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Essex Public Safety Building Project

Meeting Minutes

Re: Town Building Committee	Date: January 3, 2019
Location: Town Hall, 3 rd Floor Auditorium	Time: 7:00 PM

Attendees:

Name	Present	Name	Present
Town Building Committee		Town Staff	
Lisa O'Donnell, Committee Chair	✓	Brendhan Zubricki, Town Administrator	✓
Daniel Doucette, Fire Chief	✓		
Peter Silva, Chief of Police	✓	Board of Selectmen	
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		JRA (Architect)	
Charles Storey, Member	✓	Stewart Roberts	✓
Ramie Reader, Member	\checkmark	Philip O'Brien	\checkmark

- 1. 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.
- 2. 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 and 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.

Attachments:

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

-End of Minutes-

Tim Dorman, NV5

Lisa O'Donnell, Committee Chair



ARCHITECTS

Essex Public Safety Building Essex, Massachusetts

Design Presentation January, 3 2019

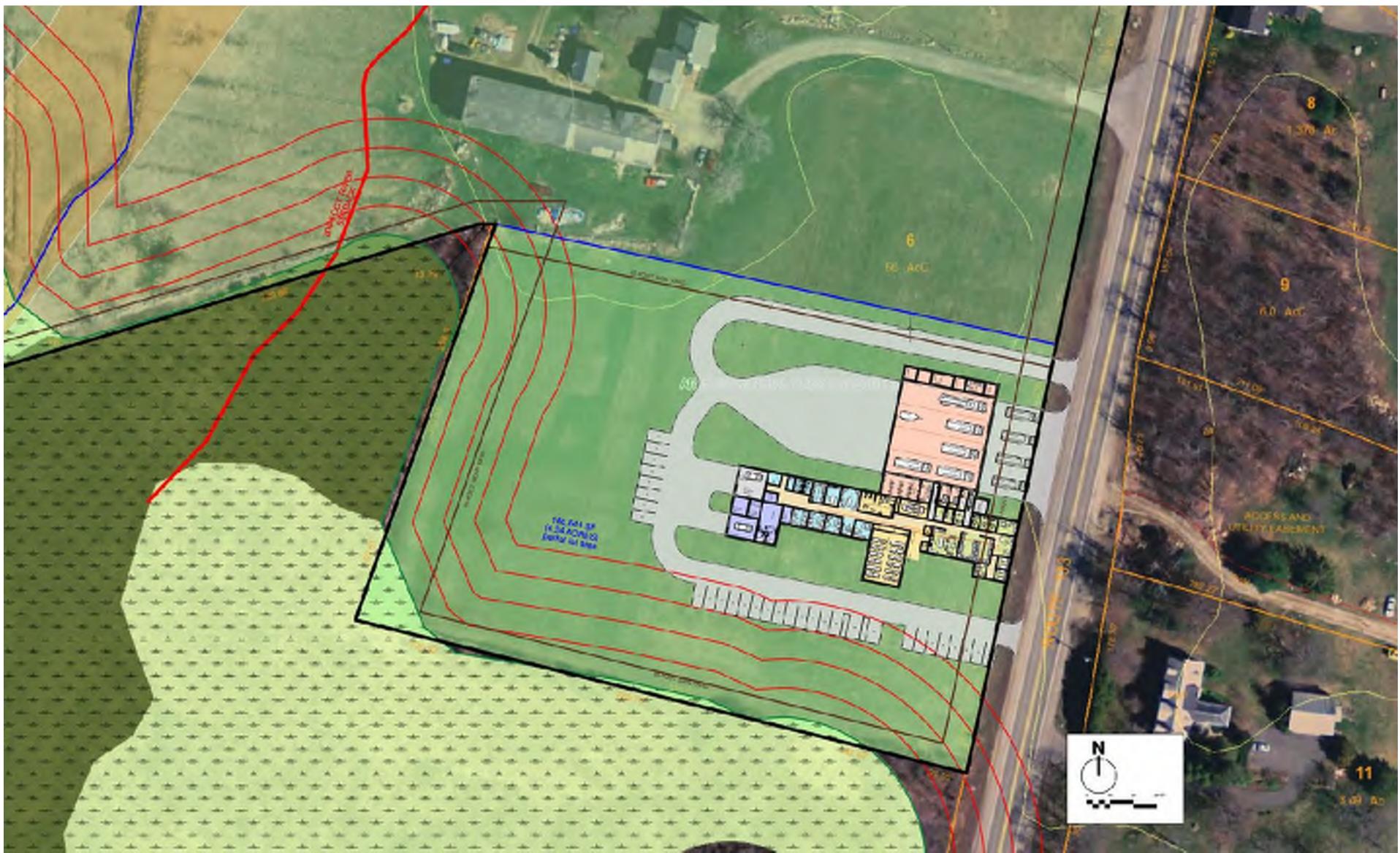




Latest Site Options



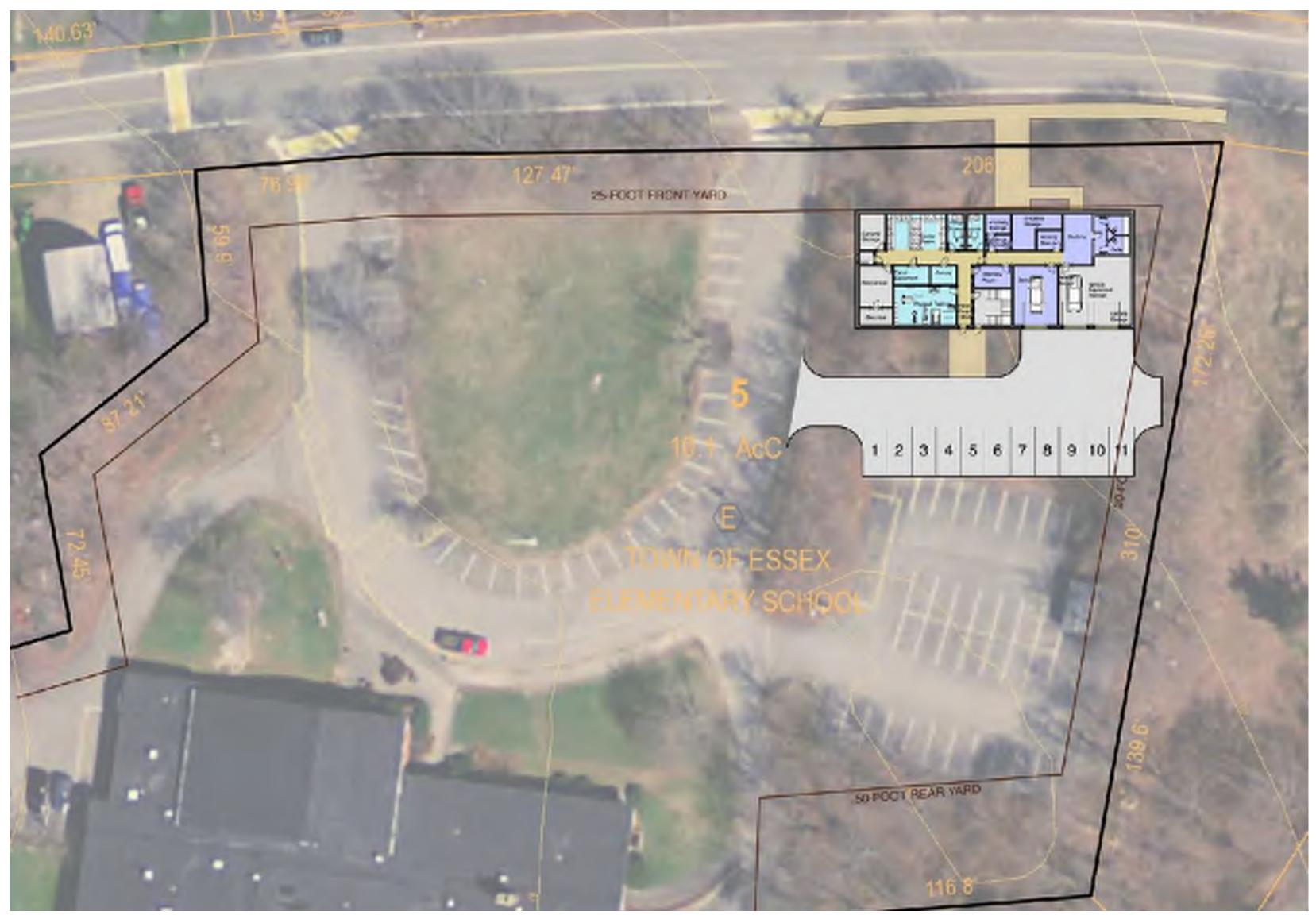
ARCHITECTS 50 John Wise Avenue







ARCHITECTS ESSERTED School Site



ARCHITECTS ESSERTING AVE



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60 John Wise Ave 1500 feet x \$120/LF = \$180,000

50 John Wise Ave 620 feet x \$120/LF = \$74,400



Differential Site Project Costs





Conceptual Comparative Ballpark Estimates of Differential Project Cost

		U -									
	Existing Site			John Wise	Site	Total Western Ave					
	New Police Station			Fire Station		Combined Public Safety			fetv		
Construction											,
Site Development											
Demolition										Allow	\$25,
Haz Mat		Allow	\$75,000								Ŧ — - ,
Regrading								1,900	CY	\$14.00	\$26,
Fill				11,250 CY	\$45.00	\$506,250		5,400	CY	\$30.00	\$162,
Blasting & Removal										Allow	\$25,
Retaiing Walls				240 LF	\$750.00	\$180,000		125		\$300.00	\$37,
Roadways & Parking	18,750 SF	\$4.50	\$84,375					40,000		\$4.50	\$180,
Sidewalks	3,600 SF	\$1.25	\$4,500			•		500	SF	\$1.25	\$
Stormwater System			\$25,000		Allow	\$150,000				Allow	<u>\$75,</u>
			\$188,875			\$836,250	\$188,875				\$531,
Building Construction								(2, 200)		¢500	¢ (1 100 (
Combined Facility								(2,200)	J JF	\$300	\$ (1,100,0
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								
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Project Expenses											
			<u> </u>								ΝΙΛ
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

Differential



25,000 26,600 2,000 25,000 7,500 0,000 \$625 <u>5,000</u> 1,725 0,000)

-\$568,275



ARCHITECTS

Previous Site Options



Potential Sites



JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS

December 4, 2018

Locus

Essex,

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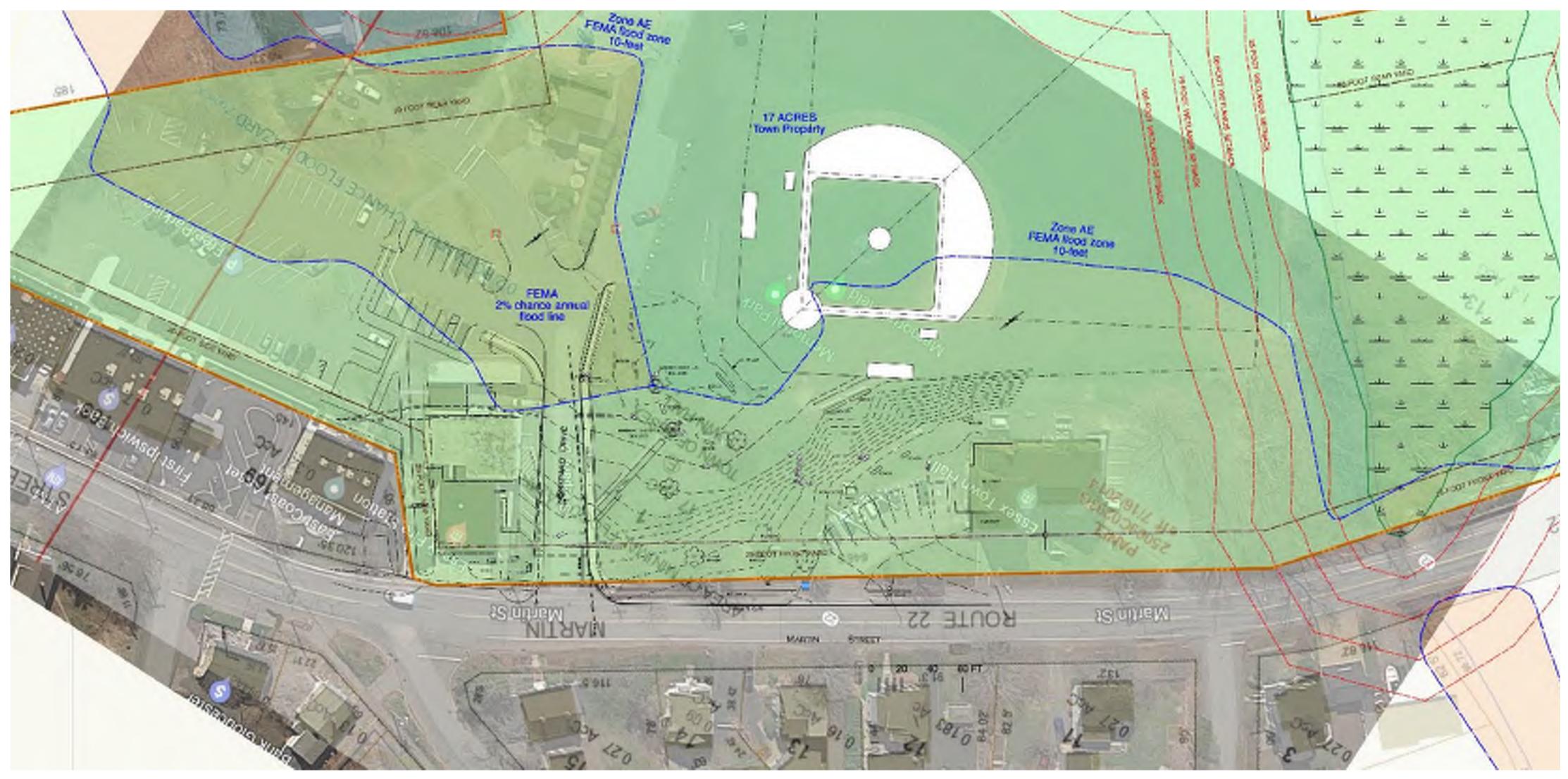
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5. 60 John Wise Ave. 3. 7 Lane's Roac Cemetery Site estern Ave. Existing Facility 42 Western Ave.

