



## **Town of Hingham**

Public Safety Complex

and

Senior Center

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# Agenda



## **General Project Concept**

- Project concept
- Estimated project cost
- Schedule (public safety and Senior Center)

## **Public Safety Complex**

- Project location
- Property valuation
- PD and FD operations
- History of current PD and FD facilities
- Current restrictions of PD and FD facilities

## **Senior Center**

- Location
- Senior Center operations
- History of current facility
- Current restrictions

## **Project Benefits**

- Project Benefits
- Risks of not moving forward
- Interest Rates

## **Proposed Articles**

# Project Concept

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- **Purchase property located at 335 Lincoln Street for use as site of new joint Public Safety Complex to include Police Headquarters and North Fire Station**
- **With Police departure from Town Hall complex, expand the Senior Center to existing first floor Police space at Town Hall**



*Public Safety Complex, Scituate, MA*



# Estimated project cost

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- The Public Safety Complex is anticipated to go to Annual Town Meeting in April 2020 for feasibility and conceptual design funds and to a Special Town Meeting in fall 2020 for full design and construction funds
- The Senior Center build-out is anticipated to go to Annual Town Meeting in April 2020 for full design funds and to a Special Town Meeting in fall 2020 for construction funds

	Design	Construction*
Public Safety Complex	\$250,000	\$28,000,000
Senior Center	\$525,000	\$8,000,000

*\*Estimate only, design work has not yet been completed. PS estimate includes property purchase and operational expansion costs. SC estimate includes operational expansion costs.*

# Schedule



- **Public Safety Complex**: Design includes a feasibility study and development of conceptual design options for use during the building committee's public process. Funds for full design and bid plans will be incorporated into the construction estimate and requested at a fall Special Town Meeting along with property acquisition funds. If funded, final design and bid documents would be created immediately following the Special Town Meeting authorization and construction would commence as soon as the procurement process was complete.
- **Senior Center**: Full design plans for the Senior Center buildout would be developed with an April 2020 Town Meeting authorization and will be available to the building committee during the public process leading up to the fall Special Town Meeting. Construction of the Senior Center build-out will commence after the Police Department moves into the new Public Safety Complex.

	April 2020	Fall 2020	Spring 2021	Fall 2022	Fall 2023
<b>Public Safety Complex</b>	ATM - feasibility and conceptual design	STM - full design and construction	Begin construction	Move to new building	
<b>Senior Center</b>	ATM - full design documents	STM - construction		Begin construction	Expand to new space

# 335 Lincoln Street – Public Safety Complex



The Property consists of approximately 133,765 SF or 3.1 acres of land located on the northerly side of Lincoln Street (Route 3A) in close proximity to the Hingham Shipyard and the MBTA commuter boat parking lot.

# 335 Lincoln Street - Property Valuation

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- A real estate appraisal was obtained from Tyburski Appraisal Corporation dated February 3, 2020. The “as if vacant” property value has been appraised at \$4,000,000 (less \$300,000 to bring to an “as is” property value of \$3,700,000).
- The Purchase price has been established at \$5,475,000 in a Letter of Intent dated 3/5/2020 before the Hingham Board of Selectmen for potential ratification at their scheduled meeting on 3/9/2020.



# Police Operations

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**Serves Town population of approximately 24,000 residents in addition to businesses and patrols over 140 miles of roads. The Hingham PD received over 23,000 calls for service in 2019.**

- **11 Administrative officers and civilian staff**
- **48 Non-administrative officers**
- **22 Special Police Officers**



# Fire Operations

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Serves Town population of approximately 24,000 residents in addition to businesses across over 26 square miles. The Hingham FD received nearly 4,000 calls for service in 2019.

- 5 Administrative officers and civilian staff
- 52 Non-administrative firefighters



# History

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- 1941** North Fire Station (Torrent) is built
- 1967** Current PD space is added on as a new wing to old high school
- 1967** Land Acquisition Committee formed to research combined Police / Fire building
- 1998** Police Headquarters moves from 169 Lincoln Street to current location
- 2001** Minor renovations to kitchen area and bathroom to North Fire Station
- 2011** South Shore Regional Emergency Communications Center (SSRECC) is formed and located at 210 Central Street, resulting in a loss of approx. 1,500 square feet of office space by the Police Department
- 2012** Town Hall Study Committee is formed and begins analysis of space needs for Town Hall departments, including Police Department

# History

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- 2015** April 2015 final feasibility study suggested that the North Fire Station building is insufficient for the operational needs of a modern fire dept.
- 2015** Town Meeting 2015 established a Fire Station Building Committee and appropriated \$500,000 for design costs to renovate the North Fire Station
- 2015** Town Hall Study Committee begins research of other new Police Department solutions regionally, including joint Public Safety Complexes
- 2015** During renovation planning efforts, Fire Station Building Committee finds that the existing North Fire Station is not a viable long-term solution due to space constraints and seismic requirements
- 2016** Fire Station Building Committee recommends to Board of Selectmen to relocate the North Station
- 2017** Fire Station Building Committee researches possibility of relocating North Fire Station to 19 Fort Hill Street; complications arose regarding need for School Department relocation and response concerns relative to the rail line and immediate traffic patterns

