

Public Safety Building  
Committee  
***Select Board Update***  
*with*  
***Finance Committee Members***

Town of Lynnfield

Lynnfield Fire

Lynnfield Police

w/Lynnfield Public Safety Building  
Committee

October 24, 2022





Lynnfield Police Department  
55 Summer Street, Lynnfield



# Lynnfield Headquarters & South Station

59 Summer Street and 598 Salem Street, Lynnfield

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# Is there a Problem?

PUBLIC SAFETY FACILITIES, Town  
of Lynnfield







Fire Headquarters: Dirty Space v. Clean Space



Fire Headquarters: Tight Bays, Personal Gear, Gas Cylinders, Chemicals & Equipment all in one Space





Fire Headquarters: Tight Bays, Personal Gear, Gas Cylinders, Chemicals & Equipment all in one Space

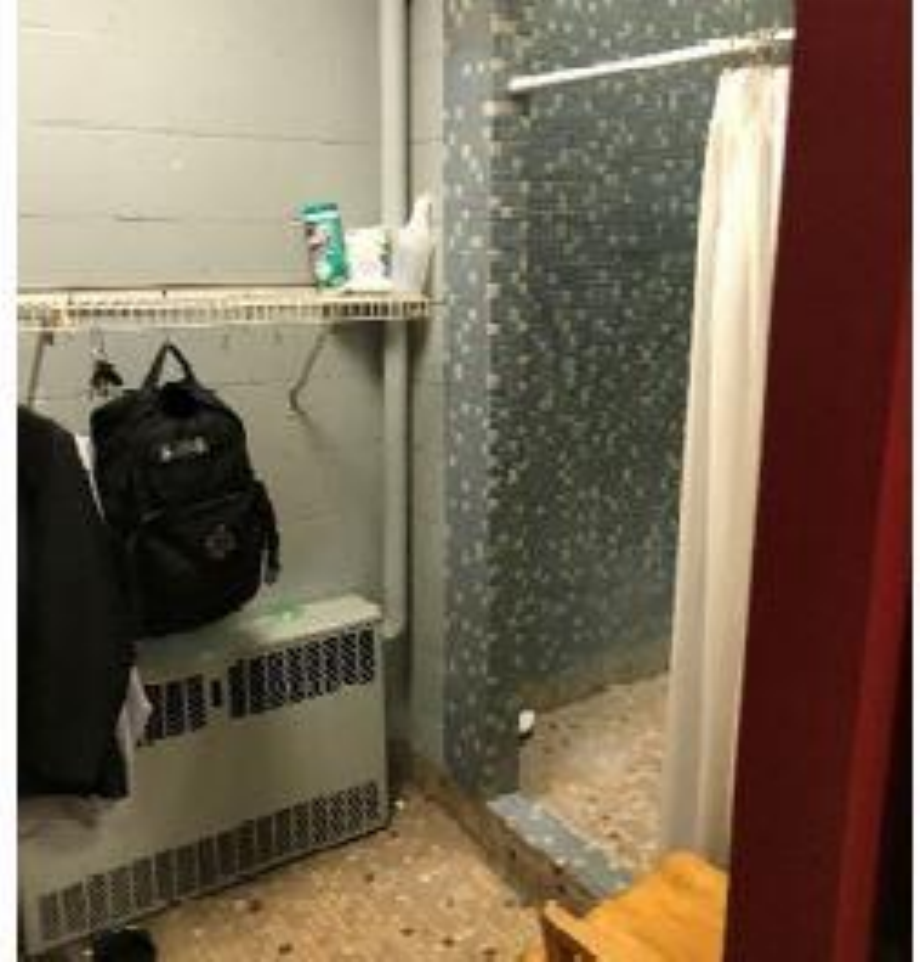




Lynnfield Fire:  
Day Room or Everything Room?

Lynnfield Fire  
Department:  
Sleeping Quarters  
or Office or Both?





Lynnfield Fire Department Bathroom  
Facilities & “Repurposed from School  
Department” Lockers



Lynnfield Fire  
Department:  
Laundry Room  
or Just  
Machines in a  
Corner?



# Lynnfield Police Station

Kitchen?

Roll Call?

Break Room?

or All of the Above?





Lynnfield Police Station



# Lynnfield Police Station

Locker Room?

or

DPW Access Area to Roof?





Lynnfield Police Station:  
Booking Counter & Cells



Lynnfield Police Station:  
Woman's Locker or Cell or Both?



# Defining a Solution

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2019-2021: Strategic Planning Committee

2021: Feasibility Study

2022: Follow up from Feasibility Study options  
**with Conceptual Study**

- ✓ Space Program
- ✓ Site layout and project phases
- ✓ Code, structural, asbestos and geotechnical review
- ✓ Progress development of plans
- ✓ Further review impacts of economy, supply chain and market





Firematic / Police Design Consultant  
Fire Station Design Specialist



# PRELIMINARY DESIGN PHASE LYNNFIELD PUBLIC SAFETY PROJECT

## PROJECT UPDATE

*October 24, 2022*

# AGENDA



**Updated Conceptual Images**  
**Public Safety Facility at Town Hall, Summer Street**  
**Fire Department Headquarters, Salem Street**

