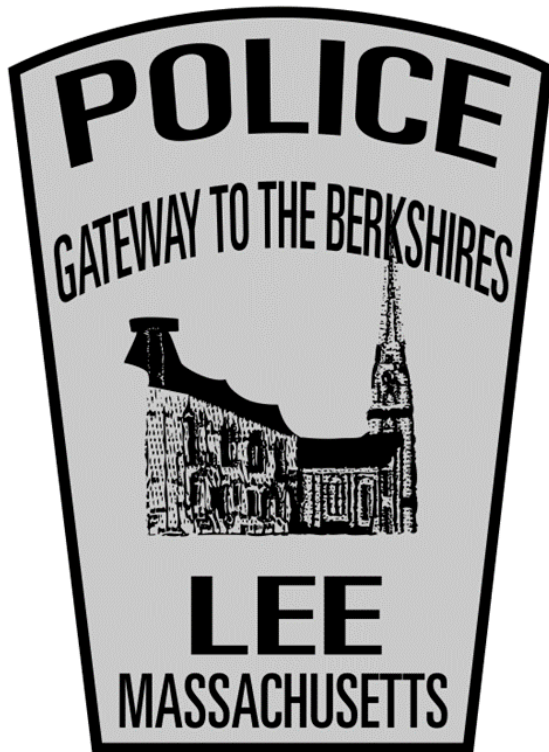


Feasibility Study
for the
PUBLIC SAFETY FACILITIES
Town of Lee, MA



October 2023

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Feasibility Study
for the
Public Safety Facilities
Town of Lee, MA

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INTRODUCTION

Jacunski Humes Architects, LLC is pleased to present this Final Report of findings related to the Town of Lee's Request for Proposals for a Public Safety Facilities Feasibility Study.

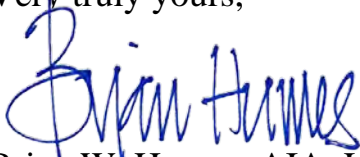
This Final Report is a compilation of items that have been produced and distributed by this office as they have been completed since our Notice to Proceed.

Jacunski Humes Architects, LLC is proud of our reputation and experience in the field of **Public Safety Facility Design**. Jacunski Humes Architects, LLC currently has more active Public Safety Projects than any other architectural firm within New England. For the past thirty (30) years, I have dedicated my architectural knowledge and expertise to the area of **Public Safety Facility Design**. Through this involvement with the Public Safety community, I have been involved with the planning and design of over *ninety (90)* municipal fire / police / EMS facilities throughout six states and have established a ***national reputation*** in the field of Public Safety Facility Planning and Design.

I would like to thank the experienced and dedicated staff from fire, police, building, and tri-town health that assisted us in our efforts to produce accurate and relevant information so that the Town of Lee could make an educated decision on the future of their public safety agencies.

I trust that a thorough review of this Feasibility Study will indicate to you our experience in this very technical building type.

Very truly yours,



Brian W. Humes, AIA, LEED AP
Jacunski Humes Architects, LLC

Space Needs Assessment 1

Space Needs Assessment *for the* Town of Lee Fire / EMS Lee, MA



August 2022

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Space Needs Assessment for the Town of Lee Fire / EMS Lee, MA

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GENERAL INFORMATION

Date: August 2022

Department: Town of Lee Fire / EMS

Address: 32 Main Street
Lee, MA 01238

Primary Contacts: Ryan C. Brown
Chief of Department
(413) 243-5547

Total Building Area:

Central Fire Station:	5,244 s.f.
Fire HQ / EMS:	5,905 s.f.
<u>Station 2 Substation:</u>	<u>2,772 s.f.</u>
Total Area:	13,921 s.f.

(as per Tax Assessor's Office)

Community Area: 27.0 square miles total
(26.1 square miles of land)
(0.9 acres of water)

GROWTH ESTIMATES

Year	2000	2010	2020	2030	2040
	<i>census</i>	<i>census</i>	<i>census</i>	<i>projected</i>	<i>projected</i>
Lee, MA	5,985	5,943	5,788	5,962	5,870

source: United States Census Bureau, UMASS Donahue Institute

CALLS FOR SERVICE PROJECTIONS

Fire Department / EMS

Year	2000	2010	2021	2030	2040
<i><u>Fire Statistics:</u></i>	<i>actual</i>	<i>actual</i>	<i>actual</i>	<i>estimated</i>	<i>estimated</i>

Calls for Service	1,226	1,040	1,543	1,800	2,000
Fire Alarm Responses	72	57	96	100	120
Medical Responses	993	855	1,426	1,500	1,800
Medical Transports	904	731	1,269	1,400	1,500
Calls for Fire Services	233	185	269	300	350
Motor Vehicle Accidents	N/R	N/R	43	50	75

N/R = Not Reported, or data is not consistent with current recording methods.

STAFF PROJECTIONS

Fire Personnel:

Year	2021	2030	2040
	<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Fire Headquarters			
Fire Chief	1	1	1
Deputy Chief / Call Force	1	1	1
Deputy Chief / Full Time	0	1	1
Assistant Chief / Call Force	1	0	0
Captain - Lieutenant / Call Force	4	4	4
Captain / Full Time	1	1	1
Lieutenant / Full Time	1	4	4
Career Fire Fighters	8	16	24
On-Call Firefighters	12	10	8
Administrative	0	1	2
SUBTOTAL	29	39	46

Station 2			
Deputy Chief / Call Force	1	1	1
Assistant Chief / Call Force	1	0	0
Captain – Lieutenant / Call Force	2	2	2
On Call Firefighters	8	10	10
SUBTOTAL	12	13	13

Staffing Projections include additional Full Time personnel to meet expected local growth including the following:

- *Addition of a Full Time Deputy Chief*
- *Elimination of the Call Assistant Chief position*
- *Addition of one (1) Call Deputy per Station*
- *Addition of four (4) Full Time Lieutenants*

Staffing based upon the current 2-station fire response system. Central Station and HQ are to be considered as one (1) facility / fire response location.

VEHICLE PROJECTIONS

Fire Apparatus and Vehicles:

	Year	2021	2030	2040
		<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Fire Headquarters:				
Tower Truck / Aerial		0	1	1
Engines		2	2	2
Mini Pumper / Support		1	1	1
Engine / Tanker		1	1	1
Wildland Engine		1	1	1
Ambulance		2	2	2
Pick Up Truck		1	1	2
Utility Trailer / Boat / ATV		2	2	2
Administrative Vehicles		1	2	2
SUBTOTAL		11	13	14

Station 2			
Engines	1	1	1
Wildland Engine	1	1	1
SUBTOTAL	2	2	2

Vehicle counts based upon the current 2-station fire response system. Central Station and HQ are to be considered as one (1) facility / fire response location.

Should consolidation into one (1) fire response location become the long range plan of development, realignment of apparatus / vehicle needs should be reassessed.

SPACE NEEDS ASSESSMENT

LEE FIRE / EMS HEADQUARTERS

Proposed Square Footage **(Net)**

1. Public

a.	Vestibule	120
	1. Identifiable main entrance location for public access	
	2. Air-lock vestibule	
	3. Walk off mat	
	4. Waiting bench	
	5. Intercom / Phone within Vestibule, autodial to Berkshire County Sheriff's Control / Department offices	
b.	Public Lobby	300
	1. Public access to Administrative Fire Prevention Office / Assistant / Chief	
	2. Public access to Training Classroom	
	3. Video monitoring of space	
	4. Computer workstation for one (1), public access for permitting	
	5. House telephone	
	6. Public seating for 2-4	
	7. Display case	
	8. Pamphlet rack	
	9. Tackboard / Poster case	
	10. Bottle Filler / Water cooler	
	11. Coat storage	
	12. Adjacent to Fire Prevention, Training Classroom, Public Restrooms	
c.	Public Restrooms	Two (2) @ 180 360
	1. Handicap accessible	
	2. Male and Female toilet rooms, multiple fixture required, minimum	
	3. Sized for Training Room capacity	
	4. Adjacent to Public Lobby, Training Classroom	

2. *Training Classroom / Community Meeting Room*

- a. Location
 - 1. Adjacent to Public Lobby, Public Restrooms, Emergency Operations Center (E.O.C.)
 - 2. Utilize for Department Training, Meetings, Social Events, Community gatherings.
- b. Training Classroom 1,200
 - 1. Seating for sixty (60) at training tables
 - 2. Flat floor, hard floor surface
 - 3. Movable tables and chairs
 - 4. Wall mounted monitor(s) with A/V connections
 - 5. Independent sound system
 - 6. Lighting on dimmers, varied lighting levels
 - 7. Markerboard
 - 8. Portable podium
 - 9. Clock positioned over entry point
 - 10. Coffee counter with sink, microwave, under counter refrigerator
- c. Furniture Storage 150
 - 1. Storage of movable table and chairs (50% Training Classroom capacity)
 - 2. Adjacent to Training Classroom
- d. Audio Visual Storage 50
 - 1. Storage of sound system amplifier head end equipment
 - 2. Rack mounted equipment

3. *Training Supplies Storage*

- a. Training Supplies Storage 80
 - 1. Storage of Fire / EMS training materials, manuals, training aids, etc.
 - 2. Racked storage systems
 - 3. Adjacent to Training Classroom

4. *Emergency Operations Center (E.O.C.)*

a.	<u>Emergency Operations Center (E.O.C.)</u>	380
1.	Seating for ten (10) at training tables	
2.	Two (2) position radio console for radio / dispatch	
3.	Flat floor, hard floor surface	
4.	Movable tables and chairs	
5.	Video wall with mounted monitor(s) with A/V connections	
6.	Lighting on dimmers, indirect lighting	
7.	Markerboard	
8.	Net clock, wall mounted	
9.	No natural light	
10.	Telephone / Data jacks	
11.	UPS backup capability	

5. *Medical Exam Room*

a.	<u>Medical Exam Room</u>	75
1.	Personal exam space for use by professional staff	
2.	Sink / countertop / storage cabinet / PPE storage	
3.	Adjacent to Public Lobby	

6. *Fire Prevention / Training Office*

a.	<u>Fire Prevention / Training Office</u>	450
1.	Workstations for five (5) total (2 Trainers / 2 Inspectors / 1 clerical)	
2.	Transaction window to Public Lobby, sliding type	
3.	Visitor's chairs, one (1) per workstation	
4.	Bookshelving / manuals storage / reference materials / codes	
5.	File Storage, active and archive storage	
6.	Flat files for plan storage	
7.	Adjacent to Public Lobby, Plan Review	
b.	<u>Plan Review</u>	150
1.	Conference table seating for up to six (6)	
2.	Wall mounted monitor w/ A/V connections	
3.	Adjacent to Fire Prevention Office, Public Lobby	

7. *Administrative Offices*

- | | | |
|----|--|-----|
| a. | <u>Fire Chief</u> | 250 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) 2. Credenza 3. Visitor's chairs for two (2) 4. File storage 5. Bookshelving / manuals storage 6. Coat closet 7. Radio / telephone / data jacks 8. Adjacent to Administrative Assistant, Executive Officer, Conference Room, Workroom | |
| b. | <u>Executive Officer</u> | 200 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) 2. Credenza 3. Visitor's chairs for two (2) 4. File storage 5. Bookshelving / manuals storage 6. Paper shredder 7. Coat closet 8. Radio / telephone / data jacks 9. Adjacent to Administrative Assistant, Fire Chief, Conference Room, Workroom | |
| c. | <u>HIPPA Records Storage</u> | 150 |
| | <ol style="list-style-type: none"> 1. Racked storage of active / archived HIPPA records 2. Access controlled 3. Fire rated enclosure 4. Adjacent to Executive Officer | |
| d. | <u>Administrative Assistant</u> | 200 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) 2. Waiting chairs for two (2) 3. File storage for active and archive filing needs 4. Bookshelving 5. Adjacent to Workroom, Fire Chief, Executive Officer, Conference Room | |

e.	<u>Conference Room</u>	300
	1. Conference seating for fifteen (15), minimum	
	2. Markerboard	
	3. Wall mounted monitor(s)	
	4. Adjacent to Fire Chief, Executive Officer, Administrative Assistant	
f.	<u>Work Area</u>	180
	1. High speed copier / scanner	
	2. Paper shredder	
	3. Fax machine	
	4. Sink / countertop area	
	5. Undercounter refrigerator	
	6. Office supplies storage / paper storage / mailing equipment	
	7. Adjacent to Administrative Assistant, Fire Chief, Executive Officer	
g.	<u>Restroom</u>	50
	1. Toilet, sink for single occupancy use	
	2. Handicap adaptable	
	3. Adjacent to Administrative Offices	

8. Watch Room

a.	<u>Watch Room</u>	150
	1. Base radio equipment, local radio frequencies for PD / DPW / Mutual Aid	
	2. Computer workstations for one (1)	
	3. Overhead door controls for Apparatus Bays	
	4. Bookshelving / Manuals storage	
	5. Markerboard	
	6. Conduits to antenna mount locations	
	7. Tone generator	
	8. Adjacent to Firefighter's / EMS Functions, Apparatus Bays	

9. Ready Room

a.	<u>Ready Room</u>	225
	1. Computer workstations for six (6)	
	2. Paper shredder	
	3. Bookshelving / Manuals storage	
	4. Copier / printer	
	5. Adjacent to Firefighter's / EMS Functions	

10. *Equipment Storage Room*

- | | | |
|----|---|-----|
| a. | <u>Equipment Storage Room</u> | 150 |
| 1. | Storage of general department equipment, department supplies, office supplies | |
| 2. | Adjacent to Firefighter's / EMS Functions | |

11. *Shift Commander*

- | | | |
|----|--|-----|
| a. | <u>Shift Commander</u> | 150 |
| 1. | Workstation for one (1) | |
| 2. | Visitor's chairs for two (2) | |
| 3. | File storage | |
| 4. | Bookshelving / manuals storage | |
| 5. | Adjacent to Officer's Bunk Room, Firefighter's / EMS Functions | |
| b. | <u>Officer's Bunk Room</u> | 150 |
| 1. | Individual sleeping room (capacity of 1 / room) | |
| 2. | Twin size mattresses with nightstands | |
| 3. | Desks / chair | |
| 4. | Direct and indirect lighting | |
| 5. | Five (5) cubbie compartments, lockable | |
| 6. | Hard surface flooring | |
| 7. | Floor lighting controlled through tone alert system | |
| 8. | Adjacent to Shift Commander, Restrooms, Lockers | |

12. *Firefighter's / EMS Functions*

- | | | |
|-----|---|-------|
| a. | <u>Day Room / Kitchen / Dining</u> | 1,000 |
| 1. | Comfortable furniture, "living room" setting | |
| 2. | Cable TV access, wall mounted monitor | |
| 3. | Total seating for eight (8) | |
| 4. | Kitchen facilities with range, ventilation hood, double refrigerators, freezer unit, hand wash sink, preparation sink, disposal | |
| 5. | Coffee maker | |
| 6. | Grease trap | |
| 7. | Emergency gas shut off valve | |
| 8. | Ice Machine, small capacity | |
| 9. | Trash / recycling containers | |
| 10. | Markerboard | |
| 11. | Dining table to seat eight (8) | |
| 12. | Work counter with bar stool seating for four (4) | |
| 13. | Locate adjacent to Turn-out Gear, Apparatus Bays, Exterior Entry | |

13. Bunk Rooms / Restrooms / Lockers

b.	<u>Firefighter's / EMS Bunk Rooms</u>	<u>Six (6) @ 100</u>	<u>600</u>
	1.	Individual sleeping rooms (capacity of 1 / room)	
	2.	Twin size mattresses with nightstands	
	3.	Desks / chairs within individual sleeping rooms	
	4.	Direct and indirect lighting	
	5.	Five (5) cubbie compartments, lockable	
	6.	Hard surface flooring	
	7.	Floor lighting controlled through tone alert system	
	8.	Adjacent to Restrooms, Lockers	
c.	<u>Restrooms / Showers</u>	<u>Three (3) @ 120</u>	<u>360</u>
	1.	Individual restrooms / showers / changing rooms	
	2.	Each restroom to contain toilet, urinal, sink, shower unit	
	3.	Robe hooks	
	4.	Wall mirror	
	5.	Convenience outlets	
	6.	Adjacent to Firefighter's / EMS Bunk Rooms	
d.	<u>Property Lockers</u>		<u>120</u>
	1.	Thirty (30) minimum, full size lockers for Firefighter's / EMS personal use.	
	2.	Five (5) lockers adjacent to each Bunk Room	
	3.	Locker size: 24" x 24" x 72" with storage drawer, power receptacles for recharging, ventilation	
	4.	Adjacent to Bunk Rooms, Restrooms	

14. Physical Training Room

a.	<u>Physical Training Room</u>		<u>500</u>
	1.	Ceiling clearance for weightlifting / free weights	
	2.	Drinking fountain with bottle filler	
	3.	Mirrored wall surfaces	
	4.	Sports flooring surface	
	5.	Electrical outlets for stationary fitness equipment	
	6.	Wall mounted monitor(s)	
	7.	Adjacent to Firefighter's Functions, Property Lockers, Restrooms	

15. *Laundry*

- | | | |
|---|----------------|-----|
| a. | <u>Laundry</u> | 120 |
| <ol style="list-style-type: none"> 1. Residential washer / dryer for Firefighter's / EMS use 2. Adjacent to Bunk Rooms, Firefighter's Functions | | |

16. *Apparatus Bays*

- | | | |
|--|----------------------------------|-------|
| a. | <u>Apparatus Bays</u> | 7,650 |
| <ol style="list-style-type: none"> 1. Five (5), double-deep bays required, (18' wide x 85' long per double deep apparatus bay preferred) 2. 14' wide x 14' high apparatus bay doors at each bay, rapid acting side-folding doors at front line apparatus only 3. 120 V. @ each bay 4. Exhaust system for apparatus (complete capture and exhaust) 5. Trench style floor drains centrally located at each bay with oil and grease entrapment system 6. Radio speakers / intercom system / paging/alert tone 7. Compressed air overhead with shut down disconnects at each apparatus 8. 1.5" fire line connection between each apparatus bay 9. Multiple hose bibb connections (inside and outside bays), tempered 10. Pressure washer hookups located in multiple locations with soap solution pickup tube. 11. Auto door openers with remotes on all bay doors (both ends) 12. Markerboard / apparatus status and daily check clipboard area 13. Radio charging station 14. Networked printer location 15. Radiant heating throughout floor slabs and at door edge conditions 16. Textured resinous floor surface with guide lines | | |
| b. | <u>Turn-out Gear Locker Area</u> | 600 |
| <ol style="list-style-type: none"> 1. Lockers for gear storage, 24" x 24" x 72", open style with personal box, lockable 2. Total number: Fifty (50) minimum 3. Floor drains 4. Ventilated 5. Textured resinous floor surface with radiant heating 6. Radio recharge station and supplies storage 7. Large capacity ice machine with floor drain 8. Adjacent to Apparatus Bays | | |

c.	<u>Cascade Room</u>	150
	1. Cascade fill system for air packs, remote compressor location (mezzanine)	
	2. Air pack storage racks and fill station	
	3. Workbench area	
	4. Storage of all oxygen bottle inventory	
	5. Adjacent to Apparatus Bays	
d.	<u>Decontamination / Washer and Dryer Room</u>	280
	1. Direct entrance from exterior of Apparatus Bays	
	2. Industrial sized washer/extractor and dryer for gear	
	3. Decontamination deluge shower enclosure (for full gear), overhead and hand held shower capability	
	4. Commercial washer / dryer for towels / medical / department use	
	5. Directly vent dryers to exterior	
	6. Larger slop sink to pre-wash gear with side drain boards, stainless steel	
	7. Drying racks (coats/pants and boots)	
	8. Eye wash station	
	9. Floor drains with capture system for runoff	
	10. Cleaning of soiled equipment according to NFPA 1581 standards	
	11. Wall dispenser for cleaning soaps and degreasers	
	12. Adjacent to Apparatus Bays and Exterior Entry	
e.	<u>General Storage</u>	600
	1. Emergency lighting / electric generators	
	2. Portable pumps	
	3. Speedy dry	
	4. Air compressor tools and supplies	
	5. Foam storage	
	6. Haz-mat equipment	
	7. Cleaning supplies	
	8. Protective clothing	
	9. Portable extinguishers	
	10. Emergency lighting	
	11. Surplus water storage on pallets	
	12. Adjacent to Apparatus Bays	
f.	<u>Gear Supply Storage</u>	100
	1. Protective clothing storage shelving	
	2. Storage of helmets, boots, department issued equipment	

g.	<u>Hose Storage</u>	200
	1. Portable hose racks on casters within Apparatus Bays	
	2. Portable hose washer on casters within Apparatus Bay	
	3. Adjacent to Apparatus Bays	
h.	<u>Maintenance Room</u>	150
	1. Access controlled point of entry	
	2. Workbench with vise	
	3. Drill press	
	4. Equipment / Parts storage racks	
	5. Industrial shelving units for spare parts / inventory	
	6. Adjacent to Apparatus Bays	
i.	<u>Medical Supply Storage</u>	150
	1. Access controlled point of entry	
	2. Adjustable shelving for medical supply inventory	
	3. Locked cabinet for restricted access medications / supplies	
	4. Refrigerator	
	5. Adjacent to Apparatus Bays / Ambulance Bay	
k.	<u>Toilet Rooms (Unisex)</u>	60
	1. Handicap accessible	
	2. Toilet / sink / urinal	
	3. Exhaust ventilation	
	4. Floor drain	
	5. Hose bibb connection for wash down	
	6. Adjacent to Apparatus Bays	

17. Training Tower

a.	<u>Training Tower</u>	<u>625</u>
1.	Training for ladder use, stair access, standpipes, confined space rescue, rappelling, etc.	
2.	Vertical suspension of flexible hose (50 foot lengths) (add 10'-15' extra to have hose hang free of floor and to walk under hose to check for dryness.	
3.	Cable and pulley system with electric hoist motor	
4.	Fully ventilated, exhausted at top of tower	
5.	Fully illuminated tower	
6.	Heated area (for defrosting and drying hose)	
7.	Floor drains	
8.	Standpipe with hose connections	
9.	Exterior balcony / rope tie-offs, access hatches for rappelling	
10.	Open steel grating, non-slip, for all walk surfaces and stairs	

