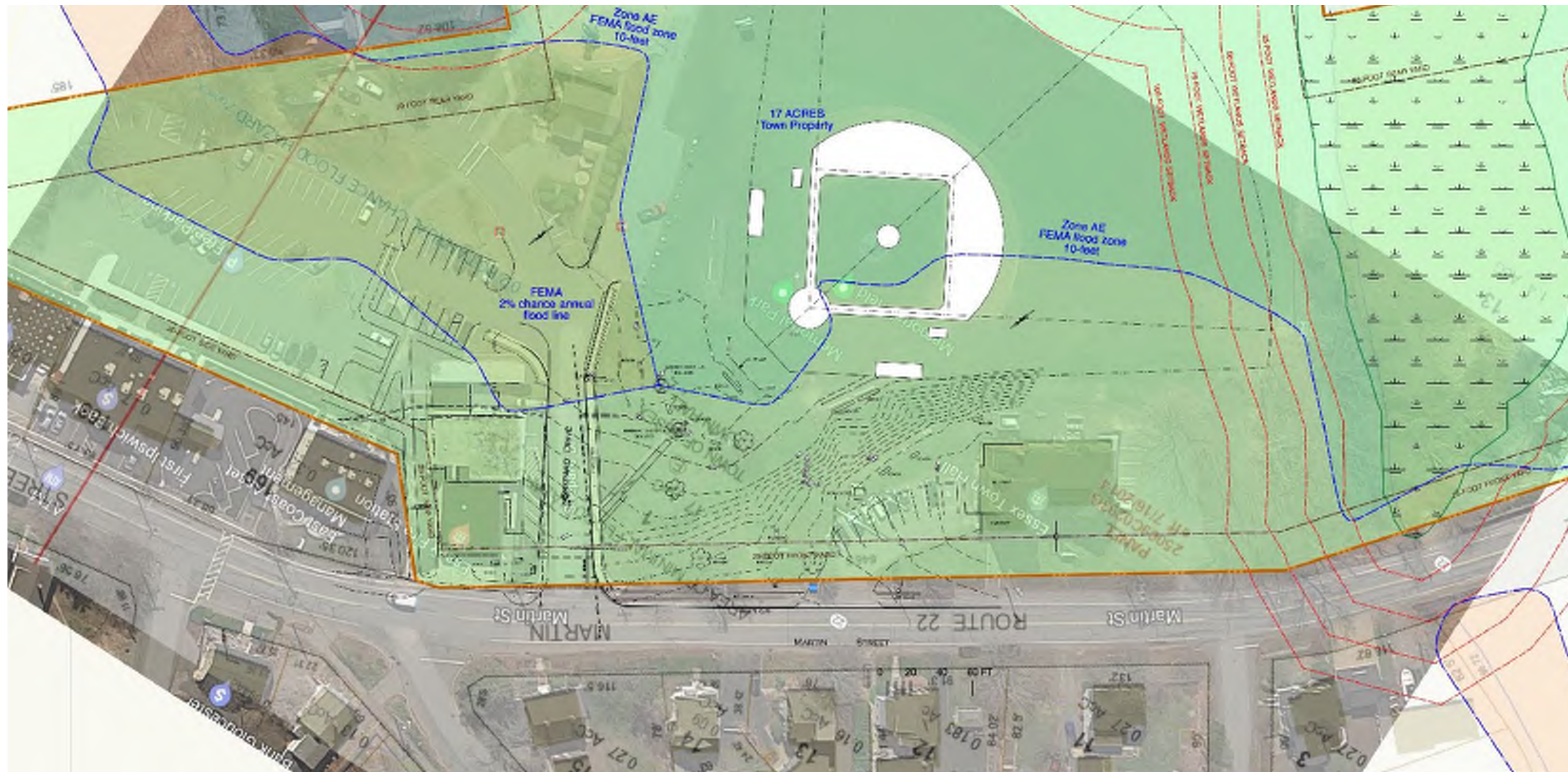
Essex Public Safety Building Project

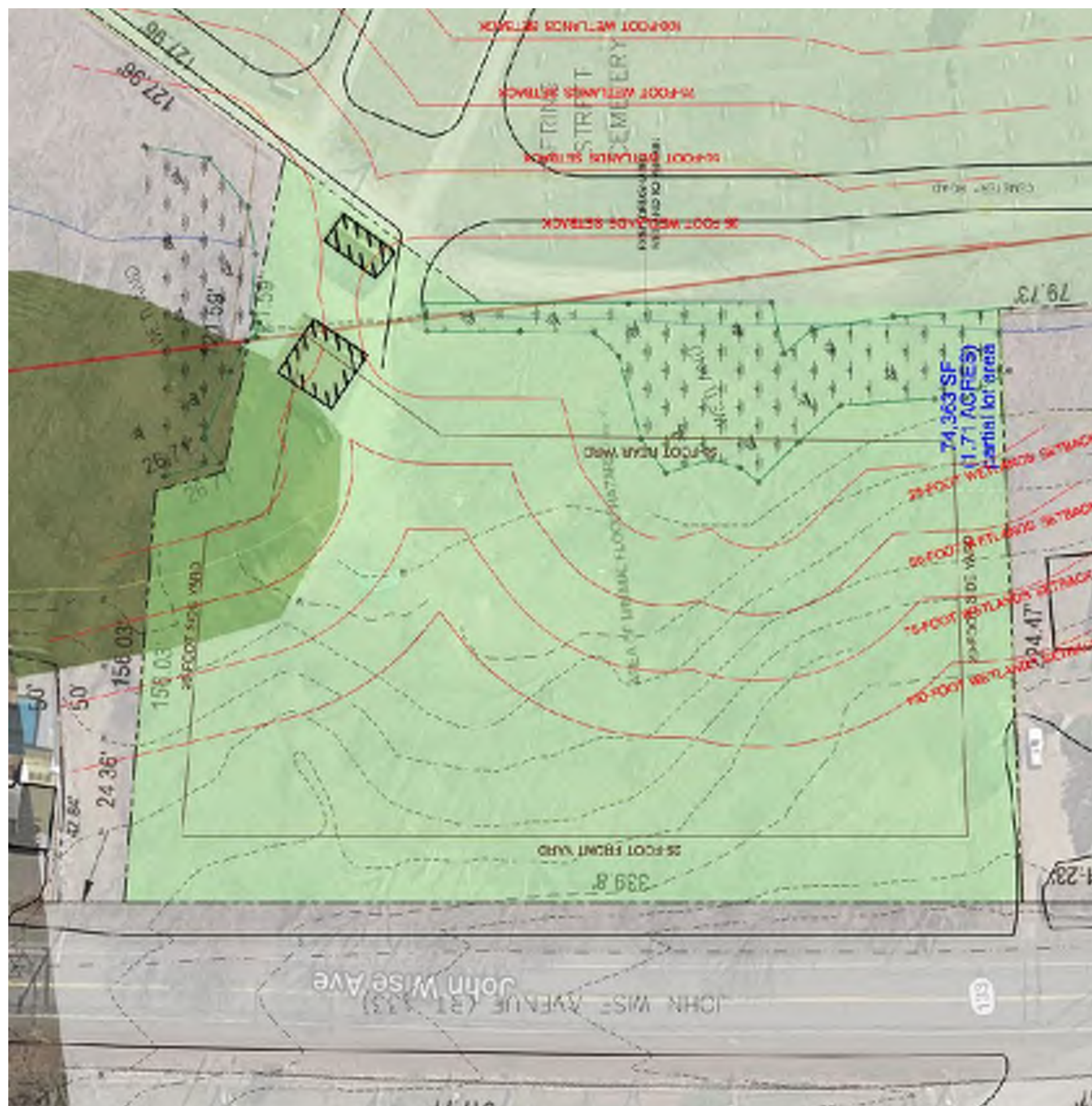
Potential Sites



Essex Public Safety Building Project

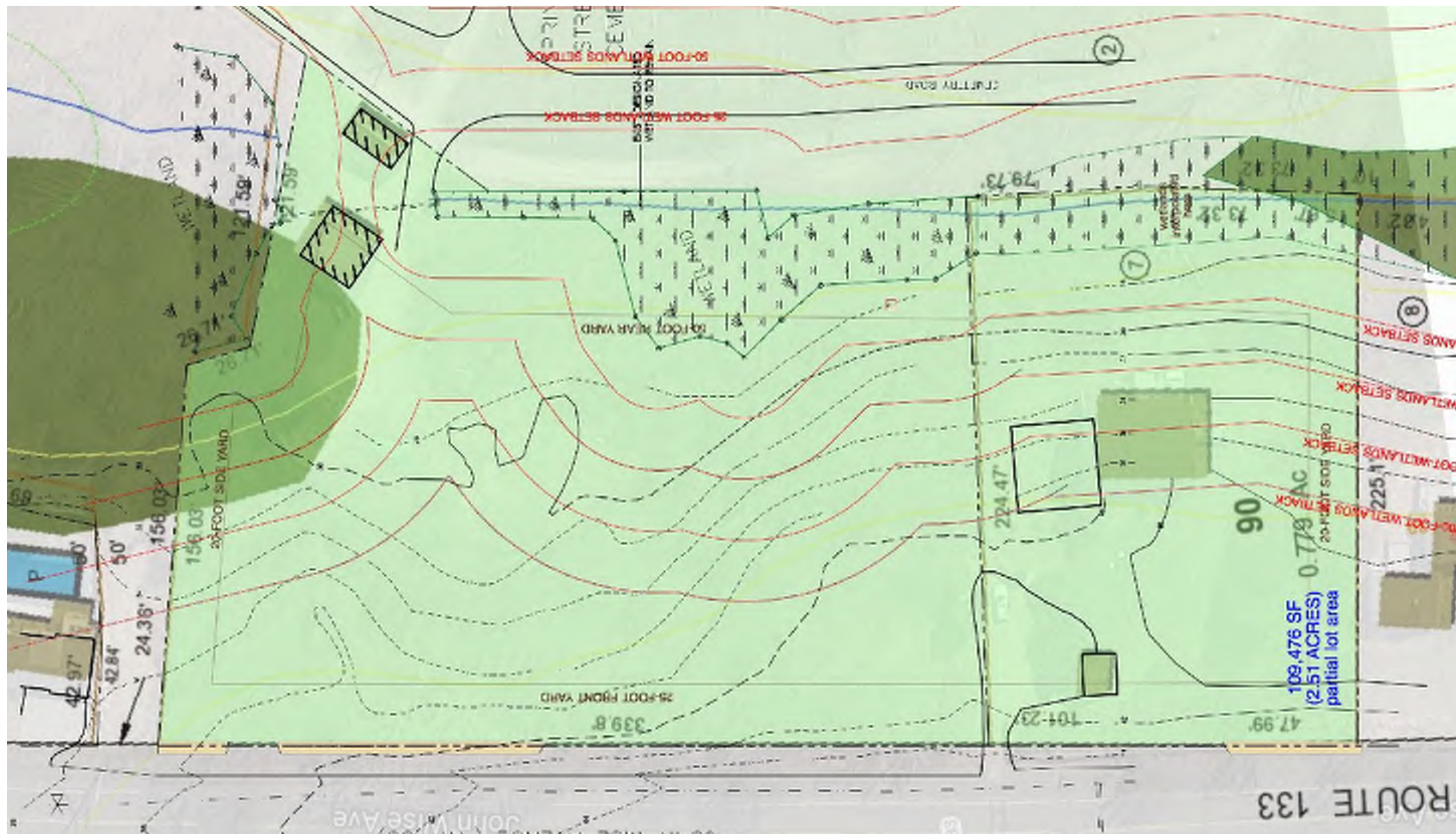
Existing Site





Essex Public Safety Building Project

John Wise Site and Additional Parcel



Essex Public Safety Building Project

7 Lanes Road



Essex Public Safety Building Project

60 Eastern Avenue



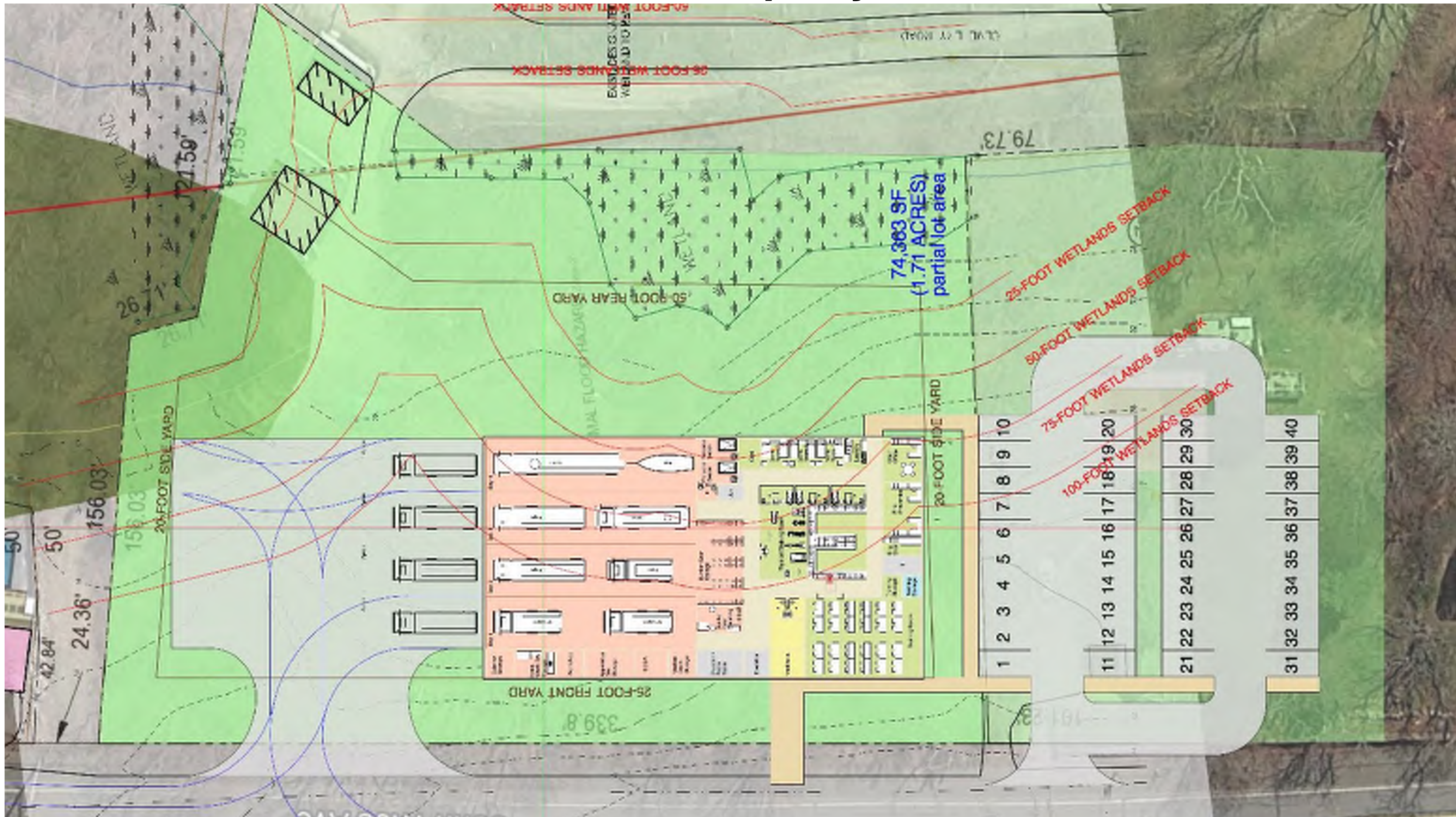
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60 John Wise Avenue



