

Town of Lee

PUBLIC SAFETY & PUBLIC WORKS OPPORTUNITIES

Introductions

Lee Select Board – Bob Jones, Sean Regnier, Gordon Bailey

Town Administrator – Chris Brittain

Police Chief – Craig DeSantis

Fire Chief – Ryan Brown

DPW Superintendent – Lenny Tisdale/ Zach Sorrentino

Consultant & Architect – Brian Humes

Building Commissioner – Matt Kollmer

Agenda

Existing Facilities

Feasibility Study

Location Study

Proposal

Approval Process

Funding



Fire/EMS



Fire Department Headquarters
AKA - Ambulance Garage
177 Main Street



Fire/EMS

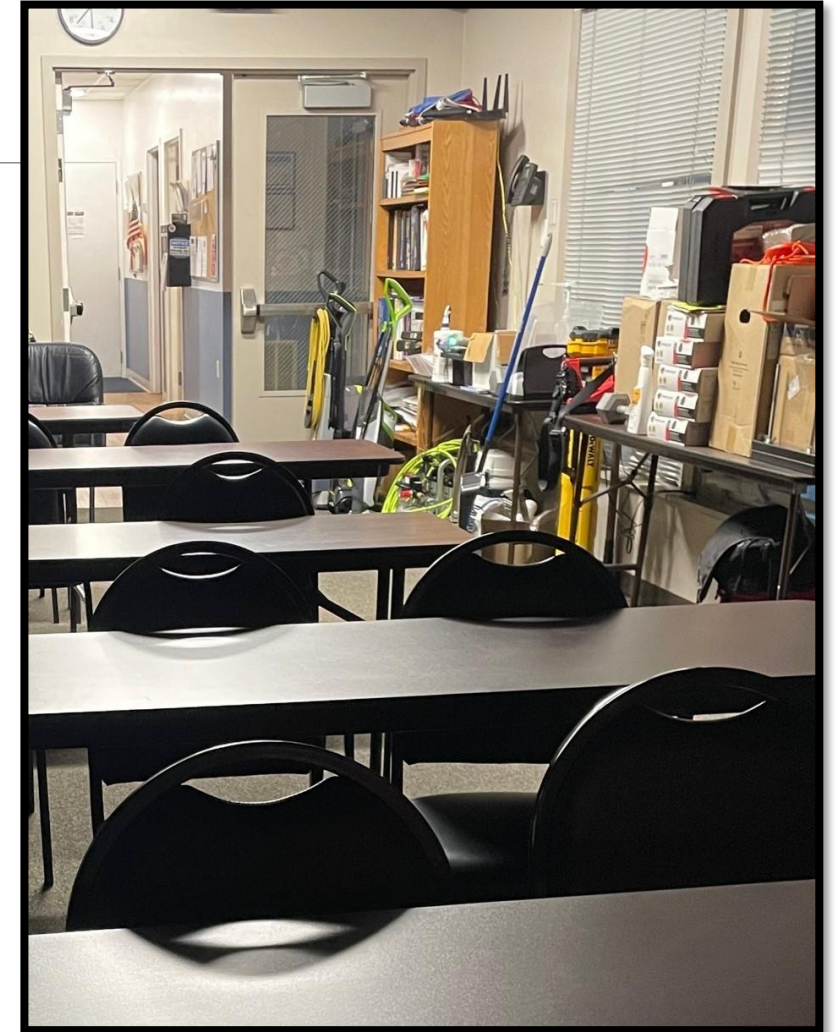
EMS Building – structurally unsound

- Out of room for current storage needs
 - Secure medical records storage
 - Increasing medical supply storage



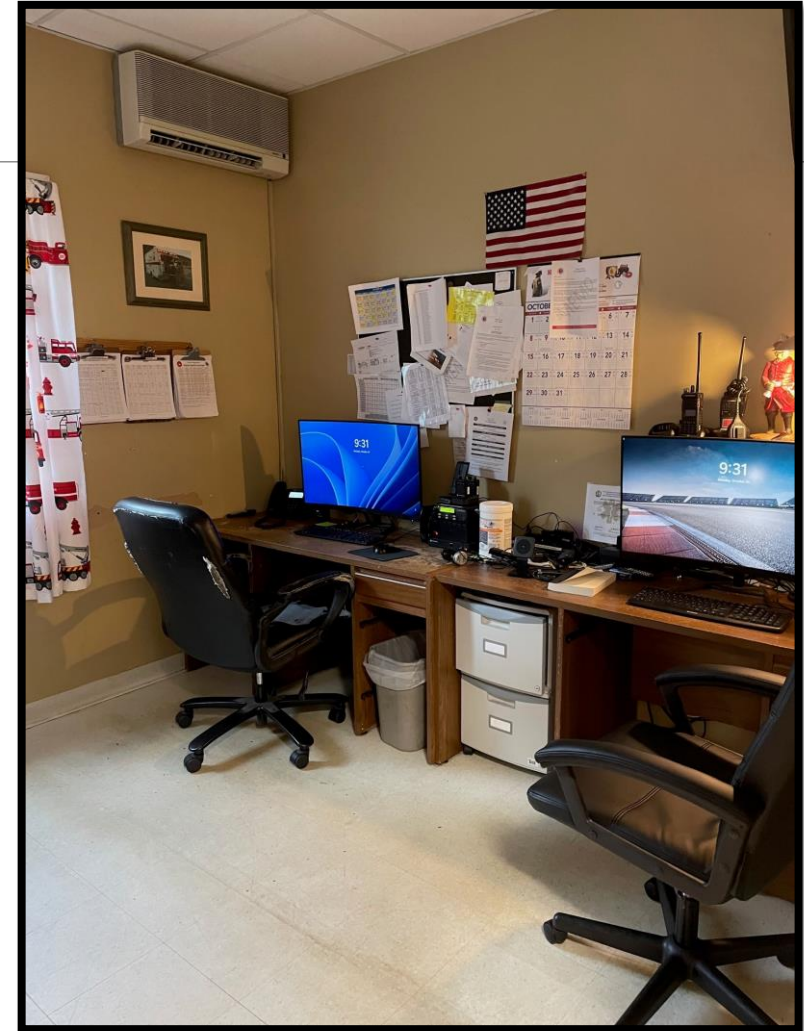
Fire/EMS

- Undersized educational areas
 - Current classroom comfortably seats 30
 - Classroom is shared by Fire/EMS/Police and other municipal needs
 - Classroom is used for overflow storage
- Inefficient administrative workflow
 - Insufficient office facilities for management



