



HARRIMAN

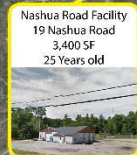
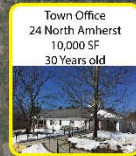
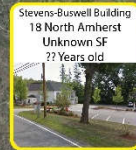
## AGENDA

Conceptual Scenario  
Considerations

Summaries of Initial  
Concepts (A-E)

Preferred Options  
(F-H)

Questions

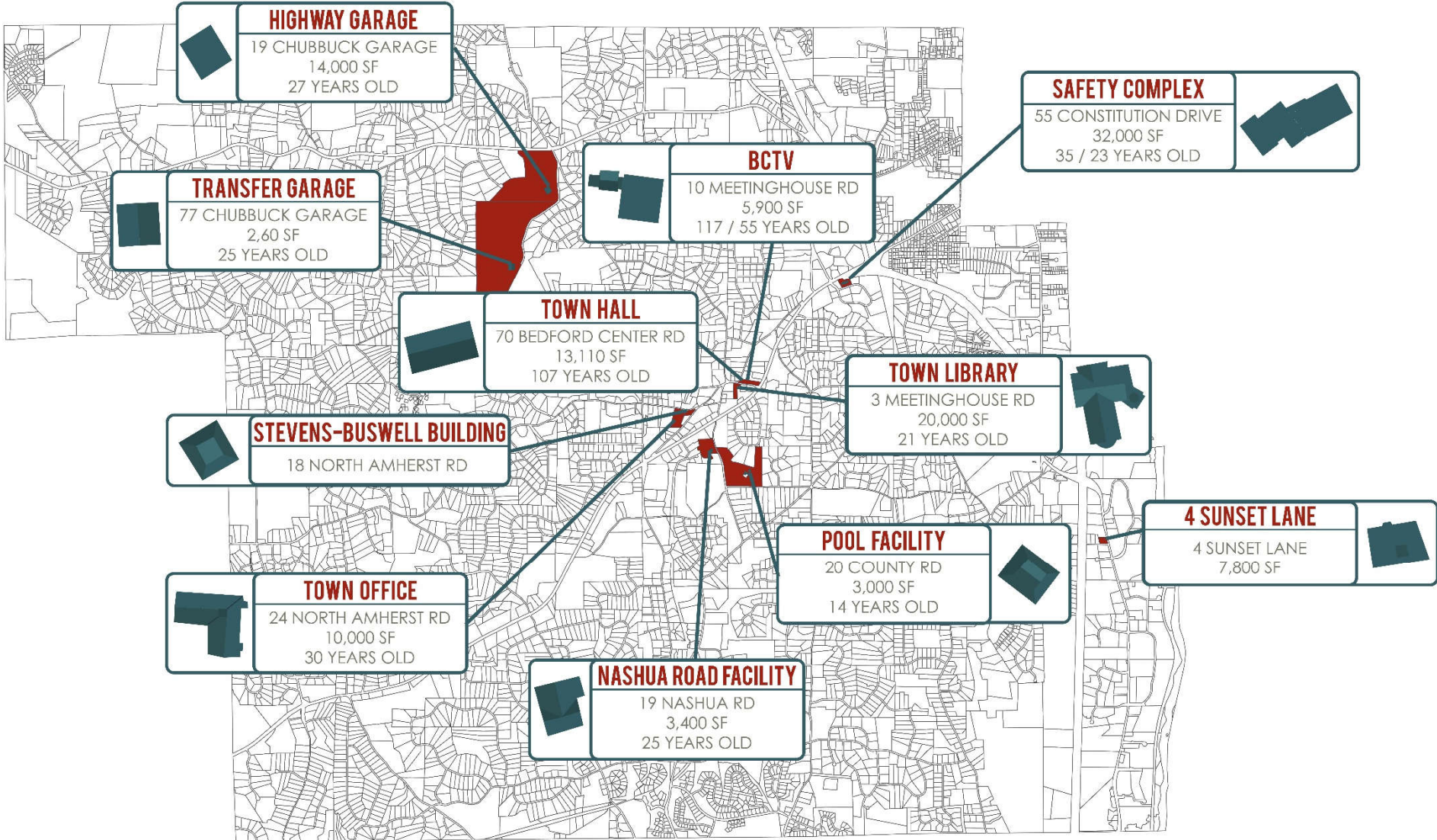


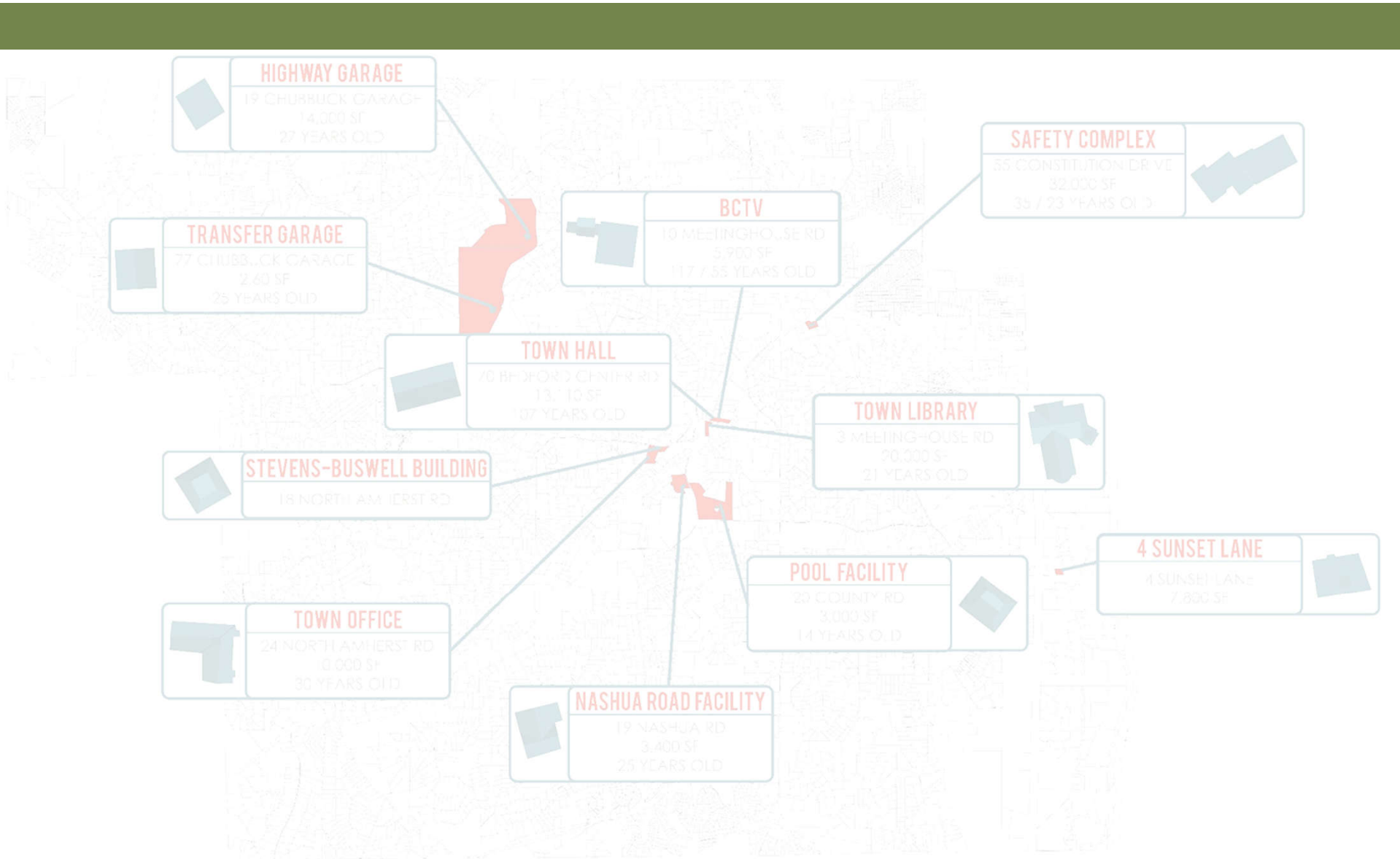
# TOWN OF BEDFORD

## Facilities Masterplan

6 August 2018

# SCOPE





# CONCEPTUAL SCENARIOS AND OPTION COMPARISONS

# PROCESS TIMELINE



BUDGET



SPACE NEEDS & UTILIZATION



ADJACENCIES & EFFICIENCY



GROWTH & FUTURE NEEDS

## CONSIDERATIONS



FACILITY ASSESSMENTS

SPACE NEEDS

SPACE UTILIZATION

INITIAL CONCEPTS

A B C D E

PREFERRED CONCEPTS

F G H

## REDISTRIBUTION OF TOWN SERVICES

### A Base, A1, A2, A3

#### PROS

- Substation improves emergency response time along Route 3 corridor.
- Significant space needs at DPW facilities is addressed.
- Multiple options to expand police and safety complex:
  - A1: Police get new facility to meet specific operational needs but stay next to Fire Dept.
  - A2: Addition for Fire Department only. Police expand into 55 Constitution.
  - A3: Police expands toward 2 Constitution.
- Town Offices moved to historic center next to Town Hall or expand at 24 North Amherst Road.
- Multiple options for Library expansion

#### CONS

- 4 Sunset building unlikely to be renovated to meet program needs.
- Purchase of 2 or 47 Constitution would be required plus demolition of the existing buildings.
- Option aside from 47 Constitution (A1) continue to use existing building for Police.