**Project Schedule**

**Project Budget**

**Outstanding Project Strategy Topics**

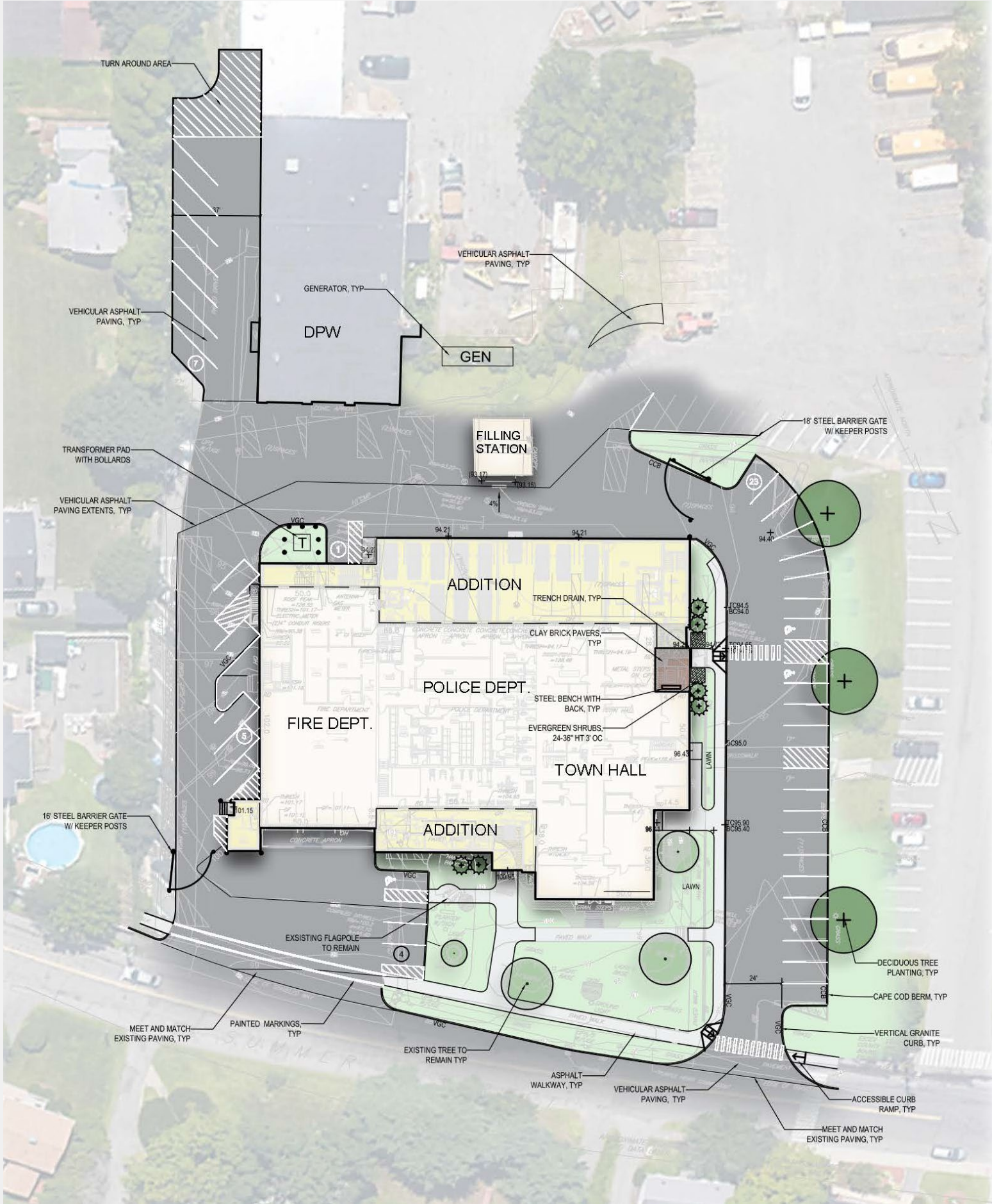
**Questions / Discussion**



# CONCEPTUAL DESIGN

# *Public Safety Facility at Town Hall Site*

# Conceptual Site plan





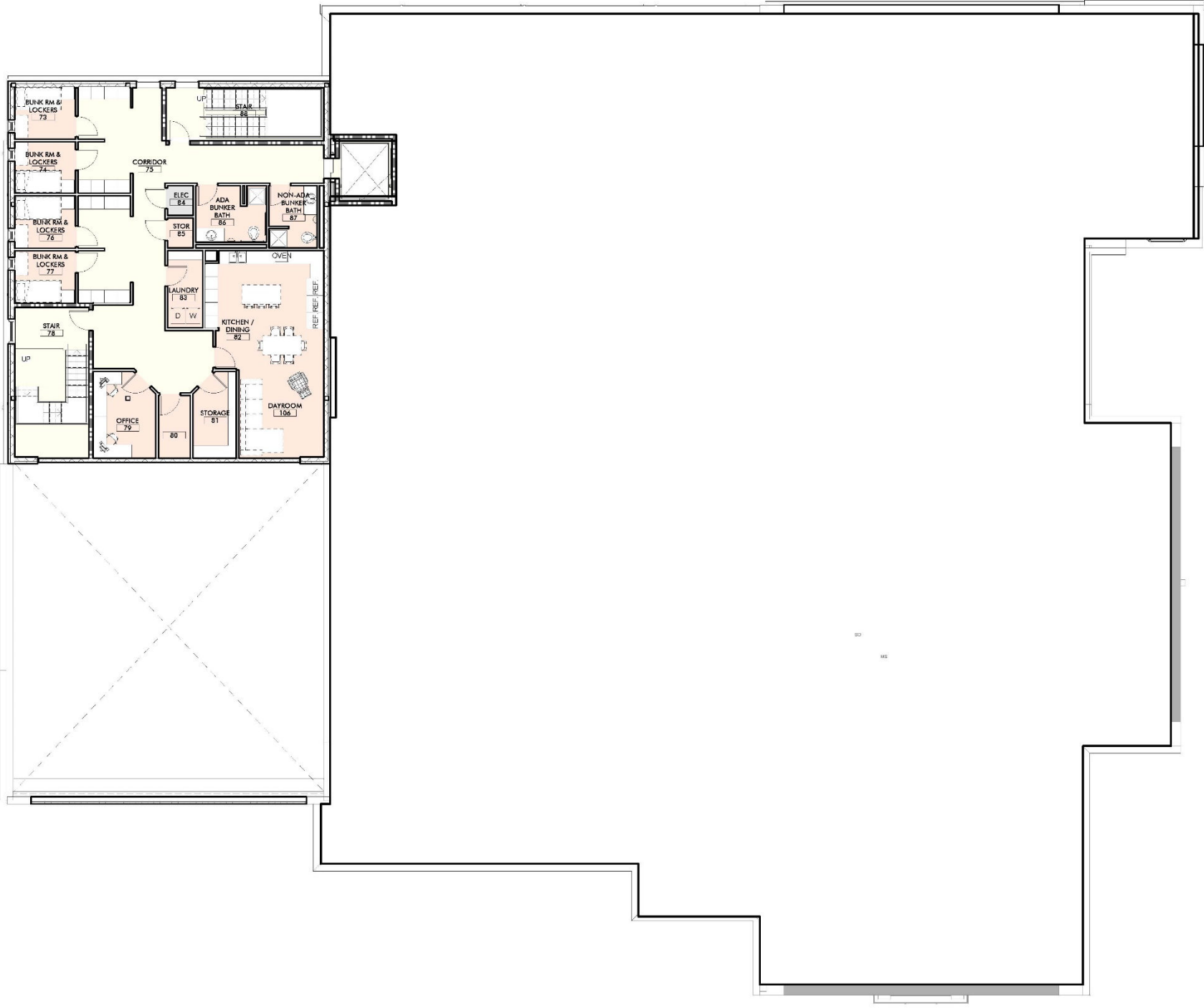
# Proposed Lower Level



# Proposed Second Level



# Proposed Third Floor





# Town Hall



Lower Level



Upper Level



# Conceptual Exterior Views – New Addition & Entrance





# Conceptual Exterior