

# Public Forum

## Provincetown Police Station Project

### **The Building Committee**

Tom Coen, Chair	Leif Hamnquist
Sheila McGuinness (Alt.)	Don Murphy
Rick Murray, Vice Chair	Kevin Shea

# Purposes of this Public Forum

- To inform you about the process that the Committee is following.
- To give you an update on our findings to date.
- To answer your questions.
- To listen to your comments and suggestions.

# Police Station Building Requirements

- During the month of January we received two rounds of revisions to the schematic designs from the architects Kaestle Boos (KB). The latest revision incorporates all of our requirements.
- The building is approximately 14,600 square feet in size, which is 2,000 square feet (12%) smaller than the initial design we started with.
- In our opinion, this is the appropriate size to meet the needs of the Provincetown Police Department, regardless of the site.

# Police Station Comparisons

Dennis



Harwich



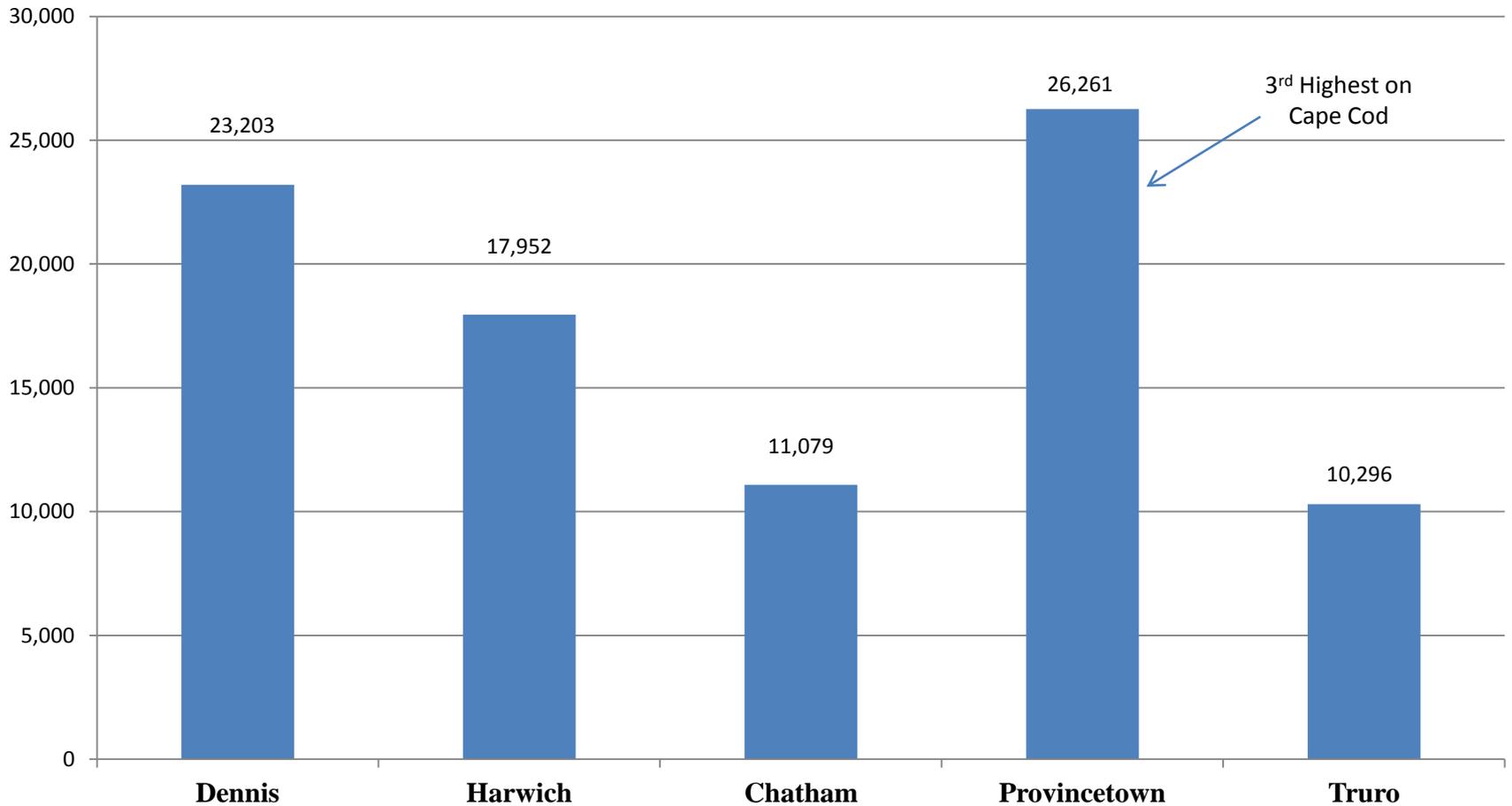
Truro



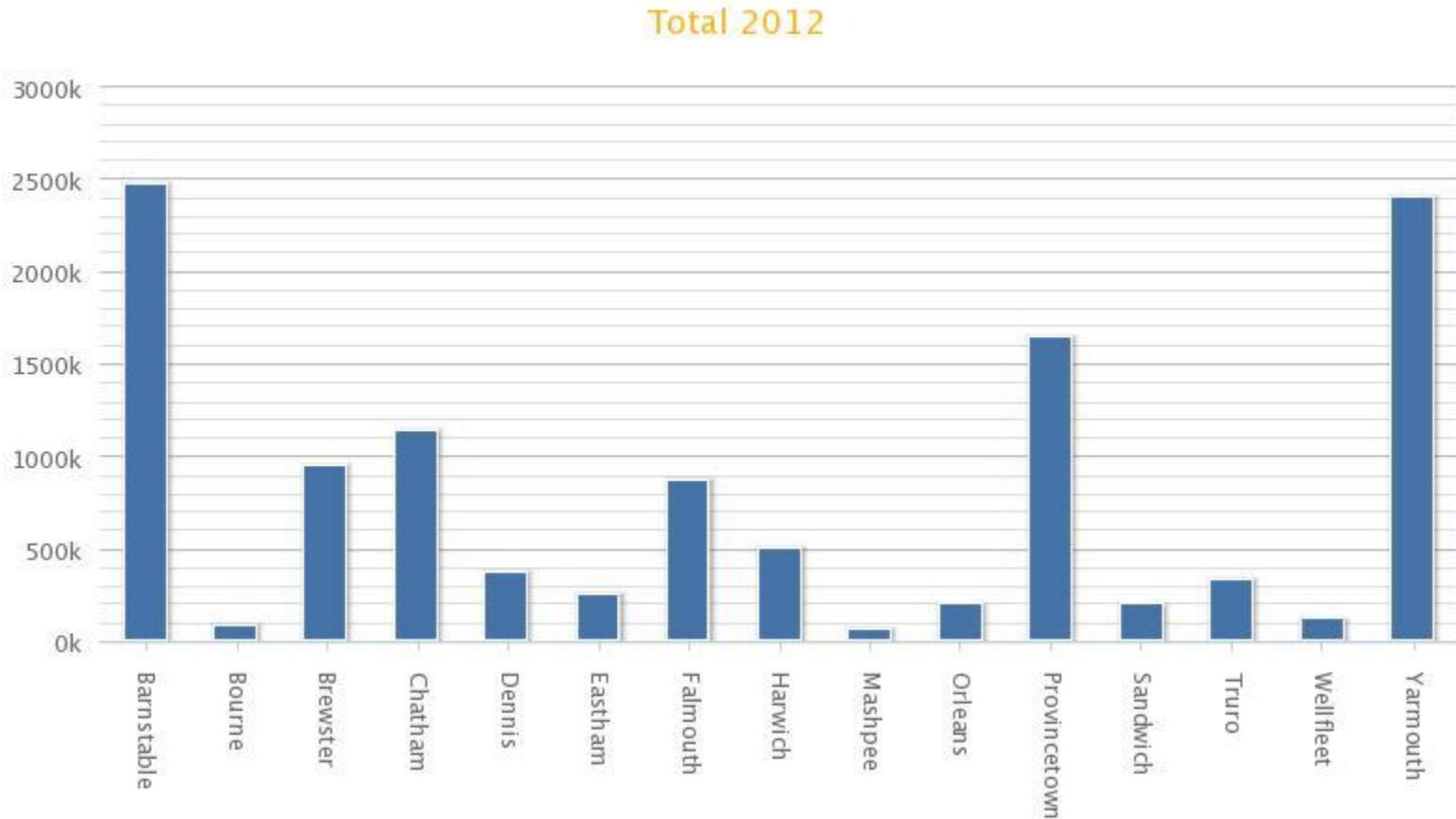
Chatham



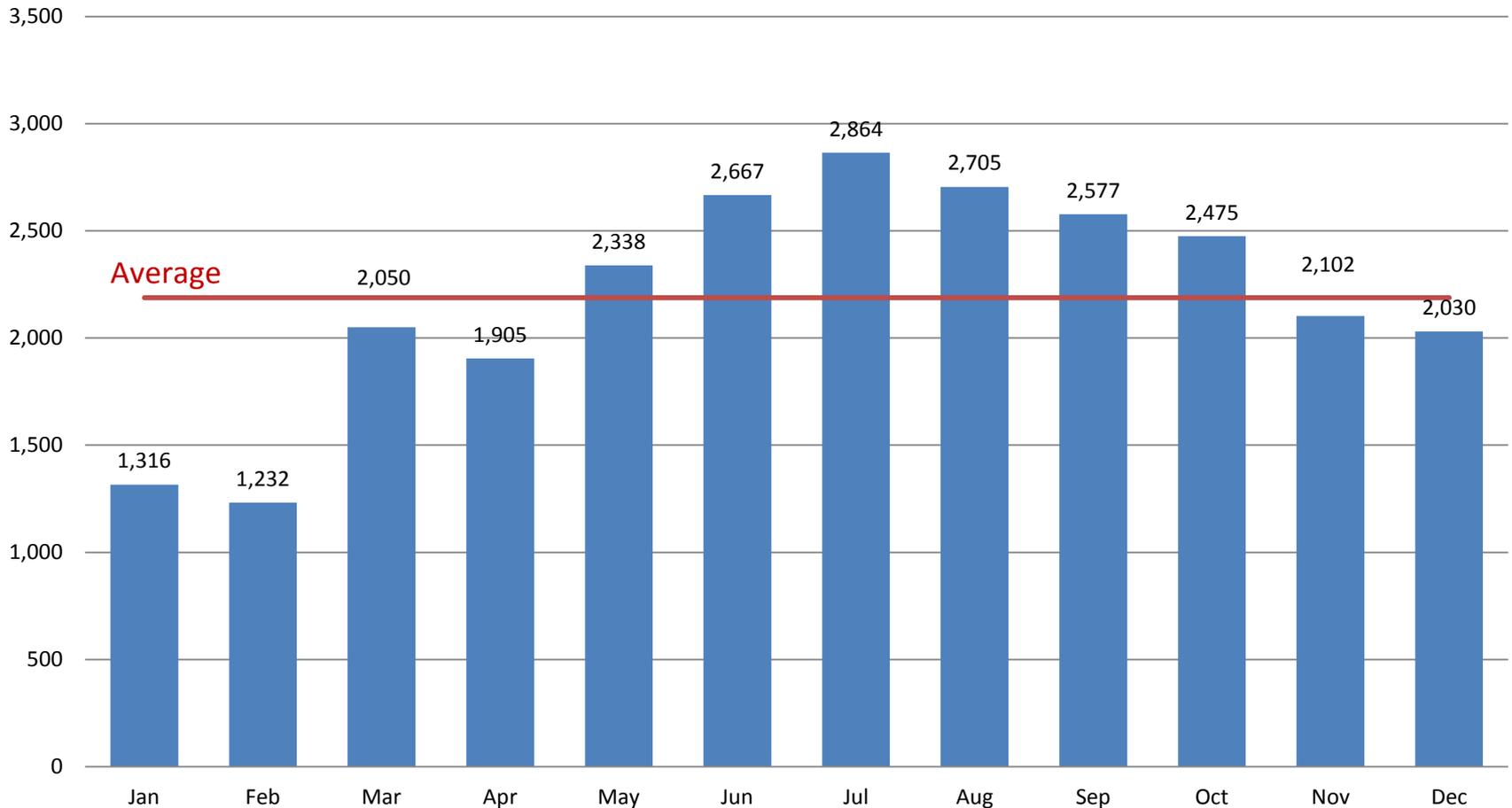
# Police Department 2011 Calls For Service