- Moving Town office next to Town Hall exacerbates current parking shortage and requires demolishing and rebuilding BCTV.



Fire Substation



Highway Garage



New Town Offices



New Police Dept.



## ONE-STOP SERVICES OPTION

B Base, B1, B2, B3, B4, B5

### PROS

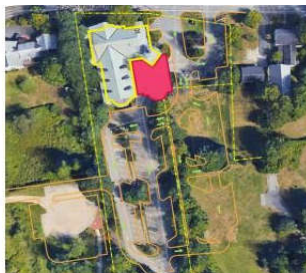
- Consolidates all or most municipal services in a single location at 15 Constitution.
- Option to provide a new Police Dept. at 270 South River Road.
- Addresses available lease space.
- Options for Library expansion and Stevens-Buswell expansion for Town office use.

### CONS

- Purchase of 15 Constitution and 270 South River Road would be required.
- There are significant program and security conflicts when Police and other municipal agencies are combined in a single building.
- Vacating existing Town properties such as the Library, which works well, does not make sense.
- Moving to Constitution Drive pulls municipal use out of the Town's historic center.
- Leaves many Town properties vacant with sales proceeds funding large expensive construction projects.
- Most expensive option.



Town Hall Addition



Library Addition



270 S River Road



15 Constitution



## SOUTH RIVER ROAD OPTION

### C Base, C1

#### PROS

- Utilize 270 South River Road for a combined Police Dept. and Fire Substation.
- Demolish west portion of Existing safety complex to improve site circulation for Fire Dept.
- Addition to Town Office building.
- Demolish Nashua Road Facility.

#### CONS

- Purchase of 270 River Road would be required.
- Demolishing existing useful Town owned space was not a good option.



Fire Dept.



Police & Fire Substation



