

TOWN OF LAKEVILLE PUBLIC SAFETY & TOWN OFFICES FEASIBILITY STUDY



LAKEVILLE, MA
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TOWN OF

LAKEVILLE

PUBLIC SAFETY &
TOWN OFFICES
FEASIBILITY STUDY

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EXECUTIVE SUMMARY

Executive Summary

The Town of Lakeville formed the Public Safety/Town Office Building Feasibility Study Committee to review the municipal facilities currently housing the Police Department, the Fire Department, and the Town Offices to determine if these facilities can support the current and future needs of these departments. Also, the Committee was requested to review alternative sites, as necessary, if these existing facilities are determined to be inadequate.

Kaestle Boos Associates (“KBA”) was retained by the Town to provide consulting and design services to assist the Committee in their decision-making process. These services include evaluating the existing facilities for compliance with current building and health codes. Architectural and site conditions as well as mechanical, plumbing, and electrical systems were reviewed and are summarized in detail within the study. Functionality of the existing facilities was also reviewed for the current and future space needs. As part of this analysis, KBA met with the facility users to determine how each department functions and developed detailed space needs programs. Construction cost estimates, based on historical bid data, have been developed for new and renovated facilities. Whether an existing facility is recommended to be re-used, renovated, or the functions relocated to a new building location was based on the conclusions reached from these factors.

During this analysis, several sites were reviewed for compatibility with the space needs program. Each site was rated on several factors including topography, environmental concerns, site costs, and current ownership. Some of the sites are currently owned by the Town and some are not. Based on this rating system and the current facility analysis, the Committee recommends the following locations for each facility:

- the Police Department on a site adjacent to the current Senior Center in the Ted Williams Camp,
- the Fire Department in a new structure at its current location adjacent to the Town Offices, and
- the Town Offices to remain in its current facility, with renovation and additions.

Also, the Committee recommends that, in any event, a Fire Department Sub-Station will be necessary to provide responsive service to the southern portion of the Town and school area. A potential location for this Fire Sub-Station is on the Regional School campus along Howland Road.

During the study process, the Committee visited similar area facilities, including Brewster Police, Bridgewater Police, Carver Town Hall, and Rochester Police, in an effort to better understand the way in which current facilities function and the space needs facilities in similarly sized communities. Based on recommendations by the Committee for each facility, KBA has developed conceptual designs to accommodate the space needs programs. These design drawings are included in the study and to illustrate how these facilities might appear.

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INTRODUCTION

Introduction

This purpose of this study is to provide the Town of Lakeville with an understanding of the space needs for the Police Department, Fire Department and Town Offices in order to fulfil the current and future needs of these town functions. The physical condition of the existing structures will also be reviewed to determine if these space needs can be accommodated. Finally, the feasibility of either re-use and renovation of these existing buildings or replacement with new facilities on the same or different sites will be determined.

Currently, the space needs for the functions for these three departments are divided throughout several buildings because the existing buildings are inadequate to accommodate their staffing and storage needs. The Fire Department shares office space with the adjacent Town Offices; in fact, a bunk room will soon be located in the same office space with the Town Offices. Most Town Offices departments are housed at 346 Bedford Street; however, the Assessors Office is located in a small building at 239 Main Street, creating inconvenience for residents and inefficiency for town employees. Conflicts are frequent as town departments, boards, and commissions try to coordinate meeting times in the conference room at the Town Office building. Many meetings are held at other venues because the space in the Town Offices building is of inadequate size or unavailable. Offsite meetings do not allow for access to records and documents stored at the Town Offices and can affect meetings, making them less productive. Currently, the space allocated for these town functions is inadequate and as the town continues to grow and the needs for staffing and space increases, the ability for staff to provide effective services will become more and more difficult.

Aside from the summary of space needs for the Police Department, Fire Department, and the Town Offices, this study will also review the conditions of the existing structures that currently house these departments. Existing conditions which may have been acceptable at the time the structure was built but not so under current state and federal codes and standards, including building and accessibility codes, will be identified with recommendations for correction, where practical.

Our review will also provide a comprehensive summary of advantages and disadvantages of several sites identified by the Committee for renovation of the existing structures or as possible locations for construction of new facilities. Several criteria will be considered for each location and recommendations will be provided for consideration based on the space needs assessment and the review of the existing structures. Finally, all these data will be reviewed and, with the concurrence of the Committee, a recommendation for the future of these public facilities will be presented.

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EXISTING CONDITIONS
SURVEY OF FACILITIES
AND
SITES

POLICE STATION

BACKGROUND

In 1982, the Lakeville Police Department moved its offices from the lower level of the Town Hall to an existing structure located at 296 Bedford Street (Route 18). Situated in a business zone, the building is between an automotive body shop to the south and a community shopping plaza to the north; directly across the street is an undeveloped wooded area. Originally constructed in 1935, prior to becoming a police station, this structure at 296 Bedford Street was previously occupied for several different uses including a restaurant/bar, a mechanic's garage, and the Lakeville Council on Aging ("COA"). Since moving into the building in 1982, changes to the existing structure to provide for the increasing space needs of the police department include small additions in 1983, 1985, and 1987 as well as expansion into the northern portion of the building which previously housed the COA.



The original building, and its subsequent additions, is a wood framed structure of Construction Type 5B (unprotected) and was renovated as Use Group B (Business) in 1982 for the Police Department. An accessory use of I-3 (Institutional, Security) is assumed for the cell area. The exterior walls have a combination of weathered red and white cedar shingles, varying between additions, with painted wood trim. All roofs are pitched with asphalt composite shingles. A false-mansard type roof was added to the front of the building, probably to give a more unified appearance to the variety of pitched roofs from several additions visible from the street. The flooring is a combination of concrete slab on grade and framed wood construction, varying in construction and elevation from one addition to another. Where able to be observed, the exterior walls and roof framing are un-insulated except within the roof trusses above the space previously occupied by the COA on the north side of the building.

An exterior out-building used for storage exists just behind the main building. Exterior finishes for this building is similar to that on the main building, except that the out-building has horizontal ship-lapped painted clapboard siding and is set on concrete masonry blocks as a foundation.

Typically, the interior room finishes are carpet or VCT floors, painted gypsum board or wood panelled walls, and suspended acoustical tile or gypsum board ceilings.

Functions currently housed in the Police Station include the Emergency 911 system, the dispatch office (which takes over for the Fire Department when they are on call), two

manually locking prisoner cells, a training room, men and women locker areas, offices for the Chief of Police, Sergeants, and Lieutenants, a booking/briefing room, evidence and armory storage, a break room, mechanical spaces, and an exterior parking space which ineffectively serves as a sally port. Through the years of growth of the town, this facility has become inadequate for the needs of the police department at its current size. In the future, the ability for the police department to function at its optimum will be hindered by insufficient space and a deteriorating facility.

BUILDING CODES AND STANDARDS

Overview:

Our review of code compliance with the existing structure is focused on life safety and accessibility issues based on current codes and regulations. Because the original building and subsequent additions were constructed several decades ago, many conditions that are noted to be in conflict with the current version of the Code may have been compliant at the time of construction. However, as the scope of necessary renovations to this building would assuredly require an upgrade to current Accessibility, Energy, and Seismic Code compliance and in order to provide life safety conditions in accordance with the most current intent of these Codes, current codes and regulations were used as a basis for judging compliance. The following were used as a basis for this review:

- 780 CMR Massachusetts State Building Code ("Code") Sixth Edition ,
- 521 CMR Architectural Access Board ("AAB") Regulations,
- Massachusetts Public Health Code,
- American Correctional Association, Accreditation Standards for 'Small Jail Guidelines',
- National Fire Protection Association ("NFPA") 1221 for Installation, Maintenance, and Use of Emergency Services Communications Systems.

Throughout the police facility, some code and accessibility issues which were commonly noted, but not detailed in the discussion below, include exposed wiring for both electrical and data connections run along wall bases and ceilings, open junction boxes, exposed bulbs, and broken/ dangling light fixtures. Many of these issues are of concerns by more than one discipline and may be restated in several reviews.