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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	5	60 John Wise Ave.	Pallazola	2.5	\$	526,100.00		
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JOHNSON ROBERTS ASSOCIATES INC. **Essex Public Safety Building Project** ARCHITECTS John Wise Site

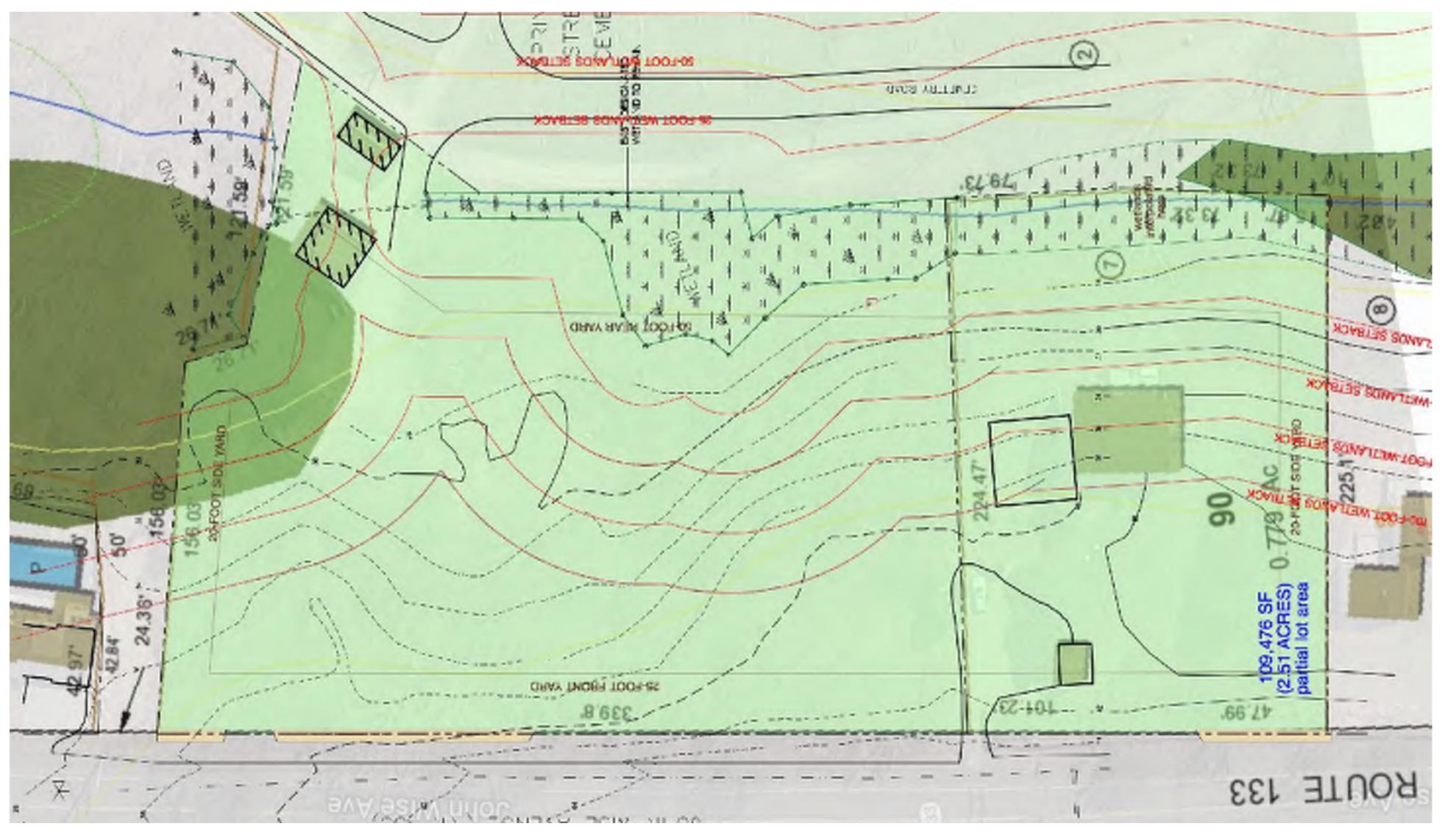
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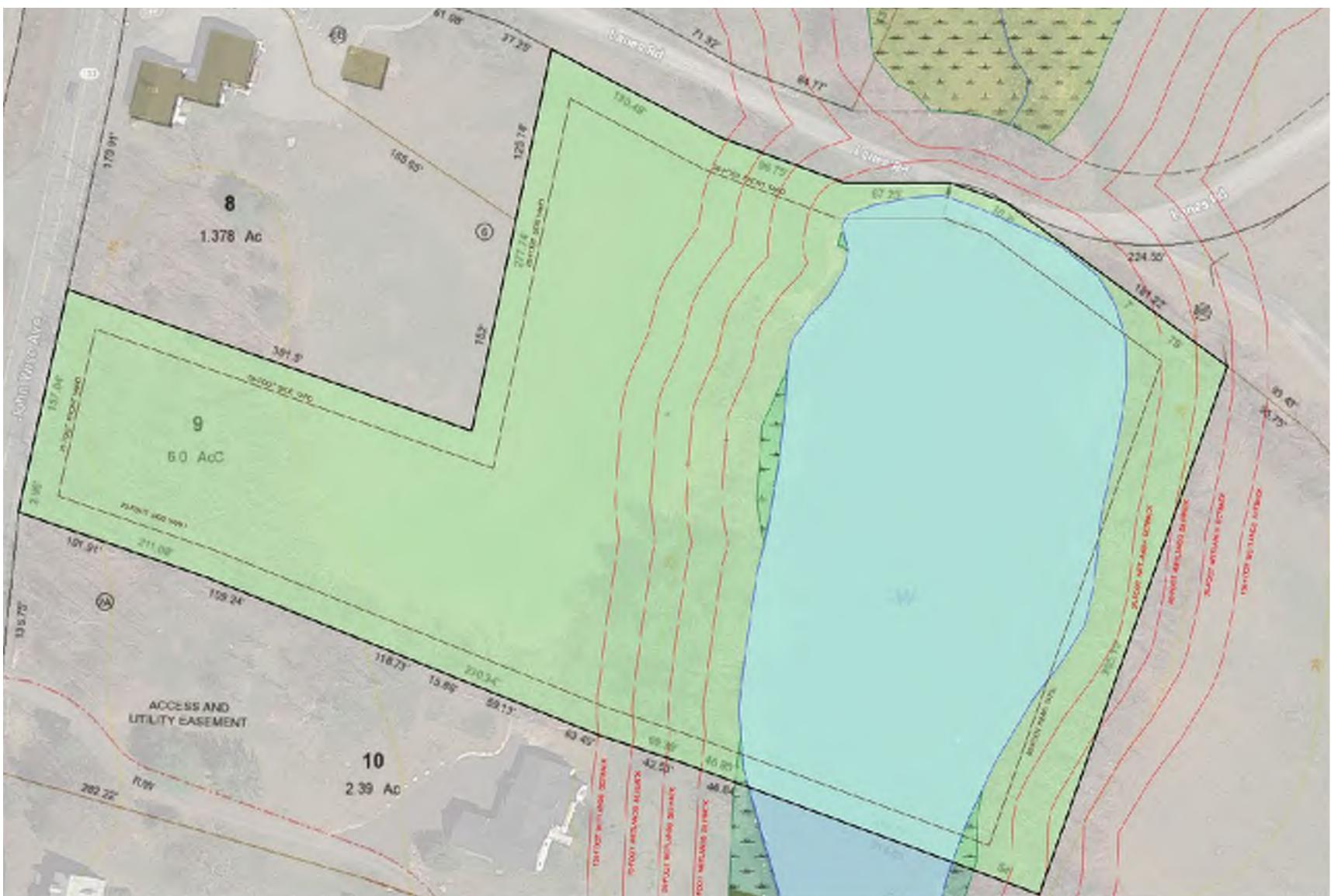


Essex Public Safety Building Project John Wise Site and Additional Parcel

ARCHITECTS



ARCHITECTS 7 Lanes Road



60 Eastern Avenue

JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS



60 John Wise Avenue

JOHNSON ROBERTS ASSOCIATES INC.

