

Town of Williamsburg

Photo Tom Adams

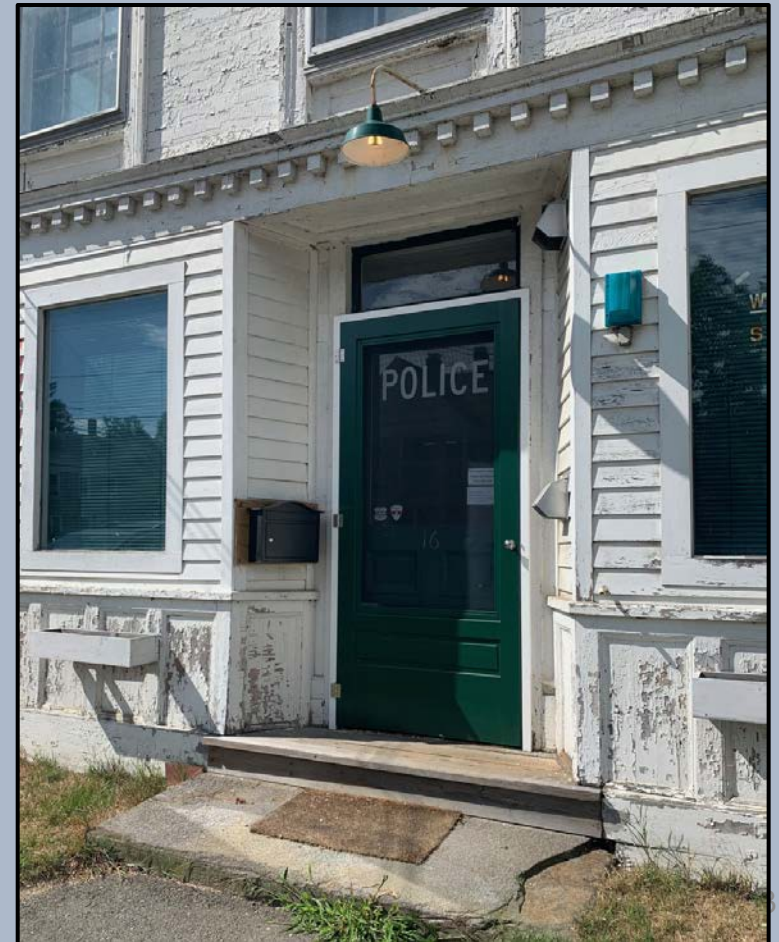
Public Safety Feasibility Study 2018 - 2019



