



Dighton Police Station Project

Town Presentation
October 4, 2016

Project History - 1



August 2012 – October 2016

August 2012 – December 2013

- Funding request as prepared by the feasibility study of the architectural firm of “Saccoccio & Associates” of \$2,500,000 approved by Town residents.
- S&A was only officially contracted by the Town for the Feasibility study, the study however was found to be lacking critical items.

March 2013

- It was also brought to the committee’s attention that an Owners Project Manager would need to be hired before the project could move any further. This is a state mandate for any projects over \$1,500,000.00
- Next would be the Architect selection, both had to be selected using the MA RFQ Chapter 149 selection process.

April 2013

- Town Procurement Officer in conjunction with the DPSBC drafted an RFQ for Owners Project Manager

July 2013

- Advertisement for OPM sent out, proposals received, interviews conducted.

November 2013

- Pomroy Associates hired as Owners Project Manager

December 2013

- RFQ for new Architect assembled

Project History - 2



January 2014

- Designer RFQ's on the street, received, interviews conducted.

April 2014 – August 2014

- Tecton Architects awarded designer contract by BOS on April 18, 2014.
- Tecton reviewed the previous study with OPM, DPD, DPSBC, and BOS.
- Found that due to the incompleteness of the first study, additional funds would be needed to meet the PD's project program.
- Updated total project cost \$3,270,723.00 for a \$6,240 s.f facility on August 28, 2014.

May 2014 – September 2014

- 1458 Somerset Ave - Site investigations took place with favorable results.

October 2014

- Special Town Meeting - \$3,270,723.00 budget approved, with Town Vote approval on January 13, 2015.

April 2015

- Design Development Notice to proceed granted to Pomroy Associates & Tecton Architects on 4/16/15
- Phase II kick off meeting 4/24/15

May 2015 – July 2015

- Design development / Bid Documents assembled

June 2015 – March 2016

- Site permitting delays and redesigns resulting from PB and ZB comments.

Project History - 3



August 2015

- Construction Estimate received, projected the project was over budget

September 2015 – October 2015

- Value engineering process took place for cost reductions in order to bring the budget in line, this reduced the building s.f to 5,384.
- Add alternates were made part of the bidding process and would be included if the received bids were in budget.

November 2015 - February 2016

- Construction Documents firmed up and completed.

March 2016 – April 2016

- Project Bidding
- April 13th 2016 – Bids received, project over budget, project not awarded.
- Reasons for bid results – project delays, escalation, tumultuous bidding environment, no economy to scale.
- April 19th 2016 – Committee meeting with BOS in attendee. Results were that the BOS wanted to see
 - a revised program for a 9-10,000 s.f. facility to meet the needs of the police department for 25 plus years into the future
 - A better economy to scale
 - Evaluate the required acreage should the Town elect to pursue a new site
 - Prepare a conceptual two story solution for the 1458 Somerset site
 - Prepare a one story solution that meets the current and future needs.
 - Prepare a rough TPC budget for each of the above possible options.
 - Develop a Presentation for Fall Annual Town Meeting

Project History - 4



May 2016 - June 2016

- 1 & 2 story solutions presented to the committee
- Approval given to provide estimate for each option.

August 2016

- Estimates and total project costs reviewed with the committee for each option.
 - Schematic option 1 – existing site (2 story, 11,290 s.f) **\$6,819,493**
 - Schematic option #2 – existing site (1 story, 8,564 s.f) **\$5,855,449**
 - Option #2 (1) Story 8564 s.f solution selected by the committee.