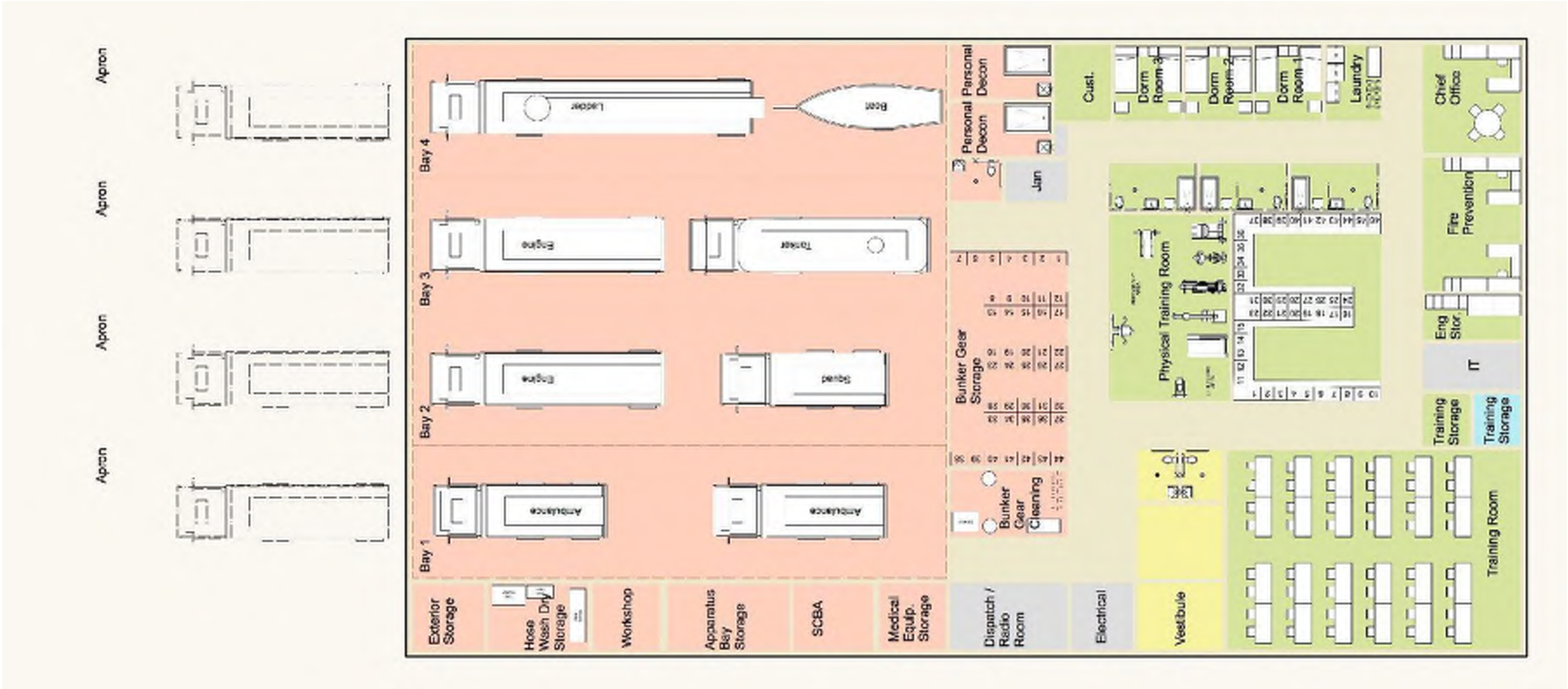
Essex Public Safety Building Project

John Wise Site with Additional Property: Fire



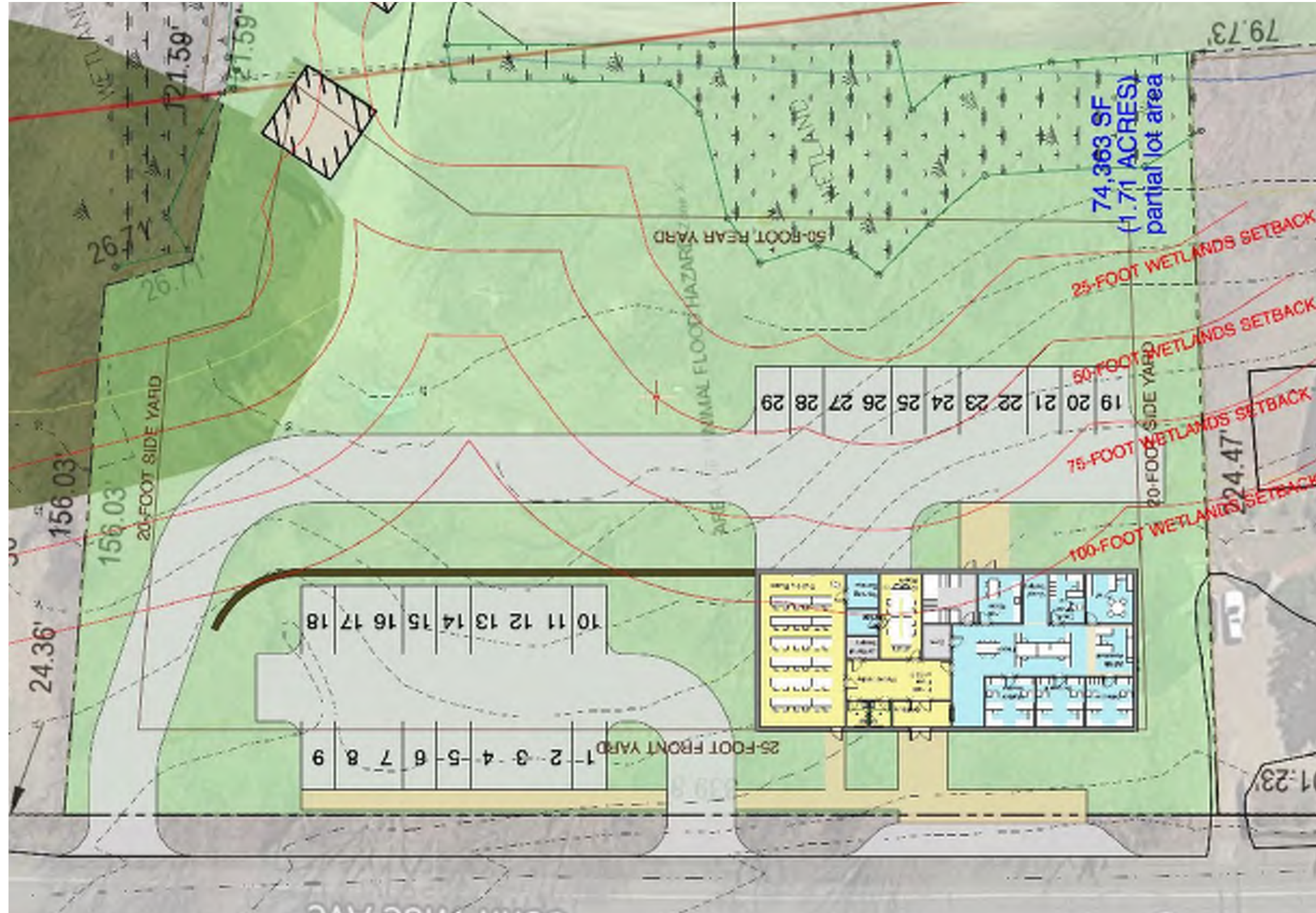
Essex Public Safety Building Project

John Wise Site with Additional Property: Fire



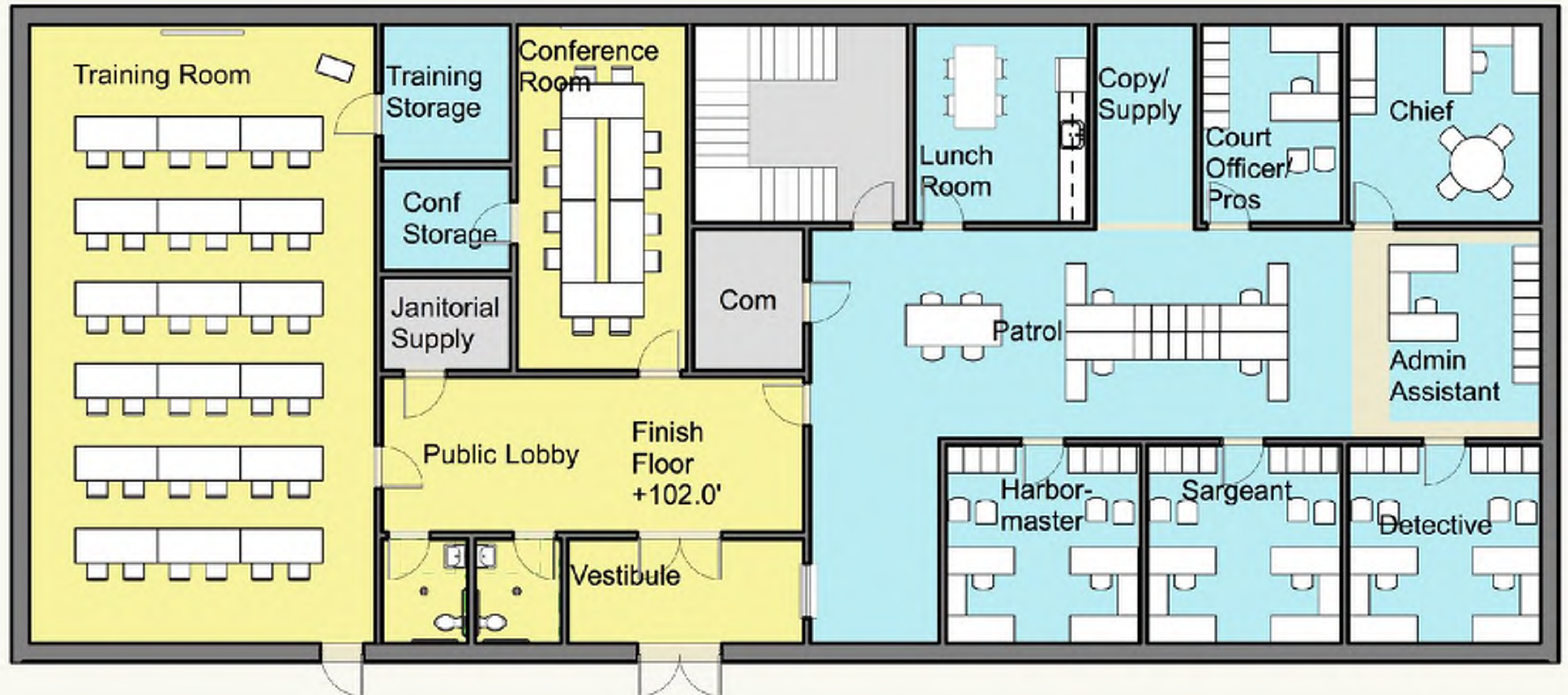
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John Wise Site: Police



