



# **Proposed Public Safety Building and Fire Department (Engine 3)**

**90 Washington Street  
July 10, 2018**

# Agenda

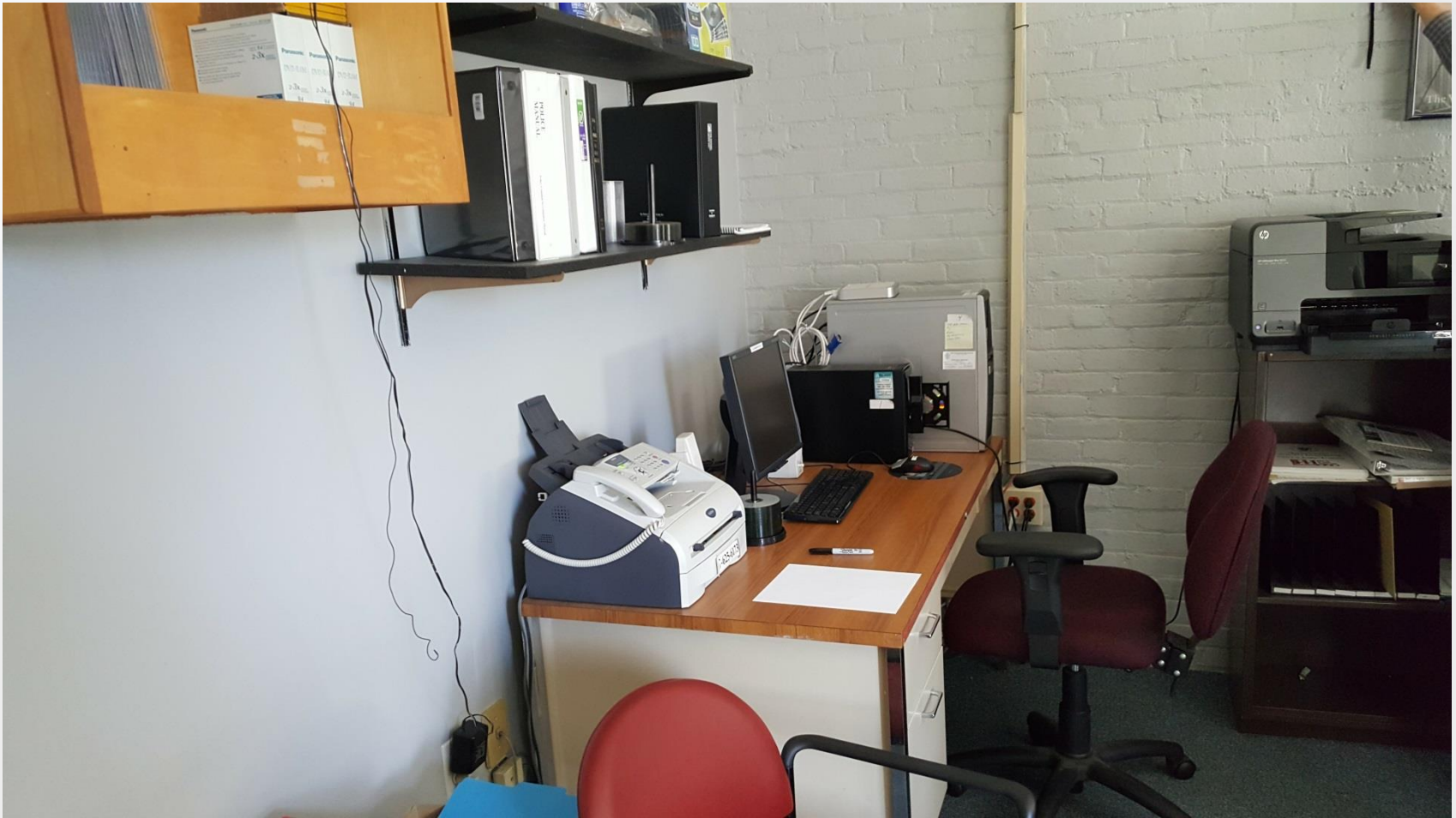
1. Introduction: Rob King
2. Space needs assessment: Weston & Sampson
3. Site selection: Weston & Sampson
4. Site acquisition: Eileen McGettigan & Tom Galligani
5. Finances: Rob King
6. Next steps: Rob King