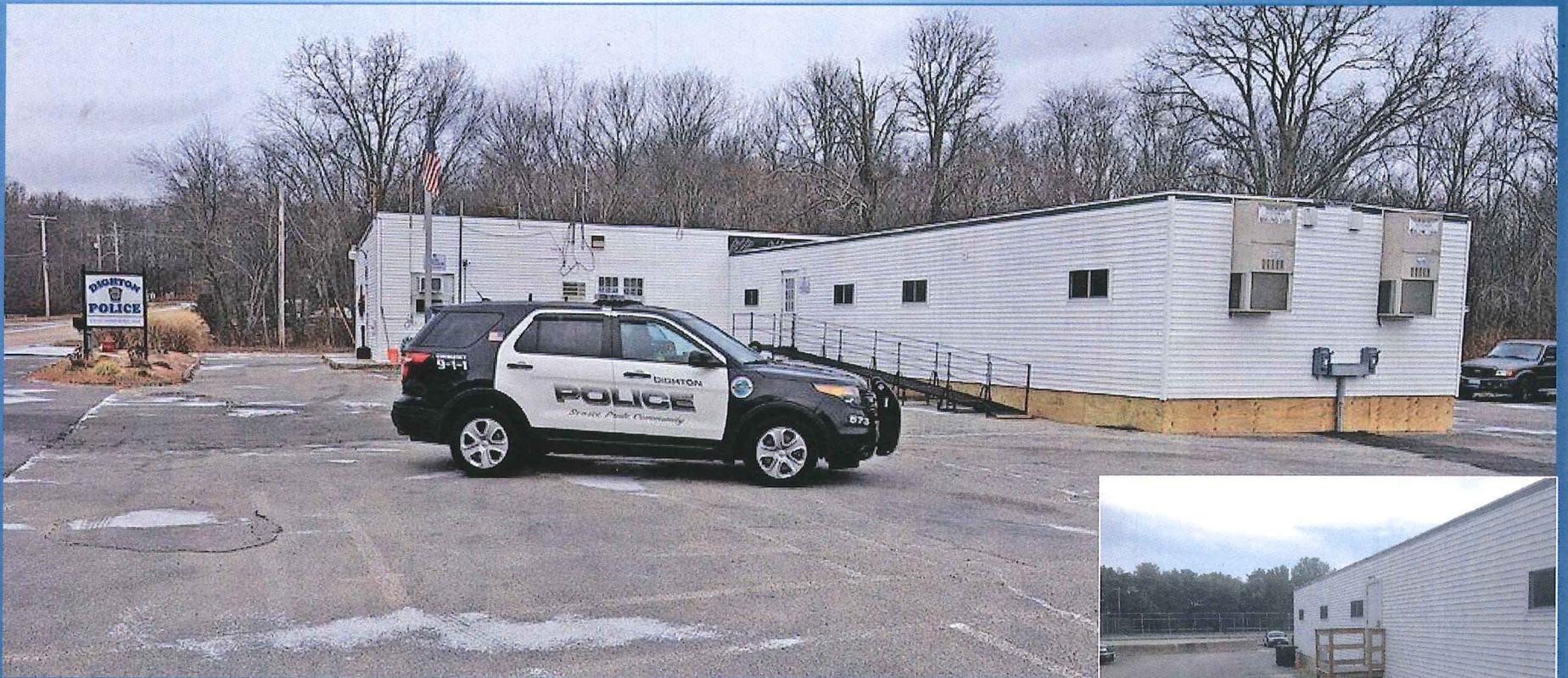
September 2016

- Soft cost budget review and confirmation.
- Result – overall budget reduced by \$150,700 for the (1) story solution.
- Assemble project presentation

