

# Government Building Complex Evaluation

Rehoboth Municipal Building Steering Committee  
Informational Workshop: November 19, 2019



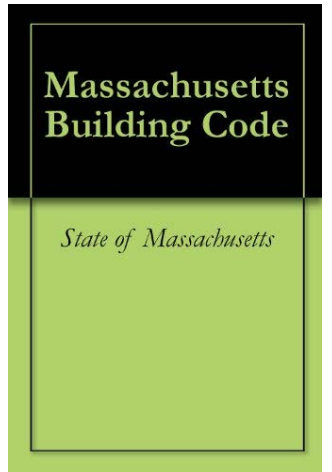
# MBSC\* Objectives



- **Documenting Facility Needs**
  - 21<sup>st</sup> Century Technology Requirements
  - Building Code
  - OSHA – Health and Safety
  - Worker Health
  - Long-Term town growth
- **Evaluation of Options**
  - Renovation and Rehabilitation of Existing Facilities
  - Construction of New Municipal Buildings
- **Process for Moving Forward**
  - Architect / Engineer Design
  - Development of Design and firm quotes for construction costs

**NOTE: Doing Nothing is Not an Option**

\* MBSC = Municipal Building Steering Committee



# Facilities under Consideration



- Town Offices
- Police Station
- Fire Station
- Animal Control
- Rehoboth Emergency Management Agency (REMA) with Rehoboth Ambulance Committee (RAC)



# Town of Rehoboth

## Facility Needs



- **21<sup>st</sup> Century Requirements**
  - Existing Buildings are not wired for current technology
- **Existing Facilities are not in compliance with current Building Codes**
  - ADA Accessibility
  - Asbestos & Building Hazards
  - Egress limitations: A.L.I.C.E. [Alert – Lockdown – Inform – Counter – Evade]
  - Fire Code
- **OSHA – Health and Safety**
  - As of 2019, the Federal OSHA regulations apply to municipal workers in Massachusetts
  - Police and Fire facilities do not currently comply with OSHA
- **Worker Well-Being**
  - Asbestos and hazardous building materials
  - Drinking water contamination at Town Offices
- **Long-Term town growth**
  - Residential Population is increasing  
5,000 in 1950 → 6,500 in 1970 → 8,700 in 1990 → 10,200 in 2000 → 11,995 in 2015
  - Town Office, Police, and Fire Departments anticipate increases staff levels over the coming decades
  - Existing Facilities have reached end of functional life



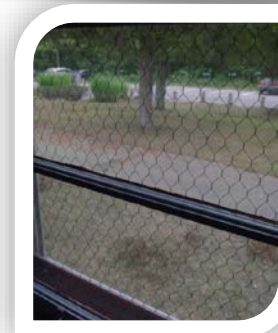
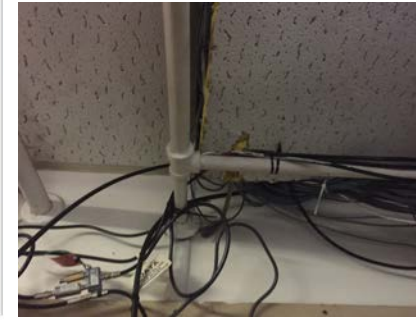
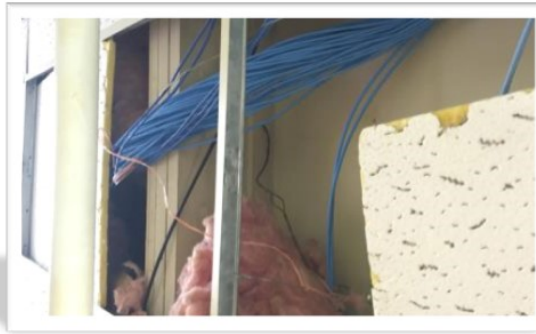
# Facility Needs: Municipal Offices

