

Newbury - Safety Services Building Committee

Primary Issues Identified by the Committee with Constructing a New Fire Dept. Building as of 5/22/2019

I. Location - Current proposed – Bald Sunapee/Camacho – into hill

Sitework

Advantage

1. Town owns property
2. Cistern will provide town campus fire protection
3. Proposed location avoids current drainage system
4. Estimate for hill & ledge removal - \$160,000
5. Ledge is a supply for necessary site crushed stone
6. Hill helps design of cistern – gravity-fed – not pumped
7. Building design blends with other TC buildings
8. Geographic center of town

Disadvantage

1. Cost shown as summary - \$776,000
reasonable “breakdown” required
2. Cost to remove Hill & Ledge
3. Speed of traffic passing FD building access
apron
4. Proximity to playground

Wetlands on property

- | | |
|---|---------------------------|
| 1. Proposed building does not interfere with
existing wetlands | 1. Constrains usable land |
|---|---------------------------|

Hill Removal

- | | |
|--|---|
| 1. Known cost estimate to remove | 1. Cost |
| 2. Removal of hill increases usable land resulting in land
available for Library expansion and Playground | 2. Removal of a portion of hill adjacent to Rt. 103
may be necessary to improve site-line distance |
| | 3. Future expansion of FD building may be costly
due to location/hill |

Traffic

1. Mitigation of site-line distance and speeds at that
location

Playground Location

- | | |
|---|---|
| 1. Already in place in an area not suited for other
purposes | 1. Difficult & costly to move |
| 2. Concerns for safety with children and the FD
can be resolved with fencing of the playground | 2. Moving to area behind Town Offices – traffic &
parking conflict with other Town Offices functions |
| 3. Agreement/understanding with Velie family | 3. Existing wetlands |
| | 4. Existence of Fishersfield Park |

Relocate Vets Memorial

- | | |
|--|---|
| 1. 7 years in place. “Hallowed Ground” | 1. Town Meeting vote to relocate memorial |
| 2. Placement of many stone engraved pavers
memorializing veterans | 2. Move where? |

Advantage

Disadvantage

II. Other Locations

Other Town Center property

1. A town center location permits “response time” for a FD request for service to be reasonably equal for all town residents based on distance from town center.

1. Cost - 3ac lot or bigger
2. Only 5 vacant parcels of land within 1/3 mile of town center
3. 4/24 - It seemed none of the 5 parcels where viable

5/1 meeting - It was decided 1 lot 032-652-477 was worth a site visit. Lynn Wallace offered to lead site visit.

5/8 - Lynn Wallace reported on site visit. The lot would accommodate the proposed FD building but the site has a lot of rock and ledge. Given the cost to purchase the lot; site work; and location on Ledge Hill, the town-owned Bald Sunapee/Camacho property continues to be an adequate town-center location for construction of a new FD building.

South Newbury

1. TBD

1. Needs evaluation
2. Not in geographic center of town. Response time not equal for all town residents based on distance from town center.

5/1 - Cursory review by Town’s engineering firm indicates the site may accommodate the use for FD building subject to extensive engineering review of site constraints.

3. 5/1 - South Newbury is not an option. Committee reaffirmed the importance of response time. Fairness for all town residents based on distance from town center.

Other Property

1. Response time
- 2 Purchase cost of property and timeframe Available

5/22 - Continued discussion about the location of Emergency services and the importance of “response time” in that decision. Selectboard will be advised that consulting services specialize in helping municipalities locate emergency services.

Advantage

Disadvantage

Sub-stations

1. Duplication of equipment
2. Cost
3. FD member proximity
4. Placement

III. Disposition of current safety services building

Renovate current safety services building for FD

It was conclusively determined by the committee that the current Safety Services building sits on land area – approximately .65 acres - that is much too small to meet the land area requirements for the proposed Fire Department building. Construction of the proposed FD building requires approximately 2 acres. There are other serious issues like 1) what do you do with FD equipment during teardown and rebuild; 2) adequate parking; 3) and safe Rt. 103 access and return but the single limiting factor is land area of the current building site.