Essex Public Safety Building Project

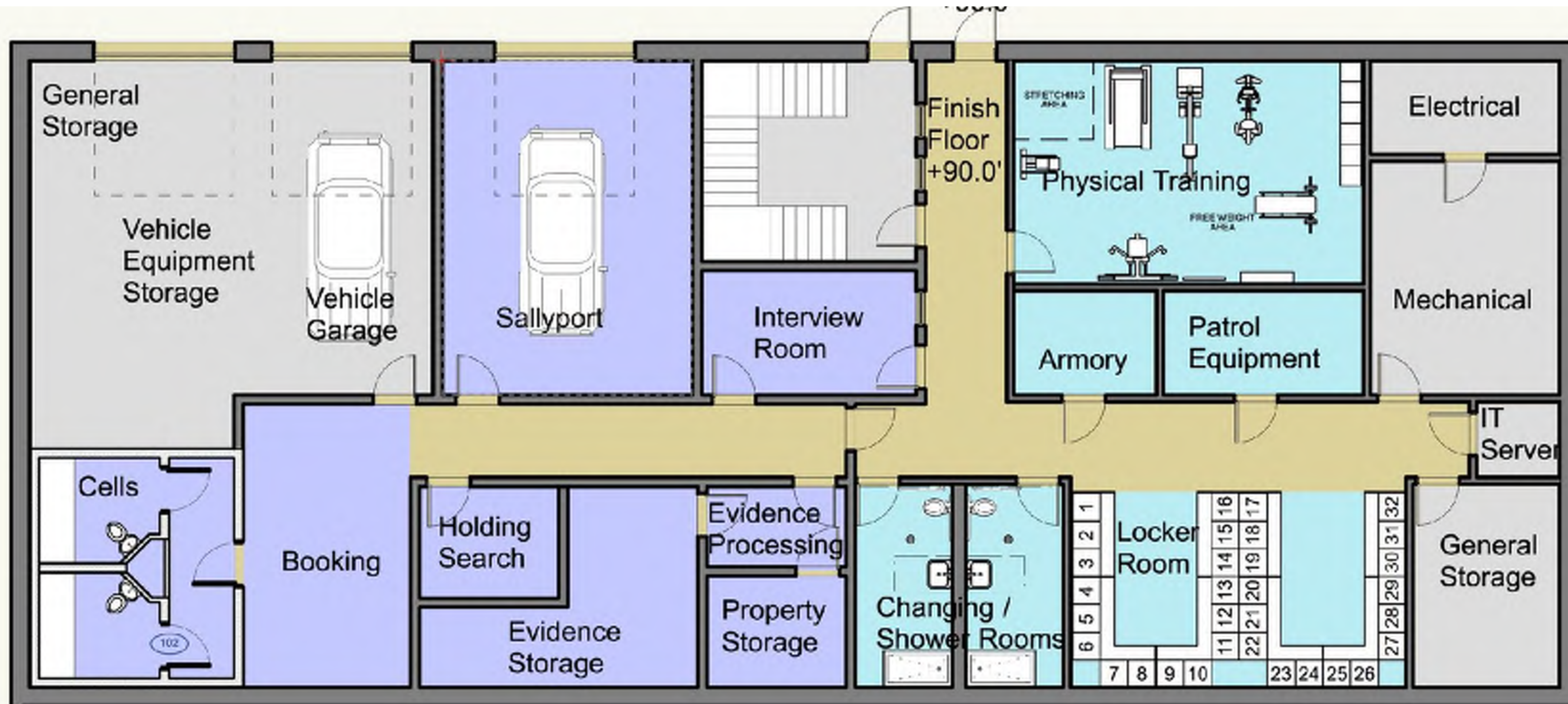
John Wise Site: Police



Upper Level

Essex Public Safety Building Project

John Wise Site: Police



Lower Level

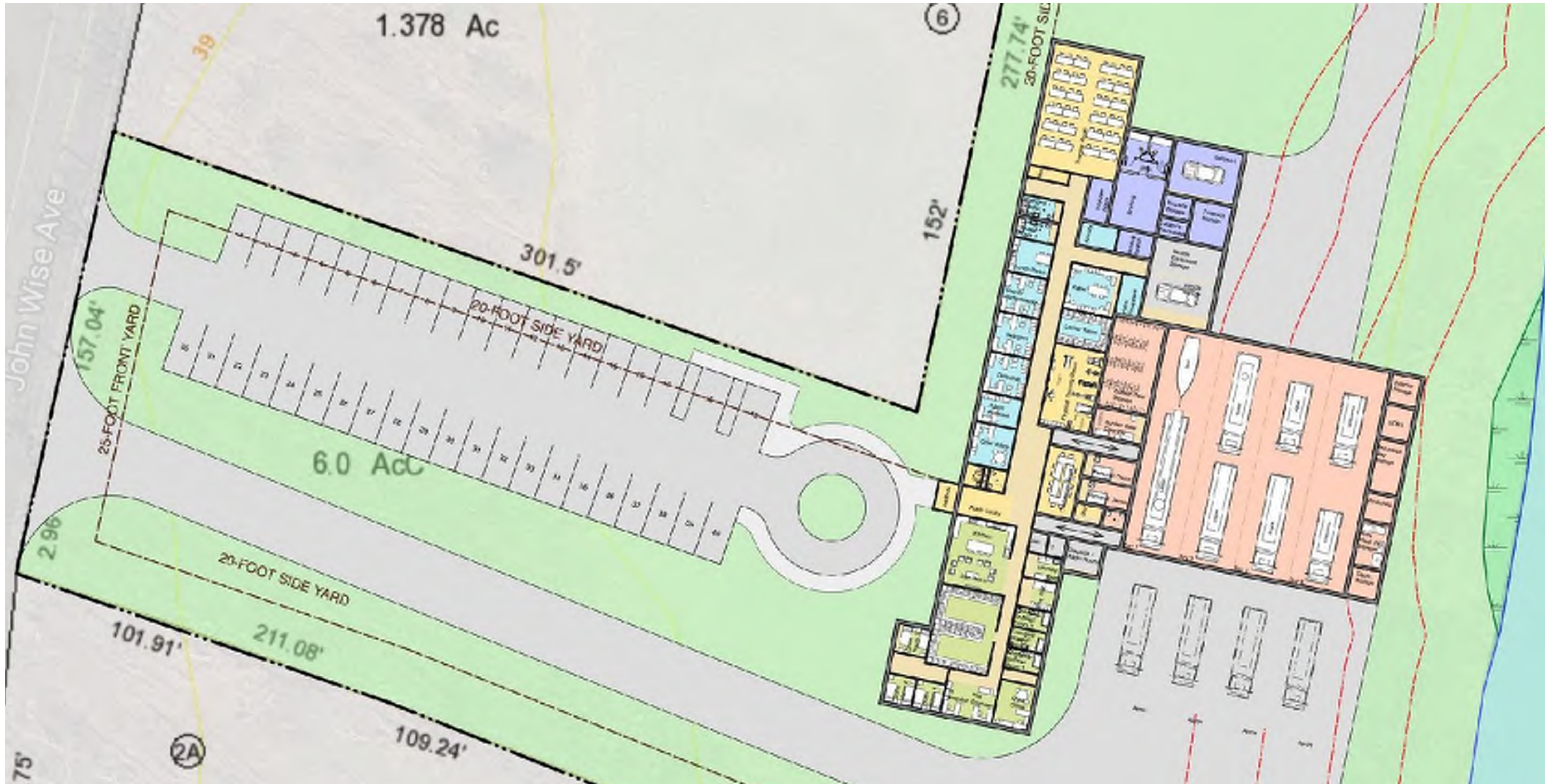
Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



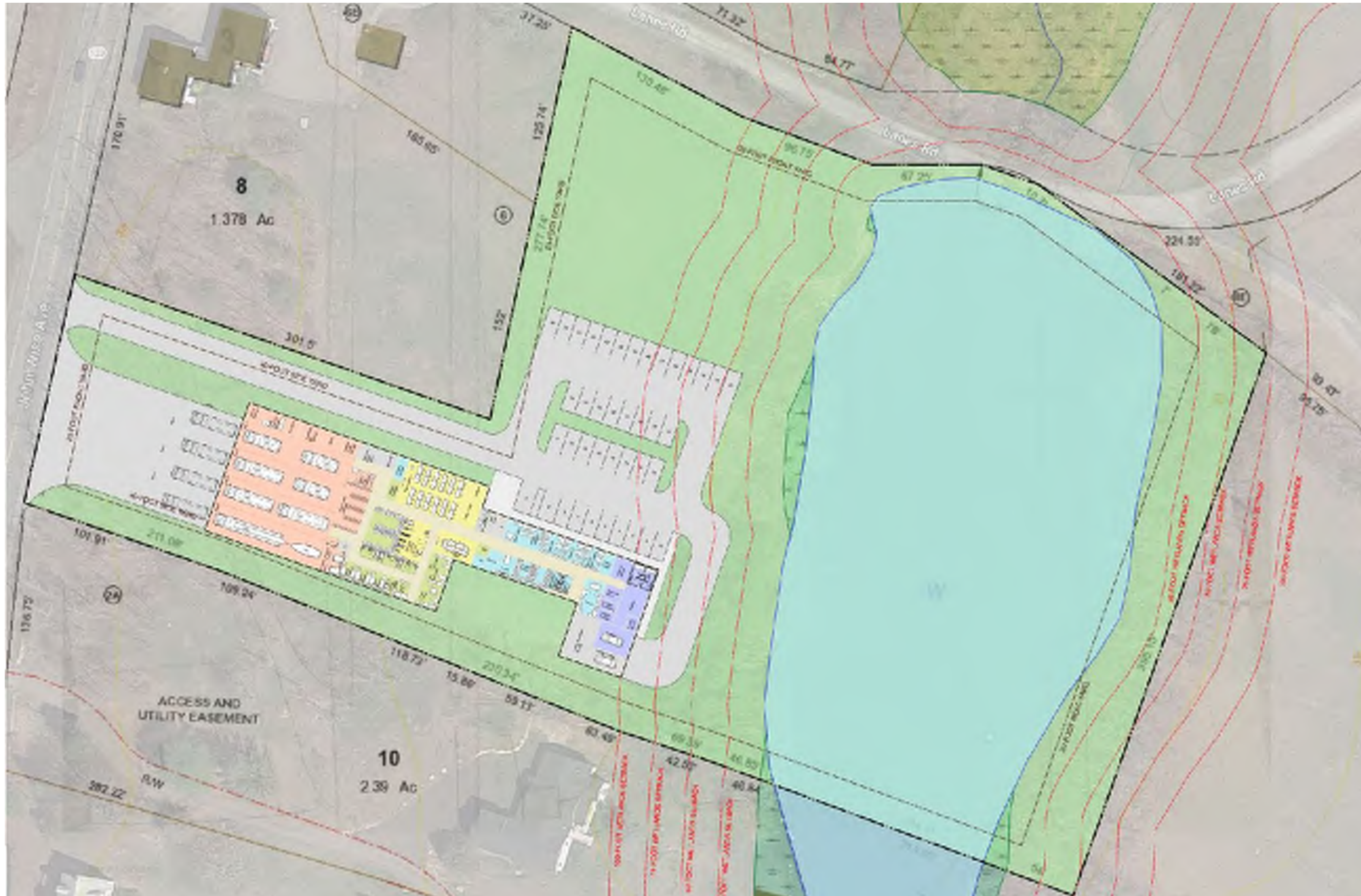
Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



