PROGRESS TOWARD A NEW POLICE STATION FOR DARTMOUTH

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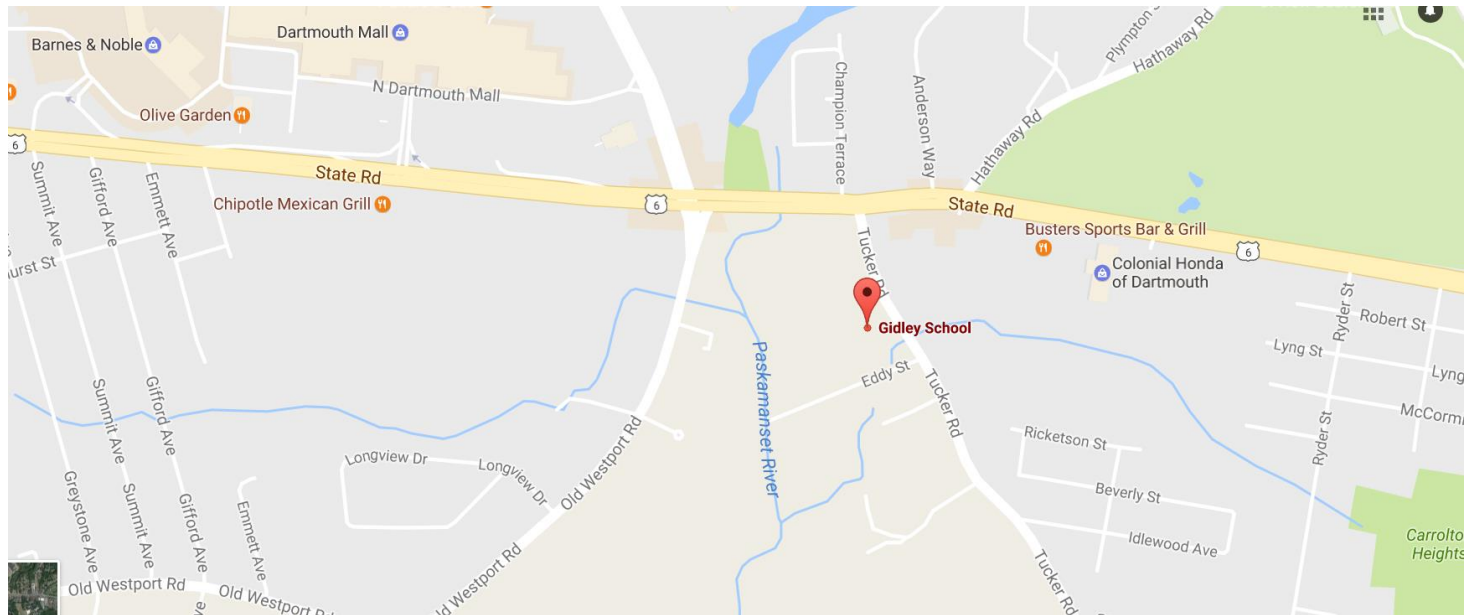
History and Milestones