Town Office Building



## ADDITIONS IN-PLACE

### D Base, D1

#### PROS

- No work to Nashua Road Facility.
- Single addition to Highway Garage.
- Modest addition to Town Hall to meet ADA requirements.
- Substantial addition to Town Office meets most current space needs.

#### CONS

- Addition on historic Town Hall would be difficult.
- Site limitations for a large Town Office addition makes this option difficult and expensive.



Highway Garage



Town Hall



Town Office





## EXPAND THE SAFETY COMPLEX

### E Base, E1

#### PROS

- Optimizes office utilization of existing Safety Building.
- Police Dept. gets new facility to meet specific operational needs but stay next to Fire Dept.

#### CONS

- Requires selling 24 North Amherst Road.
- Requires purchase of 2 Constitution and 47 Constitution.



2, 55, 47 Constitution combined

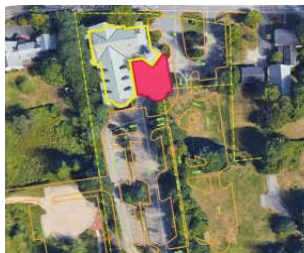


## SUMMARY / WHAT WE LEARNED

- Reuse of all viable existing buildings will be most economical.
- Police need their own facility due to security needs and specific operational requirements. Reuse and expansion of existing Safety Complex is not a viable path.
- Reuse of vacated Police office space for Town office functions solves existing Town Office space needs.
- The Library site is tight and only 1 layout option really works.
- An addition to the Town Office building is not viable given the shape and size of the existing building.
- A single addition for the DPW Highway Garage is the most operationally efficient.
- Internal renovations and upgrades to Town Hall are preferred to additions due to the historic nature of the building.