18. Equipment Storage Bays

a.	<u>Equipment Storage Bays</u>	<u>2,400</u>
1.	Six (6) total, equipment storage bays, for fire response vehicles, utility trailers, boat, ATV, supplies, equipment, flammable liquid storage.	
2.	Heated and ventilated only	
3.	Overhead door access with motor operators	
4.	Equipment charging locations	
5.	Adjacent to Firefighter's Functions, Apparatus Bays	

19. Custodial Services

a.	<u>Custodial Closets</u>	<u>Two (2) @ 60</u>	<u>120</u>
1.	One per floor (minimum)		
2.	Floor sink		
3.	Janitorial supplies / cart storage		
4.	Equipment storage		

20. *Mechanical*

a.	<u>Boiler Room</u>	400
	1. Two boilers, minimum, for redundancy, natural gas service available	
	2. Circulation pumps for hot water re-circulation network	
	3. Hot water heater with re-circulation network	
	4. Floor drains	
	5. Zoned ball valves	
	6. Makeup air intake and exhaust to exterior	
b.	<u>HVAC Equipment</u>	w/ in Boiler Room / Roof
	1. Variable refrigerant flow (VRF) system with manifolds, fresh-air intake	
	2. High efficiency operating system	
	3. Simultaneous heating / cooling capabilities	
	4. Individual room temperature controls, building management network	
	5. Radiant floor heating within Apparatus Bays and adjacent spaces	
	6. Radiant heating panels at wall perimeters within occupied areas	
c.	<u>Emergency Generator</u>	Exterior pad mounted
	1. See Exterior Considerations	
d.	<u>Electrical Switchgear Room</u>	180
	1. Main Distribution Panel (MDP)	
	2. Electrical subpanels	
e.	<u>Emergency Electrical Room</u>	100
	1. Fire rated enclosure for life safety systems	
	2. Electrical subpanels for life safety power requirements	
	3. Automatic transfer switch for emergency generator	
f.	<u>Fire Suppression</u>	80
	1. Valve assemblies / tamper switches / zoned systems	
	2. Municipal water supply	
	3. Fully sprinkled facility per NFPA 13 standards	
	4. Code designed minimum	

21. *Computer Data Room*

- | | | |
|----|--|-----|
| a. | Computer Data Room | 180 |
| 1. | Wall mounted and rack mounted data equipment | |
| 2. | Server location and head end location for data, telephone, access control, | |
| 3. | CCTV, radio equipment, antennas | |
| 4. | Patch panels for data / telephone wiring | |
| 5. | UPS system for all rack mounted equipment, E.O.C. functions, Watch Room | |
| 6. | Manual storage shelving | |
| 7. | Conduit pathways to Watch Room, E.O.C., antenna mounts | |
| 8. | Conduit pathways for future in-building BDA cabling | |

22. *Circulation*

- | | | |
|----|---|--------------------------------------|
| a. | Corridors | <u>w/in net to gross calculation</u> |
| 1. | 48" clear width (min.) | |
| b. | Stairs | <u>w/in net to gross calculation</u> |
| 1. | 48" clear width (min.) | |
| 2. | Incorporate exterior openings for training exercises, confined space training, training use | |
| 3. | Hard, washable surfaces | |
| 4. | Floor drain | |
| c. | Elevator | <u>w/in net to gross calculation</u> |
| 1. | Incorporate if public access / civilian employees are present on upper floors | |
| 2. | Code minimum requirements for stretcher access | |
| 3. | Adjacent to public access, if required | |

SPACE NEEDS SUMMARY

Summary Sheet

Square Ft. Proposed

LEE FIRE / EMS HEADQUARTERS	
Public	690
Training Classroom / Community Meeting Room	1,400
Training Supplies Storage	80
Emergency Operations Center (E.O.C.)	380
Medical Exam Room	75
Fire Prevention / Training Office	600
Administrative Offices	1,330
Watch Room	150
Ready Room	225
Equipment Storage Room	150
Shift Commander	300
Firefighter's / EMS Functions	1,000
Bunk Rooms / Restrooms / Lockers	1,080
Physical Training Room	500
Laundry	120
Apparatus Bays	9,940
Training Tower	625
Equipment Storage Bays	2,400
Custodial Services	120
Mechanical	760
Computer Data Room	180
Circulation	w/in net to gross
Total Net Square Footage	22,105
Net to Gross Factor for Apparatus Bays (x 1.10)	1,000
Net to Gross Factor for all other spaces (x 1.35)	4,250
Total Gross Square Footage Required	27,355

EXTERIOR CONSIDERATIONS

- a. Public Parking 15,000
 - 1. Total number of spaces preferred = Forty-five (45) to support Training Classroom occupancy
 - 2. Vehicle drop off area
 - 3. Handicap parking spaces = Two (2) minimum, van accessible
- b. Fire / EMS Vehicles / First Responders / Staff Parking 4,000
 - 1. Total number of spaces required (fire) = Twelve (12) preferred for Fire / EMS staff vehicles / First Responders
 - 2. Motorcycle parking required = Two (2), minimum
 - 3. Motorcycle parking on concrete pad
- c. Flagpoles
 - 1. USA
 - 2. State
 - 3. Fire Department
 - 4. Internal halyard
 - 5. Ground mounted lighting
- d. Signs
 - 1. Department identification
 - 2. Located at roadside
 - 3. Located on building
 - 4. Illuminated
 - 5. Conforms to Local Zoning
- e. Lighting
 - 1. Lighting in public areas
 - 2. Lighting in all parking areas
 - 3. Illuminated walkways
 - 4. Illuminated entry locations
 - 5. Lighting coordinated with CCTV locations
- f. Handicap accessibility
 - 1. Entire facility handicap accessible
 - 2. Wheelchair access to public entry

- g. CCTV Cameras
1. Color, multi-sensor cameras preferred
 2. Weatherproof housings
 3. Pole mounted away from structure to control points of entry
 4. Provide surveillance for exterior and interior security needs
- h. Plant Material
1. Minimize grass areas and required lawn maintenance
 2. Low ground cover preferred
 3. Decorative trees not to conflict with snow storage locations
- i. Trash Storage 300
1. Number of dumpsters required = One (1) general trash, one (1) recycling container, minimum
 2. Fenced enclosure with gate
 3. Concrete pad for rodent control
- j. Snow Storage Lawn Areas
1. Provide snow storage capacity adjacent to paved areas
- k. Exterior Hose Bibb Locations
1. Provide varied locations around building
 2. Exterior wash down locations at Apparatus Bays preferred
- l. Communications Tower 625
1. Ground mounted radio tower anticipated to accommodate antenna needs
 2. Conduit paths to Computer Data Room
 3. Ice bridge to structure for antenna cabling entry point
- m. Emergency Generator 550
1. Diesel fueled generator preferred
 2. Automatic transfer switch in Emergency Electrical Room
 3. Weatherproof enclosure on concrete pad
 4. Sized for 100% load of facility
 5. 72 hours fuel supply, minimum
- n. Patio / Picnic Area 1,000
1. Outdoor seating / dining area for staff use
 2. Grill area with natural gas connection
 3. Adjacent to Firefighter's Functions

SITE NEEDS SUMMARY

LEE FIRE / EMS HEADQUARTERS

Site Requirements	Area Estimate (square feet)
Public Parking	15,000
Fire/EMS Vehicles / Staff Parking	4,000
Apparatus Bays Approach Apron	2,000
Trash Storage	300
Communications Tower and pad	625
Emergency Generator on pad	550
Patio / Picnic Area	1,000
SUBTOTAL	23,475
Building Footprint (two story assumed)	14,000
Landscaped Setbacks / Zoning Setbacks	40,000
Future Expansion Potential	5,000
TOTAL SITE AREA	82,475

DIVIDED BY 43,560 = +/- 2.0 ACRES (MINIMUM BUILDABLE AREA, RECOMMENDED)

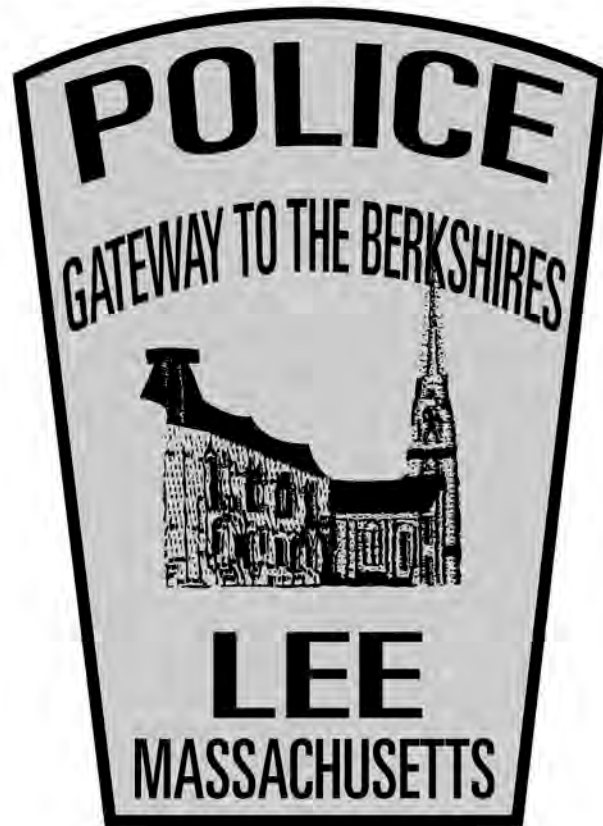
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Space Needs Assessment
for the
Lee Police Department
Lee, MA



August 2022



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Space Needs Assessment for the Lee Police Department Lee, MA

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GENERAL INFORMATION

Date: August 2022

Department: Lee Police Department
Address: 32 Main Street
Lee, MA 01238

Telephone No.: 413-243-5530

Primary Contact: Craig DeSantis, Chief of Police

Original Structure: Town Offices renovated for PD occupancy in 1992

Last Renovation: No major renovations since 1992

Total Building Area: Main Floor Area: 727 s.f.
Lower Floor Area: TBD

Community Area: 27.0 square miles total
(26.1 square miles of land)
(0.9 acres of water)

GROWTH ESTIMATES

Year	2000	2010	2020	2030	2040
	<i>census</i>	<i>census</i>	<i>census</i>	<i>projected</i>	<i>projected</i>
Lee, MA	5,985	5,943	5,788	5,962	5,870

source: United States Census Bureau, UMASS Donahue Institute

CALLS FOR SERVICE PROJECTIONS

Police Department

Year	2013	2017	2021	2030	2040
<u>Crime Statistics:</u>	<i>actual</i>	<i>actual</i>	<i>actual</i>	<i>estimated</i>	<i>estimated</i>

Calls for Service	7,288	7,782	8,237	8,500	9,000
Motor Vehicle Accidents	135	131	124	135	135
Motor Vehicle Citations	1,010	692	146	400	600
Theft from Motor Vehicle	2	17	41	50	60
Alarms Answered	193	545	143	200	300
Destruction / Vandalism	25	17	27	30	35
Total Arrests, criminal summons / protective custodies	N/R	203	123	200	250

N/R = Not Reported, or data is not consistent with current recording methods.

STAFF PROJECTIONS

Police Personnel:

Year	2000	2010	2022	2030	2040
Chief of Police	1	1	1	1	1
Lieutenant	0	0	0	1	1
Sergeant - Detective	0	0	0	0	1
Detectives	0	0	0	1	2
Sergeants – Patrol	1	1	3	3	3
School Resource Officer (SRO)	.5	.5	1	1	1
Police Officers	8.5	8.5	8	9	10
Reserve Officers	8	8	3	0	0
Administrative Assistant*	1	1	1	1.5	1.5
Co-Responder* (mental health, substance abuse)	0	0	1	2	2
Technology Coordinator*	0	0	.5	1	1
Total Positions (Sworn)	19	19	16	16	19
Total Positions (Civilian)	1	1	2.5	4.5	4.5
Total Positions	20	20	18.5	20.5	23.5

* Designates a Civilian Position

VEHICLE PROJECTIONS

Fleet Vehicles and Equipment:

Year	2021	2022	2030	2040
	<i>actual</i>		<i>estimated</i>	<i>estimated</i>
Police Department Motor Vehicles:				
Marked Fleet	5	6	6	6
Unmarked Fleet (Detective vehicles)	0	0	2	3
Chief of Police	1	1	1	1
Equipment:				
Speed Trailers	1	1	1	1
Traffic Control Trailer	1	1	1	1
Boat / Trailer	0	0	0	1
SUBTOTAL – Motor Vehicles	6	7	9	10
SUBTOTAL – Equipment	2	2	2	3
TOTAL	8	9	11	12

SPACE NEEDS ASSESSMENT

POLICE HEADQUARTERS

Proposed Square Footage
(Net)

1. Public

a.	<u>Vestibule</u>	80
	1. Identifiable main entrance location for public access	
	2. Air-lock vestibule	
	3. Walk off mat	
	4. Waiting bench	
	5. Intercom / Phone within Vestibule, autodial to Berkshire County Sheriff's Control / Department offices	
	6. Lock-down capability from staff areas for emergency use only	
	7. Public access to Vestibule area 24/7/365	
	8. Public access to Public Lobby under normal business hours only	
b.	<u>Lobby / Reception / Waiting</u>	250
	1. Public access to Community Meeting Room, Shift Officer, Administrative Assistant, Public Restrooms	
	2. House Telephone	
	3. Public seating for 3-4	
	4. Poster Case	
	5. Pamphlet Rack	
	6. Drinking Fountain	
	7. Medical Drop Box	
c.	<u>Public Restrooms</u>	Two (2) @ 180 360
	1. Handicap accessible	
	2. Male and Female toilet rooms, multiple fixture required, minimum	
	3. Sized for Training Room capacity	
	4. Adjacent to Public Lobby, Training Classroom	
d.	<u>Public Interview Room / Public Permitting</u>	100
	1. Utilize for public statements / public fingerprinting / permitting	
	2. Workstation for one (1)	
	3. Seating for three (3)	
	4. AFIS machine for fingerprinting (provisions only)	
	5. Public and internal access for staff use	
	6. Access controlled to secure areas of the department	

2. *Training Classroom / Community Meeting Room*

a. Location

1. Adjacent to Public Lobby, Public Restrooms, Emergency Operations Center (E.O.C.)
2. Utilize for Department Training, Meetings, Social Events, Community gatherings.

b. Training Classroom 1,200

1. Seating for sixty (60) at training tables
2. Flat floor, hard floor surface
3. Movable tables and chairs
4. Wall mounted monitor(s) with A/V connections
5. Overhead projection with projection screen
6. Independent sound system
7. Lighting on dimmers, varied lighting levels
8. Markerboard
9. Portable podium
10. Clock positioned over entry point
11. Coffee counter with sink, microwave, under counter refrigerator

c. Furniture Storage 150

1. Storage of movable table and chairs (50% Training Classroom capacity)
2. Adjacent to Training Classroom

d. Audio Visual Storage 50

1. Storage of sound system amplifier head end equipment
2. Rack mounted equipment

3. *Shift Officer*

- a. Shift Officer 125
1. Bullet resistant transaction window to Public Lobby (fixed type, package pass, intercom)
 2. Workstation for one (1)
 3. Wall mounted monitors obscured from public view for monitoring of surveillance cameras
 4. Audio communications with detention cells
 5. Radio frequency speakers with volume control
 6. Adjacent to Administrative Assistant, Public Lobby

4. *Administrative Assistant*

- b. Administrative Assistant 150
1. Workstations for two (2), within line of sight from Public Lobby
 2. Natural light
 3. Printer, fax, scanner, (networked)
 4. File storage at workstations
 5. Bookshelving / manual shelving
 6. Adjacent to Public Lobby, Shift Officer, Records Storage
- b. Records Storage 150
1. Bulk storage of records files (active and archived)
 2. Access controlled
 3. Fire rated enclosure
 4. Adjacent to Administrative Assistant, corridor access point

5. *Administration*

- | | | |
|----|---|-----|
| a. | Chief of Police | 200 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) 2. Credenza 3. Conference table seating for four (4) 4. File storage 5. Bookshelving / manuals storage 6. Coat closet with pistol locker 7. Radio / telephone / data jacks 8. Natural light 9. Adjacent to Administrative Assistant, Lieutenant, Conference Room | |
| b. | Lieutenant | 175 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) 2. Visitor's chairs for two (2) 3. File storage 4. Bookshelving / manuals storage 5. Coat closet with pistol locker 6. Radio / telephone / data jacks 7. Natural light 8. Adjacent to Administrative Assistant, Chief of Police, Conference Room | |
| c. | Conference Room | 250 |
| | <ol style="list-style-type: none"> 1. Seating for ten (10), minimum 2. Projection screen / video projection 3. Video conferencing capability 4. Wall mounted monitor 5. Shared use with department 6. Adjacent to Administrative Offices, staff use | |

6. *Copy / Mail Room*

- | | | |
|----|---|-----|
| a. | Copy / Mail Room | 100 |
| | <ol style="list-style-type: none"> 1. High Speed copier, fax, scanner, printer (networked) 2. Paper shredder 3. Bulk paper storage 4. Countertop and storage cabinets 5. Office supplies 6. Adjacent to Administrative Assistant and Patrol Functions for department's use at all hours | |

7. *Detective Bureau*

- a. Detective Supervisor (Sergeant) 125
 - 1. Workstation for one (1)
 - 2. Visitor's chair for two (2)
 - 3. File storage
 - 4. Bookshelving
 - 5. Vision panel to Detective Bureau
 - 6. Adjacent to Detective Bureau

- b. Detective Bureau 250
 - 1. Workstations for two (2)
 - 2. Visitor's chairs, one (1) per workstation
 - 3. File storage
 - 4. Bookshelving
 - 5. Adjacent to Administrative Offices

- d. Equipment Storage 50
 - 1. Detective equipment storage / supplies
 - 2. Adjustable shelving
 - 3. Power for recharging capabilities
 - 4. Lockable
 - 5. Adjacent to Detective Bureau

- e. Interview Room / Juvenile Holding 125
 - 1. Secure internal interview room
 - 2. Video and audio monitoring / recording
 - 3. Duress alarm
 - 4. Seating for four (4)
 - 5. Utilize as Juvenile Holding Area
 - 6. Acoustically controlled
 - 7. Adjacent to Detective Bureau

8. *Co-Responder Office*

a.	<u>Co-Responders Office</u>	200
1.	Workstations for two (2)	
2.	Visitor's chairs, one (1) per workstation	
3.	File storage	
4.	Bookshelving / manual shelving	
5.	Adjacent to Public Lobby, Interview / Permitting Room	

9. *Patrol Functions*

a.	<u>Sergeants</u>	Three (3) offices @ 120	360
1.	Workstation for one (1)		
2.	Visitor's chairs for two (2)		
3.	Wall mounted monitor		
4.	File storage		
5.	Bookshelving		
6.	Adjacent to Patrol Functions		
b.	<u>Patrol Squad Room / Roll Call</u>		400
1.	Workstations for six (6)		
2.	Mail distribution boxes, one (1) per patrol officer, lockable		
3.	File drawer, one per patrol officer, lockable		
4.	Wall mounted monitor(s)		
5.	Markerboard		
6.	Medical supply cabinet for storage of defibrillators / narcan / etc.		
7.	Adjacent to Sergeants, Lunch Room		
c.	<u>Lunch Room / Day Room</u>		200
1.	Microwave(s)		
2.	Sink		
3.	Range / range hood ventilation		
4.	Refrigerator / Freezer		
5.	Toaster oven		
6.	Storage cabinets		
7.	Seating for four (4), minimum		
8.	Wall mounted monitor		
9.	Telephone, wall mounted		
10.	Locate adjacent to Patrol Squad Room		

- d. Storage Room / Laundry 125
1. Storage of Patrol Equipment and supplies
 2. Storage of bottled water supply
 3. Washer / dryer (residential style)
 4. Cabinet storage and countertop
 5. Adjacent to Staff Entry, Patrol Functions
- e. Locker Rooms 750
1. Male: Twenty (20), minimum, for sworn officer's access only
 2. Female: Four (4), minimum, expandable to eight (8) for sworn officer's access only
 3. Access controlled
 4. Locker sizes:
 - a. 36w. x 24d. x 72h., double door with boot drawer
 - b. Power receptacles within lockers for recharge
 - c. Direct ventilation of lockers through exhaust plenum
 - d. Weapons storage compartment (lockable)
 5. Male showers: Two (2), individual, one-piece construction
 6. Female showers: One (1), individual, one-piece construction
 7. Locker benches
 8. Sink area
 9. Toilet / urinal area
 10. Robe hooks
 11. Wet garment drying area
 12. Full height mirrors
 13. Speakers for radio frequencies
 14. Telephone, wall mounted
- f. Quartermaster Storage 50
1. Secured storage of department issued supplies / equipment
 2. Shelving
 3. Adjacent to Patrol Functions

10. *Physical Training Room*

- a. Physical Training Room 500
1. Ceiling clearance for weightlifting / free weights
 2. Drinking fountain with bottle filler
 3. Mirrored wall surfaces
 4. Sports flooring surface
 5. Electrical outlets for stationary fitness equipment
 6. Wall mounted monitor(s)
 7. Adjacent to Patrol Functions, Locker Rooms

11. *Sally Port*

a.	<u>Sally Port</u>	900
1.	Accommodate two (2) vehicles, drive-through configuration preferred	
2.	One (1) bay securable for vehicle processing, coiling grille separation	
3.	Ambulance accessible doors	
4.	“Live Record” activation button for CCTV / audio recording of area	
5.	Floor drain with oil separator	
6.	CCTV and audio monitoring	
7.	Interlocked doors at exterior and Prisoner Processing	
8.	Hose bibb for vehicle wash down capability	
9.	Overhead sectional doors with motor operators	
10.	Service sink	
11.	Pistol locker	
12.	Ramped entry to prisoner processing (no railings)	
13.	Carbon monoxide (CO) detection system	
14.	Exhaust fan	
15.	Eye wash and emergency shower	
16.	Central vacuum canister location	