Views – New Addition & Entrance





# Conceptual Exterior Views – New Addition & Entrance





# Conceptual Exterior Views – New Police Addition & Entrance





# Conceptual Exterior Views – New Police Addition & Entrance





# Conceptual Interior Views – New Police Entrance





# Conceptual Interior Views – New Police Entrance





# Conceptual Interior Views – New Town Hall Meeting Room





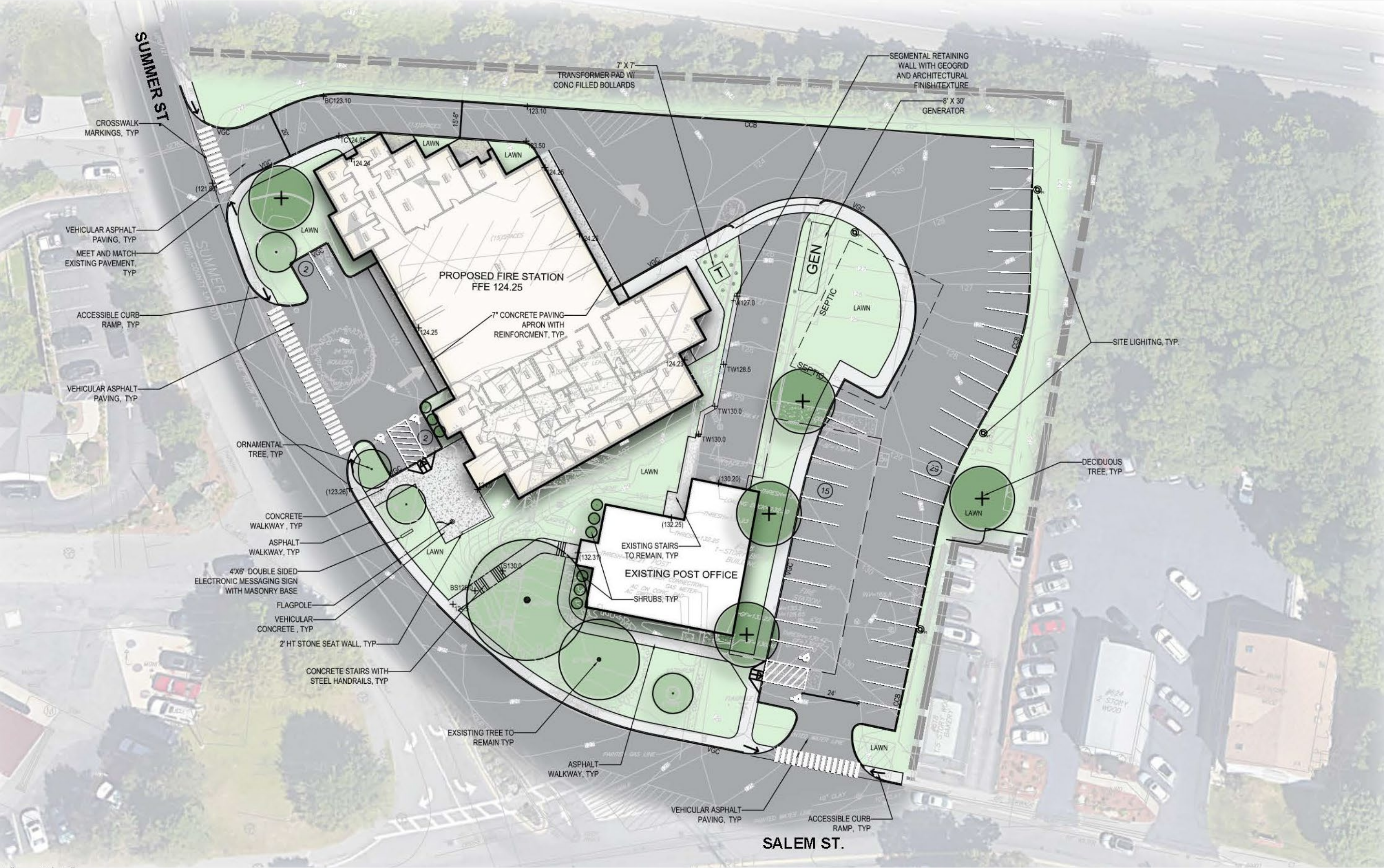
# Conceptual Interior Views – New Town Hall Meeting Room