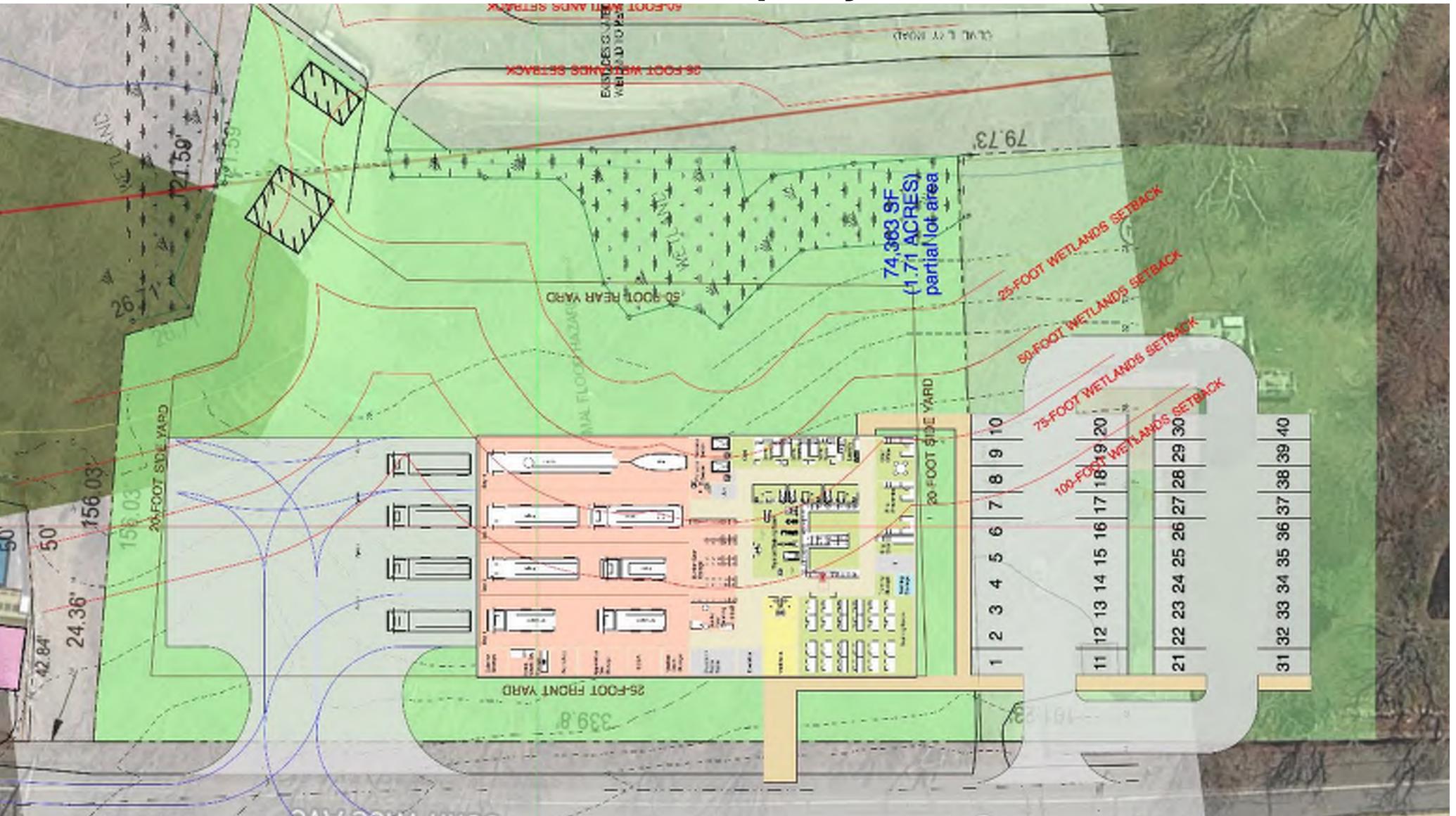
ARCHITECTS



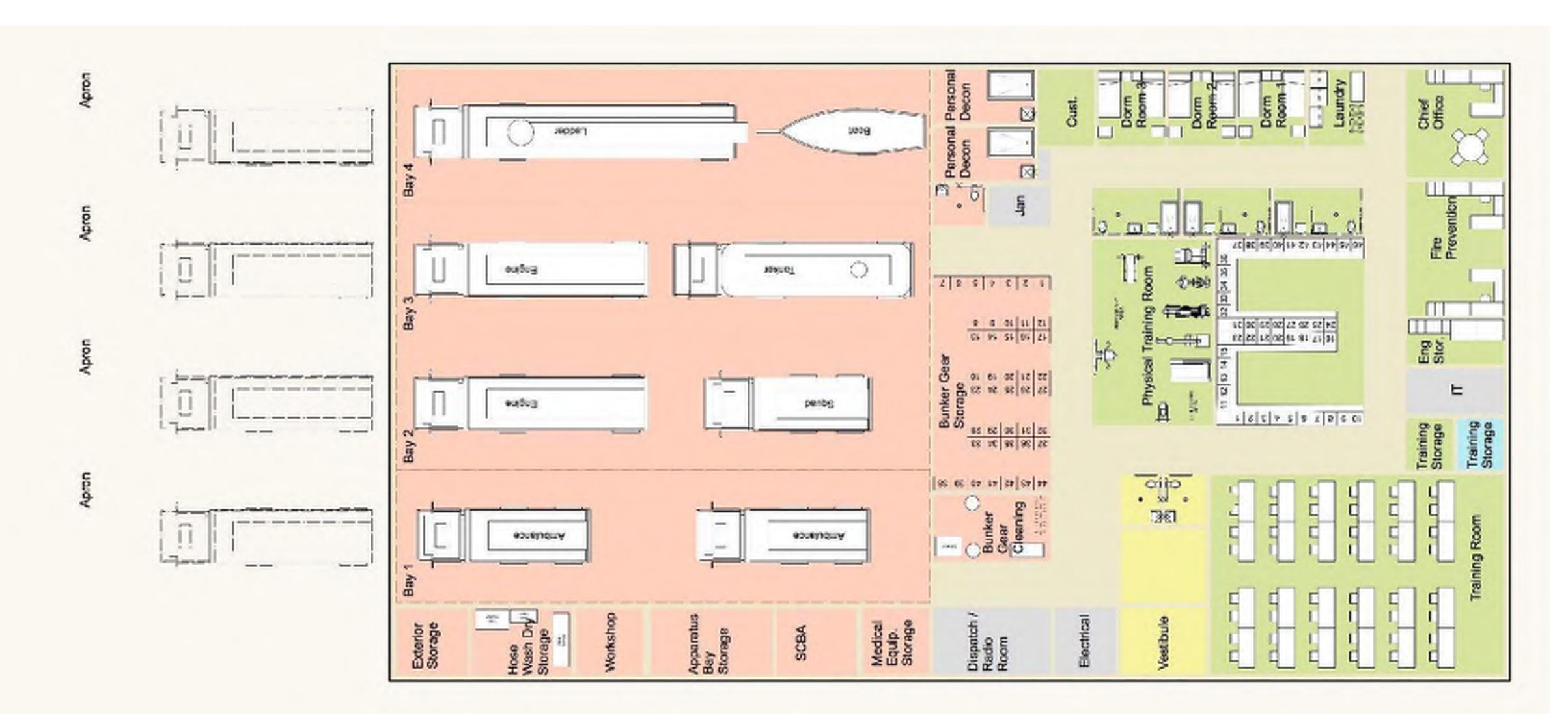
Essex Public Safety Building Project John Wise Site with Additional Property: Fire

JOHNSON ROBERTS ASSOCIATES INC.