# 1. Introduction

# The Need (Existing Challenges):

- Inadequate space for current and future needs
- Inadequate space for police vehicles on the site
- Inefficient adjacencies
- Severe flooding potential:
  - police and fire vehicles
  - building generator
  - flooding led to the relocation of Engine 3
- Inefficient building envelope
- Inadequate parking
- Scheduling and security conflicts

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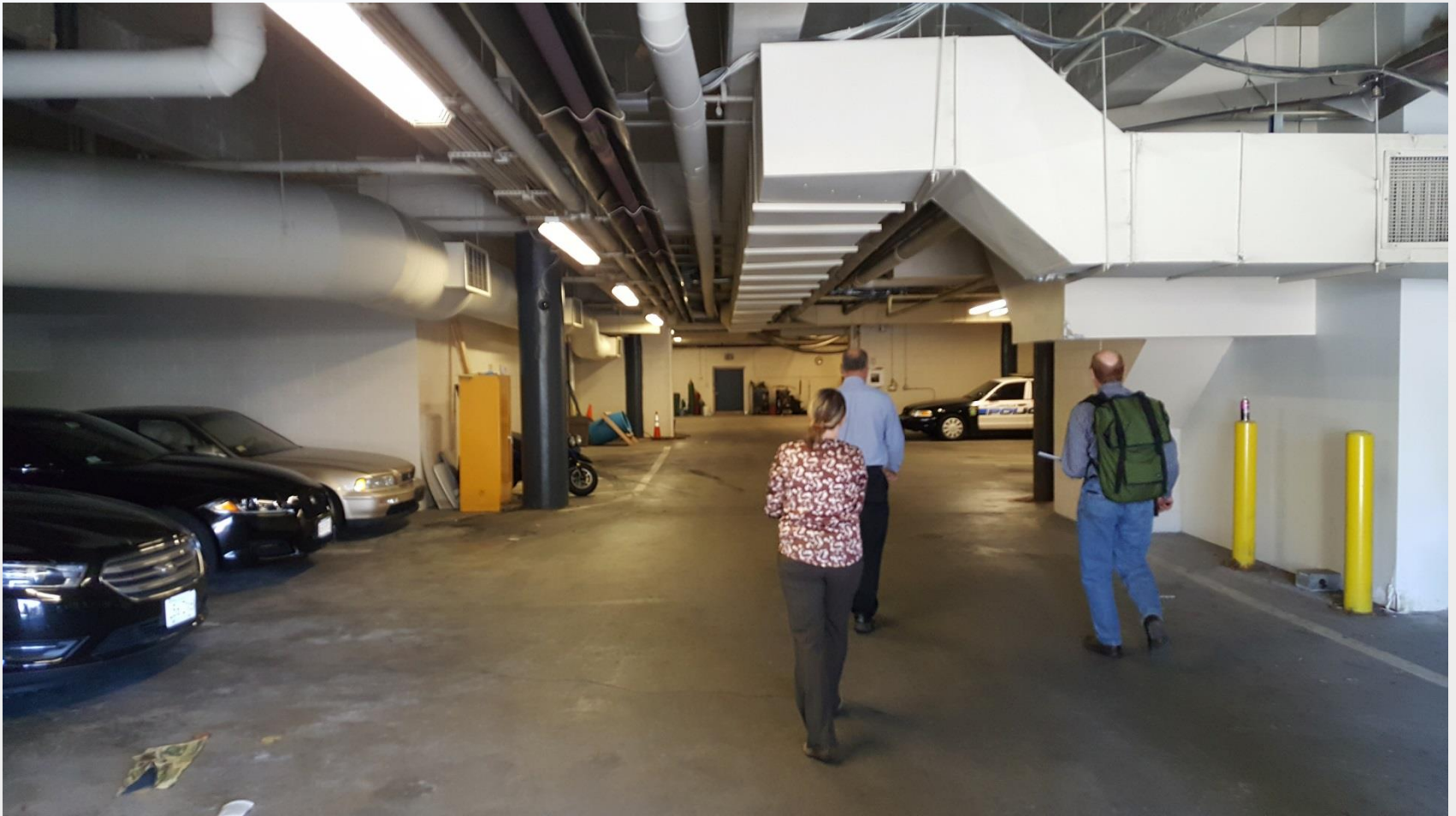
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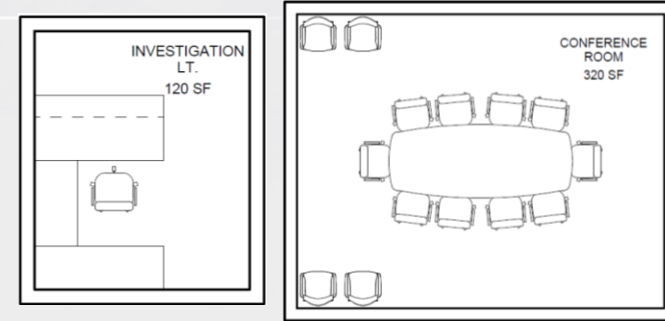