# *Fire HQ Salem Street Site*

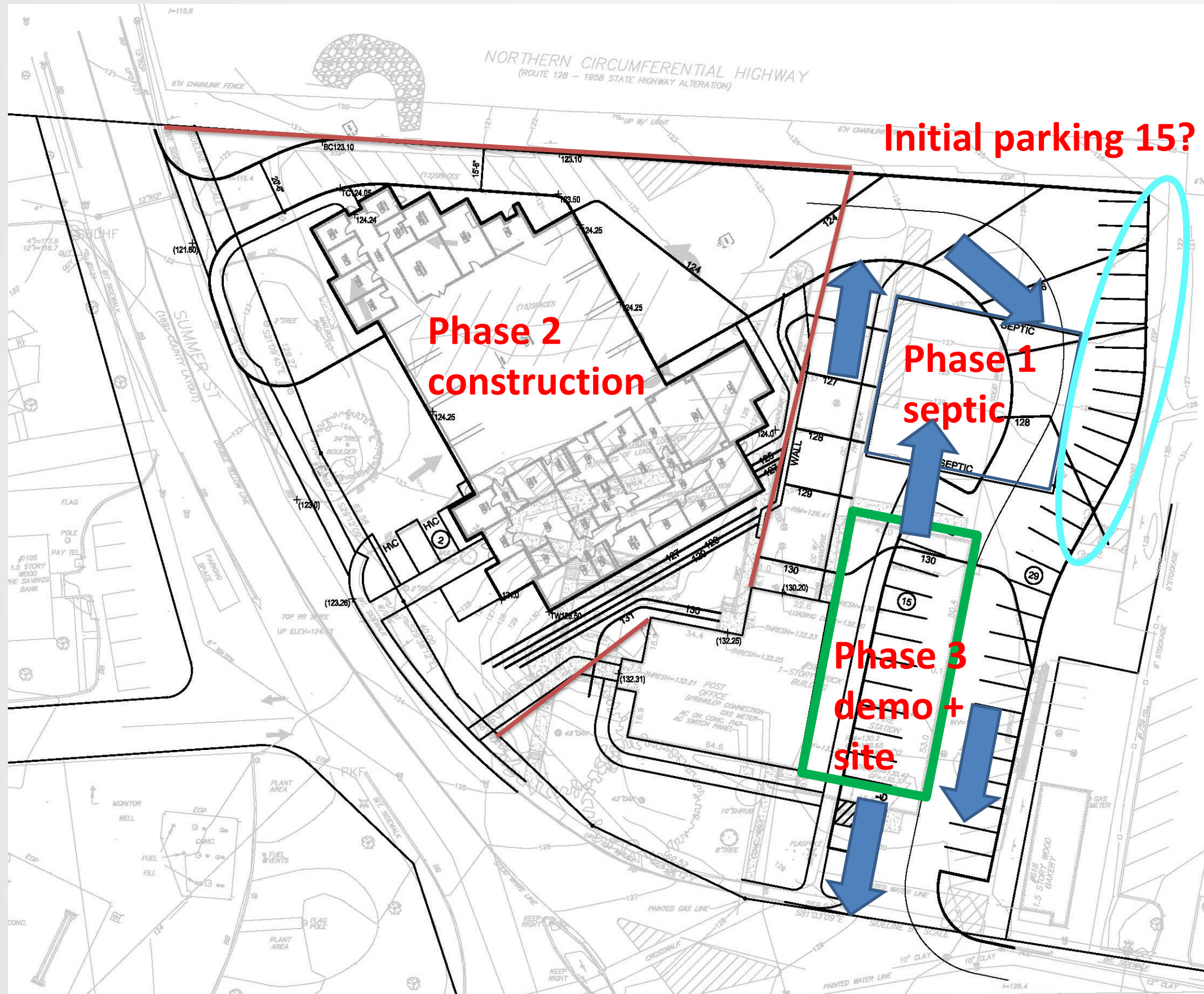


# Fire HQ – Conceptual Site Plan





# Fire HQ – Conceptual Site Plan - considerations



Phase 1 will be septic – may only be tank depending on scope

Post office will need to close temporarily when existing South is removed

Should Post office building be reorganized to move entrance ?

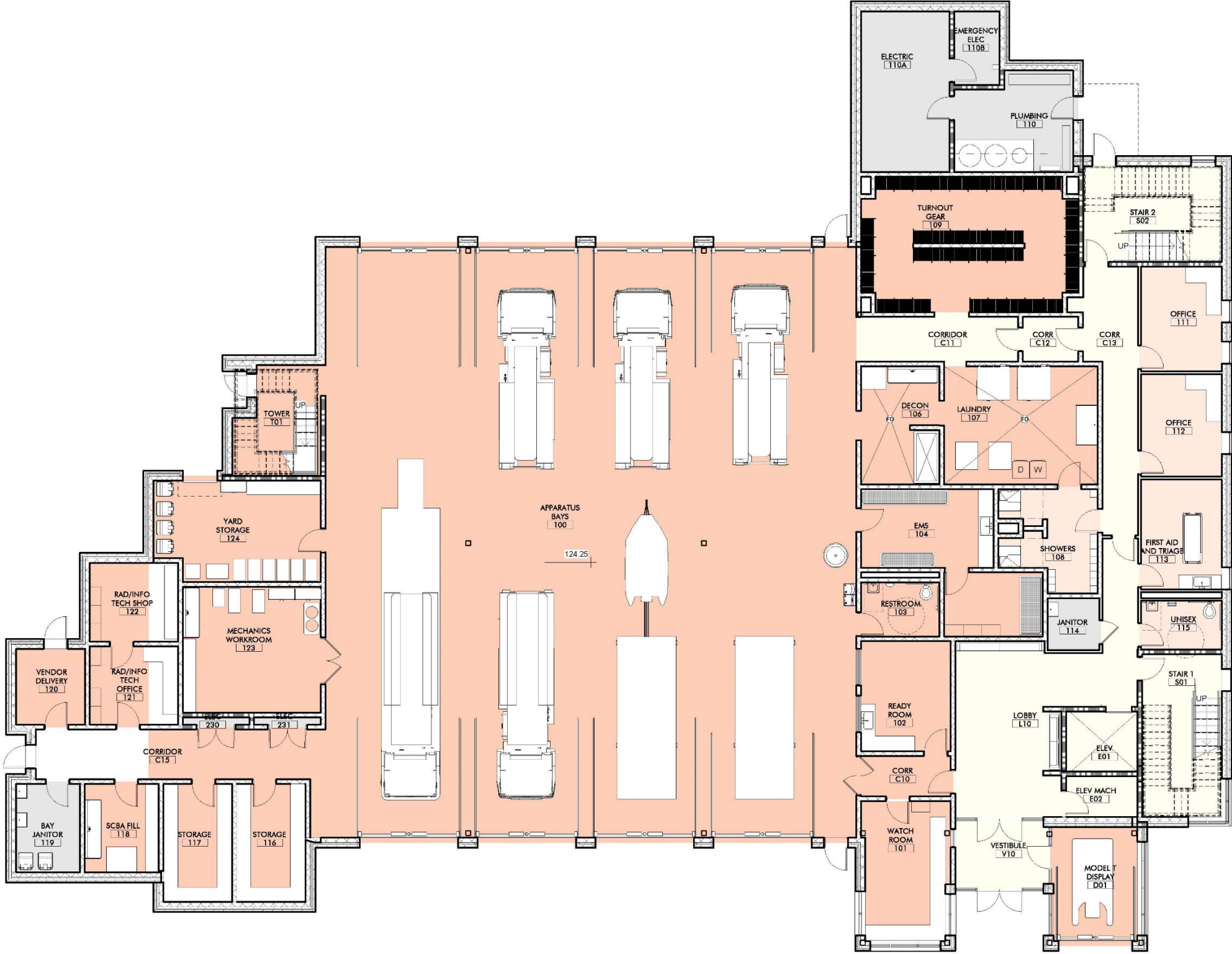
Extremely tight site for construction and operating fire station