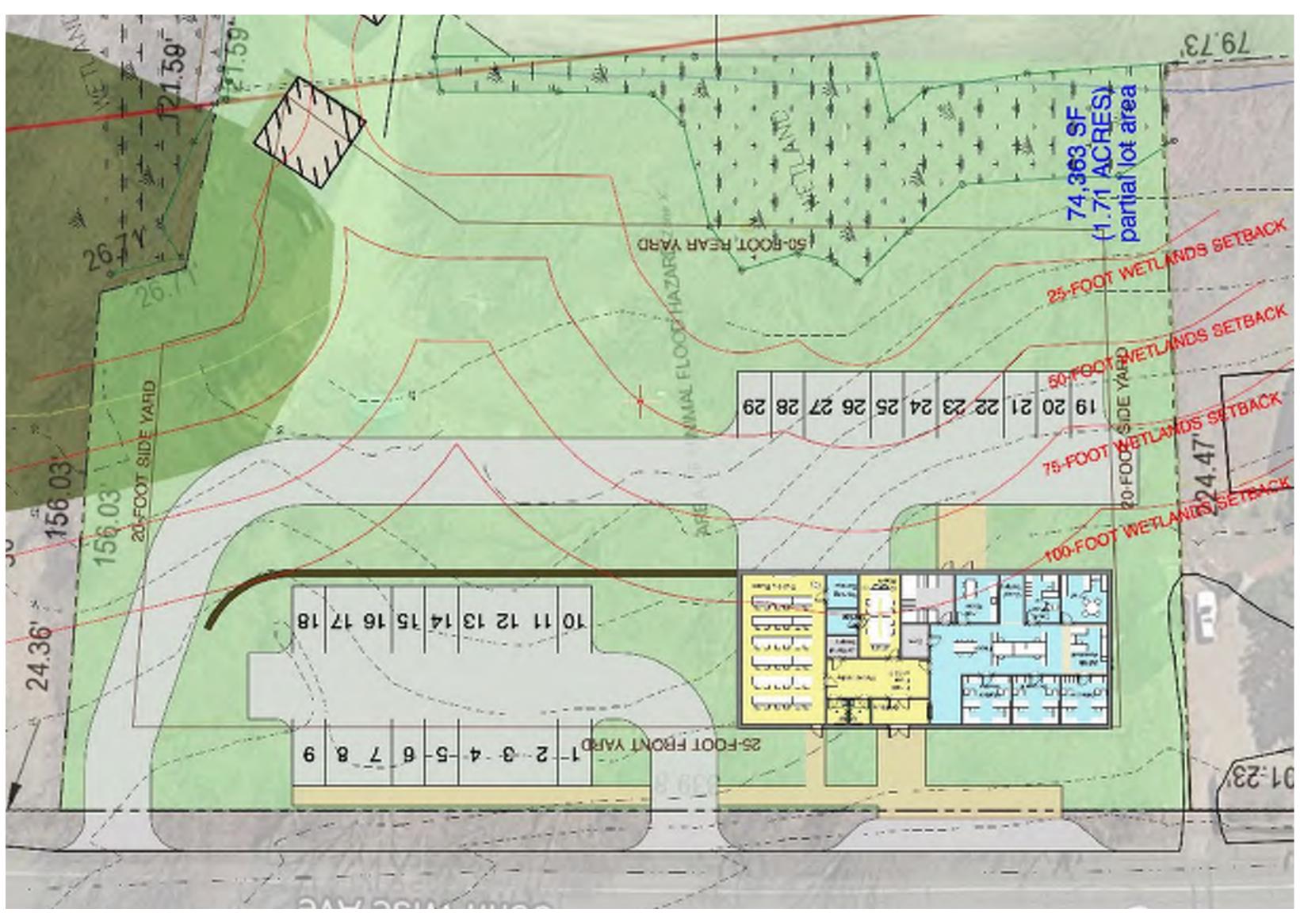
ARCHITECTS



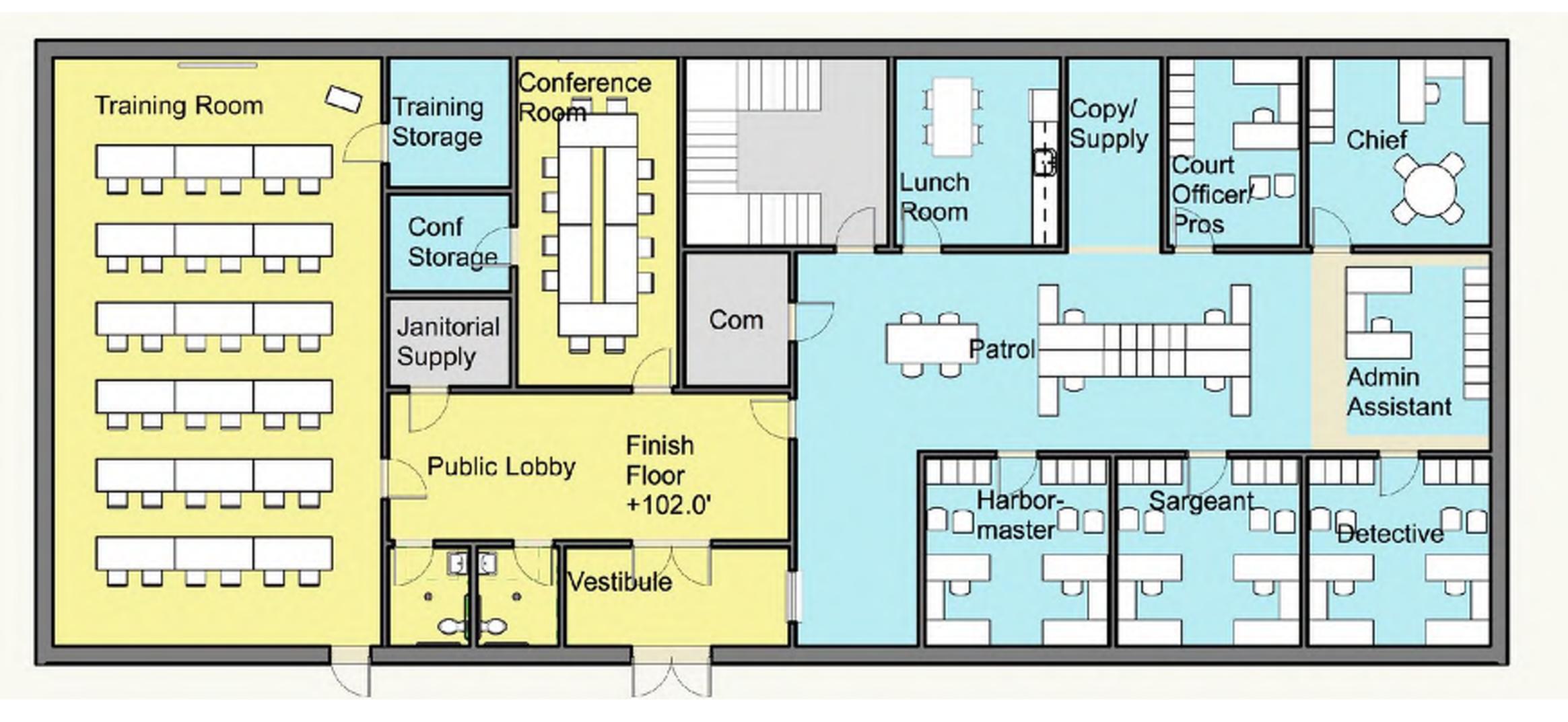




Essex Public Safety Building Project ARCHITECTS John Wise Site: Police

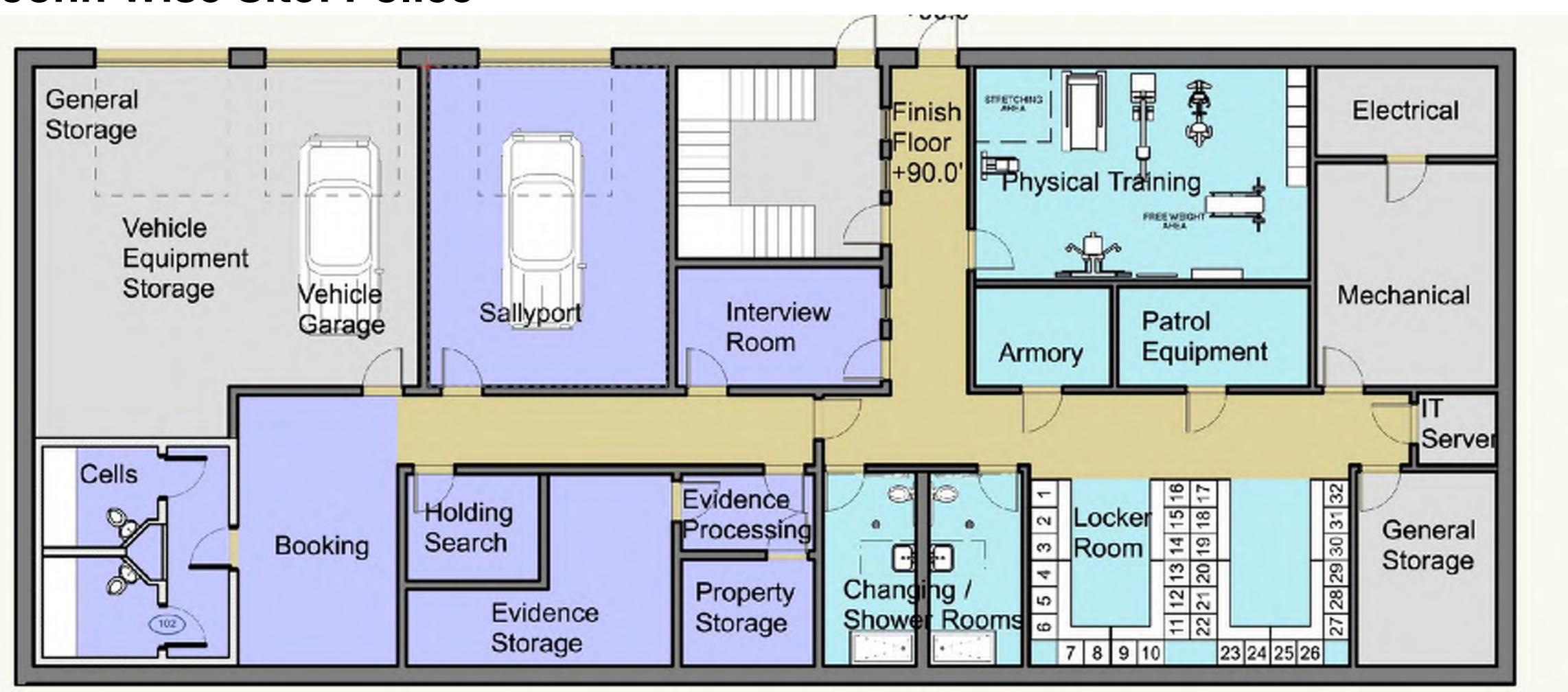


ESSECTIVE ARCHITECTS **ESSECTIVE ESSECTIVE ESSECTIVE John Wise Site: Police**



Upper Level

Essex Public Safety Building Project ARCHITECTS

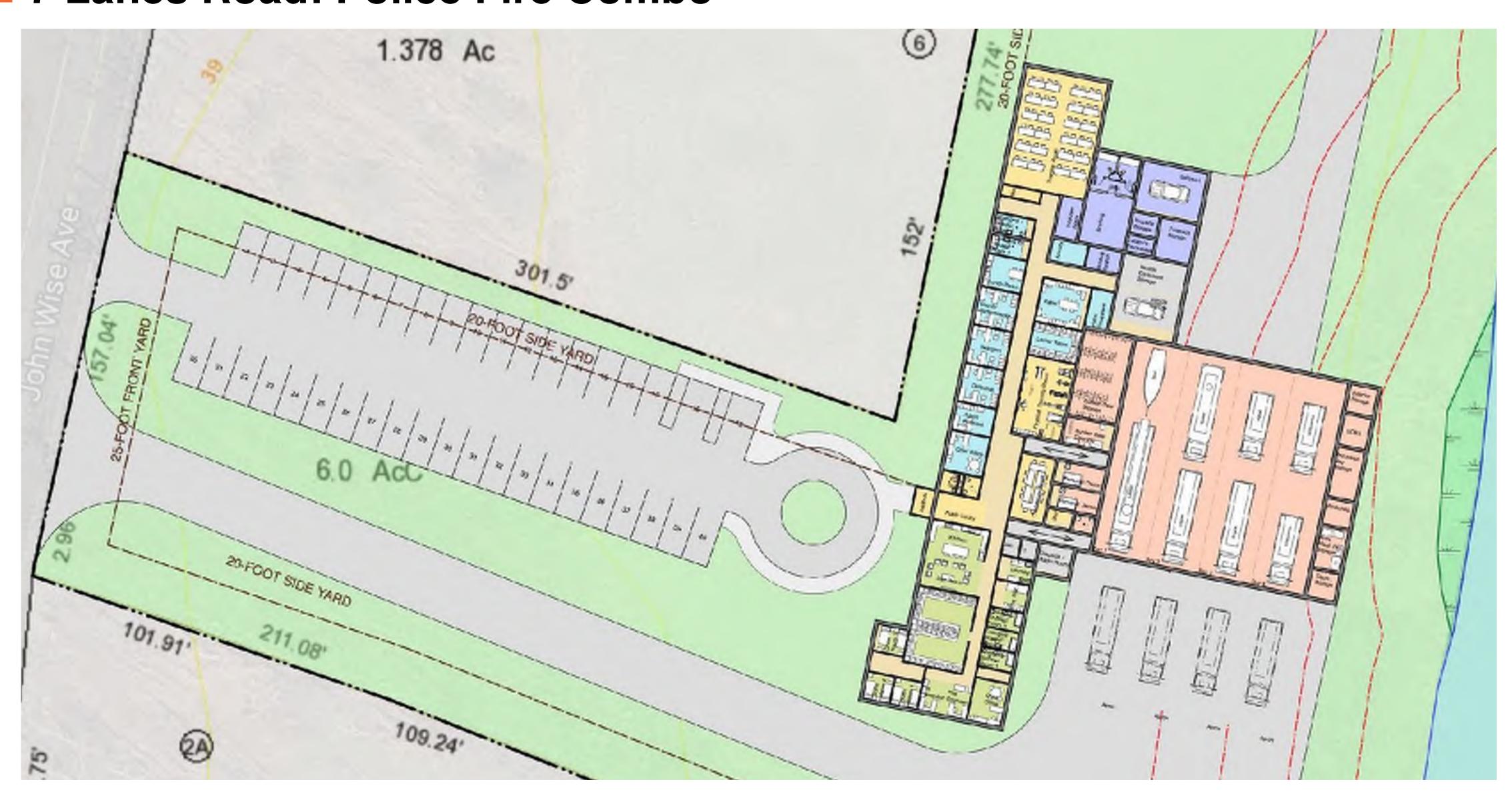


Lower Level

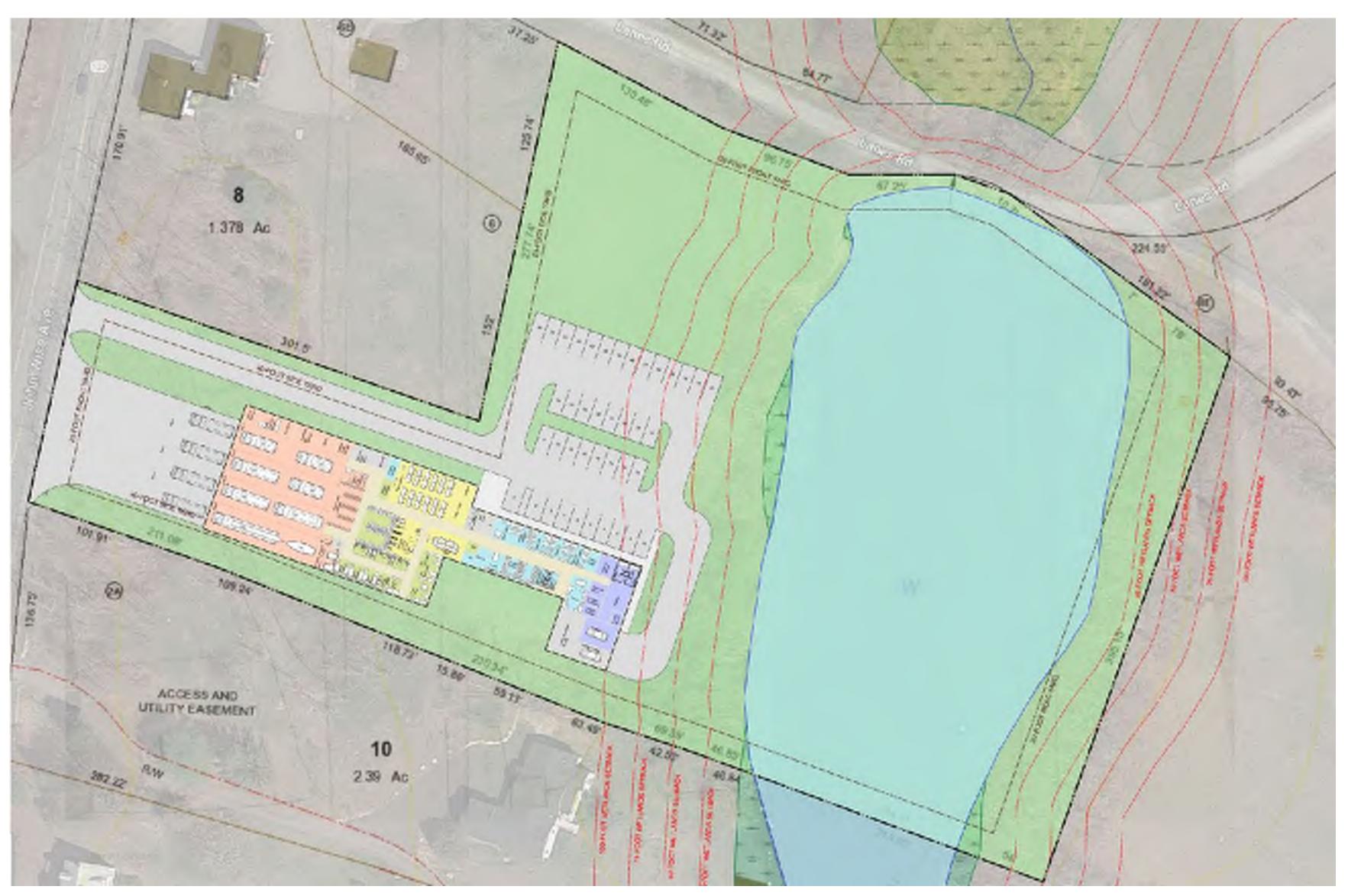
Essex Public Safety Building Project ARCHITECTS 7 Lanes Road: Police Fire Combo



