

The Public Safety Complex *Southampton MA*



...a critical time



1863: Southampton constructs a new school house

1927: Southampton discontinues use of facility as a school

December 1946: Southampton votes to raze the former school building

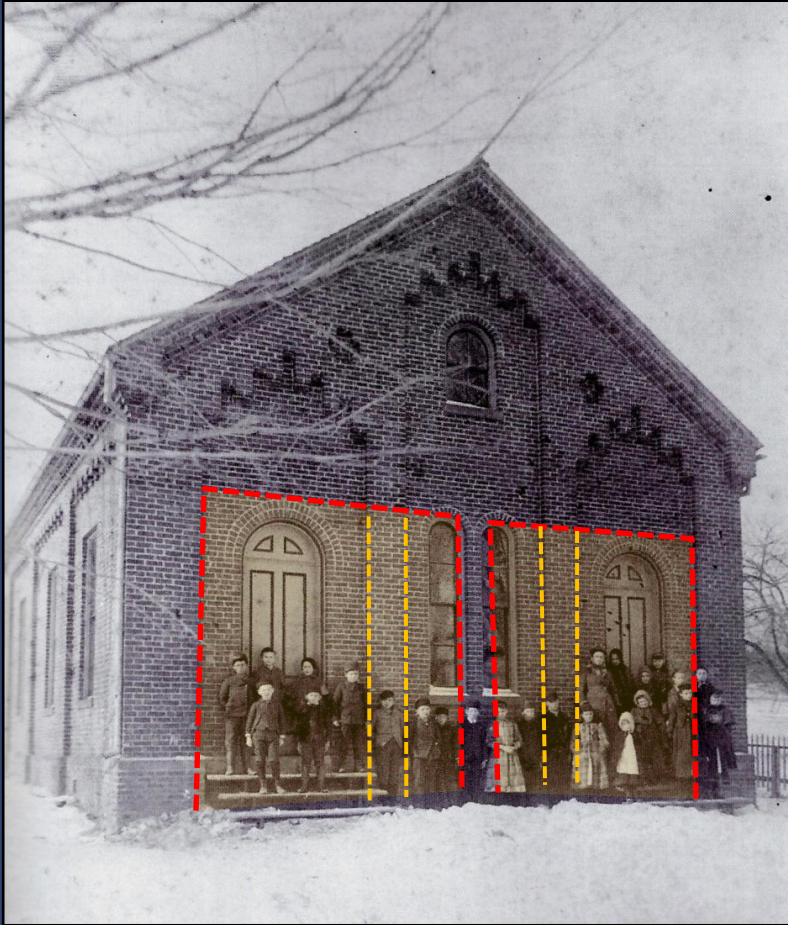
October 1948: The town votes that the former school be established as a fire house



1971: Garage bays & office space constructed on three sides of original structure

Fire Department Building

original building



existing conditions



Doors, windows and masonry piers removed to create overhead door openings (undersized for modern emergency vehicles)