## 2. SPACE NEEDS ASSESSMENT

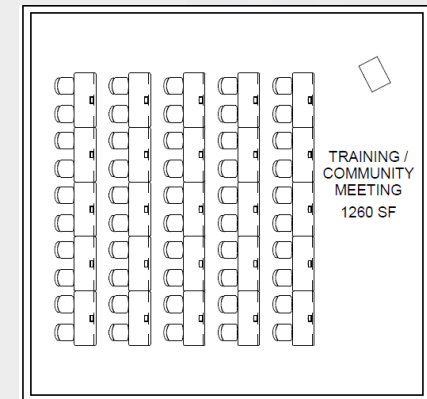
# Space needs assessment

## Programming Process:

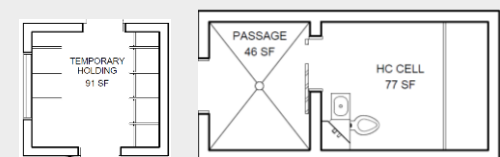
1. Documented existing facility to quantify existing program and identify deficiencies
2. Conducted staff interviews to identify current and future needs
3. Developed room programming sketches
4. Assembled comprehensive space needs assessment



*Office and office support*



*Training / shared community space*



*Detention facilities*

# Space needs assessment

<u>Police</u>	<u>Size (SF)</u>
Public / Community Access	12,200
Police Administration	7,900
Staff Support / Training	14,500
Police Operations	19,800
Detention / Detention Support	8,800
Vehicle Storage / Maintenance	<u>14,800</u>
Subtotal Police:	78,000
Fire Department Engine 3	6,500
Total Building Program:	84,500



# Space needs assessment

## Programming Process:

1. Utilizing the space needs assessment, developed generic conceptual site layouts to define the minimum building footprint for site selection
2. Reviewed 3-story and 4-story schemes
3. Identified minimum building footprint range of 18,000 to 30,000 square feet (varies based on number of stories)

# 3. SITE SELECTION

# Site selection

1. City developed an initial list of potential sites
2. Conducted an initial site screening:
  - Size
  - Allowable development size
  - Ownership
  - Zoning
  - Permitting challenges
  - Environmental restrictions
3. Identified six (6) potential sites capable of meeting basic programming and site requirements

Site 1	17 Inner Belt Road
Site 2	17 McGrath Highway*
Site 3	185 Somerville Ave*
Site 4	501 Mystic Valley Parkway
Site 5	526 Somerville Ave
Site 6	90 Washington St*

*\* Site with both Police and FD Engine 3*

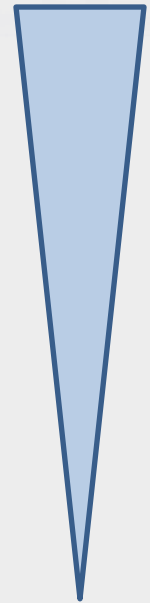
4. Developed a detailed site selection matrix to rank the sites

# Site selection

Conducted a detailed site selection analysis based on criteria developed in coordination with the City:

- Cost of Development (20 points)
- Location (15 points)
- Physical Features (15 points)
- Zoning Consistency (10 points)
- Environmental Impacts (10 points)
- Infrastructure (5 points)
- Permitting (5 points)
- Traffic Impacts (5 points)