12. *Prisoner Processing*

a.	<u>Location:</u>	
1.	Adjacent to Sally Port	
b.	<u>Prisoner Processing</u>	400
1.	Secured door to Sally Port	
2.	Secured door to Corridor	
3.	Pistol lockers at points of entry	
4.	Individual Booking Rooms, Two (2), with stool and wall phone	
5.	Booking counter with computer workstations at Booking Rooms	
6.	A.F.I.S. fingerprinting workstation	
7.	CCTV and audio surveillance	
8.	Duress alarms at various locations	
9.	Eliminate hard corners and edges	
10.	Hose bibb (secured) for cleaning and wash down	
11.	Personal property lockers (one per cell), full size	
12.	Seamless flooring and base	
13.	Water shut-off controls to cell plumbing fixtures	
14.	Fire suppression valve assembly with tamper switch	
15.	Floor drains	
16.	Narcan storage cabinet	

- c. Intoximeter w/in Prisoner Processing
1. Deep counter for equipment
 2. Secured bench adjacent to equipment
 3. Supply storage drawer
 4. Inaccessible power / data outlets
- d. Mugging w/in Booking Rooms
1. Mugging operations to be within Booking Rooms
 2. Camera mount at 60" from subject, preferred
 3. Computer imaging
 4. Gray scale background on Booking Room doors
- e. Interview Room 80
1. Table seating for two (2)
 2. Independent audio / visual monitoring / recording devices
 3. Outswing door
- f. Toilet / Shower 40
1. Penal fixture with sink / toilet
 2. Vandal resistant shower head, wall mounted
 3. Floor drain
 4. Shower controls located outside of space, tempered water valve
 5. Outswing door with slide bolts and vision panel

13. Detention

- | | | |
|----|---|--|
| a. | <u>Conforms to National Accreditation Standards</u> | |
| b. | <u>Detention Cells</u> | <u>Three (3) @ 60</u> 180 |
| | <ol style="list-style-type: none"> 1. Total of three (3) detention cells grouped as follows: Sight / sound separation between two (2) detention areas. 2. Handicapped: one (1) cell required, remote location for isolation from other detention cells. (Included in total count listed above) 3. Cell features: <ol style="list-style-type: none"> a. Secured bunk with closed base b. Security prison toilet / sink fixtures c. Impact resistant lighting and fire suppression d. Two way audio communication to Dispatch Center e. CCTV surveillance f. No floor drains g. 50 SF (min) h. Cell fronts designed for suicide prevention i. Sliding doors j. Independent supply and return ductwork, direct exhaust | |
| c. | <u>Detention Area (area outside of cells)</u> | <u>160</u> |
| | <ol style="list-style-type: none"> 1. Floor drains for cell wash downs 2. Hose bibb (secured) for wash down 3. Exhaust fan with direct exhaust 4. Impact resistant lighting 5. Duress alarm 6. Wall mounted telephone 7. Cell check device | |

14. *Evidence and Property*

- | | | |
|----|--|-----------------------|
| a. | <u>Evidence Receiving</u> | <u>w/in Corridor</u> |
| | <ol style="list-style-type: none"> 1. Temporary evidence lockers (varied sizes) 2. Refrigerated temporary evidence lockers 3. Computer workstation for one (1) 4. Adjacent to Prisoner Processing and Staff Entry | |
| b. | <u>Evidence Processing / Forensics Lab</u> | <u>150</u> |
| | <ol style="list-style-type: none"> 1. Countertop workstation for one (1) 2. Secure access for authorized personnel 3. Work counters 4. Sink 5. Storage cabinets 6. Fuming chamber 7. Evidence drying cabinet 8. Copy stand 9. Downflow powder workstation | |
| c. | <u>Evidence Storage</u> | <u>180</u> |
| | <ol style="list-style-type: none"> 1. Restricted access for authorized personnel only 2. One means of entry only 3. Refrigerator 4. High density shelving for storage of evidence | |
| d. | <u>Narcotics / Firearms / Valuables Evidence Storage</u> | <u>100</u> |
| | <ol style="list-style-type: none"> 1. Restricted access for authorized personnel only 2. One means of entry only 3. Provides for double locking of narcotics, firearms, valuables 4. Directly exhausted to exterior, no recirculation | |
| e. | <u>Bulk Evidence Storage</u> | <u>125</u> |
| | <ol style="list-style-type: none"> 1. Accessibility from exterior 2. Wire mesh cage with locking door 3. Secured access for authorized personnel only 4. Bicycle storage racks 5. Floor drain | |
| f. | <u>Vehicle processing</u> | <u>See Sally Port</u> |
| | <ol style="list-style-type: none"> 1. Utilize Sally Port | |

15. Found Property Storage

- | | | |
|----|---------------------------------------|-----|
| a. | <u>Found Property Storage</u> | 125 |
| 1. | Accessibility from exterior | |
| 2. | Storage shelving | |
| 3. | Bicycle storage racks | |
| 4. | Wire mesh enclosure with locking door | |

16. Armory / Gun Cleaning

- | | | |
|----|--|-----|
| a. | <u>Armory / Gun Cleaning</u> | 125 |
| 1. | Storage area for department issued firearms and ammunition | |
| 2. | Gun cleaning counter for Armorer's use | |
| 3. | Canopy exhaust hood with light at gun cleaning station | |
| 4. | Access controlled for authorized personnel only | |
| 5. | Storage cabinets | |
| 6. | Gun cleaning supply cabinet | |
| 7. | Sink | |
| 8. | Weapons clearing trap | |

17. Medical Supply Storage

- | | | |
|----|---|----|
| a. | <u>Medical Supply Storage</u> | 80 |
| 1. | Storage bins for medical equipment duty bags (6 minimum) | |
| 2. | Storage of AED's within duty bags | |
| 3. | Adjacent to Staff Entry, Patrol Functions, fleet vehicles | |

18. Department Equipment Storage Bays

- | | | |
|----|--|-----|
| a. | <u>Department Equipment Storage Bays</u> | 800 |
| 1. | Two (2) storage bays with overhead door access from exterior | |
| 2. | Storage of Speed Trailer / Traffic Control Trailer / Boat (barricades, cones, portable generators, etc.) | |
| 3. | Storage of gas powered equipment and supplies | |
| 4. | Power for battery recharging | |
| 5. | Heated and ventilated only | |

19. Toilets and Custodial Services

- | | | |
|----|---|----|
| a. | <u>Custodial Closet</u> | 80 |
| | <ol style="list-style-type: none"> 1. Service sink / floor sink 2. Janitorial supply storage 3. Cart storage 4. Equipment storage 5. Floor cleaning equipment storage 6. Paper supplies / custodial supplies storage shelving | |
| b. | <u>Toilet Facilities</u> | |
| | <ol style="list-style-type: none"> 1. Public use (see Public Lobby) 2. Staff use (see Locker Rooms) 3. <u>Department Visitor's / Civilian use</u> | 60 |
| | <ol style="list-style-type: none"> 4. Communications Center (see Communications / Dispatch) 5. Prisoner Processing (see Prisoner Processing) 6. Administration (see Administration) 7. Minimum of one per sex per floor 8. Handicap accessible | |

20. Computer Data Room

- | | | |
|----|--|-----|
| a. | <u>Computer Network Server / Communications Equipment Room</u> | 180 |
| | <ol style="list-style-type: none"> 1. Workstation for one (1) Technology Coordinator (future) 2. Wall mounted and rack mounted data equipment 3. Server location and head end location for data, telephone, access control, 4. CCTV, radio equipment, antennas 5. Patch panels for data / telephone wiring 6. UPS system for all rack mounted equipment, E.O.C. functions, Shift Officer 7. Manual storage shelving 8. Conduit pathways to Shift Officer, E.O.C., antenna mounts 9. Conduit pathways for future in-building BDA cabling | |

21. *Mechanical*

a.	<u>Boiler Room</u>	400
	1. Two boilers (preferred)	
	2. Hot water heater	
	3. Floor drains	
	4. Chimney breaching	
b.	<u>HVAC Equipment</u>	w/in Boiler Room / Roof
	1. Ducted supply and returns	
	2. High efficiency filters	
	3. VAV boxes	
	4. Individual temperature controls	
	5. Zoned systems	
	6. Host computer for automatic temperature controls (ATC)	
c.	<u>Emergency Generator</u>	Exterior Pad Mounted
	1. Automatic transfer switch at electrical switchgear	
	2. Diesel fired generator	
	3. Muffler system	
	4. Acoustic / weather enclosure	
d.	<u>Electrical Switchgear Room</u>	180
	1. Main Distribution Panel (MDP)	
	2. Electrical subpanels	
e.	<u>Emergency Electrical Room</u>	100
	1. Fire rated enclosure for life safety systems	
	2. Electrical subpanels for life safety power requirements	
	3. Automatic transfer switch for emergency generator	
f.	<u>Fire Suppression</u>	80
	1. Valve assemblies / tamper switches / zoned systems	
	2. Municipal water supply	
	3. Fully sprinkled facility per NFPA 13 standards	
	4. Code designed minimum	

22. *Circulation*

- a. Corridors w/in net to gross calculation
 - 1. Five (5) feet wide, minimum
 - 2. Durable finishes on walls / floors
 - 3. Boot wash at primary point of staff entry
 - 4. Duty bag storage at primary point of staff entry
 - 5. Wet garment drying area at primary point of staff entry

- b. Elevator w/in net to gross calculation
 - 1. Fully sized passenger elevator to access all floor levels
 - 2. Designed for public access when required
 - 3. Elevator machine room, fire rated
 - 4. Electric traction elevator

- c. Stairs w/in net to gross calculation
 - 1. Fire rated egress enclosures leading to exterior, public way
 - 2. Two (2) required, minimum
 - 3. Access controlled for limited public use

SPACE NEEDS SUMMARY

Summary Sheet

Square Ft. Proposed

LEE POLICE HEADQUARTERS	
Public	790
Training Classroom / Community Meeting Room / EOC	1,400
Shift Officer	125
Administrative Assistant	300
Administration	625
Copy / Mail Room	100
Detective Bureau	550
Co-Responders Office	200
Patrol Functions	1,885
Physical Training Room	500
Sally Port	900
Prisoner Processing	500
Detention	340
Evidence and Property	555
Found Property Storage	125
Armory / Gun Cleaning	125
Medical Supply Storage	80
Department Equip. Storage Bays	800
Toilets / Custodial Services	120
Computer Data Room	180
Mechanical	760
Circulation	w/in net to gross
Total Net Square Footage	10,960
Net to Gross Factor (x 1.35)	3,840
Total Gross Square Footage	14,800

SITE CONSIDERATIONS

- a. Public Parking 5,000
 - 1. Total number of spaces required = Fifteen (15) minimum, preferred
- b. Police Vehicle and Staff Parking 7,200
 - 1. Total number of spaces required (fleet vehicles) = Ten (10), minimum
 - 2. Total number of spaces required (staff vehicles) = Eight (8), minimum
 - 3. See Department Equipment Storage Bays for inside storage of equipment / supplies
 - 4. Motorcycle parking on concrete pad for staff use = One (1), minimum
 - 5. Access controlled gates for official vehicles, staff use only
 - 6. CCTV monitoring of all parking areas
 - 7. Carport protection for fleet vehicles, Ten (10) spaces, preferred
- c. Flagpoles
 - 1. Two (2) flags for public display: USA and Commonwealth of MA
 - 2. Internal halyard
- d. Signs
 - 1. Department identification
 - 2. Located at roadside and on building
 - 3. Illuminated
 - 4. Conforms to Local Zoning
- e. Lighting
 - 1. Lighting in public areas
 - 2. Lighting in all parking areas
 - 3. Illuminated walkways
 - 4. Illuminated entry locations
 - 5. Lighting coordinated with CCTV locations
- f. CCTV Cameras
 - 1. Color, multi-sensor cameras at building exterior / points of entry
 - 2. Weatherproof housings
 - 3. Pole mounted away from structure
 - 4. Monitoring of all points of entry
- g. Handicap accessibility
 - 1. Entire facility handicap accessible
 - 2. Wheelchair access to public entry point

- h. Plant Material _____
1. Minimize maintenance
 2. Avoid creating hiding places
 3. Eliminate large ground cover
- i. Trash Storage _____ 300
1. Number of dumpsters required = One (1) general trash, one (1) recycling container, minimum
 2. Fenced enclosure with gate
 3. Concrete pad for rodent control
- j. Snow Storage _____ Lawn Areas
1. Provide snow storage capacity within parking configuration
 2. Provide fencing setbacks from parking areas to accommodate snow storage
- k. Exterior Hose Bibb Locations _____
1. Provide varied locations around building
 2. Car wash location adjacent to Sally Port approach
- l. Communications Tower _____ 625
1. Ground mounted radio tower anticipated to accommodate antenna needs
 2. Conduit paths to Computer Data Room
 3. Ice bridge to structure for antenna cabling entry point
- m. Emergency Generator _____ 550
1. Diesel fueled generator preferred
 2. Automatic transfer switch in Emergency Electrical Room
 3. Weatherproof enclosure on concrete pad
 4. Sized for 100% load of facility
 5. 72 hours fuel supply, minimum
- n. Vehicle Impound _____ 1,200
1. Fenced, secured parking area for three (3) vehicles, minimum
 2. CCTV surveillance
 3. Access controlled

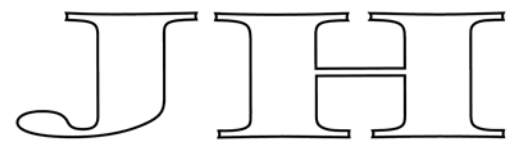
SITE NEEDS SUMMARY

LEE POLICE HEADQUARTERS

Site Requirements	Area Estimate (square feet)
Public Parking	5,000
Fleet Vehicles / Staff Parking	7,200
Sally Port Approach	1,200
Trash Storage	300
Communications Tower and pad	625
Emergency Generator on pad	550
Vehicle Impound	1,200
SUBTOTAL	16,075
Building Footprint (one story assumed)	14,800
Landscaped Setbacks / Zoning Setbacks	40,000
Future Expansion Potential	5,000
TOTAL SITE AREA	75,875

DIVIDED BY 43,560 = +/- 1.75 ACRES (MINIMUM BUILDABLE AREA, RECOMMENDED)

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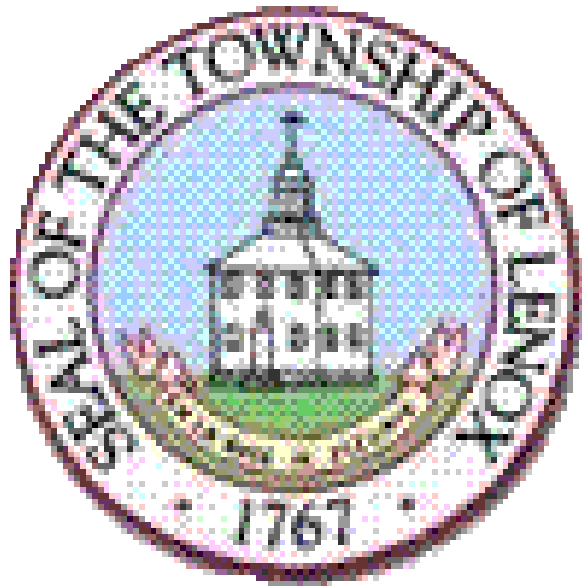


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Space Needs Assessment
for the
Town of Lee
Building Safety & Land Use
Lee, MA



August 2022

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GENERAL INFORMATION

Date: August 2022

Department: Town of Lee
Department of Building Safety &
Land Use

Address: 32 Main Street
Lee, MA 01238

Primary Contacts: Matt Kollmer
Building Commissioner
(413) 404-5656

Community Area: 27.0 square miles total
(26.1 square miles of land)
(0.9 acres of water)

Note: Department of Building Safety & Land Use also
services the neighboring Town of Lenox.

GROWTH ESTIMATES

Year	2000	2010	2020	2030	2040
	<i>census</i>	<i>census</i>	<i>census</i>	<i>projected</i>	<i>projected</i>
Lee, MA	5,985	5,943	5,788	5,962	5,870

source: United States Census Bureau, UMASS Donahue Institute

CALLS FOR SERVICE PROJECTIONS

Department of Building Safety & Land Use

Year	2000	2010	2021	2030	2040
<u>Department Statistics:</u>	<i>actual</i>	<i>actual</i>	<i>actual</i>	<i>estimated</i>	<i>estimated</i>

Building Permit applications					
Land Use Permit applications					

STAFF PROJECTIONS

Department Personnel:

	Year	2021	2030	2040
		<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Building Safety				
Building Commissioner		1	1	1
Inspectors		1.5	2	3
Administrative Assistant		1	1	1
SUBTOTAL		3.5	4	5

Land Use			
Land Use Assistant	1	1	1
SUBTOTAL	1	1	1

VEHICLE PROJECTIONS

Department Vehicles:

	Year	2021	2030	2040
		<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Building Safety:				
Commissioner		0	1	1
Inspectors		0	2	3
SUBTOTAL		0	3	4

Land Use			
Land Use Assistant	0	1	1
SUBTOTAL	0	1	1

SPACE NEEDS ASSESSMENT

LEE BUILDING SAFETY / LAND USE

Proposed Square Footage **(Net)**

1. Public

a.	Vestibule	80
	1. Identifiable main entrance location for public access	
	2. Air-lock vestibule	
	3. Walk off mat	
	4. Waiting bench	
	5. Intercom / Phone within Vestibule, autodial to Department offices	
b.	Public Lobby	250
	1. Public access to Administrative Assistant / Land Use Assistant with bullet resistant transaction windows / pass drawers	
	2. Public access to Training Classroom	
	3. Video monitoring of space	
	4. Computer workstation kiosk for one (1), public access for permitting	
	5. House telephone	
	6. Public seating for 2-4	
	7. Display case	
	8. Pamphlet rack	
	9. Tackboard / Poster case	
	10. Bottle Filler / Water cooler	
	11. Coat storage	
	12. Adjacent to Plan Review, Training Classroom, Public Restrooms	
c.	Public Restrooms	Two (2) @ 180
	1. Handicap accessible	
	2. Male and Female toilet rooms, multiple fixture required, minimum	
	3. Sized for Training Room capacity	
	4. Adjacent to Public Lobby, Training Classroom	

2. *Training Classroom / Community Meeting Room*

a. Location

1. Adjacent to Public Lobby, Public Restrooms
2. Utilize for Department Training, Planning & Zoning / Zoning Board of Appeals Meetings, Social Events, Community gatherings.
3. P&Z / ZBA: Five (5) on each Board with staff assistance (1)

b. Training Classroom / Community Meeting Room 600

1. Seating capacity for Board Meetings: Six (6) at Board table, Presenter's table, Twenty (20) in attendance, average
2. Flat floor, hard floor surface
3. Movable tables and chairs
4. Wall mounted monitor(s) with A/V connections
5. Independent sound system
6. Lighting on dimmers, varied lighting levels
7. Markerboard
8. Portable podium
9. Clock positioned over entry point
10. Coffee counter with sink, microwave, under counter refrigerator

c. Furniture Storage 100

1. Storage of movable table and chairs (50% Training Classroom capacity)
2. Adjacent to Training Classroom

d. Audio Visual Storage 50

1. Storage of sound system amplifier head end equipment
2. Rack mounted equipment

3. *Plan Review Room*

- a. Plan Review Room 350
1. Conference table seating for up to eight (8)
 2. Wall mounted monitor w/ A/V connections for laptop use
 3. Adjacent to Public Lobby, Administrative Assistant, Building Commissioner

4. *Building Safety Offices*

- a. Building Commissioner 200
1. Workstation for one (1)
 2. Visitor's chairs for two (2)
 3. File storage
 4. Bookshelving / manuals storage
 5. Coat closet
 6. Adjacent to Administrative Assistant, Inspectors, Plan Review Room
- b. Inspectors Workroom 300
1. Workstations for three (3), semi-private, large monitors for viewing
 2. Layout table within each workstation area
 3. File storage
 4. Bookshelving / manuals storage
 5. Large format scanner
 6. Large format copier / scanner
 7. Paper storage, rolled and boxed paper
 8. Office supplies storage
 9. Charging station
 10. Coat closet
 11. Adjacent to Administrative Assistant, Building Commissioner
- c. Administrative Assistant 200
1. Workstation for one (1)
 2. Waiting chairs for two (2)
 3. Bullet resistant transaction window to Public Lobby with shade
 4. Cash drawer and computer workstation at transaction window
 5. File storage for active and archive filing needs
 6. Bookshelving
 7. Copier / scanner / fax
 8. Paper shredder
 9. Safe
 10. Duress alarm at transaction window
 11. Adjacent to Building Commissioner, Plan Review Room, Public Lobby

- d. Kitchenette 50
1. Sink
 2. Microwave
 3. Refrigerator / Freezer
 4. Countertop area with storage cabinets
 5. Adjacent to Inspectors, Administrative Assistant, Building Commissioner

5. *Land Use Offices*

- a. Land Use Assistant 175
1. Workstation for one (1)
 2. Bullet resistant transaction window to Public Lobby with shade
 3. Cash drawer and computer workstation at transaction window
 4. Duress alarm at transaction window
 5. File storage
 6. Bookshelving / manuals storage
 7. Coat closet
 8. Adjacent to Public Lobby, Plan Review Room, Administrative Assistant

6. *General Storage*

- a. General Storage 100
1. Storage of department equipment and supplies
 2. Adjacent to Building Safety Offices

7. *Restroom*

- a. Restroom 60
1. Toilet, sink for single occupancy staff use
 2. Handicap adaptable
 3. Adjacent to Building Safety / Land Use Offices

8. *Custodial Services*

- a. Custodial Closets 80
1. One per floor (minimum)
 2. Floor sink
 3. Janitorial supplies / cart storage
 4. Equipment storage

9. Mechanical

a. Mechanical / Electrical / Water and Fire Service 180

1. Mechanical, electrical, water & fire service to support office spaces

10. Computer Data Room

a. Computer Data Room 80

1. Wall mounted and rack mounted data equipment
2. Server location and head end location for data, telephone, access control,
3. CCTV, radio equipment, antennas
4. Patch panels for data / telephone wiring
5. UPS system for all rack mounted equipment

11. Circulation

a. Corridors w/in net to gross calculation

1. 48" clear width (min.)