Fire Department Building Existing Conditions



Fire Department Building Existing Conditions



Fire Department Building Existing Conditions



Existing Fire Department Building & Outline of Original Structure



Existing Fire Department Building Exterior Walls of Original Structure



unsafe firefighter circulation



inadequate door clearance

Existing Fire Department Building Exterior Walls of Original Structure

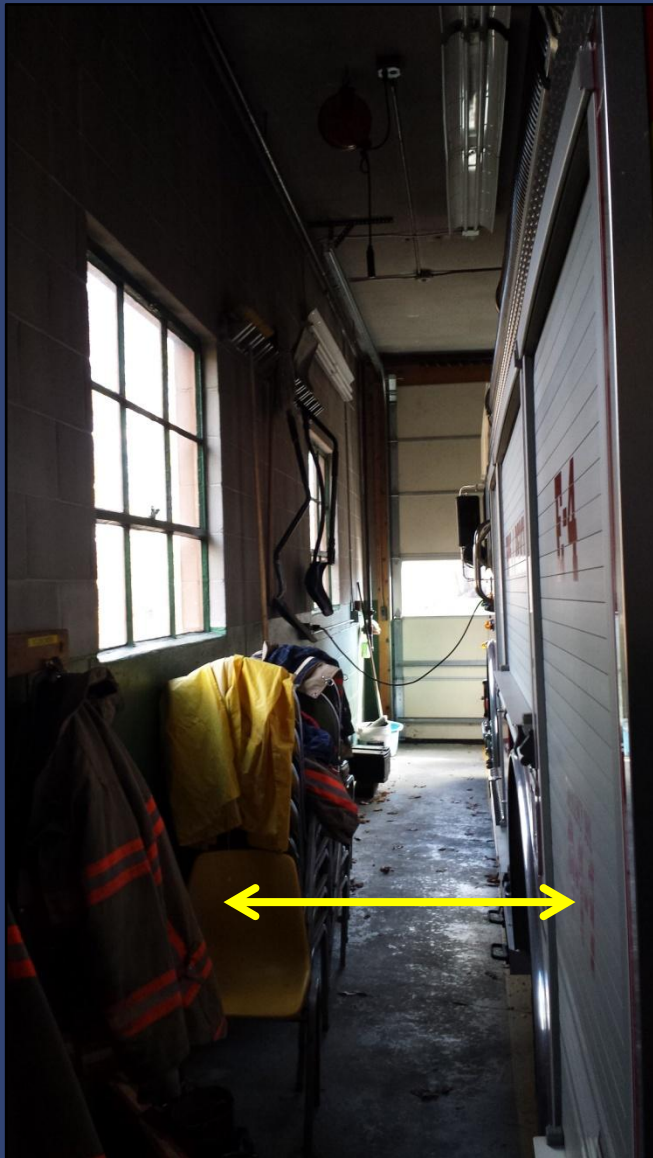


*turn-out gear proximity to
emergency response vehicle*

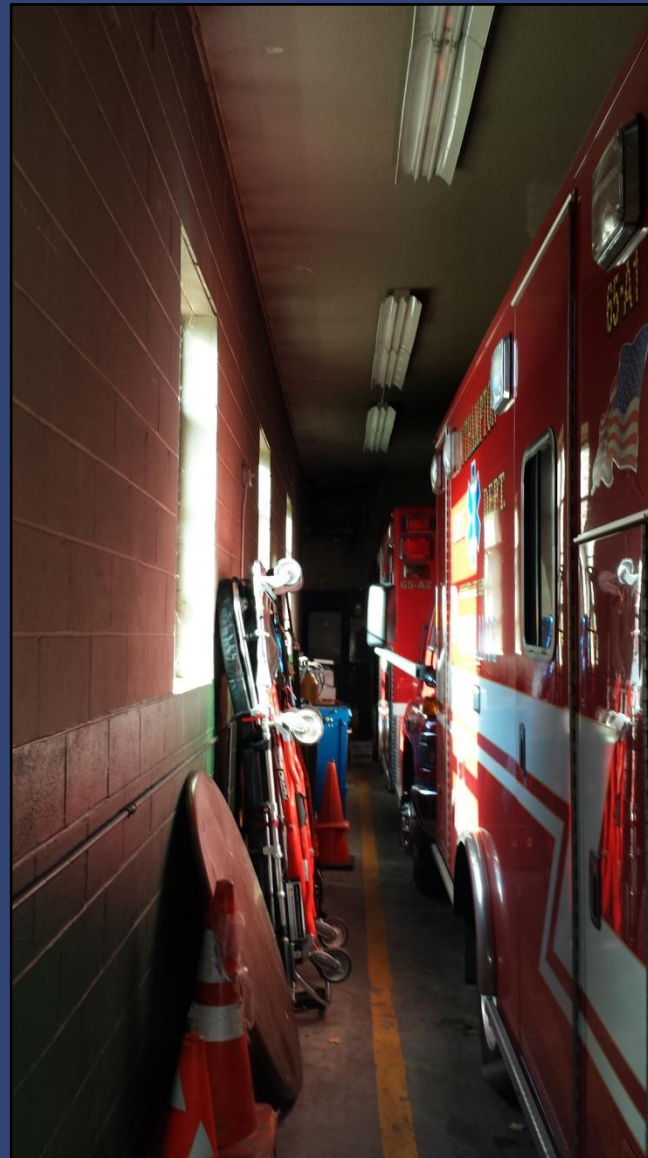


tripping hazards

Existing Fire Department Building Exterior Walls of Additions



*turn-out gear proximity to
emergency response vehicle*



storage

Existing Fire Department Building Additions, Modifications & Structural Concerns



Essential Facilities Structural Design

Chapter 16 Structural

TABLE 1604.5
OCCUPANCY CATEGORY OF BUILDINGS AND OTHER STRUCTURES

OCCUPANCY CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a <u>low hazard to human life in the event of failure</u> , including but not limited to: <ul style="list-style-type: none"> • Agricultural facilities. • Certain temporary facilities. • Minor storage facilities.
II	Buildings and other structures except those listed in Occupancy Categories I, III and IV
III	Buildings and other structures that represent a <u>substantial hazard to human life in the event of failure</u> , including but not limited to: <ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Buildings and other structures containing adult education facilities, such as colleges and universities, with an occupant load greater than 500. • Group I-2 occupancies with an occupant load of 50 or more resident patients but not having surgery or emergency treatment facilities. • Group I-3 occupancies. • Any other occupancy with an occupant load greater than 5,000^a. • Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Occupancy Category IV. • Buildings and other structures not included in Occupancy Category IV containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.
IV	Buildings and other structures designated as <u>essential facilities</u> , including but not limited to: <ul style="list-style-type: none"> • Group I-2 occupancies having surgery or emergency treatment facilities. • <u>Fire, rescue, ambulance and police stations and emergency vehicle garages.</u> • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Occupancy Category IV structures. • Structures containing highly toxic materials as defined by Section 307 where the quantity of the material exceeds the maximum allowable quantities of Table 307.1(2). • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump structures required to maintain water pressure for fire suppression.

a. For purposes of occupant load calculation, occupancies required by Table 1004.1.1 to use gross floor area calculations shall be permitted to use net floor areas to determine the total occupant load.

Category I
“low hazard to human life”

Category III
“substantial hazard to human life”

Category IV
“essential facilities”
Fire, rescue, ambulance,
and police stations and
emergency garages





Southampton's current Police Department is housed in the basement of the original town hall, constructed in 1904



The department initially occupied a 1972 addition which provided 2 offices and a garage. As additional basement space became available the PD developed holding cells and other required support spaces

The structure lacks appropriate security measures, has an inadequate utility infrastructure, and does not comply with current codes or standards