Built in 1951



## Building Inadequacies

- Lack of Network Capacity
- Limited Space for Staff & Storage
  - All Offices
  - Lunchroom & Common Space
- Confidential Conversations
  - Health Agent
  - Veterans Agent
- HVAC inadequate
  - Windows don't open
  - Computer Server
  - Humidity & mold in vault / archives
- Restrooms not ADA accessible
- Asbestos Floor Tiles & Insulation
- Damaged Ceilings
- Contaminated well



# Facility Needs: Fire Station

Built in 1972



## Building Inadequacies

- Limited Space for Staff & Storage
  - All Offices
  - Decontamination Room (40 sf)
  - Lunchroom & Common Space
- Equipment Storage
  - SCBA not accessible Apparatus in
  - Hose storage
  - Personal Protective Equipment
  - Exterior Apparatus Storage
- Facility Not Wired for Technology
- Restrooms not ADA accessible
- Leaking Roof Damaged Ceilings





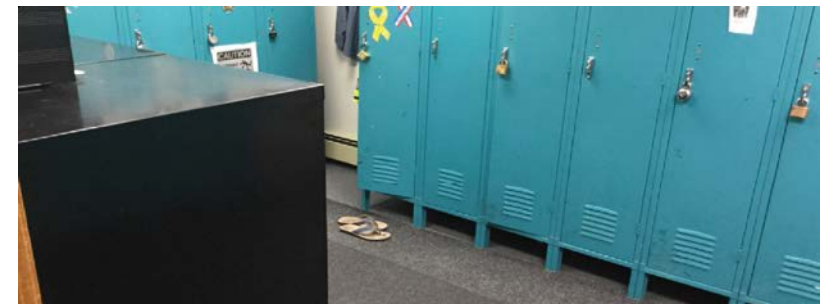
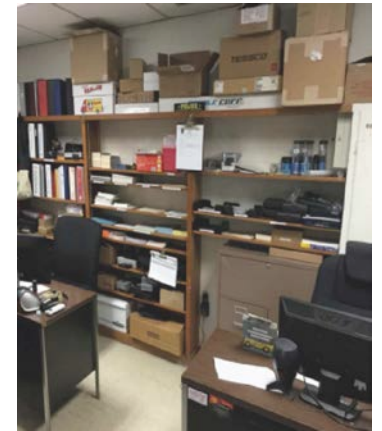
# Facility Needs: Police Station

Built in 1972  
Addition 1993



## Building Inadequacies

- Dispatch lacks sanitary facilities
- Limited Space for Staff & Storage
  - All offices too small
  - Lunchroom & Common Space
  - Sergeants' Office houses 911 equipment
  - Hallways used for storage – not code-compliant for egress
- Constant electrical fan noise
- HVAC inadequate
  - Windows leak
  - Computer Server
  - Restrooms not ADA accessible
- Holding Cells not compliant
- Men's Locker room too small, no shower facilities
- Women's Locker room was / is a closet and includes evidence refrigerator



# Facility Needs: Animal Shelter



## Building Inadequacies

- Insufficient space and area
- Not to code for air quality
- Quarantine room not to code
- Utility area too small
- No separate cat and dog isolation rooms; no examination room
- No lobby area or place for visitors
- Well water not potable





# Facility Needs: REMA & RAC



## Emergency Management / Ambulance

- No Emergency Operations Center
- Lack of Network Capacity
- Limited Space for Staff & Storage
  - No Office
  - Cannot access cabinets with vehicle in the bay
  - Only access one side of vehicle in the bay



# Renovation VS New Construction



Construction costs  
rise every year.