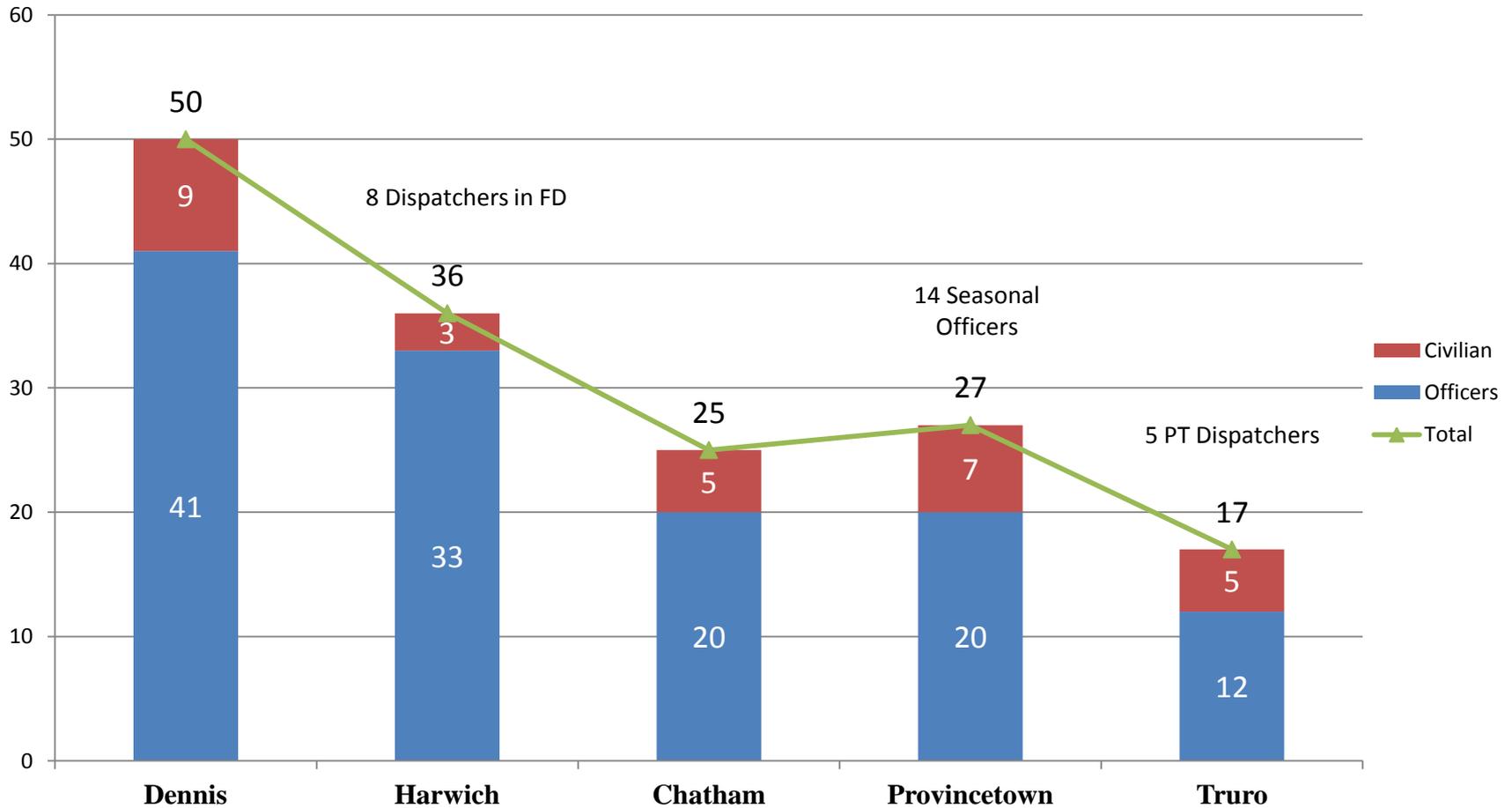
Coincidentally, Provincetown also collects the 3<sup>rd</sup> highest amount of tourism related room tax revenue