May only be **15 TOTAL** +/- parking spaces during construction

Poor soils throughout site

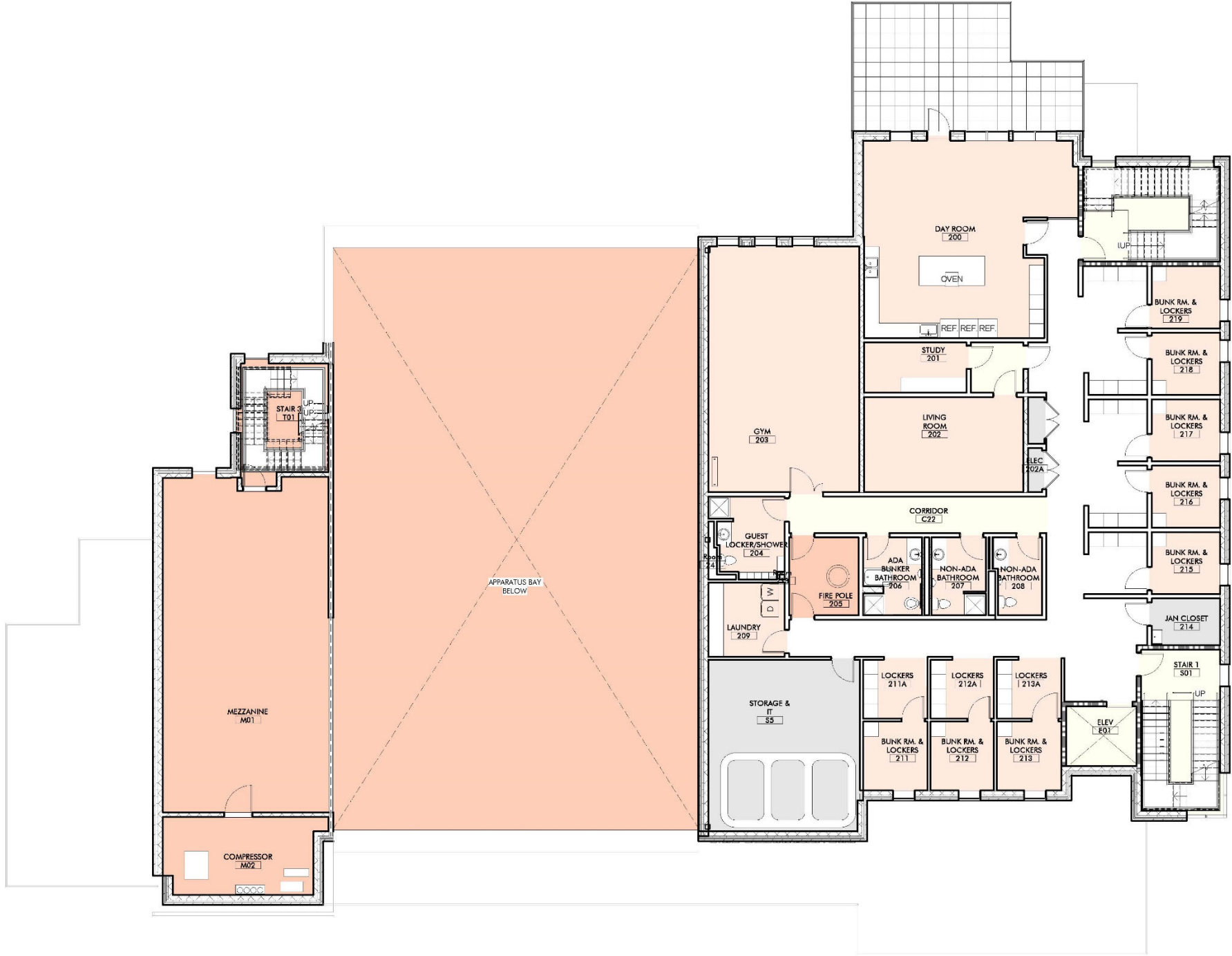


# Fire HQ – Ground Floor

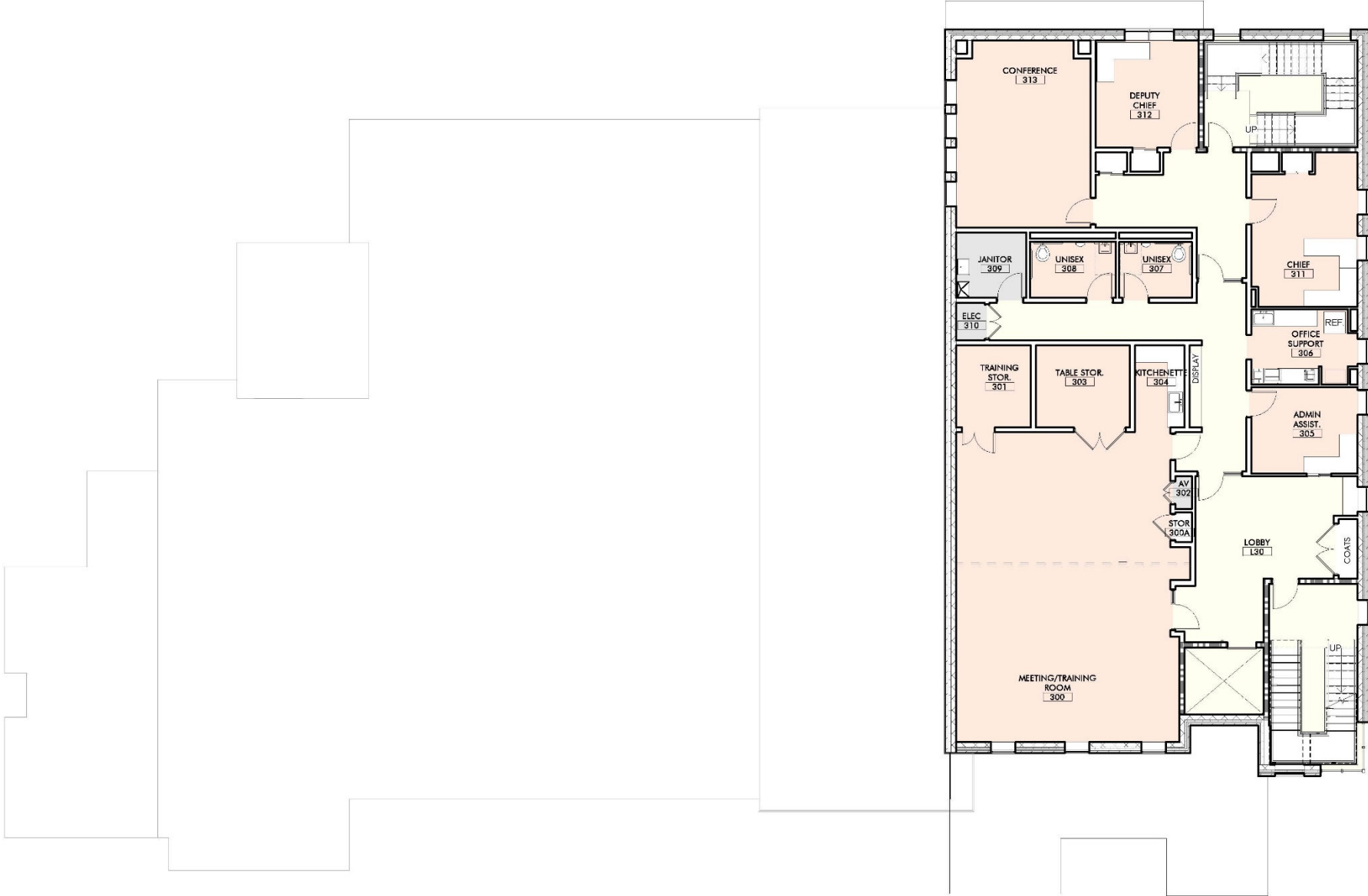




# Fire HQ – Second Floor



# Fire HQ – Third Floor





# Fire HQ – Conceptual Massing Image





# Fire HQ – Conceptual Massing Image





**Fire HQ – Conceptual Massing Image - Front**





**Fire HQ – Conceptual Massing Image - Front**





**Fire HQ – Conceptual Massing Image - Rear**





**Fire HQ – Conceptual Massing Image - Entry**





# Executing the Plan

Next steps





# Program Timeline



## Proposed Program Milestones





# *Site Work & Incorporating Other DPW Roadway Initiatives planned for Salem Street @ Summer Street*

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Public Works has ongoing plans to improve this area with projects in both the Complete Streets and the MassDOT TIP programs. **Up to \$500k of funding is now available for the upcoming construction season through the Complete Streets Program.** An application will be submitted in the Spring of 2022 when the Public Safety Project moves forward. **Construction will take place in Fall of 2023 in Advance of Site work beginning.**





# Preparing a Plan .. Last Steps

- ✓ Town Meeting, November 14, 2022
- ✓ Ballot Vote, December 6, 2022
- ✓ Execute Contracts and Start Final Design Process, January 2023