**Doing Nothing is Not an Option**  
**Existing Facilities Without Renovation**  
**Do Not Meet Code or Municipal Needs**

## Developing Order of Magnitude Costs

- Costs for renovation & upgrades will be based on Contractor bids
  - Town Office
  - Police Station
  - Fire Station
  - Animal Shelter

**Renovating existing buildings will reduce capacity (ADA)**

**Renovation is short-term "band-aid" option  
not a long-term solution**

# Renovation Cost Analysis



## Rehoboth Government Center COST ANALYSIS - RENOVATING EXISTING BUILDINGS

**DRAFT**



PROJECT DESCRIPTION	Russo Barr Report 1/18/2018	Consultant Identified Elements Missing from Report	OSHA / State Deficiency Reports	Subtotal	Estimated Escalation	Subtotal	Soft Costs A/E Design	Aprox. Total Cost of Repairs & Code Improvements
Town Hall Repairs - Est. Construction Cost	\$2,795,000				\$559,000	\$3,354,000	\$838,500	\$4,192,500
Public Safety Building - Est. Construction Cost	\$1,450,000	\$1,050,000	\$250,000	\$2,750,000	\$550,000	\$3,300,000	\$825,000	\$4,125,000
Animal Shelter - Compliance vs. Replacement			\$250,000				\$25,000	\$275,000
Subtotal	\$4,245,000							
Escalation to 2021 - 5%/yr x 4 Yr. = 20%	\$849,000							
Subtotal	\$5,094,000							
Soft Costs = 25% of Construction Costs:	\$1,273,500							
Total	\$6,367,500							
							<b>COST COMPARISON</b>	<b>\$8,592,500</b>

### Note:

Analysis was based on various reports and information provided to CGA to determine preliminary order of magnitude costs to address existing conditions and code deficiencies. Values are approximate and subject to change. Analysis was based on costs provided and not on detailed costs estimates of current drawings and specifications.

