



Proposed Police Headquarters Frequently Asked Questions

1. Why do we need a new Police Station?

The Police Station was built in 1960 with space added in 1980. The building lacks adequate space for its present-day function, and is in need of major repairs, design upgrades and infrastructure revisions to meet current standards and demands, including handicapped accessibility. It does not have proper facilities for community interface, separation of police and public traffic, or the provision for safe handling of detainees and detention facilities that meet code, nor is there adequate space for evidence processing and storage. Because of the floor plan, type of construction and site constraints, it cannot practically be expanded and remodeled at its current location. The full list of deficiencies can be found in the Blue Ribbon Committee report on the town's website at

<http://sudbury.ma.us/documents/download.asp?id=8432>

2. The present facility has remained functional since the proposal to replace it was defeated in 2007. Why is the Town bringing it up again?

After the previous proposal failed, a Blue Ribbon Committee was formed to take a fresh look at the project. The Committee evaluated the existing facility and confirmed deficiencies reported previously, and then set out to propose a project that would meet the approval of residents, which is before voters this year. The Committee was comprised of 13 members with diverse backgrounds and perspectives regarding Sudbury's police facility needs, but in the end unanimously recommended a 14,540 square foot new facility to be built on the proposed site adjacent to the main fire station on Hudson Road.

The need for a new police station remains, and each year, the old facility becomes more inadequate and more in need of capital repairs. If the station is not replaced, the Town anticipates major repairs over the next 10 years. The project has been deferred until now,

mainly because of the recent economic downturn. However, the timing of issuance of debt for a major project will take advantage of the Town's declining debt service. The cost of the police station debt will replace older debt that is being paid off. This managed approach to investing in the Town's infrastructure and buildings attempts to avoid large tax increases for major projects, and has been endorsed by the Finance Committee and the Board of Selectmen.

3. What are the differences between this proposal and the 2007 one?

The Blue Ribbon Committee considered a broad range of options, including:

- (1) making limited repairs and upgrades to the existing facility;
- (2) expansion and remodeling of the existing facility
- (3) new construction

After analysis and deliberation, the Committee focused on new construction versus reworking the existing facility because of site constraints, the extent of reconfiguration and rehabilitation required, the amount of additional space needed to meet present demands, and the difficulty and cost of maintaining operations in swing space during construction. Key considerations were providing appropriate public access without compromising public safety or police activities, the value vs. cost of a combined training/meeting room and emergency command center, the merits of a sallyport and/or garage, the appropriate type and amount of office space, adequate space for technology expansion, space for combined police and fire dispatch with effective facility monitoring, flow patterns for personnel and work, and overall space efficiency.

The key differences from the original proposal are:

- (1) a reduction in the size of the meeting, training and command facility



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- (2) decrease in detention space from 6 cells to 4 (3 multi-use and 1 accessible)
- (3) reduction of the capacity of the garage/sallyport from 3 cars to 2
- (4) reduction in the area of the chief's, lieutenant's, sergeants' and detective's offices.

A full description in each of these areas can be found in the Blue Ribbon Committee report. <http://sudbury.ma.us/documents/download.asp?id=8432>

4. Why isn't the new Police Station being located on Rt. 20?

The current .6 acre site is not large enough for an expansion due to its size, parking capacity and septic design. The Hudson Road site has the strong advantage of adjacency to the main fire station, and is centered geographically in Town. Police response time generally depends more on the location of a cruiser in full-time radio contact than location of the station, so the Route 20 location is not a significant factor in police operations. Purchasing a new site on Route 20 would only increase the cost of the project. Purchasing adjacent land to accommodate a larger building at the existing location is not feasible, as the land abutting the station is already developed. By using a different site, Sudbury avoids the expensive and disruptive task of operating the police department out of a temporary location.

5. What is the cost of this proposal?

The estimated cost of the new 14,540 sq. ft. building, including construction, site work, furnishings, equipment, contingencies, design, project management and borrowing costs is estimated at \$7.8 million. The cost to the average assessed house in Sudbury for this project will be approximately \$90 in the first year, decreasing to approximately \$65 in the 20th year.

6. What is the estimated cost of land for this project?

It is estimated that approximately 2 acres of land would be needed for construction of a new station. The proposed location for the new station is on town-owned land next to the fire department headquarters so there is no land acquisition cost. Proposed plans are on the town's website at www.sudbury.ma.us.

7. Were other parcels of land considered for this project and, if so, why were they rejected?

There were several parcels of land on Rt. 20 that were considered. These include the town-owned lot at 641 Boston Post Road (the former Bushey property); a lot at the corner of Rt. 20 and Nobscot Road; the lot at the corner of Raymond Road and Rt. 20 next to the current station; and land adjacent to Fire Station 2 in front of Raytheon. All had limitations: foremost they were determined to be too small. Other areas on Rt. 20 considered were the lot at the corner of Horse Pond Road and Rt. 20 and 189 Boston Post Road. Though these parcels were likely big enough, they are privately owned and the Board of Selectmen determined the expense of acquiring them was reason not to proceed. Finally, the field behind TiSales on Hudson Road was considered, but was found to have problems with access.