Fire/EMS

- Inadequate meal prep and break areas
 - 24-hour duty crews eats and rests at computer stations
- Lack of appropriate locker and laundry facilities
 - No separation of living areas from decontamination areas





Fire/EMS



Central Fire Station
179 Main Street

Fire/EMS

Central Fire Station

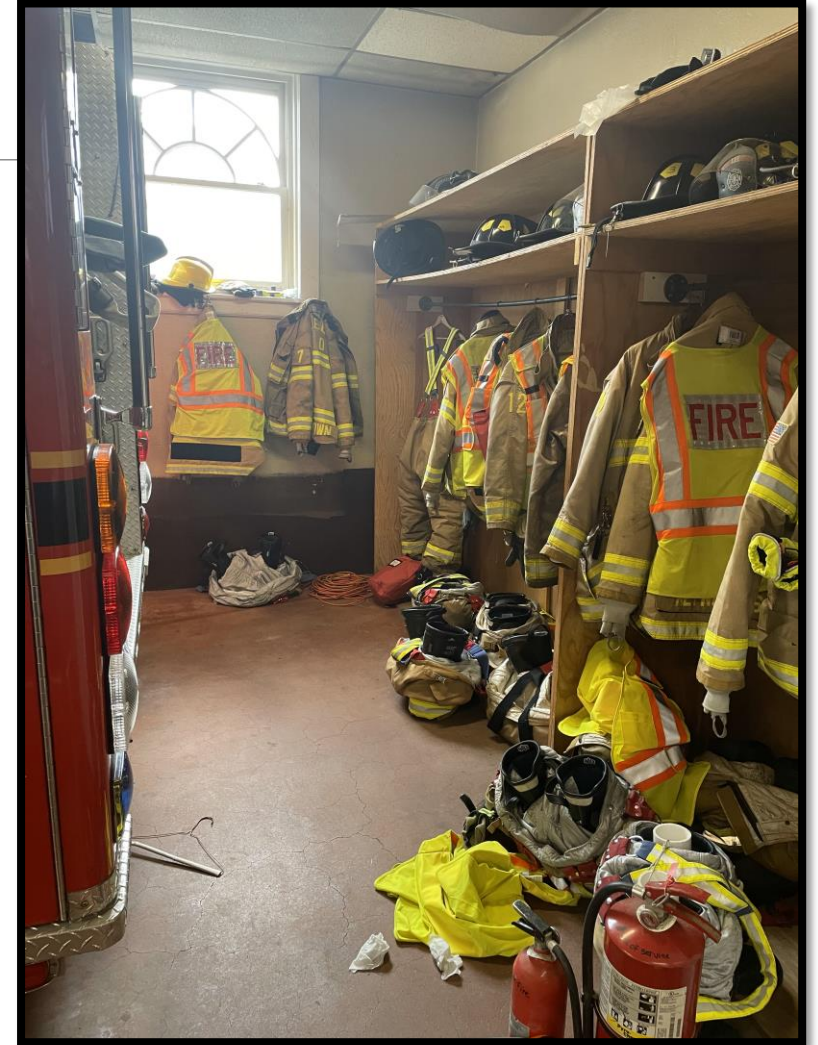
- Low clearance for apparatus
 - Current apparatus is built to fit building not to fit community needs
 - Both vehicle height and length are controlled by available space
 - Apparatus door size, 120 inches wide X 108 inches tall
 - Apparatus checks and hose loading must be conducted outside



Fire/EMS

Central Fire Station

- Unsafe crew conditions
 - Inadequate firefighting gear storage
 - Unsafe apparatus floor traffic areas
 - Lack of protection from diesel contaminants/carcinogens
 - The building is not protected by a fire alarm system



Fire/EMS

Central Fire Station

- Lack of appropriate decontamination areas
- All contaminated equipment must be cleaned outside
- All contaminated firefighting gear is brought to ambulance garage for cleaning
- Current building is not ADA/AAB compliant



Police Department History

- There has never been a Town of Lee Police facility outside the Town Hall
- In 1992 Town Hall was renovated and upfitted to accommodate space for Police Department operations and those space(s) have not received major renovations since then
- 32 years later, the Police Department remains in town hall, with work-space mixed in with non-departmental municipal employees and is spread out over 2 floors with multiple different operational areas throughout the building
- **Since 1992, Full-time staffing has increased by approximately 35% with and police services have increased in complexity and volume without additional space accommodations**
- During this time, Officers have rallied several times to complete our own minor essential work- station updates to accommodate desperate needs with homeowner grade materials

Why the need for a new police station?

Space creation to address inadequate staff workspace and to create appropriate public service areas.

Remediation for unsecure cruiser parking, as well as severely undersized equipment and evidence storage.

Reduction of significant current operational liability, to include noncompliant holding cells

Space creation and updates to bring Department in line with modern police I.T. needs, operational codes, standards, policies, procedures, and best practices.

Address health, safety and security concerns for Department members, persons in custody as well as town hall staff members and community members alike

Overall creation of public safety building that meets the needs of our community

Current staffing numbers

13 Full-time Police Officers

3 Reserve Officers

1 Civilian Full-time Administrative Assistant

**1 Shared Civilian Full-time Mental Health and Substance use
disorder Co-Responder**

Agency Service Data overview(9/1/22 -11/1-23)

9500 Total logged service calls or Officer initiated activities (approx.)

Resulting in 448 criminal and non-criminal follow-up investigations (approx.)