Estimated to be  
Most Critical



Estimated to be  
Less Critical

# Site selection

Evaluated and ranked each site

Site Rankings		1	2	3	4	5	6
Criteria	Factors	Site 6*	Site 2*	Site 3*	Site 4	Site 5	Site 1
		Score	Score	Score	Score	Score	Score
1. Location (15 points)	Fire Response Time (5 = >90% 5 min Response; 1 = <25% 5 min Response) <i>(Based on City data)</i>	5	4	5	5 <i>See note 1</i>	5 <i>See note 1</i>	5 <i>See note 1</i>
	Community Visibility/Connection (5 = Highly Visible/Connected; 1 = Disconnected)	4	4	4	3	4	2
	Site Access (5 = Good Access 1 = Poor Access)	4	4	1	1	2	2
2. Physical Features (15 points)	Size of Usable Site (5 = Greater than 1.0 acre; 0 = Less than 0.5 acres)	5	4	3	3	2	2
	Shape of Site (5 = Favorable Shape; 0 = Restrictive Shape/Size)	3	4	2	4	2	2
	Fit Engine 3? (5 = Engine 3 fits; 0 = Engine 3 Does Not Fit)	5	5	5	0	0	0
3. Zoning Consistency (10 points)	Proximity to Residential District (5 = Good Separation; 0 = Within Residential Area)	4	5	4	2	4	4
	Allowed Area Coverage (5 = Not Restrictive 1 = Restrictive)	5	5	5	2	3	4
4. Environmental Impacts (10 points)	Presence of Receptors (5 = No Receptors 0 = Significant Receptors)	2	4	4	4	4	4
	Hazardous Materials Issues (5 = No Evidence; 0 = Known Contamination)	2	3	4	4	4	4

# Site selection

Evaluated and ranked each site

Site Rankings		1	2	3	4	5	6
Criteria	Factors	Site 6*	Site 2*	Site 3*	Site 4	Site 5	Site 1
		Score	Score	Score	Score	Score	Score
5. Infrastructure (5 points)	Availability of Utilities (5 = Utilities Available; 0 = Major Extensions Req'd)	5	5	5	5	5	5
6. Permitting (5 points)	Permit Requirements (5 = Bldg. Permit only 1 = Variance Req'd)	2	2	2	2	2	2
7. Traffic Impacts (5 points)	Traffic Impacts (5 = No Impact 1 = Significant Impact)	3	3	4	4	2	3
8. Cost of Development (20 points)	Existing Structures (5 = Clear Site; 1 = Heavily Developed Site)	2	1	2	3	2	2
	Existing Tenants/Owners (10 = No Existing Tenants/1 owner; 1 = Many Tenants/Businesses/Multiple Owners)	8	4	4	10	8	6
	Site Assessment Cost (5 = Low \$; 1 = High \$) (Based on MA GIS land and bldg assessed values/acre)	4	1	3	4	3	3
Total Raw Score (out of 85 total possible points)		63	58	57	56	52	50
Total Percentage Score		74%	68%	67%	66%	61%	59%

# Final Site Rankings:

Rank	Site No. / Address	Percent Score (raw score)
1	Site 6 (90 Washington Street)	74% (63 out of 85)
2	Site 2 (17 McGrath Hwy)	68% (58 out of 85)
3	Site 3 (185 Somerville Ave)	67% (57 out of 85)
4	Site 4 (501 Mystic Valley Pkwy)	66% (56 out of 85)
5	Site 5 (526 Somerville Ave)	61% (52 out of 85)
6	Site 1 (17 Inner Belt Rd)	59% (50 out of 85)

# Recommended Location:

## 90 Washington Street Benefits:

- Site is of adequate size.
- Site can accommodate Engine 3.
- Engine 3 response times would provide 92% less than 5 minutes.
- Good orientation for visibility and connection to Washington Street.



1 90 WASHINGTON ST - GROUND FLOOR  
SCALE: 1" = 30'



# 4. SITE ACQUISITION

# Recommended Location:



Capuano School

90 Washington

Future T Station

New Washington St

Washington St

Cobble Hill Apartments

# Site Boundaries



# Aerial Image



Washington St

New Washington St

# Site Photos



# Site Photos



# Eminent domain



Public Purpose



Fair Market Value



M.G.L.c. 40, §14

# Municipal property acquisition process

- Enabled by MGL c. 40 Section 14
  - Allowed by 2/3 vote of Board of Aldermen
  - Required appropriation of funding
  - Must be for a public purpose
  - Cannot pay more than 125% of the average of the last three years' assessed value



# Eminent Domain Process

- Process regulated by MGL C. 79
  - Conduct appraisal
  - BOA vote to appropriate and take
  - Record Order of Taking within 30 days of vote
  - Notice of taking to owner
  - Pay Pro Tanto within 60 days of recording

# Appraisal

- Date of appraisal: March 15, 2018
- Completed by Mark S. Reenstierna  
of T.H. Reenstierna, LLC
- MA Certified General Real Estate Appraiser #3803

