



Public Safety Facility Update

Board of Selectmen Meeting
October 6, 2020

Agenda



- 1. General Project Concept**
 - **Public Safety Facility**
 - **Senior Center**

- 2. Project Benefits**
 - **Project Benefits**
 - **Risks of Not Moving Forward**

- 3. June 2020 Annual Town Meeting - Articles and Authorizations**

- 4. Public Safety Facility - Work to Date**
 - **Building Committee**
 - **Kaestle Boos Architects**
 - **Feasibility & Conceptual Design**
 - **Estimated Project Cost**

- 5. Potential Schedule**

- 6. Potential Articles**

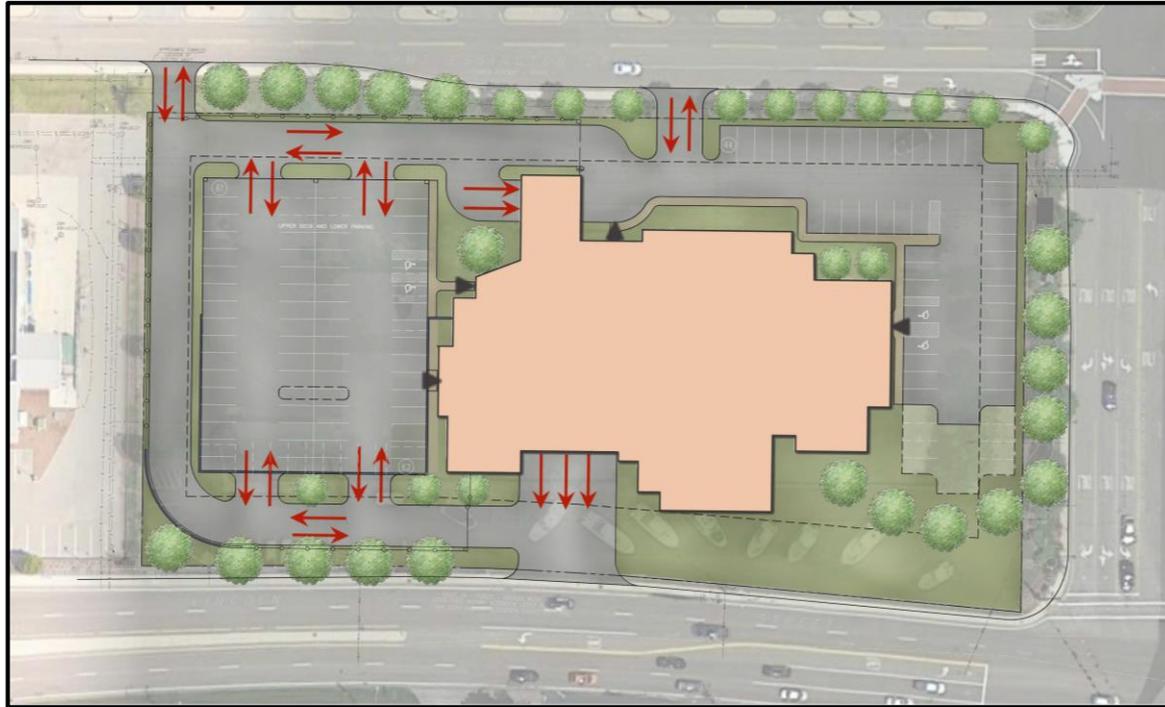


General Project Concept

- Purchase property located at 335 Lincoln Street for use as site of new Public Safety Facility to include Police Headquarters and North Fire Station
- With Police departure from Town Hall, expand the Senior Center to existing first floor Police space at Town Hall



Public Safety Facility – 335 Lincoln Street



Re-locate Police Headquarters from Town Hall and North Fire Station from 230 North Street to a new, modern Public Safety Facility at 335 Lincoln Street.

The property consists of approximately 133,765 SF or 3.1 acres of land located on the northerly side of Route 3A in close proximity to the Hingham Shipyard and the MBTA commuter boat parking lot.

Public Safety Facility – 335 Lincoln Street



The Hingham Police Department serves approximately 24,000 residents as well as businesses, and patrols over 140 miles of roads. The HPD received over 23,000 calls for service in 2019.

The Hingham Fire Department serves approximately 24,000 residents as well as businesses, across 26 square miles. The HFD received nearly 4,000 calls for service in 2019.



Current HPD staffing at Town Hall

- 11 Administrative officers and civilian staff
- 48 Non-administrative officers
- 22 Special Police Officers



Current HFD staffing at existing three stations

- 5 Administrative officers and civilian staff
- 52 Non-administrative firefighters

Hingham Senior Center – 224 Central Street



- Senior Center is located in Town Hall adjacent to Town offices and the current Police Station. The Center consists of approximately 5,000 sf.
- Serves seniors ages 60 and over. This demographic makes up 7,345 or 31.4% of Hingham's 23,396 residents (Source: Feb 2020 Town census results).
- Operations include transportation services, outreach, friendly visitor program, home repairs, health and wellness clinics, fitness classes, administering meals on wheels, and educational, social and cultural programs
- Senior Center Staff:
 - 3 Full-time personnel
 - 4 Part-time personnel
 - 161 Volunteers in FY20