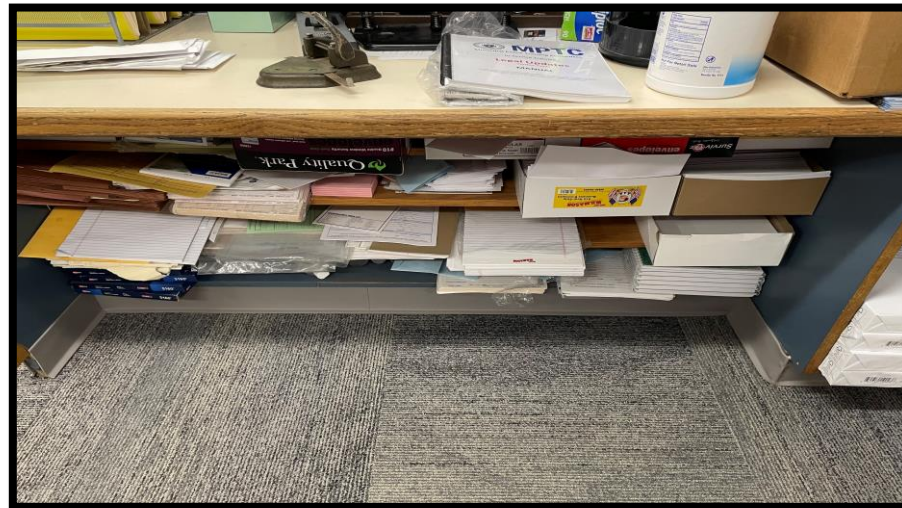
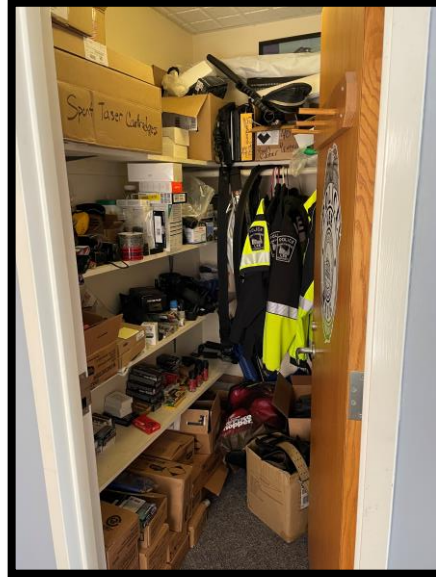
With an Additional 124 criminal investigations resulting in Arrest, Criminal Summons, Indictment or Arrest Warrant (approx.)

With an Additional 202 Motor Vehicle Accident investigations (approx.)

Beyond traffic enforcement, below is an abbreviated overview of recent investigations;

Armed Robbery, Home invasion, Felony Assaults involving weapons, Violent Felony Domestic Assaults, Residential, business and Vehicle break-ins, Felony thefts, MV Theft, Rape, Adult Sexual Assaults, Child Sexual Assaults, Physical Child abuse, Elderly Sexual Assaults, Child pornography, Drug Offences & Serious MV Offenses

Existing Facility
storage area(s)
present severe
organizational
and capacity
limitation





One of three small rooms currently available to serve multiple Agency needs

Severe staff overcrowding, work-space limitations and lack of public service space exist with current operational areas



Second of three small room available for Officers to complete operational work tasks

Severe staff overcrowding, work-space limitations and lack of public service space exist with current operational areas



Third of three rooms currently available to serve multiple administrative Agency needs

Severe staff overcrowding, work-space limitations and lack of public service space exist with current operational areas

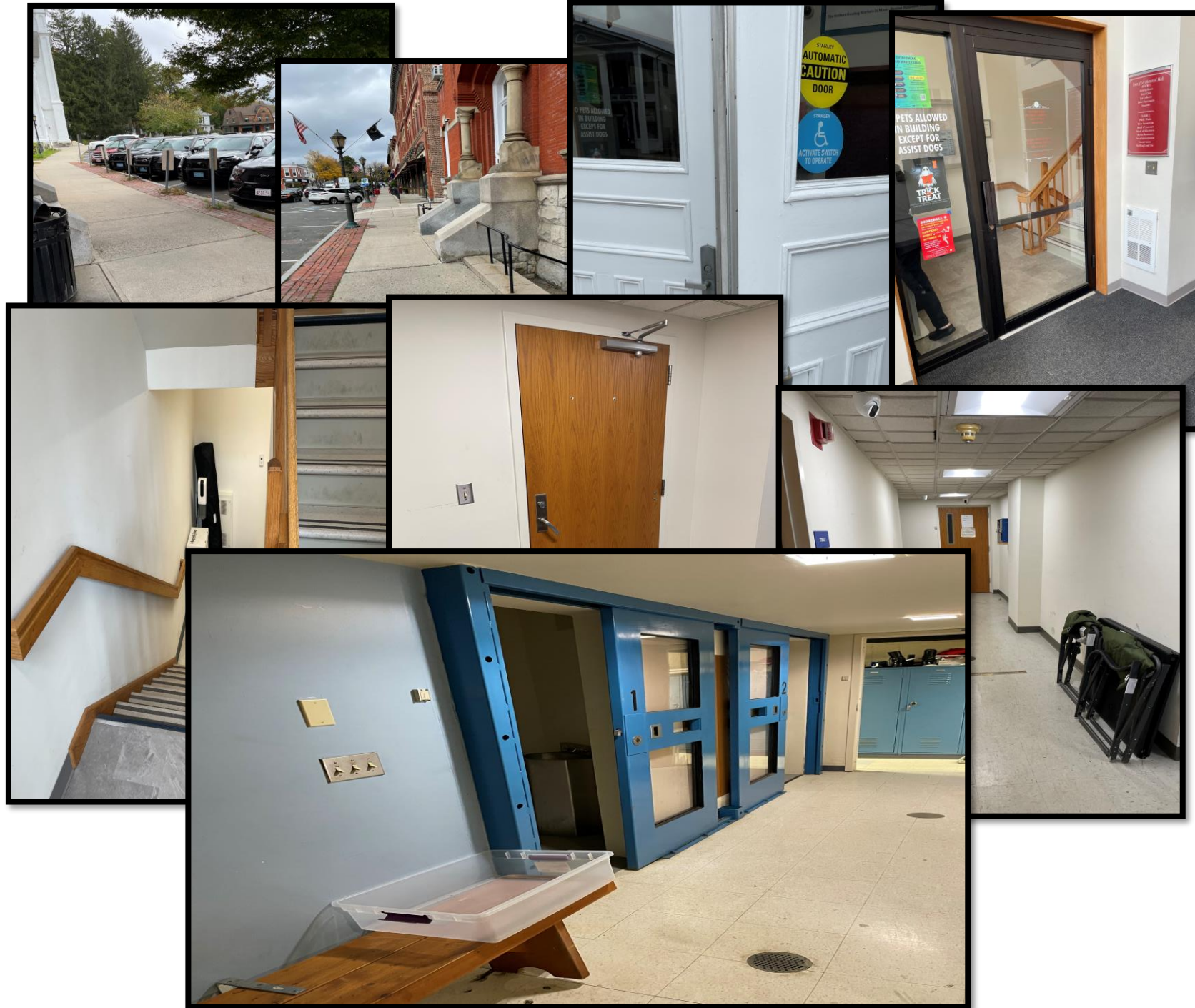
Evidence storage area(s) are lockable but are severely undersized and are housed in area away from police work-space and are mixed in space accessible to all town hall staff