SPACE NEEDS SUMMARY

Summary Sheet

Square Ft. required

LEE BUILDING SAFETY / LAND USE	
Public	690
Training Classroom / Community Meeting Room	750
Plan Review Room	350
Building Safety Offices	750
Land Use Offices	175
General Storage	100
Restroom	60
Custodial Services	80
Mechanical	180
Computer Data Room	80
Circulation	w/in net to gross
Total Net Square Footage	3,215
Net to Gross Factor (x 1.35)	1,125
Total Gross Square Footage Required	4,340

EXTERIOR CONSIDERATIONS

- a. Public Parking 8,500
 - 1. Total number of spaces preferred = Twenty-five (25) to support Training Classroom occupancy
 - 2. Vehicle drop off area
 - 3. Handicap parking spaces = Two (2) minimum, van accessible
- b. Fire / EMS Vehicles / First Responders / Staff Parking 1,200
 - 1. Total number of spaces required = Six (6) preferred for Building Safety / Land Use staff vehicles
 - 2. Motorcycle parking required = One (1), minimum
 - 3. Motorcycle parking on concrete pad
- c. Flagpoles
 - 1. USA
 - 2. State
 - 3. Internal halyard
 - 4. Ground mounted lighting
- d. Signs
 - 1. Department identification
 - 2. Located at roadside
 - 3. Located on building
 - 4. Illuminated
 - 5. Conforms to Local Zoning
- e. Lighting
 - 1. Lighting in public areas
 - 2. Lighting in all parking areas
 - 3. Illuminated walkways
 - 4. Illuminated entry locations
 - 5. Lighting coordinated with CCTV locations
- f. Handicap accessibility
 - 1. Entire facility handicap accessible
 - 2. Wheelchair access to public entry

- g. CCTV Cameras

 - 1. Color, multi-sensor cameras preferred
 - 2. Weatherproof housings
 - 3. Pole mounted away from structure to control points of entry
 - 4. Provide surveillance for exterior and interior security needs

- h. Plant Material

 - 1. Minimize grass areas and required lawn maintenance
 - 2. Low ground cover preferred
 - 3. Decorative trees not to conflict with snow storage locations

- i. Snow Storage Lawn Areas

 - 1. Provide snow storage capacity adjacent to paved areas

SITE NEEDS SUMMARY

LEE BUILDING SAFETY / LAND USE

Site Requirements	Area Estimate (square feet)
Public Parking	8,500
Staff Parking	1,200
SUBTOTAL	9,700
Building Footprint (one story assumed)	4,340
Landscaped Setbacks / Zoning Setbacks	10,000
Future Expansion Potential	2,000
TOTAL SITE AREA	26,040

DIVIDED BY 43,560 = +/- 0.6 ACRES (MINIMUM BUILDABLE AREA, RECOMMENDED)

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Space Needs Assessment
for the
Town of Lee
Tri-Town Health Department
Lee, MA

August 2022



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Space Needs Assessment
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Town of Lee
Tri-town Health Department
Lee, MA

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GENERAL INFORMATION

Date: August 2022

Department: Town of Lee
Tri-Town Health Department

Address: 45 Railroad Street
Lee, MA 01238

Primary Contacts: James J. Wilusz, R.S.,
Executive Director of Public Health
/ Registered Sanitarian
(413) 243-5540 (phone)
(413) 243-5542 (fax)

Communities Served: Lee, Lenox, Stockbridge, MA

GROWTH ESTIMATES

Year	2000	2010	2020	2030	2040
	<i>census</i>	<i>census</i>	<i>census</i>	<i>projected</i>	<i>projected</i>
Lee, MA	5,985	5,943	5,788	5,962	5,870

source: United States Census Bureau, UMASS Donahue Institute

SERVICE PROJECTIONS

Tri-Town Health Department

Year	2000	2010	2021	2030	2040
<u>Department Statistics:</u>	<i>actual</i>	<i>actual</i>	<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Inspections	1,205	1,782	2,347	3,000	3,500
Permits	529	771	790	1,000	1,300

STAFF PROJECTIONS

Department Personnel:

	Year	2021	2030	2040
		<i>actual</i>	<i>estimated</i>	<i>estimated</i>
Tri-Town Health Department				
Executive Director		1	1	1
Assistant Director		1	1	1
Inspectors		2	3	4
Nurses		2	2	3
Full-time Coordinator		1	2	3
Part-time Coordinator		1	2	3
SUBTOTAL		8	11	15

SPACE NEEDS ASSESSMENT

LEE TRI-TOWN HEALTH DEPARTMENT

Proposed Square Footage **(Net)**

1. Public

a.	Vestibule	80
1.	Identifiable main entrance location for public access	
2.	Air-lock vestibule	
3.	Walk off mat	
4.	Waiting bench	
5.	Intercom / Phone within Vestibule, autodial to Department offices	
b.	Public Lobby	250
1.	Public access to Assistant Director with bullet resistant transaction windows / pass drawers	
2.	Video monitoring of space	
3.	Computer workstation kiosk for one (1), public access to view files / septic plans	
4.	House telephone	
5.	Table seating for four (4)	
6.	Pamphlet rack	
7.	Tackboard / Poster case	
8.	Bottle Filler / Water cooler	
9.	Adjacent to Vestibule, Assistant Director	

2. *Tri-Town Health Offices*

a.	<u>Executive Director</u>	200
	1. Workstation for one (1)	
	2. Visitor's chairs for two (2)	
	3. File storage	
	4. Bookshelving / manuals storage	
	5. Adjacent to Assistant Director, Inspectors, Conference Room	
b.	<u>Assistant Director</u>	175
	1. Workstation for one (1)	
	2. Visitor's chairs for two (2)	
	3. File storage	
	4. Bookshelving / manuals storage	
	5. Adjacent to Public Lobby, Executive Director, Inspectors, Conference Room	
c.	<u>Inspector's Office</u>	Two (2) offices @ 200 400
	1. Workstations for two (2), semi-private, large monitors for viewing	
	2. Layout table within each workstation area	
	3. File storage	
	4. Bookshelving / manuals storage	
	5. Adjacent to each other, Assistant Director	
d.	<u>Nurse's Office</u>	360
	1. Workstations for three (3)	
	2. Layout table within each workstation area	
	3. File storage	
	4. Bookshelving / manuals storage	
	5. Adjacent to Nurses Exam Room	
e.	<u>Coordinator's Office</u>	Three (3) offices @ 200 600
	1. Workstations for two (2), semi-private, large monitors for viewing	
	2. Layout table within each workstation area	
	3. File storage	
	4. Bookshelving / manuals storage	
	5. Adjacent to each other, Assistant Director	

3. Conference Room

- | | | |
|--|------------------------|-----|
| a. | <u>Conference Room</u> | 350 |
| <ol style="list-style-type: none"> 1. Conference table seating for ten (10), minimum 2. Video enabled technology 3. Wall mounted monitor 4. Adjacent to Executive Director, Assistant Director, office staff | | |

4. Laboratory

- | | | |
|--|-------------------|-----|
| a. | <u>Laboratory</u> | 180 |
| <ol style="list-style-type: none"> 1. Sink 2. Stainless steel countertops 3. Storage cabinets for equipment and supplies 4. Autoclave 5. Incubator 6. Refrigerator 7. UPS backup power supply to lab equipment 8. Adjacent to Inspector's Office | | |

5. Exam Room

- | | | |
|--|------------------|----|
| a. | <u>Exam Room</u> | 75 |
| <ol style="list-style-type: none"> 1. Sink 2. Storage cabinets for equipment and supplies 3. Exam table 4. Refrigerator 5. Bio-hazard waste disposal 6. Adjacent to Nurse's Office | | |

6. Copy / Mail Room

- | | | |
|---|-------------------------|-----|
| a. | <u>Copy / Mail Room</u> | 100 |
| <ol style="list-style-type: none"> 1. High speed copier / scanner / fax, networked equipment 2. Countertop work area 3. Bulk paper storage 4. Storage cabinets for equipment and office supplies 5. Paper shredder 6. Mail supplies and equipment 7. Adjacent to Staff Offices | | |

7. Lunch / Break Room

a.	<u>Lunch / Break Room</u>	80
	1. Sink, microwave, coffee maker	
	2. Countertop work area	
	3. Bottle filler	
	4. Storage cabinets for kitchen supplies	
	5. Adjacent to Staff Offices	

8. Staff Restrooms / Shower

a.	<u>Staff Restrooms / Shower</u>	Two (2) @ 80	160
	1. Toilet, sink for single occupancy staff use		
	2. Shower compartment for staff use		
	3. Handicap adaptable		
	4. Adjacent to Staff Entry location		

9. Lockers

a.	<u>Lockers</u>	40
	1. Personal property lockers, total of eight (8), minimum	
	2. 18" x 18" x 72" for staff needs, clothing storage	
	3. PPE storage location for staff use	
	4. Adjacent to Staff Entry, Staff Restrooms / Shower	

10. Archive File Storage

a.	<u>Archive File Storage</u>	350
	1. File storage of archived materials	
	2. Fire rated enclosure	
	3. Lockable	
	4. Adjacent to Staff Offices	

11. Custodial Services

- | | | |
|----|------------------------------------|-----------|
| a. | <u>Custodial Closets</u> | <u>80</u> |
| 1. | One per floor (minimum) | |
| 2. | Floor sink | |
| 3. | Janitorial supplies / cart storage | |
| 4. | Equipment storage | |

12. Mechanical

- | | | |
|----|---|------------|
| a. | <u>Mechanical / Electrical / Water and Fire Service</u> | <u>180</u> |
| 1. | Mechanical, electrical, water & fire service to support office spaces | |

13. Computer Data Room

- | | | |
|----|---|-----------|
| a. | <u>Computer Data Room</u> | <u>80</u> |
| 1. | Wall mounted and rack mounted data equipment | |
| 2. | Server location and head end location for data, telephone, access control | |
| 3. | Patch panels for data / telephone wiring | |
| 4. | UPS system for all rack mounted equipment and Laboratory equipment | |

14. Circulation

- | | | |
|----|------------------------|--------------------------------------|
| a. | <u>Corridors</u> | <u>w/in net to gross calculation</u> |
| 1. | 48" clear width (min.) | |

SPACE NEEDS SUMMARY

Summary Sheet

Square Ft. required

LEE TRI-TOWN HEALTH DEPARTMENT	
Public	330
Tri-Town Health Offices	1,735
Conference Room	350
Laboratory	180
Exam Room	75
Copy / Mail Room	100
Lunch / Break Room	80
Staff Restrooms / Shower	160
Lockers	40
Archive File Storage	350
Custodial Services	80
Mechanical	180
Computer Data Room	80
Circulation	w/in net to gross
Total Net Square Footage	3,740
Net to Gross Factor (x 1.35)	1,310
Total Gross Square Footage Required	5,050

EXTERIOR CONSIDERATIONS

- a. Public Parking 1,100
 - 1. Total number of spaces preferred = Six (6) to support public needs
 - 2. Vehicle drop off / pick-up area
 - 3. Handicap parking spaces = One (1) minimum, van accessible
- b. Tri-Town Health Staff Parking 5,200
 - 1. Total number of spaces required = Fifteen (15) preferred for Tri-Town Health staff vehicles
 - 2. Motorcycle parking required = One (1), minimum
 - 3. Motorcycle parking on concrete pad
- c. Flagpoles
 - 1. USA
 - 2. State
 - 3. Internal halyard
 - 4. Ground mounted lighting
- d. Signs
 - 1. Department identification
 - 2. Located at roadside
 - 3. Located on building
 - 4. Illuminated
 - 5. Conforms to Local Zoning
- e. Lighting
 - 1. Lighting in public areas
 - 2. Lighting in all parking areas
 - 3. Illuminated walkways
 - 4. Illuminated entry locations
 - 5. Lighting coordinated with CCTV locations
- f. Handicap accessibility
 - 1. Entire facility handicap accessible
 - 2. Wheelchair access to public entry

h. Plant Material

1. Minimize grass areas and required lawn maintenance
2. Low ground cover preferred
3. Decorative trees not to conflict with snow storage locations

i. Snow Storage Lawn Areas

1. Provide snow storage capacity adjacent to paved areas

SITE NEEDS SUMMARY

LEE TRI-TOWN HEALTH DEPARTMENT

Site Requirements	Area Estimate (square feet)
Public Parking	1,100
Staff Parking	5,200
SUBTOTAL	6,300
Building Footprint (one story assumed)	5,050
Landscaped Setbacks / Zoning Setbacks	10,000
Future Expansion Potential	2,000
TOTAL SITE AREA	23,350

DIVIDED BY 43,560 = +/- 0.5 ACRES (MINIMUM BUILDABLE AREA, RECOMMENDED)

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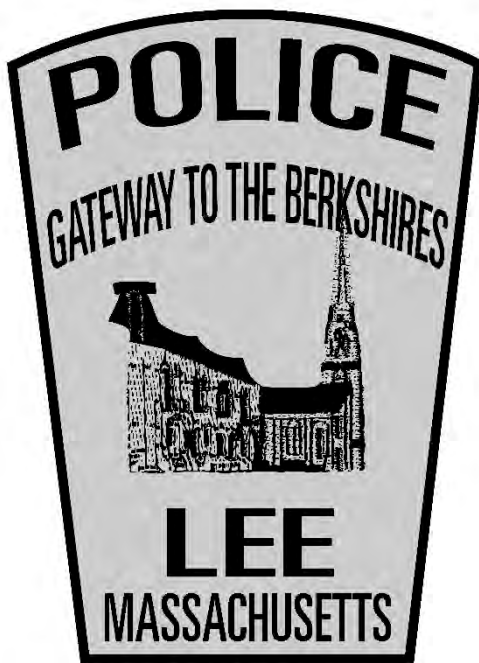
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Site Assessments

2

Site Assessment *for the* Lee Public Safety Facility Lee, Massachusetts



September 2022

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SITE ASSESSMENT
FOR THE
LEE PUBLIC SAFETY FACILITY
LEE, MA

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SITE ASSESSMENT FOR THE LEE PUBLIC SAFETY FACILITY LEE, MA

September, 2022

The Town of Lee has requested that Jacunski Humes Architects, LLC, Berlin, CT, review several sites that the town has identified as having the potential to accommodate the current and future space and site needs for a proposed Lee Public Safety Facility.

The space and site needs criteria that will be utilized to determine the adequacy of these sites was previously outlined within Space Needs Assessments, dated August, 2022, for the Police, Fire/EMS, Tri-Town Health and Building Departments prepared by Jacunski Humes Architects, LLC. A summary of those documents has determined the following:

- Recommended Space Needs: 51,545 gross square feet of construction
- Recommended Site Area: 4.85 acres minimum buildable area
Note: The total building areas and site areas identified above are the combined total for Fire Department, Police Department, Building Department, and Tri-Town Health Department *without* shared functions. It is further understood that sharing functions between departments will reduce the area totals and can be further evaluated in the Schematic Design Phase.

The sites to be evaluated are comprised of the following parcels:

1. 285 Pleasant Street,
2. Main Street / Railroad Street Combined Parcel,
3. 165 Housatonic Street,
4. 19 Ferncliff Avenue

This site assessment is based upon visual inspections of each site and cursory review of available documentation to determine if available land meets the initial criteria to support a new, modern, efficient public safety facility for the Town of Lee, MA. This initial site assessment and review considers the following key components:

1. ACQUISITION COSTS
2. LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT
3. PARKING AVAILABILITY
4. SITE CONSTRUCTION AND DEVELOPMENT COSTS
5. LOCATION / ACCESS / TRAFFIC
6. VEHICULAR ACCESS AND EGRESS
7. UTILITIES
8. VISIBILITY
9. NEIGHBORHOOD IMPACT
10. ZONING RESTRICTIONS
11. WETLANDS
12. FLOOD PLAIN
13. CONVENIENCE

Based upon these findings, the Town of Lee may elect to continue their review of these sites to gain additional insight into the viability of these sites to accommodate the current and future needs of the Lee Police, Fire/EMS, Tri-Town Health and Building Departments. This initial site assessment should not be construed as an all-inclusive and exhaustive investigation of deeds, restrictions, easements, zoning, subsurface conditions, hazardous materials, required mitigations, utilities, or other conditions that may be impacted by existing, or proposed, construction.

1. 285 Pleasant Street, ID 2357

Property Statistics:

Current Owner:	William B. Salinetti, III
Net Total Assessed Value:	\$159,500
Location:	Pleasant Street at intersection of Old Pleasant Street
Parcel Size:	18.4 acres
Existing Structures:	none
Zone:	R-20, Residential

Remarks:

285 Pleasant Street is an 18.4-acre parcel on the southern portion of town within the town limits and has no structures present. A house and road stand on the part of the property nearest the street was demolished in 2018. The property is bordered by the Town of Lee Sewage treatment plant to the south, Pleasant Street to the west, adjacent residential property to the north, and the Housatonic River to the east. The site has access only onto Pleasant Street (MA Rte. 102) an east-west highway connecting with the north south Route 20 at the location of an interchange with Interstate 90. The topography of the site can be characterized as flat.

The portion of the site along Pleasant Street, of approximately 3.7 acres, is classified as FEMA Flood Zone C (Area of minimal flooding). The adjacent portion of the site parallel with the road, approximately 0.81 acres in size, is located in FEMA Flood Zone B (500-year flood area). The remainder of the site is classified in FEMA Flood Zone A3 (100-year flood area).

Sight lines along Pleasant Street are unrestricted to the Northeast and Southwest for at least 300'. The site is located approximately mid-way along the main Route 102/Route 20 vehicular artery for the Town of Lee and includes traffic-control signals at the Interstate 90 interchange just north of the site. The remainder of the route has only minor traffic control signage.

The property and the surrounding area are currently zoned "R-20" Residential.

The site is located on BRTA Bus route #21 from Stockbridge center and connects with BRTA Bus Route #2 with service through Lee CBD.

Site is currently served by municipal sewer. The street is currently supplied with a 3-phase electric service by Eversource Electric supplied through overhead lines and pole mounted transformers located on the subject side of Pleasant Street.

Adjacent Property Statistics:**215 Pleasant Street, ID 2307**

Current Owner:	Snyder, Douglas J., and Alexis L.
Net Total Assessed Value:	\$241,600
Location:	215 Pleasant Street
Parcel Size:	3.5 acres
Existing Structures:	1,175sf single residential building
Zone:	R-20, Residential

Remarks:

215 Pleasant Street property to the north of the subject property is a 3.5 acre fully developed parcel with a residential house and several outbuildings. The site has access only onto Pleasant Street. This site is not currently offered for sale.

385 Pleasant Street, ID 2358

Current Owner:	Town of Lee
Net Total Assessed Value:	\$2,644,700
Location:	385 Pleasant Street
Parcel Size:	19.5 acres
Existing Structures:	Sewage Treatment Facility
Zone:	R-20, Residential

Remarks:

385 Pleasant Street is a 19.5 acre developed parcel and functions as the Towns only sewage treatment plant. The site has access only onto Howe Street. This site is currently owned by the Town of Lee.

1. **285 Pleasant Street, ID 2357**



**Aerial View looking North at 285 Pleasant Street, ID 2357,
with Sewage Treatment Plant immediately south and Lee Premium Outlets
in upper right-hand corner**

2. **285 Pleasant Street, ID 2357**



View of Pleasant Street looking north from north access road

3. **285 Pleasant Street, ID 2357**



View of Pleasant Street looking south from south property line

2. Main Street / Railroad Street Combined Parcel

Property Statistics: Main Street / Railroad Street Combined Parcel

Owner:	Town of Lee and others
Net Total Assessed Value:	Town of Lee portion: \$1,113,700 Private Owners portion: \$591,700
Location:	190 Main Street
Combined Parcel Size:	1.47 acres
Existing Structures:	Fire Department Headquarters, EMS Facility and three Residential Structures.
Existing Use:	Municipal and Residential
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

Main Street / Railroad Street Combined Parcel is a 1.47-acre parcel located in the center of downtown made up from five (5) distinct properties. The collection of properties is bordered by commercial and residential properties to the north and south, Main Street to the east, and Railroad Street to the west. The combined parcel site has direct access onto both bordering streets. The site topography is essentially flat.

The existing structures on the combined property include The Town of Lee's existing Fire Headquarters and EMS Facilities. Three (3) private residential structures and their associated properties would need to be purchased to complete the parcel as described.

The entirety of the combined parcel is located in FEMA Flood Zone C (Area of minimal flooding).

Sight lines along Main Street and Railroad Street are unrestricted for 500 feet north and south.

Main Street (State Route 20) serves as a north-south vehicular artery through the central business district of the town.

The property and the surrounding areas are currently zoned "DCBC" Downtown Commercial Business Corridor.

The site is located on BRTA Bus route #2 with service from Lee Premium Outlets along Route 20 to Lenox Center.

Site is currently served by municipal water, storm and sewer systems. The buildings on the street line of the property are currently utilizing fuel oil and electricity as their primary fuel sources.

The site is currently supplied with a 3-phase electric services from pole mounted transformers located on Railroad Street through an overhead feed to a pole internal to the site.

1. Main Street / Railroad Street Combined Parcel



Aerial View looking north with constituent parcel labels

2. **Main Street / Railroad Street Combined Parcel**



View looking North on Main Street

3. **Main Street / Railroad Street Combined Parcel**



View looking South on Main Street

4. **Main Street / Railroad Street Combined Parcel**



View looking North on Railroad Street

5. **Main Street / Railroad Street Combined Parcel**



View looking South on Railroad Street

Constituent Parcel Statistics:**A. 190 Main Street, ID 872**

Current Owner:	Town of Lee.
Net Total Assessed Value:	\$603,000
Location:	190 Main Street
Parcel Size:	0.6 acres
Existing Structures:	4,110 sf two story EMS building
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

The 190 Main Street property is a 0.6 acre fully developed parcel with a municipal structure. The site has access onto Main Street and to Railroad Avenue to the rear. This site is currently owned by the Town of Lee and is the location of the current Fire Administration and EMS facility.