Doing Nothing is Not an Option

Existing Facilities without Renovation

Do Not Meet Code or Municipal Needs

**Renovation Estimate > \$8M**



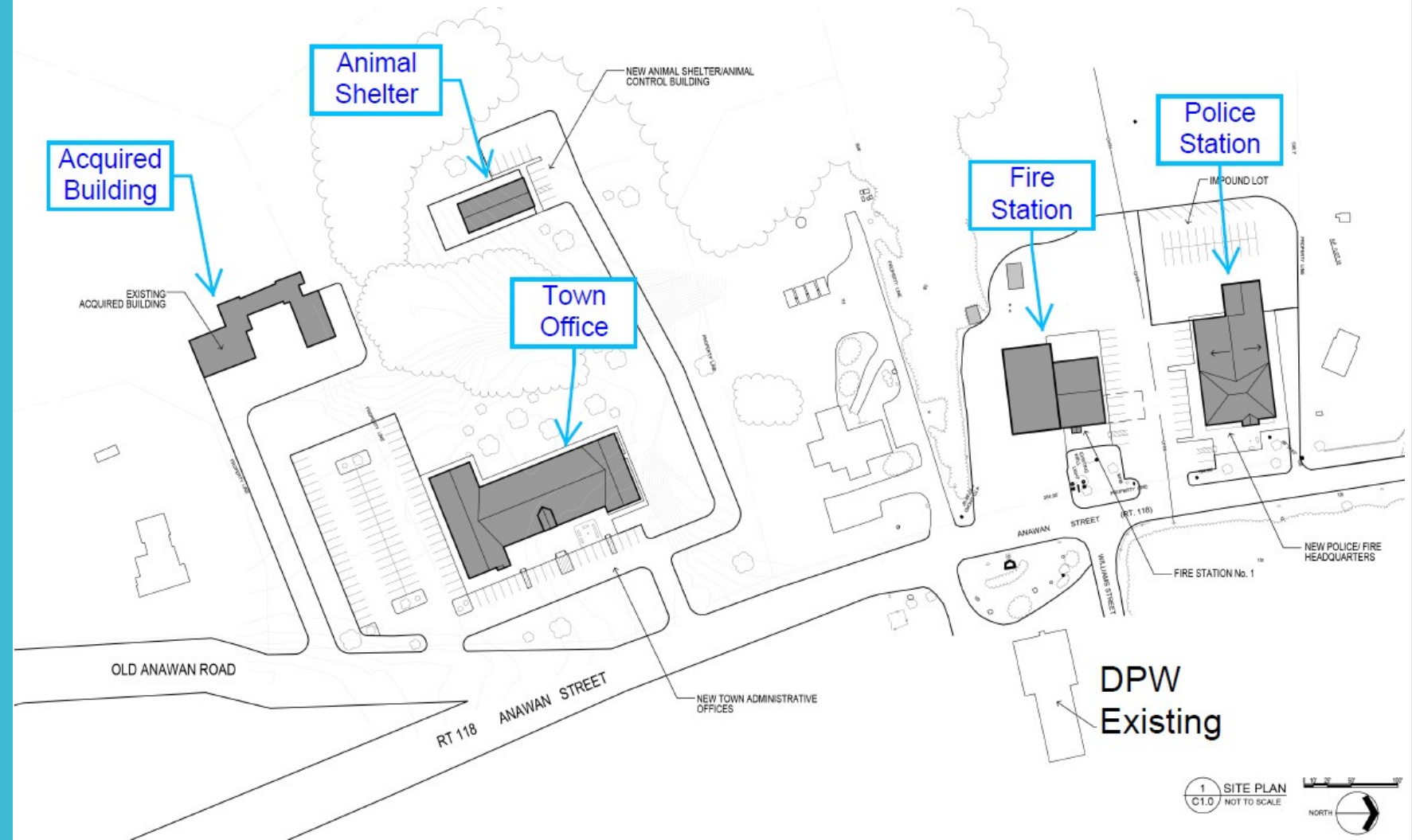
# Moving Forward



## Spring 2020 Warrant Article for \$1.1M A/E Design and Engineering

1. **ATM – Spring 2020 – Warrant Article for Design & Engineering**
2. **Summer & Fall 2020 – design work proceeds**
  - Owners Project Manager (OPM)
  - Architect / Engineer Design services (A/E)
  - Issue RFP for Construction Costs
3. **Annual Town Meeting – Spring 2021**
  - Vote on firm quotes for full construction cost
4. **Construction Summer 2021**