Essex Public Safety Building Project ARCHITECTS 7 Lanes Road: Police Fire Combo



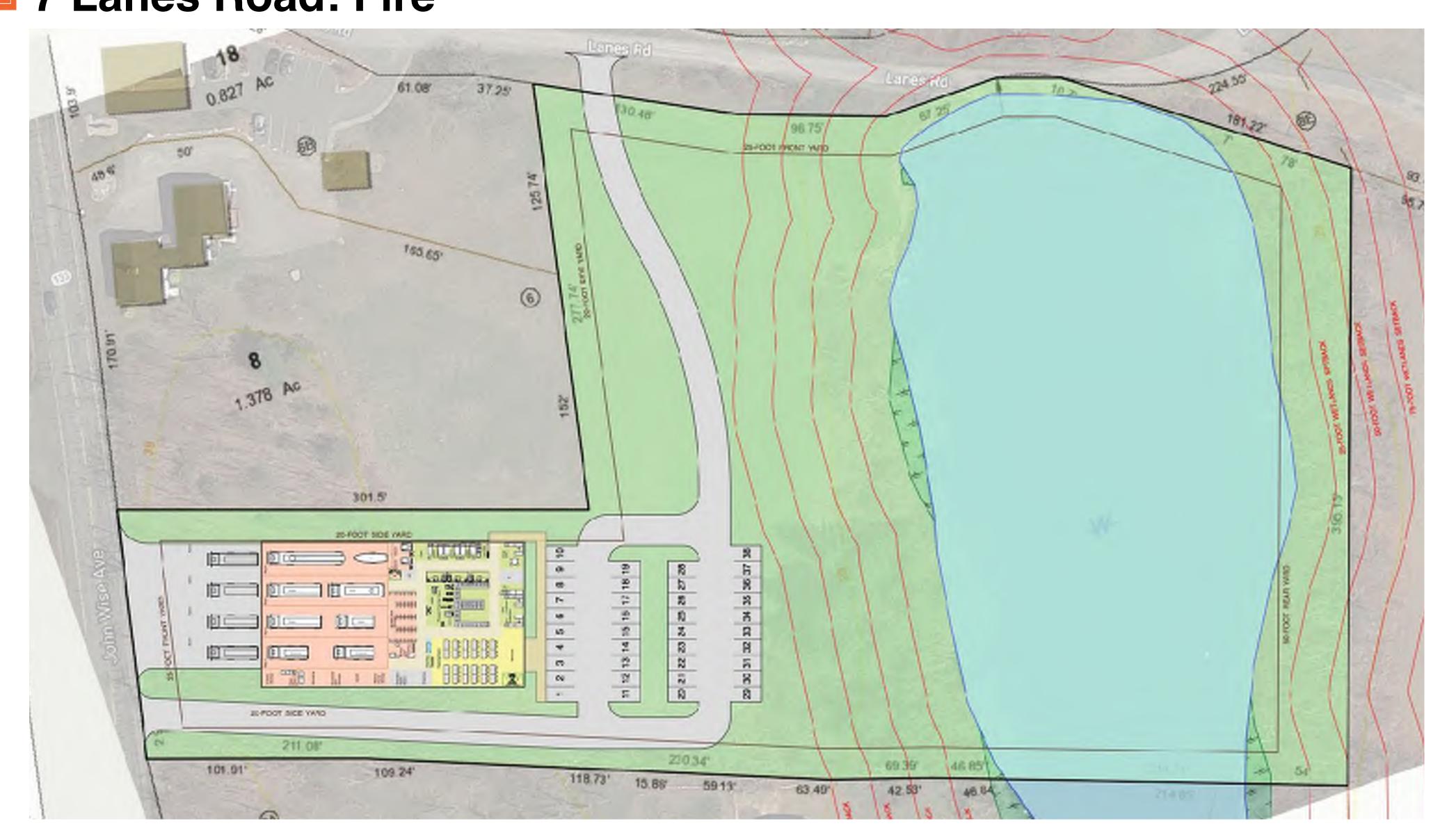
Essex Public Safety Building Project ARCHITECTS 7 Lanes Road: Police Fire Combo



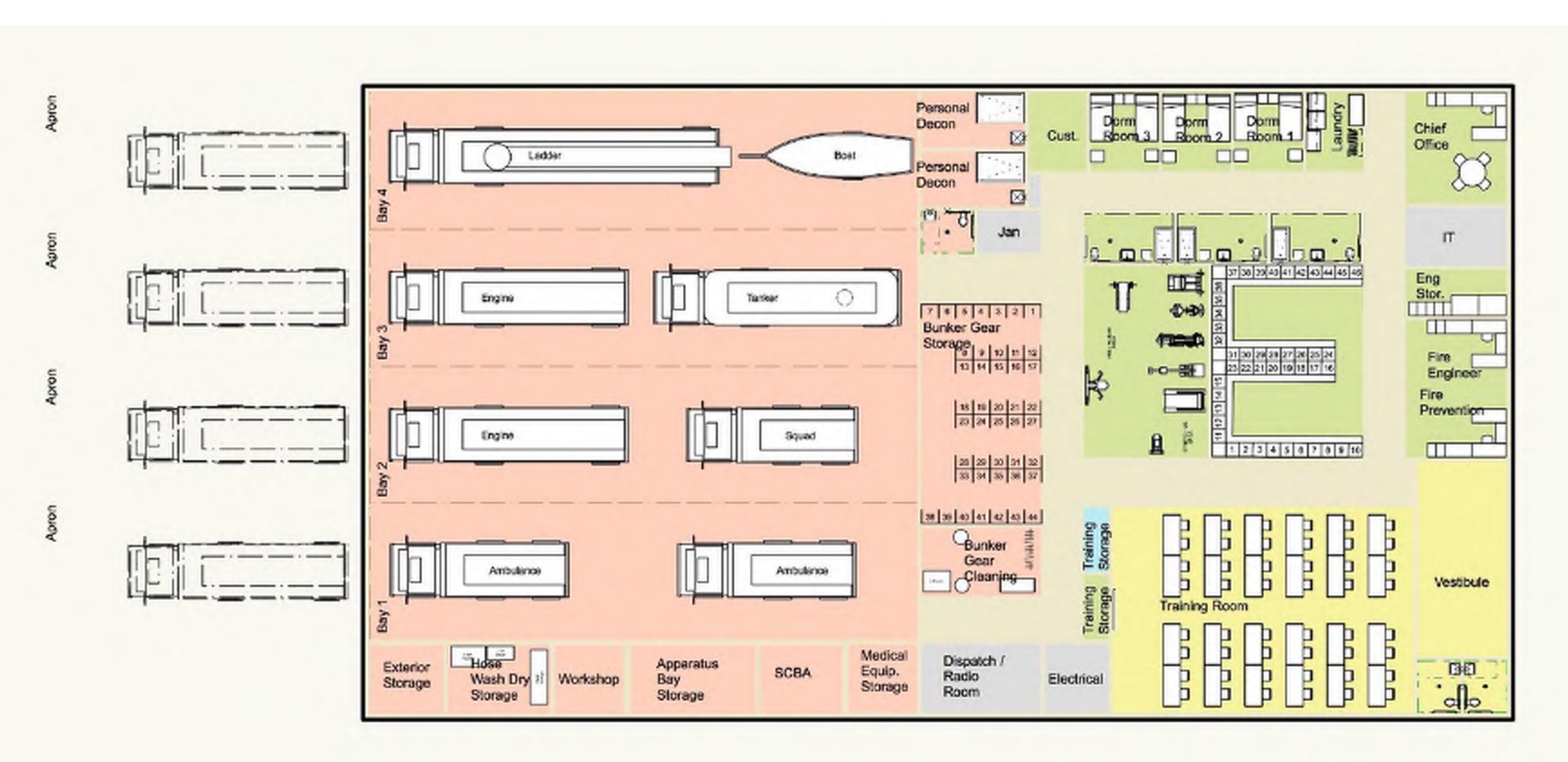




Essex Public Safety Building Project ARCHITECTS 7 Lanes Road: Fire







Essex Public Safety Building Project 60 Eastern Avenue: Police Fire Combo



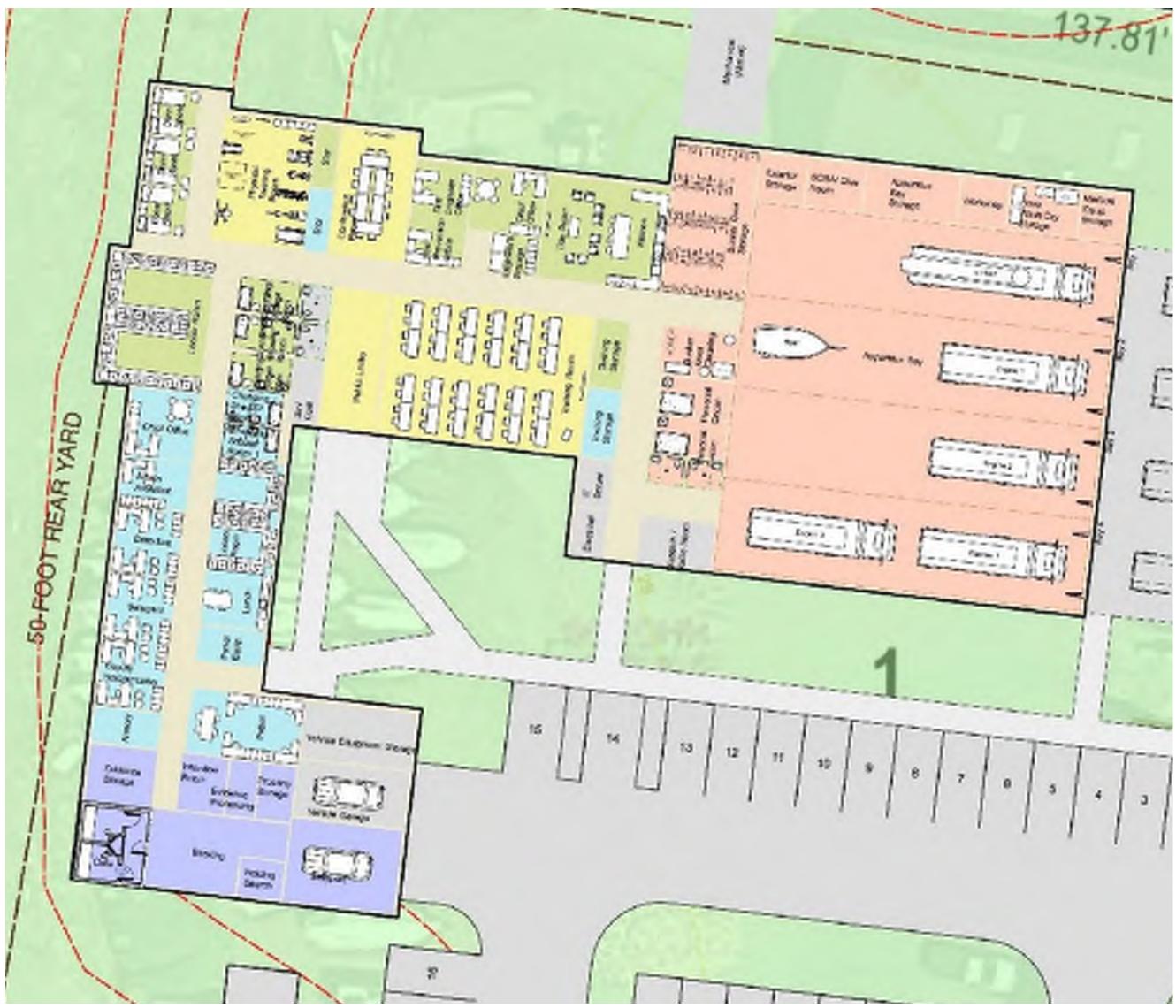
Essex Public Safety Building Project 60 Eastern Avenue: Police Fire Combo ARCHITECTS



Essex Public Safety Building Project 60 John Wise Avenue Site: Police Fire Combo ARCHITECTS



