

2020 Fall Annual Town Meeting

Article 14: Additional Appropriation for Public Safety Building



Warrant Review Meeting
November 18, 2020

Agenda

How We Got Here

- The Need & Combined Building Recommendation
- Designing & Funding the Project

What's Changed and What Hasn't

Where Do We Go From Here?



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Dedham Has Been Exploring New Public Safety Facilities for FOUR DECADES

- 1974 Proposal for Construction Alterations - Police
- 1988 Sheehan Study - Police
- 1997 Carell Group Study - Police
- 2009 Dore & Whittier Feasibility Study - Police
- 2009 McGuire Group - Fire
- 2012 MRI Management Study - Fire + Police
- 2014 Lieb Studios - Police
- 2017 Dore + Whittier - Fire + Police

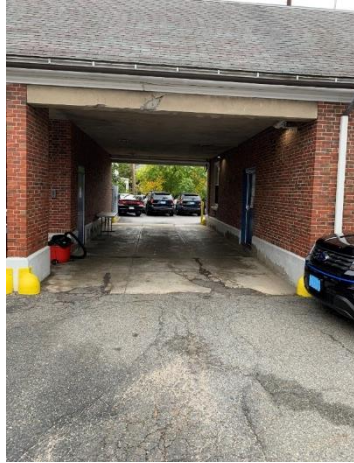
The Police Station & Fire Department have been unsuitable for the important work of public safety for years.

UNDERSIZED DETERIORATING
NOT CODE COMPLIANT

2020: Your Police & Fire Stations



POLICE: Hallway used for booking presents a significant security risk. Also used for roll call setting an unprofessional tone.



POLICE: Insecure sally port where arrested parties arrive and depart is not safe.



BOTH: Deteriorating ceilings, walls & pipes.



FIRE: Perpetual water damage from the tower



BOTH: There are offices located in the electrical room and critical IT equipment in spaces with no HVAC.



BOTH: No locker rooms for female officers or firefighters and not enough space in mens' locker rooms for existing staff.

The Location & Design

- In 2014, Town Meeting approved a plan to develop a municipal campus which included a renovated Town Hall/Senior Center and a future Public Safety Building on the Bryant Street/Ames Building sites.
- In 2017, after an extensive design & siting process, Town Meeting approved \$45 million in funding for a Combined Public Safety Building.
- A combined Public Safety Building will best serve the Fire, Police, and Dispatch Departments and the community at-large
 - Improved collaboration
 - Shared infrastructure
 - Reduced operating costs



What Hasn't Changed Since 2017

- The need for new Public Safety facilities
- The options for how such facilities might be configured
 - Town recently reviewed options ruled out earlier but found none of them to be viable to meet department needs and cut costs.
 1. Renovate former Town Hall into Police Station
 2. Build new stand-alone Police Station
 3. Build new stand-alone Fire Station
- The options for where such facilities might be located



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What Has Changed Since 2017

- Nearly three year delay in bid-construction schedule due to delays at new Town Hall.
- Switch to Construction Manager at Risk (CMR) method of bidding/building
 - Design/Constructability Review
 - Improved Team Coordination
 - New cost figures are based on known bids (Guaranteed Maximum Price)
- New Owners Project Manager (OPM)– The Vertex Companies
- Total project cost now \$55M based on GMP



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Project Budget (with FINAL GMP)