Highway Garage



Library



Police at 47 Constitution



# OPTIONS COST SUMMARY

A BASE	A1	A2	A3		
\$17,911,000	\$53,100,000	\$49,495,000	\$47,105,000		
Total	\$71,011,000	\$67,406,000	\$65,016,000 (Lowest)		
B BASE	B1	B2	B3	B4	B5
\$17,811,000	\$51,970,000	\$51,275,000	\$46,645,000	\$55,295,000	\$47,575,000
Total	\$69,781,000	\$69,086,000	\$64,456,000	\$73,106,000 (Highest)	\$65,386,000
C BASE	C1				
\$11,461,000	\$59,170,000				
Total	\$70,631,000				
D BASE	D1				
\$18,111,000	\$52,650,000				
Total	\$70,761,000				
E BASE	E1				
\$17,811,000	\$48,605,000				
Total	\$69,781,000				

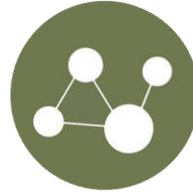
# PROCESS TIMELINE



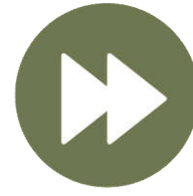
BUDGET



SPACE NEEDS & UTILIZATION



ADJACENCIES & EFFICIENCY



GROWTH & FUTURE NEEDS



CONSIDERATIONS

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INITIAL CONCEPTS

A B C D E

PREFERRED CONCEPTS

F G H

**AGENDA**

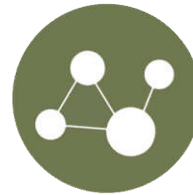
- Consolidate the best parts of Options A-E into 3 final concepts.
- Provide lower cost solutions.
- Create a 'frugal option' that limits construction work, reduces new construction, and reuses existing buildings as much as possible.



**BUDGET**



**SPACE NEEDS  
& UTILIZATION**



**ADJACENCIES &  
EFFICIENCY**



**GROWTH &  
FUTURE NEEDS**

## CRITICAL INFRASTRUCTURE EXPANSION, MUNICIPAL CONSOLIDATION

### F Base, F1

#### PROS

- Utilize 4 Sunset Dr. for a new Fire Substation.
- Renovation and additions to Highway Garage using lower area from Options A & D.
- Modest addition to Town Hall to meet ADA requirements. Renovate BCTV as needed.
- Sell Town Office and move all program to Safety Complex (55 Constitution) reduces Town owned facility square footage.
- Sell or gift Stevens-Buswell.
- Demolish Nashua Road Facility.

#### CONS

- Addition on historic Town Hall would be difficult.
- Potential synergy between Stevens-Buswell and Town Office building is lost.
- Fitting all Town Office program into the existing Safety Building requires extensive renovations or results in compromised layouts.



Fire Substation



Town Hall



Library



New Police Dept.



## REDUCED PROGRAM AREA AND COST OPTION

### G Base, G1

#### PROS

- Reduced addition to Highway Garage with an open air vehicle storage option.
- Modest addition to Town Hall to meet ADA requirements.
- Renovation only at Town Office building.
- Demolish Nashua Road Facility and replace with a new, smaller storage building.
- Renovate vacated Safety Complex office area for use by Town Office program.

#### CONS

- Addition on historic Town Hall would be difficult.
- Current Town Office program would be split between 55 Constitution and 24 North Amherst.
- Open air vehicle storage for DPW is a compromise that limits vehicle protection and serviceability.



Highway Garage



Town Hall



Town Office



Stevens-Buswell



## FRUGAL OPTION

### H Base, H1

#### PROS

- Single addition to Highway Garage limited to open air vehicle storage.
- No work to Town Hall, BCTV, Nashua Road Facility, Pool Facility.
- Substantial addition to Town Office meets most current space needs.
- Renovate vacated Safety Complex office area for use by DPW Admin, Building Department, and Planning.

#### CONS

- Reduced scope lowers cost but does not meet many of the Town’s deferred maintenance needs, ADA upgrade needs, or space needs. This option addresses public safety and Library well but is a short-term fix for other municipal departments.
- Current Town Office program would be split between 55 Constitution and 24 North Amherst.
- Open air vehicle storage for DPW is a compromise that limits vehicle protection and serviceability. Renovation work for existing building is needed and not addressed.