Essex Public Safety Building Project 60 John Wise Avenue Site: Police Fire Combo





ARCHITECTS

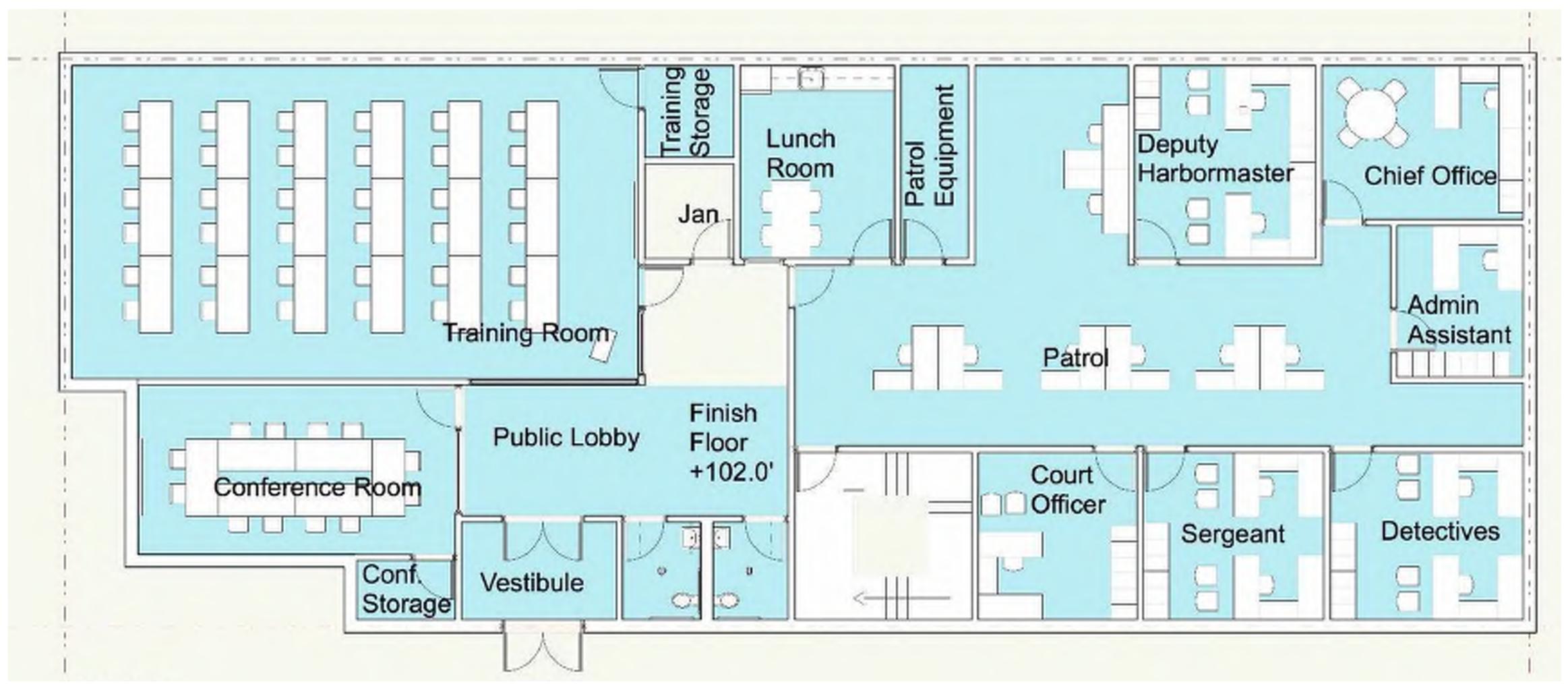
Previous Options

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

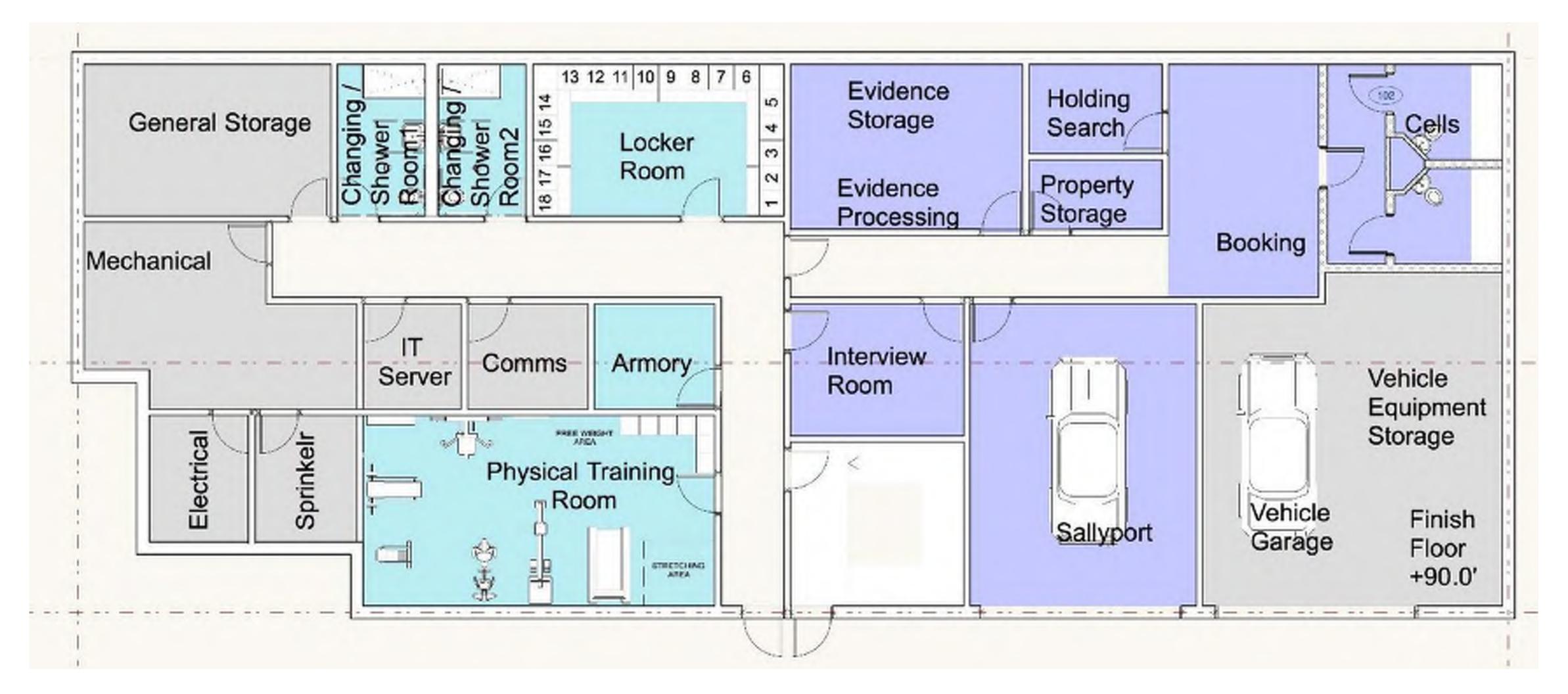


ARCHITECTS Existing Site: Police



Upper Level





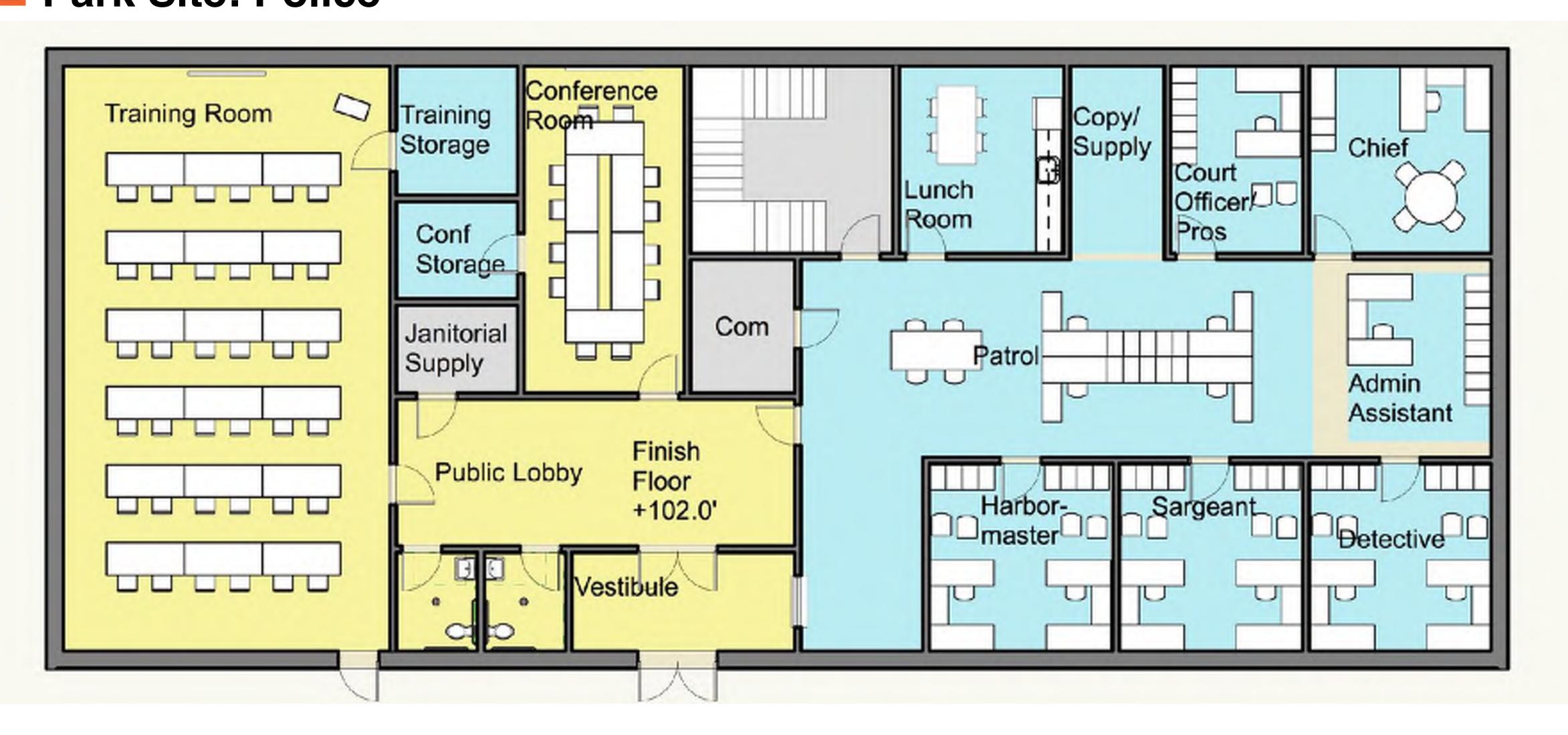
Lower Level

Essex Public Safety Building Project ARCHITECTS Park Site: Police

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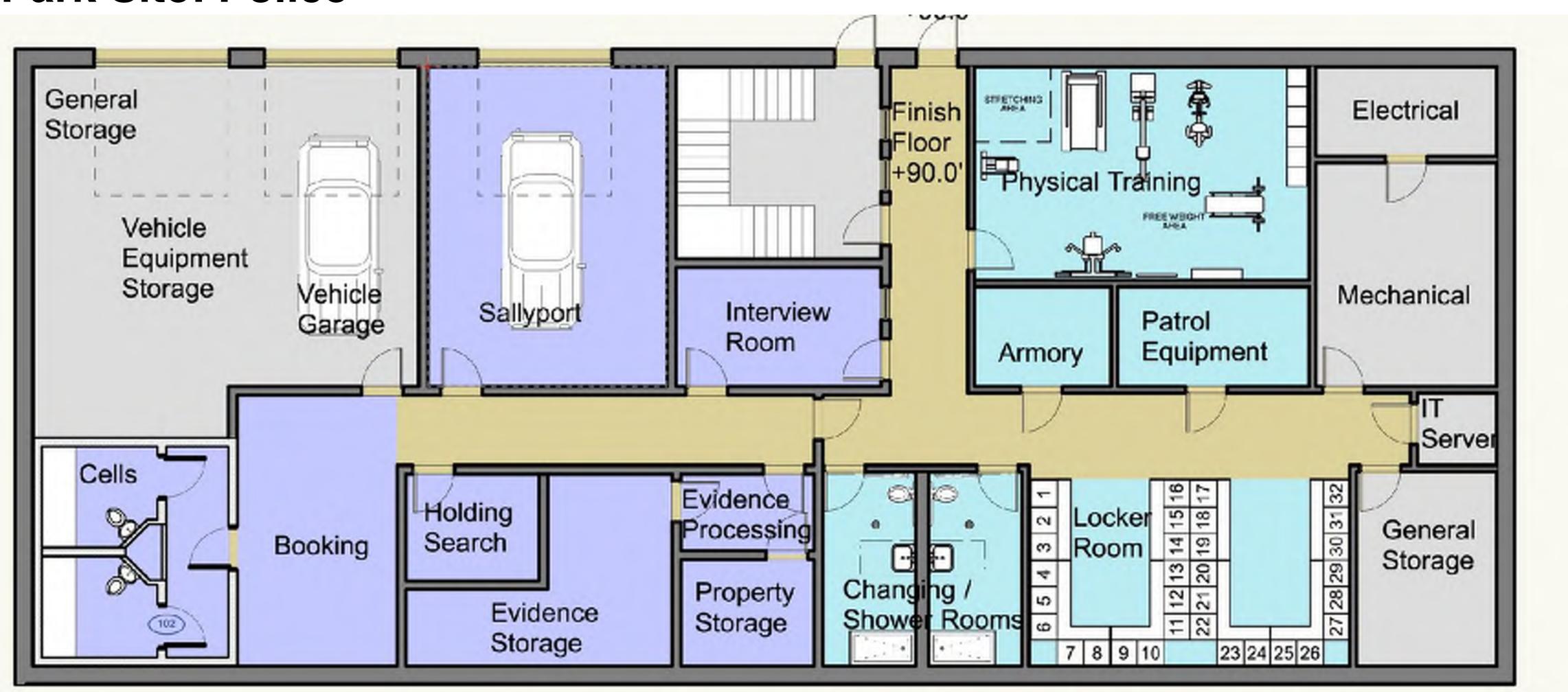