Not all potential safety issues can be mitigated by minimal compliance with required codes. Recognized standards, such as NFPA 1221, provide further criteria for design of safe and efficient public safety facilities. Since a public safety facility is intended to respond to events when the worst does occur, it is reasonable and advisable to comply with such a recognized standard that intends to maintain the operational integrity of a Public Safety Provider.

Energy:

As the original building and additions were constructed in the days of cheap energy, most of the walls and roof/ceilings do not have any insulation, except between the roof trusses at the former COA spaces on the north side of the building. Current codes require minimum energy conservation from insulation and other design components which this building does not provide. Not only is this in conflict with current Code, but increases energy costs, decreases comfort for personnel, and negatively affects the operation of the station. The locker room area on the south side of the building, although heated, cannot be raised above 58 degrees on some winter days. Above the cell area the same attic space was observed not to be insulated which may affect prisoners and put the town in a position of liability for a claim. Also, cold temperatures in winter have caused equipment malfunctions and have forced the relocation of booking room equipment away from the cell area to a less controllable office space.

Egress:

Egress issues have developed over time because of the several additions and renovations that the building has undergone. Issues begin in the Entrance Lobby/Waiting Area, where not only are the doors inaccessible according to AAB, but door heights are below the 6'-8" minimum height required for egress doors. Other doors in corridors in the building are also lower than permitted, some were found to be as low as 6'-4" above finish floor. Within the cell area, the cell doors are narrower (23.5" clear) than permitted (28" minimum clearance); these cell doors also swing outward into the narrow corridor, which is narrower than the minimum allowed, and so may impede passage through the corridor even when the doors are fully open. In addition, ceiling heights in egress corridors in some locations between the original building and additions are lower than the 6'-8" minimum height permitted; for example, the ceiling in the rear corridor is as low as 6'-5" above finish floor. Egress from the men's locker room is constricted as the corridor leading to it is only 27" wide, far narrower than the 44" minimum clear width permitted and inaccessible to handicapped or temporarily disabled employees. Finally, because of differential elevations of floor framing, small steps occur within egress corridors throughout the building including a small 3" step at the Entrance Lobby, creating tripping hazards. In combination, all these conditions create a hazardous egress path from this building.



Fire Separation:

Although the institutional occupancy for the I-3 cell sleeping areas is assumed to be an accessory use to the primary Business B use, there are requirements considered important for life safety that must be followed. When a mixed use includes I-3 sleeping areas, provisions must be made for release of occupants at all times. The manually locked cells currently used in the station do not conform to this requirement. I-3 sleeping areas should also be separated from an adjacent use group by smoke barriers. I-3 areas can be considered an accessory to another use group; however, because the occupants are secured and cannot egress under their own control, I-3 areas are not permitted to be included in Type 5 construction because of the combustibility of the construction type. Because the existing cell area is both non-sprinklered and unprotected (non-fire rated), the risk to occupants secured in cells is greatly increased.

While accessory occupancies are allowed within the Business use, some occupancies are still required to be separated by fire-rated construction because of the greater hazard that they create. Storage areas, depending on size, must be separated by fire-rated construction or sprinklers with smoke-rated partitions. No storage areas in the existing building are separated in accordance with these requirements. Also, because of the shortage of space for the department's storage and file needs, other unprotected areas are now used for storage, creating a greater hazard. One of these areas is above the ceiling in the attic space over the cell and locker areas. In combination with the egress issues noted above and with the possibility of a fire event beginning unnoticed in the concealed, combustible attic storage space, the occupants in these areas are at greater risk in the event of a fire.



The Training Room, recently added to the police station from the former COA area, is used as an assembly room for meetings and training. This room has a calculated occupancy of approximately 90 persons when used as a classroom and the occupancy will increase to over 250 persons if loose seating is considered. With this many persons, this space must be separated from the Police Station as a separate Assembly Use Group with rated partitions and doors. Currently, these requirements are not provided.

Another occupancy that is required to be separated is an area that is used for boilers. Of the two mechanical spaces in the building, one is accessible only from the exterior and one is landlocked in the center of the rear office addition adjacent to the Chief of Police. Both boilers are oil-fired. The mechanical room in the office addition is within an unrated combustible space which is accessed through unrated doors. Wood framing and insulation in the new addition as well as the existing shingles of the former exterior wall are exposed within the room in violation of Code requirements. Boiler rooms must be separated from

adjacent spaces with a one hour fire-rated partition or be protected by sprinklers; these boiler rooms, as described above, do not comply with either of these requirements.



Accessibility:

Accessibility for the handicapped was not a requirement when the original building was built in 1935 and subsequent additions to the existing building over the years appear to have further limited accessibility throughout the building. Although some areas of the building do not need to be accessible either because of the function of the room or because only able-bodied sworn officers are allowed within the space, the majority of the building is required to be accessible to allow the general public, prisoners, or civilian personnel to use the building.

The steps noted above in rooms and corridors which create tripping hazards for ambulatory persons also limit accessibility for handicapped persons. For example, a civilian receptionist, secretary, or clerk would not be able to move about in the building and emergency egress from the building for a handicapped person is very limited. This is obvious immediately at the entrance to the building, both at the main lobby and the entrance to the Training room. Both doors have asphalt berm ramps which have slopes greater than 1:20; because these are too steep to be considered "walks", they must provide railings and the required clearances for accessible ramps. At the main entrance and lobby, the entrance doors are not arranged to provide the required clearances so that a handicapped person can enter the building. Access to the training room from the police station is via a newly installed door which does not provide the clearances necessary to be operated by a handicapped person and includes an inaccessible step. Further, access to rooms is limited because door *knobs* are used instead of leversets.



There is only one accessible toilet in the entire building located in the Men's bathroom at the rear of the former COA space. This space is not even accessible from the Police Station, as stated above, unless the person was to exit the Police Station and re-enter the building on the COA side. All other toilet rooms are too small, do not have accessible doors, do not provide required clearances for turning, or do not provide accessible fixtures. The Women's bathroom, adjacent to the Men's bathroom at the rear of the former COA space, is not accessible because the handicapped accessible toilet stall has been filled with lockers, turning it into a women's locker room. An accessible toilet has been provided adjacent to the holding cells. Apparently renovated from an existing vestibule, an exterior door remains part of the bathroom which is fitted with handicapped accessible fixtures, grab bars, mirrors and door hardware. This bathroom is inaccessible because the corridor entrance to the bathroom is blocked by a wall mounted electric panel and the emergency generator control panel which reduces the clear width at the door to less than 24", far too narrow for wheelchair access. Of the 6 toilet fixtures provided in the building - three are for men, two are for women and one is unisex - only 1 fixture is handicapped accessible and no accessible fixtures are provided for women.



Limited handicapped accessibility also occurs in the dispatch office, kitchen/break room and the toilet rooms where counter heights or under counter clearances are not provided at sinks or service areas. Also, the counter height at the Main Entrance Lobby receptionist window is higher than permitted.

Neither of the two prisoner cells meets the requirements for handicap accessibility. The cells are not deep enough to provide for a 5 foot turning radius, as is required, within the cell for a wheelchair. Also, the toilet fixture is not located as is required for handicapped use. The cell doors are not wide enough to provide handicapped access to the cell and the corridor leading to the cells does not provide the required turn to access or, more importantly, egress the cells in an emergency. A handicapped prisoner would have difficulty entering the building because the Sallyport is not weather protected and the entrance from the Sallyport parking area has an inaccessible threshold. Requirements to safely detain and process a handicapped prisoner must be considered as a necessity in any renovation.