Fire Substation



Highway Garage



Library



New Police Dept.












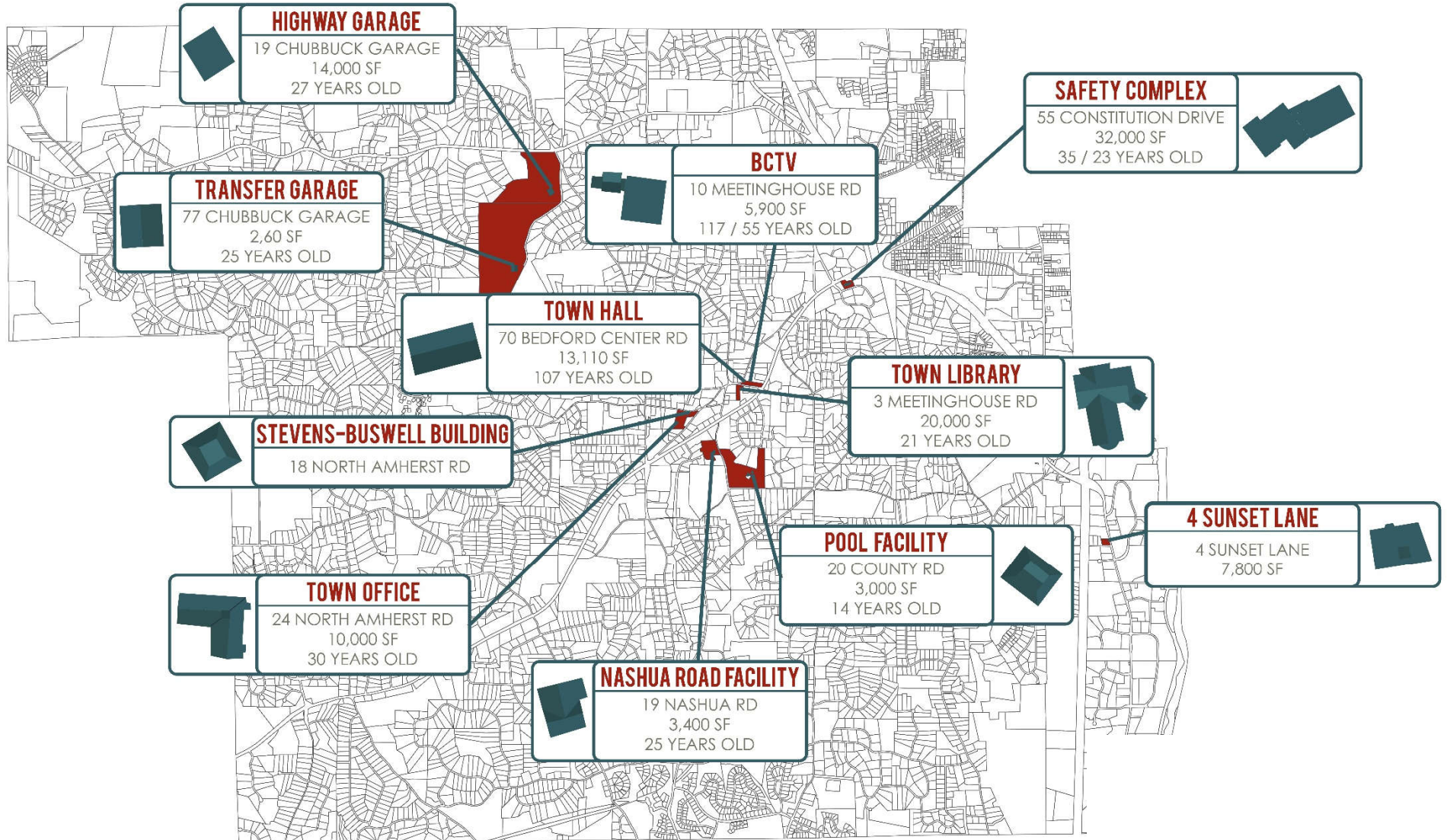
# PREFERRED OPTIONS COST SUMMARY

<b>F BASE</b>	<b>F1</b>				
\$16,105,743	\$40,648,155				
Total	\$56,753,898				
<b>G BASE</b>	<b>G1</b>				
\$14,026,000	\$38,593,155				
Total	\$52,619,155				
<b>H BASE</b>	<b>H1</b>				
\$7,911,000	\$34,043,155				
Total	\$41,954,155				