Primary secure evidence storage room is single
5' X 7'

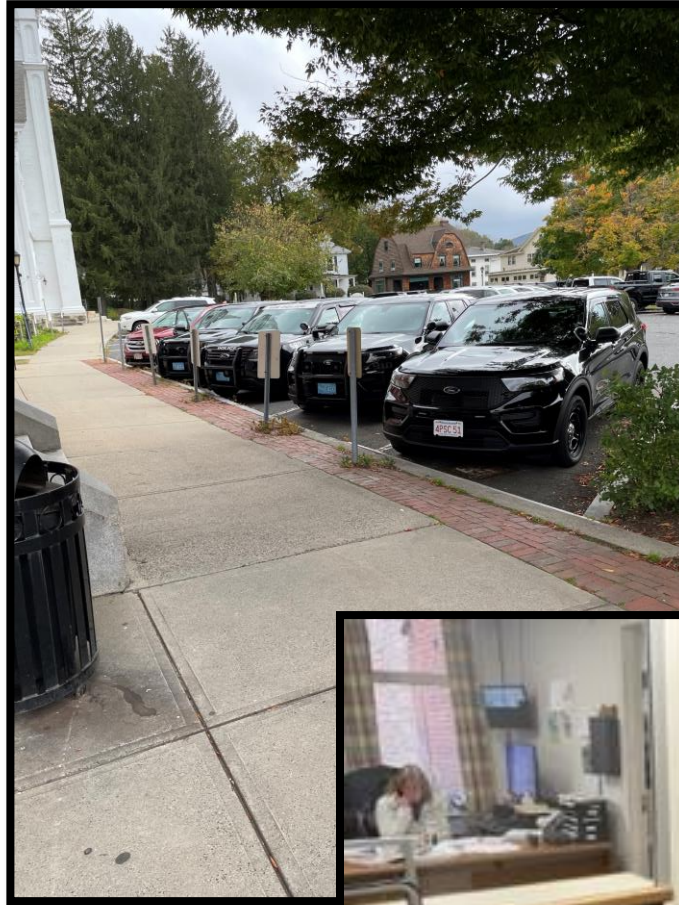


No secure cruiser parking. Officers currently manage unsecure and unsafe prisoner egress to cell / booking that involve stairs, multiple doors as well as the potential to cross paths with town hall employees and citizens during dangerous situations