October 2016

- October 4th – Town Forum
- October 27th - Fall Town Meeting

Existing Dighton PD Building



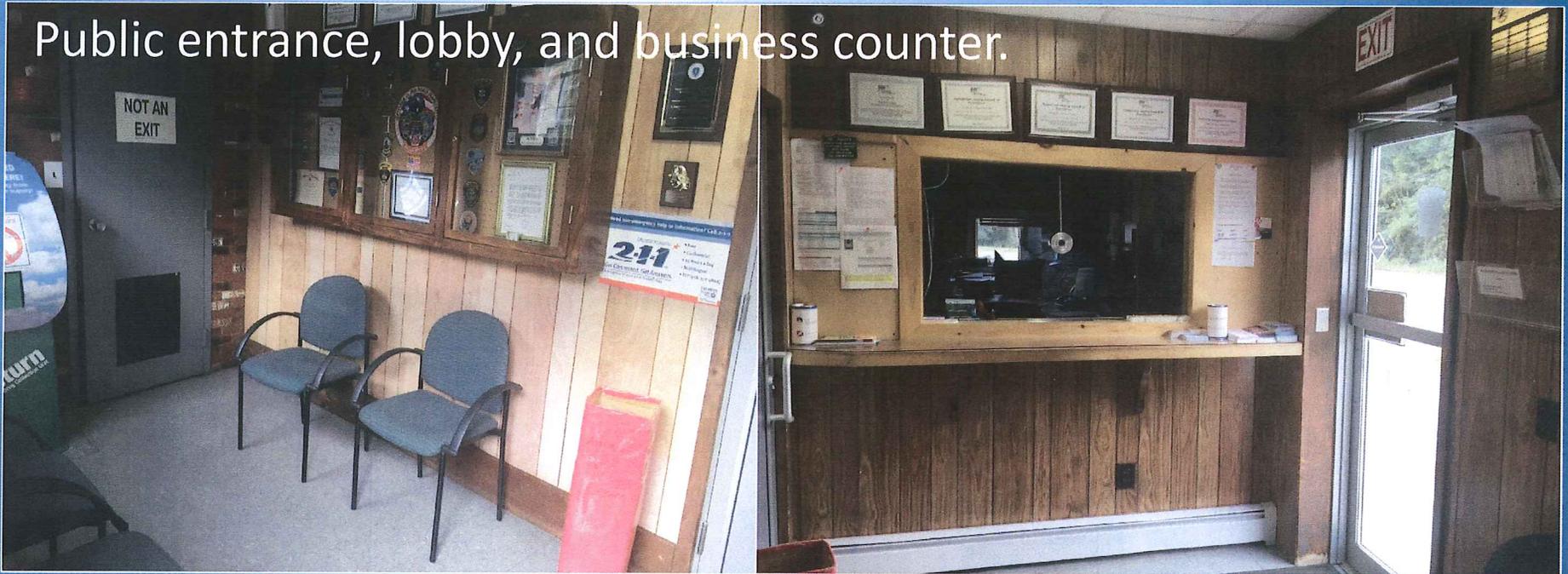
Does not meet certification on Police Association

- Built in the 1940's Designed/Built as public works garage
- Insufficient size for today's operational needs
- Lacks Essential Safety and Security building components & systems.
- Temporary Trailer Addition - Inadequate Office/Storage Space
- Unsafe, Inadequate, inefficient, not to code, rights are violated.
- Located in a potential flood area

Existing Dighton PD Building



Public entrance, lobby, and business counter.



“My concern is that we currently cannot even apply for state certification, never mind accreditation. With these acknowledgments comes the ability to apply for different grants which offset operating costs and the need for more money in our budget. Right now, we are clearly out-of-code in many, many areas and as of late, we have a major air quality issue. It's so incredibly frustrating to work in these conditions. Morale suffers and the propensity for officer and/or public injury is very real. There is no doubt, there are dead animals in the walls and/or under the trailer which is causing a sickening air quality. To walk into a place of employment every day with the expectation to perform at your best and to put your best to the public, then realize the reality of what we're both working in and bringing the public into, it's embarrassing and quite frankly, something we are not proud of. All of the officers at the DPD are professional and give their all on a daily basis. I would love to see the potential of our ranks if we had a place that we were proud to call home and a place that we looked forward to walking into.”

