

**PUBLIC SAFETY STUDY – PHASE II**  
**BOXBOROUGH, MASSACHUSETTS**  
**DECEMBER 15, 2015**

10-4  
172-1.0

## AGENDA

- Conceptual Options: Test Fits
  - Stand alone facilities
  - Renovation and addition
  - New combined public safety facility
- Next Steps
  - Develop two conceptual plan options
  - Select one preferred scheme for development
    - Engineering Support
    - Cost Estimate



## PROGRAMMING – BUILDING – COMBINED FACILITY

	Original Program – May 2015 (GSF)	Revised Program – August 2015 (GSF)
<b>Shared / Support</b>	6,426	5,751
<b>Police Department</b>	10,179	9,311
<b>Fire Department</b>	18,362	15,079
<b>Shared Facility Total</b>	34,967	30,140

- Shared / Support Spaces includes spaces such as:
  - Lobby
  - Training Room / EOC
  - Conference Room
  - Wellness / Fitness Room
  - Public Toilet Rooms, Mechanical and other support spaces
- If separate Police and Fire Stations are built, many of these spaces will be duplicated in each facility.

## PROGRAMMING – BUILDING – STAND-ALONE FACILITIES

	Stand – Alone Police Station (GSF)	Stand – Alone Fire Station (GSF)
<b>Shared / Support</b>	3,410	5,582
<b>Police Department</b>	9,311	0
<b>Fire Department</b>	0	15,079
<b>Total</b>	12,721	20,661

- Assumptions:
  - Smaller lobbies in each building
  - Training Room / EOC in Fire Station to be shared
  - Conference Rooms in Police Station and Fire Station
  - Wellness / Fitness Room in Fire Station
  - Public Toilet Rooms, Mechanical and other support spaces in each building
- Total programmed square footage increases to 33,382 GSF with stand-alone facilities (3,242 GSF more than combined facility program)

