Voter Information

Update on
New Police Station Project

The Facilities Implementation & Strategic Planning Committee (FISP)

for Town Meeting, October 17, 2016

Agenda

- Where we have been
- Why we are meeting again
- Where we are
- Financial Impact
- The new building design
- Additional info and questions

Where we have been

On October 19, 2015, West Boylston voters enthusiastically approved building a new police station, based on

- Increased safety for residents and officers (*current space not suited for public business and the processing/detainment of suspects*)
- Protection of department equipment (*people in custody have vandalized*)
- Reduction of prisoner retention expense (*we pay other Towns to retain prisoners because we do not have sufficient space)*
- To limit Town liability (*lack of segregated prisoner booking and detention area, ADA compliance (elevator), personal injury because officers and public in close proximity to suspects*)

For more information visit our webpage: http://www.westboylston-ma.gov/town-meetings/pages/information-october-17-2016-town-meeting

Why we are meeting again

We now have to address the issues and costs associated with:

1. Relied on the architect who designed the new Town Office building but was not experienced with this type of project
    - Provided building plan that was insufficient for current and future needs
    - Provided incomplete and inaccurate cost estimates which are now outdated
2. Town officials not properly advised of what costs were not included in that original estimate
3. The original conceptual plans were not fully developed and the cost estimate did not include all related costs

Where we are

1. Town retained Cardinal Construction as OPM (as required by State law)
2. The Architect is Reinhardt & Associates of Agawam who has designed public safety buildings for 7 communities in Massachusetts (http://www.reinhardtassoc.com/portfolio-grid/)
3. Building size has increased 16%, from 9,840 to 11,455sf
4. Project cost has increased from $2.9m to $5.1m
    - Increased square footage
    - Increased square footage cost, from $226 to $353/sf
5. Costs are now in line with similar projects of similar size in MA

Project Budget Breakdown

Construction Costs:	$3,920,000 (based on low bidder)
Site Utilities:	$60,000
OPM Costs:	$131,760
Architect Costs:	$320,000
Construction Contingency:	$160,000
Owner Contingency:	$40,000
Add Alternates:	$127,000 (all 4 Add Alternates)
Furniture/Sec/Tel/Data/CCTV	$309,500
Other Soft Costs:	$118,200
Total:	$5,186,460

Financial Impact

- Original estimates of the cost for a new police station were $2,900,000
- The current project budget is $5,186,460
- A debt exclusion for 20 years at a rate of 3.5% would cost the average taxpayer ($250,000 home) an average of about $103 per year vs. the original estimate of $62 a year over the life of the bond.

Financial Impact

Anticipated Bond FY 18	
Police Station	$5,186,460
Town Hall	$ 860,000
Total	$6,046,460
FY 18 Payments – Temporary Notes	$554,000
FY 19 Payment on 20 year note	$513,949

Financial Impact

Even with the increased cost of the police station, there will be no increase to the proposition 2 ½ portion of your tax bill.

Where we are - cost containment

1. Some work will be done by Town Departments (DPW – site drainage, rough grading, sewer utilities brought to site; Water Department – water connections to site; Light Department – electricity to site)
2. Having initial site work completed by the Town prior to the General Contractor taking over the site will eliminate site concerns for bidders
3. OPM has lengthy experience and expertise to successfully manage a project like this on-budget and on-time.