Southampton Police Department Existing Conditions



*shared public lobby /
waiting area / prisoner entry*



Southampton Police Department Existing Conditions



shared office space



dispatch



EOC / dispatch kitchenette

Southampton Police Department Existing Conditions



*briefing and
equipment area*

Southampton Police Department Existing Conditions



boiler room / armory



interview room



male / female officer lockers



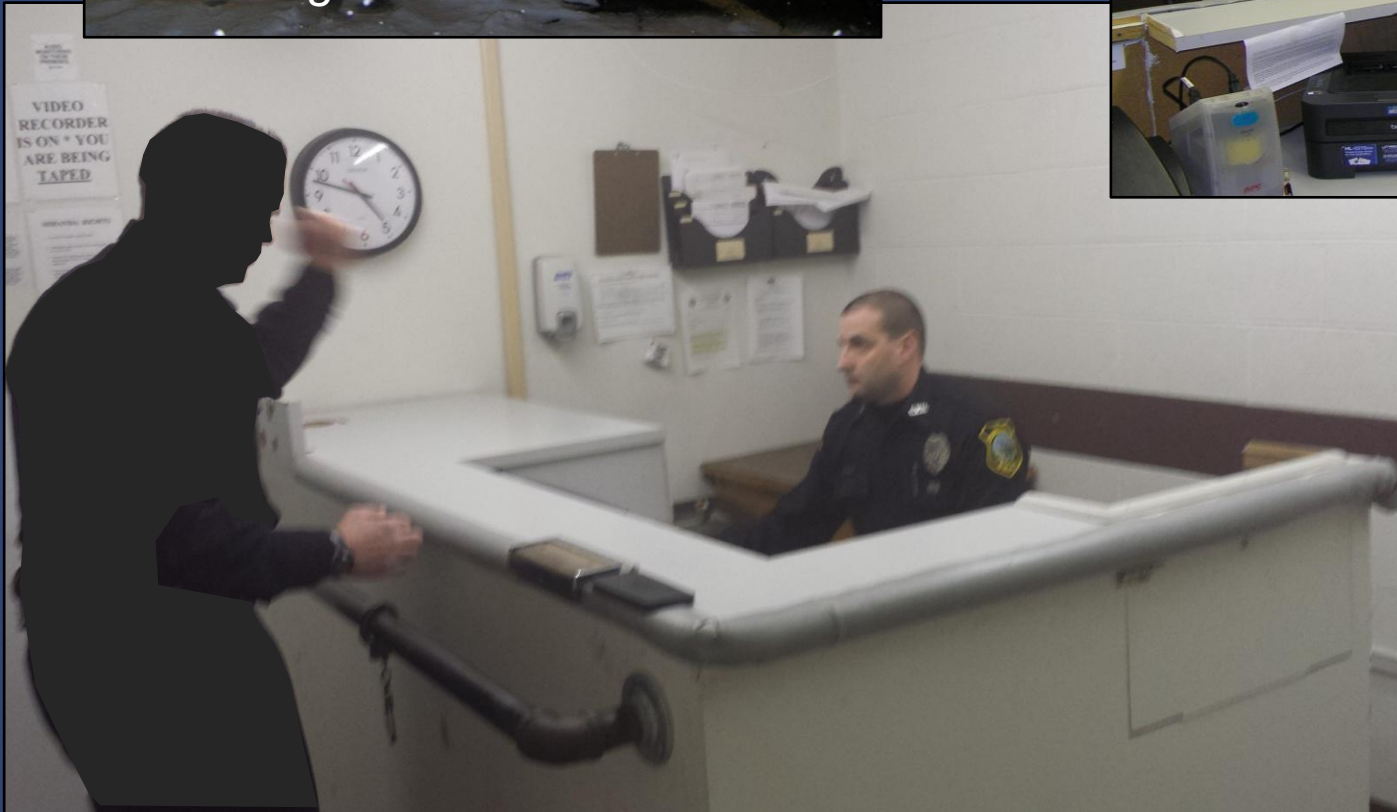
Southampton Police Department Existing Conditions



PD Garage



*booking area
(equipment subject
to damage)*



*PD Garage
(insufficient size to
function as sally-port)*

booking area

Southampton Police Department Existing Conditions



detention cell



*general storage below stairway
(note condition of exterior wall masonry)*

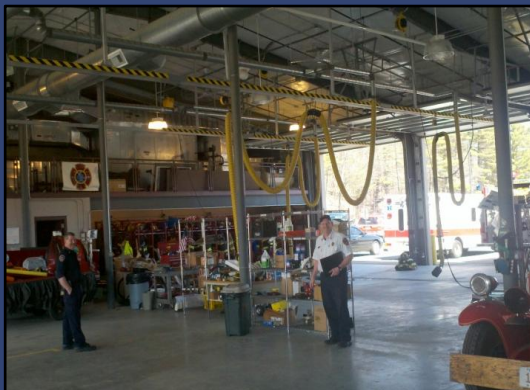
*Note: evidence storage area not
photographed for security purposes*



Seeing the deteriorating and substandard conditions of both the Police and Fire Department facilities, the Select Board established the Public Safety Complex Committee on August 31, 2011, tasked with:

- A. Evaluating the Town's *current* and *future* needs based on input from local departments, comparison with similar communities, and professional standards
- B. Evaluating town owned assets to determine suitability for essential town services