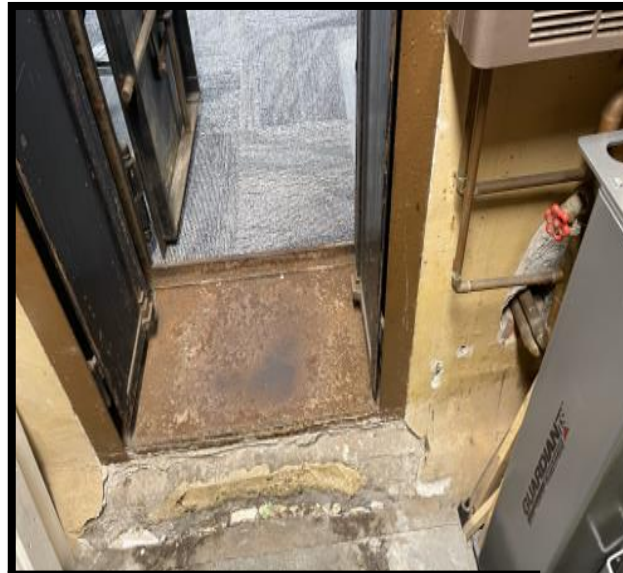
Security and Safety

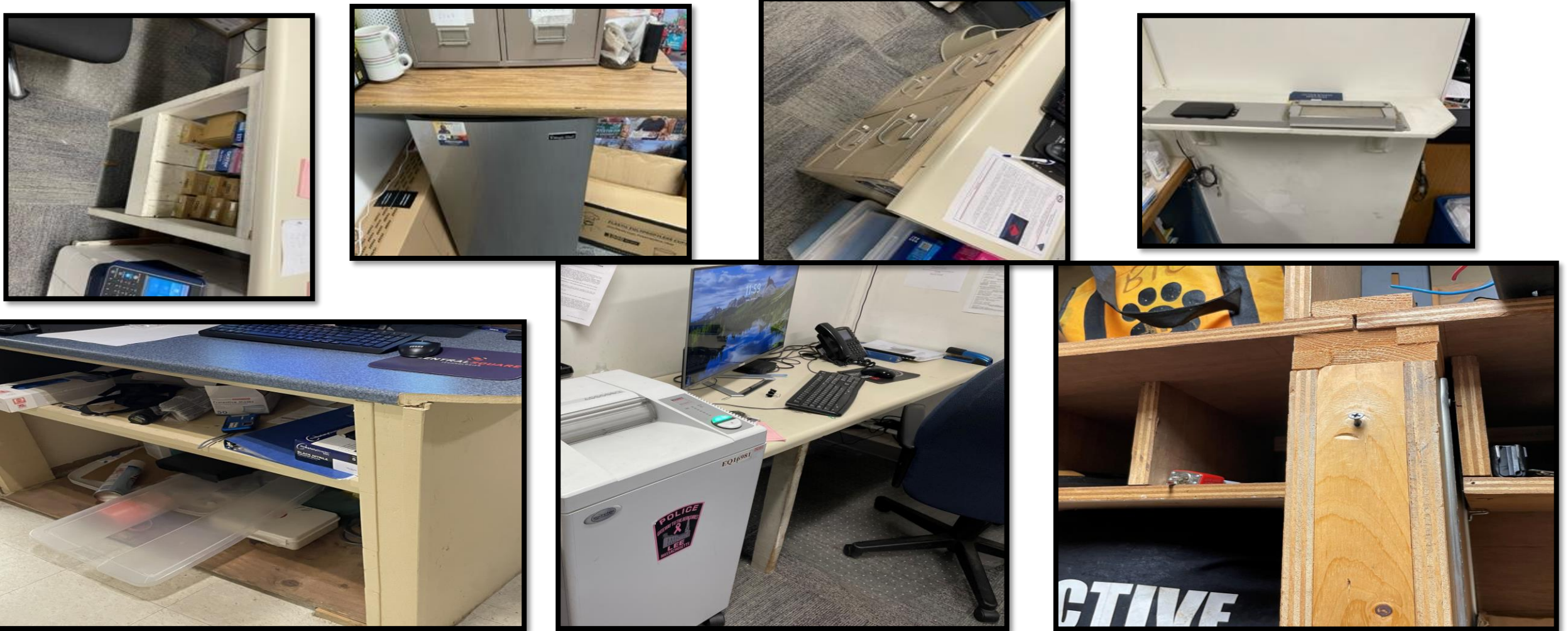
- Significant security concerns with unsecure cruiser parking,
- Operational work areas are limited, antiquated, and spread-out creating staff safety issues, public safety issues and significant operational hurdles
- Police business is mixed through out town hall with non departmental employees and residents sometimes coming upon active police matters.



Health and Welfare

- Some working areas and cells in basement have significant moisture, and mildew issues
- No proper place to clean or store firearms and other sensitive equipment
- Male locker room can not be accessed with-out going through holding cell area, ,
- to include seasonal water coming through floor
- Have had sewer backs up through floor vents





Current conditions with Interim remedies

SOME EXAMPLES INTERIM HOME-MADE ATTEMPTS BY OFFICERS AND CONTRACTORS OVER THE YEARS TO IMPROVE WORKING AREA(S)

- Cell areas passed code at time of construction, but currently present significant challenges and department liability

Cells are on separate floor, away from Officer work areas

require remote audio / video prisoner monitoring

have antiquated fire monitoring systems and no sprinklers

pose single exit, difficult fire evacuation routes

pose challenging EMS access routes

fail annual state inspection(s) for condition(s) and suicide risk(s)



Needs Assessment

FIRE DEPARTMENT

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

The Lee Police Department is currently comprised of approximately 1600 sq ft of space. Conclusions from a professional space needs assessment shows a need for approximately 10,960 sq ft of space for current needs with some future growth potential.

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

DPW

- No material storage
- Buildings in poor condition
- Lack of yard space
- Insecure yard space
- Lack of Storage Space
- Current facility beyond current capacity
- Facility is well beyond life expectancy



Airolidi Building



Plans for Existing Buildings

Airoidi Building – Demolition (Tri Town Health to Lenox/Stockbridge)

EMS Building – Demolition (create new parking/greenspace)

Central Fire Station – Form Reuse Committee (VFW, Food Pantry, Historical?)

DPW Garage – Demolition (Move facility to Route 102 building)