Town of Lee EMS Facility

Constituent Parcel Statistics: (cont.)**B. 171 Main Street, ID 873**

Current Owner:	Newton, Roger S. & Lynda M.
Net Total Assessed Value:	\$227,400
Location:	171 Main Street
Parcel Size:	0.23 acres
Existing Structures:	Three family residential structure with outbuilding
Year Constructed:	1825
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

The 171 Main Street property is a 0.23 acre fully developed parcel with a residential structure and outbuilding. The site has access only onto Main Street. This site is not currently offered for sale.



171 Main Street

Constituent Parcel Statistics: (cont.)**C. 82 Railroad Street, ID 872**

Current Owner:	Kelly, Brian T.
Net Total Assessed Value:	\$184,400
Location:	82 Railroad Street
Parcel Size:	0.32 acres
Existing Structures:	Single family residential structure with outbuilding
Year Constructed:	1920
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

The 82 Railroad Street property is a 0.32 acre fully developed parcel with residential structure and outbuilding. The site has access only onto Railroad Street. This site is not currently offered for sale.



82 Railroad Street

Constituent Parcel Statistics: (cont.)**D. 195 Main Street, ID 869**

Current Owner:	Town of Lee.
Net Total Assessed Value:	\$510,700
Location:	195 Main Street
Parcel Size:	0.23 acres
Existing Structures:	5,458 sf three story Fire Headquarters building
Year Constructed:	1850
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

The 195 Main Street property is a 0.23 acre fully developed parcel with a municipal structure. The site only has access onto Main Street. This site is currently owned by the Town of Lee and is the location of the current Fire Department Headquarters facility.



171 Main Street

Constituent Parcel Statistics: (cont.)**E. 96 Railroad Street, ID 871**

Current Owner:	Consolati, Andrew M..
Net Total Assessed Value:	\$179,900
Location:	96 Railroad Street
Parcel Size:	0.09 acres
Existing Structures:	Single family residential structure.
Year Constructed:	1850
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

The 96 Railroad Street property is a 0.09 acre fully developed parcel with residential structure. The site has access only onto Railroad Street. This site is not currently offered for sale.



96 Railroad Street

3. **165 Housatonic Street, ID 1696**

Property Statistics: 165 Housatonic Street

Owner:	Garden Management, Inc.
Net Total Assessed Value:	\$803,500
Location:	Housatonic Street near intersection of Fuller Street
Parcel Size:	3.6 acres
Existing Structures:	Motel Buildings
Existing Use:	Motel
Zone:	CBC, Commercial Business Corridor

Remarks:

165 Housatonic Street is a 3.6 acre developed parcel in the central business district. The rear portion of the property that is not yet developed is heavily wooded and acts as a buffer to the residential neighborhood beyond. The property is bordered by residential and commercial properties to the north, adjacent residential parcels to the east and south, and Housatonic Street to the west. The site grading is flat.

The existing structure is the Pilgrim Inn Motel built in 1960.

Approximately 40% of the site is in the 500 year flood plain and the remainder of the entire site is in the 100 year flood plain.

Sight lines along Housatonic Street are unrestricted to the northeast and southwest.

Housatonic Street is a major north-south artery connecting the north and south commercial areas of town.

The property and the surrounding area are currently zoned "CBC", Commercial Business Corridor.

The site is located on BRTA Bus route #2 with service from Lee Premium Outlets along Route 20 to Lenox Center.

Site is currently served by municipal water, storm and sewer systems. Three-phase electric service supplied through overhead lines and pole mounted transformers is located at the rear of the site, fed from poles on Maple Street.

1. **165 Housatonic Street, ID 1696**



Aerial of site looking north

2. **165 Housatonic Street, ID 1696**



View of Housatonic Street looking north

3. **165 Housatonic Street, ID 1696**



View of Housatonic Street looking south

4. 19 Ferncliff Avenue, ID 913

Property Statistics: 19 Ferncliff

Owner:	Miller, William F.
Net Total Assessed Value:	\$263,800
Location:	19 Ferncliff Avenue, between Main and High Streets
Parcel Size:	0.23 acres
Existing Structures:	5, 417sf masonry and frame structure
Existing Use:	Warehouse
Year Constructed:	1880
Zone:	DCBC, Downtown Commercial Business Corridor

Remarks:

19 Ferncliff Avenue is a 0.23 acre developed parcel close to the central business district. The property is bordered by Ferncliff Avenue to the south, commercial properties to the west, commercial and residential properties to the north and residential properties to the east. The site has a moderate slope up from west to east.

The existing structure is a predominately masonry structure built in 1880 of approximately 5,417 sf. The site has access onto Ferncliff Avenue only.

The entirety of the parcel is located in FEMA Flood Zone C (Area of minimal flooding).

Sight lines along Ferncliff Avenue are unrestricted to the nearest intersections.

Ferncliff Avenue is a minor east-west street connecting the eastern neighborhood to the central business district.

The property and the surrounding area is currently zoned "DCBC", Downtown Commercial Business Corridor.

The site is located close to BRTA Bus Route #2 with service from Lee Premium Outlets along Route 20 to Lenox Center.

The site is currently served by municipal water and sewer systems. Storm sewers are only located at the intersection with Main Street. Single-phase electric service is supplied through overhead lines and pole mounted transformers located on the opposite side of Ferncliff Avenue, feeding an on-site pole.

1. **19 Ferncliff Avenue, ID 913**



Aerial of site looking north

2. **19 Ferncliff Avenue, ID 913**



View of Ferncliff Avenue looking west to Main Street intersection

3. **19 Ferncliff Avenue, ID 913**



View of Ferncliff Avenue looking east to High Street intersection

Executive Summary

This Site Assessment Study has examined four (4) individual parcels of property to provide for the needs of a modern, efficient, attractive, and cost-effective Public Safety Facility for the Town of Lee.

Only one (1) site that was evaluated has the potential to accommodate a new public safety facility based upon current and future needs of the Lee Police, Fire/EMS, Tri-Town Health and Building Departments as outlined in the space needs assessments. The remainder of the sites have significant deficiencies that will be identified.

This "greatest potential" evaluation for a new Public Safety Facility is contingent upon the following factors:

1. **COST TO THE TOWN OF LEE - ACQUISITION COSTS**
2. **LOT SIZE RELATIVE TO SITE / SPACE NEEDS ASSESSMENT**
3. **PARKING AVAILABILITY**
4. **SITE CONSTRUCTION AND DEVELOPMENT COSTS**
5. **LOCATION / ACCESS / TRAFFIC**
6. **VEHICULAR ACCESS AND EGRESS**
7. **UTILITIES**
8. **VISIBILITY**
9. **NEIGHBORHOOD IMPACT**
10. **ZONING RESTRICTIONS**
11. **WETLANDS**
12. **FLOOD PLAIN**
13. **CONVENIENCE**

In considering a successful option for the Lee Public Safety Building, the Massachusetts Building Code designates police, fire and EMS facilities as Risk Category IV, or "Essential Facilities" within the community (2015, International Building Code (IBC), Section 1604.5). This designation understands the importance of this building type to resist damage and remain operational in the event of extreme environmental conditions from natural disasters, wind, snow, and seismic loads. It is unlikely that the current Police, Fire/EMS facilities meet this code requirement.

Based on the information contained in this Site Assessment Study, the following sites are ranked, in descending order, for further consideration by the Town of Lee:

1. 285 Pleasant Street

The privately-owned land along Pleasant Street appears very desirable for the development of a Public Safety Facility due to its location and lot size. The proposed lot would require the purchase of the parcel, an 18.4-acre site (assessed at \$159,500). The existing parcel generates little concern for further development and site access. The size and configuration of the site would yield a well situated one- or two-story Public Safety Facility.

The site has supported a residential building in the past. To address the needs of the

Executive Summary (continued)

Town of Lee, further investigations and documentation by a surveyor / soil scientist / and geotechnical engineer are recommended prior to further development efforts or purchase / sale agreements.

While the cost to acquire the property is not insignificant, this expanded site would allow the town to have a well situated, code compliant, modern Public Safety Complex. Sight lines for egress are excellent onto Pleasant Street. The location of the parcel within the Town of Lee is good, located on a primary artery through the town. The impact on the neighborhood is a bit of a concern with the proximity of numerous residences, but this site is located on a state highway with other commercial and municipal uses. The town would need to negotiate a purchase price for the parcel. The remainder of the site not used in the construction of a Public Safety Complex could be utilized by the town for training, recreational, or other activities.

The use of this site for a “new construction” option to meet the space needs and site needs of the Lee Public Safety Complex will be able to be completed while still maintaining current services from existing facilities. If this site is developed for the needs of the Town of Lee, the current public safety facilities would continue to function as new construction is being completed and readied for occupancy. The elimination of a “phasing plan” would reduce overall project costs compared to having a temporary solution for relocated public safety services during construction activities or having those services work within, or around, construction activities for up to two (2) years.

2. Main Street / Railroad Street Combined Parcel

The town-owned and private owned land along Main Street is minimally viable for the development of a new Public Safety Facility. This parcel generates significant concerns for development as acquisition of privately owned sites and the demolition of three (3) existing residences could potentially have significant roadblocks. Once these sites are obtained and cleared, the project would still have substantially less than the projected acreage to support a new Public Safety Facility. During construction activities, the Town of Lee would need to secure additional offsite areas for storage of materials, parking, and/or relocation of existing services. The current EMS / Fire Administration building is not suitable for renovation / reconstruction and is recommended for demolition. An alternative location and cost of relocation would need to be determined prior to the start of new construction. The original fire house construction may be suitable for renovation / reuse and currently houses fire response vehicles. Those vehicles would also require relocation during construction therefore impacting the overall project costs compared to an alternative location.

Executive Summary (continued)

3. 165 Housatonic Street, ID 1696

The privately-owned land along Housatonic Street is not viable for construction of a new Public Safety Complex due to the location of this site completely within a FEMA 100-year and 500-year floodplain. While a portion of the site is only within a 500 year floodplain, that site area is insufficient to support the site needs and space needs of all emergency services. In general, it is not prudent to invest in the new construction of emergency services within areas prone to flooding.

4. 19 Ferncliff Avenue

The privately-owned land along Ferncliff is not viable for the construction of a new Public Safety Complex primarily due to its parcel size. The property falls well short of the requirements needed to properly site a public safety building and the attendant public, staff, fleet vehicle parking, and related site improvements.

Renovation of the existing structure could provide sufficient area for the space needs of either the Tri-Town Health Department, or the Building Department, but there remains a significant concern for the lack of onsite parking. The existing site contains area for approximately four (4) spaces for on-site parking, including one (1) handicap accessible parking space.

The Tri-Town Health Department Space Needs call for six (6) public parking spaces and fifteen (15) staff and fleet vehicle parking spaces. The Building Department Space Needs require twenty-five spaces (25) for public parking in support of a Community Meeting room and six (6) spaces for staff. If the Community Meeting room were eliminated from the program, the building would still require six (6) parking spaces for the public to utilize while accessing Building Department services.

Jacunski Humes Architects, LLC was not retained to perform a Fire Station Siting Study to analyze how the proposed locations affect coverage throughout the Town of Lee. Current fire service industry standards include National Fire Protection Association (NFPA) and Insurance Services Office (ISO) criteria. NFPA 1710, *Standard for the Organization and Deployment of Suppression, Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*, serves as a national consensus standard for career fire department performance, operations, and safety. Within this standard, a travel time of 240 seconds, or 4 minutes, is identified as the benchmark for career departments to reach emergency calls within their jurisdiction with the first arriving unit. Additionally, the balance of response is required to arrive to the incident within 480 seconds, or 8 minutes. Based upon non-scientific data and intuition, all of the sites reviewed for this Site Assessment should not significantly alter the current fire response times as currently deployed within the Town of Lee.

End of Executive Summary

Site Evaluation Criteria

SITE: **285 Pleasant Street**

GROSS AREA: 18.4 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>12</u>
ACQUISITION COSTS	10	<u>5</u>
PARKING AVAILABILITY	10	<u>10</u>
SITE CONSTRUCTION COSTS	10	<u>10</u>
LOCATION / ACCESS / TRAFFIC	8	<u>8</u>
VEHICULAR ACCESS AND EGRESS	8	<u>8</u>
UTILITIES	8	<u>6</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>5</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>4</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>3</u>
TOTAL RANKING	100	<u>91</u>

Site Evaluation Criteria

SITE: **Main Street / Railroad Street Combined Parcel**

GROSS AREA: 1.47 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>0</u>
ACQUISITION COSTS	10	<u>2</u>
PARKING AVAILABILITY	10	<u>4</u>
SITE CONSTRUCTION COSTS	10	<u>4</u>
LOCATION / ACCESS / TRAFFIC	8	<u>8</u>
VEHICULAR ACCESS AND EGRESS	8	<u>8</u>
UTILITIES	8	<u>8</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>4</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>4</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>4</u>
TOTAL RANKING	100	<u>66</u>

Site Evaluation Criteria

SITE: **165 Housatonic Street**

GROSS AREA: 3.6 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>8</u>
ACQUISITION COSTS	10	<u>0</u>
PARKING AVAILABILITY	10	<u>10</u>
SITE CONSTRUCTION COSTS	10	<u>5</u>
LOCATION / ACCESS / TRAFFIC	8	<u>6</u>
VEHICULAR ACCESS AND EGRESS	8	<u>4</u>
UTILITIES	8	<u>8</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>4</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>0</u>
FLOOD PLAIN	4	<u>0</u>
CONVENIENCE	4	<u>4</u>
TOTAL RANKING	100	<u>65</u>

Site Evaluation Criteria

SITE: **19 Ferncliff Avenue**

GROSS AREA: 0.23 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>0</u>
ACQUISITION COSTS	10	<u>2</u>
PARKING AVAILABILITY	10	<u>0</u>
SITE CONSTRUCTION COSTS	10	<u>8</u>
LOCATION / ACCESS / TRAFFIC	8	<u>4</u>
VEHICULAR ACCESS AND EGRESS	8	<u>4</u>
UTILITIES	8	<u>4</u>
VISIBILITY	6	<u>2</u>
NEIGHBORHOOD IMPACT	6	<u>2</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>4</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>4</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>2</u>
TOTAL RANKING	100	<u>44</u>

END OF SITE EVALUATION

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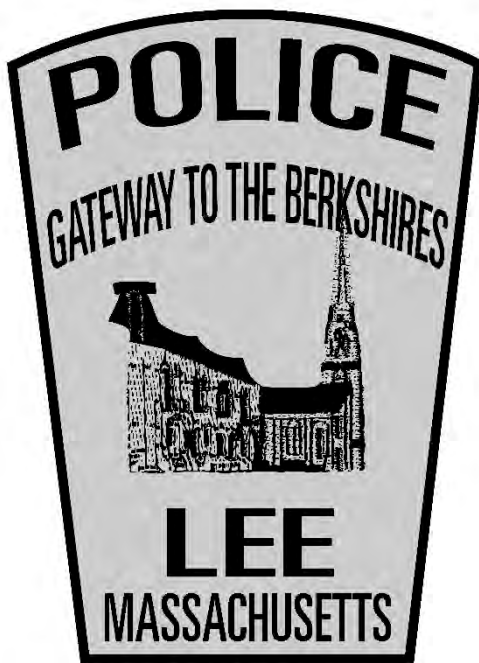
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Site Assessment *for the* Lee Public Safety Facility Lee, Massachusetts



November 2022

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SITE ASSESSMENT
FOR THE
LEE PUBLIC SAFETY FACILITY
LEE, MA

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SITE ASSESSMENT
FOR THE
LEE PUBLIC SAFETY FACILITY
LEE, MA

November, 2022

The Town of Lee has requested that Jacunski Humes Architects, LLC, Berlin, CT, review a site that the town has identified as having the potential to accommodate the current and future space and site needs for a proposed Lee Public Safety Facility.

The space and site needs criteria that will be utilized to determine the adequacy of this site was previously outlined within Space Needs Assessments, dated August, 2022, for the Police, Fire/EMS, Tri-Town Health and Building Departments prepared by Jacunski Humes Architects, LLC. A summary of those documents has determined the following:

- Recommended Space Needs: 51,545 gross square feet of construction
- Recommended Site Area: 4.85 acres minimum buildable area
Note: The total building area and site area identified above are the combined total for Fire Department, Police Department, Building Department, and Tri-Town Health Department *without* shared functions. It is further understood that sharing functions between departments will reduce the area totals and can be further evaluated in the Schematic Design Phase.

The site to be evaluated is comprised of the following parcel:

1. 940 Pleasant Street

This site assessment is based upon visual inspections of each site and cursory review of available documentation to determine if available land meets the initial criteria to support a new, modern, efficient public safety facility for the Town of Lee, MA. This initial site assessment and review considers the following key components:

1. ACQUISITION COSTS
2. LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT
3. PARKING AVAILABILITY
4. SITE CONSTRUCTION AND DEVELOPMENT COSTS
5. LOCATION / ACCESS / TRAFFIC
6. VEHICULAR ACCESS AND EGRESS
7. UTILITIES
8. VISIBILITY
9. NEIGHBORHOOD IMPACT
10. ZONING RESTRICTIONS
11. WETLANDS
12. FLOOD PLAIN
13. CONVENIENCE

Based upon these findings, the Town of Lee may elect to continue their review of this site to gain additional insight into the viability of this site to accommodate the current and future needs of the Lee Police, Fire/EMS, Tri-Town Health, and Building Departments. This initial site assessment should not be construed as an all-inclusive and exhaustive investigation of deeds, restrictions, easements, zoning, subsurface conditions, hazardous materials, required mitigations, utilities, or other conditions that may be impacted by existing, or proposed, construction.

1. 940 Pleasant Street, ID 2877

Property Statistics:

Current Owner:	Great Barrington Sonoco, LLC
Net Total Assessed Value:	\$159,725
Location:	Pleasant Street south of Interstate Route 90
Parcel Size:	4.73 acres
Existing Structures:	none
Zone:	RB, Rural Business

Remarks:

940 Pleasant Street is a 4.73-acre parcel on the southern portion of town within the town limits and has no structures at present. A retail building on the part of the property nearest the street was demolished in 2015 and remnants of the concrete parking area remain. The property is bordered State Route 102 to the south, an 11-acre property owned by Great Barrington Sonoco, LLC to the west, adjacent residential properties to the north, and a residential and commercial property to the east. The site has access only onto Pleasant Street (MA Rte. 102) an east-west highway connecting with the north south Route 20 at the location of an interchange with Interstate 90. It appears that there is a 20' wide right-of-way across a residential property at 130 Highfield Drive connecting the northern border of the subject property to Highfield Drive.

The topography of the site can be characterized as sloping with about a third (1/3) of the site nearest the road near flat and the remaining two thirds (2/3) rising a total of about ninety (90) feet vertical in about 400 feet of horizontal run.

The entirety of the site along Pleasant Street is classified as FEMA Flood Zone C (Area of minimal flooding). It should be noted that almost all the properties across the street are within the Housatonic River flood plain.

Sight lines along Pleasant Street are unrestricted to the east and west for at least 300'. The site is located approximately mid-way along the main Route 102 vehicular artery for the Town of Lee and includes traffic-control signals at the Interstate 90 interchange just north of the site. The remainder of the route has only minor traffic control signage.

The properties along Pleasant Street are currently zoned "RB" Rural Business and all the properties to the north of the site are zoned "R-20" Residential.

The site is located on BRTA Bus route #21 from Stockbridge center and connects with BRTA Bus Route #2 with service through the Lee CBD.

The site is currently served by municipal sewer. The street is currently supplied with a 3-phase electric service by Eversource Electric supplied through overhead lines and pole mounted transformers located on the opposite side of Pleasant Street.

Adjacent Property Statistics:

1010 Pleasant Street, ID 2851

Current Owner:	Great Barrington Sonoco, LLC
Net Total Assessed Value:	\$34,700
Location:	1010 Pleasant Street
Parcel Size:	11.1 acres
Existing Structures:	None
Zone:	RB, Rural Business, R-20, Residential

110 Highfield Drive, ID 2833

Current Owner:	Donna Colbert
Net Total Assessed Value:	\$266,200
Location:	110 Highfield Drive
Parcel Size:	0.72 acres
Existing Structures:	Single Family Residence
Zone:	R-20, Residential

130 Highfield Drive, ID 2927

Current Owner:	Arthur Mack et al.
Net Total Assessed Value:	\$497,300
Location:	130 Highfield Drive
Parcel Size:	1.39 acres
Existing Structures:	Single Family Residence
Zone:	R-20, Residential

900 Pleasant Street, ID 2879

Current Owner:	Southview Heights, LLC
Net Total Assessed Value:	\$277,000
Location:	900 Pleasant Street
Parcel Size:	5.45 acres
Existing Structures:	Three Family Residence
Zone:	RB, Rural Business

920 Pleasant Street, ID 2878

Current Owner:	Animal Quackers, LLC
Net Total Assessed Value:	\$620,000
Location:	920 Pleasant Street
Parcel Size:	1.09 acres
Existing Structures:	Veterinary Office
Zone:	RB, Rural Business

1. **940 Pleasant Street, ID 2877**



**Aerial View looking North at 940 Pleasant Street, ID 2877,
With Housatonic River at bottom**

2. 940 Pleasant Street, ID 2877



View of Pleasant Street looking east with site on left

3. 940 Pleasant Street, ID 2877



View of Pleasant Street looking west with site on right

Executive Summary

This Site Assessment Study has examined one (1) individual parcel of property to provide for the needs of a modern, efficient, attractive, and cost-effective Public Safety Facility for the Town of Lee. This office had previously looked at four (4) different parcels within town limits for the same purpose in a Site Assessment Report dated September, 2022.

This site has significant deficiencies that will need to be overcome to have the potential to accommodate a new public safety facility based upon current and future needs of the Lee Police, Fire/EMS, Tri-Town Health, and Building Departments as outlined in the space needs assessments.