# Conceptual Site Plan



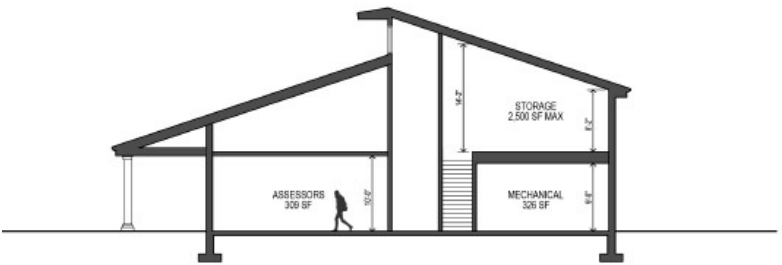
# Conceptual Design



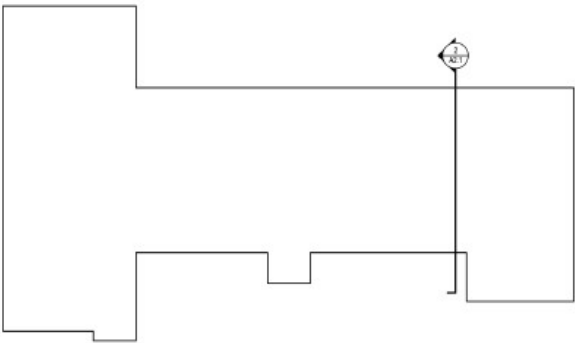
## Town Office



1  
A2.1 EAST (RT 118) ELEVATION



2  
A2.1 SCHEMATIC BUILDING SECTION