	Original Budget 3/18/2018	Current Budget 11/18/2020	Variance	Notes 2.5 years
Project Management	\$ 1,222,000	\$ 2,410,664	\$ 1,188,664	Partially paid original OPM. Hired 2nd OPM. Includes full-time, on-site rep during construction
Design	\$ 4,408,180	\$ 4,842,703	\$ 434,523	Additional services: CM@Risk/ OPM procurement; update design to CM@Risk
Owner Administration	\$ 2,519,068	\$ 928,216	\$ (1,590,852)	Revised initial estimates as hard costs were realized. Change in electrical utility design
Construction	\$ 34,089,382	\$ 41,475,447	\$ 7,386,065	2.5 years of Market Escalation at 5%/yr; change to CM@ Risk at 5% premium. Some scope changes: Planning Board and Select Board
FF&E/Tech/Comm	\$ 800,000	\$ 2,408,515	\$ 1,608,515	Station Communication systems now part of the scope; including new radio tower to provide for regionalization
Contingency	\$ 1,820,547	\$ 2,825,000	\$ 1,004,453	% based; reflective of increased construction cost
Total Project Cost	\$ 44,859,177	\$ 54,890,545		
TM Appropriation	\$ 45,000,000	\$ 45,000,000		
Additional Funding	\$ (140,823)	\$ 9,890,545		

Project Funding

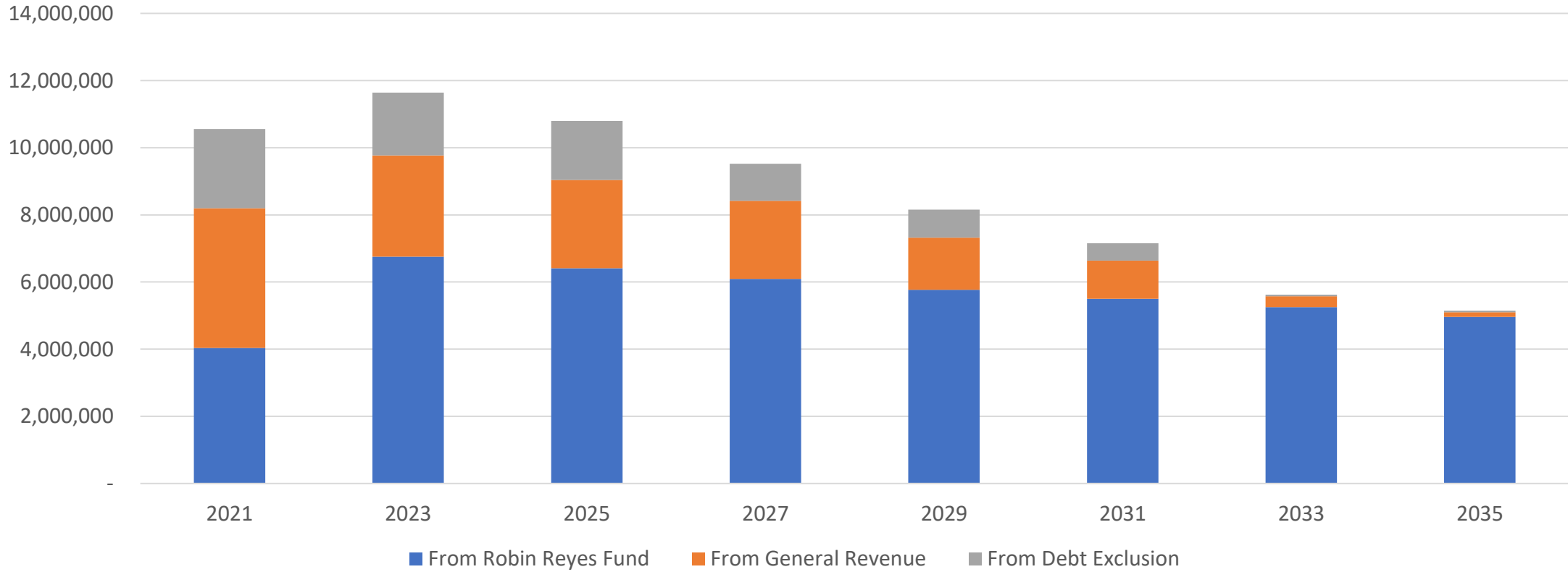
- Total Project Cost: \$55 million
- Guaranteed Maximum Price (GMP)
 - Actual Bid Costs (not estimates)
- Debt Service – Robin Reyes Fund and Annual General Fund Appropriation
 - Same as 2017 plan
 - Total debt service remains stable
 - Will not require a debt exclusion
 - Local rooms and meals tax supports Robin Reyes Fund (\$2.34M in 2020)
- Total tax increase to the average residential taxpayer will be \$300 for the entire \$55M project
 - \$44 in FY23, \$147 in FY24, \$98 in FY25, and \$11 in FY26