Correctional:

From another perspective, the existing cells also do not comply with the requirements of the American Correctional Association. The cells do not have sliding doors, but have manually latching swinging doors. The problems associated with these swinging doors were discussed above. Also, the cells are enclosed with bars and although they have been retrofitted with lexan panels to attempt to prevent prisoner self-inflicted injury or suicide, these cell enclosures do not provide the smoke resistance and allow more open space than allowed by Code. Separate Juvenile and Isolation Cells, visually and acoustically separated from the general use cells, are not provided and cannot be directly observed and supervised by the detention staff. Also, the mechanical systems serving the cell area is not isolated from the rest of the building

Emergency Communication Center:

NFPA 1221 recommends that the dispatch/emergency communications center be protected with 2 hour fire-rated partitions and that the doors to this room or rooms should be fire-rated also. The public interface at the reception desk and lobby should be constructed to be bullet resistant. Although bullet resistant glass at the reception desk is provided, the openings in this glass may not restrict penetration by a gun or other weapon and the walls and doors surrounding the public lobby are standard construction and not bullet resistant. Also, the dispatch area is not separated from the Police Station with secure doors and rated partitions to protect the room and allow it to continue operation in an emergency situation. The recommendations stated in NFPA 1221 are intended to provide Emergency Control Centers with the optimum ability to perform in emergency situations. While doing this, these recommendations also provide guidelines for safe functioning of these centers throughout everyday operations.



CONSTRUCTION AND MAINTENANCE

General:

Along with code issues noted above, the Lakeville Police Station has issues related to the condition of the existing building construction and maintenance that need to be addressed. Water penetration and drainage problems have contributed to most of these issues. Around the building, inside and outside, water damage is visible and has contributed to rot, damage and could possibly lead to mold growth. Testing for mold was not conducted as part of this study.

Water Penetration and Dispersal:

Roof leaks have caused visible damage within at least 2 interior locations. At the Records Office, the drywall ceiling has broken away from the ceiling framing due to water penetration. A hole has been drilled into the ceiling to allow the water to flow and mitigate further damage; however, the source problem still exists. Where the former COA space abuts the Police Station, water staining is noted in the Storage Room between the COA and the Police Station; in the adjacent Booking Room in the Police Station water damage has stained the walls and carpet. This is probably due to flashing issues where the existing and new roofs were connected during construction of the COA space.



Water is dispersed from the roof to the pavement below, generally without the use of gutters and downspouts to direct the water flow. In several locations, the saturation of the wood shingles and trim has led to the growth of mold and fungi on the face of the building. Painted trim boards at the rakes and eaves have visible rot and decay from water dripping off and running down the face of the building. At one location, the soffit board has separated from the roof eave framing, due to rot, and is hanging loosely. Window sills are rotted and can be broken away by hand due to rot and decay. At the Sallyport parking area, a gutter and downspout have been added to direct water away from the cell area entrance door below, however, this has created a problem. As the water exits the downspout, it crosses the pavement in front of the Sallyport door creating a dangerous icing condition in the colder months. Also, this water passes directly across the base supports for the communications tower rusting the connecting bolts and support steel.



Water drainage is problematic after it is dispersed onto the ground also. Pavement and walks are not necessarily pitched to direct water to drain away from the building.

With each addition, different types of construction have created several different conditions between the foundation wall and the pavement. In many cases, a foundation wall does not exist because the floor is framed above grade on supports; in other cases, the foundation wall is low and the wood wall framing is down to grade. As observed, the base flashing in such cases is probably painted galvanized steel which has over time, due to exposure to abuse such as snow clearing, rusted through and become ragged at the edge. The standing water that caused the rusting of this flashing also can cause decay and rot of the wood framing, now exposed and unprotected, behind it. In other locations where the floor is framed out of wood and without foundation walls, boards have been used to close off the open space below the floor. These boards are loose and in some cases rotted, not only allowing cold air into the space below the floor but also providing an entrance for vermin. It was reported that vermin infestation has recently occurred at the Police Station.



For example, at the south face of the building between the Records Office and the Office for the Chief of Police, there is no exterior foundation wall visible. Concrete appears to have been bermed up to close the space between the pavement to the underside of the floor framing. However, this has broken up over time exposing the underside of the floor framing to the weather. A wood post at the southeast corner of this framing was observed to be saturated with water with active fungi growth; pieces of this post could be broken away by hand.



The condition of the exterior of the small storage shed behind the Station appears to be similar. Paint is peeling from clapboards and rot is visible in various locations. The building is held up on concrete blocks at the corners and is unprotected from weather and vermin on the underside of the building. The safety and status of the material stored in this shed is questionable.

OPERATIONAL AND FUNCTIONAL ISSUES

While a police station, as a business use, can be built with Type 5 wood frame construction, several concerns must be kept in mind. All public safety facilities are intended to continue operation in the event of an emergency. Construction with combustible, unprotected (non-fire rated) materials and without fire protection (sprinklers) creates a risk that the facility may not be functional in some emergencies.

Also, the care and safety of any prisoners held at the station is the responsibility of the police department and this type of construction creates a risk to these occupants.

In the event of an earthquake, the dispatch and Emergency Operations from the police station are required to remain functional by Code. Public safety facilities must meet the requirements of the most stringent seismic classification in the Code. This is very difficult to achieve with wood frame construction.

Booking has been moved from the cell area to a more public area of the building because of operational problems with equipment and cold temperatures in this area of the building in the winter. Little or no insulation in the cell area roof creates problems because the prisoner needs to be removed from the secure area of the cellblock and brought into the unsecured area of the general police station. Also, the booking room is a transformed office space without prisoner restraint or separation. It is recommended that the prisoner remain in the cellblock, separated from the office portion of the station, and processed by the officer using a pass-

through in security-rated glass. Also, handcuff bars or other restraints should be provided to minimize the activity of the prisoner while being processed.

File storage, as noted above, is dispersed throughout the facility; however a distinct file room has been provided in the former COA space. This room is not secure as lockable doors are not provided for all room entrances and because other personnel need access to this room for light switches that control other rooms in this area. Ideally, the file storage room would be under the direct control of the Records Clerk and file storage would not be distributed throughout the building.

Bike storage is not secure and the lack of secure space requires the bikes to be simply stacked against the back of the building. This creates an issue for maintenance by limiting direct access to the building exterior and does not protect the bikes from the weather or damage.

Parking for all police and civilian vehicles is open and unsecured. This can allow vandalism of police and personal vehicles. Also, there is not secure storage on site for impounded vehicles to be properly processed. Secure impound areas, protected from weather, should be provided for proper evidence recovery and safety.

An enclosed Sallyport is not provided, only a parking space outside of the door located at the cellblock. To prevent injuries to both officers and prisoners and to provide for secure transfer of a prisoner from the police vehicle to the station, an enclosed, heated Sallyport should be provided. The town is at risk for claims resulting from injuries with the current conditions described above with water and icing in this area, as well as accessibility for handicapped prisoners.

The male locker room is unsecured and open to all personnel; it is also without a door and open to view. Access is provided by a corridor that is narrower than allowed by Code for egress. Locker quantity is insufficient for the anticipated growth of the department and the space in the locker room is too small to allow for efficient uniform changing. There is no Female locker room as it currently consists of a few lockers located in a handicapped toilet stall in a bathroom. This locker room is not secure or private because the bathroom is unsecured and open to all personnel. As with the Male lockers, the locker quantity is insufficient for the anticipated growth of the department and the space in the locker room is too small to allow for efficient uniform changing.

Water quality in the building is hard and leaves iron stains on all appliances. The staff do not use the water in the building for showers or laundry because of the poor water quality. Showers that can be safely used should be provided for all staff use. Currently, only the toilet room in the male locker room is outfitted with a shower and female employees, whether sworn officers or civilian, do not have the opportunity or choice to use the showers. There are not any handicapped accessible showers in the facility.

As the building was not designed to be a police station, several entrances were provided for to the building with subsequent additions. Currently, there are 8 entrances to the building at various locations, this provides access and exit points that are difficult to monitor and supervise constantly.

The Data and 911 closets in the building are separated from the dispatch and emergency control rooms. These closets are also not fire-rated and are not ventilated. This creates risk of sudden failure of the system when the system can become overheated during a hot summer day or could be damaged from other activities (service, maintenance, or renovation) in other parts of the building and may be unavailable during an emergency.

DESCRIPTION OF EXISTING STRUCTURE

The Lakeville Police Department Facility is comprised of an original single-story structure and several single-story additions that are attached to the original building.

The original building and the additions are typically wood framed construction with 2 x 4 or larger wood stud exterior and interior bearing walls. The roof framing varies with 2 x 6 roof joists spaced at 2'-0" on center for the roof framing of the original building and adjacent additions and wood trusses were utilized for the roof structure above the former COA Room.



