

# **MENDON POLICE STATION BUILDING COMMITTEE**

**Recommendation to the Board of Selectmen**

**April 19, 2017**



# BACKGROUND

- **May 2, 2016** – Mendon Board of Selectmen votes to create a Police Station Building Committee consisting of seven members.
- **July 12, 2016** – Mendon Board of Selectmen votes to appoint seven residents to the building committee.
- **September 14, 2016** – Mendon Board of Selectmen charts the committee to provide them a recommendation for replacement of the existing police station so they can present the best solution to Mendon voters at the May 2017 Annual Town Meeting.

# **BUILDING COMMITTEE MEMBERS**

- **Joe Cronin, Chair**
- **Tim Aicardi, Vice-Chair**
- **Don Morin, Secretary**
- **Linda Thompson, Treasurer/Budget tracker**
- **Mike Ammendolia, Member**
- **Eric Peterson, Member**
- **Moritz Schmid, Member**

# CURRENT POLICE STATION-1





# CURRENT POLICE STATION-2



# CURRENT POLICE STATION-3

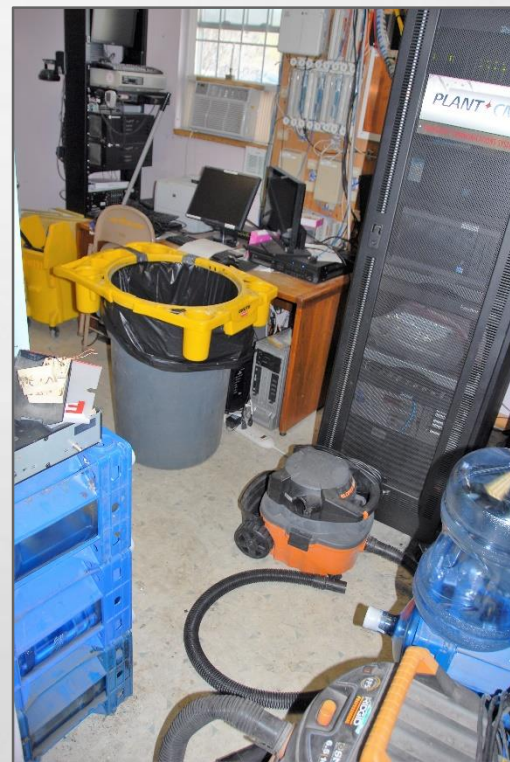




# CURRENT POLICE STATION-4



# CURRENT POLICE STATION-5





# POTENTIAL LOCATIONS

- **November, 2016** – Building Committee generates a list of eight potential sites for a new police station. This list is reduced to three for cost estimating: Morrison Drive, former fire station or new building on Town Hall campus.
- **December, 2016** – Building Committee requests funding from BOS to support proposal of cost estimating for two options on Town Hall campus. (Estimate already completed for Morrison Drive.)

# **COST ESTIMATING – TOWN HALL CAMPUS OPTIONS**

- **January, 2017** – Mendon Board of Selectmen approve \$10K to generate cost estimate(s) on Town Hall campus options for comparison with Morrison Drive.
- **February, 2017** – Building Committee selects Kaestle Boos Associates, Inc. to generate proposal and cost estimates for Town Hall campus options.
- **March, 2017** – Building Committee narrows options down to two: Morrison Drive and former Fire Station.