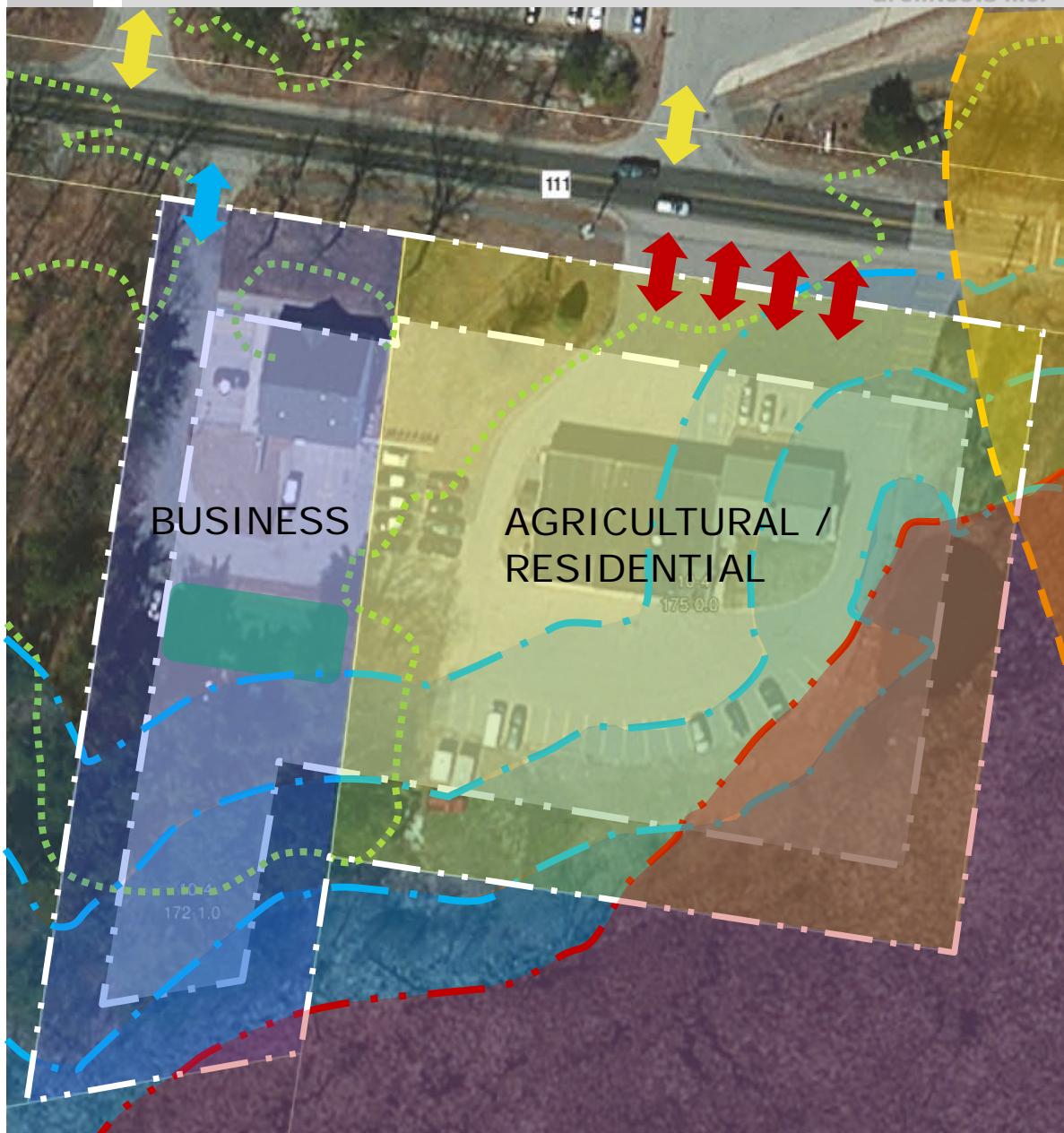
## PROGRAMMING - SITE

	Parking Spaces
<b>Town / Visitors</b>	11
<b>Police Department</b>	27
<b>Fire Department</b>	21
<b>Shared Facility Total</b>	59

- Parking requirements take into consideration:
  - Staff parking needs during shift changes
  - Future staff parking needs
  - Typical number of call fire fighters reporting during event
  - Department owned vehicles and trailers
  - Visitors
- Currently there are 44 parking spaces on the existing site.

## SITE

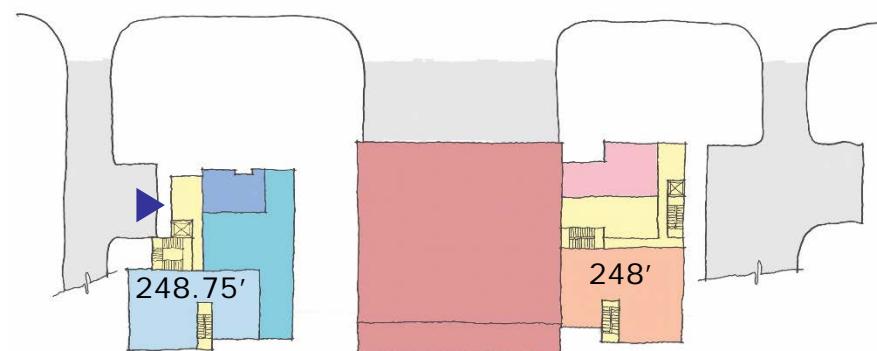
- Site Issues:
  - Zoning
  - Wetlands
  - Flood Zone
  - Stormwater Management
  - Protected Species
  - Septic Field
  - Topography
- Revised Programming Findings:
  - 30,140 GSF Facility
  - 59 Parking Spaces