- 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
- March 6, 2017: Joint 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:**
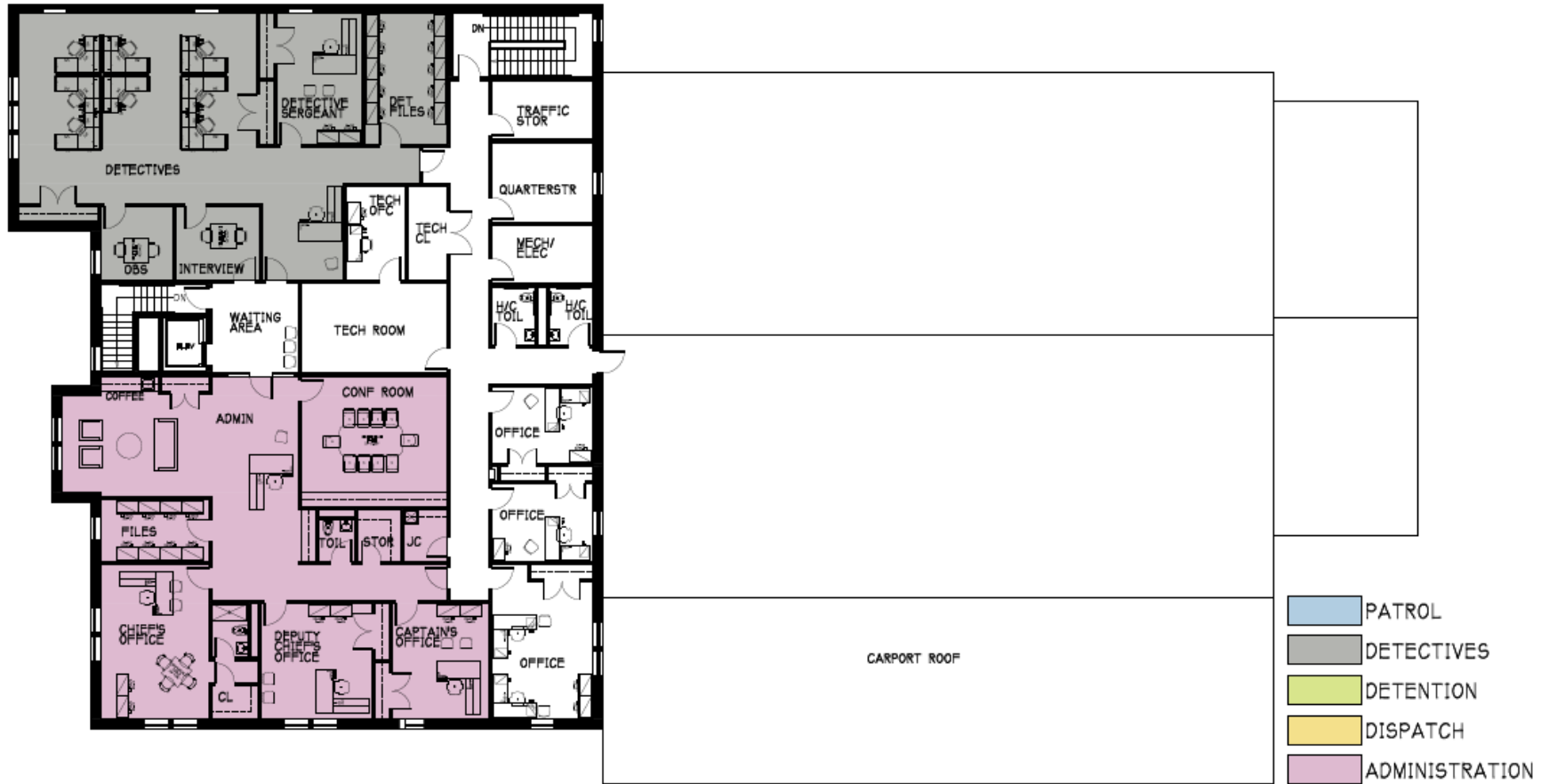- Programming
- Site Analysis
- Schematic design
- Estimates

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
Ancilary 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%)	$ 641,319	
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 ancilary bldgs)	$ 600,000	
51 KW Solar @ New PD	$ 380,000	
Grand Total	**$ 14,947,706**	

Debt Exclusion 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:
  - $13.467 Million (annual tax impact on a median home starting at $62.68 in year one and declining to $38.16 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

Task Name	2017	2018	2019
Project Start	⭐ June 7, 2017		
Design Period (6 to 7 Months)	▅ June 2017 – December 2017		
Bidding Period (2 Months)		▅ December 2017 – January 2018	
Qualify & Award (1 Month)		▮ January 2018 – February 2018	
Construction (14 Month Duration)		March 2018 – April 2019	
Grand Opening			⭐ May 2019

Athletic Field Rendering