Modern Public Safety Facilities

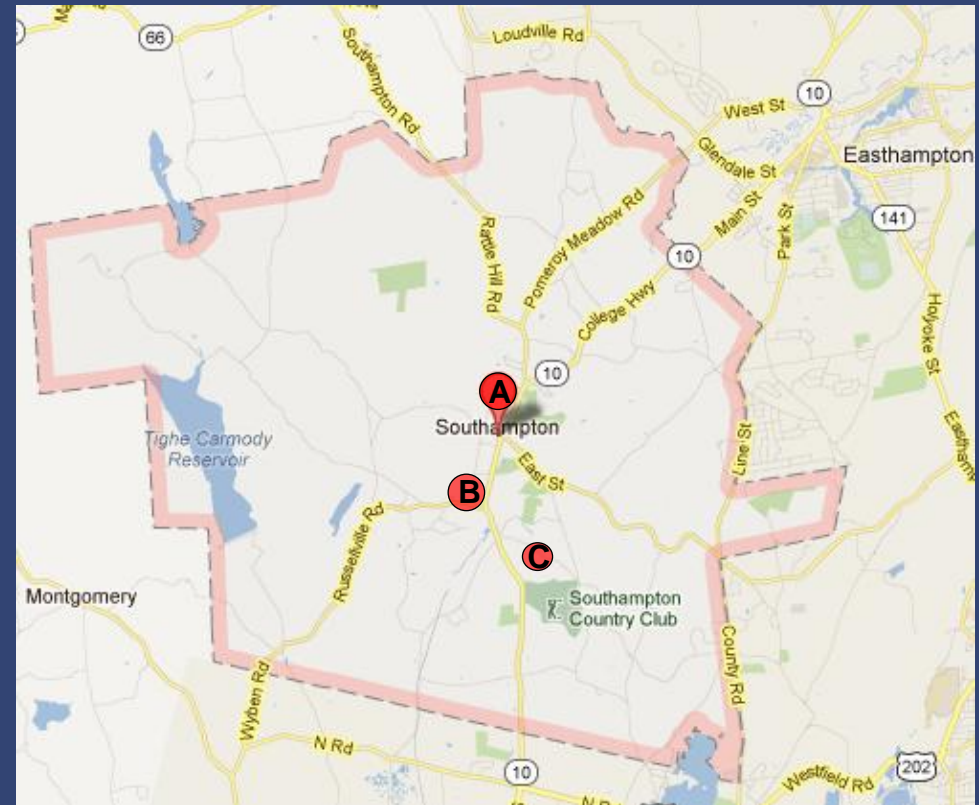
Town of Southamptn
Public Safety Feasibility Study



Approximately 63 town owned land parcels were identified,
most are not suitable for a Public Safety Complex

The Committee identified 3 parcels that warranted further
investigation:

- A. Town Hall /
Fire Station Parcel
- B. Highway Garage Parcel
(requires relocating that facility first)
- C. Old Landfill /
Transfer Station Parcel
(increased emergency response times)



October 17, 2012: The Public Safety Complex Committee submitted a comprehensive report to the Select Board

(The full report is available for review by contacting the Town Administrator or Town Clerk's Office)

Based on the results of the report, the Select Board instructed the Public Safety Complex Building Committee to evaluate the suitability of the current fire station / Town Hall site for construction of a Public Safety Complex housing both departments



The Town hired a Surveyor to establish the site boundaries:

- The findings required the committee to address these issues before proceeding with the feasibility study for construction*



Concurrently, the committee conducted soil & groundwater testing and established that there is no suitable area on-site to support the septic system required for this project

The committee opened discussions with an abutter to conduct soil testing and determined that the property could support the required septic system. Subsequent negotiations confirmed the adjacent parcel (available for \$30,000), when combined with the town hall parcel creates a suitable site for the public safety project

As of December 2014, a signed purchase and sales agreement is currently in place awaiting town funding



Town Hall / Fire Station Site



- Centrally Located
- NFPA 1710 Response Times
- Meets Planning and Zoning
- Site Development Costs (Land purchase required to create septic system; topography)
- Wetlands/Flood Zone
- Minimal impact to current traffic patterns (need to address on site circulation)



Town Hall / Fire Station Site



Benefits:

- Town owned
(estimated cost to purchase a comparable site \$500,000+)
- Sufficient Size: 5+ acres
- Easy Access to Route 10 (emergency response times)
- Located within acceptable ISO Radius (risk management & insurance ratings based on ability to respond to fire incidents)
- Reasonable Site Development costs
public water & gas, electric / telephone / catv
availability of adjacent parcel with acceptable perc tests
- Ability to maintain services during construction
- Development would create a central location for essential town services
- Located within Central Village Area



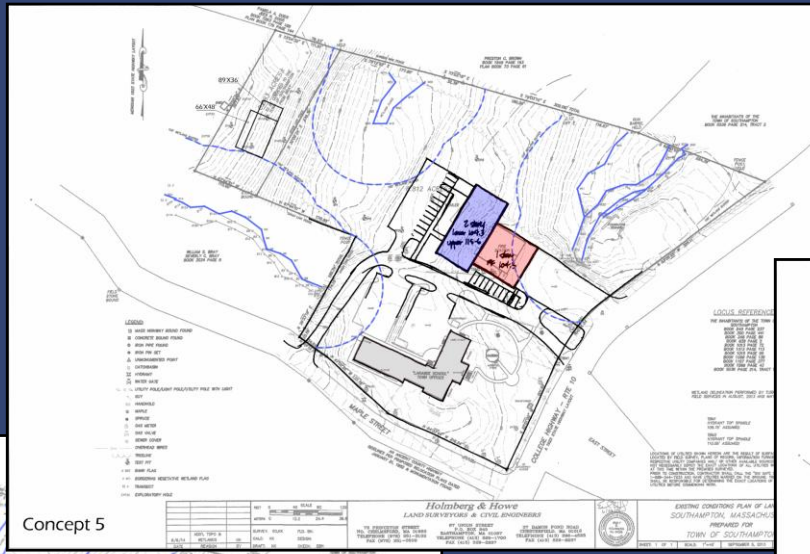
Challenges:

- Site topography, environmental permitting (wetlands), and potential underground storage tanks adjacent to existing FD
- Current driveway shared by Town Hall / Senior Center and emergency responders
- Existing fire station not suitable for reuse as a public safety facility (size; construction; code requirements); site development constraints created by maintaining building for other uses
- Existing FD building considered a “contributing structure” in the Southampton Center National Historic District
- Soils on current site not favorable for subsurface sewage disposal system without purchasing adjacent parcel