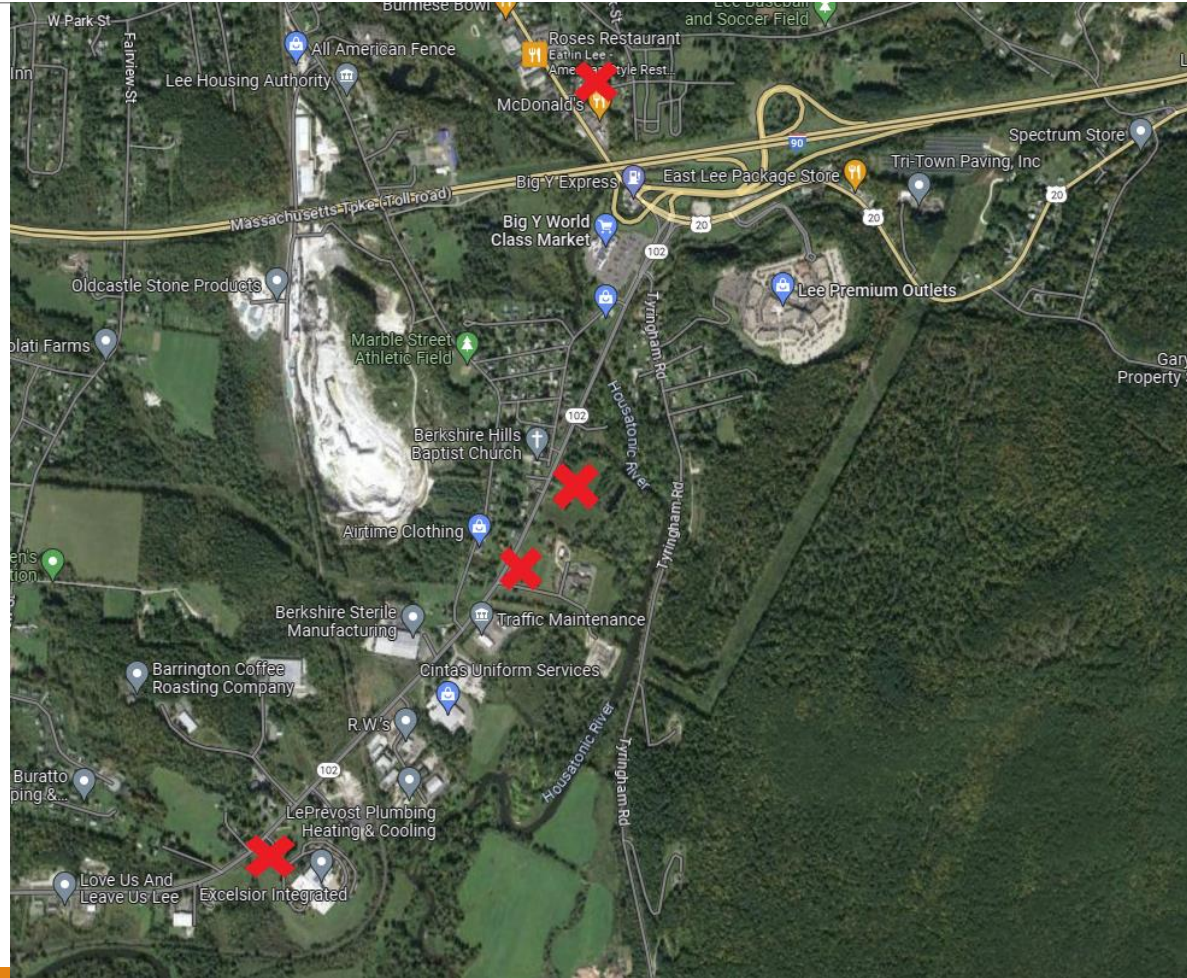
POLICE: Town Hall Space Repurposed

- Vet Agent (currently at Airoidi)
- Additional Meeting Room
- Separate Land Use office (Currently combined with Building Dept)
- Records Storage

Highlights of Feasibility Study and Space Needs Assessment

- Unsafe conditions
- Deteriorating structures/Deferred Maintenance
- Currently lack necessary space for existing police / fire / EMS services / DPW
- NO room for future expansion

Locations Considered (Not Chosen)



Location Chosen



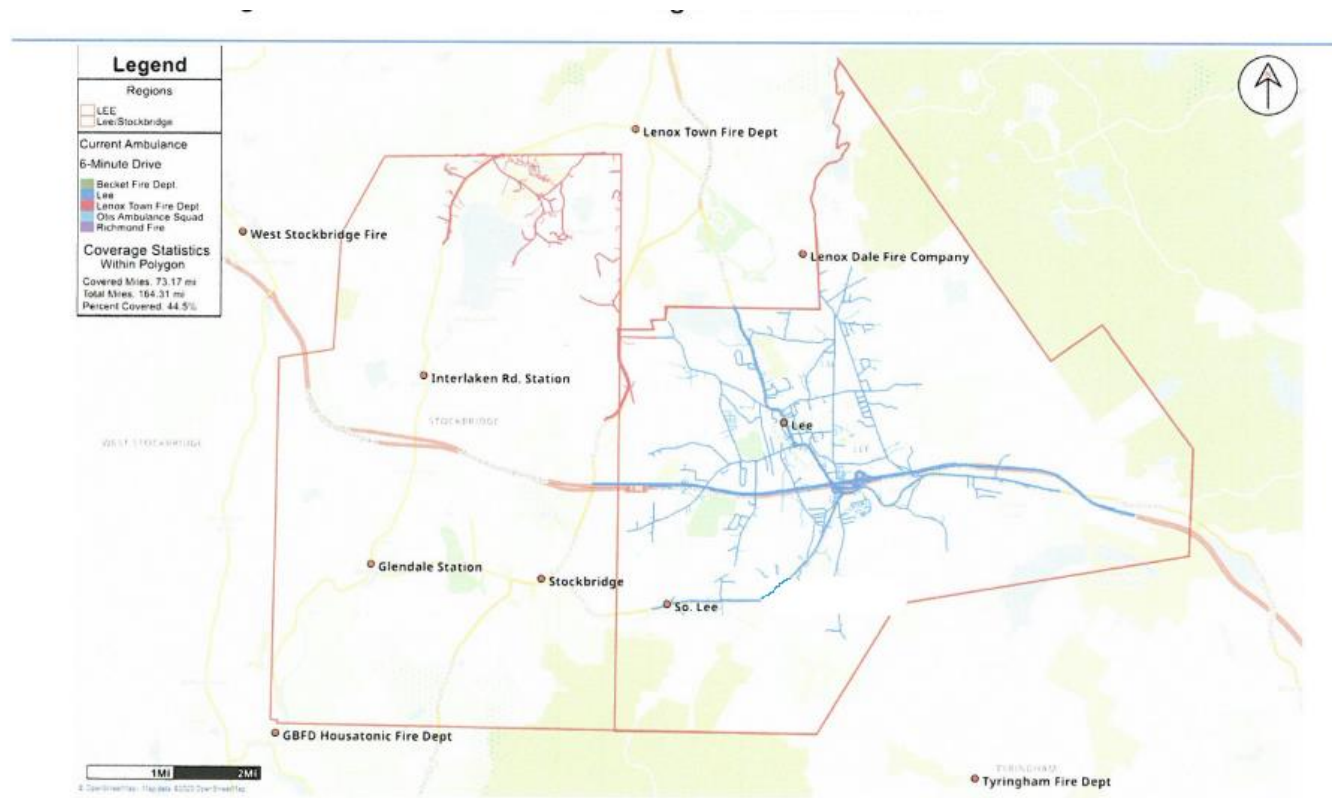
Why Here?

