Feasibility Study Process

• Determine Police & Fire space / programmatic needs
• Evaluate potential building sites
• Study building scenarios and costs
• Develop project timeline
• Town approval requirements
Key Findings

• New spaces for police and fire departments are crucial and necessary

• Using privately owned sites is not an option

• The questions of what to do about public safety spaces and with the Helen E. James School Building are inextricably linked

• The community will not support the construction of structures it sees as excessive
Potential Building Sites

Can the Town buy property suitable for this project?

• The Town / Committee advertised a public RFP for property in 2018

• The Town received zero responses

• Committee continued to consider ONLY Town owned land
Potential Building Sites

Current Police Dept. & Fire Station #2
16 South Main Street

Advantages
• Police get a new building
• No zoning change

Disadvantages
• Full renovation just for just Police (~$2+ million)
• Building in very poor condition / removal of vault
• Small lot / little chance to add onto building
• Separating Police & Fire adds cost to overall project
• Will need temporary swing space during construction
• Vulnerable location in event of river flooding
Potential Building Sites

Current Town Offices
141 Main Street

Advantages
• No temporary swing space needed during construction
• Leaves important Town building/service in Haydenville Village

Disadvantages
• Stream runs through back of lot
• Shared public parking with Church
• Lot size is small
• Difficult vehicular maneuvering
• Increased response time
Potential Building Sites

Highway Garage
24R Main Street

Advantages
• No temporary swing space needed during construction
• Central location makes for ideal emergency response time

Disadvantages
• Shared lot with DPW--site too small
• Vehicular access limited & not owned by Town
• Elevation / floodplain issues
• Likely contaminated soils
• Must move storage sheds adding cost
Potential Building Sites

Helen E. James School
16 Main Street

Advantages
• Most viable Town Owned site / allows most number of scenarios
• Central location makes for ideal emergency response time
• Existing building could be used for shared spaces, reducing size of the new building

Disadvantages
• Significant cost to renovate James School
• Building on open green space
• Proximity to floodplain
• Architectural compatibility with town center
Department Space Needs

Fire

Approximate Gross Total

6,300 – 6,900 sf

Economy of Shared Space

1,500 – 2,000 sf

Police

Approximate Gross Total

3,300 – 3,500 sf
Cost Option Scenarios

Options A, B & C
Exterior Renovations at the James School Building

2015 Estimate of crucial / required repairs:

- New Roof = 187,000
- Exterior masonry - repoint, repair = 450,000
- New Doors & Windows = 250,000
- Temp Heat & secure 2\textsuperscript{nd}, 3\textsuperscript{rd} floors = 50,000
- Parking lot repair = 50,000
- Foundation waterproofing & Drainage repair = 125,000
- Elevator / exterior ADA compliance = 75,000
- Drainage piping to daylight = 75,000

These costs alone could exceed $1.6M
Identified code issues with the James School Building

- No Fire Suppression system
- Boilers are 25+ years old
- Electrical main distribution panel in poor condition
- Some narrow corridors
- Antiquated fire alarm components
- HVAC beyond life expectancy
- No A/C
- Elevator controller needs work
- Existing counter tops / workspaces are not ADA compliant
- Missing bathroom fixtures
- General deterioration of finishes (paint / trim / ceilings / flooring)
- Varying floor heights in basement level
Option A

- Renovate the current Police Station = $2M

- Fire Department at Helen E. James building utilizing 1 floor, including exterior renovations = $4.4M

- Build a new connected or standalone structure for apparatus bay = $2M

Estimated Cost: $8+ million
Option B

• Build a new Public Safety Facility at the Helen E. James site = $3.5M

• Renovate the Helen E. James building for partial shared use spaces for Public Safety & other future use = $4.4M

Estimated Cost:
$7.9 million
Option C

- Build a new Public Safety Facility at the Helen E. James site = $4.2M
- Potential demolition of the Helen E. James Building = $400k – $600k

Estimated Cost: $4.2 – $4.8 million
Key Findings

• New spaces for police and fire departments are crucial and necessary

• Using privately owned sites is *not* an option

• The questions of what to do about public safety spaces and with the Helen E. James School Building are inextricably linked

• The community will not support the construction of structures it sees as excessive
Thank you for Coming Questions?