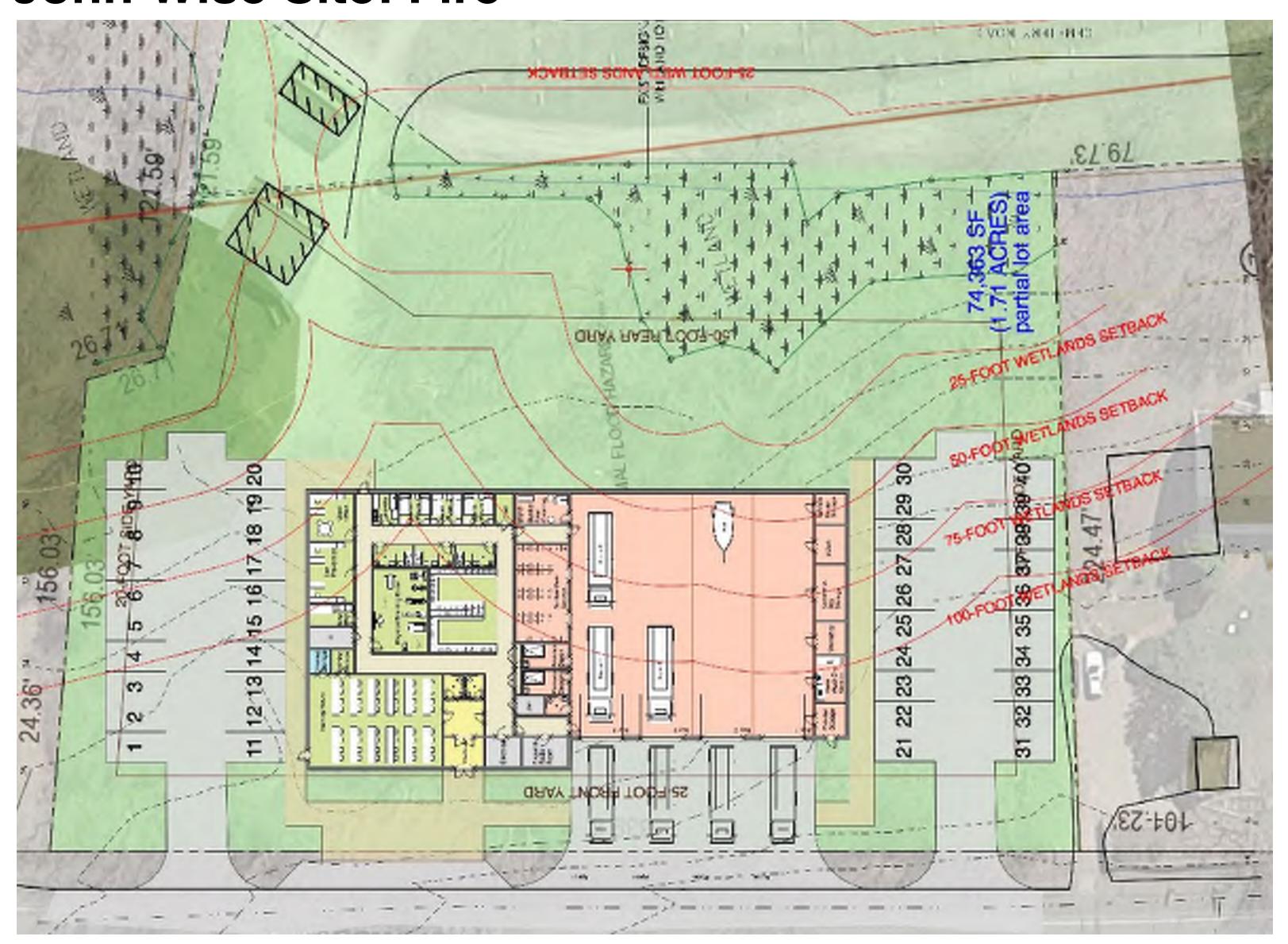
Upper Level



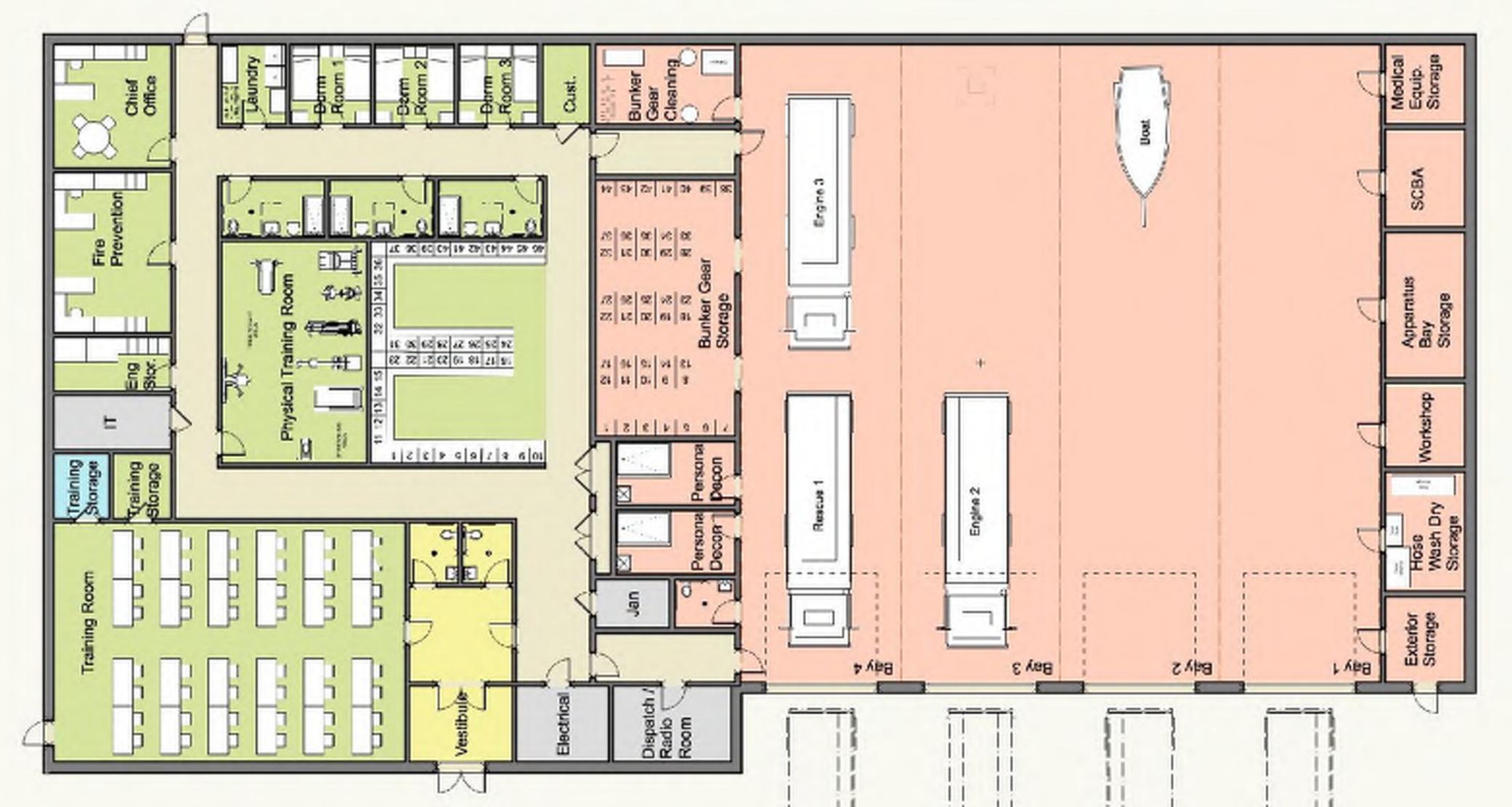


Lower Level

Essex Public Safety Building Project John Wise Site: Fire ARCHITECTS







JOHNSON ROBERTS ASSOCIATES INC. **Essex Public Safety Building Project** John Wise Site: Police Fire Combo ARCHITECTS