Wood truss framing



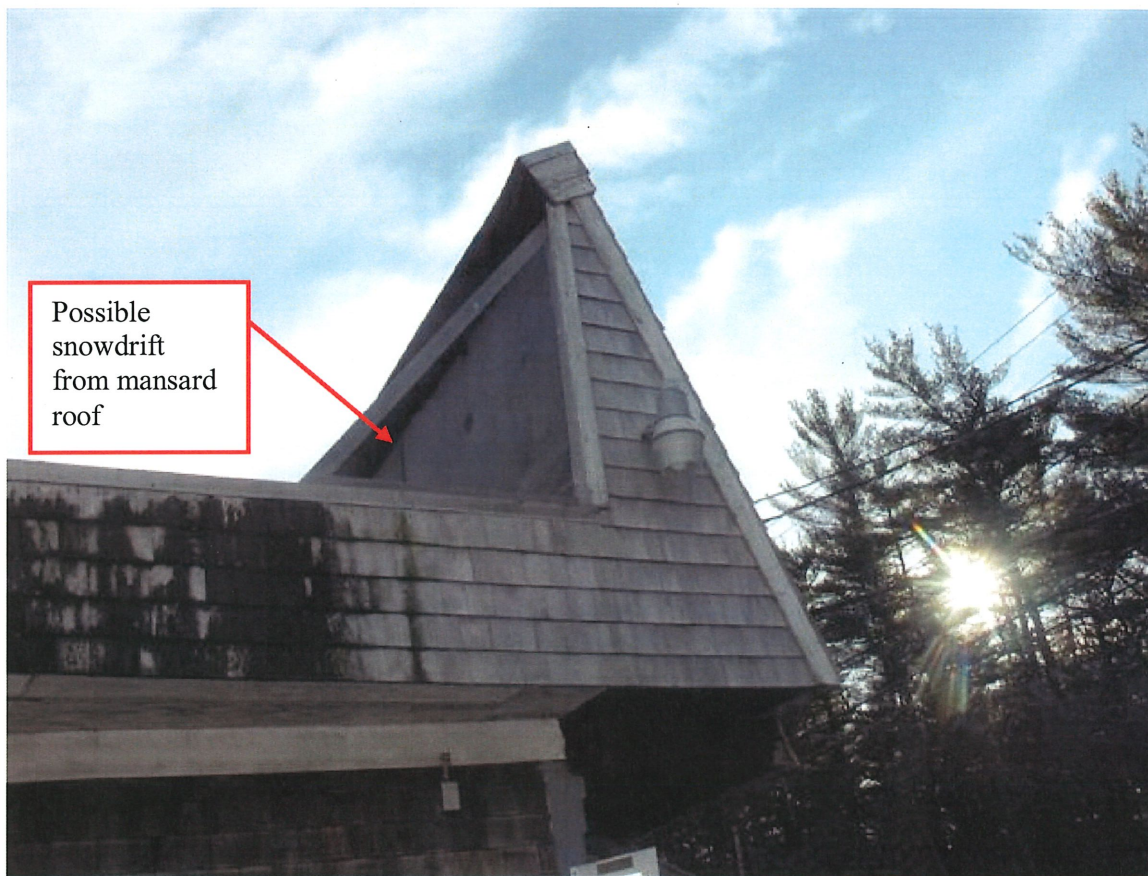
2 x 6 wood roof joists at 2'-0"

A mansard roof was constructed on top of the existing roof framing along the front of the building. The framing extends vertically approximately 4' above the main roof structure. Plywood sheathing was used for the roof deck in locations observed.

The foundations were only visible along the exterior perimeter of the building. The original building appears to be constructed on wood piles with loose laid fieldstone walls between the piles. The exposed portions of the additions consist of cast-in-place concrete walls. It is not known if the concrete walls are reinforced with steel rebar. All footings and some of the foundation walls are concealed below grade or behind siding and all interior foundation structures are also concealed below the interior floor slabs.

Assessment of Existing Conditions

Two issues involve the roof framing for the original building and the additions. The height of the mansard roof along the front of the building appears to be imposing snowdrift loads on the actual roof framing beyond the wall.



Backside of mansard roof

A portion of the framing, as noted above, was constructed with 2 x 6 joists at 2'-0" on center. The framing should be evaluated for the imposed snowdrifts. Above the locker room, one of the joists spanning from the exterior wall to the wall forming the Security / Dispatch Room was severely notched to install a stack vent. Additional framing or reinforcing of the notch was not provided.



Notched joist at vent stack

Water stains on the ceiling tiles in some locations within the building indicate that the roof is leaking.



Severely saturated ceiling tile at roof leak

Water stains and wetness was visible on the underside of the exterior soffits at the mansard roof and the overhang on the north side of the building. Deteriorating wood soffits are present in some of the areas noted above.



Soffit on north side of building



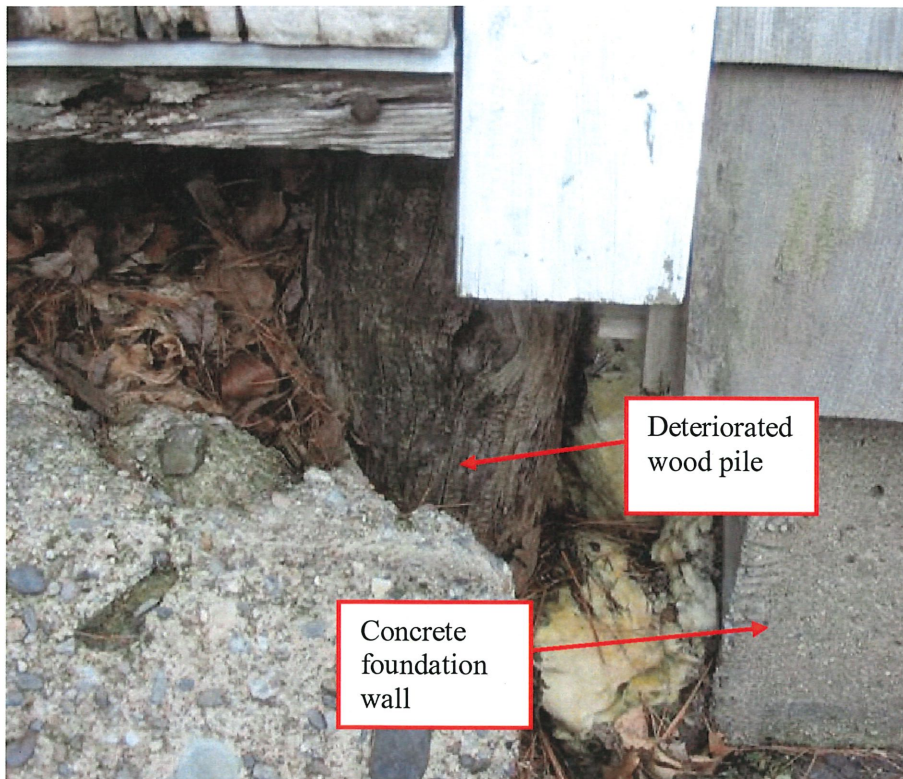
Water stained and deteriorated soffit at Mansard Roof