- Dighton Police Sergeant Shawn P. Cronin

Existing Dighton PD Building

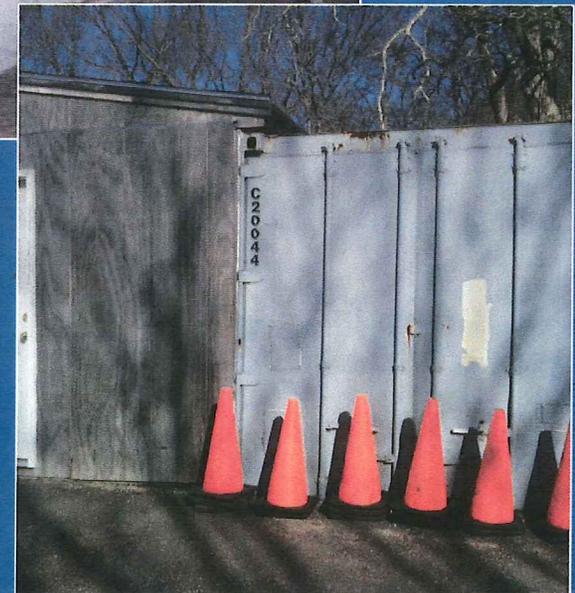
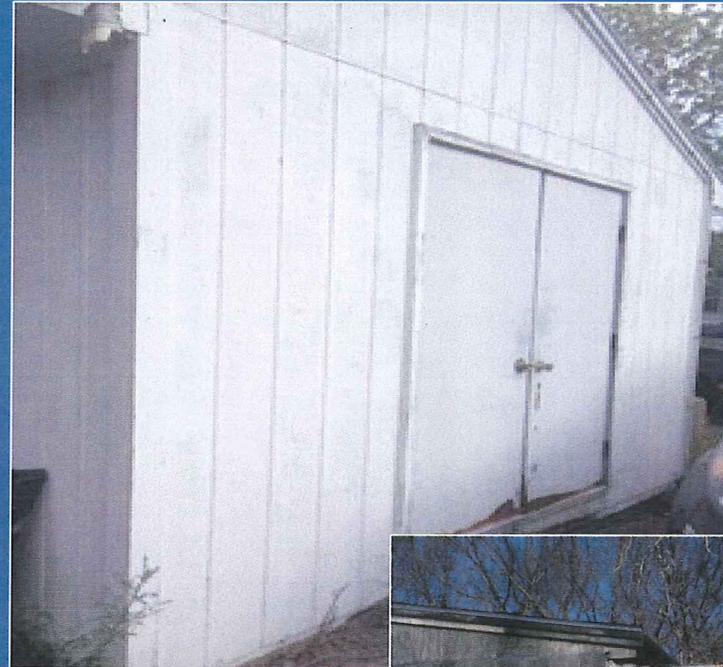


- Non-compliant 911 Hardware Storage
- No Fire Suppression
- No Audio and Video recording capability
- Not Built to Commercial Standards
- No Public Restrooms



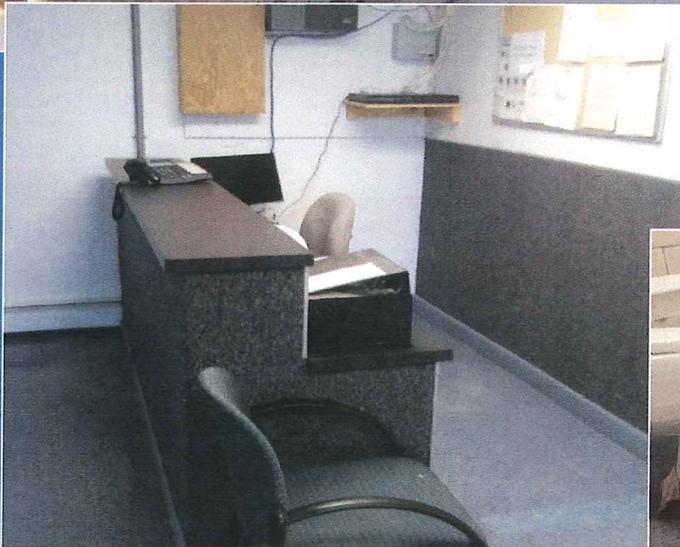
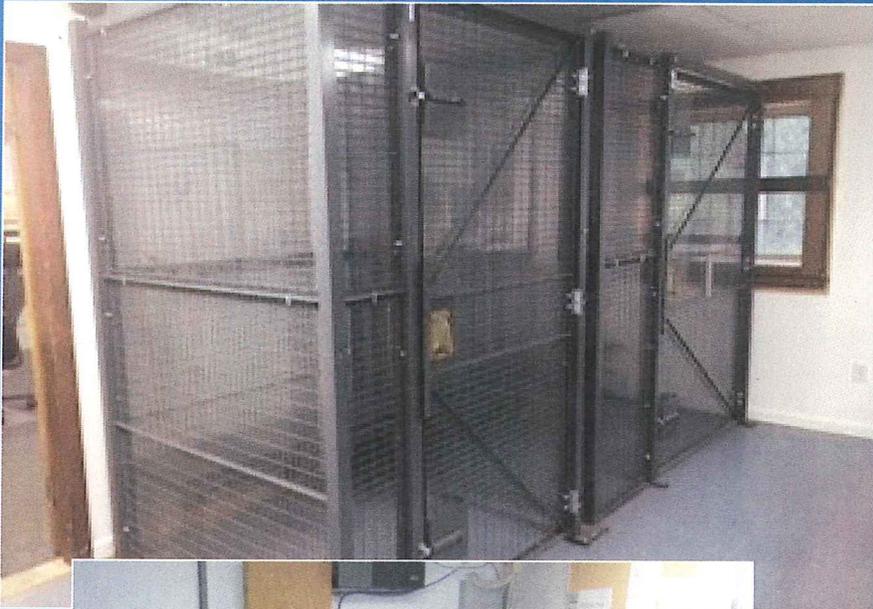
- No siding on exposed area. Water and mold build up.
- No Interior Storage
- No designated Evidence Room
- No Female Locker Room Facilities