This "greatest potential" evaluation for a new Public Safety Facility is contingent upon the following factors:

1. **COST TO THE TOWN OF LEE - ACQUISITION COSTS**
2. **LOT SIZE RELATIVE TO SITE / SPACE NEEDS ASSESSMENT**
3. **PARKING AVAILABILITY**
4. **SITE CONSTRUCTION AND DEVELOPMENT COSTS**
5. **LOCATION / ACCESS / TRAFFIC**
6. **VEHICULAR ACCESS AND EGRESS**
7. **UTILITIES**
8. **VISIBILITY**
9. **NEIGHBORHOOD IMPACT**
10. **ZONING RESTRICTIONS**
11. **WETLANDS**
12. **FLOOD PLAIN**
13. **CONVENIENCE**

In considering a successful option for the Lee Public Safety Facility, the Massachusetts Building Code, ninth edition, designates police, fire, and EMS facilities as Risk Category IV, or "Essential Facilities" within the community (2015, International Building Code (IBC), Section 1604.5). This designation understands the importance of this building type to resist damage and remain operational in the event of extreme environmental conditions from natural disasters, wind, snow, and seismic loads. It is unlikely that the current Police, Fire/EMS facilities meet this code requirement.

Based on the information contained in this Site Assessment Study, the following site is submitted for further consideration by the Town of Lee:

1. 940 Pleasant Street

The privately-owned land along Pleasant Street is minimally viable for the development of a Public Safety Facility due to its topography and lot size. The proposed lot would require the purchase of the parcel, a 4.73-acre site (assessed at \$159,725). The existing 4.73-acre plot size is quite close to the required 4.85-acre site area requirement for the Public Safety Facility as stated in the Space Needs Assessment. On a flat site the difference would be negligible. However, the amount of site area that needs to be

Executive Summary (continued)

impacted with vehicular ramps to traverse the topography makes this site's effective area considerably smaller. Parking areas would need to be constructed in large flat "trays" stepping up the slope. It is not known at this time if this strategy is adequate to achieve the desired parking capacity listed in the Space Needs Assessment. It is likely that extensive use of retaining walls and exterior stairways connecting walkways would need to be utilized in the design. Rainwater from on-site impervious surfaces as well as runoff from the uphill Highfield Drive neighborhood would need to be carefully managed on the site through an extensive deployment of underground stormwater retention structures. It is predicted that the overall costs for site improvements to implement the design strategies listed above will be significant and far exceed the site's purchase price.

The use of a multi-story structure may be considered on this site with the "street level" access used by the Fire Department / EMS for their apparatus and related operational needs. The upper levels of the structure could accommodate the Fire, Police, Health and Building Departments and be accessed from the north side at "ground level". Due to limited site area, it may be necessary to locate Tri-Town Health and/or Building Department off-site to accommodate the needs of Police/ Fire / EMS functions on this parcel. Due to existing slopes, the movement of fire apparatus onto, and within, the site will be limited and the desired "drive-through" bay configuration may not be possible. While safe maneuvering of large apparatus is a requirement, this parcel may limit that activity to a drive-out / back-in solution. For police response, it is always desired to establish a minimum of two (2) separate means of egress from the parcel. Again, the existing site configuration may limit access / egress from the site to only State Route 102. While an existing easement onto Highfield Drive exists, the ability to gain vehicular access for a secondary means of egress will be difficult and the impact to residential properties will be significant. Any multi-level solution will have a negative impact on overall building efficiencies and desired adjacencies.

The site has supported a commercial building in the past. To address the needs of the Town of Lee, further investigations, and documentation by a surveyor / soil scientist / and geotechnical engineer are recommended prior to further development efforts or purchase / sale agreements.

While the cost to acquire the property is not insignificant, this site may allow the town to have a well situated, code compliant, modern Public Safety Facility. Sight lines for egress are excellent onto Pleasant Street. The location of the parcel within the Town of Lee is good and the parcel is located on a primary vehicular artery through the town. The impact on the abutting residential neighborhood is a bit of a concern with the proximity of numerous private homes, but this site is located on a state highway with other commercial and municipal uses. The town would need to negotiate a purchase price for the parcel.

Executive Summary (continued)

The use of this site for a “new construction” option to meet the space needs and site needs of the Lee Public Safety Facility will be able to be completed while still maintaining current services from existing facilities. If this site is developed for the needs of the Town of Lee, the current public safety facilities would continue to function as new construction is being completed and readied for occupancy. The elimination of a “phasing plan” would reduce overall project costs compared to having a temporary solution for relocated public safety services during construction activities or having those services work within, or around, construction activities for up to two (2) years.

Jacunski Humes Architects, LLC was not retained to perform a Fire Station Siting Study to analyze how the proposed location affects coverage throughout the Town of Lee. Current fire service industry standards include National Fire Protection Association (NFPA) and Insurance Services Office (ISO) criteria. NFPA 1710, *Standard for the Organization and Deployment of Suppression, Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*, serves as a national consensus standard for career fire department performance, operations, and safety. Within this standard, a travel time of 240 seconds, or 4 minutes, is identified as the benchmark for career departments to reach emergency calls within their jurisdiction with the first arriving unit. Additionally, the balance of response is required to arrive to the incident within 480 seconds, or 8 minutes. Based upon non-scientific data and intuition, the site reviewed for this Site Assessment should not significantly alter the current fire response times as currently deployed within the Town of Lee.

End of Executive Summary

Site Evaluation Criteria

SITE: **940 Pleasant Street**

GROSS AREA: 4.73 acres

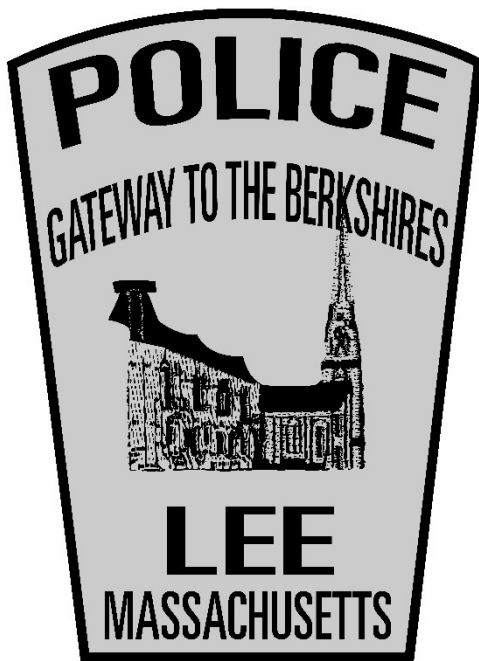
CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>6</u>
ACQUISITION COSTS	10	<u>5</u>
PARKING AVAILABILITY	10	<u>5</u>
SITE CONSTRUCTION COSTS	10	<u>2</u>
LOCATION / ACCESS / TRAFFIC	8	<u>5</u>
VEHICULAR ACCESS AND EGRESS	8	<u>4</u>
UTILITIES	8	<u>6</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>4</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>4</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>2</u>
TOTAL RANKING	100	<u>63</u>

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Site Assessment *for the* Lee Public Safety Facility Lee, Massachusetts



January 2023

J H
JACUNSKI HUMES
ARCHITECTS, LLC

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SITE ASSESSMENT
FOR THE
LEE PUBLIC SAFETY FACILITY
LEE, MA

<u>Table of Contents</u>	<u>Page Number</u>
GENERAL INFORMATION	2
SITE ASSESSMENT	
1. 385 Pleasant Street	4
EXECUTIVE SUMMARY	9
SITE EVALUATION SCORING SHEET	12

SITE ASSESSMENT
FOR THE
LEE PUBLIC SAFETY FACILITY
LEE, MA

January, 2023

The Town of Lee has requested that Jacunski Humes Architects, LLC, Berlin, CT, review a site that the town has identified as having the potential to accommodate the current and future space and site needs for a proposed Lee Public Safety Facility.

The space and site needs criteria that will be utilized to determine the adequacy of this site was previously outlined within Space Needs Assessments, dated August, 2022, for the Police, Fire/EMS, Tri-Town Health and Building Departments prepared by Jacunski Humes Architects, LLC. A summary of those documents has determined the following:

- Recommended Space Needs: 51,545 gross square feet of construction
- Recommended Site Area: 4.85 acres minimum buildable area
Note: The total building area and site area identified above are the combined total for Fire Department, Police Department, Building Department, and Tri-Town Health Department *without* shared functions. It is further understood that sharing functions between departments will reduce the area totals and can be further evaluated in the Schematic Design Phase.

The site to be evaluated is comprised of the following property:

1. 385 Pleasant Street

This site assessment is based upon visual inspections of each site and cursory review of available documentation to determine if available land meets the initial criteria to support a new, modern, efficient public safety facility for the Town of Lee, MA. This initial site assessment and review considers the following key components:

1. ACQUISITION COSTS
2. LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT
3. PARKING AVAILABILITY
4. SITE CONSTRUCTION AND DEVELOPMENT COSTS
5. LOCATION / ACCESS / TRAFFIC
6. VEHICULAR ACCESS AND EGRESS
7. UTILITIES
8. VISIBILITY
9. NEIGHBORHOOD IMPACT
10. ZONING RESTRICTIONS
11. WETLANDS
12. FLOOD PLAIN
13. CONVENIENCE

Based upon these findings, the Town of Lee may elect to continue their review of this site to gain additional insight into the viability of this site to accommodate the current and future needs of the Lee Police, Fire/EMS, Tri-Town Health, and Building Departments. This initial site assessment should not be construed as an all-inclusive and exhaustive investigation of deeds, restrictions, easements, zoning, subsurface conditions, hazardous materials, required mitigations, utilities, or other conditions that may be impacted by existing, or proposed, construction.

1. 385 Pleasant Street

Property Statistics:

Current Owner:	Town of Lee
Net Total Assessed Value:	\$2,644,700
Location:	Pleasant Street at Run Way
Parcel Size:	19.5 acres
Existing Structures:	Town of Lee Wastewater Treatment Plant
Zone:	R-20 Residential

Remarks:

385 Pleasant Street is a 19.5-acre parcel on the southern portion of town within the town limits, currently the site of the Town's Wastewater Treatment Plant. A portion of the property between the sewage treatment facility buildings and the street serves as two recreational soccer fields. The property is bordered by Pleasant Street (State Route 102) to the west, an 18.4-acre property owned by William B. Salinetti, III, previously reviewed by this office, to the north, the Housatonic River to the east, and a Western Mass. Electric/Eversource Substation property to the south, accessed through the subject property via Run Way. The Western Mass Electric Company (d.b.a. Eversource) also has a Right-of-Way on the subject property extending approximately 150' wide the entire southern portion of the property. This Right-of-Way measures of approximately 4.5 acres and contains multiple poles with electric transmission lines extending from the substation to the street. The site has access only onto Pleasant Street (MA Rte. 102) an east-west highway connecting with the north south Route 20 at the location of an interchange with Interstate 90.

The topography of the site can be characterized as essentially flat with the elevation changing approximately ten feet over the entire 1,200 foot depth of the site.

The entirety of the site along Pleasant Street is classified as FEMA Flood Zone A3 (within the 100-year flood zone). It should be noted that almost all the properties along the same side of the street are within the Housatonic River flood plain.

Sight lines along Pleasant Street are unrestricted to the north and south for at least 300'. The site is located approximately mid-way along the main Route 102 vehicular artery for the Town of Lee and includes traffic-control signals at the Interstate 90 interchange just north of the site. The remainder of the route has only minor traffic control signage.

The properties along Pleasant Street, including the subject site, are currently zoned "R-20", Residential.

The site is located on BRTA Bus route #21 from Stockbridge center and connects with BRTA Bus Route #2 with service through the Lee CBD.

The site is currently served by municipal sewer. The street is currently supplied with a 3-phase electric service by Eversource supplied through overhead lines and pole-mounted transformers located on the opposite side of Pleasant Street and Run Way.

1. **385 Pleasant Street, ID 2358**



Aerial View looking North at 385 Pleasant Street, ID 2358,

2. 385 Pleasant Street, ID 2358



View of Pleasant Street looking north from Run Way

3. 385 Pleasant Street, ID 2358



View of Pleasant Street looking south from Run Way

Adjacent Property Statistics:**A. 285 Pleasant Street, ID 2357**

Current Owner:	William B. Salinetti, III
Net Total Assessed Value:	\$159,500
Location:	Pleasant Street at intersection of Old Pleasant Street
Parcel Size:	18.4 acres
Existing Structures:	None
Zone:	R-20, Residential



**Aerial View looking North at 285 Pleasant Street, ID 2357,
with Sewage Treatment Plant immediately south and Lee Premium Outlets
in upper right-hand corner**

Adjacent Property Statistics (cont.):**B. 405 Pleasant Street, ID 2360**

Current Owner:	Western Mass. Electric Company
Net Total Assessed Value:	\$116,300
Location:	Pleasant Street north of intersection of Marble Street
Parcel Size:	8.7 acres
Existing Structures:	Electrical Substation
Zone:	R-20, Residential



**Aerial View looking North at 405 Pleasant Street, ID 2360,
with Sewage Treatment Plant immediately north.**

Executive Summary

This Site Assessment Study has examined one (1) individual parcel of property to provide for the needs of a modern, efficient, attractive, and cost-effective Public Safety Facility for the Town of Lee. This office had previously looked at five (5) different parcels within town limits for the same purpose in Site Assessment Reports dated September, 2022 and November, 2022.

This site has one significant deficiency that may need to be overcome to have the potential to accommodate a new public safety facility based upon current and future needs of the Lee Police, Fire/EMS, Tri-Town Health, and Building Departments as outlined in the space needs assessments.

This "greatest potential" evaluation for a new Public Safety Facility is contingent upon the following factors:

1. **COST TO THE TOWN OF LEE - ACQUISITION COSTS**
2. **LOT SIZE RELATIVE TO SITE / SPACE NEEDS ASSESSMENT**
3. **PARKING AVAILABILITY**
4. **SITE CONSTRUCTION AND DEVELOPMENT COSTS**
5. **LOCATION / ACCESS / TRAFFIC**
6. **VEHICULAR ACCESS AND EGRESS**
7. **UTILITIES**
8. **VISIBILITY**
9. **NEIGHBORHOOD IMPACT**
10. **ZONING RESTRICTIONS**
11. **WETLANDS**
12. **FLOOD PLAIN**
13. **CONVENIENCE**

In considering a successful option for the Lee Public Safety Facility, the Massachusetts Building Code, ninth edition, designates police, fire, and EMS facilities as Risk Category IV, or "Essential Facilities" within the community (2015, International Building Code (IBC), Section 1604.5).

This designation understands the importance of this building type to resist damage and remain operational in the event of extreme environmental conditions from natural disasters, wind, snow, and seismic loads. It is unlikely that the current Police, Fire/EMS facilities meet this code requirement.

Based on the information contained in this Site Assessment Study, the following site is submitted for further consideration by the Town of Lee:

1. 385 Pleasant Street

The town-owned land along Pleasant Street is minimally viable for the development of a Public Safety Facility due to its existing elevation entirely within the 100-year flood zone. There are two potential solutions to the problem of the flood zone:

Executive Summary (continued)

- 1) This area required for the development of this program could be infilled and compacted with clean fill to raise the elevation of the site entirely above the flood plain (approximately five to ten feet). The costs to import clean fill would have a major impact on the site development costs. This option would also require the town replace the area of the infill with a new excavation of approximately the same volume in the flood zone adjacent to the development. As noted previously, there is almost no existing area that could be excavated on the current site.
- 2) The Town could elect to construct the Public Safety at existing grade on the site and accept the fact that the facility is subject to a 1% chance of flooding each year.

The use of a multi-story structure may need to be considered on this site to reduce the area required for development, with the “street level” access used by the Police/ Fire Department / EMS for their apparatus and related operational needs. The upper levels of the structure could accommodate the Fire, Police, Health and Building administrative and other office areas. Due to existing and modified slopes, the movement of fire apparatus onto, and within, the site may be limited. For police response, it is always desired to establish a minimum of two (2) separate means of egress from the parcel. This appears to be achievable with access / egress from the site to State Route 102 and onto Run Way. This will, however, require construction of an additional driveway and attendant fill as required. Recognizing the existing easement is immediately adjacent to the existing drive, this site access drive may need either to be relocated or raised with fill, and may require the use of a retaining wall so as not to impact the existing electrical transmission equipment already in place in the easement.

The site currently supports existing structures, however, to address the needs of the Town of Lee, further investigations, and documentation by a surveyor / soil scientist / and geotechnical engineer are recommended prior to further development efforts at this site.

While the cost to modify the site is not insignificant, this site may allow the town to have a well situated, code compliant, modern Public Safety Facility. Sight lines for egress are excellent onto Pleasant Street. The location of the parcel within the Town of Lee is good and the parcel is located on a primary vehicular artery through the town. The impact on the abutting residential neighborhood is a bit of a concern with the proximity of numerous private homes across Pleasant Street, but this site is located on a state highway with other commercial and municipal uses.

The use of this site for a “new construction” option to meet the space needs and site needs of the Lee Public Safety Facility will be able to be completed while still maintaining current services from existing facilities. If this site is developed for the needs of the Town of Lee, the current public safety facilities would continue to function as new construction is being completed and readied for occupancy. The elimination of a “phasing plan” would reduce overall project costs compared to having a temporary solution for relocated public safety services during construction activities or having those services work within, or around, construction activities for up to two (2) years.

Jacunski Humes Architects, LLC was not retained to perform a Fire Station Siting Study to analyze how the proposed location affects coverage throughout the Town of Lee. Current fire service industry standards include National Fire Protection Association (NFPA) and Insurance Services Office (ISO) criteria. NFPA 1710, *Standard for the Organization and Deployment of Suppression, Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*, serves as a national consensus standard for career fire department performance, operations, and safety. Within this standard, a travel time of 240 seconds, or 4 minutes, is identified as the benchmark for career departments to reach emergency calls within their jurisdiction with the first arriving unit. Additionally, the balance of response is required to arrive to the incident within 480 seconds, or 8 minutes. Based upon non-scientific data and intuition, the site reviewed for this Site Assessment should not significantly alter the current fire response times as currently deployed within the Town of Lee.

End of Executive Summary

Site Evaluation Criteria

SITE: **385 Pleasant Street**

GROSS AREA: 19.4 acres

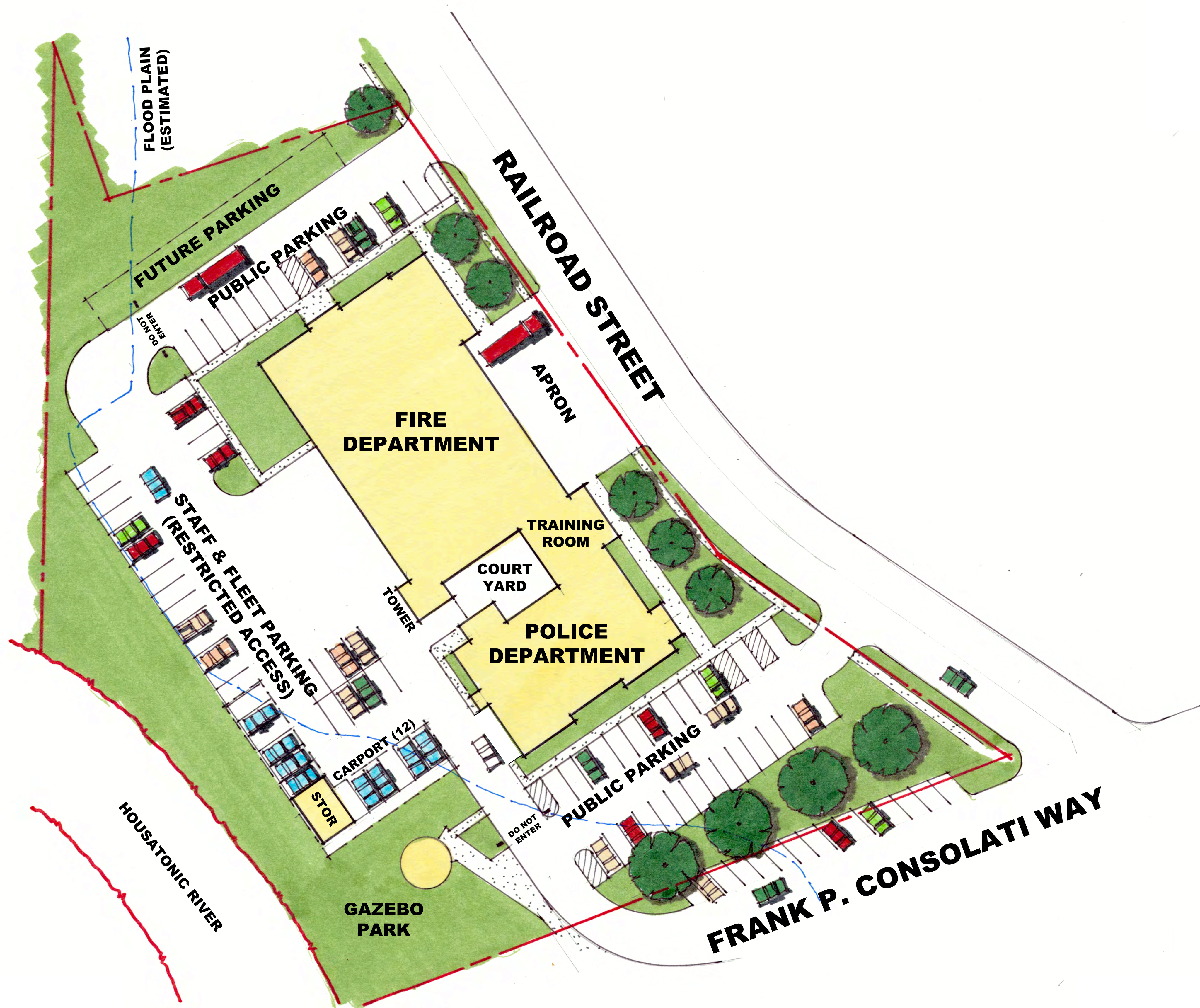
CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>12</u>
ACQUISITION COSTS	10	<u>10</u>
PARKING AVAILABILITY	10	<u>10</u>
SITE CONSTRUCTION COSTS	10	<u>2</u>
LOCATION / ACCESS / TRAFFIC	8	<u>6</u>
VEHICULAR ACCESS AND EGRESS	8	<u>6</u>
UTILITIES	8	<u>6</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>4</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>0</u>
FLOOD PLAIN	4	<u>0</u>
CONVENIENCE	4	<u>2</u>
TOTAL RANKING	100	<u>74</u>