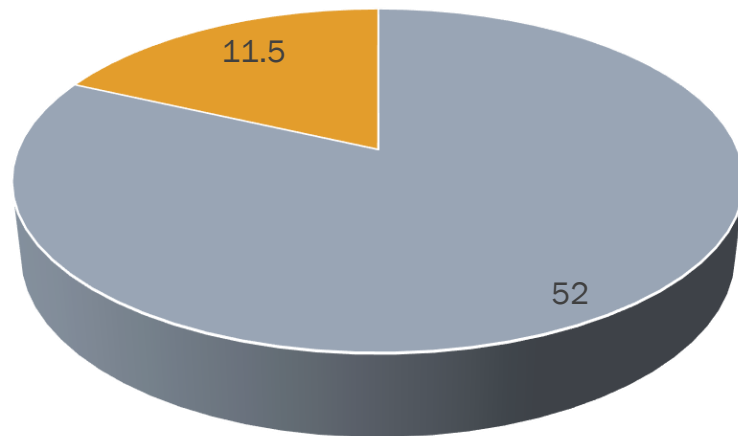


# Project Costs: \$63.5M

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## Construction Costs → \$52M

- Includes an 8% Contingency (\$3.9M)
- Includes a 7.5% Escalation ( \$3.6M)



■ Construction ■ Soft Costs ■

## “Soft Costs” → \$11.5M

- Includes Architectural Design & Services
- Owner’s Costs
- FFE, Police & Fire Equipment, Technology
- Combined Police & Fire Dispatch Equipment
- Temp Facilities, Tech & Moving Allowances
- Contingency

### Sources

*PM&C Project Estimators, 10-3-22 Estimate*

*Tappe Architects*

*Mitchell Associates*



# CONSTRUCTION MARKET ESCALATION UPDATE

Changes in Construction Costs from March 2022 to September 2022 Estimates

# 2022

**15%**

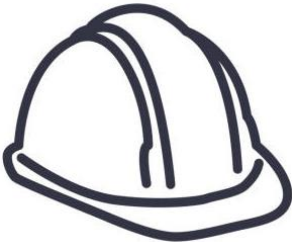
~~7-9%~~

**Escalation**  
anticipated for the year



**Labor Issues**

labor issues developing



**Expected Labor Shortage**

increasing in second half of 2022



# CONSTRUCTION MARKET ESCALATION OUTLOOK

**TBD%**

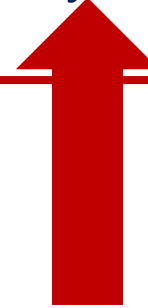
**2023**

~~4-5%~~

**Escalation**  
anticipated for the year



**Materials and Labor**  
costs leveling, availability improving



Data gathered from the following sources (Median used):  
*Consigli Construction Company Market Outlooks*  
*Vermeulens Construction Inflation Index*  
*Turner Construction Cost Index*