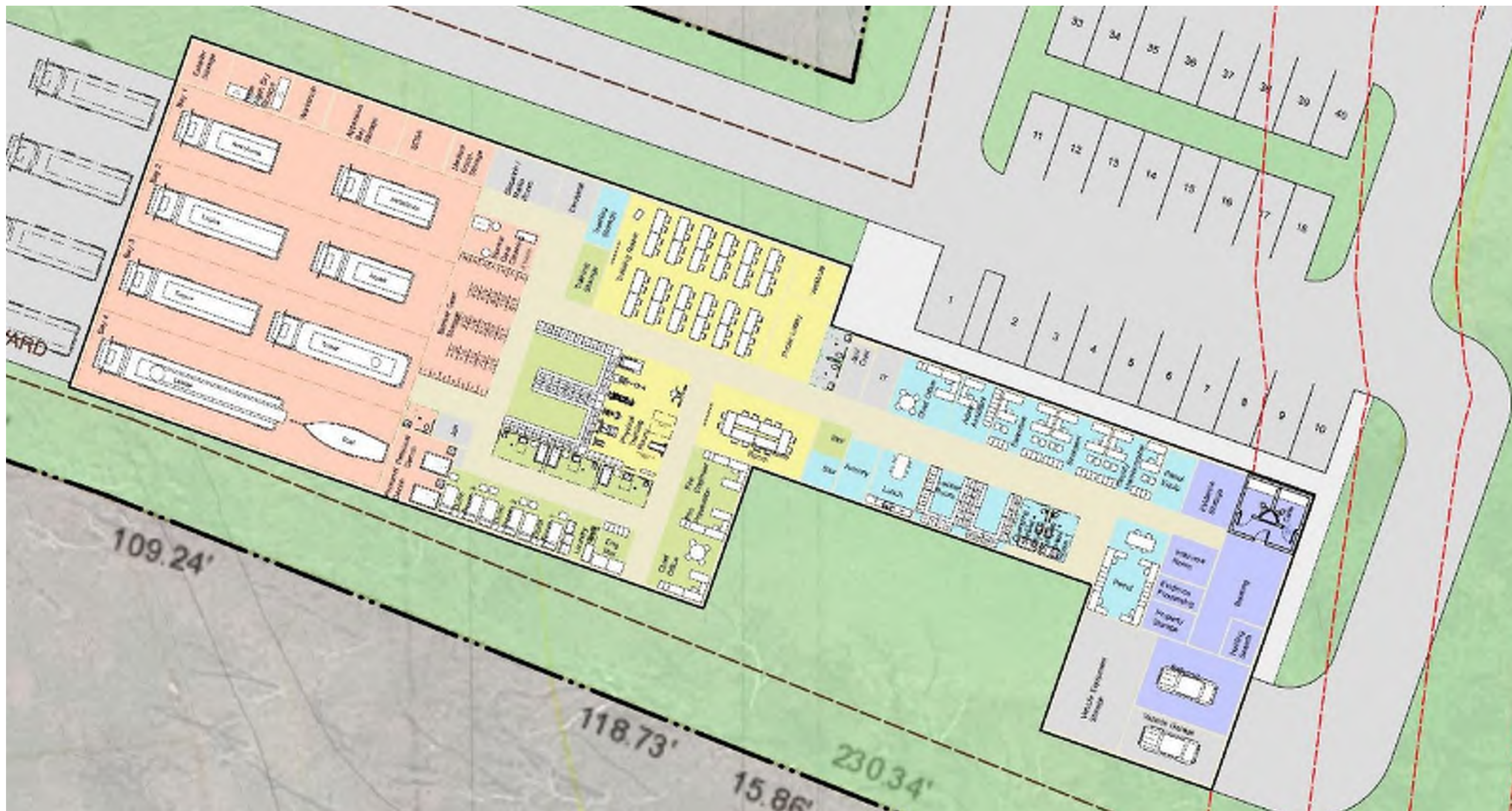
Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



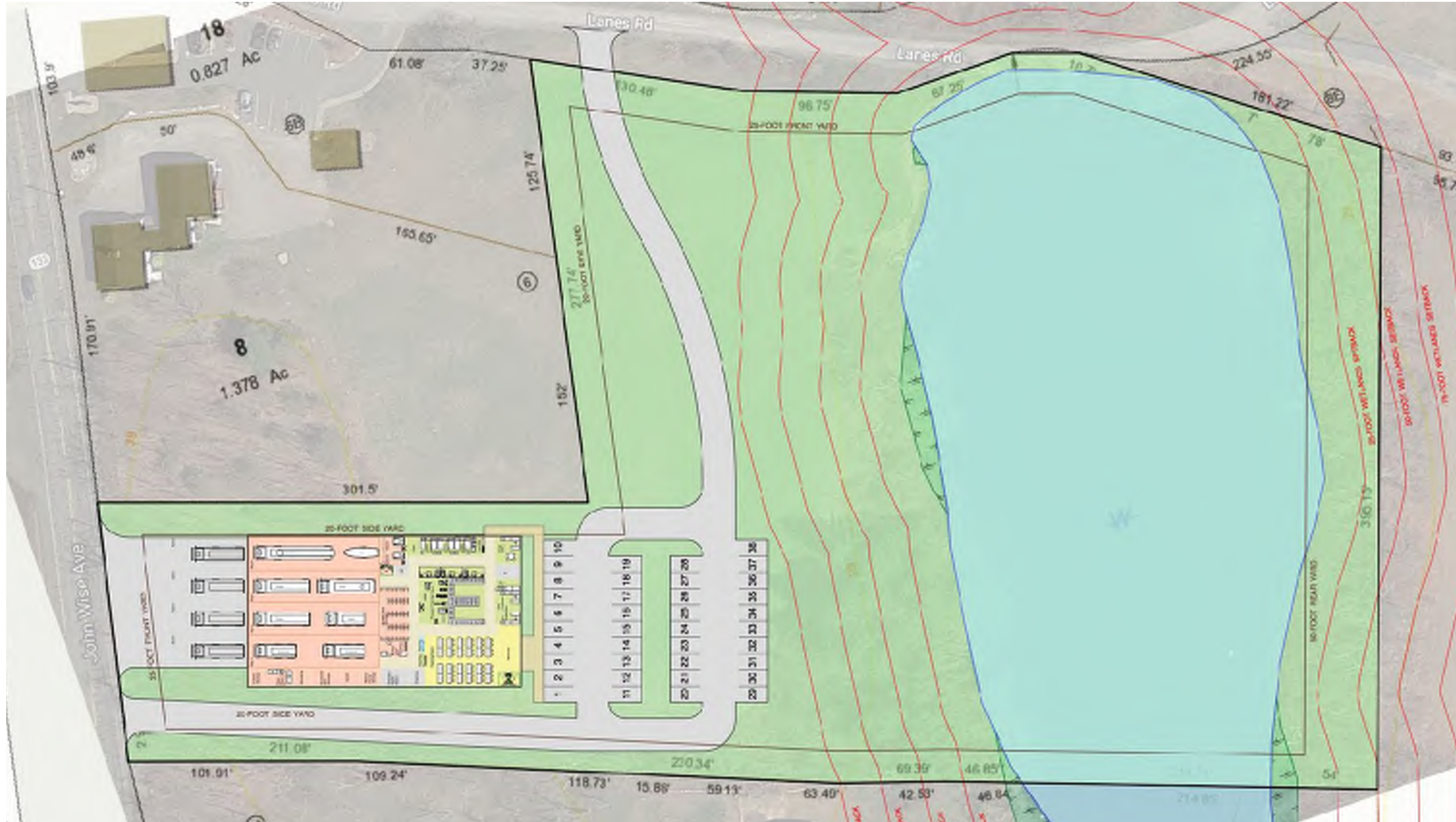
Essex Public Safety Building Project

7 Lanes Road: Police Fire Combo



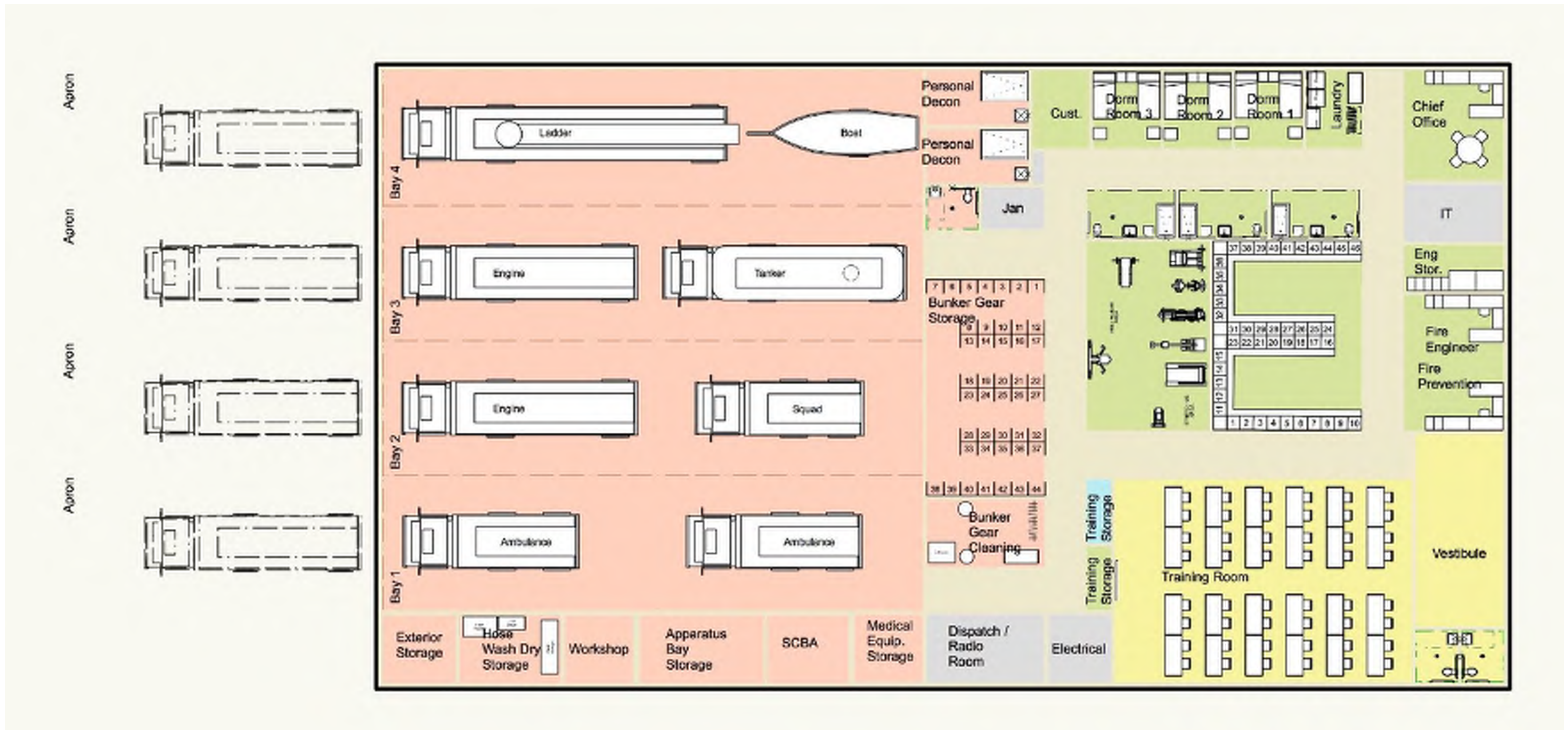
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7 Lanes Road: Fire