Water
stained
soffit

Mansard Roof

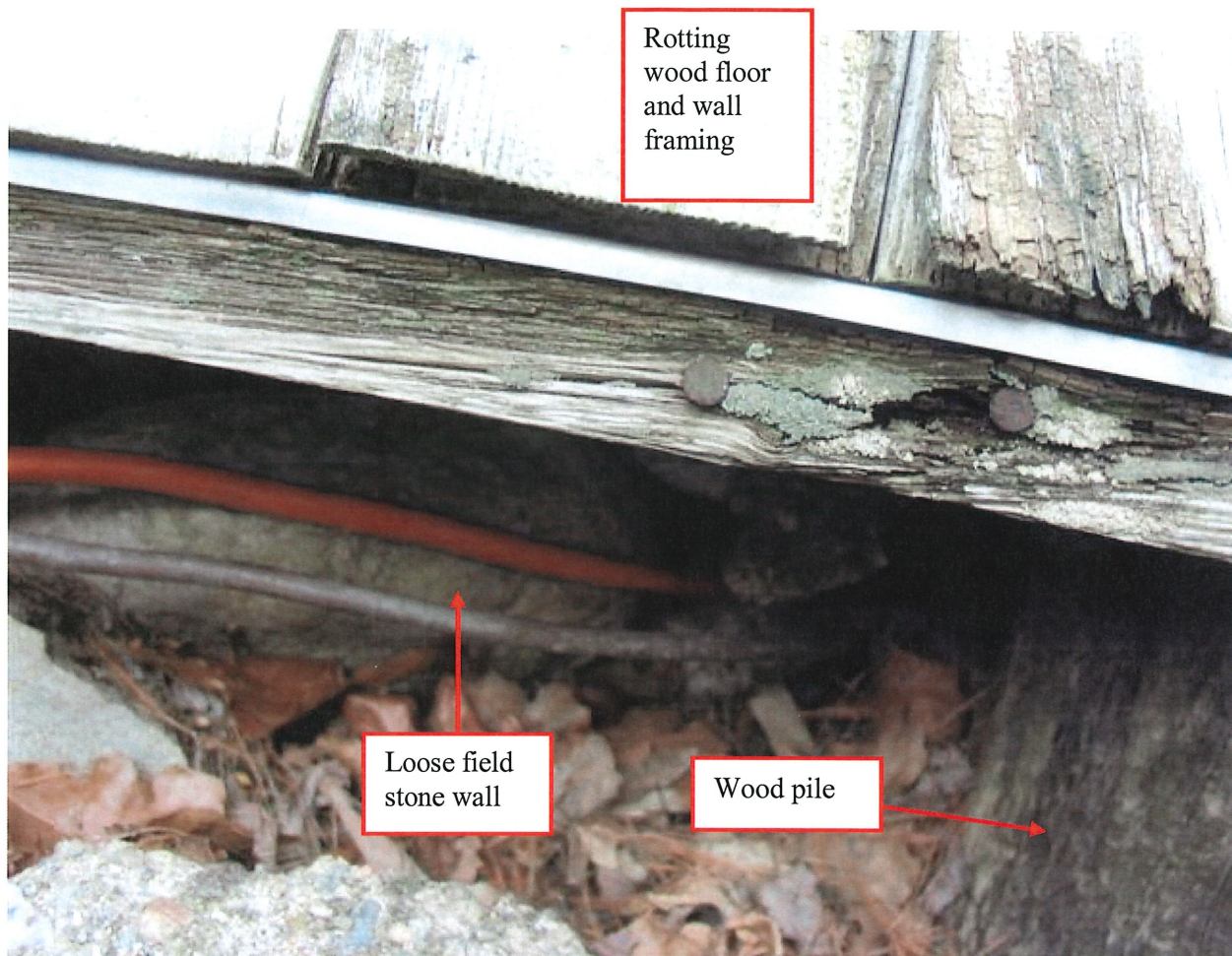
The exposed wood piles on the southwest corner of the original building adjacent to the police entrance are deteriorating due to exposure from the weather. The wood is exhibiting signs of dry rot and splitting. The floor and exterior wall framing bear on the piles. The other piles were not accessible but may have similar conditions.



Deteriorated
wood pile

Concrete
foundation
wall

Conditions at exposed wood piles



Condition at wood pile foundation on south side of building

Recommendations

The roof trusses and the roof framing along the front of the building must be evaluated for carrying the snowdrift load imposed by the mansard roof. All reinforcing or strengthening of the existing roof structure should be implemented before making any roof repairs. Joists must be added to either side of the notched joist noted above in the report.

The condition of the roof deck in the vicinity of the leaks must be checked for deterioration.

It is recommended that geotechnical borings be taken in the vicinity of the existing piles for the original building to address alternative solutions for re-supporting the structure without utilizing the existing piles. Recommended remedial work will be based on the Geotechnical Report findings.

Conclusion

The existing Police Facility Building as discussed above is exhibiting deterioration to wood framing and foundation piles. In addition the snowdrift loads due to the mansard roof may exceed the carrying capacity of the roof structure and the building does not meet the current Commonwealth of Massachusetts Building Code requirements for seismic design.

PLUMBING AND FIRE PROTECTION

- Presently, the Plumbing Systems serving the building are cold water, hot water, sanitary waste and vent system.
- The building is serviced by a Septic System and a shared well with the abutter to the south.

FIXTURES

- Fixtures in the building are of mixed vintage, generally non-accessible and non-water conserving. Water closets are floor mounted, flush valve vitreous china, with elongated bowls. There exist stainless steel fixtures in the cell areas.
- Lavatories are generally wall hung vitreous china, two handle type faucets.
- Non-accessible and non-water conserving.

DRAINAGE SYSTEMS

- Cast iron is used for sanitary drainage. There is PVC used in some areas.

WATER SYSTEMS

- Domestic water piping is copper, uninsulated.
- The system does not have adequate temperature control and does not meet current Code for Energy Conservation.

FIRE PROTECTION

- Building has no existing Fire Protection Systems.

ELECTRICAL

- Police Station is the receiving station for E911 calls. Police Station does not receive incoming intrusion security alarms.
- Two overhead electrical services service this building. One service (original service) is rated at 200 amperes, 120/208V, single phase, 3 wire is located in a small wooden closet. The second service is rated at 200 amperes, 120/208V, three phase, 4 wire also located in a wooden closet adjacent to the single phase service closet equipment for both services is in poor condition. Both electric closets are in violation of today's codes. Working clearances are less than 3 feet.
- Electric meters are located on exterior front of building.
- Most wiring observed was nonmetallic-sheathed cable (romex).
- Exterior lighting consists of Cobra Heads mounted on Utility Co. Poles.
- Exterior building lighting consists of recessed incandescent cans in soffits.
- Interior lighting consists mainly of 8' open channel strips and prismatic lensed fixtures. Most lights still have T12 lamps with magnetic (non-electronic) ballasts. Par lamp sockets are used in cell block corridor, not exactly tamper resistant.
- Emergency lighting consists of battery units with remote heads. Most exit signs not working.
- Fire alarm system consists of 120 volt smoke and heat detectors interconnected. There is no fire alarm system control panel. There is no remote monitoring. Building is not sprinklered.
- Equipment for 911 is located in a corridor closet. Closet does not appear to be fire rated. There is no smoke detector in this closet.
- Closed Circuit TV System consists of three (3) cameras, one in each of two cells and one in cell entry. There is a manually operated splitter at dispatch used to select which cameras are displayed on monitor. There is no VCR or DVR.
- No security, paging or card access systems observed. No voice activated speakers in cells.
- Exterior stand-by generator is a 20KW Kohler, propane fired. Housing was locked. Feeder runs above ground in a surface 2" PVC conduit via a storage shed into the building. The automatic transfer switch and panelboard are located in the cell block corridor.
- Telephone, CATV, and fiberoptic wire area network incoming services enter building overhead.

FIRE STATION & TOWN OFFICES

BACKGROUND

In 1953, the Town Offices and Fire Department for Lakeville moved to its current location at 346 Bedford Street into the renovated Water Pump House. A Romanesque structure originally built in 1894, this former Pump House is situated directly across the road from Assawompset Pond. Over time, several small structures, inconsistent with the original architectural style, have been ungraciously added to the original building to provide space for the growing needs of these two departments. Currently, the building is shared between the Lakeville Fire Department and the Town Offices, except for the Assessor's Office which is located in a residential structure adjacent to the former Public Library Building at 239 Main Street. Space allocated for the Fire Department within the original Pump House structure in 1953 has been moved and reduced, over time, into small additions to accommodate the expanding space needs of the Town Offices.



The original Pump House was constructed of masonry with a stone base and distinctively patterned brick veneer. Slate shingles still cover the original roof. The interior was originally framed with post and beam timbers, which are exposed in several locations inside the building. This would be considered Construction Type 3B, unprotected (non-fire rated) and unsprinklered, under the current version of the Code. For the latest renovation in 1993, the Town Offices and Fire Department would together have been classified as Use Group B (Business) and the Apparatus Bay would have been classified as Use Group S1.