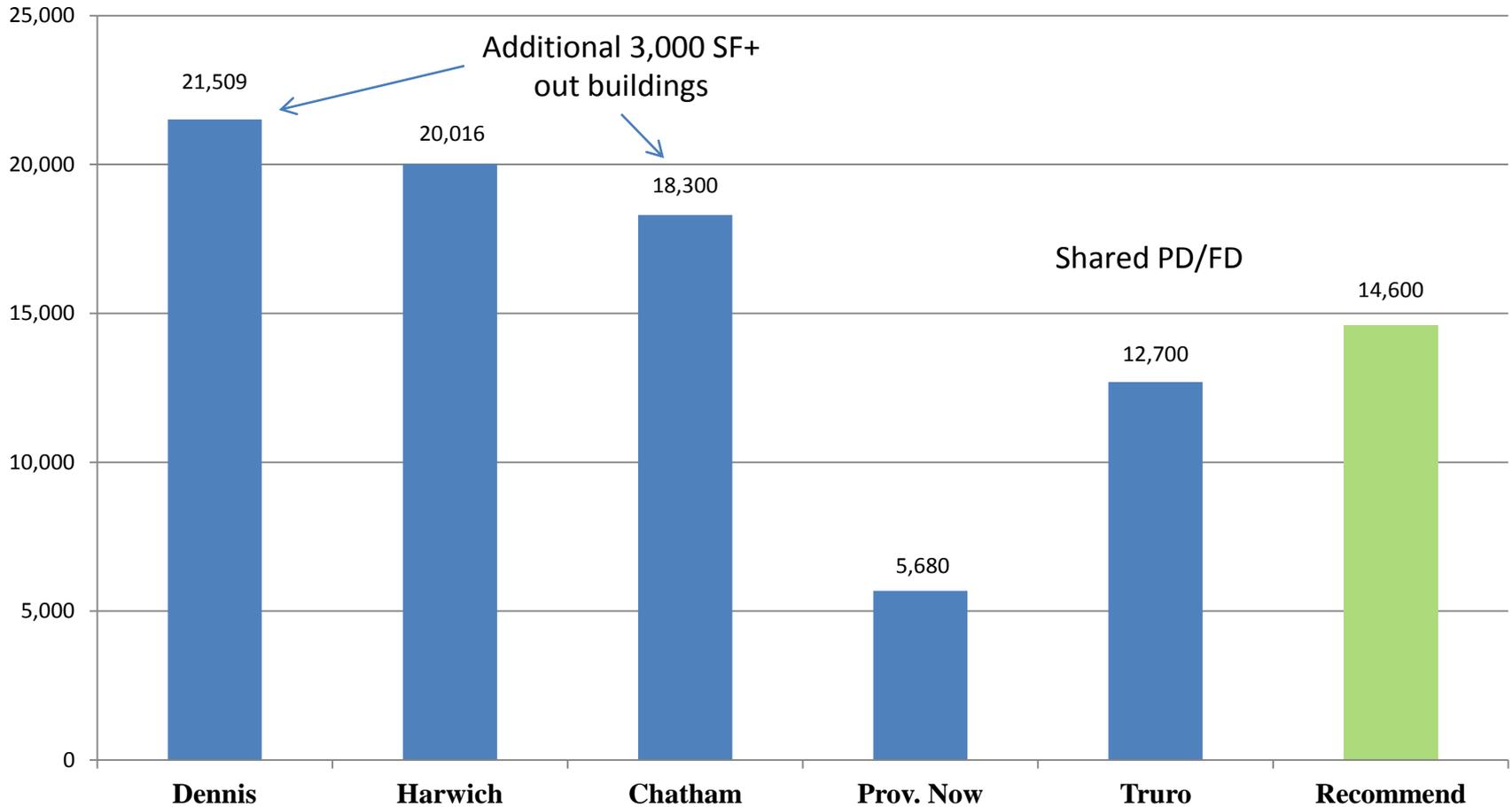
# Provincetown Police Department 2011 Calls for Service by Month



