



PROGRESS TOWARD A NEW POLICE STATION FOR DARTMOUTH

Update to the Select Board – Feb. 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

Current Police Facility



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
- Design and architecture that matches the look, feel, and history of Dartmouth

Process



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

First Floor



**the
carell
group**

85 main street
hopkinton, massachusetts

**DARTMOUTH
POLICE
HEADQUARTERS**

DARTMOUTH, MASSACHUSETTS
FIRST FLOOR PLAN
STUDY E

scale 1/8" = 1'-0"

date January 4, 2017

drawn by MWC

job no 0000.00

sheet

A1.1

Second Floor



the carell group

85 main street
hopkinton, massachusetts

DARTMOUTH POLICE HEADQUARTERS

DARTMOUTH, MASSACHUSETTS

SECOND FLOOR PLAN
STUDY E

scale 1/8" = 1'-0"

date January 4, 2017

drawn by MWC

Aerial Site Survey



**the
carell
group**

85 main street
hopkinton, massachusetts

 **Places
Associates, Inc.**
Planning, Landscape Architecture,
Civil Engineering, Surveying
255 255-1 South St. #
1111E 201, MA 01460
978-488-5234 P
978-488-0447 F
places@placesassociates.com

**PROGRESS
PRINT
1-6-17**

CONCEPT 3.0

**DARTMOUTH POLICE
HEADQUARTERS
AT GIDLEY SCHOOL**

**DARTMOUTH, MASSACHUSETTS
CONCEPTUAL SITE
DESIGN**

scale	1"=40'
date	DECEMBER 2016
drawn by	WEM
job no	16-5227
sheet	

C-3

Schematic Design



Preliminary Cost Estimates

- The Costs Outlined Below Are Preliminary and the Team Continues to Estimate and Evaluate all Costs in Preparation for Complete Cost Presentation at the March 6, 2017 Joint Select Board/FinCom Presentation.

PRELIMINARY BUDGET ESTIMATES

Hard Cost (Construction)	\$11,075,000.00
Const Related Costs (Management, Testing, Utilities, etc.)	557,500.00
Radios/Security/Communications	738,885.00
Furniture/Equipment/IT/Phones	345,450.00
Architecture/Engineering	<u>970,689.00</u>
<u>Total Preliminary Estimated Budget</u>	<u>\$13,687,524.00*</u>

*Does not including any costs for replacement ball fields, demolition of the existing unoccupied PD building or work at the existing PD site.

Comparable Projects

- Proposed Dartmouth Police Station Hard Cost (excluding Out Building) - \$494.27/GSF
- **Comparable Public Safety Projects in the Last Several Years**
- Orleans Police **2016** - \$487.00/GSF
- Brewster Fire **2016** - \$405.00/GSF
- Chatham Fire **2014/2015** - \$385.00/GSF
- Norwell Police **2013** - \$393.00/GSF
- Marion Police **2009/2010** - \$293.00/GSF

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

Next Steps

- Looking for Feedback from Tonight's Presentation!
- Complete all Cost Estimating and Purchase Estimates for Final Budget
- **Milestone Schedule**
- DCTV Presentation – Feb. 8, 2017
- Draft Study Complete – Feb. 15, 2017
- Final Study & Budget Complete – Feb. 22, 2017
- March 6th Material Due for Distribution – Feb. 23, 2017
- Joint Presentation (SB & FC) – March 6, 2017
- DCTV Presentation – March 8, 2017