## A1 – STAND ALONE PD &amp; FD – MAJOR RENOVATIONS &amp; ADDITIONS



FIRST FLR FD – LOWER FLR PD / SITE PLAN



ENTRY FLR PD – UPPER LEVEL FD

- TRAINING/FITNESS/SUPPORT - SHARED
- DISPATCH/DETENTION/EVIDENCE - POLICE
- OPERATIONS - POLICE
- ADMINISTRATION - POLICE
- APPARATUS/SUPPORT - FIRE
- LIVING QUARTERS - FIRE
- ADMINISTRATION - FIRE

DECEMBER 15, 2015

## A1 – STAND ALONE PD & FD – MAJOR RENOVATIONS & ADDITIONS

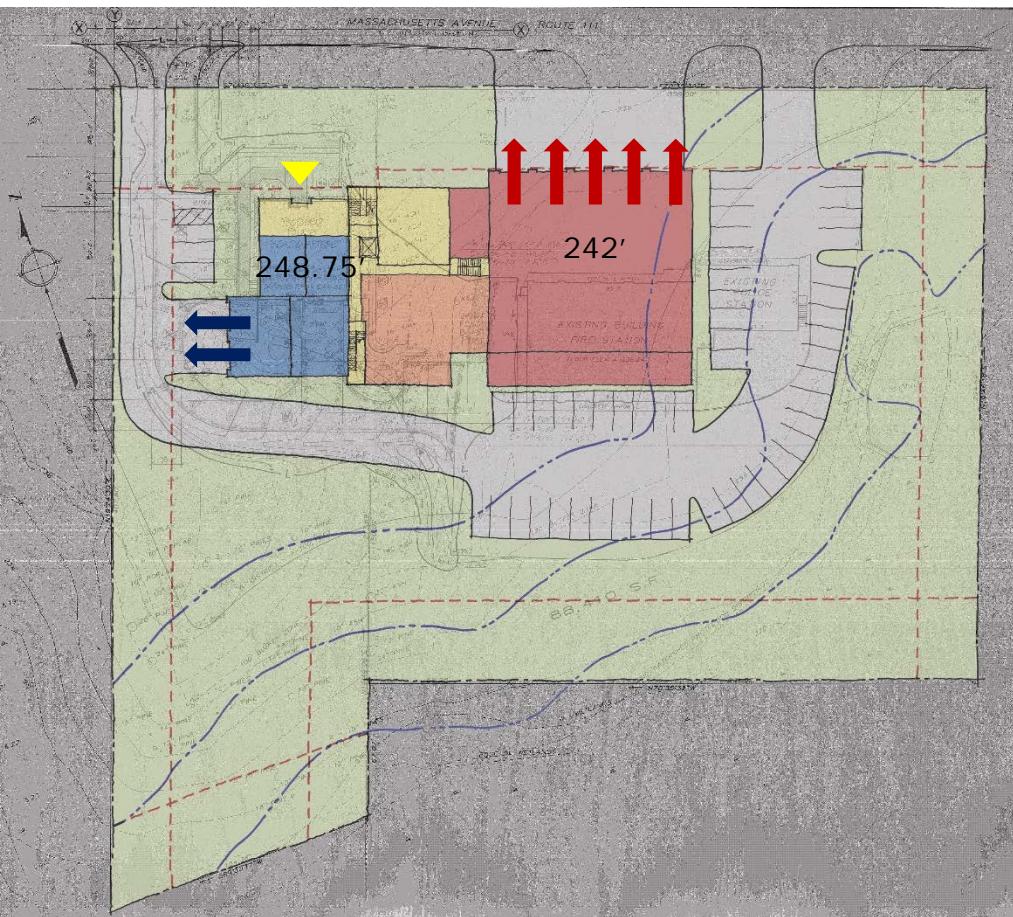


FIRST FLR FD – LOWER FLR PD / SITE PLAN