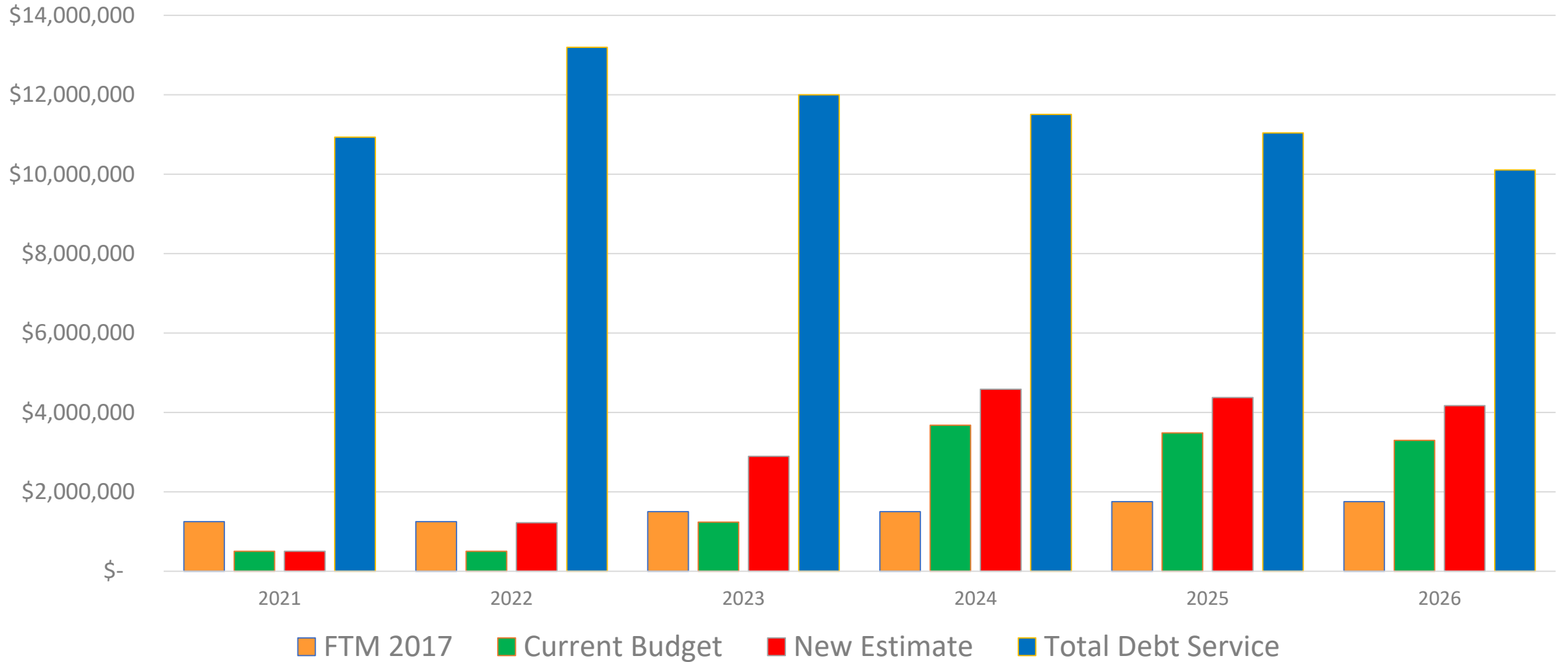
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Sources of Funds to Support Plan

