



# MEDFIELD PUBLIC SAFETY FACILITY

medfield permanent building committee (MPBC)



[medfieldpbc.org](http://medfieldpbc.org)

medfield police department  
medfield fire department



owner's project manager



[daedalusprojects.com](http://daedalusprojects.com)

architectural & engineering services



[doreandwhittier.com](http://doreandwhittier.com)  
[cr-architects.com](http://cr-architects.com)

## background

This is the second project identified in the 2008 Capital Masterplan and it seeks to address major deficiencies in the Town's Public Safety facility. The Medfield Fire Station was constructed in 1962 and the Police Station was added in 1977. Since original construction, the building has become outdated, unsafe, undersized, non energy efficient, and fails to meet current state and federal standards. Existing conditions inhibit the delivery of emergency services that could be provided from a modern day Public Safety facility.

The proposed new facility replaces the existing inadequate building with an efficient and functional Public Safety facility that has been specifically designed to accommodate the Departments' functions and operating practices well into the foreseeable future. Adding necessary program spaces, while keeping the two public safety agencies in the same location, will enhance the current successful relationship that has existed for over 37 years.



existing public safety building

The 2013 and 2014 Annual Town Meetings have supported a total of \$1.35 million to bring us through final design. In January 2015, bid documents were issued with the intent of bringing a firm project cost to the March Special Town Meeting. Planning is ongoing to move both departments to temporary facilities for the construction phase. The Board of Selectmen has requested a Special Town Meeting (3/23) and Town Election (3/30) to allow the public to come to a decision on the appropriation of final funding for the project. Based on preliminary estimates, the cost to complete the project including construction, furniture, equipment and contingency will be approximately \$19 million. The project has received unanimous support from the Board of Selectmen, the Warrant Committee and the School Committee.

## PROPOSED PROJECT TIMELINE

<b>Construction Documents &amp; Bidding</b>
<b>Public Forum</b>
<b>Special Town Meeting / Town Vote</b>
<b>Commence Construction</b>
<b>Building Occupancy Fall 2016</b>

	2014	2015	2016
1st Quarter			
2nd Quarter			
3rd Quarter			
4th Quarter			
1st Quarter			
2nd Quarter			
3rd Quarter			
4th Quarter			
1st Quarter			
2nd Quarter			
3rd Quarter			

Public Forum 3/7  
Town Meeting 3/23  
Town Vote 3/30



For more information: [medfieldpbc.org](http://medfieldpbc.org) ; [info@medfieldpbc.org](mailto:info@medfieldpbc.org)  
Google "Medfield Public Safety Building"  
<https://www.facebook.com/pages/Medfield-Public-Safety-Building/808044925906097>

# Frequently Asked Questions

## Proposed Medfield Public Safety Facility

### 1. Why are we building a new Public Safety Facility now?

The current police/fire station is significantly undersized and inadequate for the current demands on those services. In 2008, the Municipal Facilities Planning Committee developed a comprehensive Capital Masterplan which identified a new police and fire station as the second priority project after the just completed DPW garage. In 2012, after conducting a feasibility study, the Permanent Building Committee concluded that the most cost effective and efficient solution would be to build a new combined station at the same location of the current station – the corner of Dale and North Street. Among the reasons for this decision was the fact that the current site is centrally located such that emergency response times to all parts of the Town are within acceptable levels. In 2013, Town Meeting appropriated design funding to complete the design and procure competitive bids for the station. Those bids are due in March 2015.

### 2. Why is the current station significantly undersized and inadequate for the needs of Medfield police and fire departments?

The fire station was built in 1962 and the police station was added on in 1977 and neither has had significant modifications since. Both Medfield and the nature of police and fire service have changed considerably in the intervening years. Our population has increased 20% from 1977 alone and the amount of “calls for service” has grown several fold. Additionally, due to the changing times and demographics of the Town, the Fire Department is transitioning from an on-call staff to full-time personnel who are focused as much on emergency medical calls as fire related emergencies. The nature and demands on our police force has likewise changed. A modern police station must accommodate a diverse workforce as well as be accessible to the public. Also, the nature and complexity of security and threats has changed dramatically since 1977.

### 3. How much will it cost and what’s the impact to taxpayers?

The project is estimated to cost \$20,350,000 including \$15,350,000 for construction. Since the Town has appropriated \$1,350,000 for design, the actual appropriation for the March Special Town Meeting will be approximately \$19 million. The requested bond authorization will be reduced at Town Meeting by utilizing funds remaining from the DPW garage project.

This is consistent with the estimate presented at the 2013 Town Meeting which appropriated funds for design. The appropriation will need to pass both a Town Meeting and debt exclusion ballot vote. Assuming that occurs, the tax impact will average \$53/\$100,000 of valuation with a high of \$72 in 2016 and a low of \$36 in 2035. In 2014, the average home in Medfield was valued at \$586,000; for that home the average tax impact would be \$311 per year for 20 years.

### 4. How will the new facility meet Medfield’s needs for the next 50+ years?

Before the facility was designed, the Architects met with both the Chiefs of Police and Fire and discussed in detail how those Departments operate now and in the future. They reviewed likely staffing needs for the foreseeable future, including the requirements of the proposed redevelopment of Medfield State Hospital. Based on that programming effort, the Architects designed the proposed 39,000sf building to specifically meet Medfield’s needs. The design was under the direct supervision of the Permanent Building Committee which met bi-weekly over the last 18 months. It should be noted that, in that time frame, the Building Committee approved over \$1 million in cost reduction suggestions which improved both the budget and operational efficiency of the building. For example, in designing the apparatus bays, the Fire Department has determined that it will only add one additional ambulance to the current equipment fleet in the foreseeable future. However, the bays have been sized to accommodate standard replacement equipment to avoid the extra cost Medfield currently incurs to purchase custom designed trucks to fit in the existing undersized bays.