# **MORRISON DRIVE**

**APRIL 2017**



# FORMER FIRE STATION BUILDING RENDERING





# TOWN HALL CAMPUS SITE PLAN CONCEPT



## SITE PLAN

SCALE: 1" = 40'



## MENDON POLICE OPTION 3

MENDON, MASSACHUSETTS

APRIL 5, 2017

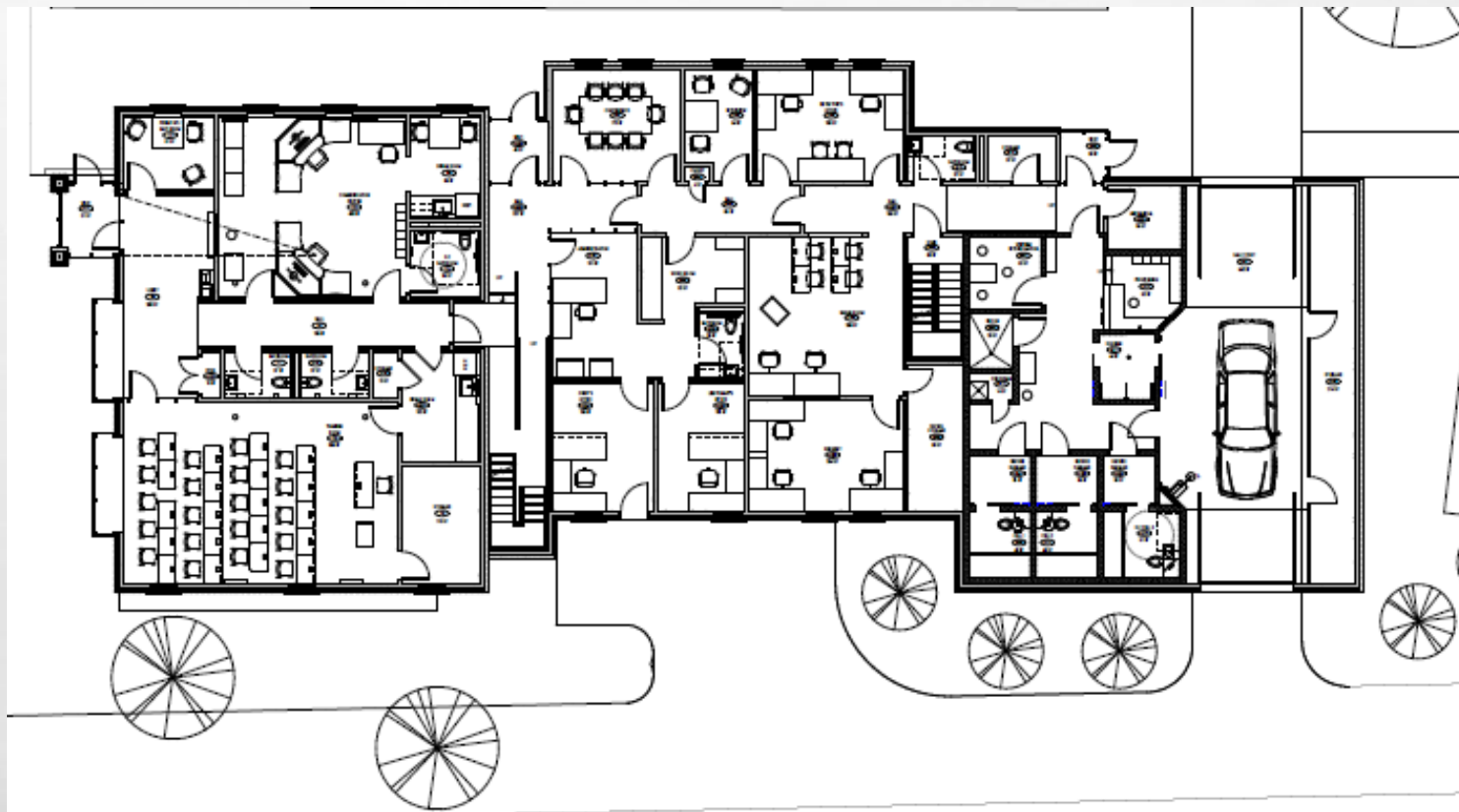
**KAESTLE BOOS**  
associates, inc