Site Development Analysis

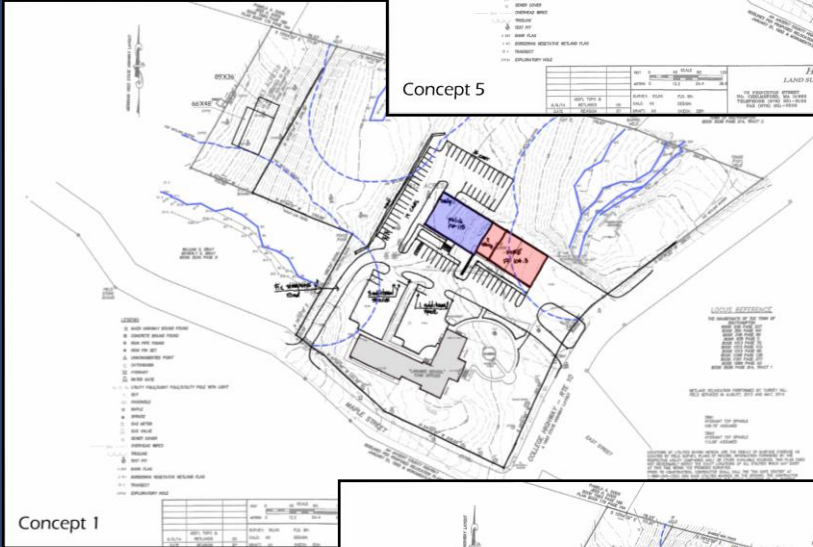
October-November 2014



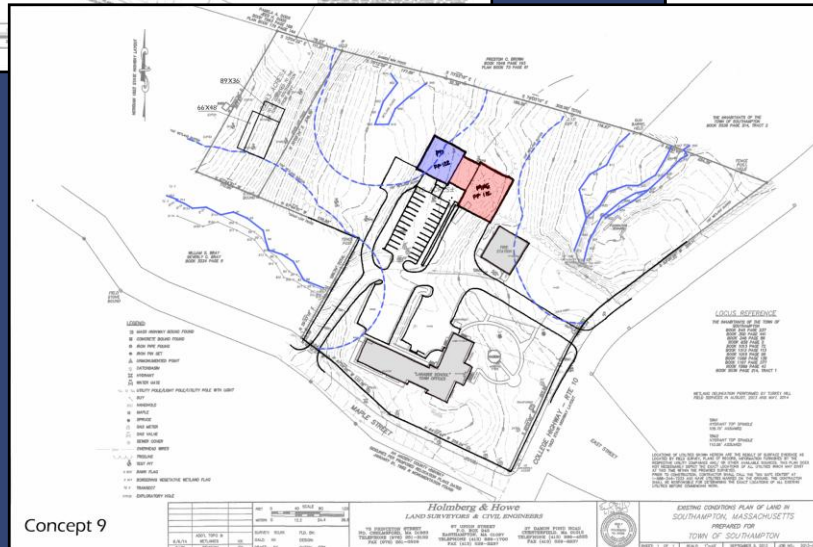
Concept 5



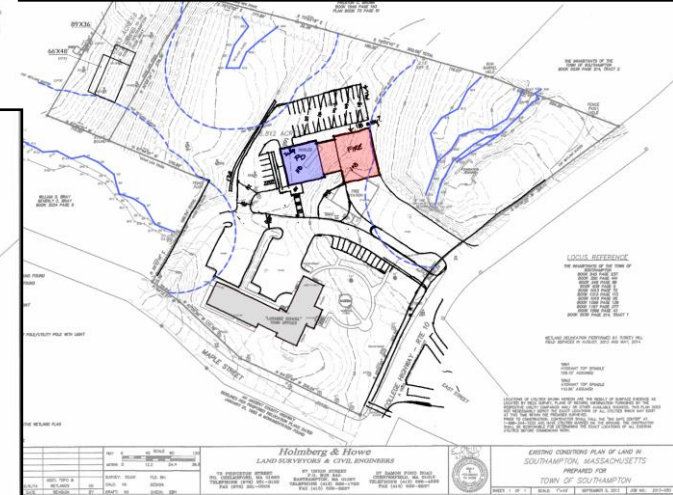
Concept 6



Concept 1



Concept 9



*Town of Southampton
Public Safety Feasibility Study*

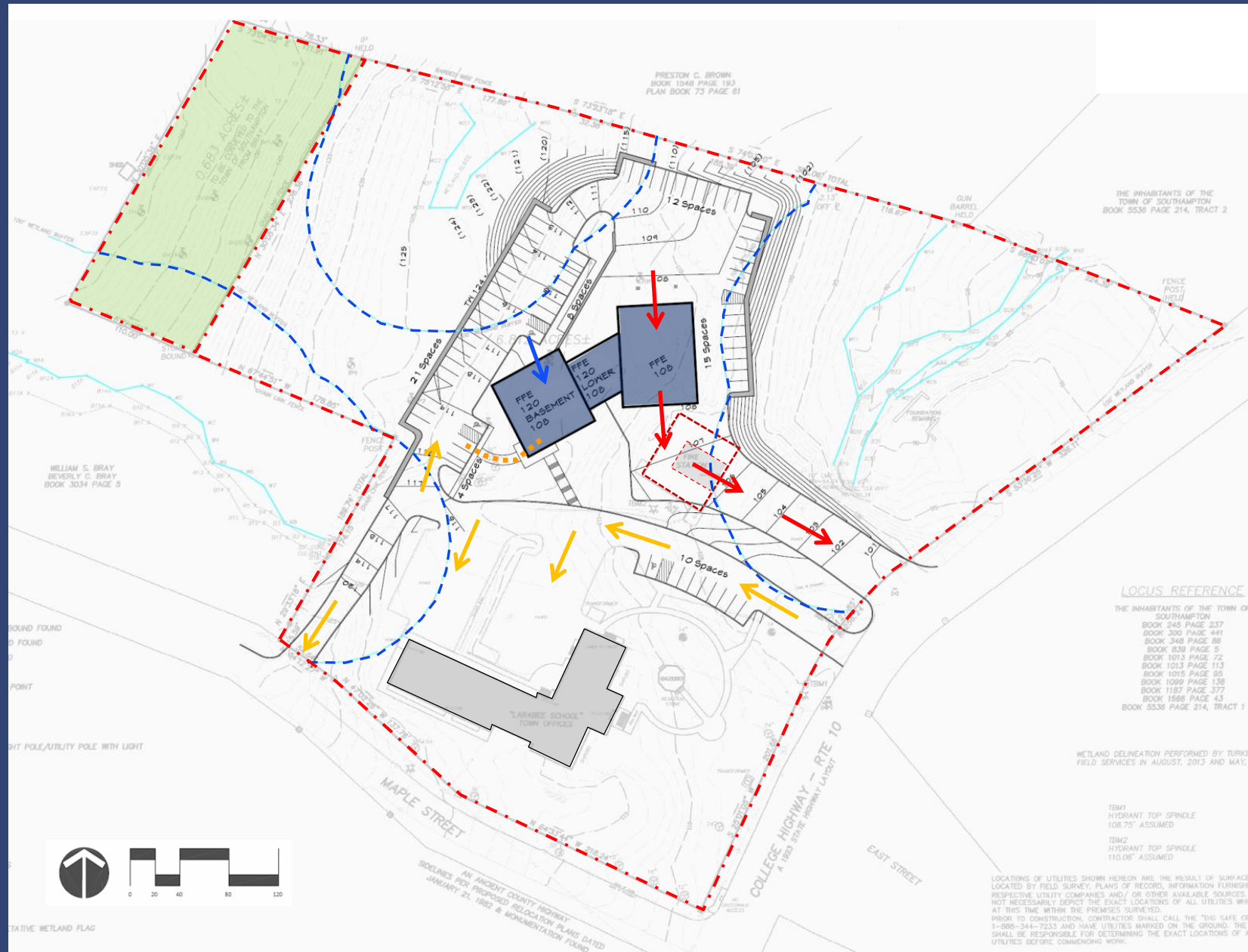


Existing Fire Station Building Options

- **Avoid current fire station with new Public Safety complex**
 - results in compromised solution for new facility (traffic circulation; limits visibility/awareness of public safety services)
 - no identified use for existing building; high cost to renovate to meet building code for other uses
- **Incorporate current fire station in new complex**
 - building is not appropriately sized for apparatus use
 - extremely costly to reconstruct as an “essential facility”
- **Relocate existing fire station building to new location**
 - costly; no identified town need for reuse
 - potential to offer the building for public purchase and relocation?
- **Raze Building**
 - incorporate historical masonry detailing on new facility?



Preferred Development Option / Conceptual Site Plan



Note: Final building footprint will vary in response to program & site requirements

Town of Southampton
Public Safety Feasibility Study



Preliminary Project Timeline

- **October 2014:** Caolo & Bieniek Associates hired to conduct the Feasibility Study & develop preliminary designs.
- **October - December 2014:** Programming & Site Analysis
- Preliminary Design Concept: early **January 2015**
- Estimates of project costs: early **February 2015**
- **February - May 2015:** Public discussions regarding the project
- **May 2015:** Annual town meeting vote to approve funding for 100% design and total project funding
- **June - December 2015:** Final design / engineering & bidding
- **Spring 2016:** Begin Construction
- **June 2017:** Occupy new facility



- At this time there does not appear to be federal or state grant funds available for Police / Fire / Public Safety construction projects
- Local funding options include:
 - Proposition 2 ½ Override (permanent)
 - Debt Exclusion (retires after project is paid for)

Fortunately the Town will be retiring other current debt soon which can help offset the costs of this project



If you have questions or comments, or if you have a Southampton group that would like a formal presentation about the project, please contact the Public Safety Building Committee:

email: ???????@??????

telephone: (413) ???-????