# 5. FINANCES

# Current funding request:

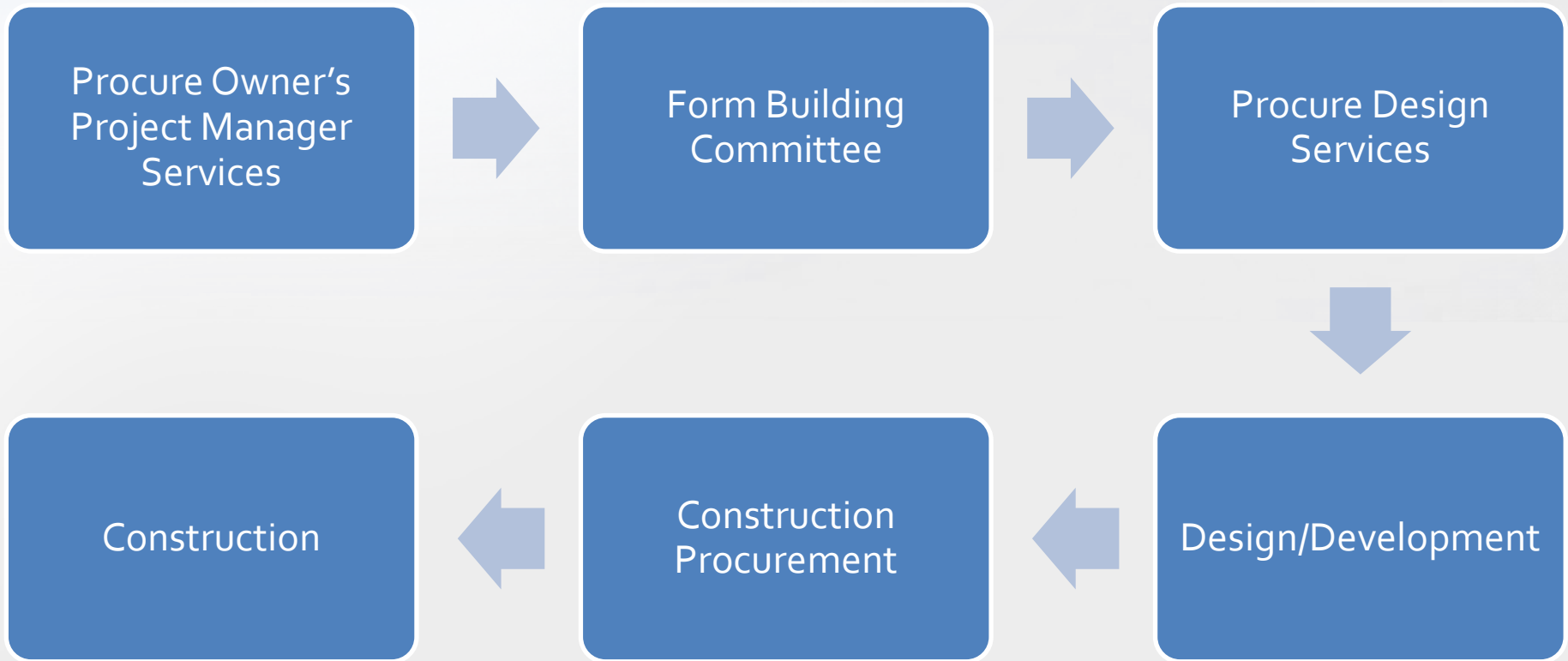
- Two items currently held in the FY18-FY27 Capital Investment Plan (CIP) Project List:
  - Acquisition of 90 Washington St.: \$8.745 million
    - Added as a Critical Project to the June 2018 CIP
  - Construction of new public safety building
    - Has been included as a Critical Project since the creation of the CIP Project List in November 2016
    - CIP estimate for construction: \$36 million (costs will escalate)

# 6. Next Steps

# Items currently before the BOA

1. Order of Taking for 90 Washington St. (Agenda Item 206003)
2. \$8.745 million bond authorization & appropriation request to purchase 90 Washington St. (Agenda Item 206004)
3. \$1.86 million bond authorization & appropriation request for Owners Project Manager (OPM) & project management services for new public safety building (Agenda Item 206005)

# If BOA approves items, next steps are . . .



## Timeline:

- Design estimated to take one year.
- Construction estimated to take 18-24 months.