Several additions have been constructed onto the original building to suit the growing needs of the Fire Department and Town Offices. These additions are generally constructed of exterior concrete block bearing wall with brick veneer, although on the rear and sides of the building these walls are of single wythe concrete block without veneer, and with wood framed structural framing for floors and roofs. Roofs are sheathed with asphalt composite shingles, except on the Fire Department addition on the rear of the building which has a membrane roof because of the shallow roof pitch. All grade level floors are concrete slabs on grade without basements or sub-grade

utility spaces. Floor construction for offices and two levels of attic storage was added within original building in the renovations. Although it could not be confirmed by observation and there is little documentation regarding the construction of the original building and the additions, it is assumed that the exterior walls and roofs are not insulated to the requirements of current Codes.

Typically, the interior room finishes are suspended acoustical tile ceilings, carpet or VCT floors and painted walls with plaster or concrete block substrates.

Functions currently housed in the building for the Town Offices include the Town Clerk, Treasurer, Building Department, Selectman's offices and meeting room, Town Administrator, Board of Health, Accounting, and the Conservation Commission. The Fire Department currently has 6 Apparatus Bays, Locker Room, Day Room, Laundry/Shower, Dispatch, and Fire Chief's office. There are currently no lockers or sleeping quarters for female firefighters. Through the years of growth of the town, this facility has become inadequate for the space needs of the Town Offices and Fire department. In the future, the ability for these departments to function within this current building will be hindered by insufficient space to meet the demands on these expanding town departments.

BUILDING CODES AND STANDARDS

Overview:

Our review of code compliance for the existing structure is focused on life safety and accessibility issues based on current codes and regulations. Because the original building and subsequent additions were constructed several decades ago, many conditions that are noted to be in conflict with the current version of the Code may have been compliant at the time of construction. However, as the scope of necessary renovations to this building will assuredly require compliance to the current Accessibility Code and in order to provide life safety conditions in accordance with the most current intent, current codes and regulations will be used as a basis for judging compliance. The following were used as a basis for this review:

- 780 CMR Massachusetts State Building Code ("Code") Sixth Edition ,
- 521 CMR Architectural Access Board ("AAB") Regulations,
- Massachusetts Public Health Code,
- National Fire Protection Association ("NFPA") 80, 1221, and 1500.

Not all potential safety issues can be mitigated by minimal compliance with required codes. Recognized standards, such as NFPA 1500 and NFPA 1221, provide further criteria for design of safe and efficient public safety facilities. Since a public safety facility is intended to respond in an emergency when a catastrophic event does occur, it is reasonable and advisable to comply with such a recognized standard as the intent is to maintain the operational integrity of a Public Safety Provider.

Classification:

Currently, the Code limits structures of Construction Type 5B/Use Group B to two stories or 30' high. As the existing pump house was renovated over time, additional floor levels framed with combustible wood materials were added, including two levels of storage above the second floor office space ceiling. As these spaces are not used for mechanical systems only, these storage spaces must be included in the allowable height and area of the building or should not be used for occupancy or storage. Because the building is not protected by sprinklers, there is no available method within the Code to increase the allowable height of the occupied space within the building. These additional storage levels are not allowed under the current Code and must be removed.

The floor area of the existing B and S1 mixed uses is currently within the Allowable Area indicated in Table 503 of the Code.

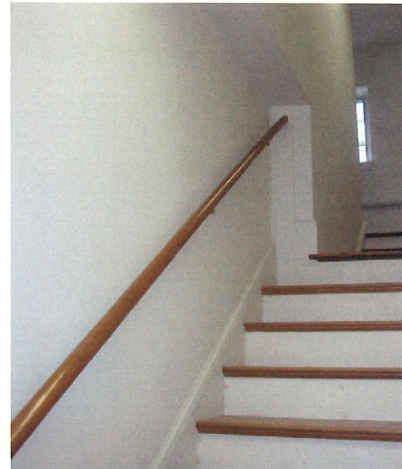
Energy:

As the original building and subsequent renovations and additions were constructed in the days of cheap energy, most of the walls and roof/ceilings have minimal insulation. Many windows remain from the original building and are single glazed, non-thermally broken steel frames. Some windows have plexiglass covers, it is assumed, to limit infiltration of cold air. Current codes have minimum energy conservation requirements which can be achieved with insulation and other design components, like insulating glazing in windows, which the original building does not provide. Not only is this in conflict with current Code, but also increases energy costs, decreases comfort for personnel, and affects the operations of the Town Offices and Fire Station. In one location, a single wythe, or thickness, of concrete block used as an exterior bearing wall for the addition for the Fire Station Laundry and Shower Room has cracked and daylight is easily visible through the wall. Also in this same room, the exterior door to this room does not have a door bottom seal allowing cold air and rain to enter the space. In addition to wasting heat and energy, these areas must be very uncomfortable and costly to heat in the colder winter months.

Egress:

As the original Pump House has undergone several additions and renovations over time for conversion to a Fire Station and Town Offices, issues with egress have been created. In combination, these conditions create a hazardous egress path from this building.

There are two stairs used for egress from the Second Floor of the Town Offices: one in the original Pump House in the southern half of the building and one in the addition to the north. Neither of these stairs is enclosed in a two hour fire rated enclosure, as required by current Code, and are open to the general office spaces within the building. Paper and other combustibles for mailboxes and pamphlets are exposed within the stairs and the exitway corridors connecting these stairs to the exterior. Handrails are made of combustible wood and are not continuous; guards at open stairs are not of the appropriate height as required by Code. Also, these stairs are constructed of wood, a combustible material, which compounds the egress problems from the Second Floor. As the building is currently not sprinklered, these unprotected egress paths from the Second Floor present a life safety hazard.



Because the floor elevations in the southern portion of the original Pump House are a few feet higher than the floor elevations in the northern portion of the building, providing egress for the entire floor is problematic. On both First and Second floors, there is only a single connection point between the upper and lower floor plates. On the First Floor, this connection occurs within the stair to the basement with a door at a mid-height landing. However, there isn't a gate, door, or effective means in place to re-direct traffic and a visitor who was unfamiliar with the building might continue down the stair into the basement. On the Second Floor, a single fire-rated door is the only connection between and separates the north and south areas of the building. This fire-rated door is an old tin clad door with builder's hardware (weights and pulleys). If this door was locked or jammed, then each side of the building would only have one means of egress from the Second Floor, which is not allowed by Code. Also, the stair directly on the south side of the door does not have a landing as required by current Code for an egress stair, so that if this door was closed, a person would need to be standing on the stair to open the door. Handrails and guard for this stair are not of the correct height and type for egress. On the first floor, clear direction with signage and gates must be provided to direct egress. On the second floor, the fire-rated separation door is unnecessary and should be removed.

During renovations for the Fire Department and Town Offices, corridors were created with dead ends. By definition, dead end corridors are created when exitway corridors are more than 20 feet long but do not provide access to an exit at both ends. These

dead end corridors occur at the First Floor elevation of both egress stairs providing access to office space and the Fire Department. On the north side of the building, the corridor leading to the stair up to the Second Floor and to the Treasurer's Office is well beyond the second means of egress via the basement stair connection. On the south side of the building, the corridor leading to the stair up to the Second Floor and to the Fire Department door and the conference room is in the opposite direction to the exit to the exterior. In an emergency situation, especially with limited visibility or panic, persons may follow the corridor in the wrong direction. Doors and partitions, or accepted signage and gates, must be provided to direct egress traffic to exits.



Fire Separation:

While accessory occupancies are allowed within the Business use for the Town Offices and the Fire Department, some occupancies are still required to be separated by fire-rated construction because of the greater hazard that they create. Storage areas more than 50 square feet in area must be separated by fire-rated construction or sprinklers with smoke rated partitions. No storage areas in the existing building are separated in accordance with these requirements and no sprinklers are provided.