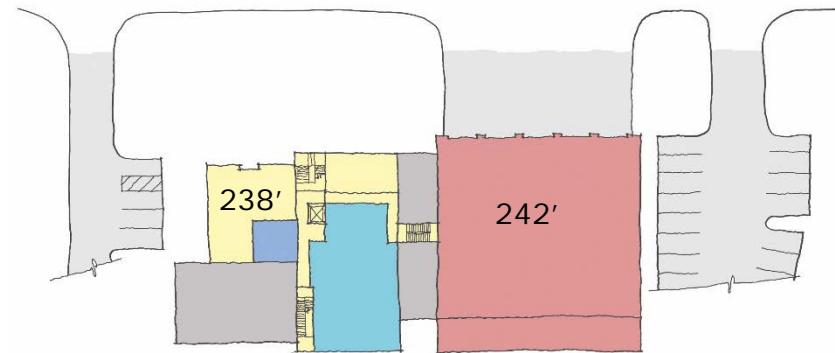
## Objective: Reuse Police Station

- Major additions to Police Station
- PD Detention & Dispatch on different levels
- PD staff parking remote from staff entrance
- “Split-level” FD may require extra stair for circulation
- Addition of 6th FD bay is possible, but tight
- Shared Fitness: 1<sup>ST</sup> level of FD
- Shared Training: 1<sup>ST</sup> level of FD
- Parking Count: 43

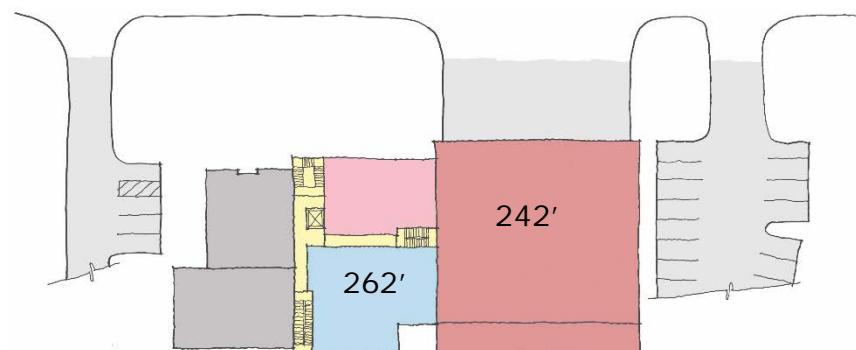
## C1 – REUSE PD ONLY – MAJOR RENOVATIONS &amp; ADDITIONS



