



Meeting Agenda

The Provincetown Board of Selectmen will hold a Public Meeting on Monday, December 08, 2014 at 5:00 pm, in the Judge Welsh Meeting Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657.

- 1) Joint meeting with the Building Committee – Police Station Building Project Status Report. Discussion of the process for the Police Station and other Capital Projects (Votes may be taken).
- 2) Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).



Provincetown Board of Selectmen
AGENDA ACTION REQUEST
Monday, December 08, 2015

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JOINT MEETING WITH BUILDING COMMITTEE

Police Station Building Project -Status Report and Comments on CIP

Requested by: Building Committee

Action sought: Discussion

Proposed Motion(s)

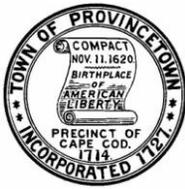
Discussion Dependent

Additional Information

See attached memo from Building Committee

Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>



Memo

To: Board of Selectmen

From: Building Committee

CC: Acting Town Manager, Acting Police Chief, Building Committee

Date: June 23, 2014

Re: Police Station Building Project Status Report

Ladies and Gentlemen of the Board of Selectmen:

As we have done periodically, the Building Committee is pleased to provide the present Board with a brief update of the status of the police station project. We would also like to schedule a joint meeting with the Board, to agree on the process and time-frames for moving the project forward, at your earliest convenience.

The Building Committee was formed in June, 2012, in the aftermath of the poorly received initial proposal for a combined DPW / Police Station, at an estimated cost of \$14.5M. Our goal is to build a modern police station that will meet the needs of the department for the next 40 to 50 years.

The following table summarizes the three formal proposals for a new police station, with design assistance and estimates from the firm of Kaestle Boos:

Date:	February 24, 2012	January 20, 2013	October 16, 2013	Cumulative Change	% Change
Location	Race Point Road	Race Point Road	Jerome Smith Road		
Square Footage	17,280	14,600	13,615	-3,665	-21.2%
Estimated Total Project Costs	\$10,082,200	\$8,590,500	\$7,569,900	(\$2,512,300)	-24.9%

The first estimate, dated February 24th 2012, predates the formation of the Committee and reflects the costs for the police station alone, excluding the DPW Highway Maintenance

facility. Kaestle Boos has advised us that the latest estimate (October 16th 2013) is already out of date and that we should expect costs to rise by approximately 3.5% per year. This means that if we defer putting the first shovel in the ground by one year, costs will rise by approximately \$265,500. If we wait two years, they will increase by approximately \$540,700.

Regarding the requirements for the police station that drive the size of the building, the Committee conducted a workshop with the previous Board on September 17th 2013. The focus of the workshop was a preliminary design for a station at the former VFW site, for which the Board had already signed a purchase agreement.

At the end of the workshop the Board directed us, by a vote of 5-0, to meet three conditions to gain their support: 1) reduce the size of the building by 500 square feet or more; 2) reduce the footprint of the police station in order to maximize the portion of the site that would be available for affordable housing; and 3) to illustrate a concept for affordable housing on the site.

We met those conditions by reducing the size of the building by 985 square feet; increasing the acreage for affordable housing by 15%; and providing a conceptual design for 12 affordable housing units, conforming to the Town's current zoning bylaws. More units may be possible if Chapter 40B rules can be applied.

A number of citizens continued to lobby for renovating or rebuilding the current police station on Shank Painter Road. Article 7 on the April 7th Special Town Meeting proposed spending money to continue the evaluation of the Shank Painter Road site versus the VFW site. Ultimately, the Board of Selectmen, the Finance Committee, and the Building Committee all agreed, for various reasons, that the current site is not viable or cost effective for a new police station and recommended against the article. Town Meeting voters overwhelming rejected spending any more money looking at the Shank Painter Road site, thus ruling it out as an alternative.

One other issue that we feel compelled to bring to your attention is the health and safety problems at the current police station. They were first documented in the 2009 *Police Department Space Needs Assessment*. The Massachusetts Office of Public Collaboration reiterated the concerns in its May 2014 *Provincetown Police Department Workplace Climate Assessment Report & Recommendations*, as follows from their recommendations:

“Renovate/Relocate the Police Station: Re-open dialogue with the Town and Building Committee about the existing facility or building of a new facility. The current police station facility is outdated, unhealthy and unsafe to anyone working there or detained.”

In our view, these health and safety issues pose a significant liability to the Town and they need to be addressed in a timely fashion.

Recommended Next Steps:

1. A joint meeting with the Board, to agree on the process and time-frame going forward.
 2. Site visits by the new members of the Board to the police stations in Harwich (2009; 20,016 SF), Chatham (2010; 18,300 SF), Truro (1993; 12,700 SF), and Provincetown (1985; 5,680 SF). (The first three were purpose built. The Provincetown station was originally built as a funeral home in 1975 and converted to a police station in 1985.)
 3. A joint meeting with the Board to walk through the latest design for a new police station on Jerome Smith Road and agree on the requirements.
 4. Obtain an estimate of the costs to move the project from the conceptual design phase to the detailed design / bid phase.
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We look forward to meeting with you in the near future.

Respectfully submitted,

The Building Committee

Tom Coen, Chair	Leif Hamnquist
Sheila McGuinness (Alt.)	Don Murphy
Rick Murray, Vice Chair	Kevin Shea