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
Aerial Site Survey
Schematic Design
## Preliminary Cost Estimates

### Dartmouth Police - Estimated Projected Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Cost/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Project</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Cost - (Base Building &amp; Carport)</td>
<td>$9,991,887</td>
<td>$458/GSF</td>
</tr>
<tr>
<td>Ancillary Facilities (Out Building, Fuel Depot, Radio Tower)</td>
<td>$460,000</td>
<td></td>
</tr>
<tr>
<td>Professional Fees &amp; Expenses (Architectural, Owners PM, Testing, etc.)</td>
<td>$1,540,000</td>
<td></td>
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<tr>
<td>F, F &amp; E - (Furniture, Dispatch Consoles, Equipment, etc.)</td>
<td>$248,000</td>
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<tr>
<td>Comm/Tech/Security - (Radios, Telephones, Security System, IT, Tech, etc.)</td>
<td>$586,500</td>
<td></td>
</tr>
<tr>
<td>Project Contingency (5%)</td>
<td>$641,319</td>
<td></td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>$13,467,706</td>
<td>$618/GSF</td>
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### Additional Considerations

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement of Two Ball Fields (Allowance)</td>
<td>$500,000</td>
</tr>
<tr>
<td>Demolition of the Existing Police Station (incl tower and ancillary bldgs)</td>
<td>$600,000</td>
</tr>
<tr>
<td>51 KW Solar @ New PD</td>
<td>$380,000</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$14,947,706</td>
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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*
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

<table>
<thead>
<tr>
<th>Task Name</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Start</td>
<td>June 7, 2017</td>
<td></td>
<td></td>
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<tr>
<td>Design Period (6 to 7 Months)</td>
<td></td>
<td>June 2017 – December 2017</td>
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<tr>
<td>Bidding Period (2 Months)</td>
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<td>December 2017 – January 2018</td>
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<tr>
<td>Qualify &amp; Award (1 Month)</td>
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<td>January 2018 – February 2018</td>
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<tr>
<td>Construction (14 Month Duration)</td>
<td></td>
<td>March 2018 – April 2019</td>
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<tr>
<td>Grand Opening</td>
<td></td>
<td></td>
<td>May 2019</td>
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Athletic Field Rendering