FIRST FLR FD &amp; UPPER LEVEL PD WITH SHARED ENTRY / SITE PLAN



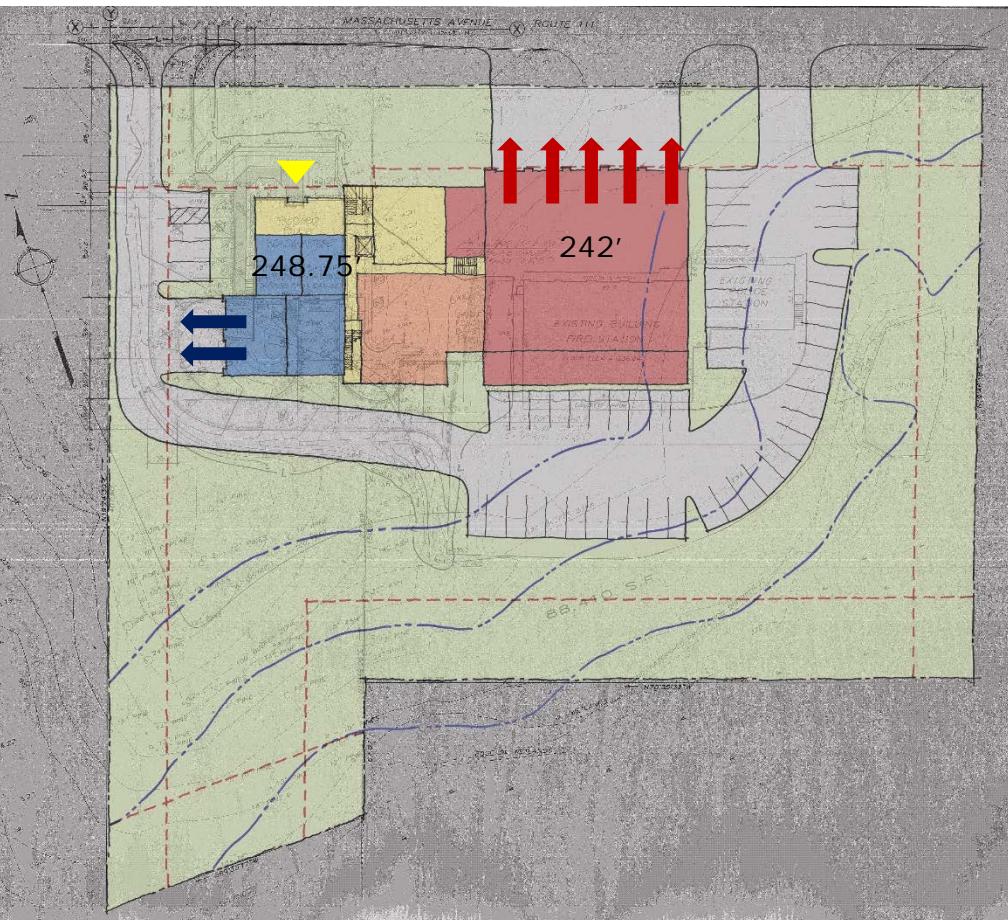
LOWER LEVEL



SECOND FLOOR

- TRAINING/FITNESS/SUPPORT - SHARED
- DISPATCH/DETENTION/EVIDENCE - POLICE
- OPERATIONS - POLICE
- ADMINISTRATION - POLICE
- APPARATUS/SUPPORT - FIRE
- LIVING QUARTERS - FIRE
- ADMINISTRATION - FIRE

## C1 – REUSE PD ONLY – MAJOR RENOVATIONS & ADDITIONS



FIRST FLR FD & UPPER LEVEL PD WITH SHARED ENTRY / SITE PLAN

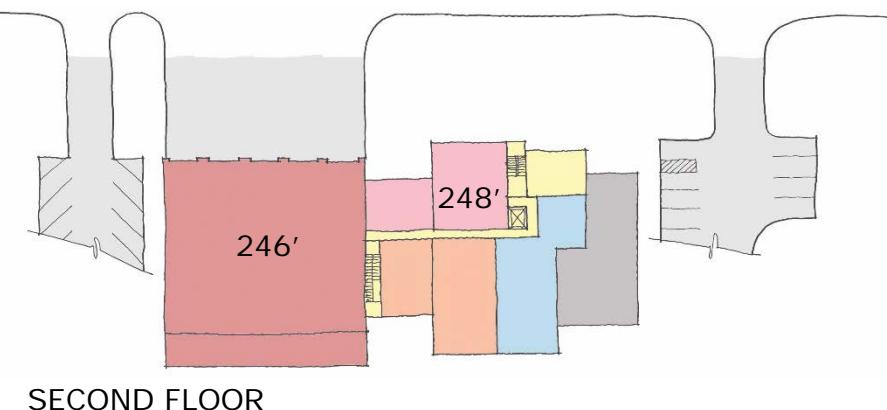
Objective: Combined facility & reuse PD building

- Demolish entire FD
- PD Detention & Dispatch on same level
- Training on Entry level
- Administration spaces are on uppermost level
- Staff + public training room parking is remote from entrances
- “Split-level” FD may require extra stair for circulation
- Addition of 6th FD bay is possible
- Parking Count: 53