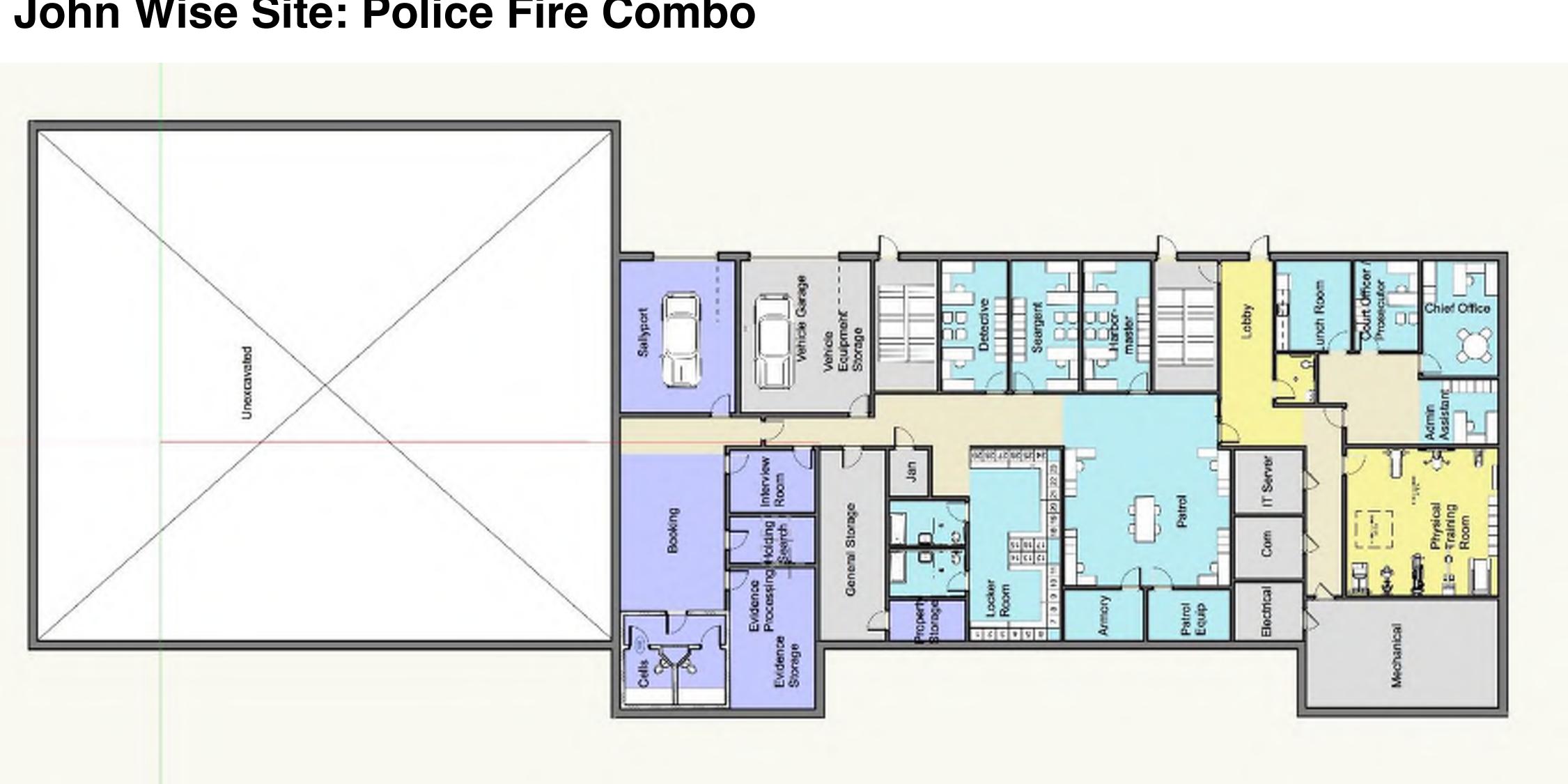






Upper Level



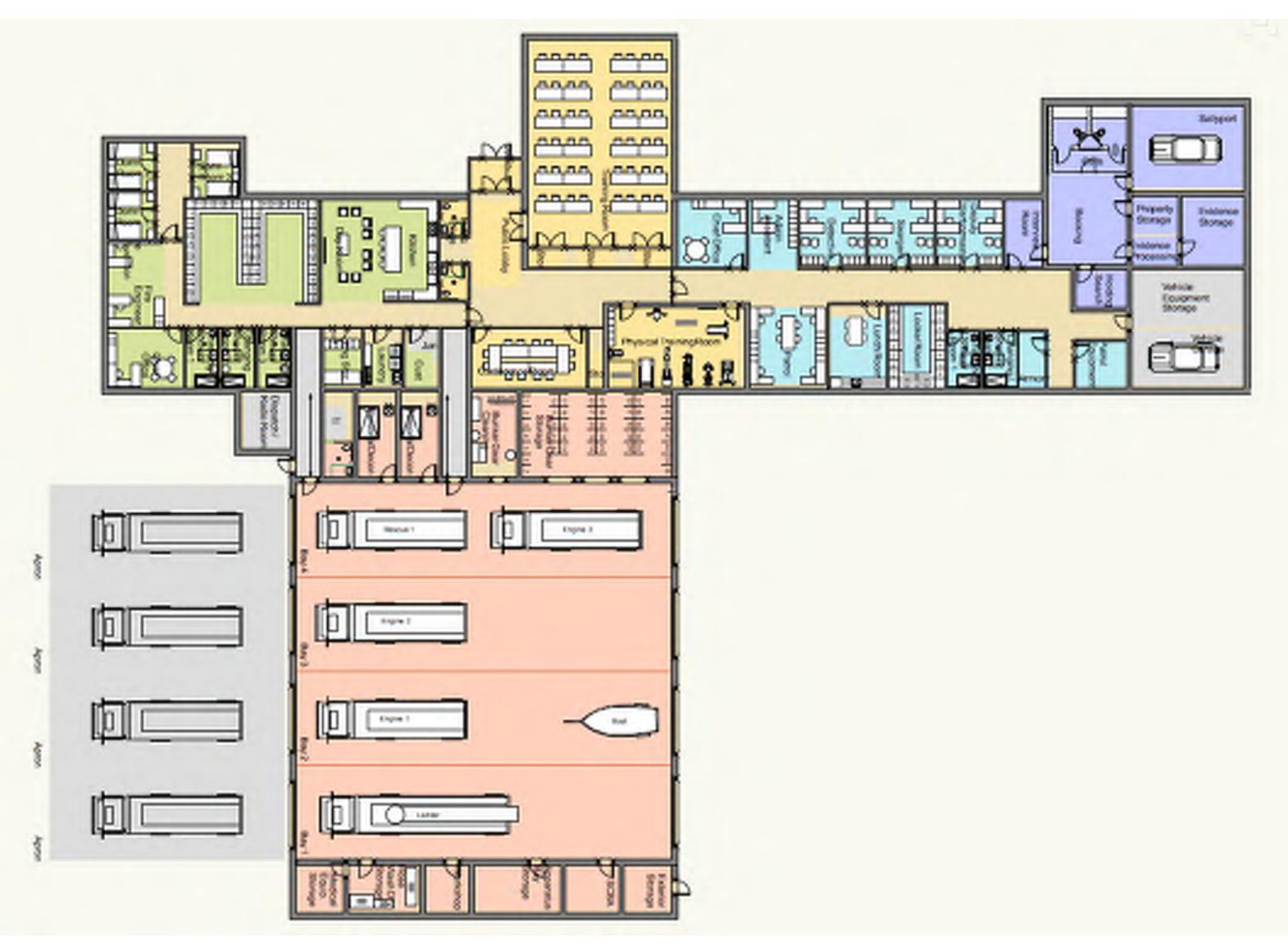


Lower Level





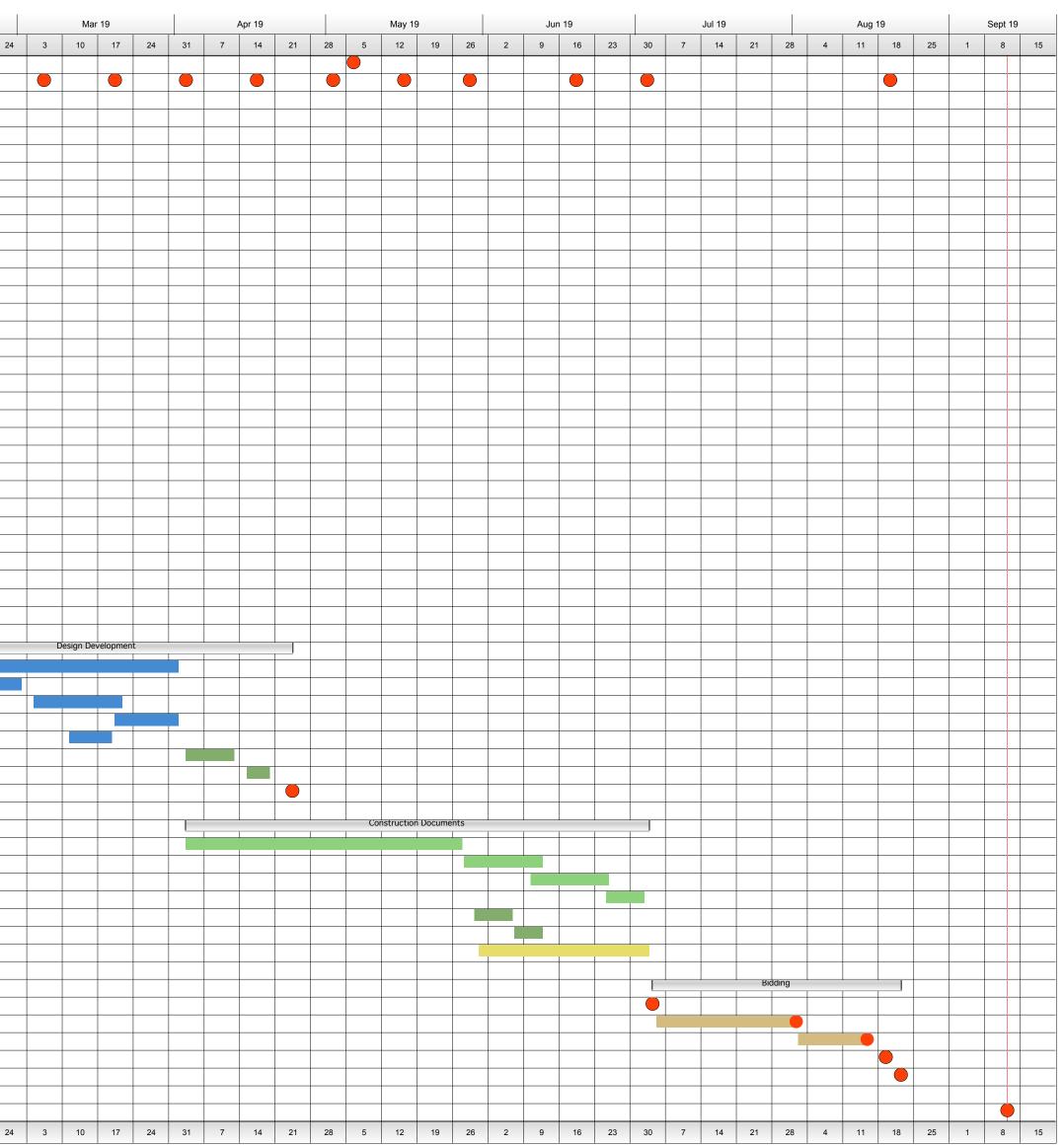


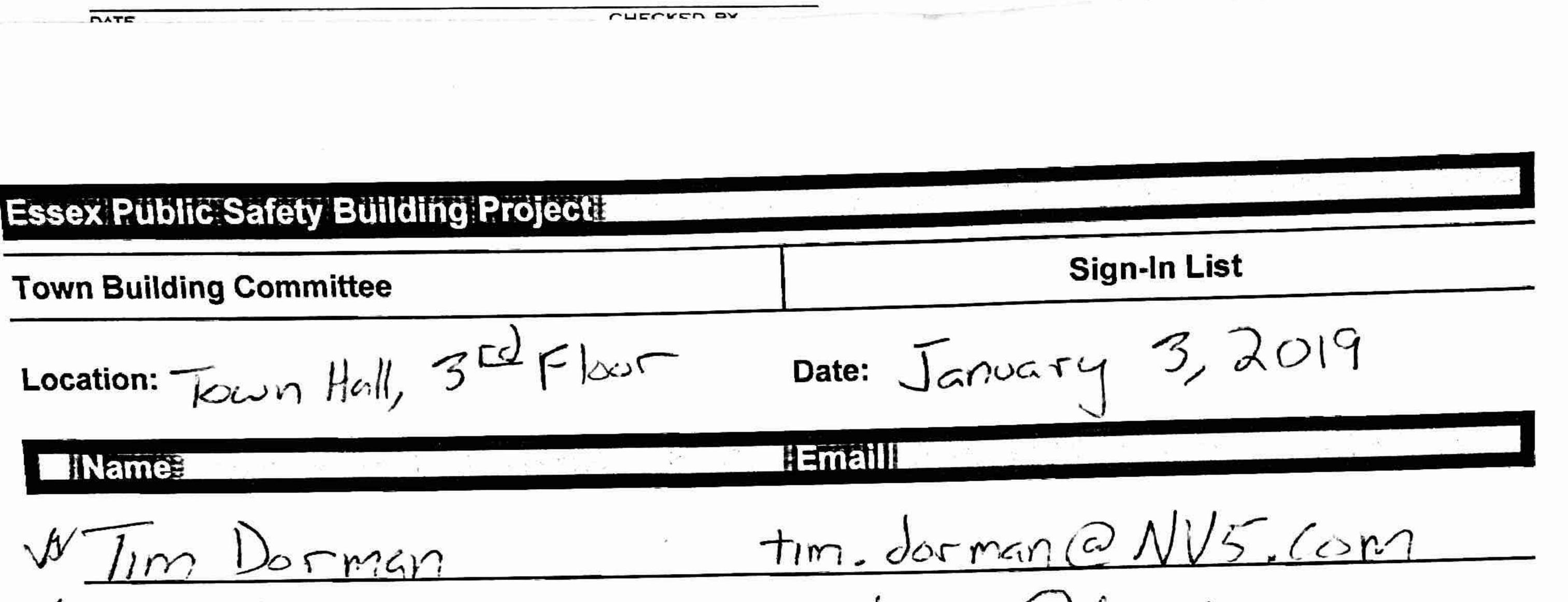


Essex Public Safety Building Project

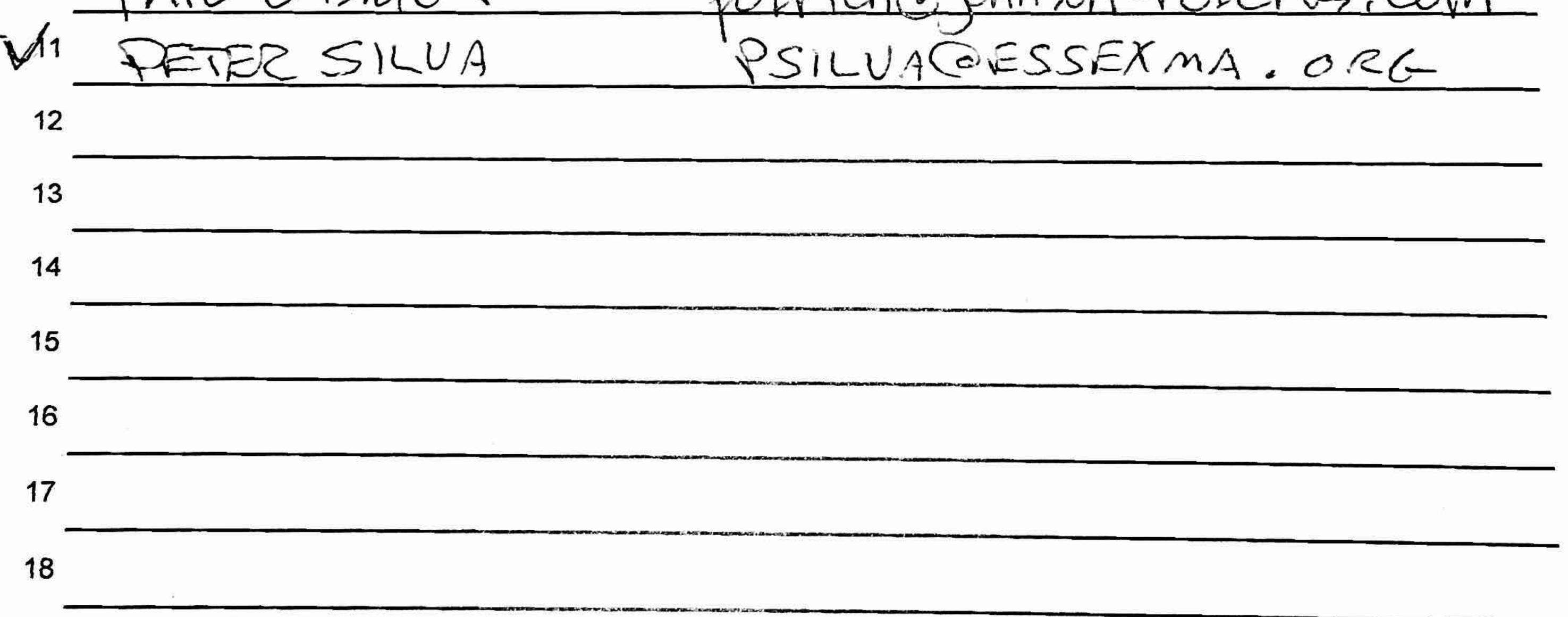
ARCHITECTS Western Ave Site: Police Fire Combo

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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 apprised 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