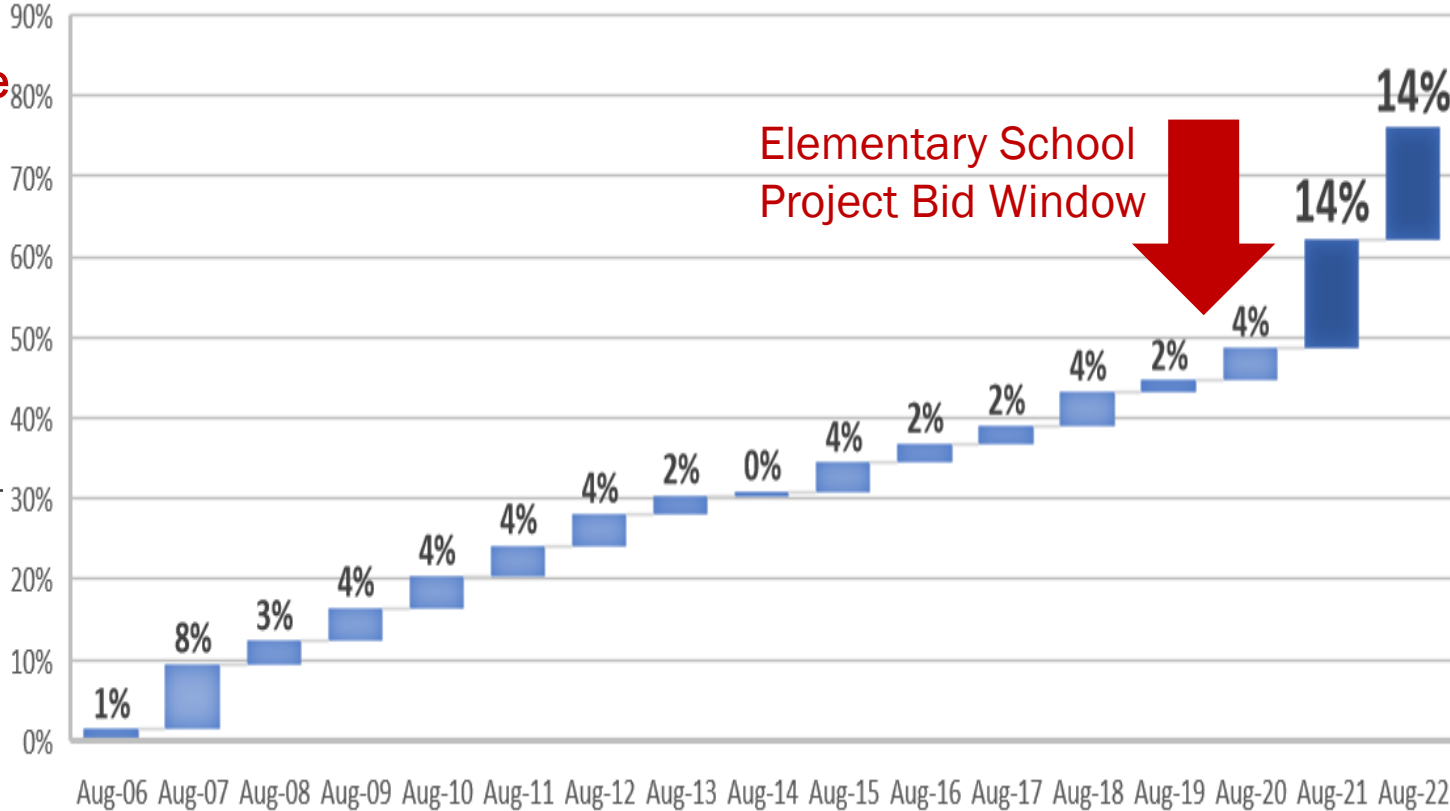
# WHAT IF WE WAIT?

## Boston Annual Building Cost Index - Percentage Increase

YEAR	BCI	% CHG
Aug-22	10224.80	14%
Aug-21	8987.25	14%
Aug-20	7911.09	4%
Aug-19	7611.46	2%
Aug-18	7497.18	4%
Aug-17	7193.92	2%
Aug-16	7048.01	2%
Aug-15	6889.45	4%
Aug-14	6643.82	0%
Aug-13	6612.82	2%
Aug-12	6458.49	4%
Aug-11	6216.79	4%
Aug-10	5985.89	4%
Aug-09	5762.82	4%
Aug-08	5541.41	3%
Aug-07	5382.44	8%
Aug-06	4980.16	1%
Aug-05	4912.38	

2-year increase  
27.37%

15-year average  
3.24%



Historically Costs do not Decrease but can Flatten

Historical ENR BCI Cost Index Data



# What has been done to control cost?

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- Immediate **reduction** in requested scope presented after the “programming”, needs phase of the project
- Further **reduction** in design and square footage from the original conceptual design plans submitted.
- Evaluated phasing bottlenecks, costs, impacts and eventually **eliminated phasing** of the project saving \$3.5 million.
- Up to last week, we again reexamined and **reduced** square footage at South Fire reducing cost by \$500,000. We are confident that this is a **design based on needs not wants**.
- Will proceed with **CM (Construction Manager) at Risk procurement** approach that encourages greater competition and better stability (less volatility and risk) in the bidding process.



# What has been done to control cost?

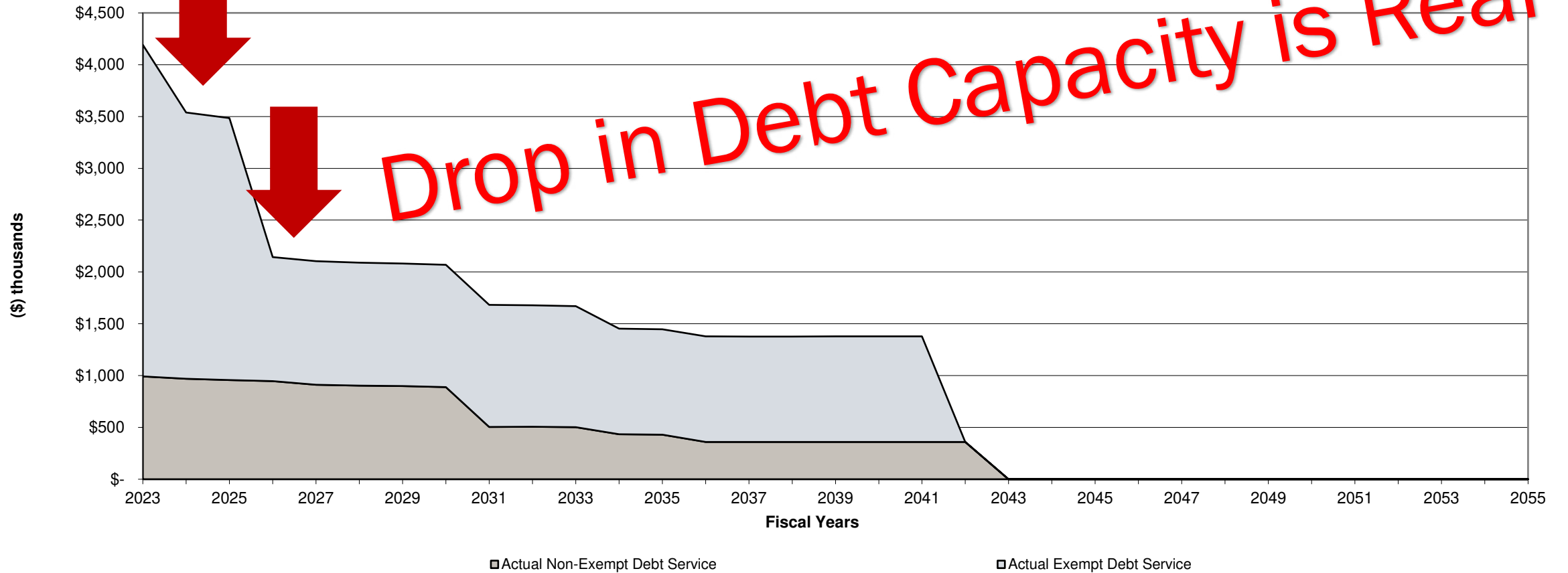
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- Creating the most **competitive bid environment**. This project approach will have the same trade bids for both buildings, will have scope work being executed in parallel at both sites and this construction cost is in a range that we feel and have been advised as being very competitive. Separately, the projects are too big to be attractive to small contractors, and too small to attract larger contractors.
- Budget is built to absorb escalation and contingency. Although we are taking a conservative approach to budgeting in an unstable construction environment, we **will only spend what our bids come in at**. Our scope is defined, anything else will not be used. The school project is an example of this. We have reached substantial completion, yet we will not use our entire approved budget.