The two storage floor areas above the ceiling of the second floor office space, which are constructed of combustible wood frame materials, are not currently protected by fire-rated construction or sprinklered. As storage space in the basement of the building is moved elsewhere because of water and moisture issues, the shortage of space for storage and file needs will result in other unprotected areas to be used for storage creating a greater hazard for egress.



As an example to illustrate that, as the need and opportunity arise, unprotected areas may become used for storage, there was observed a small storage space which is provided with a door below the exit stairs in the Fire Department lobby adjacent to the Board of Health. These stairs provide a primary means of egress from the office spaces on the second floor of the building and are constructed of combustible material (wood). Storage below egress stairs, especially unprotected combustible stairs, is not allowed by Code. This space should not be open and the door should be infilled to prevent further storage under the stair.

The Apparatus Bay area, most recently expanded as part of the 1993 renovation, is classified as S-1 Storage, Moderate Hazard, and this space must be separated from the B Use Group for the Town Offices and Fire Department with 2 hour fire-rated partitions, which must extend to the underside of the roof deck, and fire-rated doors. Currently, these requirements are not provided. In fact, the partitions between the Apparatus Bay and adjacent spaces does not provide a continuous fire-rated enclosure. Evidence for this condition is shown by the penetration of fumes from the Apparatus bay into the adjacent Town Office spaces. Also, there is an existing window in the south wall between the Apparatus bay and the Locker/Day Rooms – not only is the window not part of rated construction, but the glazing is broken and allows direct transfer of fumes into the adjacent rooms. This fire separation assembly is required by Code; these walls must be reconstructed to comply with this life safety requirement.

NFPA 1221 recommends that the dispatch/emergency communications center be protected with 2 hour rated partitions and that the doors to this room or rooms should be fire-rated also. The public interface at the reception desk and lobby should be constructed to be bullet resistant. Also, the dispatch area should be separated from the Fire Station with secure doors and rated partitions to protect the room and allow it to continue operation in an emergency situation. The recommendations stated in NFPA 1221 are intended to provide Emergency Control Centers with the optimum ability to perform in emergency situations. While doing this, these recommendations also provide guidelines for safe functioning of these centers throughout everyday operations while serving the public. .



Accessibility:

Throughout the original building, primarily because of the construction of floors on different levels in the Pump House, accessibility issues were frequently observed. Although the Town states that variances were provided during the 1993 renovation, copies could not be provided for review to determine the scope and detail of these variances. A new renovation of the building will likely be of sufficient scope and cost so as to require that the building be upgraded to comply with current AAB regulations; further variances will be required or extensive reconstruction will be necessary to correct the currently non-compliant conditions.

Accessibility for the handicapped was not a requirement when the original Pump House building was built, and subsequent additions to the existing building over the years, including the renovation in 1993, have not resolved accessibility issues throughout the building. In 1993, the Town applied for variances regarding accessibility issues; however, this documentation has not been available for review. Further, although some areas of the building do not need to be accessible either because the function of the room or because only able bodied officers are allowed within the space, the remainder of the building is required to be accessible to allow the general public or civilian personnel to use the building. As necessary renovations would almost assuredly require the entire building to comply with current AAB code, this review is based on compliance with current code.

There is only one accessible fixture in the entire building located in the Unisex bathroom at the rear of the building in a small concrete block addition. Other toilet fixtures are provided, four in the Town Office area and a single unisex toilet in a second small concrete block addition on the rear of the Fire Station, but none of these are accessible. These toilet rooms are either in inaccessible locations because of steps or stairs, the room is too small, do not have accessible doors, do not provide required clearances for turning, or do not provide accessible fixtures. For the area of the current Town Offices, at least one separate accessible male and accessible female fixture should be provided (not unisex); with any proposed expansion, this fixture count will need to increase. Currently, there are no accessible fixtures provided within the Fire Department.

Currently, there are no accessible entrances to the building. The original entrance to the Pump House is seven stair risers above grade. The entrance at the Selectman's Office and at the Fire Department entrance has a step at the door threshold. The

entrance to the Health Department is at grade; however, the vestibule does not provide the required clearances. The only accessible exit from the Town Offices side of the building is at the rear toilet room addition behind the Selectman's office area. Although this has an exit sign, it is not designated for accessible egress. Current AAB code requires all necessary egress doors to be accessible.

Most of the doors within the building are not accessible as many have door knobs instead of accessible leversets. At the Fire Department entrance, the door is a push/pull door and does not provide the required width or operating clearance. At the Board of Health, the door from the main corridor does not provide the required operating clearance.

CONSTRUCTION AND MAINTENANCE

General:

The stone and brick exterior loadbearing walls and the slate roof shingles of the original Pump House appear to be in very good condition for their age. Exterior finishes on the additions require some maintenance and painting. Interior finishes are also in good condition with minimal cracking or peeling or evidence of water damage.

Water Penetration and Dispersal:

However, the flow of water around the building from the roof to the ground is problematic in some areas and has caused some non-structural damage. Water is dispersed from the roof to the pavement below, generally without the use of gutters and downspouts to direct the water flow. In several locations, the saturation of the exterior masonry has led to the growth of mold and fungi on the face of the building. Painted trim boards at the rakes and eaves have visible rot and decay from water dripping off and running down the face of the building. As the water exits the downspouts without a perimeter runoff collection system, it crosses the pavement creating dangerous icing conditions, especially at egress doors, in the colder months.

This uncontrolled runoff has also eroded soil at grade in unpaved areas, such as at the rear access door to the Apparatus Bay, creating a hazard for egress and making vehicular access difficult.



In the basement of the original Pump House, water infiltration was noted as a recurrent problem. KBA has been informed that mold has been detected and the room has a distinctive musty odor. (Testing for interior mold was not included as part of this study.) A pump is installed with piping passing through a window in the boiler room and onto the pavement outside. This creates a hazard for pedestrians when ejected water freezes in colder weather. In order for this space to be used for occupancy or long term storage, the source of the water penetration must be determined and proper ventilation provided to prevent further moisture penetration and mold growth.

At the connection between the original Pump House exterior wall and the first apparatus bay addition, the step flashing at the roofline of the addition to the existing brick wall has gaps and is poorly fit allowing penetration of moisture and insects. This flashing stops at a termination bar installed at the connection for the EPDM membrane roofing for a later Fire Department addition. This termination bar is not flashed up and into the existing brick wall; snow accumulation and deterioration of sealant at this connection may lead to water penetration.



Water penetration has caused visible damage in several interior locations. On the Second Floor of the southern (upper) portion of the Town Offices, stained ceiling tiles are visible in the Accounting Office. Similarly, stained tiles were observed on the Second Floor of the northern (lower) portion of the Town Offices in the open office area. Drips from apparent water staining are visible along the arched masonry at the original Pump House entrance vestibule. In the Fire Station Apparatus Bay, a joint in the drywall ceiling is failing and stained from moisture or water penetration. Wood window sills also show signs of deterioration at locations on the Second Floor where original single pane steel frame windows are still in place.



OPERATIONAL AND FUNCTIONAL

Town Offices and a Fire Station can be built side by side, as they are both primarily a Business B Use, however, these two buildings are very different functionally. All public safety facilities are intended to continue operation in the event of an emergency. Construction with combustible, unprotected (non-fire rated) materials and without fire protection (sprinklers) creates a risk that the public safety facility may not be able to provide service in some emergencies.

In the event of an earthquake, a fire station is intended to remain in operation. Public safety facilities must meet the requirements of the most stringent seismic classification in the Code. Existing exterior walls constructed with un-reinforced load bearing masonry and wood framing does not comply with this requirement. Public safety buildings which are renovated are required to comply with the seismic regulations of the Code; significant restructuring of the existing building's support framing will be required and is considered cost prohibitive and impractical.

File storage, as noted above, is dispersed throughout the facility, in some cases in people's homes, and is improperly placed in the upper levels of the original Pump House. Widely dispersed files and lack of proper archival filing space has forced makeshift file storage in attic spaces and wherever open areas can be found. Ideally, the central archival file storage area would be provided to allow for orderly storage of outdated files that must be maintained by law and not be distributed throughout the building. Not only does dense filing creates structural loading issues on upper floors supported with wood framing, but also creates clutter and affects the efficiency of the offices.