*Prepared by: OPM Steering Committee
& P3, Project Planning Professionals, Inc.*

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

P o t e n t i a l B u i l d i n g S i t e s

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

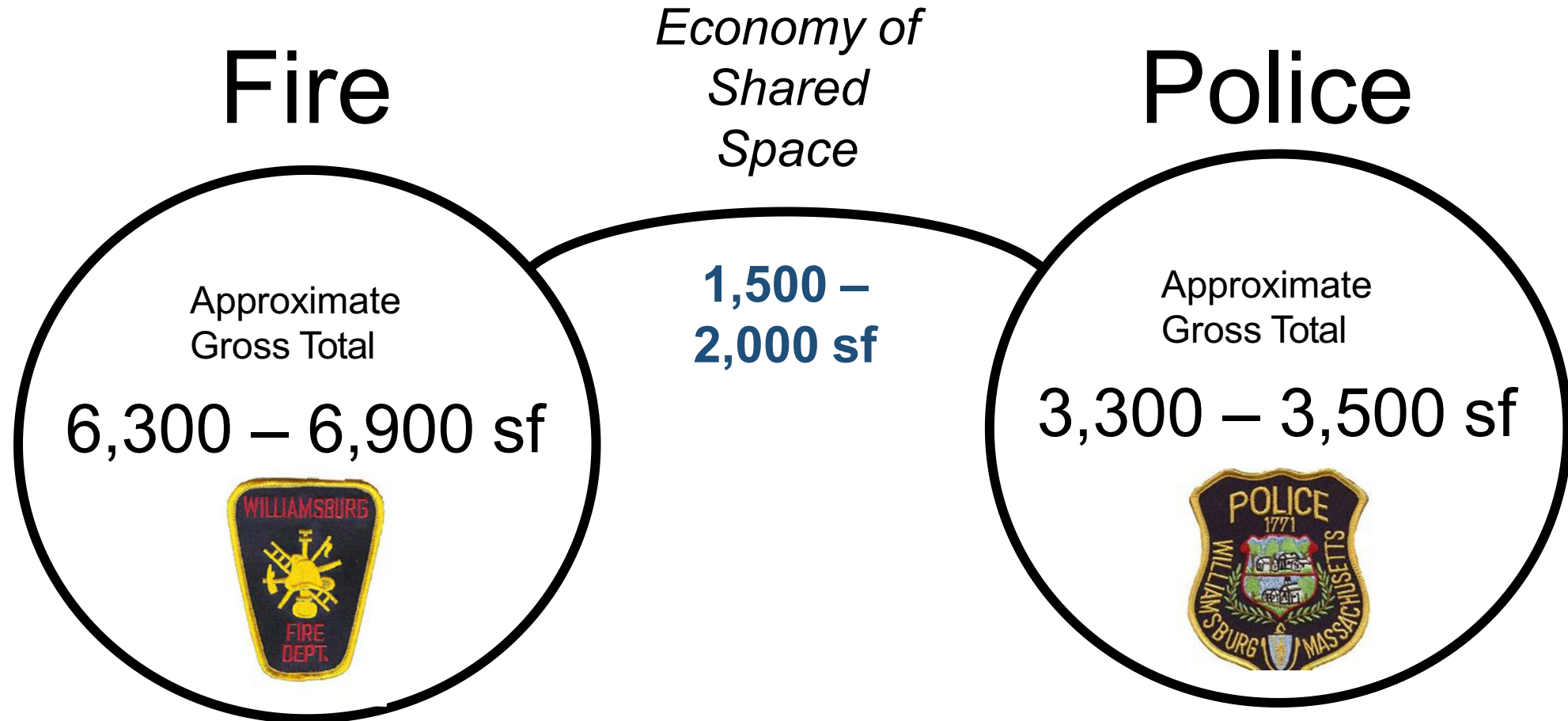
- Most viable Town Owned site / allows most number of scenarios
- Central location makes for ideal emergency response time
- Existing building could be used for shared spaces, reducing size of the new building

Disadvantages

- Significant cost to renovate James School
- Building on open green space
- Proximity to floodplain
- Architectural compatibility with town center



Department Space Needs



Cost Option Scenarios

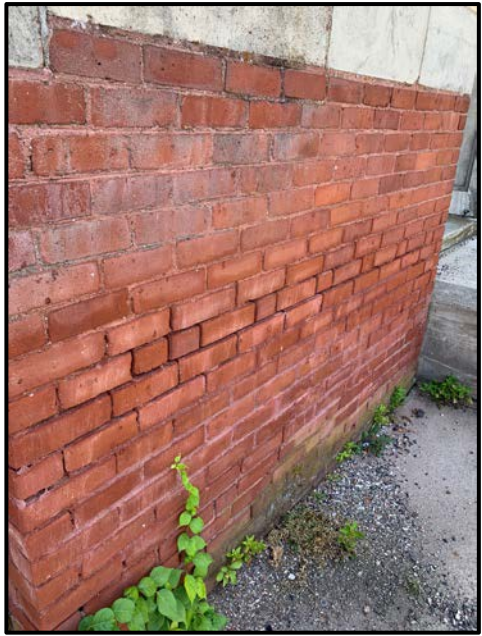
Options A, B & C

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 2nd, 3rd 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

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Thank you for Coming
Questions?