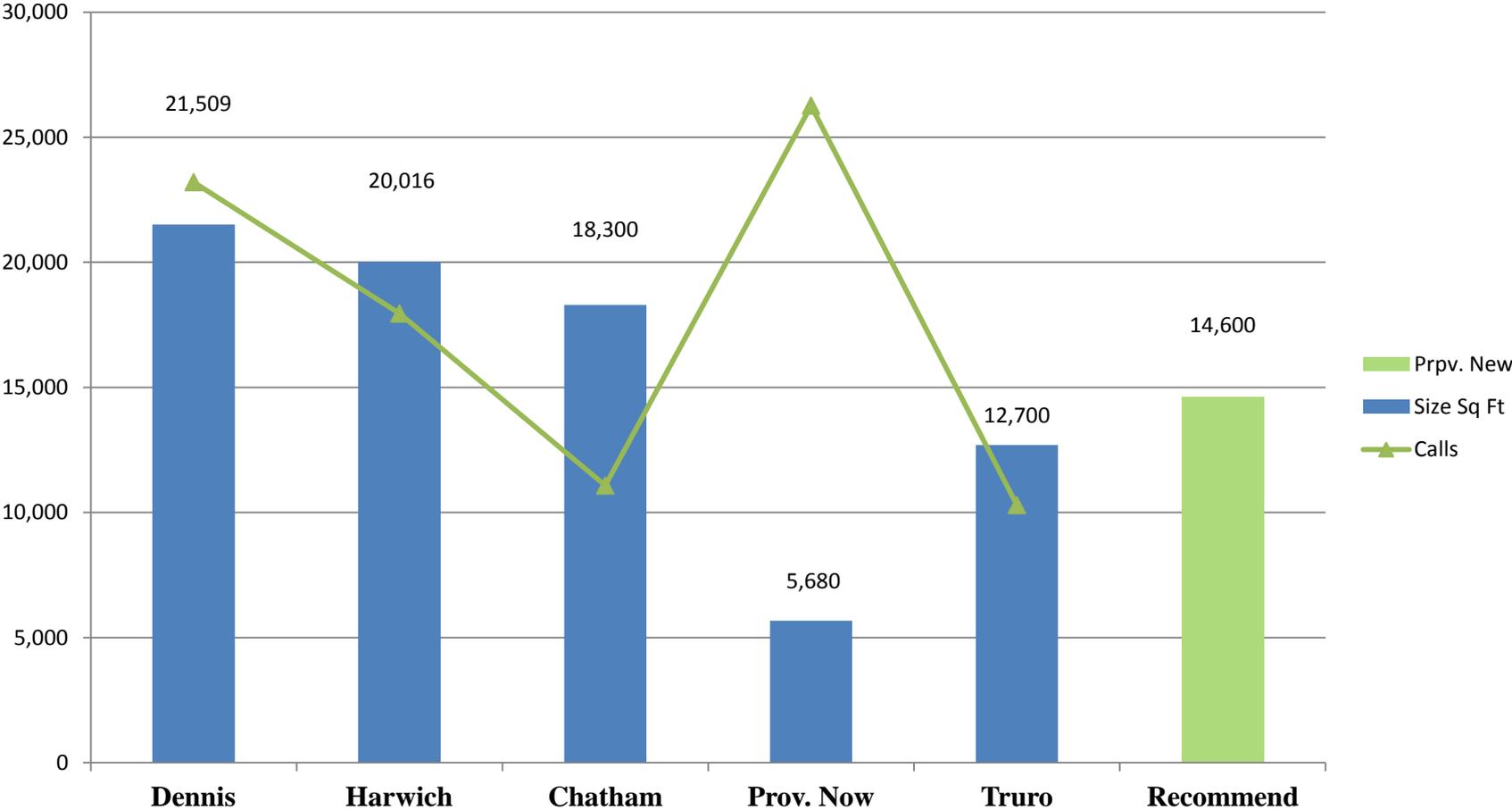
# Police Department Full Time Staff



# Police Station Building Sizes (Square Feet)



# Police Station Size vs. Calls



# How big is a 14,600 Square Foot building?

- It's about the same size as the 14,656 square foot Provincetown Fire Department Headquarters.