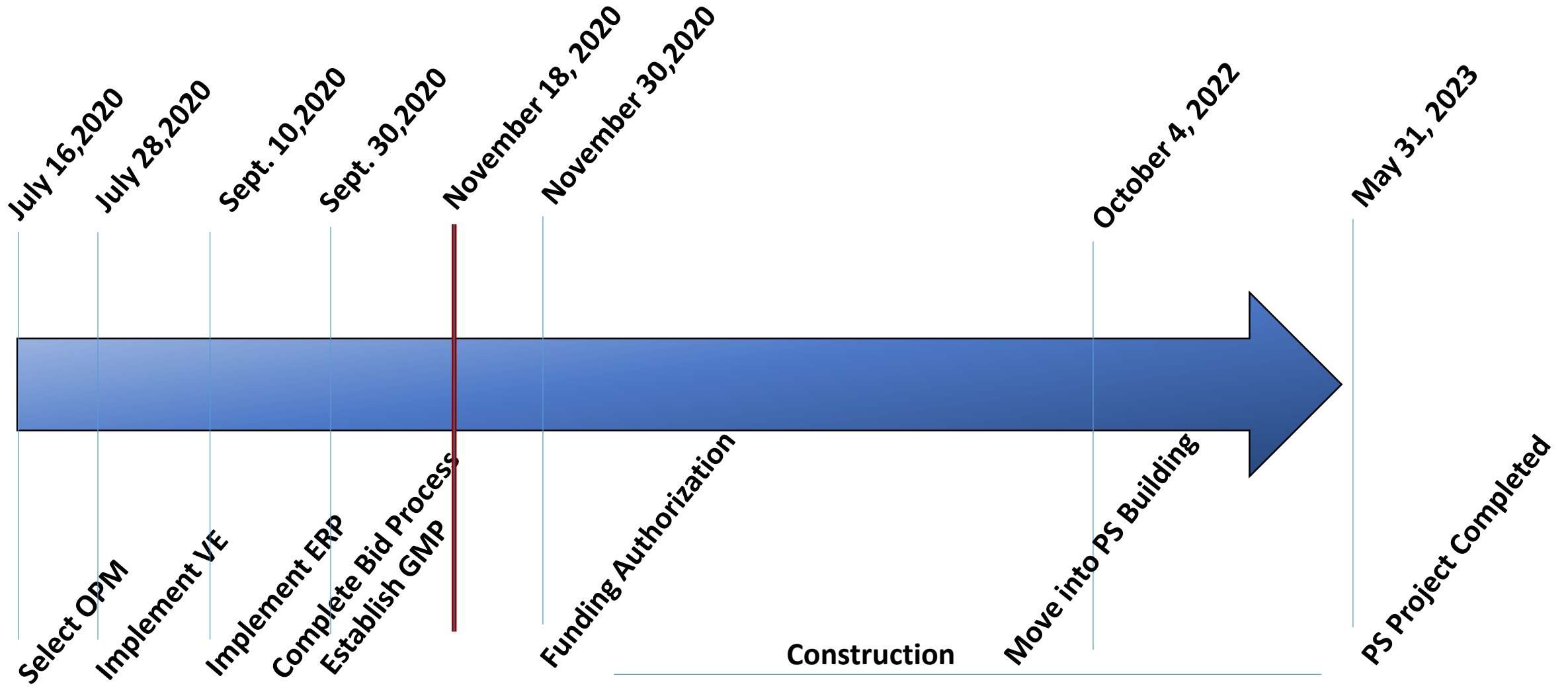
Sources of Funds



Required General Fund Appropriation



Current Schedule



Closing Remarks

“As a Dedham Police Officer for over 33 years, 17 spent as Chief of Police, there is no doubt in my mind that Dedham has long been in need of a new Police Facility. Although the current Police Station appears to be an attractive brick facility on the exterior, the interior is woefully inadequate, overcrowded and outdated. Dedham needs to step up and invest in a new Public Safety facility, as most of our neighboring communities have done.”