### 5. Why is the proposed building much larger than the existing building?

First, the current building is woefully undersized and inadequate. Many spaces have been repurposed over the years to address vital shortcomings. (For example, dispatch has taken over what was administration space and left, in effect, no general administration offices.) As mentioned earlier, both the Town and the nature of public safety service have changed dramatically over the past 40 – 50 years. Second, the proposed building is designed to address the Town’s public safety needs for the next 50+ years, does not contain speculative space. For example, the Fire Department space is designed to eventually accommodate a full-time force (reflecting the

continuing decline of on-call staff availability) and existing equipment plus one ambulance. The proposed building square footage is consistent with other public safety facilities being designed in nearby communities.

### 6. How long will it take and what happens to police/fire service while the facility is being built?

If approved at both Town Meeting and the Town Election (in March 2015), the new public safety facility is scheduled to start construction in May 2015 and be complete by Fall 2016. Since the new Public Safety Facility will be located over the footprint of the current station, those services will need to be temporarily relocated for the duration of construction. The Police Department will be temporarily relocated to a leased space at 93 West Street. The Fire Department will be temporarily relocated to the recently completed DPW garage (on Rt 27). Both Chiefs have developed these temporary plans with the goal that fire and police service see no negative impact during this interim period.

### 7. What happens to the basketball court and parking lot currently used by Dale St. School teachers, parents and kids?

The basketball court will be refurbished to extend the life of that important community amenity. The current gravel parking lot will be replaced with a paved lot to be located between the Dale Street School and the Pfaff Center. This parking lot will be built as the first phase of the project so that parking in that area will never be impacted. The recreational camps conducted by the Park and Rec Department on that land will be relocated to the rear of Dale Street School. In the end, parking capacity in the Dale Street area will be improved.

### 8. Will the building be “green” and designed to minimize future maintenance and operational cost?

The building will include a number of sustainable features and has been designed to LEED™ Silver criteria. These include a highly energy efficient building envelope and building automation controls to conserve energy. The flat roof over the garage bays can accommodate future photo voltaic panels if the town elects to develop a Town-wide PV capacity. The Town’s adopted energy efficient measures in the design have secured a \$70,000 rebate for the project from NSTAR.

## existing conditions

### police station issues

- Unsafe conditions exist while moving detainees from police vehicles to booking. Detainees are escorted past a retaining wall with a full-story drop to the pavement below, up a set of stairs, past an open stairwell, and then into the booking area.
- Booking area is a small, unsecure space within the building.
- Dispatch is located in a former administrative office with no security or sound buffer from the building entrance.
- Evidence, held property and records storage areas are inadequate and located in several areas of the building, making it challenging to track and retrieve items. Chain of custody issues can arise.
- Staff support space is inadequate. The roll call/lunchroom and locker rooms are in the basement, adjacent to a garage bay housing fire apparatus. This same area of the building contains the sump pump and furnace rooms, and has suffered water and sewer leaks.
- Holding cells do not meet current state standards. Officers are assigned to watch detainees, which reduces shift staffing or increases overtime expenditures.



POLICE



FIRE

### fire station issues

- Narrow clearances around apparatus and moving vehicles create dangerous conditions for personnel while donning firefighting gear.
- Emergency response vehicles and equipment are stored in multiple locations, including outside.
- Personnel, firefighting gear and equipment are exposed to contamination from vehicle exhaust.
- Previous female bathroom was converted into the Fire Chief's office which also serves as plan storage.
- Insufficient space to accommodate staff during extended response events.
- Shift Officer shares space with secure medical records and heating oil storage tank.
- Boiler room serves as medical supply storage area and firefighting gear drying room.
- Secure fire records and equipment are kept in a steel storage container at the rear of the station property.



## proposed facility

### highlights / benefits

- Enhanced community access to a variety of services.
- Interview rooms designed and located to provide privacy to victims and witnesses.
- An Emergency Operations Center (EOC) will serve as the Town's coordinated response command post during emergencies, as a police/fire training facility, and will be available for community use.
- Dispatch facility will be secured and sized to accommodate current and future communication needs.
- Town's IT infrastructure will be housed in a centralized, secure location.
- Properly designed detainee processing area will enhance officer safety and reduce potential liabilities to the Town.
- Secure evidence intake linked directly to the processing and storage areas will ensure that chain of custody standards are met.
- Designed for future full-time Fire Department staffing and larger replacement apparatus
- Alleviates safety concerns for personnel.
- All emergency fire vehicles and equipment will be located inside at one location and readily accessible year round.
- Training tower and built in props will facilitate in-house training.
- Site improvements include dedicated public and staff parking, appropriate site lighting along with walkways, fencing and landscaping.
- Teacher parking relocated to Dale Street School
- Solar-ready roof



SITE PLAN & 1st FLOOR

Resident  
Medfield, MA 02052

U.S. Postage Paid  
Medfield, MA  
Permit No. 1001  
Zip Code 02052

TOWN OF MEDFIELD  
459 Main Street  
Medfield, MA 02052

Enclosed is information on the proposed  
**MEDFIELD PUBLIC SAFETY FACILITY**

Important dates to remember  
**PUBLIC INFORMATIONAL FORUM**  
**MARCH 7, 2015**

**10 am @ Dale Street School Auditorium**  
*Tours of existing facility will be available after forum*

**SPECIAL TOWN MEETING**  
**MARCH 23, 2015**

**7:30 pm @ Medfield High School**

**ANNUAL TOWN ELECTION**  
**MARCH 30, 2015**