# Site Plan

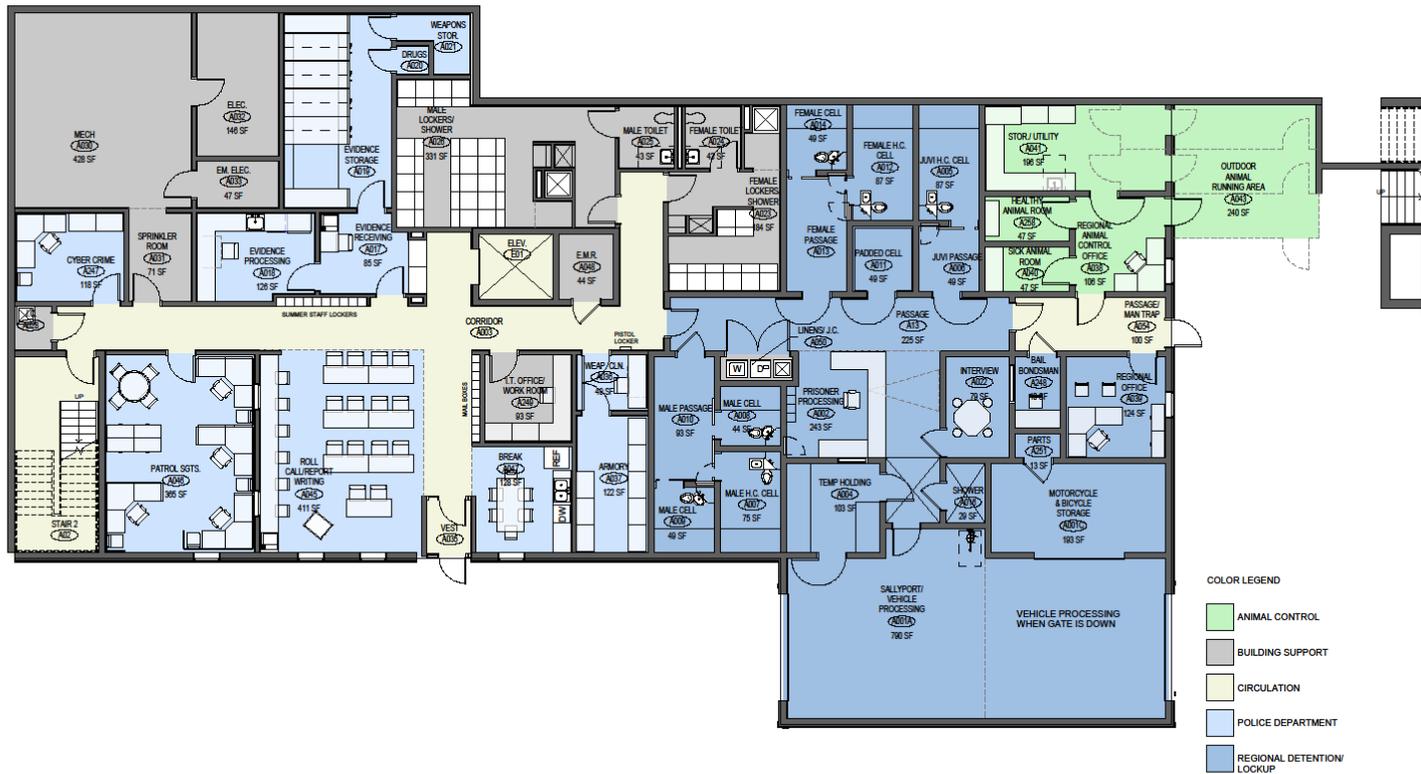


## SITE PLAN

**PROVINCETOWN POLICE STATION**  
PROVINCETOWN, MA  
JANUARY 31, 2013



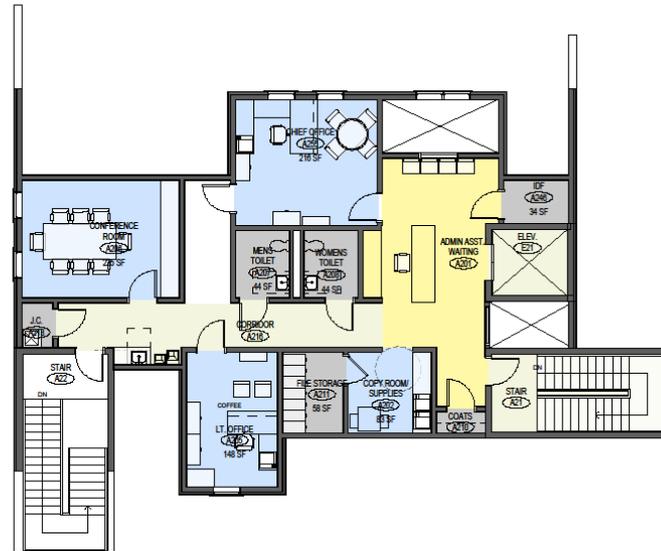
# Lower Level Plan



# Main Level Plan



# Upper Level Plan



# Site Evaluation

- The Committee agreed on site evaluation criteria, based on those used in Brunswick, ME and the International Association of Chiefs of Police.
- We created a site evaluation form.
- We identified 10 Town owned sites to evaluate.
- We researched each of the sites and conducted site visits.