Dennis Teehan – Retired Chief of Police

1. Approximately 5 Million has already been spent on this project and much of it is not transferable to a new project
2. Firefighter Health and Safety
3. Inadequacy of Fire and Police Facilities
4. Time=Money. 5-7% rise in construction costs per year
5. Delaying will not yield a better outcome
6. Land Acquisition is a major challenge



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Questions?



APPENDICES

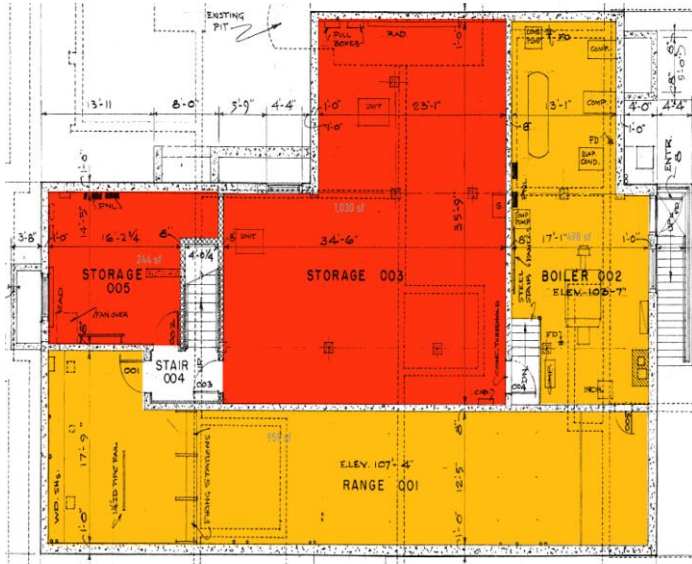


Building Deficiencies – Police Department

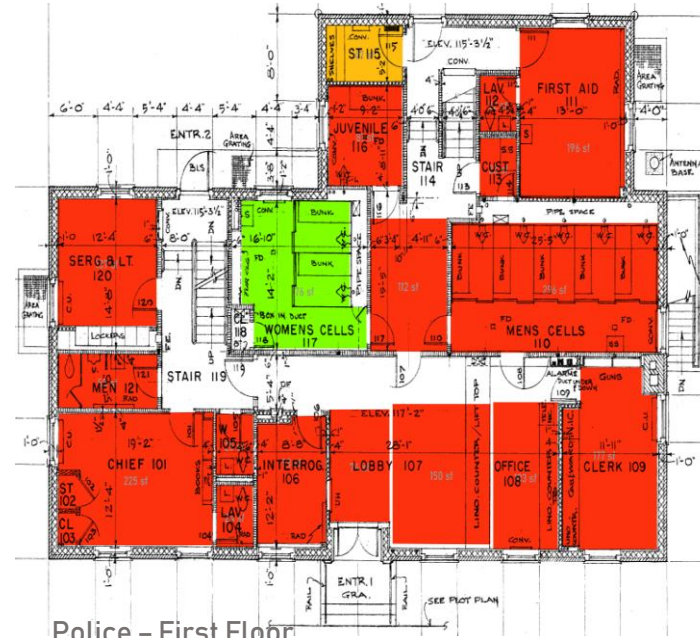
■ Undersized

■ Adequate

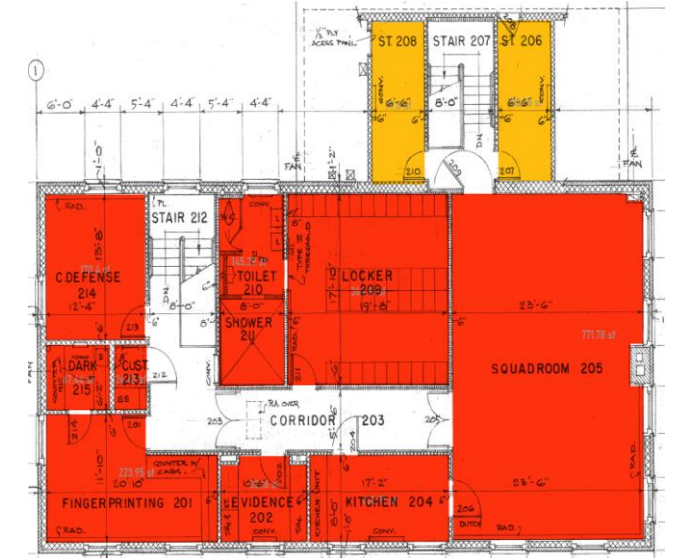
■ Oversized



Police - Basement



Police - First Floor



Police - Second Floor

Necessary spaces which do not currently exist:

- Public restrooms
- Community room/emergency operations center
- Restroom/break area in dispatch center
- Break room
- Locker room facilities for female officers
- Roll call training room
- Secure parking

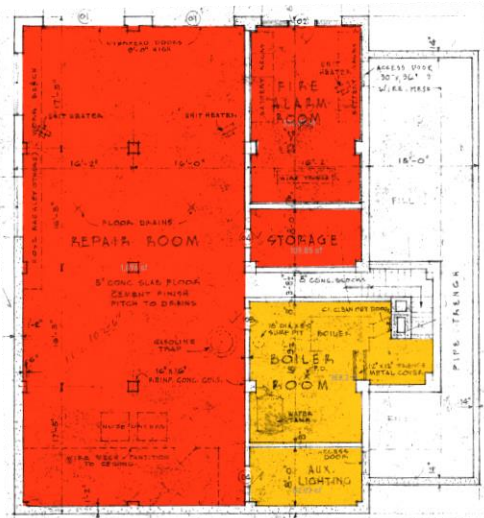
- Adequate office space
- Secure records storage
- Training room
- Conference room
- Interview rooms