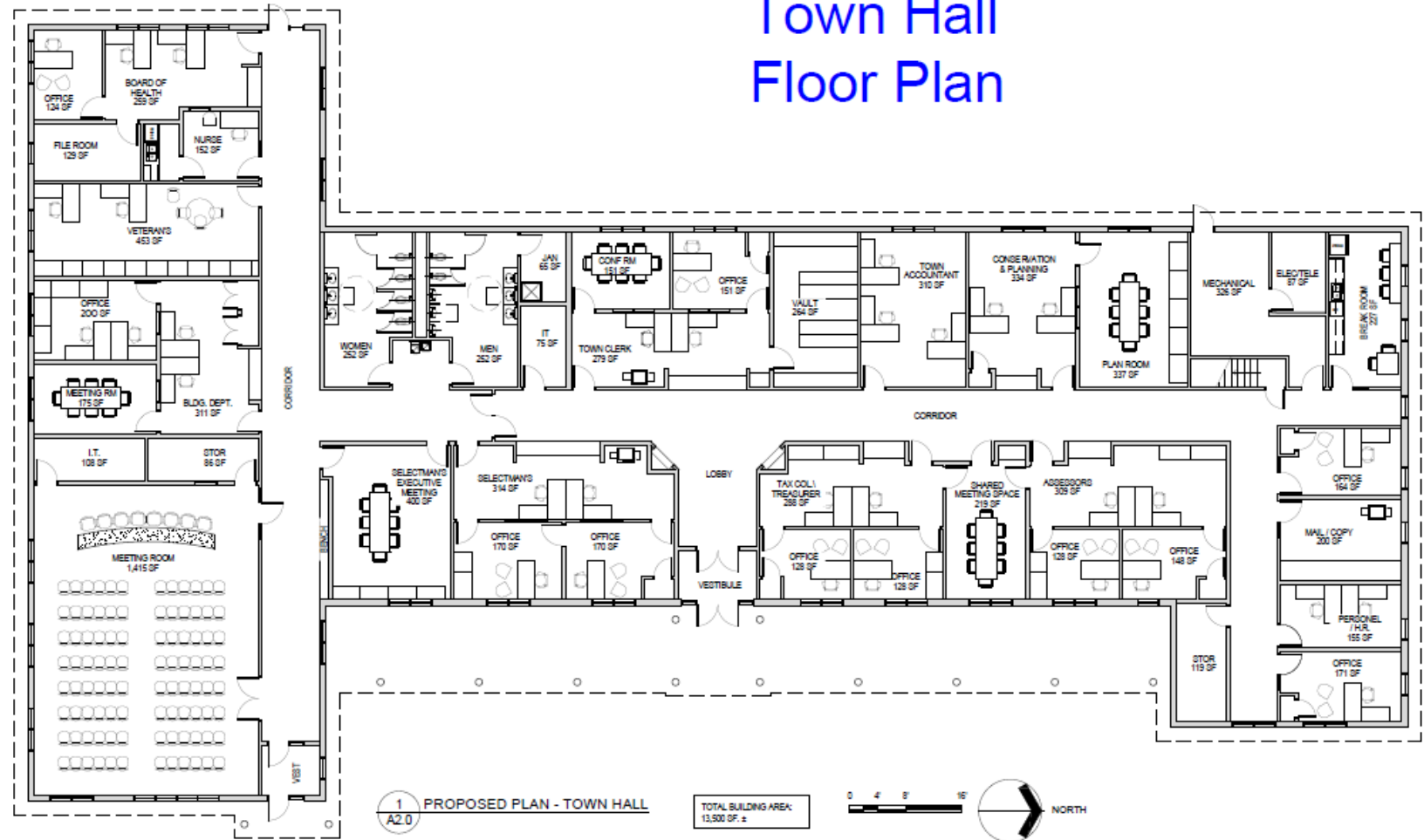




# Conceptual Design



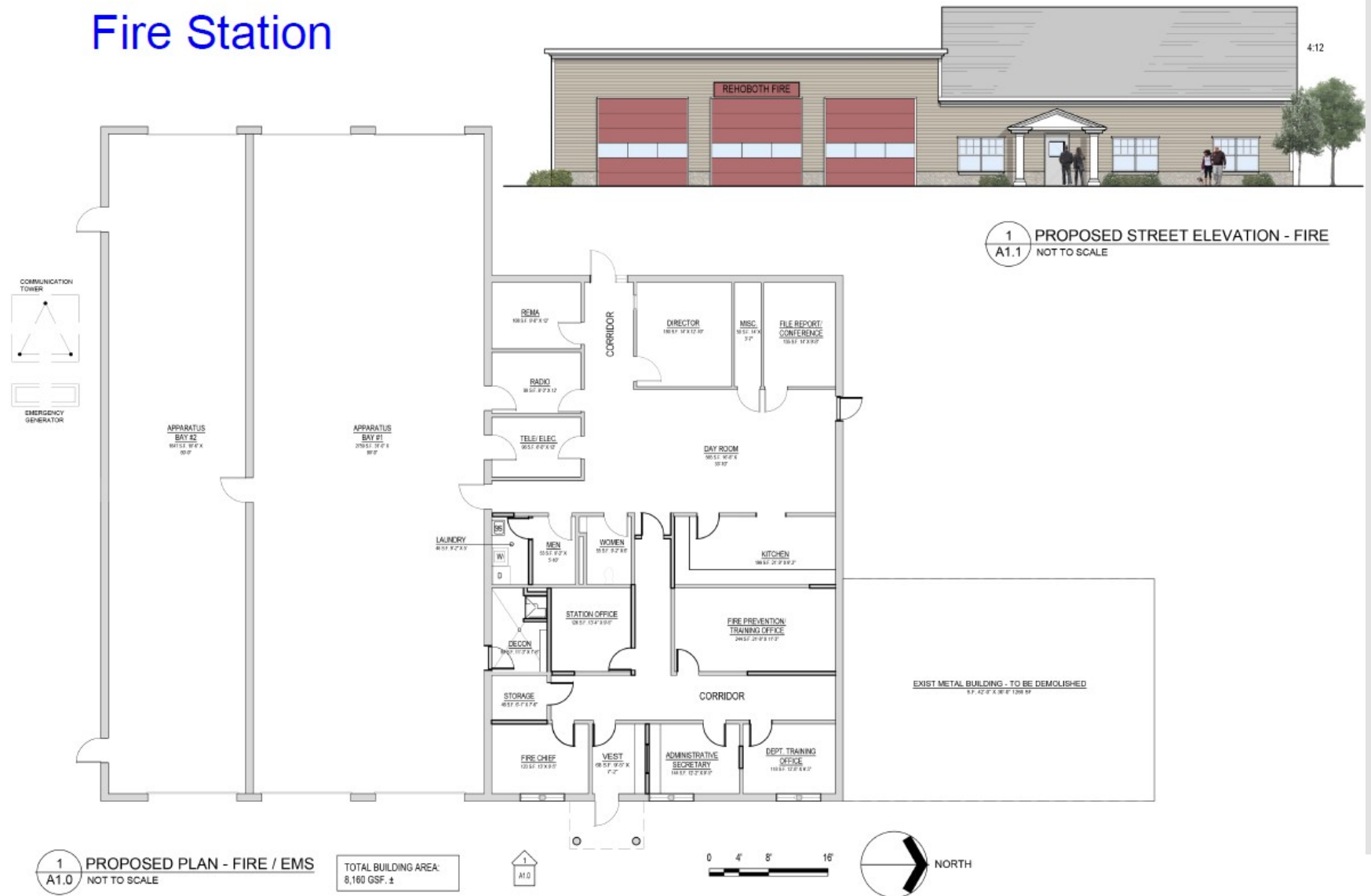
## Town Hall Floor Plan



# Conceptual Design



## Fire Station



# Police Station



1 PROPOSED STREET ELEVATION - POLICE  