Response Times

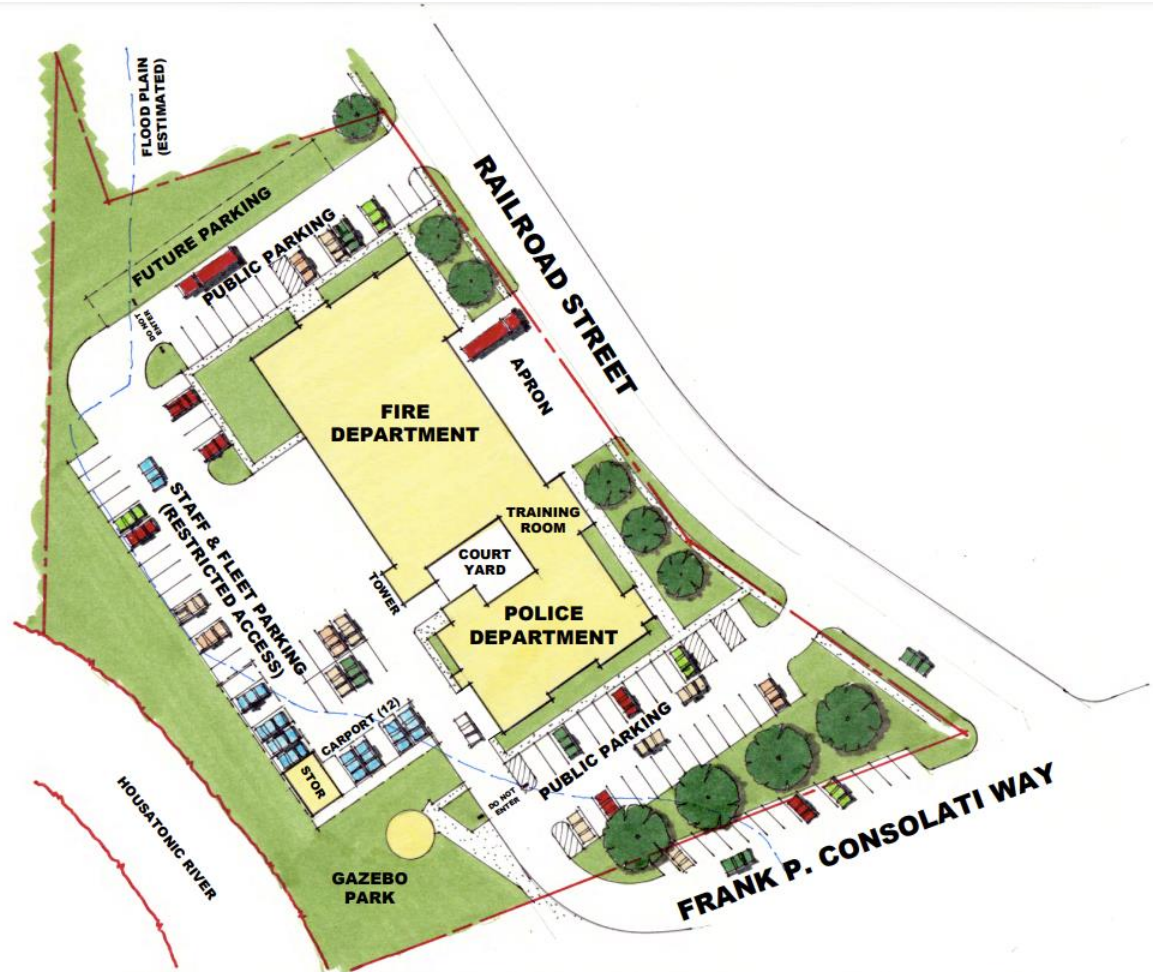
Revitalization of west side of downtown



Response Times



Site Plans – Between Post Office and Dresser Hull











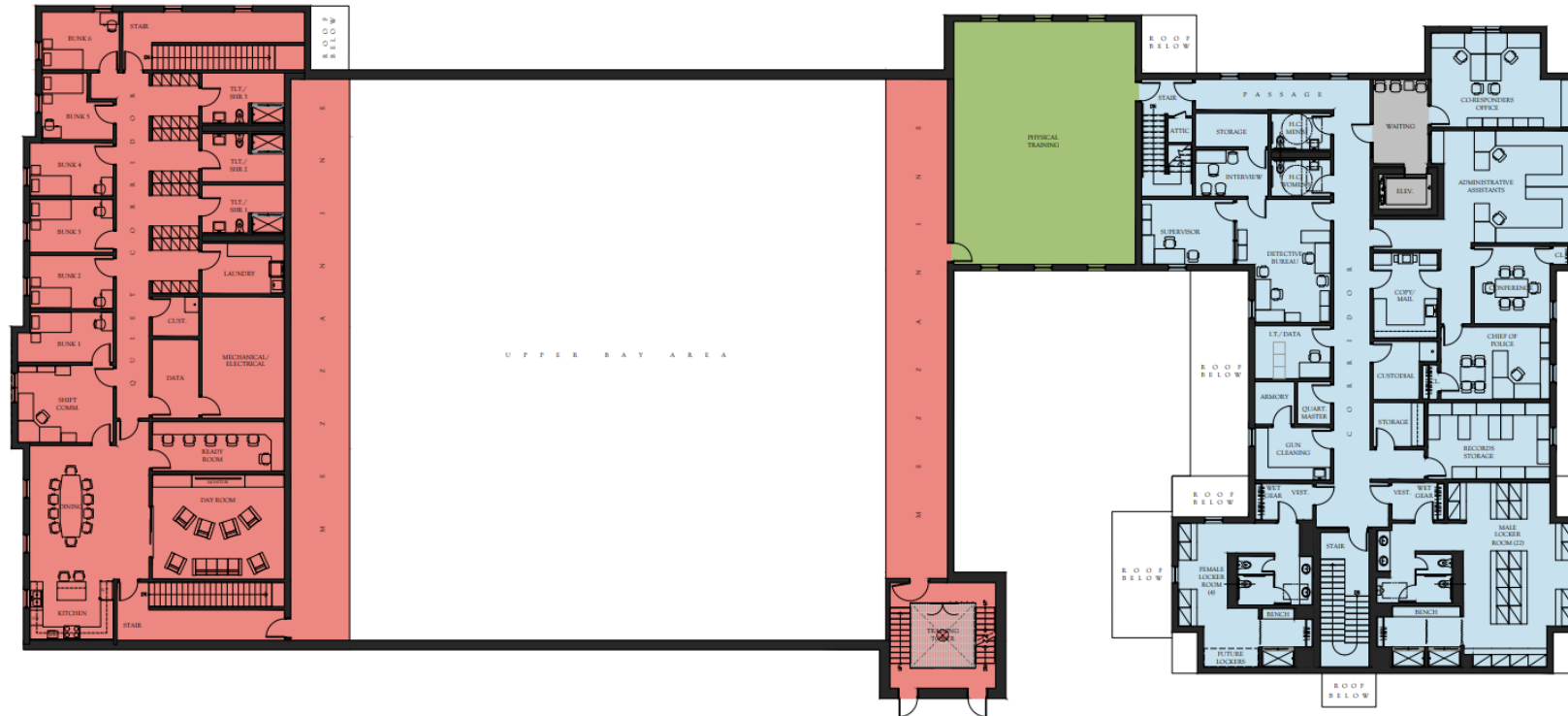
First Floor

POLICE	12,871 SF	AREAS OF PUBLIC ACCESS	
FIRE	21,195 SF	POLICE OUTBUILDING	600 SF
BUILDING SAFETY OFFICES	841 SF		
SHARED FACILITIES	2,754 SF		
TOTAL CONSTRUCTION	37,661 SF		



Second Floor

POLICE	12, 871 SF	AREAS OF PUBLIC ACCESS	
FIRE	21,195 SF	POLICE OUTBUILDING	600 SF
BUILDING SAFETY OFFICES	841 SF		
SHARED FACILITIES	2,754 SF		
TOTAL CONSTRUCTION	37,661 SF		



New Safety Complex

Modern Fire and Police Facility

Community Space (75-100 people)

Riverfront/Gazebo Park area

Public Parking

Building Department Office Space

Room for future expansion

Public Works – New Location Rte. 102



1185 PLEASANT ST



DPW

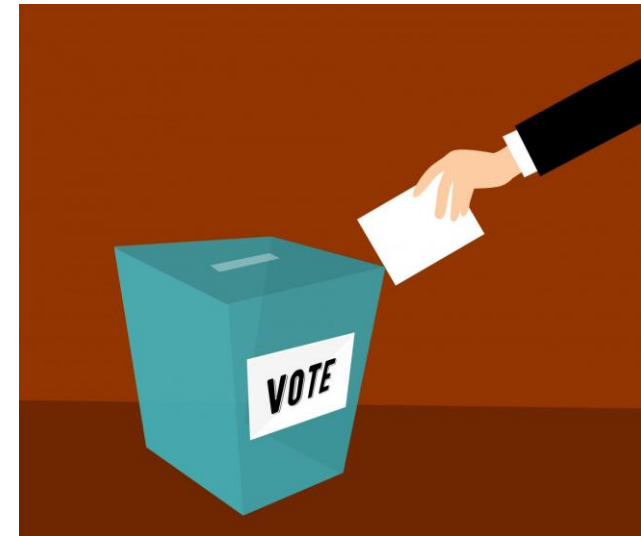
- Secure Yard
- Increase Square Footage
- Yard Space for Salt/Materials
- Room for Expansion

Overall Benefits

- **Revitalization of west side of downtown**
- **New DPW Facility**
- **New Police/Fire Facility**
- **New opportunities for Central Fire Station**
- **Removal of poor/outdated/Energy Inefficient Structure (Airoldi, EMS)**
- **Goals of Master Plan, HMP, MVP Plan**
- **New Facility with green energy technologies**
