

# **Newbury - Safety Services Building Committee**

## **Primary Issues Identified by the Committee with Constructing a New Fire Dept. Building as of 5/8/2019**

### **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 |
| 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 is the best 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

#### Sub-stations

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

## Advantage

## Disadvantage

### 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 1/2ac. 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.

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