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



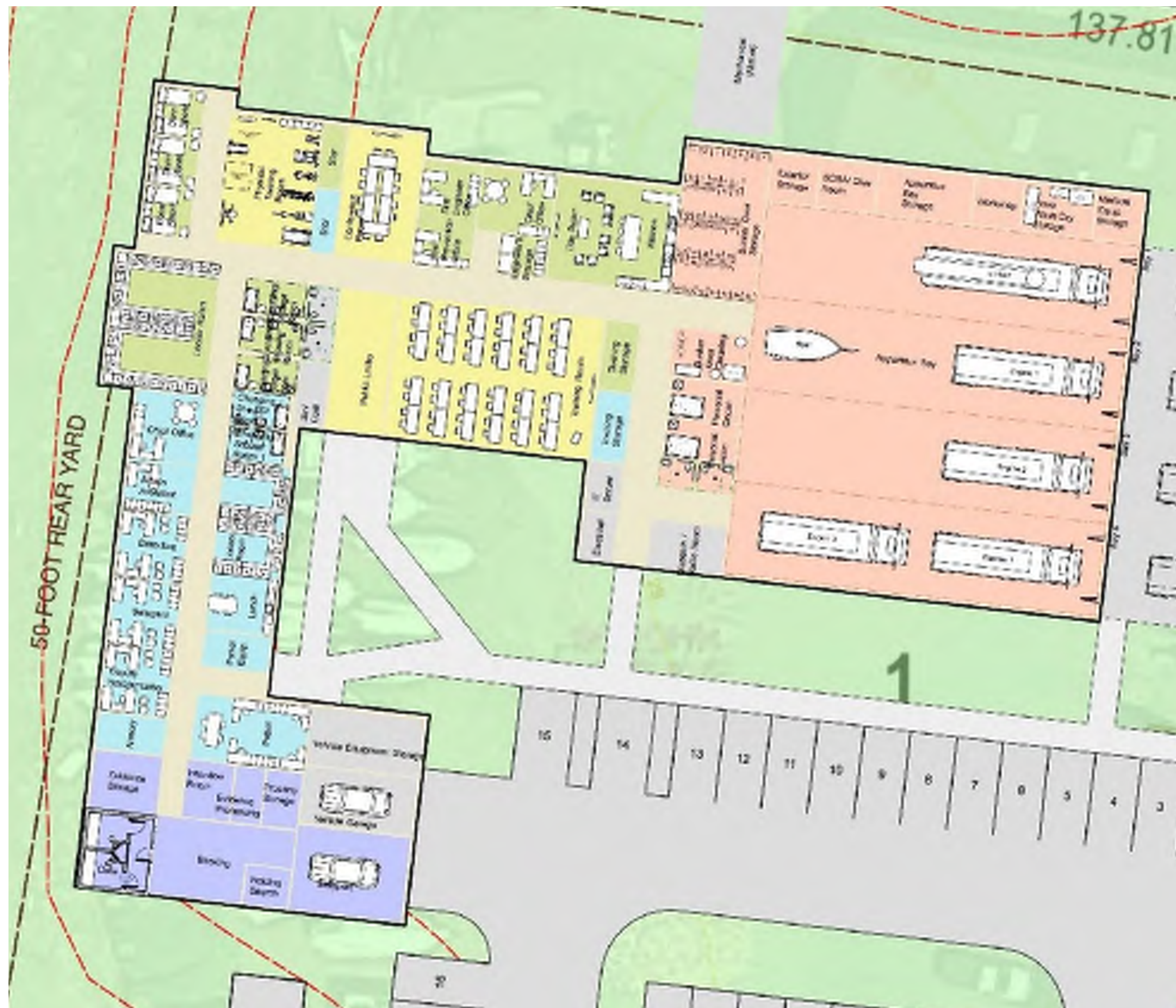
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60 John Wise Avenue Site: Police Fire Combo



Essex Public Safety Building Project

60 John Wise Avenue Site: Police Fire Combo

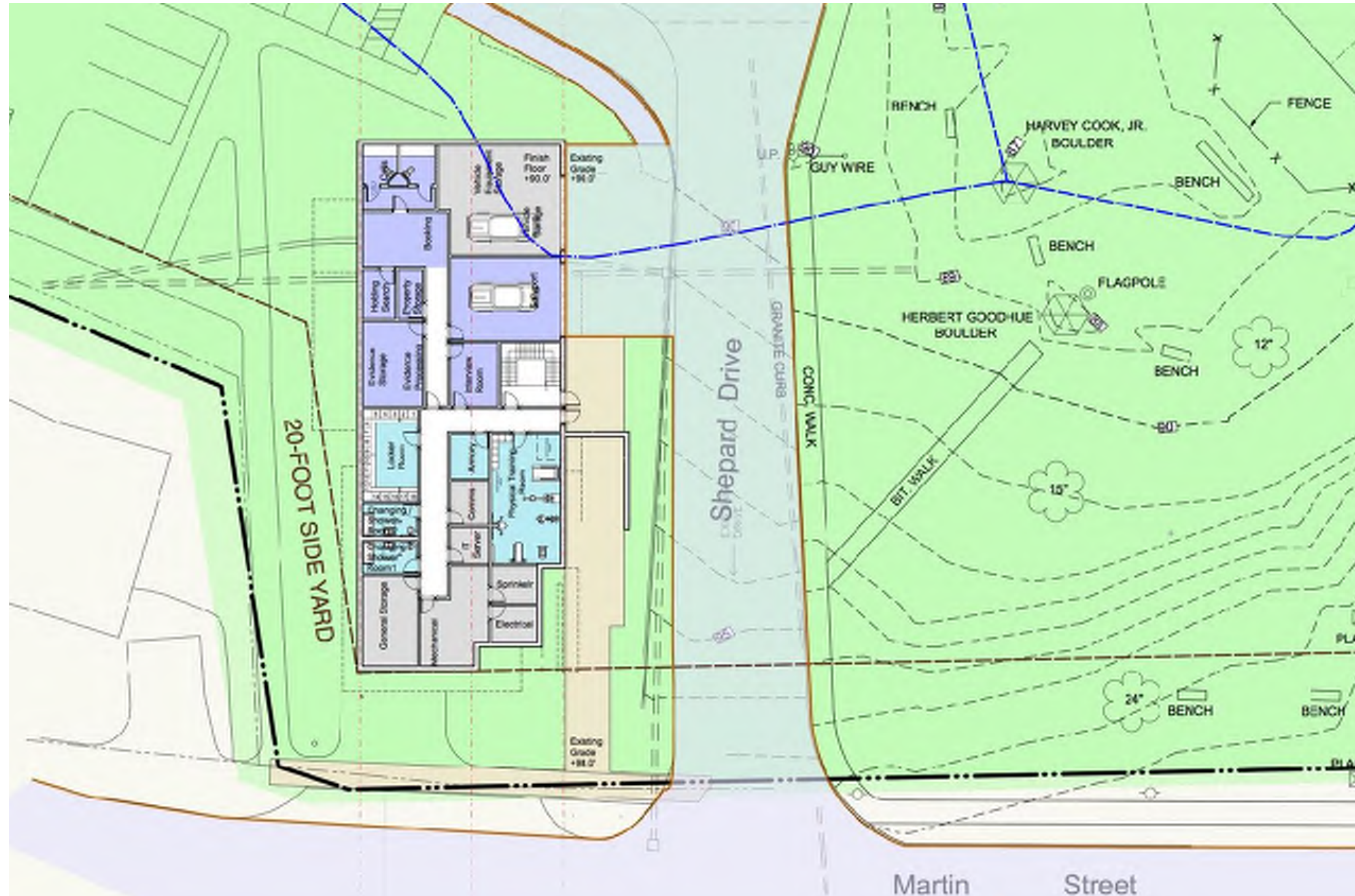


Previous Options

- 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

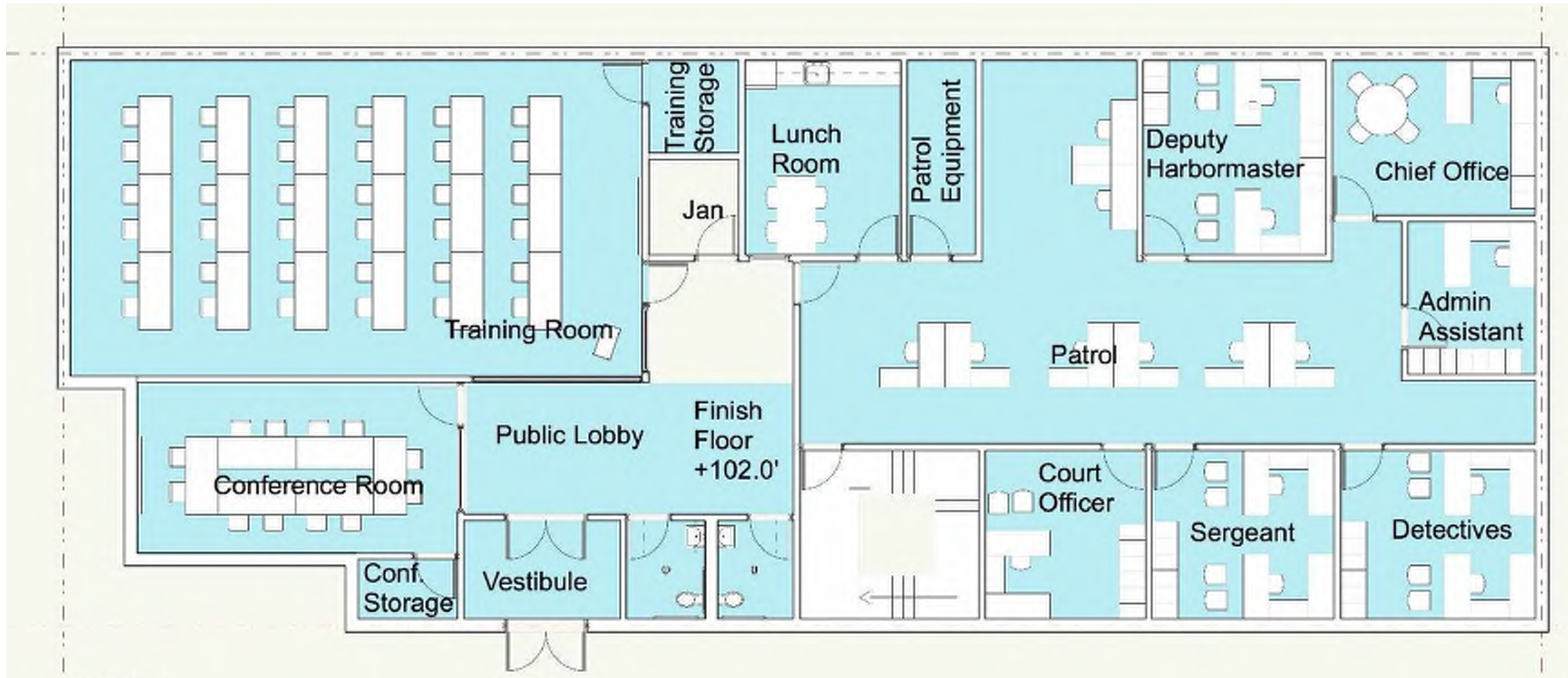
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Existing Site: Police