- **First major capital building project in over 20 years/ School Bond Paid**

Approval Process

- 2/3 Debt Exclusion Vote at Town Meeting
December 6, 2023
- Majority at Town Election
Winter/Spring 2024
- Project could begin as early as
Fall 2024



Funding

- Bond
- Grants (Economic Development, Safety)
- State (SB-1599)
- Interest from Settlement Fund
- MEMA/FEMA

Costs

Construction (including demolition & site work)	\$22,961,530
Contingency	\$5,750,000
Soft Costs*	\$4,440,000
DPW Facility/Relocation	\$3,500,000
<u>TOTAL</u>	<u>\$36,651,530</u>



*land acquisition, architects, engineering, IT/Communications, furniture/fixtures, project management.

Impact – With No Additional Funding

Maximum Estimated Tax Impact \$312 per tax bill = \$624 per year (Average Single Family Home)

**IF WE APPLY ROR SETTLEMENT YEARLY
INTEREST ONLY = \$173 per tax bill = \$346 per
year (Average Single Family Home)**



TOURS

November 16, 2023

4-7pm (starting every half hour)

Fire Station, EMS Building, Police Station

What if we don't do this?

- New stand alone police station \$10 – 12 million
- Extensive Renovation Cost for Current EMS Building (inadequate space)
- Extensive Renovation costs for Airolti Building for deferred maintenance
- Continue to order custom built fire trucks
- Continue DPW at current location

Questions