## G1 – ALL NEW CONSTRUCTION ON TWO LEVELS – FLIPPED PLAN



FIRST FLR FD &amp; PD WITH SHARED ENTRY / SITE PLAN

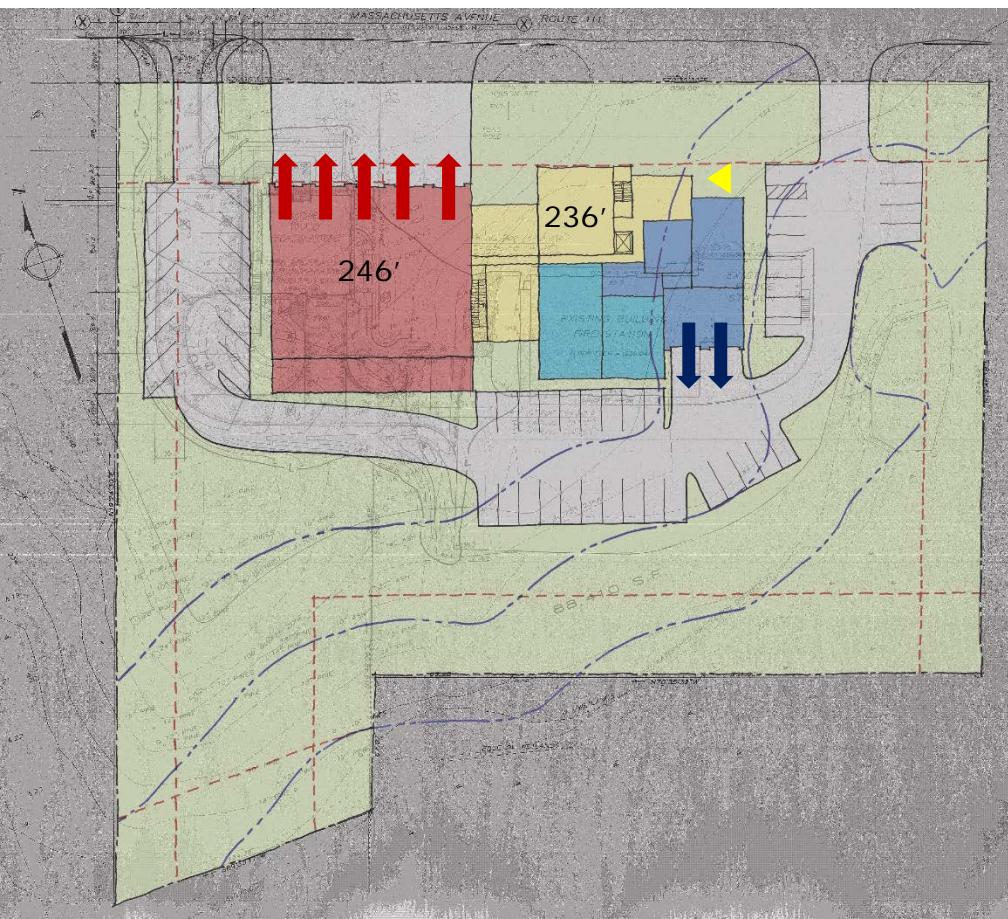


SECOND FLOOR

- TRAINING/FITNESS/SUPPORT - SHARED
- DISPATCH/DETENTION/EVIDENCE - POLICE
- OPERATIONS - POLICE
- ADMINISTRATION - POLICE
- APPARATUS/SUPPORT - FIRE
- LIVING QUARTERS - FIRE
- ADMINISTRATION - FIRE

DECEMBER 15, 2015

## G1 – ALL NEW CONSTRUCTION ON TWO LEVELS – FLIPPED PLAN



FIRST FLR FD & PD WITH SHARED ENTRY / SITE PLAN

Objective: Combined facility & build new

- Demolish entire FD & PD
- PD Detention & Dispatch on same level
- Training on entry level
- Administration is on second floor
- Staff + public parking is close to entrances
- FD call parking close to apparatus bays
- Only 2' elevation change between FD apparatus + administration/living
- Parking Count: 50

## NEXT STEPS

- Develop two conceptual floor plan options
  - Select one preferred scheme for further development including massing elevations and material suggestions
- Engineering Support
  - Civil, structural, mechanical, electrical, plumbing and fire protection narratives describing proposed systems for the new facility
- Provide a professional cost estimate for the preferred scheme



---

**THANK YOU**