

**PUBLIC SAFETY  
BUILDING  
COMMITTEE**



**Chief Eric M. Shears**  
Merrimac Police Department

**Chief Ralph Spencer**  
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**Mr. Robert Sinibaldi**  
DPW Director

**Mr. Richard LeSavoy**  
Chairman, Finance Committee

**Mr. Mark Tocci**  
Building Committee

**Mrs. Carol McLeod**  
Finance Director

**Mr. Rick Pinciario**  
Former Selectman

**Mrs. Laura Dillingham - Mailman**  
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# Town of Merrimac Public Safety Building Committee

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Beginning in late 2014, a group of your fellow citizens have been working on a plan to address the serious challenges we face with our ageing and inadequate public safety building located at 16 East Main Street.

The efforts resulted in a third-party feasibility study which was completed in 2016. That complete study is available for review at: <http://merrimacpolice.org/building/>

Our existing 1914 building was acquired by the Town in the early 1970's. At the time it was a storage facility for a road construction company. Prior to that it was home to a Trolley Facility and then a casket manufacturing company.



The building was then updated and converted to house the Police, Fire, Ambulance, Emergency Management and the Highway Department. The building has minimally met the needs for these Town departments for over 40 years and it is now imperative that we renovate and relocate for use into the next century.

## Big Picture Challenges In General:

- There are exterior envelope issues; Water is seeping through the brick structure and seriously degrading the building.
- Because of the water infiltration, the police side of the building is differentially sinking into the ground. This is both a structural issue and a health / safety issue.
- The Town is facing potential issues with EPA's MS4 storm water management regulation and compliance.



## April 2017 - Town of Merrimac Public Safety Building Committee Issues and Challenges

Unfortunately, the mechanical, electrical and plumbing systems in the entire building are at the end of their useful life.

In addition, the building lacks some of the basic requirements of a modern police, fire and department of public works facility.

Further, Handicapped Accessibility/Access both internally and externally is limited.

### **Merrimac Police Department:**

- Lack of a Sally port, controlled and secure booking area.
- Detention facility deficiencies.
- Lack of an interview room; Chief's Office is used for interviews, report writing, evidence packaging and juvenile bookings.
- Lack of secure and adequate storage for records and evidence; Records are kept in the garage.
- Lack of showers and dedicated locker rooms for employees. Employees must change at their desks or in the garage.



### **Merrimac Fire Department:**

- Lack of a clean gear storage room.
- Lack of lockers, toilets and showers; Employees are required to shower at home and potentially bring contaminants home with them.
- Lack of space for the storage of required equipment.



### **Merrimac DPW/Highway:**

- Lack of space for required equipment; it is often buried two or three vehicles deep.
- Lack of lockers, toilets and showers.



### Committee Recommendations:

The professional feasibility study identified the needs of our public safety departments through a process of “programming”, and evaluation of like size communities and modern regulations. ***The study suggests we have one third of the space we would ideally require.***

The public safety building committee has spent most of the last year refining this “ideal” scenario as presented to one we believe the citizens of Merrimac can realistically afford.

Public Safety Building Committee Revised Strategy	SF Estimate	SF Cost Assumption	Total
Fire Facility Renovation	16,341	N/A	\$3,000,000
New Police Facility w/ Out Building	12,000	\$390/SF	\$7,000,000
	2,000	\$300/SF	
New DPW Facility	18,000	\$167/SF	\$4,000,000
Design & Engineering			\$1,000,000
<b>Total</b>	<b>48,341</b>		<b>\$15,000,000</b>

The committee’s proposal is as follows:

- Build a new police station at 106 West Main Street, a town owned 9-acre site.
- Build a DPW facility also at 106 West Main Street.
- Renovate the existing public safety building for exclusive use of the Fire Department, Ambulance and Emergency Management. This central location is the best option for Fire and Ambulance to maintain optimum response time for our community while maintaining needed access to route 495.



## Next Steps

We believe that avoidance of this investment now will result in considerable ongoing temporary “throw away” expenses like rental facilities where there is no return on our investment.

The Finance Committee, Capital Planning Committee and Board of Selectmen have voted to support this important project.

- The first step is to gain the town’s support own Meeting. **On April 24, 2017 at 7:30 PM** at the Sweetsir School there will be an article for approval at Town Meeting which would allow the Town to borrow \$15 Million to support this important initiative.
- Borrowing this amount will translate into approximately \$500 per year in taxes based upon the median home value of \$339,000.
- The second step will be to get approval of a referendum question on **Monday, May 1, 2017 at the Town Election.**
- Upon approval by the Community (at both the Town Meeting and the Town Election), The Town will begin the process of hiring an Owners Project manager (OPM).
- With the OPM on board, the solicitation of design and engineering bids will begin. The Town would then hire and Architectural Firm to design construction documents (Design & Engineering) for the project.
- The Town would then solicit and hire a builder to begin construction.
- The hope would be to break ground in late 2018 or early 2019.