Renovate for PD

1. Potentially very cost-effective use of a structurally sound building.
2. Renovation for not only PD but also other municipal uses

1. Building may be very expensive to renovate due to building design.

Other uses of building or lot

The committee discussed 2 potential “other” uses of the lot currently used for the Safety Services building.

1. Tear down the building and reuse the lot for some form of park and parking.

1. Ignores value in a structurally sound town owned building
2. Requires a new home for PD

2. Sell the lot and use proceeds to defray costs of constructing new Safety Services Buildings

1. The lot would have to be subdivided and the resulting lot for sale would be about 1/2 acre. Questionable value to the town.
2. The town has precious little town center property
3. Requires a new home for PD

5/8 - Further discussion decided the Committee Report to the Selectboard would suggest they publicly propose the disposition of current safety services building before next Town Meeting as follows:

- Floor Plan
- Cost of renovation + inflation
- When the renovation amount will be requested
- Life-expectancy of renovated building

IV Costs

Bald Sunapee/Camacho property “Site Work”

1. North Branch provided a breakdown of some of the detailed costs associated with the proposed FD building site work. Just the total cost of \$776,000 was originally shown in public presentations. The Site Work unique to the Bald Sunapee/Camacho site included:

Hill/Ledge removal - \$160,000
Retaining wall - \$43,600
Drainage - new pipe under 103 – 18” - \$12,000
Site drainage - update/repair

Other Site Work costs mostly unique to the Bald Sunapee/Camacho site:

1: Prep & fill behind retaining walls.
2: Demo & disposal of existing building; removal of partial existing UG utilities, curb cut, tree removal/clear & grub, install erosion control
3: Site drainage, pipe, manholes
4: 6’ tall playground fence

Additional Site Work costs listed below would be needed on any site in Newbury:

5: Paved parking lot & bldg. access apron - \$57,600
6: Cistern - (12x69 - 828 sq/ft) - \$56,600
7: Septic system
8: New domestic water well
9: Drainage retention
10: Underground utility trenching E&B for water, electric, cable, phone
11: Import & export fill
12: Concrete sidewalk & paving/aprons at OH doors
13: Fire hydrant
14: 18” of compacted gravel under parking lot & driveway with grading & sidewalk prep. w/gravel
15: Curb cut at street
16: Grading
17: Landscaping with plantings, bark mulch, loam & seed
18: Excavation & Backfill for foundation
19: Under slab gravel & prep
20: Site signs & painted parking lot lines

V. Design - Current proposed FD building

Needs - Wants

5/8 - The committee discussed the possibility that some aspects of the building design may appear to be a “want” and not a “need”. However, the Committee determined some flexibility in building design today is necessary to ensure the long-term life-expectancy of 50+ years for the proposed FD building.

5/22 - Discussion about letting voters have a bigger say in what's important. Cost, location and building material.

Public input continued to ask for compromise in current FD building design.

Combining FD & PD into one new Safety Services building

5/8 - Over the past 9 years there has been at least 3 town-formed committees that have considered the concept of combining Fire and Police into one safety services building. In all reviews it was determined that the fire and police departments need to be able to operate independently from one another for privacy, security, and safety reasons. This is necessary if they are in stand-alone buildings or if they are combined into one structure. If the fire and police departments are to be combined into one facility, it was the Chief's opinion that the only space that could be shared was the Meeting/Training Room. Additionally, there was concern that the size of a combined fire and police building structure would not fit well architecturally with other town center buildings.

VI. Police Dept. Facility

New building or renovate current safety services building specific to PD needs

5/8 - Given a town-owned structurally sound building in town center, the Committee believes it makes the most sense for the Selectboard to first determine the costs to renovate the current safety services building for the needs of the Police Department. If the estimated costs to renovate the building seem more than construction of a new building for PD needs, then the Committee would encourage the Selectboard to consider other options.

VII. Long Range Planning

Expected number of years new safety services building will meet needs of town

Fire Department - 50+ years

Police Department - TBD

Options

VIII. Public Relations

Get out the vote

Education

Town-wide respected spokesperson