- Evidence processing area
- Booking area that will not present safety risks to staff and community

Building Deficiencies – Fire Department

 Undersized

 Adequate

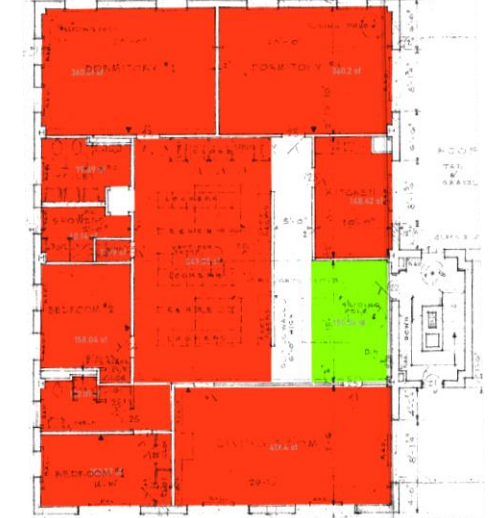
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Fire - Basement



Fire - First Floor



Fire - Second Floor

Necessary spaces which do not currently exist:

- Public restrooms
- Community room/emergency operations center
- Female locker rooms
- Adequate administrative offices
- Apparatus bays to fit all vehicles
- Training facilities
- Conference room
- Sufficient parking
- Storage

Other Issues Include:

- Major building deficiencies
- Inadequate accommodations for all Firefighters
- Firefighter health and wellness

Town Hall History

- Purchase and renovation approved at 2014 ATM
- Original completion date - July 2017
- Actual substantial completion date - June 2020
- How much did it actually cost?
 - Purchase cost = \$5.85 million
 - \$1.8 million in additional costs due to delay
 - Total cost = \$26.5 million
- Lessons were learned and we have made changes to the Combined Public Safety Building project as a result