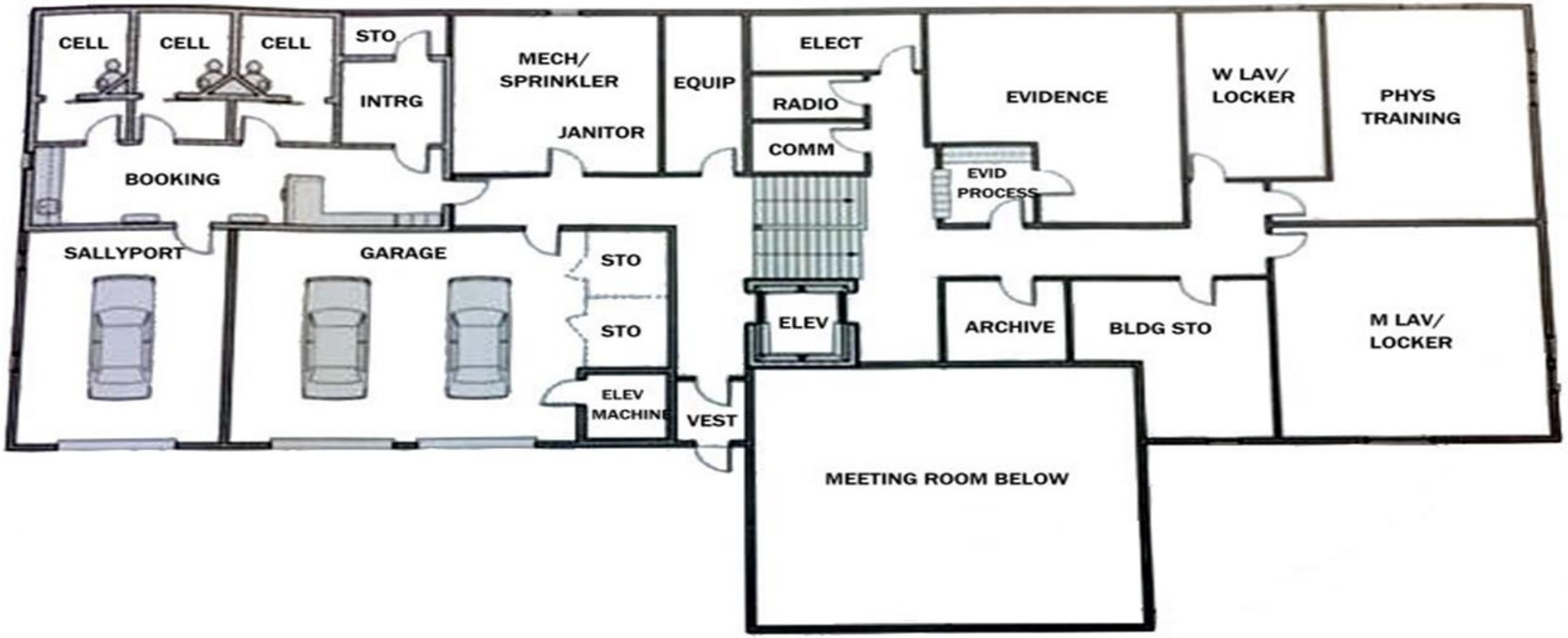
Building site plan

Building Elevations

View from Route 12

View from front of building

Floor Plans Upper Level



Floor Plans Lower Lever

The proposed building is …

1. Designed for current and future needs of the Town

2. Ready in Spring 2018

3. Part of a long-range facilities plan for municipal buildings

Need additional information?

We have more information about the project. For a history of past votes and for more details about the revised project and estimated costs, please:

1. Visit website - http://www.westboylston-ma.gov/town-meetings/pages/police-station-project
   - Materials from original info sessions and Town Meeting
   - We will maintain an FAQ sheet on the Town website based on additional questions asked at the info sessions
2. Contact Town Administrator Anita Scheipers at 774-261-4088, or by email at: ascheipers@westboylston-ma.gov

Voter Information Sessions

Town officials will hold the following info sessions to help voters learn about the proposal in advance of Town Meeting (October 17):

Date	Day	Time	Location
October 4	Tuesday	3:00 PM	Senior Center, 127 Hartwell Street
October 6	Thursday	2:30 PM	Hillside Village Club House, Hillside Village Drive
October 8	Saturday	10:00 AM	Christ Lutheran Church, 112 Crescent Street
October 11	Tuesday	6:30 PM	Beaman Library, 8 Newton Street (*general Q&A for all warrant articles*)
October 13	Thursday	2:00 PM	Angell Brook Club House, 130 Angell Brook Drive
October 15	Saturday	10:00 AM	Town Hall, 140 Worcester Street

Town Meeting – Monday, October 17

7:00 pm

Middle High School Auditorium

Special Election – Tuesday, October 18

A Special Election is required to vote on additional funding for the Police Station Project. Why? Because the funds to construct the station will be borrowed outside of the Prop 2 ½ limits, we must have the question be approved both at town meeting and at the ballot.

Noon - 8:00 pm

Our Lady of Good Counsel Church

Rte 140, across from Honey Farms

Questions?