TOWN HALL CAMPUS STUDY  
MENDON CENTER HISTORIC DISTRICT

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# FORMER FIRE STATION INTERIOR CONCEPT – MAIN LEVEL



17008.00



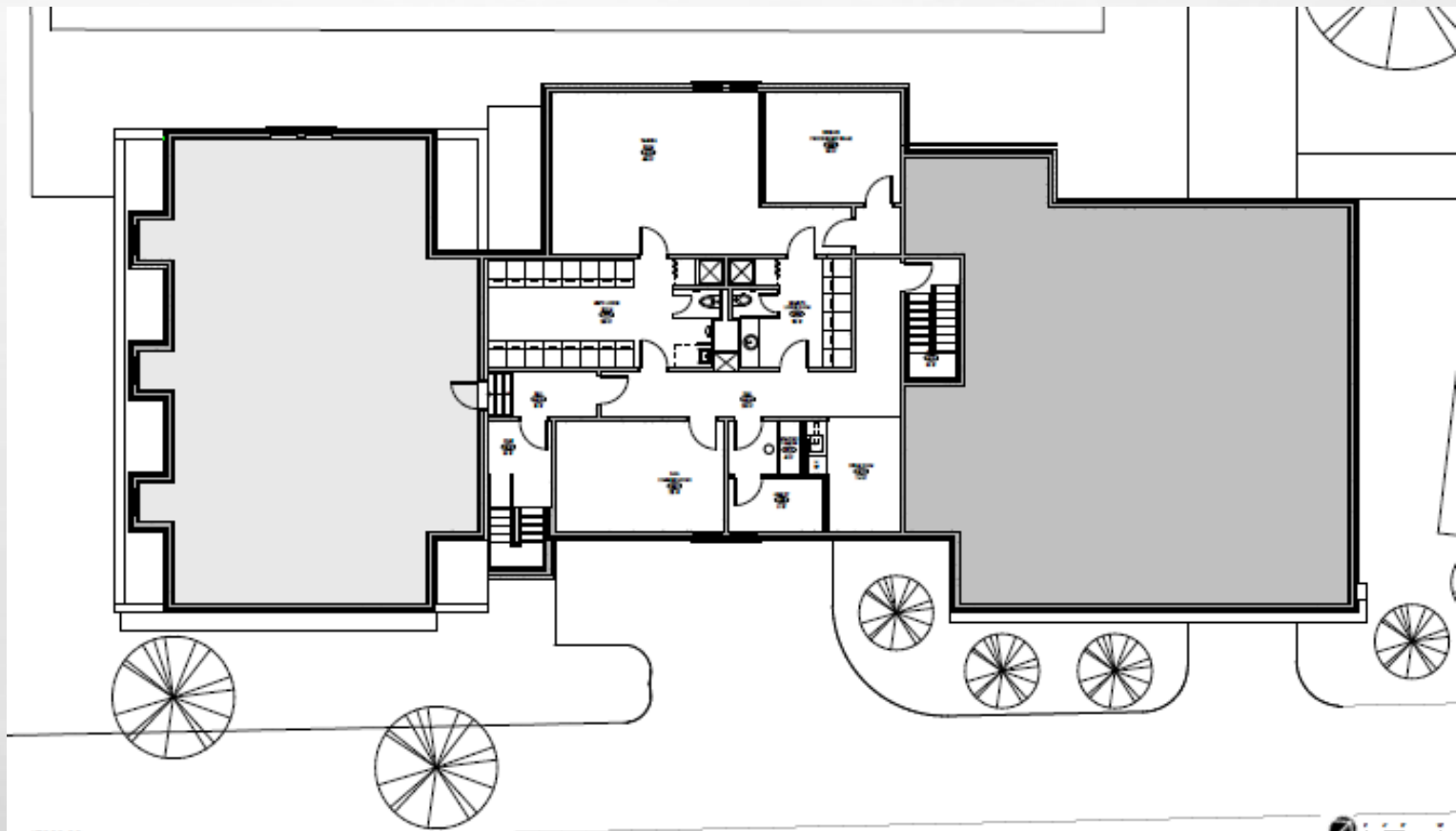
TOWN OF MENDON POLICE FACILITY OPTION #3  
FIRST FLOOR

APRIL 4, 2017



KAESTLE BOOS  
ASSOCIATES, INC.