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**PROPOSED NEW
PUBLIC SAFETY FACILITY
LEE, MASSACHUSETTS**

JHJH
JACUNSKI HUMES
ARCHITECTS, LLC

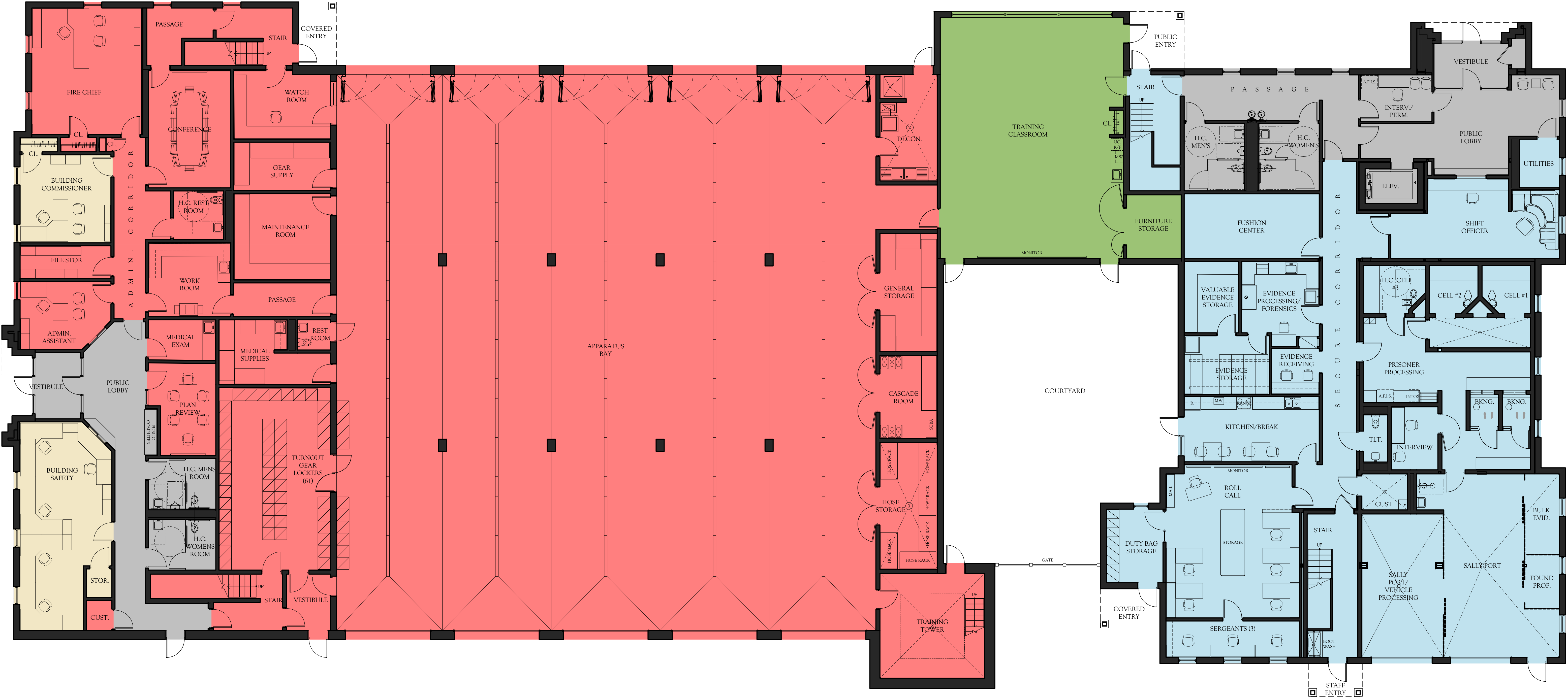
15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL 860-828-9221
FAX 860-828-9223

**SITE
PLAN**

PROJ. NO.
JH2206
SCALE:
1" = 30'
DATE:
9/5/23

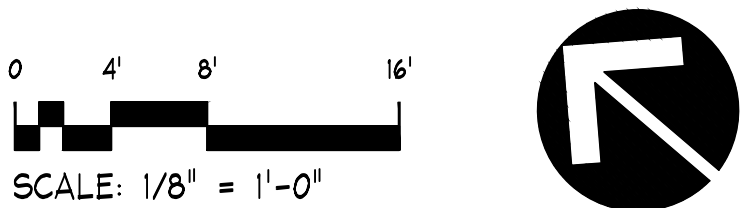
DRAWING NO.
C-1

<div></div> POLICE	12, 871 SF	<div></div> AREAS OF PUBLIC ACCESS	
<div></div> FIRE	21,329 SF	<div></div> POLICE OUTBUILDING	600 SF
<div></div> BUILDING SAFETY OFFICES	828 SF		
<div></div> SHARED FACILITIES	2,722 SF		
TOTAL CONSTRUCTION		37,750 SF	



October 4, 2023

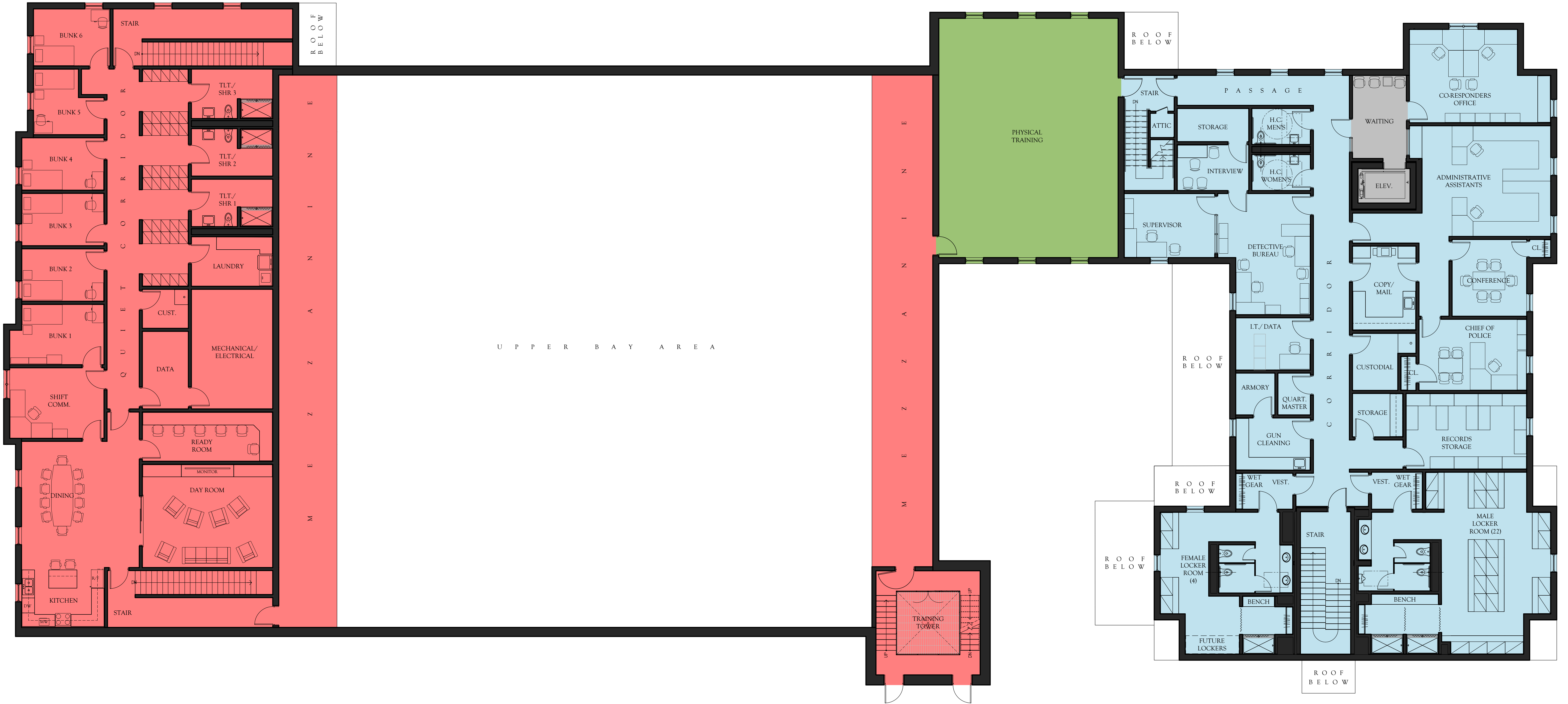
Proposed Main Floor Plan



PROPOSED PUBLIC SAFETY FACILITY
FOR THE
TOWN OF LEE, MA

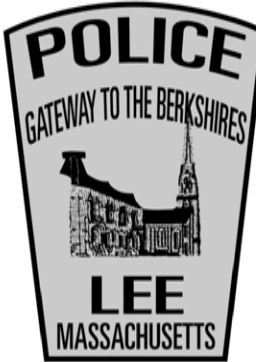
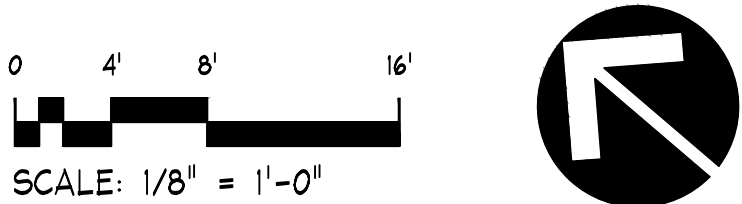


<div></div> POLICE	12, 871 SF	<div></div> AREAS OF PUBLIC ACCESS	
<div></div> FIRE	21,329 SF	<div></div> POLICE OUTBUILDING	600 SF
<div></div> BUILDING SAFETY OFFICES	828 SF		
<div></div> SHARED FACILITIES	2,722 SF		
TOTAL CONSTRUCTION		37,750 SF	

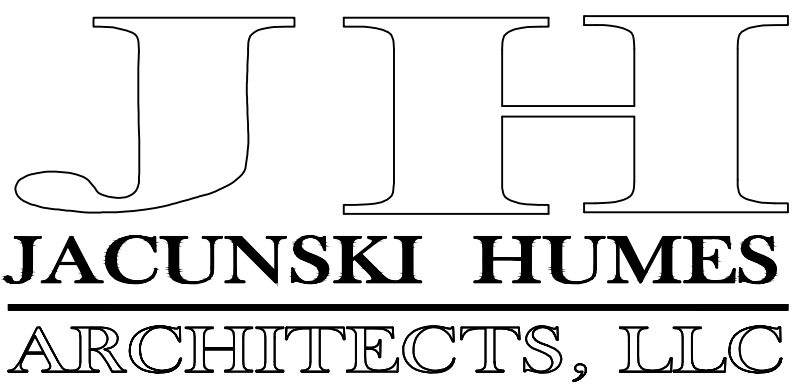


October 4, 2023

Proposed Second Floor Plan



PROPOSED PUBLIC SAFETY FACILITY
FOR THE
TOWN OF LEE, MA

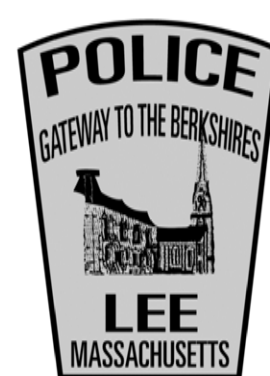
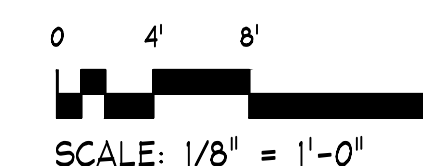




East Elevation

October 12, 2023

Proposed Elevations



PROPOSED PUBLIC SAFETY FACILITY
FOR THE
TOWN OF LEE, MA

J H
JACUNSKI HUMES
ARCHITECTS, LLC



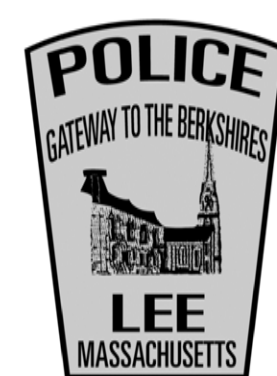
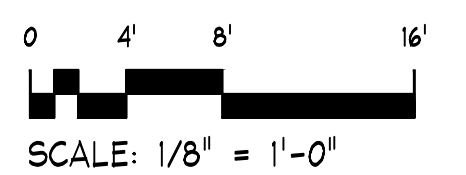
North Elevation



South Elevation

Proposed Elevations

October 12, 2023



PROPOSED PUBLIC SAFETY FACILITY
FOR THE
TOWN OF LEE, MA

J H
JACUNSKI HUMES
ARCHITECTS, LLC

Anticipated Project Costs 4

ANTICIPATED PROJECT COSTS

To the best of our ability, all anticipated project costs associated with the proposed construction of a new Public Safety Facility for the Town of Lee have been identified.

In order to ascertain the costs of new construction, several assumptions have been made as to quality of materials and type of construction. The building materials assumed are consistent with new Public Safety facilities constructed in the Commonwealth of Massachusetts to insure durability, safety, security, and ease of maintenance over the life of the structure. Within areas of new construction, exterior walls are constructed of load bearing steel framing with masonry veneer base coursing on light gauge metal framing, exterior fenestration is fiberglass clad wood windows and aluminum entry doors / frames, interior wall construction in high abuse areas is concrete masonry units, interior wall construction in office areas and public spaces is gypsum drywall on light gauge metal framing, flooring in public lobby is durable and easy to maintain, flooring in wet areas is ceramic tile, flooring in office areas is carpet tiles, flooring in apparatus bays is seamless epoxy coating, ceiling areas in office / work areas are suspended acoustic tile.

The “average” building cost per square foot anticipated for new construction is equal to \$740 / square foot. This is historically accurate for new public safety facilities currently being undertaken within the region and competitively bid according to Mass General Law, Chapter 149, and utilizing prevailing wage rates.

A Project Budget Worksheet has been produced and included for the Town of Lee to include “soft costs” and “contingencies” to be anticipated within the construction project.

The cost to provide furniture, furnishings, and equipment (FF&E) is included within the project soft costs. An allowance amount of \$1,000,000 has been included for the purpose of purchasing furniture, fixtures, and equipment needs of the department. No re-use of existing furniture, fixtures, or equipment is anticipated.

Costs outlined for Telephone and Data Systems are for telephone/intercom and computer network equipment throughout the structure and the cost for a new telephone system. Costs for telephone and data wiring are included within the project hard costs.

Costs are included within the hard costs budget for Integrated Technology Systems and include the furnishing and installing of CCTV, intercom, and access control systems that are necessary within a public safety facility to satisfy the needs of the departments and public.

Finally, a Project Contingency has been included which represents a percentage of the cost of anticipated hard costs. At this stage of planning and cost estimating, it is prudent to anticipate future issues which will impact costs. Once a scheme is identified and developed into a Design Development or Construction Document Phase the Project Contingency can be reassessed and further defined. At this stage of project development, a contingency equal to 15% of the anticipated hard costs is recommended, prudent, and included.

All costs are currently projected for a Summer 2024 construction start. If the start of construction is delayed beyond the Summer 2024, costs should be increased 4-5% / year to accommodate for cost escalation due to inflation.

It is also anticipated that the construction duration for the completion of the new construction, sitework, and relocation would be approximately eighteen (18) months from the award of a construction contract by the Town of Lee.

Due to the uncertainty of when a start date can be established, these project duration estimates have been developed to identify the duration of each activity and has not taken into account seasonal variances which might impact construction scheduling.

By utilizing Chapter 149 bidding laws within the Commonwealth, the Town of Lee will utilize a “General Contractor” form of project delivery. The Town of Lee would also require the services of an Owner’s Project Manager (OPM) since construction costs will exceed \$1.5M. All projected fees for professional services contained within the Project Budget Worksheet are based upon a percentage of projected hard costs and are within industry standards for their profession.

Based upon the information contained above, and outlined on Schematic Design Documents, the attached Project Cost Worksheet has been established:

Proposed New Public Safety Complex Railroad Street Town of Lee, MA

October 17, 2023

PROJECT COST WORKSHEET

Hard Costs:		
Sitework and Construction	\$20,141,693	
General Conditions / OH&P / Bond Costs	\$2,819,837	
Estimating Contingency / Cost Escalation (10%)	\$2,014,170	
Subtotal		\$24,975,700
Soft Costs:		
Land Acquisition Costs	\$375,000	
Architectural/Engineering Fees	\$1,750,000	
Owner's Project Management (OPM) Fees	\$875,000	
Furniture, Fixtures, Equipment (& Design)	\$1,000,000	
Land Surveying Services (A-2/T-2) / Soil Scientist	\$15,000	
Geotechnical Engineering / Soil Testing	\$15,000	
Independent Materials Testing / Inspections	\$35,000	
Commissioning Services	\$50,000	
Radio System relocation / antenna needs	\$30,000	
Telephone / Data System Equipment	\$100,000	
Building Equipment / AV Systems	\$100,000	
Printing, Advertising	\$5,000	
Relocation / Moving Expenses	\$15,000	
Utility Company back charges	\$25,000	
Builder's Risk Insurance Policy	w/in Hard Costs	
Owner's Legal Fees / Bonding Costs	TBD by Owner	
Administrative Costs / Owner's Expenses	\$50,000	
Subtotal		\$4,440,000
Project Contingency (15% of hard costs)	\$3,750,000	\$3,750,000
Project Total		\$33,165,700

- Not anticipated are costs associated with mass rock excavation.
- Estimate includes a \$100,000 allowance for hazardous materials abatement and disposal and a \$100,000 allowance for site remediation of existing structure(s).
- Project is anticipating a construction duration of 18 months from contract award to final completion.
- Hard Cost estimates are from J.R. Russo, LLC cost estimate, dated October 16, 2023 and schematic design documents, dated October 4, 2023 as prepared by Jacunski Humes Architects, LLC.
- Soft Costs are indicated as "allowance" amounts for budgeting purposes. Actual costs may vary.
- Costs are based upon State of MA Prevailing Wage Rates and MA Chapter 149 or 149A bid requirements.
- Costs have been escalated to an anticipated bid period / construction start in the summer of 2024. Additional cost escalation should be included if anticipated schedules are not realized.

PROPOSED PUBLIC SAFETY COMPLEX
RAILROAD STREET
LEE, MA
DRAWINGS DATED OCTOBER 4, 2022

POLICE DEPT LOWER FLOOR	6,680
POLICE DEPT UPPER FLOOR	6,191
FIRE DEPT LOWER FLOOR	15,271
FIRE DEPT UPPER FLOOR	6,886
SHARED SPACES LOW FLOOR	1,418
SHARE SPACES UPPER FLOOR	1,304
TOTAL PROGRAM	37,750

Square Feet

Line #	SECTION	DESCRIPTION	UNIT	QUANTITY	UNIT COST	SUBTOTAL
1	02 50 00	<u>Site Remediation</u>	Allow	ea.	1	\$ 100,000.00 \$ 100,000.00
2						
3	02 50 10	<u>Hazmat Services</u>	Allow	ea.	1	\$ 100,000.00 \$ 100,000.00
4						
5	03 30 00	<u>Cast in Place Concrete</u>				
6		Concrete Structure:	Material	cy	490	\$ 175.00 \$ 85,750.00
7		Footings	labor	cy	80	\$ 250.00 \$ 20,000.00
8		Piers	labor	cy	165	\$ 300.00 \$ 49,500.00
9		Walls	labor	cy	165	\$ 325.00 \$ 53,625.00
10		Pilasters	labor	cy	20	\$ 400.00 \$ 8,000.00
11		CMU Haunches	labor	cy	60	\$ 100.00 \$ 6,000.00
12		Form Brick Shelf		lf	1000	\$ 6.00 \$ 6,000.00
13		Elevator Pad	M/L	sf	150	\$ 20.00 \$ 3,000.00
14		Set Bolts/Plates		sets	80	\$ 100.00 \$ 8,000.00
15		Expansion Joint		lf	1800	\$ 5.00 \$ 9,000.00
16		Slabs on Grade	5"	sf	13639	\$ 9.00 \$ 122,751.00
17			8"		10000	\$ 12.00 \$ 120,000.00
18		Slabs on Deck		sf	14391	\$ 9.00 \$ 129,519.00
19		Stairs	Pans	lf	240	\$ 14.00 \$ 3,360.00
20			landings	sf	200	\$ 10.00 \$ 2,000.00
21		Pumps		ea.	4	\$ 3,000.00 \$ 12,000.00
22		Reinforcement Steel	Material	Tons	49	\$ 2,000.00 \$ 98,000.00
23			Labor	Tons	49	\$ 1,500.00 \$ 73,500.00
24						
25	04 20 00	<u>Unit Masonry</u>				
26		CMU Walls				
27		8" Load Bearing		sf	14414	\$ 30.00 \$ 432,420.00
28		12" - Load Bearing		sf	2400	\$ 40.00 \$ 96,000.00
29		Brick	Ext. Veneer	sf	9456	\$ 25.00 \$ 236,400.00
30			Thru Wall Flashing	lf	1000	\$ 10.00 \$ 10,000.00
31		Pre Cast Band		lf	1000	\$ 40.00 \$ 40,000.00
32						
33	05 12 00	<u>Steel Items</u>	Bldg. Area	Structure	sf	37750 \$ 55.00 \$ 2,076,250.00
34				Roof	sf	23369 \$ 35.00 \$ 817,915.00
35						
36	05 40 00	<u>Cold Form Framing</u>		sf	26200	\$ 20.00 \$ 524,000.00
37						
38	05 50 00	<u>Misc.</u>				
39		Lintels	Ext	Galv.	lf	250 \$ 115.00 \$ 28,750.00
40			Int.	Ptg.	lf	200 \$ 55.00 \$ 11,000.00
41		Roof Ladder		ea.	1	\$ 2,000.00 \$ 2,000.00
42		Sump Pit/cover		set	1	\$ 750.00 \$ 750.00
43		Elevator Pit Ladder		ea.	1	\$ 750.00 \$ 750.00
44		Elevator Sill Angles		ea.	2	\$ 800.00 \$ 1,600.00
45		Handrails	allow	lf	125	\$ 125.00 \$ 15,625.00
46		<u>Steel Stairs</u>	Standard	flight	4	\$ 20,000.00 \$ 80,000.00
47			Fire Tower	Flight	2	\$ 25,000.00 \$ 50,000.00
48						
49	06 10 04	<u>Rough Carpentry</u>				
50		Roof/Steel Blocking	2x6	lf	2000	\$ 8.00 \$ 16,000.00