# Site Evaluation Form Sample

## Provincetown Building Committee Police Station Site Evaluation Form

#	Evaluation Criteria	Rating	Site:	
			Eval.	Notes
<b>Geographic Location Criteria</b>				
1	Response time to Town Hall, Far West End & Far East End	I		
2	Immediate main roads' access for ingress and egress	M		
3	High visibility	D		
4	Easy to locate	M		
5	Centrally located	N		
6	Location provides additional community benefits	D		
7	Public Access to Site by Vehicles	M		
8	Public Access to Site by Pedestrians	M		
9	Proximity To Other Governmental Functions	N		
<b>Neighborhood Related Criteria</b>				

Criteria Ratings: M = Mandatory; I = Important; D = Desirable; N = Nice to have

Evaluation: E = Exceeds Requirement; M = Meets Requirement; N = Does Not Meet Requirement; U = Unknown Page | 1

# Town Owned Sites Evaluated

1. Jerome Smith Parking Lot
2. Current Police Station Site
3. Fire Station Parking Lot
4. Community Center
5. Grace Gouveia
6. Motta Field
7. Provincetown High School Bldg.
8. Veteran's Memorial Community Center
9. DPW / Highway Maintenance Facility
10. Water Tower

# Site Selection

- We concluded that the Race Point Road site is the only Town owned site suitable for building a police station that met our criteria.
- At our joint meeting on December 3<sup>rd</sup>, the Board of Selectmen directed us to proceed with the site.
- We are concerned about the safety of motor vehicle, pedestrian and bicycle traffic at the Route 6 intersection with Race Point Road and Conwell Street.
- On February 4<sup>th</sup> we recommended to the Board of Selectmen that a traffic engineering study be conducted to address these problems prior to siting the police station there.
- The Building Committee is also concerned about mitigating any negative affects on the neighborhood such as traffic volume, density, loss of green space, and light pollution.

# How much will it cost to build a new Police Station on Race Point Road?

On January 29<sup>th</sup> we received cost estimates from the architects, Kaestle Boos, summarized below.

Site Development Cost	\$1,073,200	
Building Construction	\$4,394,400	
Other Costs	<u>\$1,493,900</u>	
<b>Total Construction Cost:</b>		<b>\$6,961,500</b>
<u>Owner's Costs</u>	<u>\$1,629,000</u>	
<b>Total Project Cost:</b>		<b>\$8,590,500</b>

# Costs (con't)

- Site development costs include:
  - \$162,600 for 17 additional public parking spaces requested by the Committee
  - \$910,600 for site preparation (clearing, re-grading, access road, sewer and electrical upgrades, etc.).
- Other Costs include \$689,100 (10%) for design and market pricing contingency.
- Owner's costs include:
  - Architect and engineering fees (\$592,000);
  - Project management (\$125,000);
  - Communications equipment (\$250,000); and
  - The Town's project contingency (\$409,000, 5% of construction and owner's cost).
- The estimated cost of the next step – detailed design through bidding – is \$470,000.

# How are we going to pay for it?

If we borrow \$8,590,000 over 30 years at 3.5%:

- The debt service cost in the first year is \$587,018
- On a median size condo assessed at \$321,400 the tax impact would be \$87.80 in the first year
- On a median size single family home assessed at \$608,700 the tax impact would be \$166.98 in the first year

If we sell the Grace Gouveia Bldg and the Community Center for \$2,000,000 and finance \$6,590,000 over 30 years at 3.5%:

- The debt service cost in the first year is \$450.351
- The impact on a median size condo would be \$67.54 in the first year
- The impact on a median size single family home would be \$128.24 in the first year

# Could the impact on property tax payers be further reduced?

- The size & cost of building a new police station is driven, to a significant degree, by our tourism based economy.
- We are not a “sleepy fishing village” with a short tourism season.
- We are a tourism destination with a short respite in the low season.
- To the extent possible, tourism related revenues should be used to reduce the impact of tourism related capital improvement projects on property tax payers.

# Impact on property tax payers (con't)

- Parking, local option room tax & meals tax revenues are (for the most part) paid for by tourists.
- These revenues could be used to reduce the cost of paying for a new police station.
- The Governor has included in his budget, as requested by Town Meeting several times, closing the loophole that allows private, short term rentals to be exempt from the room tax.
- Most of our competitive destinations already have such a tax.

**THANK YOU FOR PARTICIPATING!**