Existing Dighton PD Building



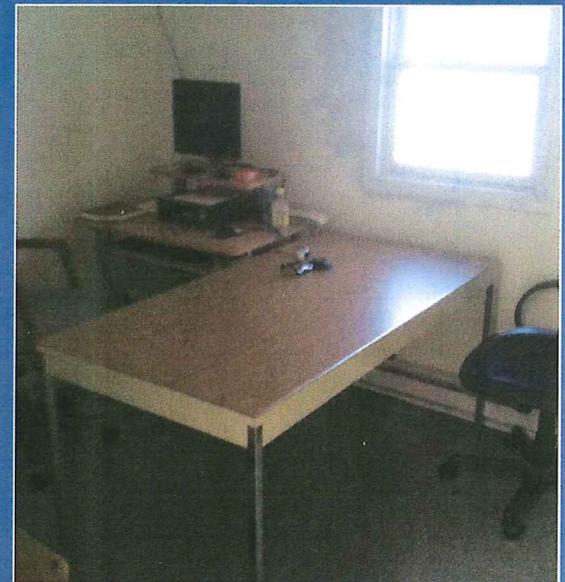
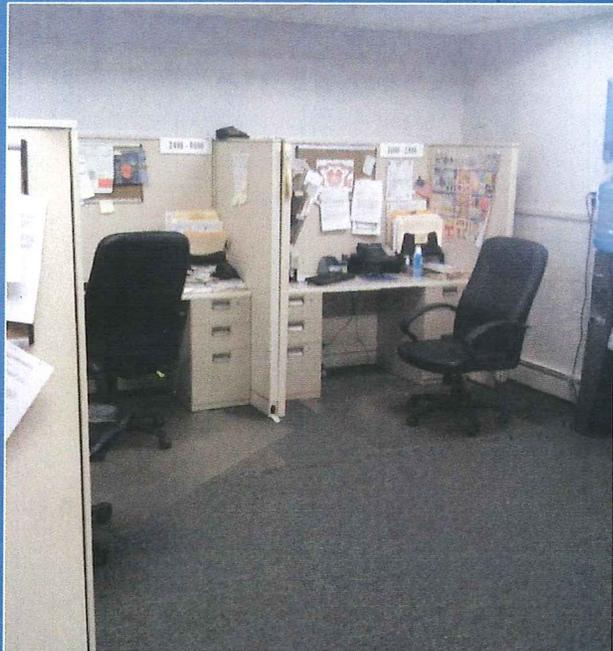
- Inadequate storage
- Not secured
- Not monitored by video or security system
- Exposed to the elements
- Not Built to Commercial Standards
- External to the building