Robin Reyes Fund Revenue Projections

- Rooms and meals tax revenue has been impacted by COVID-19
 - FY21 Q1 revenues are down 60% and 40%, respectively
 - Projected FY21 Robin Reyes Fund revenue will be \$1.27 million
- We are projecting a return to FY20 revenue in FY23
 - Conservative 2% annual growth projected in FY24 and beyond
- Municipal Campus Plan allows for future sale of surplus Town property
 - Former Transfer Station valued at \$4+ million in 2016
 - Other Town-owned properties should be part of a larger discussion relative to development and disposition
- Even with these changes to revenue assumptions, the combination of the Robin Reyes Fund and General Fund make this project viable



2017 Funding Plan vs. 2020 Funding Plan

Comparison of Required General Fund Transfer

FY	FTM 2017	\$45M Budget	FTM 2020
2021	\$ 1,250,000	\$ 500,000	\$ 500,000
2022	\$ 1,250,000	\$ 500,000	\$ 1,219,074
2023	\$ 1,500,000	\$ 1,235,771	\$ 2,894,361
2024	\$ 1,500,000	\$ 3,674,923	\$ 4,584,531
2025	\$ 1,750,000	\$ 3,482,272	\$ 4,373,432
2026	\$ 1,750,000	\$ 3,296,126	\$ 4,168,870



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COMPARISONS TO RECENT PROJECTS

Project	Size SF	Bid Date	Full Construction Cost*	Bid \$/SF	2016 Escalation	2017 Escalation	2018 Escalation	2019 Escalation	2020 Escalation	2020 \$/SF
Westwood FS#2	12000	Apr-15	\$7.0M	\$583	3% \$7.3M	3% \$7.5M	5% \$7.9M	5% \$8.3M	4% \$8.6M	\$724
Scituate PS	29680	Dec-15	\$15.3M	\$514	\$15.7M	\$16.1M	\$16.9M	\$17.8M	\$18.5M	\$625
Westwood Police HQ	19500	Jan-16	\$10.7M	\$549	\$11.0M	\$11.3M	\$11.9M	\$12.5M	\$13.0M	\$670
Newton Fire HQ & FS#3	31000	Jun-16	\$16.7M	\$539	\$16.9M	\$17.4M	\$18.3M	\$19.2M	\$20.0M	\$646
Walpole Police HQ	14500	Sep-16	\$6.8M	\$469	\$6.8M	\$7.0M	\$7.4M	\$7.7M	\$8.0M	\$558
Walploe Central Fire	22000	Sep-16	\$10.4M	\$473	\$10.4M	\$10.8M	\$11.3M	\$11.9M	\$12.4M	\$562
Needham PS	58800	Mar-19	\$35.9M	\$611					\$37.3M	\$634
Charlton PS	40750	Oct-20							\$22.2M	\$545
Dedham Pubic Safety**	84000	Oct-20							\$43.1M	\$513

** Includes 32,000 SF underground parking garage

OPTIONS ANALYSIS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Cost
OPTION	\$ to date									
Current Combined Public Safety Project	\$4,250,000			\$50,640,545						\$54,890,545
		DESIGN/CONSTRUCTION			LAND	DESIGN/CONSTRUCTION				
Renovate old TH into Police Station; New Fire on new site*	\$4,250,000	\$18,622,800			\$3,500,000	\$31,362,500				\$57,735,300
New Police Station at old TH; New Fire on new site*	\$4,250,000	\$20,950,650			\$3,500,000	\$31,362,500				\$60,063,150
New Fire Station at old TH; Police on new site*	\$4,250,000	\$26,344,500			\$3,500,000	\$24,941,250				\$59,035,750
*Assumes 5 year deferral for Land/Site Acquisition; TM approval(s), etc.										
Building costs include 25% soft costs (Design, OPM, Admin, FF&E, Contingencies, etc)										
Assumed land acquisition cost										