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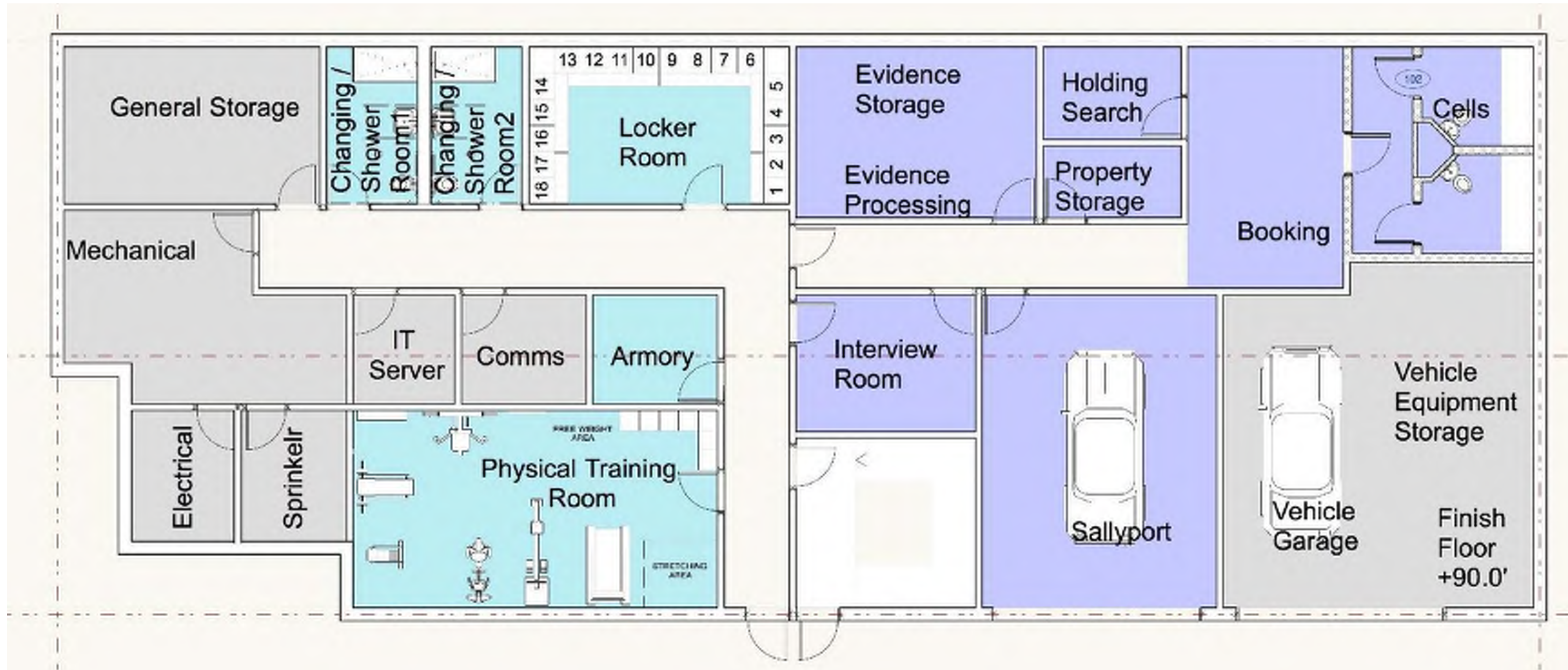
Existing Site: Police



Upper Level

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Existing Site: Police



Lower Level

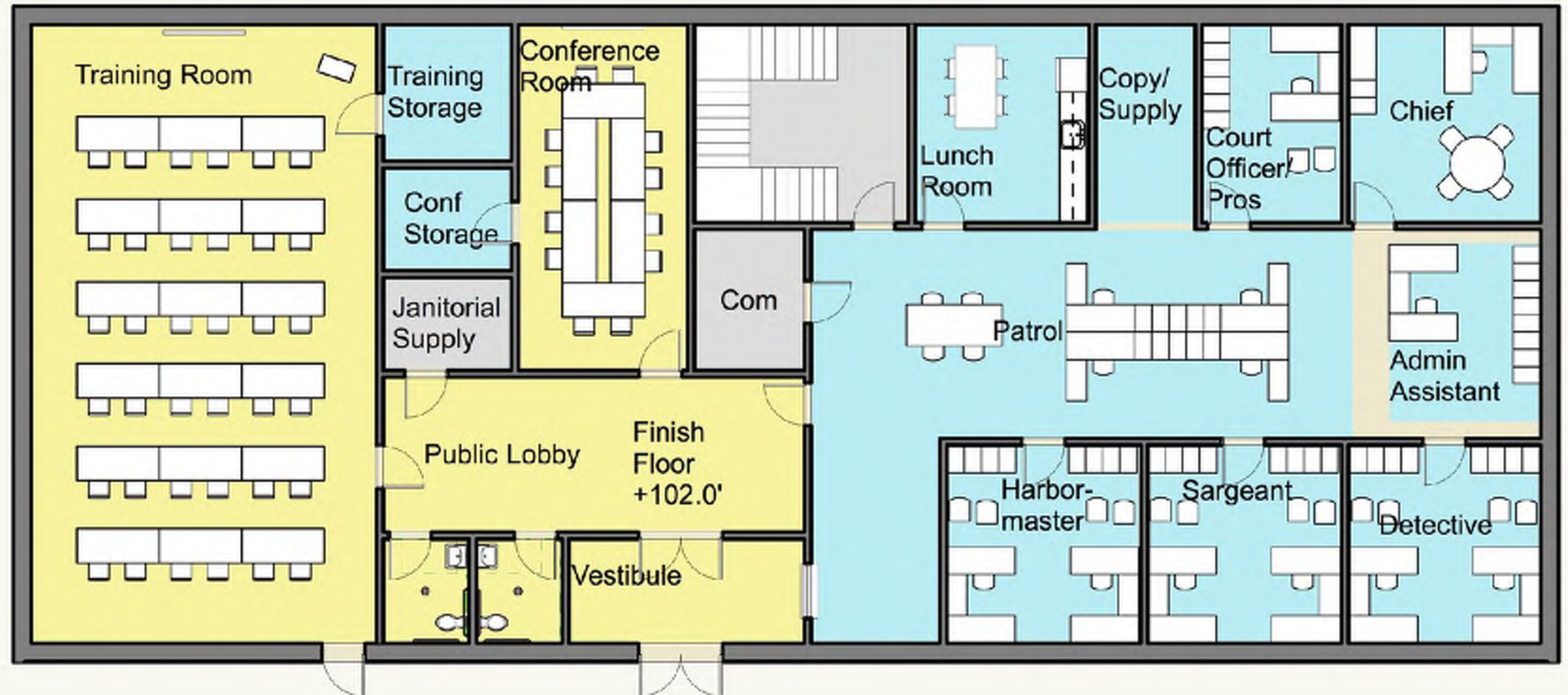
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Park Site: Police