# FORMER FIRE STATION INTERIOR CONCEPT – UPPER LEVEL

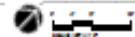


17008.00



TOWN OF MENDON POLICE FACILITY OPTION #3  
SECOND FLOOR

APRIL 6, 2017



KAESTLE BOOS  
ASSOCIATES, INC.

# SPACE NEEDS

- **Kaestle Boos Associates, Inc. perform a space needs assessment for the town.**
- **Based on the size of the town and the police force, the recommendation is for an approximately 11,000 square foot facility to meet the needs of the town today and into the future.**
- **After reviewing the recommendation, Chief Kurczy reduces the sizes of many items in the assessment to target a building about 2000 square feet smaller that will still meet the department's needs while reducing the impact on the taxpayer.**
- **Today the police are working out of approximately 4200 square feet of space, without many amenities that they really should have to do their jobs properly.**



# **COST ESTIMATES**

- **Morrison Drive - \$3.6-\$3.85 million for 6700 square foot building**
- **Former Fire Station: \$4.99 million for 9200 square foot building**

# **PROS OF MORRISON DRIVE**

- **Less expensive than former fire station**
- **Not far from geographical center of Mendon**
- **Close to Mendon Fire station, Senior Center and Highway Department**
- **Could leverage proximity to Fire Station for joint Public Safety activity**
- **Allows former Fire Station to be used for future municipal office space**
- **Finishes a project started by Friends of Mendon Police**

# CONS OF MORRISON DRIVE

- **Too small for current space requirements**
- **Lacks expansion capability**
- **Far off the main road – back in the woods**
- **No means of second egress from property**
- **Morrison Drive has no lighting (not budgeted in project scope)**
- **Sally port needs retrofit (too low)**
- **Front entrance is too narrow for all-access**

# PROS OF FORMER FIRE STATION

- **Large enough to meet current needs along with additional future expansion space**
- **Repurposes historic building**
- **In center of downtown – good for community policing**
- **Site work and existing building renovation eligible for CPA funds**
- **Enables a delay for second floor construction to allow BVT to perform work and reduce overall cost – potential savings: \$200,000**



# **CONS OF FORMER FIRE STATION**

- **More expensive than Morrison Drive**
- **Need to obtain easement from neighbor for second egress**
- **Former fire station will no longer be available for potential future municipal use**

**NOTE: Lower level of Town Hall will be given back to municipal employees once police station work is completed**

# **COST COMPARISON**

**Former Fire Station: \$4.99 million for 9200 square foot building**

- **\$3,109,900 – new construction**
- **\$865,500 – renovation of existing building (CPA eligible)**
- **\$646,600 – site development cost (CPA eligible)**
- **\$364,600 – upper level fit-out (could delay for BVT & save \$200K)**

**Morrison Drive: \$3.6-\$3.85 million for 6700 square foot building**

- **\$3.3-\$3.55 million – new construction**
- **Approx. \$300,000 – site development work (not CPA eligible)**

# RECOMMENDATION

- **Mendon Police Station Building Committee recommends renovating former fire station provided \$1-\$1.5 million of “non-taxpayer impacted sources” can be used to offset the cost, bringing it in line with Morrison drive.**
- **Rationale: for about the same impact on the taxpayer, a 9200 square foot building on town hall campus is preferred over a 6700 square foot building in the woods off Morrison drive.**
- **Timing: Debt for Miscoe Hill and Nipmuc fall off the town’s books starting July 1, 2017. Little to no impact on taxpayers will be felt if approved at this time.**



**THANK YOU**