A1.1 NOT TO SCALE

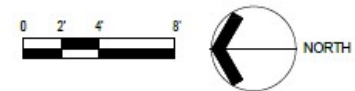
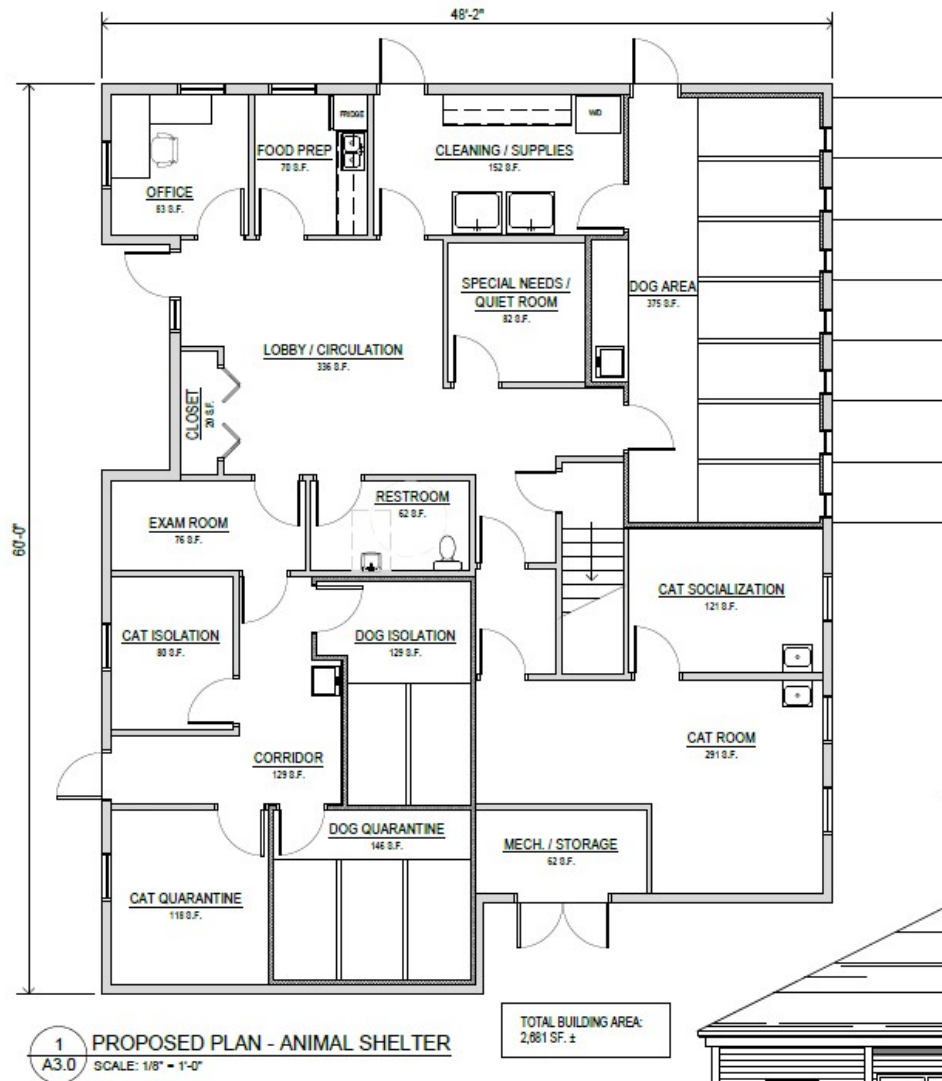


## Conceptual Design





# Conceptual Design



## Animal Shelter

2 PROPOSED ELEVATION- ANIMAL SHELTER  
A3.0 SCALE: 1/8" = 1'-0"