Essex Public Safety Building Project

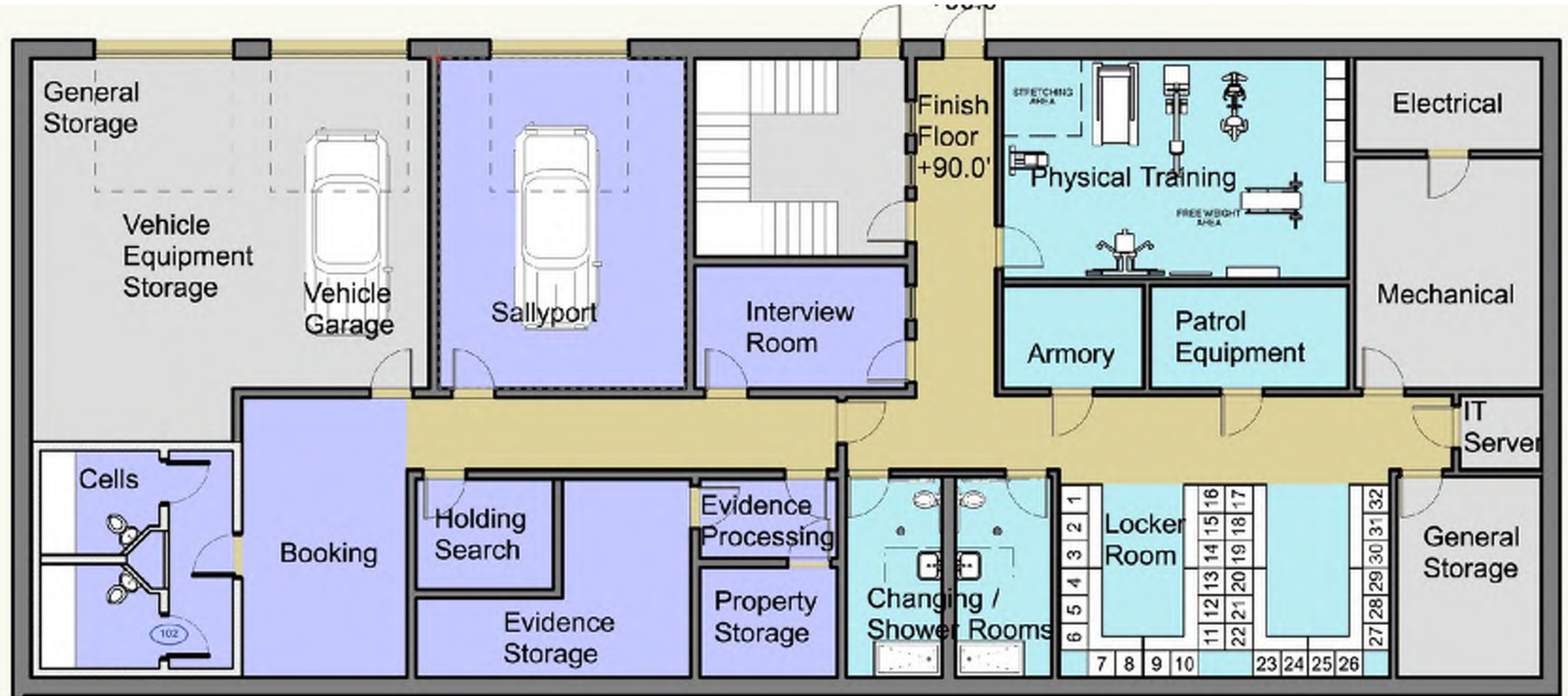
Park Site: Police



Upper Level

Essex Public Safety Building Project

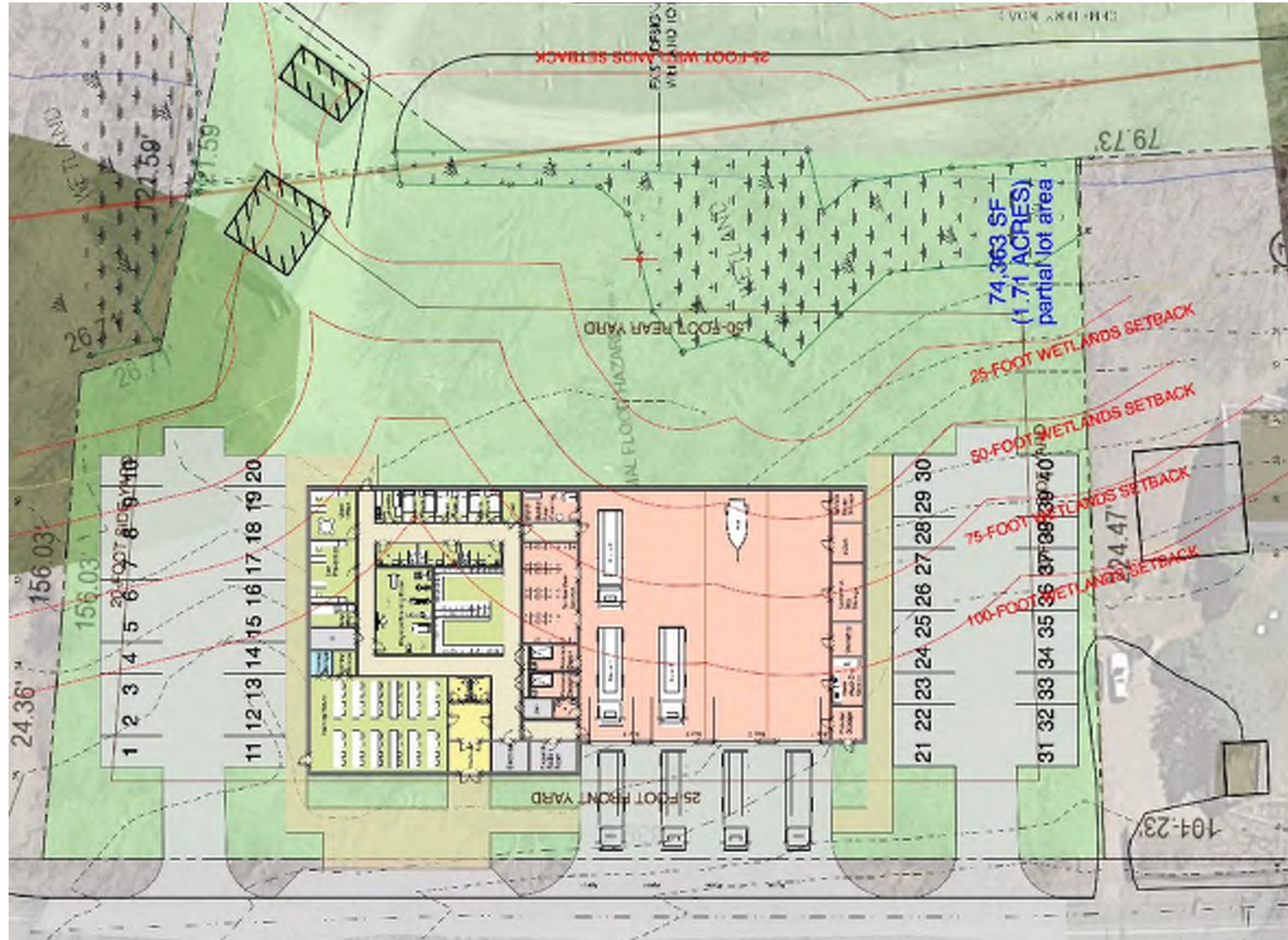
Park Site: Police



Lower Level

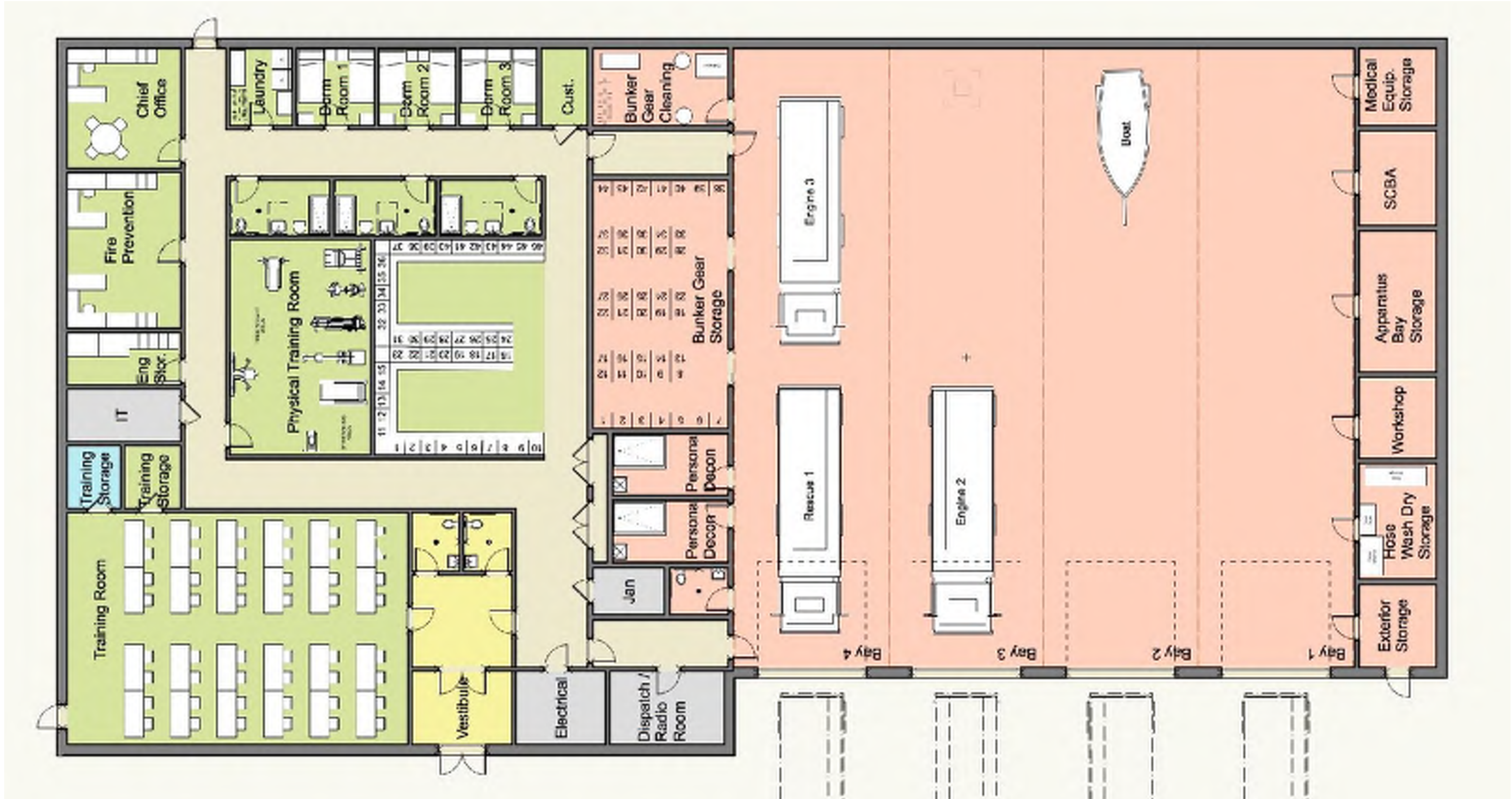
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John Wise Site: Fire



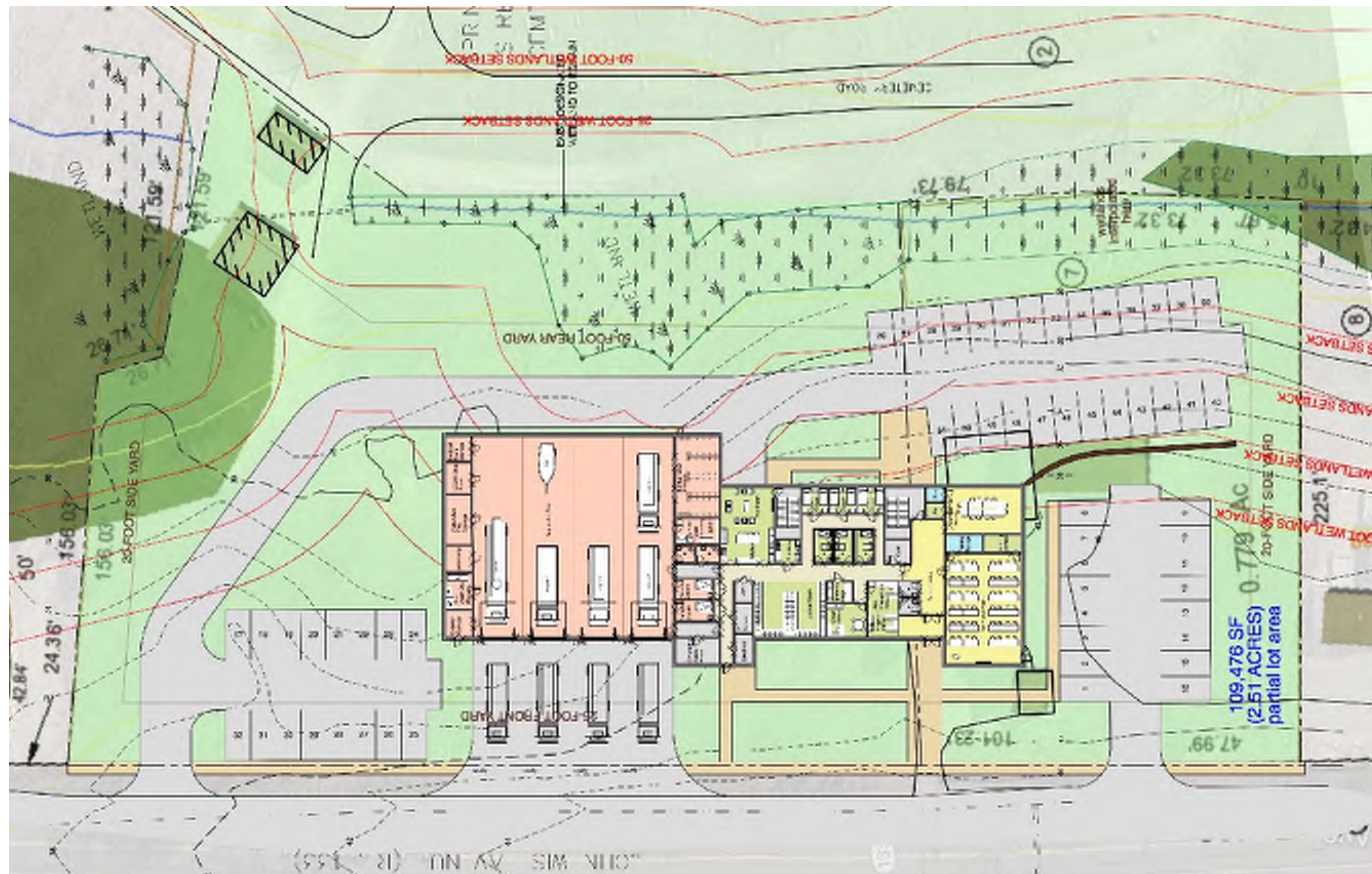
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John Wise Site: Fire