LEE PUBLIC SAFETY COMPLEX
LEE, MA

J. R. RUSSO, LLC
CONSTRUCTION ESTIMATOR/PROJECT MANAGER

51		Window Blocking	2x6		lf	1500	\$	8.00	\$	12,000.00
52		Misc. Blocking			sf	37750	\$	2.00	\$	75,500.00
53										
54	06 20 23	Finish Carpentry								
55		Allow			sf	37750	\$	2.00	\$	75,500.00
56		Exterior Siding			sf	26200	\$	14.00	\$	366,800.00
57										
58	06 44 00	Millwork								
59		Uppers Cabinets			lf	145	\$	175.00	\$	25,375.00
60		Lower Base with Countertops			lf	282	\$	300.00	\$	84,600.00
61		Counter Tops			lf	324	\$	125.00	\$	40,500.00
62		Coat/Shelf Units			lf	60	\$	30.00	\$	1,800.00
63		Benches			lf	20	\$	75.00	\$	1,500.00
64		Bathroom Countertop			lf	16	\$	200.00	\$	3,200.00
65		Stainless Steel Counter at Gun Cleaning			lf	24	\$	300.00	\$	7,200.00
66										
67	07 17 16	Bentonite Waterproofing							\$	-
68		Elevator			sf	300	\$	7.00	\$	2,100.00
69										
70	07 21 00	Building Ins.								
71		Foundation			sf	4000	\$	5.00	\$	20,000.00
72		Sound Insulation			sf	25000	\$	8.00	\$	200,000.00
73		Air Barrier			sf	23000	\$	10.00	\$	230,000.00
74		Ceiling			sf	23369	\$	11.00	\$	257,059.00
75										
76	07 21 05	Spray Cellulose Insulation								
77		R-13 Closed Cell Wall Spray			sf	23000	\$	13.00	\$	299,000.00
78										
79	07 24 13	Foundation Coatings			sf	0	\$	6.00	\$	-
80										
81	07 31 00	Asphalt Roof Systems			sf	25000	\$	10.00	\$	250,000.00
82		Accessories			sf	25000	\$	2.00	\$	50,000.00
83										
84	07 53 23	EDPM Roof System			sf	3000	\$	50.00	\$	150,000.00
85		Edge Flashing			lf	1265	\$	35.00	\$	44,275.00
86										
87	07 72 00	Roof Spec.								
88		Hatch			ea.	1	\$	2,500.00	\$	2,500.00
89		RTU Flashings			ea.	8	\$	2,000.00	\$	16,000.00
90		Leaders			lf	506	\$	35.00	\$	17,710.00
91		Gutters			lf	1100	\$	35.00	\$	38,500.00
92		Roof Guard Railings			lf	0	\$	-	\$	-
93										
94	07 84 00	Firestop Systems			sf	37750	\$	1.00	\$	37,750.00
95		Fire Resistant Joint Systems			sf	37750	\$	1.00	\$	37,750.00
96										
97	07 92 00	Caulking	Misc.	Int.	sf	37750	\$	1.00	\$	37,750.00
98				Ext.	sf	37750	\$	2.00	\$	75,500.00
99	08 11 13	H/M Drs/Fr.								
100		Hollow Metal Dr Frames -Sg		Int	ea.	95	\$	200.00	\$	19,000.00
101		Hollow Metal Dr Frames-DB.		Int	ea.	4	\$	275.00	\$	1,100.00
102		Fire Rated Frames - Stairs		Int.	ea.	10	\$	300.00	\$	3,000.00
103		Fire Rated Drs - Stairs		Int	ea.	10	\$	500.00	\$	5,000.00
104		Fiberglass Doors	Insulated		ea.	11	\$	1,200.00	\$	13,200.00
105		Hollow Metal Doors		Int.	ea.	50	\$	250.00	\$	12,500.00
106		Special Frames- Coiling Door		Int	ea.	1	\$	3,000.00	\$	3,000.00
107		Sound Doors		Int	ea.	0	\$	1,500.00	\$	-
108		HMF Sidelights		Int	sf	245	\$	20.00	\$	4,900.00
109		Fire Tower Hatches			ea.	2	\$	750.00	\$	1,500.00
110										
111	08 14 00	Wood Doors			ea.	55	\$	500.00	\$	27,500.00
112										
113	08 31 13	Access Doors		allow	ea.	8	\$	75.00	\$	600.00
114										
115	08 33 13	Coiling Door	4'6"x4'0"		ea.	1	\$	2,000.00	\$	2,000.00
116										
117	08 36 13	Overhead Sectional Doors			ea.	5	\$	6,000.00	\$	30,000.00
118		Folding Doors			ea.	5	\$	7,000.00	\$	35,000.00
119										
120	08 41 13	Alum. Storefront								
121		Aluminum Entrances	Ext	pair	ea.	0	\$	5,500.00	\$	-
122		Aluminum Entrances	Ext	single	ea.	3	\$	3,000.00	\$	9,000.00

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LEE PUBLIC SAFETY COMPLEX
LEE, MA

J. R. RUSSO, LLC
CONSTRUCTION ESTIMATOR/PROJECT MANAGER

123	Interior Doors	Int.	single	ea.	2	\$	2,000.00	\$	4,000.00
124	Store Front System		ext.	sf	368	\$	90.00	\$	33,120.00
125			int.	sf	200	\$	70.00	\$	14,000.00
126									
127	08 42 29	<u>Auto Door Systems</u>		set	4	\$	4,000.00	\$	16,000.00
128									
129	08 52 00	Windows		sf	1100	\$	120.00	\$	132,000.00
130									
131	08 71 00	<u>Fin Hdwre</u>							
132		H/M	interior	ea.	105	\$	600.00	\$	63,000.00
133		Aluminum	exterior	ea.	5	\$	1,300.00	\$	6,500.00
134		Specials		ea.	5	\$	600.00	\$	3,000.00
135									
136	08 80 00	<u>Glazing</u>							
137		Misc. Glazing at 50% Doors		ea.	55	\$	100.00	\$	5,500.00
138		H/M Fames		sf	245	\$	30.00	\$	7,350.00
139									
140	08 83 00	<u>Mirrors</u>	Bathrooms Sinks	ea.	15	\$	200.00	\$	3,000.00
141									
142	08 91 19	<u>Louvers/Vents</u>	allow	ea.	8	\$	500.00	\$	4,000.00
143									
144	09 21 00	<u>Drywall</u>							
145		Int. 6"Non Bearing Stud, 1 layer each side 5/8		sf	24900	\$	12.00	\$	298,800.00
146		Exterior Wall Gypsum Board, 1 Layer		sf	23000	\$	5.00	\$	115,000.00
147		gwb on furring		sf	8400	\$	5.00	\$	42,000.00
148		Typical Soffits		lf	1000	\$	35.00	\$	35,000.00
149		Suspended GWB Ceiling Systems		sf	500	\$	14.00	\$	7,000.00
150									
151	09 30 00	<u>Ceramic Tile</u>							
152		Floors		sf	2232	\$	14.00	\$	31,248.00
153		Wall		sf	2712	\$	14.00	\$	37,968.00
154									
155	09 30 10	Quartz		sf	986	\$	15.00	\$	14,790.00
156									
157	09 40 00	<u>Industrial Floor Systems</u>							
158		Epoxy		sf	13090	\$	18.00	\$	235,620.00
159									
160	09 51 13	<u>Acoustical Ceilings</u>							
161		Standard 2/4		sf	27750	\$	7.00	\$	194,250.00
162									
163	09 65 10	<u>Resilient Tile</u>	SVT or Carpet Tiles	sf	21282	\$	10.00	\$	212,820.00
164		Sports Floor		sf	0	\$	12.00	\$	-
165		Stairs	Landings	sf	250	\$	16.00	\$	4,000.00
166			Threads	lf	240	\$	16.00	\$	3,840.00
167		Res Base	Base	lf	5000	\$	3.50	\$	17,500.00
168								\$	-
169	09 72 00	<u>Wall Coverings</u>		Allow	1	\$	8,000.00	\$	8,000.00
170									
171	09 91 00	<u>Int Paint</u>							
172		Paint: Interior Walls		sf	73000	\$	2.00	\$	146,000.00
173		H/M-Frames		ea.	105	\$	85.00	\$	8,925.00
174		H/M Doors-Wd Doors		ea.	105	\$	125.00	\$	13,125.00
175		Gypsum Ceilings		sf	1500	\$	2.00	\$	3,000.00
176		Stairs		Flights	6	\$	6,000.00	\$	36,000.00
177		Exposed Structure Above		sf	10000	\$	3.00	\$	30,000.00
178								\$	-
179	10 11 00	<u>Visual Display Surfaces</u>	FFE	0		\$	6,000.00	\$	-
180									
181	10 12 00	<u>Bulletin Bd/Display Cases</u>		allow	3	\$	3,500.00	\$	10,500.00
182									
183	10 14 00	<u>Interior Signage</u>		allow	105	\$	35.00	\$	3,675.00

LEE PUBLIC SAFETY COMPLEX
LEE, MA

J. R. RUSSO, LLC
CONSTRUCTION ESTIMATOR/PROJECT MANAGER

184		<u>Building Plaque</u>		allow	1	\$	1,500.00	\$	1,500.00
185		<u>Exterior Signage</u>		letters	42	\$	400.00	\$	16,800.00
186									
187	10 21 13	<u>Toilet Compartments</u>							
188		H/C		ea.	13	\$	1,800.00	\$	23,400.00
189		NON H/C		ea.	5	\$	1,400.00	\$	7,000.00
190		Urinal		ea.	2	\$	400.00	\$	800.00
191									
192	10 26 00	<u>Wall Protection</u>	Corridors	sf	2250	\$	20.00	\$	45,000.00
193									
194	10 28 00	<u>Toilet Accessories</u>	HC	Toilets	13	\$	1,400.00	\$	18,200.00
195			Non HC	Toilets	5	\$	1,000.00	\$	5,000.00
196									
197	10 44 16	<u>Fire Protection Specialties</u>	Fire Ext.	set	8	\$	300.00	\$	2,400.00
198									
199	10 51 00	<u>Personal Property Lockers</u>							
200		PD Staff Lockers	3' wide	ea.	26	\$	1,800.00	\$	46,800.00
201		Prisoner	1' wide	ea.	2	\$	400.00	\$	800.00
202		Duty Bag Storage Type		ea.	16	\$	600.00	\$	9,600.00
203									
204	10 82 00	<u>Mats</u>	Entry	sf	160	\$	25.00	\$	4,000.00
205									
206	11 09 00	<u>Fire Department Equipment</u>							
207		Wire Mesh Partitions		lf	0	\$	70.00	\$	-
208			Gates	ea.	0	\$	500.00	\$	-
209		Plymovent System		space	10	\$	8,000.00	\$	80,000.00
210		Washer/Dryer	Industrial	ea.	2	\$	4,000.00	\$	8,000.00
211		Equipment Lockers		ea.	61	\$	500.00	\$	30,500.00
212		Staff Lockers		ea.	40	\$	400.00	\$	16,000.00
213									
214	11 19 16	<u>PD Specialty Storage</u>						\$	-
215		Record Storage		sf	162	\$	250.00	\$	40,500.00
216		Evidence Storage		sf	126	\$	150.00	\$	18,900.00
217		High Density Files	Allow	ls	1	\$	75,000.00	\$	75,000.00
218									
219									
220	11 31 00	<u>Appliances</u>	Gas Range	ea.	2	\$	3,500.00	\$	7,000.00
221		Micro Wave		ea.	2	\$	350.00	\$	700.00
222		Refer		ea.	2	\$	2,300.00	\$	4,600.00
223		Ice Maker		ea.	1	\$	1,500.00	\$	1,500.00
224		Washer/Dryer		ea.	2	\$	1,800.00	\$	3,600.00
225									
226	11 50 00	<u>Kitchen Hood</u>							
227		Kitchen		allow	2	\$	6,000.00	\$	12,000.00
228		Ansul System		ea.	2	\$	3,000.00	\$	6,000.00
229									
230	11 50 10	<u>PD Canopy Hood</u>							
231		Gun Cleaning Room		allow	1	\$	4,000.00	\$	4,000.00
232									
233	11 53 00	<u>PD Forensic Lab Equipment</u>		Allow	1	\$	25,000.00	\$	25,000.00
234									
235	11 98 00	<u>PD Detention Equipment</u>							
236		Wire Mesh Partitions	Sally Port	lf	115	\$	70.00	\$	8,050.00
237			Gates	ea.	3	\$	500.00	\$	1,500.00
238		Misc. Detention Items		sf	1150	\$	5.00	\$	5,750.00
239		Steel ceiling		sf	1150	\$	40.00	\$	46,000.00
240		Cell bunk		ea.	3	\$	3,000.00	\$	9,000.00
241		Hinged cell doors		ea.	1	\$	9,000.00	\$	9,000.00
242		Plumbing access panels		ea.	3	\$	2,500.00	\$	7,500.00
243		Sliding cell door		ea.	2	\$	10,000.00	\$	20,000.00
244		Security type toilets/sink units		ea.	3	\$	5,000.00	\$	15,000.00

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**LEE PUBLIC SAFETY COMPLEX
LEE, MA**

**J. R. RUSSO, LLC
CONSTRUCTION ESTIMATOR/PROJECT MANAGER**

245	Armory Lockers	Allow	lf	20	\$	400.00	\$	8,000.00
246	Pistol Lockers	Allow	ea.	5	\$	2,000.00	\$	10,000.00
247								
248	12 93 00 Site Furnishings							
249	Flagpoles		ea.	3	\$	4,000.00	\$	12,000.00
250							\$	-
251	13 30 00 Outbuilding		sf	600	\$	35.00	\$	21,000.00
252								
253	13 34 19 Carport Canopy		spaces	20	\$	15,000.00	\$	300,000.00
254								
255	13 47 00 PD Bullet Resistant Protection							
256	GWB		sf	2160	\$	15.00	\$	32,400.00
257	H/M Frames	sg	ea.	7	\$	500.00	\$	3,500.00
258		db.	ea.	0	\$	900.00	\$	-
259	Doors	leaf's	ea.	7	\$	1,500.00	\$	10,500.00
260	Transaction Window 7' Wide	unit	ea.	1	\$	2,300.00	\$	2,300.00
261	Non Bullet Proof	unit	ea.	0	\$	1,500.00	\$	-
262	Transaction Tray		ea.	1	\$	275.00	\$	275.00
263	Special Glazing		sf		\$	60.00	\$	-
264							\$	-
265	14 10 00 Elevator		stops	2	\$	50,000.00	\$	100,000.00
266	Elevator Finishes		sf	65	\$	15.00	\$	975.00
267								
268	21 00 00 Fire Protection		sf	37750	\$	8.00	\$	302,000.00
269	Sprinkler Riser		ea.	1	\$	10,000.00	\$	10,000.00
270								
271	22 00 00 Plumbing Systems		sf	37750	\$	40.00	\$	1,510,000.00
272								
273	23 00 00 HVAC Systems		sf	37750	\$	65.00	\$	2,453,750.00
274	Radiant Floor System		sf	10000	\$	20.00	\$	200,000.00
275								
276	25 00 00 Integrated Automation		sf	37750	\$	10.00	\$	377,500.00
277								
278	26 00 00 Electrical		sf	37750	\$	55.00	\$	2,076,250.00
279								
280	27 00 00 Communications		sf	37750	\$	10.00	\$	377,500.00
281								
282	28 00 00 Security Systems		sf	37750	\$	12.00	\$	453,000.00
283								
284	31 11 00 Site Clearing							
285	Ledge & Rock Removals		allow	1	\$	100,000.00	\$	100,000.00
286								
287	31 20 00 Rough Grading							
288	Building Improvement Footprint		sf	120000	\$	0.75	\$	90,000.00
289								
290	31 23 00 Building Excavation							
291	Linear Footings		cy	593	\$	45.00	\$	26,685.00
292	Piers		cy	165	\$	50.00	\$	8,250.00
293	CMU Haunches		cy	60	\$	30.00	\$	1,800.00
294	MEP		allow	1	\$	30,000.00	\$	30,000.00
295								
296	31 23 10 Building Backfill							
297	Walls		cy	445	\$	45.00	\$	20,025.00
298	Piers		ea.	80	\$	50.00	\$	4,000.00
299	Slab Prep		sf	23369	\$	2.00	\$	46,738.00
300	Add 50% Structural Fill		cy	223	\$	45.00	\$	10,035.00
301								
302	31 25 00 Erosion Controls							
303	Anti Track Pad		ea.	2	\$	4,000.00	\$	8,000.00
304	Silt Fence		lf	1100	\$	7.00	\$	7,700.00
305	Storm System Maintenance		ls	1	\$	4,000.00	\$	4,000.00

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**LEE PUBLIC SAFETY COMPLEX
LEE, MA**

**J. R. RUSSO, LLC
CONSTRUCTION ESTIMATOR/PROJECT MANAGER**

306							
307	31 11 00	Site Concrete					
308		Sidewalks	sf	5450	\$	12.00	\$ 65,400.00
309		Concrete Apron	sf	4500	\$	15.00	\$ 67,500.00
310		Transformer Pad	ea.	1	\$	4,000.00	\$ 4,000.00
311		Pole Bases	ea.	10	\$	1,000.00	\$ 10,000.00
312		Plaza Brick	sf	1800	\$	20.00	\$ 36,000.00
313							
314	32 16 00	Concrete Mono Curbing	lf	490	\$	50.00	\$ 24,500.00
315							
316	32 16 19	Granite Curbing	lf	450	\$	70.00	\$ 31,500.00
317							
318	32 17 00	Bituminous Pavement					
319		Pavement	sy	6660	\$	40.00	\$ 266,400.00
320		Bituminous Curbing	lf	1075	\$	9.00	\$ 9,675.00
321		Markings	ea.	75	\$	75.00	\$ 5,625.00
322		Regular	ea.	5	\$	125.00	\$ 625.00
323		H/C	ea.	6	\$	100.00	\$ 600.00
324		Arrows	lf	75	\$	29.00	\$ 2,175.00
325		Crosswalk	lf	20	\$	20.00	\$ 400.00
326		Stop Line	ea.	5	\$	299.00	\$ 1,495.00
327		Signage	ea.	2	\$	175.00	\$ 350.00
328		H/C	ea.	6	\$	175.00	\$ 1,050.00
329		Stop					
330	32 31 00	Fences and Gates					
331		Security	lf	20	\$	250.00	\$ 5,000.00
332		Special Gates	ea.	2	\$	35,000.00	\$ 70,000.00
333							\$ -
334	32 92 00	Turf & Grasses	sf	100000	\$	0.30	\$ 30,000.00
335							
336	32 93 00	Plants					
337		Misc. Trees	ea.	10	\$	1,500.00	\$ 15,000.00
338		Ground Cover	allow	1	\$	15,000.00	\$ 15,000.00
339							
340	33 10 00	Water Utilities					
341		Piping	lf	120	\$	150.00	\$ 18,000.00
342		Road Tap	ea.	1	\$	6,500.00	\$ 6,500.00
343		Patch Bituminous	ls	1	\$	4,500.00	\$ 4,500.00
344							
345	33 30 00	Sanitary Sewerage					
346		Piping	lf	120	\$	150.00	\$ 18,000.00
347		Road Tap	ea.	1	\$	6,500.00	\$ 6,500.00
348		Patch Bituminous	ls	1	\$	4,500.00	\$ 4,500.00
349							
350	33 30 00	Storm Water Utilities					
351		Storm System					
352		Piping	lf	1200	\$	100.00	\$ 120,000.00
353		Structures	ea.	12	\$	4,500.00	\$ 54,000.00
354		Road Tap	ea.	1	\$	6,500.00	\$ 6,500.00
355		Patch Bituminous	ls	1	\$	4,500.00	\$ 4,500.00
356		Oil Separator System					
357		Oil Separator Tank	ea.	1	\$	5,000.00	\$ 5,000.00
358		Piping to Storm Line	lf	120	\$	100.00	\$ 12,000.00
359		Road Tap	ea.	1	\$	6,500.00	\$ 6,500.00
360		Patch Bituminous	ls	1	\$	4,500.00	\$ 4,500.00
361							
362	33 50 00	Gas Utilities	lf	120	\$	45.00	\$ 5,400.00
363							
364	33 70 00	Electrical Utilities					
365		Site Electrical Light Poles	ea.	10	\$	3,000.00	\$ 30,000.00
366		Conduits to Pad	lf	250	\$	30.00	\$ 7,500.00

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367	CATV/Phone/Fiber	3 each	lf	375	\$	30.00	\$	11,250.00
368	Excavation		lf	375	\$	40.00	\$	15,000.00
369	Concrete Cover		sf	500	\$	15.00	\$	<u>7,500.00</u>
370	SUBTOTAL CONSTRUCTION COSTS						\$	20,141,693.00
371								
372	GENERAL CONDITIONS @ 5%						\$	1,007,084.65
373	OVERHEAD & PROFIT@ 7%						\$	1,409,918.51
374	BOND COSTS @ 2%						\$	402,833.86
375	PERMIT FEE	Waived						\$ -
376	CONTINGENCY @ 10%						\$	<u>2,014,169.30</u>
377	TOTAL CONSTRUCTION PROGRAM COSTS						\$	24,975,699.32
378								
379	SQUARE FOOT COSTS						\$	740.02
380	JRR LLC	10/11/2023						
381		10/16/2023						

Serving the Public Safety Community

J H
JACUNSKI HUMES

ARCHITECTS, LLC

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