Existing Dighton PD Building

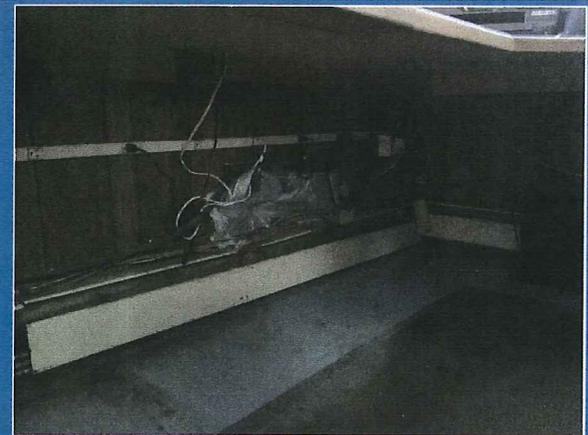


- One area for:
 - Booking Prisoners
 - Evidence Storage?
 - Public Fingerprinting
 - No Prisoner Bathroom
 - Station Access – main thoroughfare
- One Entrance/Egress
- Un-secure Prisoner Transfer
- No Sink for Decontamination
 - Hazmat/Urine/Feces/Vomit/ OC

Existing Dighton PD Building



PD Office & Interview Facilities



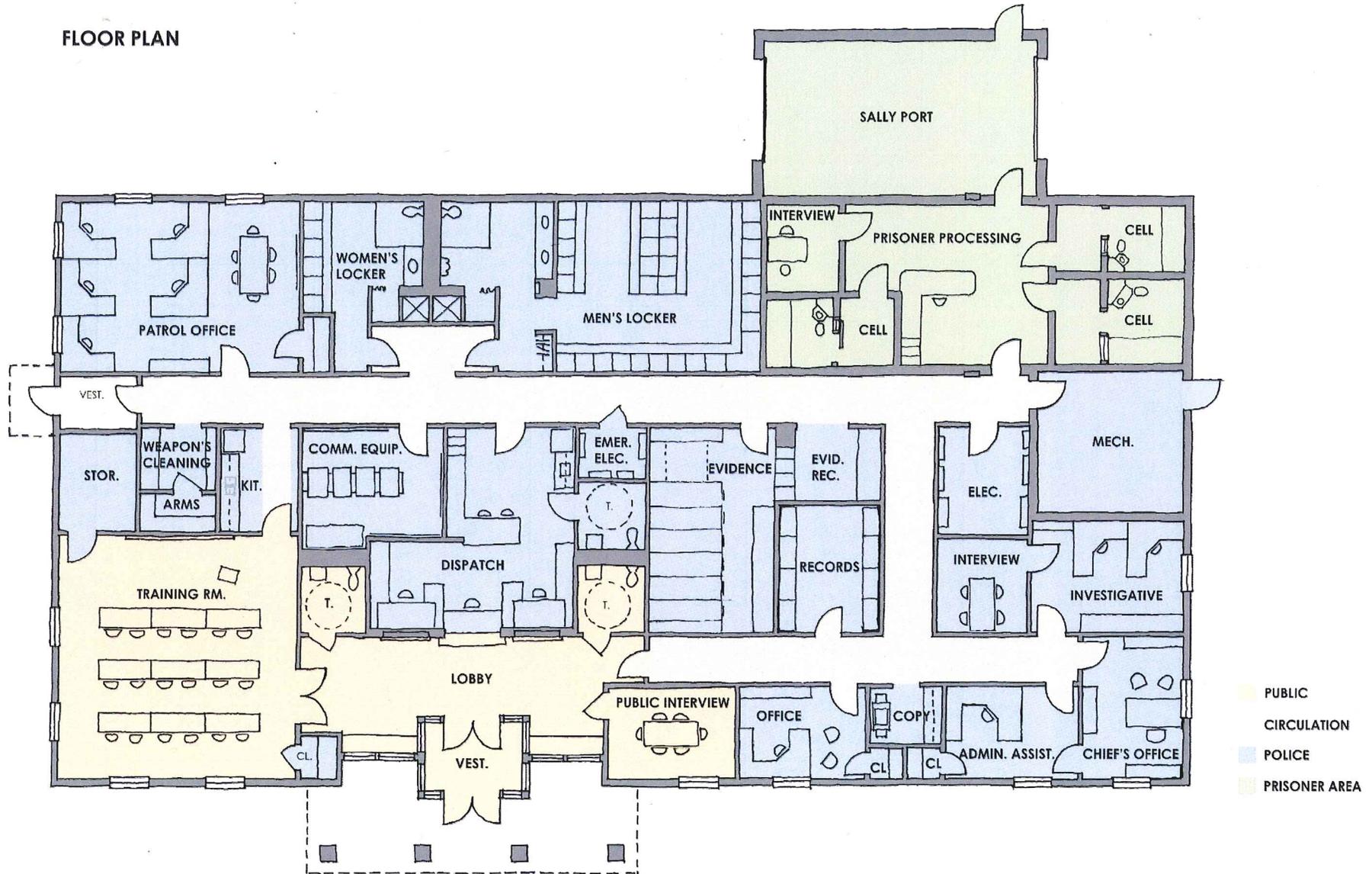
DPD Site Plan



DPD Floor Plan – 8,564 S.F



FLOOR PLAN



- PUBLIC
- CIRCULATION
- POLICE
- PRISONER AREA

Proposed Building



Project Schedule



Dighton Police Station	2016	2017	2018	2019
Town Meeting	★ October 27 th			
Town Ballot Vote Approval		★ January 2017		
Design Period (5 Month Duration)		 February 1, 2017 – June 30, 2017		
Bidding Period (5 Week Duration)		 July 1, 2017 – August 15, 2017		
Qualify & Award (1 Month Duration)		 September 2017		
Construction (12 Month Duration)		 October 2017 – October 2018		
Closeout			 Nov 2018	
Grand Opening			 Dec 2018	

Project Budget – Construction Cost



Site Option #2 – (1) Story Building

New Facility Construction*

	8,564 s.f.	\$525.78 /s.f.	\$4,502,787
Construction Contingency (7.5%)			<u>\$337,700</u>

Subtotal: \$4,840,487

*Estimated by Professional construction estimate AM Fogarty.

Construction Cost – Owners Development Costs

Project Development and Equipment Costs

Designer Fees	\$261,162
Structural Peer Review Fee	\$0
Interior Furnishings and Loose Equipment	\$30,000
Furniture and Equipment Design Fees	\$0
Hazardous Materials Abatement	\$0
Hygienists Fees	\$0
Clerk of the Works/OPM Fee (owner provided estimate)	\$217,000
Survey and Borings	\$0