Project Benefits

- **Modernize Police and Fire services in one complex, realizing operational efficiencies and cost savings**
- **Operationally optimal location for North Fire Station: call volume, 3A corridor, traffic light control, by-right zoning**
- **Provides much-needed modern and expanded space to accommodate North Fire Station services, equipment, and staff – including separate facilities for male and female firefighters**
- **Provides much-needed modern and expanded space to accommodate Police services, equipment, and staff**
- **Senior Center would expand into Police Department space at Town Hall, at least tripling the total space for the Senior Center from approximately 5,000 sf to over 15,000 sf**
- **Maintains Senior Center central location on Town Hall campus while avoiding the additional costs of building a new, standalone facility**
- **Provides long-term ability for Town to serve growing senior population**



Project Benefits (continued)

- **Frees up over 40 parking spaces at Town Hall now used by Police Department**
- **School Administration could expand into some of the vacated Police Department space, providing Superintendent and administrative support team with much needed additional office space**
- **Combining the Town Hall lunch room facility with Senior Center food preparation functions would free up additional space in Town Hall proper for future expansion of departmental services or more public meeting space**
- **Favorable borrowing environment: interest rates at an all-time low (over past month, BAN rates for AAA credits are in the range of 0.30% to 0.35%)**
- **Upgrade aging municipal infrastructure to avoid unnecessary and unplanned emergency expenditures – preserve Aaa credit rating**



Risks of Not Moving Forward Now

- **If Town Meeting does not approve purchase of 335 Lincoln Street by November 30, 2020, then Town will lose the property**
- **Delay in solving space needs for Fire Department, Police Department, Senior Center, School Administration, and other Town Hall departments**
- **Delay in addressing Town Hall parking problems**
- **Lack of suitable alternative locations – and rising real estate prices**
- **Interest rates may rise**



June 2020 Annual Town Meeting

Articles and Authorizations

- **Article 12 authorized the transfer of up to \$250,000 from available reserves for a feasibility study and conceptual design documents for a new Public Safety Facility at 335 Lincoln Street**
- **Article 13 established a Public Safety Facility Building Committee to oversee the feasibility study, design, and construction of a new Public Safety Facility at 335 Lincoln Street.**





Work to Date – Building Committee

- **Public Safety Facility Building Committee Members**
 - Robert Garrity, Chair
 - Paul Healey, Vice Chair
 - Joseph Kelly
 - Tally Lauter
 - Bruce MacAloney
 - Donna Smallwood
 - Andrew Touchette
 - Police Chief David Jones (ex-officio, non-voting member)
 - Fire Chief Steve Murphy (ex-officio, non-voting member)
- Five meetings between August 24 and October 1, 2020; next meeting scheduled for October 8
- Site visits to Police Headquarters, North Fire Station, and 335 Lincoln Street
- Site visit to Scituate Public Safety Complex; additional visits scheduled for Needham and Mansfield

Work to Date – Kaestle Boos



- **After an RFQ process, the Town selected Kaestle Boos Associates (KBA) to conduct the feasibility study and develop a schematic design for the new facility.**
- **KBA will provide three primary information points to determine the feasibility of moving forward to final design and construction at 335 Lincoln Street:**
 1. **A conceptual architectural design for the building that will accommodate the needs of a new Police headquarters and new North Fire Station to replace and upgrade the separate existing facilities for each of those uses;**
 2. **A draft site plan which demonstrates whether the building and necessary appurtenances, such as parking and access, can be located on the site based on the physical condition of the site and consistent with zoning; and**
 3. **A cost estimate (soft and hard costs) for development of the project on the site.**

KAESTLE BOOS
associates, inc

Work to Date – Feasibility & Conceptual Design



- Title review
- Property survey
- Phase I and Phase II environmental assessments
- Geotechnical studies
- Zoning analysis
- Building design to accommodate Police and Fire needs
- Site plan layout, including access, circulation, and parking



Work to Date – Estimated Project Cost



- **The purchase price for the property has been established at \$5,475,000 in the Purchase & Sale agreement executed on June 25, 2020.**
 - **A real estate appraisal was obtained from Tyburski Appraisal Corporation dated February 3, 2020. The “as if vacant” property value has been appraised at \$4,000,000 (less \$300,000 to bring to an “as is” property value of \$3,700,000).**
- **KBA is expected to provide a preliminary cost estimate for project development through construction at an upcoming Public Safety Facility Building Committee meeting.**

Potential Schedule



Thursday 10/8	KBA draft report due to Building Committee
Tuesday 10/13	KBA presentation to Board of Selectmen, Advisory Committee, and Building Committee (joint session)
Thursday 10/15	BOS Public Info/Input Session
Thursday 10/15 – Tuesday 10/27	BOS and Advisory Committee meetings
Saturday 11/7	Warrants in mailboxes
Saturday 11/21	Special Town Meeting outside at Hingham High School



Potential Warrant Articles

- A. To appropriate a sum of money to authorize the Board of Selectmen to acquire the property located at 335 Lincoln Street, Hingham MA, including all costs associated with said acquisition, and to authorize the Board of Selectmen to grant and accept any and all easements necessary to develop said property; and**
- B. To appropriate a sum of money to authorize the Board of Selectmen to procure design, architectural, engineering, construction and other services for the design, bidding and construction of a new Public Safety Facility to be located at 335 Lincoln Street, Hingham, MA; and**
- C. To authorize the Town Treasurer to borrow the above referenced funds.**