# COMMITTEE PREFERRED OPTIONS

	Option A	Option B	Option C
<b>Police Department</b> 55 Constitution Drive 	Acquire 47 Constitution Drive and construct a new 25,000 square-foot Police Station.  Estimated cost: \$16,900,000		
<b>Fire Department</b> (Headquarters/Main Station) 55 Constitution Drive 	Acquire 3 Constitution Drive in order to expand Public Safety Building to house renovated Fire Department and all Town Offices currently housed at 24 North Amherst Road. Existing Town Office Building is sold on the private market.  Estimated cost: \$14,430,000	Renovate Public Safety Building to accommodate Fire Department needs. Remainder of Public Safety building is leased on the private market (due to the relocation of Police Department).  Estimated cost: \$7,500,000	Renovate Public Safety Building to accommodate Fire Department needs. Planning Dept. and Public Works offices relocate from 24 North Amherst Road to Public Safety Building. Minor renovations to Town Office Building to retrofit Planning and DPW spaces to house other Town Department needs.  Estimated cost: 10,500,000
<b>Fire Sub-Station</b> 4 Sunset Lane 	Construct new fire substation at 4 Sunset Lane  Estimated cost: \$5,500,000		
<b>Town Offices</b> 24 North Amherst Road 	Acquire 3 Constitution Drive in order to expand Public Safety Building to house renovated Fire Department and all Town Offices currently housed at 24 North Amherst Road. Existing Town Office Building is sold on the private market.  Estimated cost: \$14,430,000	Town Office Building is renovated and expanded to meet Department needs. Building Department relocates from the Public Safety Building to the Town Office Building.  Estimated cost: \$7,800,000	Renovate Public Safety Building to accommodate Fire Department needs. Planning Dept. and Public Works offices relocate from 24 North Amherst Road to Public Safety Building. Minor renovations to Town Office Building to retrofit Planning and DPW spaces to house other Town Department needs.  Estimated cost: \$3,500,000
<b>Public Library</b> 3 Meetinghouse Road 	Construct addition for expanded customer areas, public meeting spaces and additional parking.  Estimated cost: \$4,900,000		
<b>DPW Main Garage</b> Chubbuck Road 	Construct addition and renovate existing facility to house all vehicles and meet other long-term facility needs.  Estimated cost: \$8,900,000		Construct minimal renovations in order to shelter most vehicles, and address life/safety issues and short-term space needs.  Estimated cost: \$5,500,000
<b>Transfer Station</b> Chubbuck Road	Renovate and expand existing facility  Estimated cost: \$1,200,000		
<b>Memorial Pool Facility</b> 20 County Road	Renovate existing facility  Estimated cost: \$400,000	Minimal renovations to address code and aesthetic issues  Estimated cost: \$300,000	No proposed modifications  Estimated cost: None
<b>Nashua Road DPW Facility</b>	Demolish existing facility, relocate functions to main DPW Garage.  Estimated cost: \$10,000	Demolish existing facility, construct new 5,000 square foot storage facility.  Estimated cost: \$1,000,000	No proposed modifications  Estimated cost: None
<b>BCTV and Annex</b> 10 Meetinghouse Road <b>BCTV</b>	Renovate annex for improved office, storage, and conference space.  Estimated cost: \$375,000	Minimal improvements to accommodate office, storage, and conference spaces  Estimated cost: \$250,000	No proposed modifications  Estimated cost: None
<b>Town Hall</b> 70 Bedford Center Road	Small exterior addition to house new elevator and bathrooms.  Estimated cost: \$5,100,000	Renovate existing bathrooms to meet code and make improvements to kitchen space.  Estimated cost: \$750,000	No proposed modifications  Estimated cost: None
<b>Stevens-Buswell Building</b> 18 North Amherst Road 	Town releases all interests in the property, .  Estimated cost: None, reduced maintenance costs.	Partner with the Historical Society to renovate the building and relocate the Recreation Department to this facility.  Estimated cost: \$2,000,000	Continue to assist the Bedford Historical Society with planning for Community Center.  Estimated cost: None





# QUESTIONS