8. What will the Town do with the Route 20 parcel if the new station is approved?

The Town is considering its options with the land if the police station moves to Hudson Road. There are several options: (1) sell the property to a private entity for commercial use, which has a current estimated market value of \$850,000; (2) lease the property for a commercial use and retain ownership; (3) hold onto the building for a future, undetermined municipal use. The Selectmen have decided to defer a decision on this issue until after construction of the new station is completed.



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9. What is the proper police staffing level of a town with a population of 18,200 and growing, and how does this correlate in Sudbury?

The staffing levels of area police departments vary. The average for Massachusetts towns with similar population as Sudbury is 1.9 sworn officers per thousand residents. This would correlate to 35 officers needed in Sudbury. The Town currently has 29 officers plus dispatchers and administrative personnel, and there are no plans to increase the size of the police force. Based on the 2007 proposal, the size of the proposed station was smaller than the average for similar size towns.

10. Why is the new station 14,540 sq. ft. when the old one is only 6,900 sq. ft. and seems to be working?

The proposed plan provides for the functions, spaces and flow paths that are conventional or required in current police stations. The data indicates, on a per-officer or per-population basis, the Sudbury police station is more compact than other police stations in Massachusetts. In 2012, 10,388 people came into the police station lobby for various reasons. The Blue Ribbon Committee spent a great deal of time discussing the need for each element of space, the amount of space allocated and the potential for combining or out-placing functions to conserve space. Particular attention was paid to the dispatch area (to insure the potential for combined fire and police dispatch functions), the number and type of cells, office spaces, locker rooms, the proposed meeting, training and emergency command room, technology space, garage and sallyport areas, whether to include a proposed fitness area (which was eliminated in the current proposal), conference rooms and expansion space.

It was noted that police stations are generally designed around zones of activity, with differing types and volume of security required. For example, areas where public business is conducted require ready access by the public to

police personnel, but isolation from areas where suspects or detainees are processed. These areas, in turn, require a high degree of physical security. Dispatch areas require failure-safety measures.

The Committee determined that the proposed building design needed to be developed around these various security zones with attention to their simultaneous needs for isolation and communication.

The Committee noted several significant changes in the nature of police work and in regulations governing police facilities since the existing facility was constructed. Changes in the nature of police work include increased focus on community policing versus law enforcement with emphasis on crime prevention through community outreach, the rapidly growing prevalence of cyber-crime, increased need for family and other social interventions, rapid expansion of the role of technology in communication, information processing and documentation, and additional responsibilities and duties related to homeland security. Changes in regulations include requirements for separate detention facilities for male, female and juvenile detainees, a matron to oversee female detainees, and special provisions for juvenile detainees. These factors create a rapidly growing need for ongoing training as well as intradepartmental communication.

11. Why not put the joint dispatch center in the Fire Department to free up space at the Police Station?

Although the space is quite cramped, the joint dispatch center has recently been installed in the Police Station because of the multiple roles that Police Dispatchers serve, including cell checks every 15 minutes as required by law. The Dispatcher is also the initial contact person for people coming into the police station which is open 24/7. A study commissioned by the Town in 1998 recommended that the Joint Dispatch be located in the Police Department.



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12. Why are there 4 Interview Rooms in the proposed design?

The current station has only one room serving too many purposes and creates situations where a victim and an alleged assailant, as well as witnesses, can all be in the same area without privacy or security. The new station will have a family conference room off the lobby for meeting with residents to discuss personal family matters, interview people involved in accidents or making reports, and/or to meet with vendors or other guests coming into the police station. A small interview room in the detention area is used for people in custody in a secure area and to allow the bail commissioner a secure area to process bail applicants. Finally, the two small interview rooms in the Detective's area will be used for victims, witnesses, and suspects not in custody.

13. Why is the detention area so large?

The present area was built in 1960 and does not meet current State and Federal requirements. The new station has the same number of cells, however the new station brings the cells to current requirements, such as handicapped accessibility, sight and sound separated juvenile cells and provision for the required matron or juvenile advocate when needed, while preserving flexibility in cell use. Additionally, for safety reasons, a small interview room is added so people under arrest can be interviewed or meet with a lawyer in a secure area.

14. Why not rent cell space from a neighboring community instead of building our own?

Massachusetts General Law states that every community with a population of 3,000 "shall" retain a lockup where people in custody can be held. If Sudbury used a neighboring lockup, Sudbury police staff would be assigned to stay at that lockup for the period of confinement to make the required checks on the person being held. Additionally, due to the liability associated with holding a person in custody,

most Chiefs would be opposed to make such an agreement. Lastly, this would leave the Town of Sudbury dependent on another town for a core service and an agreement would have to be negotiated for the cost of this service.

15. Why incur the cost of the meeting/training/emergency operations room?

This area has several important uses: First, it will be used as a command center for emergencies, or events requiring interactions with other agencies; second, it provides a cost-effective way to provide required on-going training for officers on site, rather than at an external location; third, will provide needed meeting space for town boards, committees, forums and functions. The size of the meeting room is 1,000 square feet.

In the past 4 years, Sudbury has experienced 5 major storm events that have required extensive and on-going coordinated emergency management responses from multiple departments working together. It is standard practice to have an Emergency Operations Center to coordinate a Town's response to these and other major public safety events.

Further information on this project may be found on the Town's website, including the Blue Ribbon Committee report at

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