# WHY NOW?

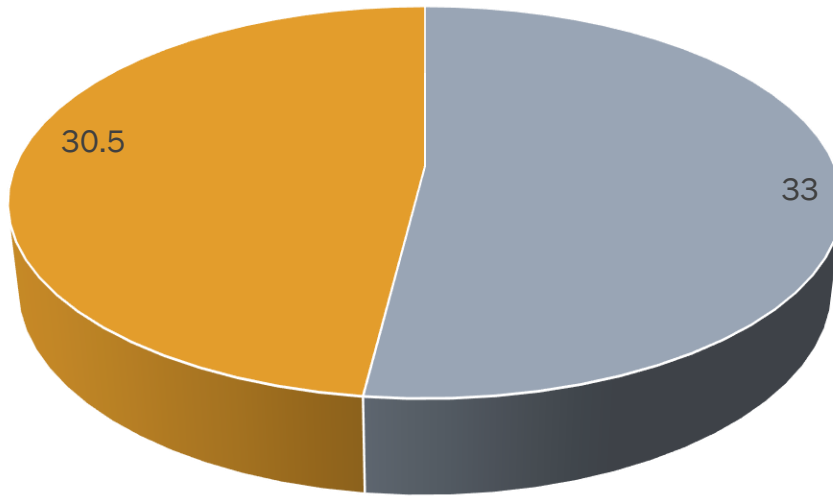
Town of Lynnfield, Massachusetts  
Existing Net Debt Service: Inside vs. Outside Proposition 2 1/2





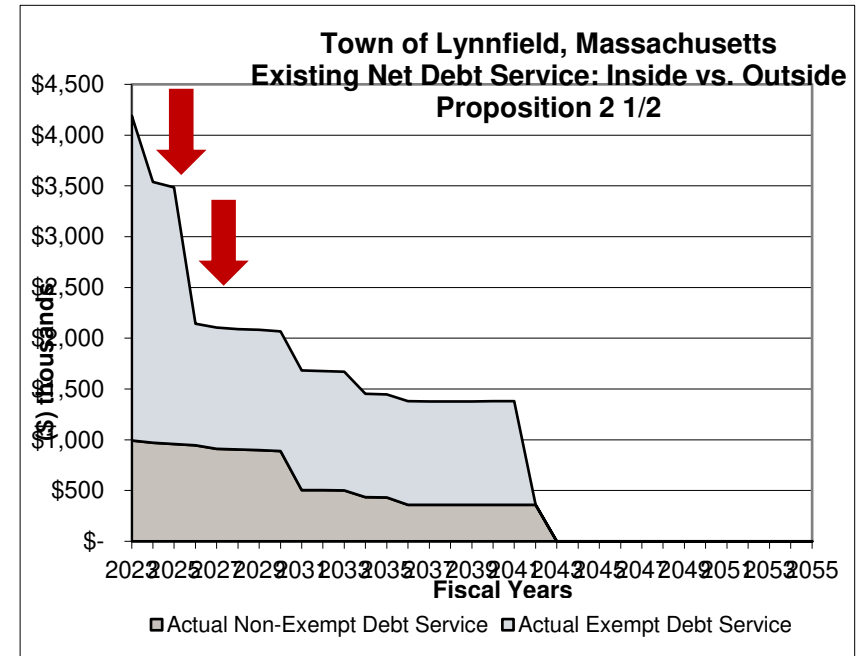
# Project Costs: \$63.5M

Funded from Debt Exclusion → \$30.5M



■ Expried Debt ■ Debt Exclusion ■ ■

Funded from Expiring Debt → \$33M



Sources

Hilltop Financial

# What is a Debt Exclusion?

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A debt exclusion is a temporary tax increase. It is meant to finance a particular project. Property taxes increase for a period of time\* to cover the cost of construction. When the bond on that project is paid off, the increase to your town's levy limit is revoked.

In order to be approved, the debt exclusion question must first pass by a two-thirds majority at Town Meeting on November 14, 2022. Then, it must pass again, this time by simple majority vote at the proposed December 6, 2022 special election.

*\* (this proposal is for 30 years)*



# PROJECT TAX IMPACT OF 30-YEAR BOND

<b>Estimated Tax Impact</b>		
<u>Home Value</u>	<u>Annual Tax Impact</u>	<u>Per Month</u>
\$816,964	\$385	\$32



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# PROJECT WEBSITE

<https://lynnfieldbuildingprojects.com/>

Google x Home - Lynnfield Building Projec x

lynnfieldbuildingprojects.com

Apps My Account Inbox (181) - johnv... Mass Youth Soccer...

**LYNNFIELD BUILDING PROJECTS**

HOME DOCUMENTS ABOUT PROJECT COSTS CURRENT CONDITIONS NEWS / Q

**FREQUENTLY ASKED QUESTIONS**

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