Materials Testing	\$20,000
Relocation Costs (by owner)	\$0
Communications Equipment (including consoles and telephone)	\$185,000
Dispatch Furniture	\$25,000
Communications Consultant (vendor provided)	\$0
Computer Equipment (by owner)	\$5,000
Bidding Expenses -Advertising and Reprographics	\$7,500
Building Commissioning	\$0
Utility Company Back charges	\$25,000
Third Party Estimating	\$0
Site Acquisition Cost	\$0
Bonding and Legal Fees (by owner)	\$10,000
Project Development Contingency (10%)	\$78,600
	<hr/>
Subtotal:	\$864,262

Total Project Budget Summary

Construction Costs

New Facility Construction	8,564 s.f.	\$525.78 /s.f.	\$4,502,787
Construction Contingency (7.5%)			\$337,700
Subtotal:			\$4,840,487

Project Development and Equipment Costs

Designer Fees		\$261,162
Structural Peer Review Fee		\$0
Interior Furnishings and Loose Equipment		\$30,000
Furniture and Equipment Design Fees		\$0
Hazardous Materials Abatement		\$0
Hygenists Fees		\$0
Clerk of the Works/OPM Fee (owner provided estimate)		\$217,000
Survey and Borings		\$0
Materials Testing		\$20,000
Relocation Costs (by owner)		\$0
Communications Equipment (including consoles and telephone)		\$185,000
Dispatch Furniture		\$25,000
Communications Consultant (vendor provided)		\$0
Computer Equipment (by owner)		\$5,000
Bidding Expenses -Advertising and Reprographics		\$7,500
Building Commissioning		\$0
Utility Company Backcharges		\$25,000
Third Party Estimating		\$0
Site Acquisition Cost		\$0
Bonding and Legal Fees (by owner)		\$10,000
Project Development Contingency (10%)		\$78,600
Subtotal:		\$864,262

Summation

Previously Expended Funds:	\$243,615
Total Opinion of Probable Project Costs:	\$5,948,364