Essex Public Safety Building Project

John Wise Site: Police Fire Combo



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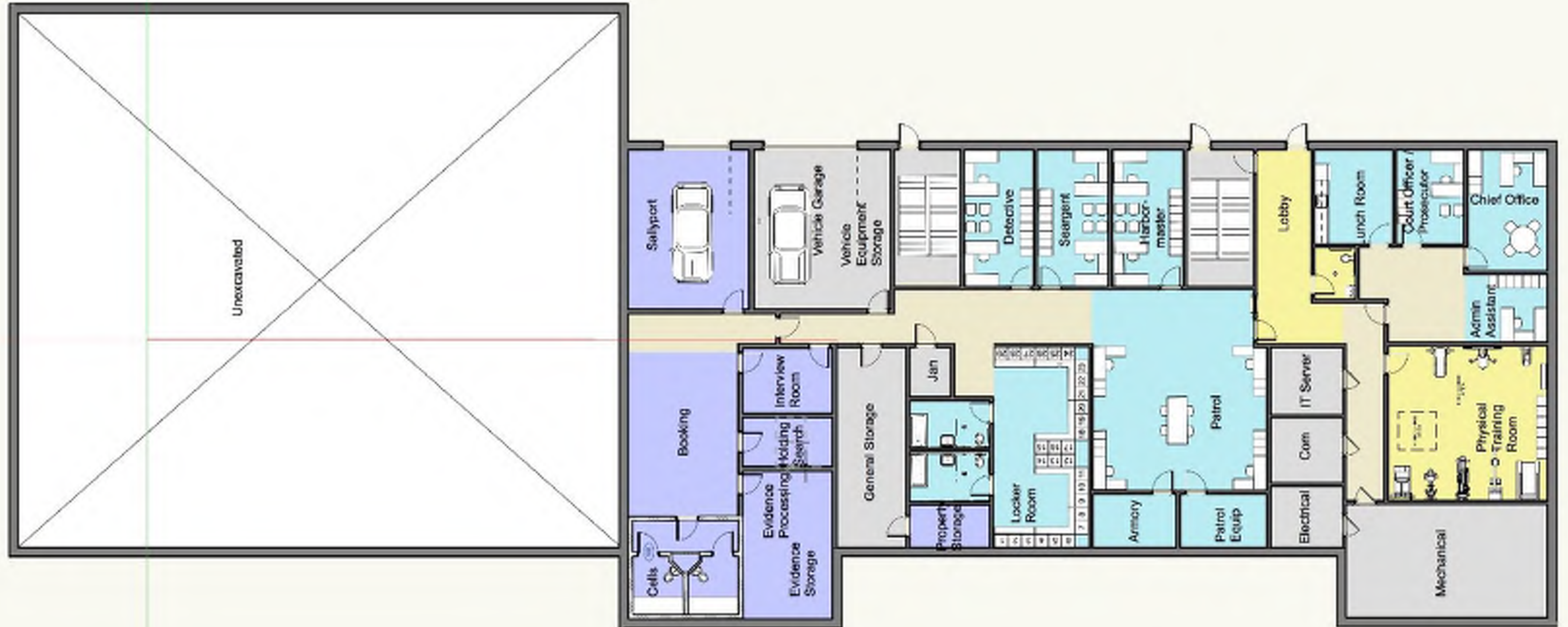
John Wise Site: Police Fire Combo



Upper Level

Essex Public Safety Building Project

John Wise Site: Police Fire Combo



Lower Level

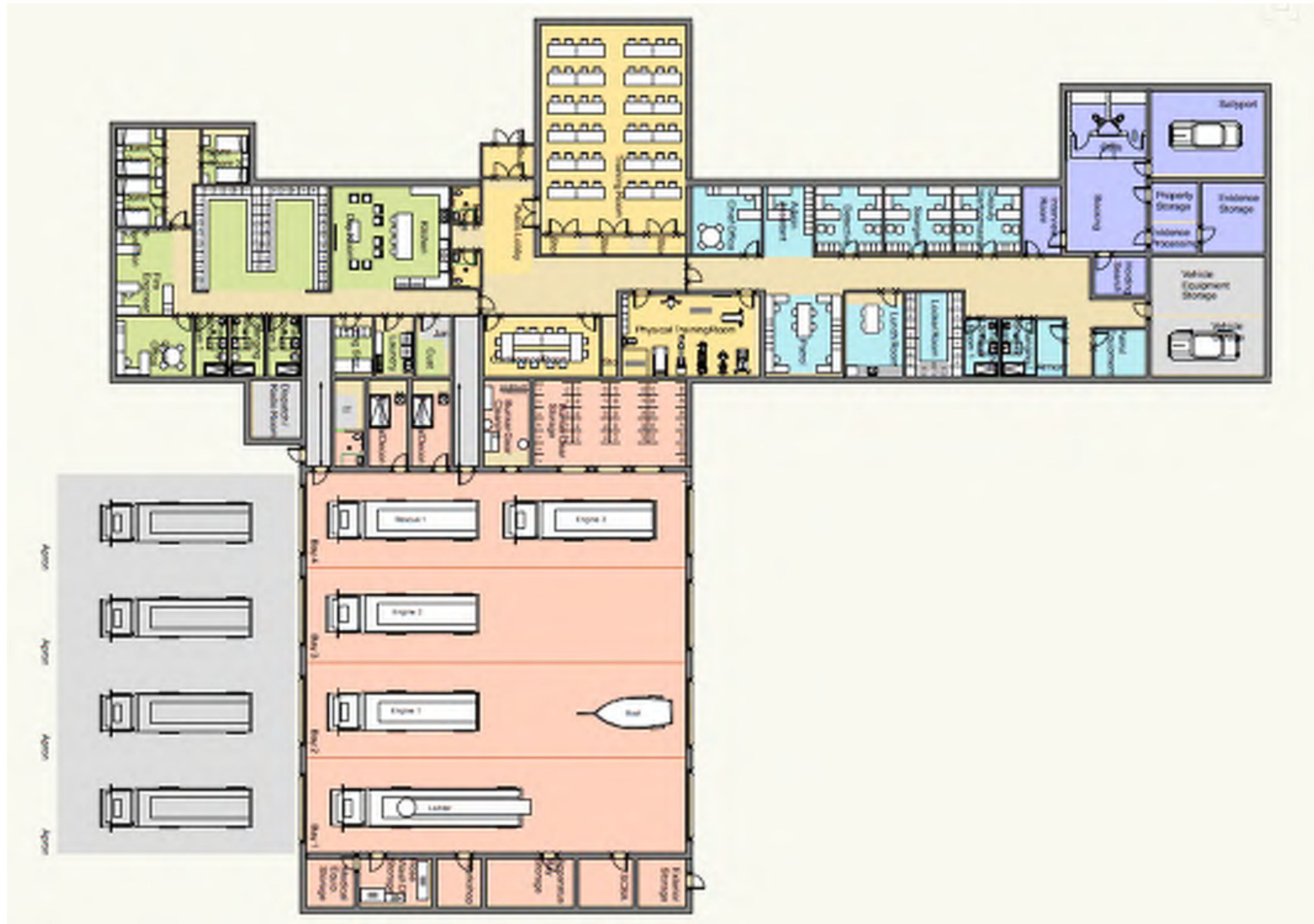
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Western Ave Site: Police Fire Combo



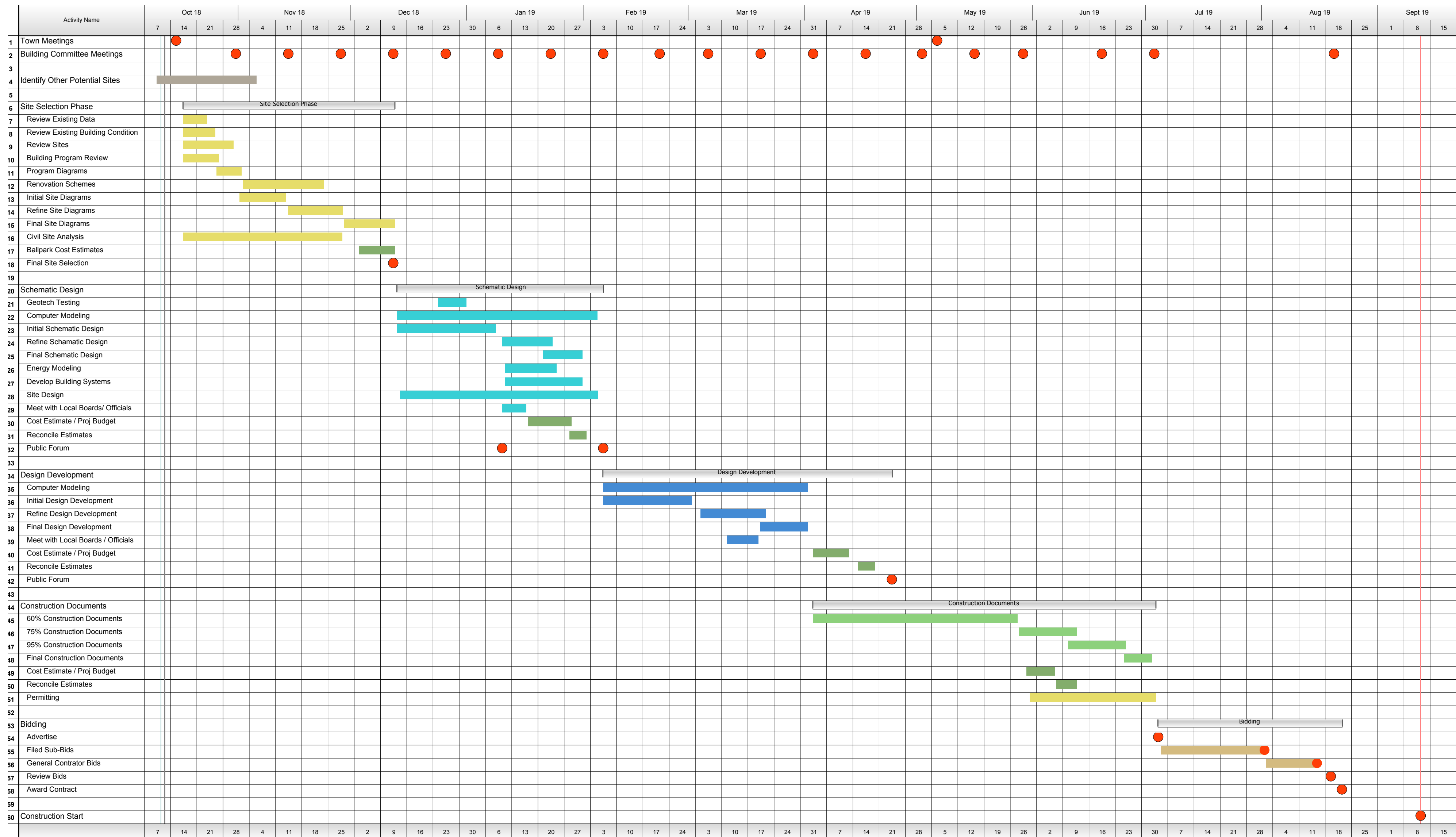
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Western Ave Site: Police Fire Combo



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: January 3, 2019

Name

Email

✓1 Tim Dorman	tim.dorman@NV5.com
✓2 Charlie Storey	cstorey@harpoon.com
✓3 Dan Dorcette	ddorcette@essexma.org
✓4 Brenden Zubricki	bzubricki@essexma.org
✓5 Peter Whipp	peterwhipp@hotmail.com
✓6 Rami Beader	Rami6580@comcast.net
✓7 Westley Burnham	W.Burnham@Comcast.net
✓8 LISA O'DONNELL	lodonnell@essexma.org
✓9 STEW ROBERTS	JRA ARCHITECTS
✓10 PHIL O'BRIEN	pobrien@johnson-roberts.com
✓11 PETER SILVA	PSILVA@ESSEXMA.ORG
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-----Original Message-----

From: Pratt, Stuart

Sent: Thursday, January 03, 2019 11:02 AM

To: Lisa O'Donnell (lodonnell@essexma.org) ; Brendhan Zubricki (bzubricki@essexma.org)

Cc: Pratt, Stuart

Subject: building committee

Lisa, I am unable to make this evenings meeting . If possible I would like the following presented to the committee for discussion.

I have been on the building committee since its formation. The committee had and has a responsibility to the town to figure out the most fiscally prudent and appropriate location for our public safety facilities. We have reached out to the town for those interested in selling property to us and have had to date no appropriate offers or locations .We have diligently researched all town owned properties and none are without location drawbacks and more compelling ,they are all financially challenging. We approached the owner of 42 Western Ave to see if he had interest in selling . He said yes. Based on this positive response the town paid to have the site analyzed by our consultants for appropriateness and paid to have an appraisal done. Both came back positive for the town. We were then told ,after we gave the owner the appraised price, that the family wanted to keep it.

Our committee has explored what we believe is every potential location and have come up with no alternative location to town owned property. And it has been made clear to us by our consultants that the town owned locations not only have site issues , but will be extremely expensive for the town to build on.

I suggest we discuss asking the selectmen to consider an eminent domain taking of 42 Western Ave . and not to move ahead with what I consider fiscally irresponsible alternatives. This situation is what I consider eminent domain takings were designed for . It is my intention to bring up at the selectman's meeting on Monday night the concept of a eminent domain taking of 42 Western Ave and would like to have a vote tonight that our committee agrees the eminent domain taking of 42 Western Ave is the most responsible and prudent option for the town .

Sent from my iPad