# History



- 2018** Data analysis of Fire Department call volume, response times, and population projections identified the Route 3A corridor as the most appropriate location for the North Fire Station
- 2019** Research of potential properties along the Route 3A corridor was undertaken
- 2020** 335 Lincoln Street identified as an ideal operational location for the North Fire Station and a large enough space for a joint Police / Fire public safety complex
- 2020** January 2020 - Town begins negotiations to potentially purchase the property at 335 Lincoln Street, culminating in a signed Letter of Intent on March 5, 2020



# Senior Center – 224 Central Street



**The Hingham Senior Center is located at 224 Central Street. The Center is adjacent and connected to the Hingham Town Hall and Police Station. The Center consists of approximately 5,000 sf.**



# Senior Center Operations

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- Functions pursuant to M.G.L. chapter 40
- Serves seniors ages 60 and over. This demographic makes up 7,345 or 31.4% of Hingham's 23,396 residents (*Source: Feb 2020 Town census results*)
- Operations include transportation services, outreach, friendly visitor program, home repairs, health and wellness clinics, fitness classes, administering meals on wheels, and educational, social and cultural programs
- Senior Center Staff:
  - 3 Full-time personnel (Director, Outreach Coordinator, and Admin Asst.)
  - 4 Part-time personnel (Clerk, 3 Drivers)
  - 161 Volunteers in FY20



# Senior Center - History

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- 1998** Moved to Town Hall complex from smaller location on Hersey Street
- 2012** Town Hall Study Committee formed and begins review of Senior Center space needs
- 2015** Elder Services Department is accredited by the National Institute of Senior Centers. This process identifies core deficiencies in ability to serve senior population in current facility.
- 2020** Town identifies new potential location for Police Department thereby making over 10,000 sf of additional space available for Senior Center



# Project benefits

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- **Modernize Police and Fire services in one complex, realizing operational efficiencies and cost savings**
- **Operationally optimal location for North Fire Station: call volume, 3A corridor, traffic light control, by-right zoning**
- **Provides much-needed modern and expanded space to accommodate North Fire Station services, equipment, and staff – including separate facilities for male and female firefighters**
- **Provides much-needed modern and expanded space to accommodate Police services, equipment, and staff**
- **Senior Center would expand into Police Department space at Town Hall, at least tripling the total space for the Senior Center from approximately 5,000 sf to over 15,000 sf**
- **Maintains Senior Center central location on Town Hall campus while avoiding the additional costs of building a new, standalone facility**
- **Provides long-term ability for Town to serve growing senior population**



## Project benefits (continued)

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- **Frees up over 40 parking spaces at Town Hall now used by Police Department**
- **School Administration could expand into some of the vacated Police Department space, providing Superintendent and administrative support team with much needed additional office space**
- **Combining the Town Hall lunch room facility with Senior Center food preparation functions would free up additional space in Town Hall proper for future expansion of departmental services or more public meeting space**
- **Favorable borrowing environment: interest rates at an all-time low**
- **Upgrade aging municipal infrastructure to avoid unnecessary and unplanned emergency expenditures – preserve Aaa credit rating**



# Risks of not moving forward now

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- **Delay in solving space needs for Fire Department, Police Department, seniors, School Administration, and other Town Hall departments**
- **Delay in addressing Town Hall parking problems**
- **Availability of appropriate real estate – and cost**
- **Escalating construction costs**
- **Interest rates**

# Interest rates: As provided by Town Financial Advisors



- **3.5% interest (projects being financed beyond 2020)**

Taxpayer impact: average assessed value home (\$841,276)

Debt issuance	Year One Debt Service	Year 1	Year 10
\$10 million	\$850,000	\$ 107	\$ 87
\$20 million	\$1,750,000	\$ 214	\$ 174
\$30 million	\$2,550,000	\$ 321	\$ 261
\$40 million	\$3,400,000	\$ 428	\$ 348
\$50 million	\$4,250,000	\$ 535	\$ 435

- **2.0% interest rate (projects being financed in 2020)**

Taxpayer impact: average assessed value home (\$841,276)

Debt issuance	Year One Debt Service	Year 1	Year 10
\$10 million	\$700,000	\$ 88	\$ 77
\$20 million	\$1,400,000	\$ 176	\$ 154
\$30 million	\$2,100,000	\$ 264	\$ 231
\$40 million	\$2,800,000	\$ 352	\$ 308
\$50 million	\$3,500,000	\$ 440	\$ 385

# Articles

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**ARTICLE NN** - Seeks funds for a feasibility study and conceptual designs for a new Public Safety Facility at 335 Lincoln Street

**ARTICLE OO** - Establishes a Public Safety Facility Building Committee to oversee the feasibility study, conceptual design, final design, engineering, and construction of a new a Public Safety Facility at 335 Lincoln Street

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**ARTICLE QQ** - Seeks funds for design and engineering services for renovations to the Senior Center in Town Hall

**ARTICLE PP** - Establishes a Senior Center Building Committee to oversee the design, engineering, and renovation of the Senior Center located at Town Hall