In the Fire Department, the male locker room is unsecured and open to all personnel; there is currently no female locker room provided. Locker quantity is insufficient for the anticipated growth of the department and the space in the locker room is too small to allow for efficient gear changing. The only bunk area is a single small bed adjacent to the dispatch area and separated only by a makeshift curtain. In the original renovation plans of the Pump House for the Fire Department in 1953, four bunk rooms were provided; these apparently were lost during the expansion of the Town Offices on the upper floor. Separate male and female bunk areas do not exist but should be provided in accordance with NFPA 1500.



The Apparatus Bays , while allowing or vehicle storage, are inadequate for current vehicle sizes and will not provide efficient use of the space in the future. While all vehicles currently fit into the bays, the exterior overhead doors are too narrow for efficient movement of the vehicles and the bay clearances are improperly sized for vehicle and equipment maintenance. In some cases, the mirrors of the vehicles must be moved or folded so that the vehicle will fit through the door, affecting efficient dispatch of the vehicles.

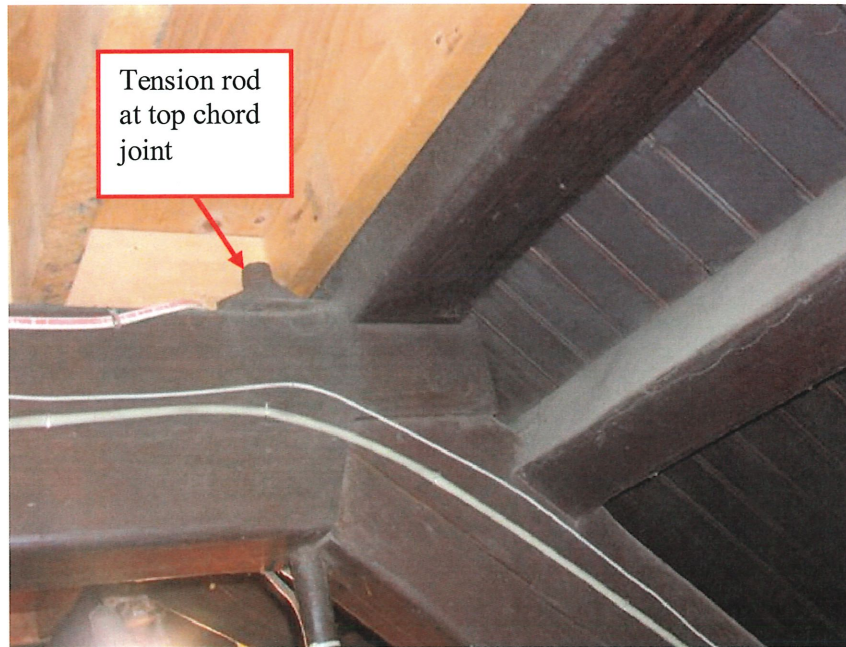
“Smoke eater” type air cleaning systems have been installed, however, these are inadequate and do not evacuate fumes from the engines while the vehicles are warming up. Direct expulsion of these fumes is required at a minimum and specialized ventilation systems are recommended by NFPA 1500. Currently, fumes from the vehicles escape from the Apparatus Bay and seeps into the adjacent office spaces of the Town Offices and Fire Station creating a health hazard and discomfort for those occupants.

Because the Fire Department lacks separate spaces necessary to perform required tasks, the Apparatus Bay has become a catch-all for equipment and supplies. As recommended by NFPA, combining other activities and functions in the Apparatus Bay may affect efficient deployment of vehicles, affect fire fighter safety, and increase response time to calls. These other functions, such as vehicle maintenance and filling oxygen cylinders, should be removed to an area that is separate and secure from the Apparatus Bay.

Description of Existing Structure

The Lakeville Fire Station and Town Hall Facility are comprised of an original multi-story structure and several single-story additions that are attached to the original building.

The original building structure consists of exterior masonry bearing walls which appear to support the wood framed floor and roof structures. The roof framing was constructed with wood timber trusses spanning between the exterior walls. Wood purlins are located at the ridge, eave and mid span of the roof slope. They span between the trusses and support the tongue-and-groove wood plank deck.



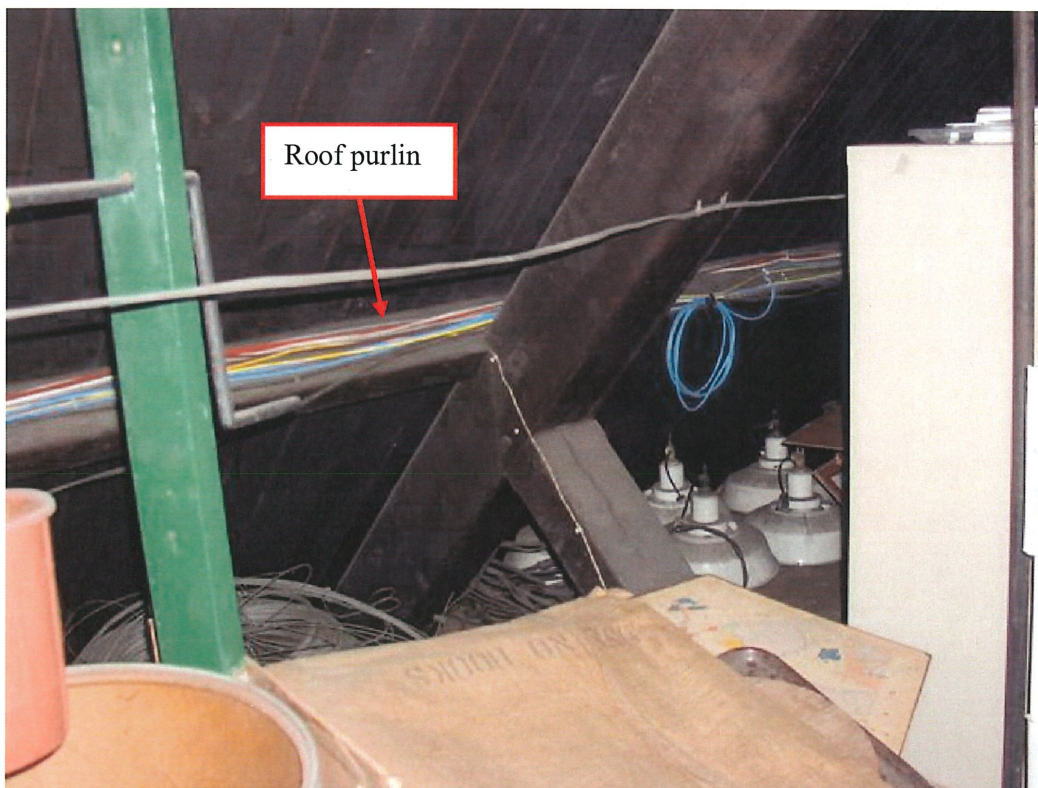
Timber roof truss connection detail



Timber roof truss supporting loft



Close-up of timber roof trusses



Timber roof truss

The floor framing is constructed of wood floor joists that span between exterior and interior masonry walls.



Second floor framing in original building

The foundation walls appear to be constructed of granite stone.

The initial addition was attached to the northeast corner of the original building. It was constructed of wood roof joists that span between the existing building and new exterior concrete block bearing walls. The concrete block bearing walls consist of an inner wythe concrete block and exterior wythe of brick. The foundation walls supporting the addition are constructed of concrete. It is not known if the walls are reinforced with reinforcing steel.

Between the first addition and the 1993 addition, there are apparently two other additions which house offices and fire apparatus garages. The structure consists of wood roof joists spanning between the exterior masonry walls and ridge beam. The exterior front wall is composed of concrete block bearing wall and an outer wythe of brick. The exposed masonry walls on the rear of the building are single wythe concrete block.

The 1993 addition structure consists of wood roof trusses spanning east to west and bearing on partially reinforced concrete block walls on the west end and steel beams on the east end. The steel beams are supported by steel columns and exterior masonry walls.



Steel framing supporting wood trusses in 1993 addition



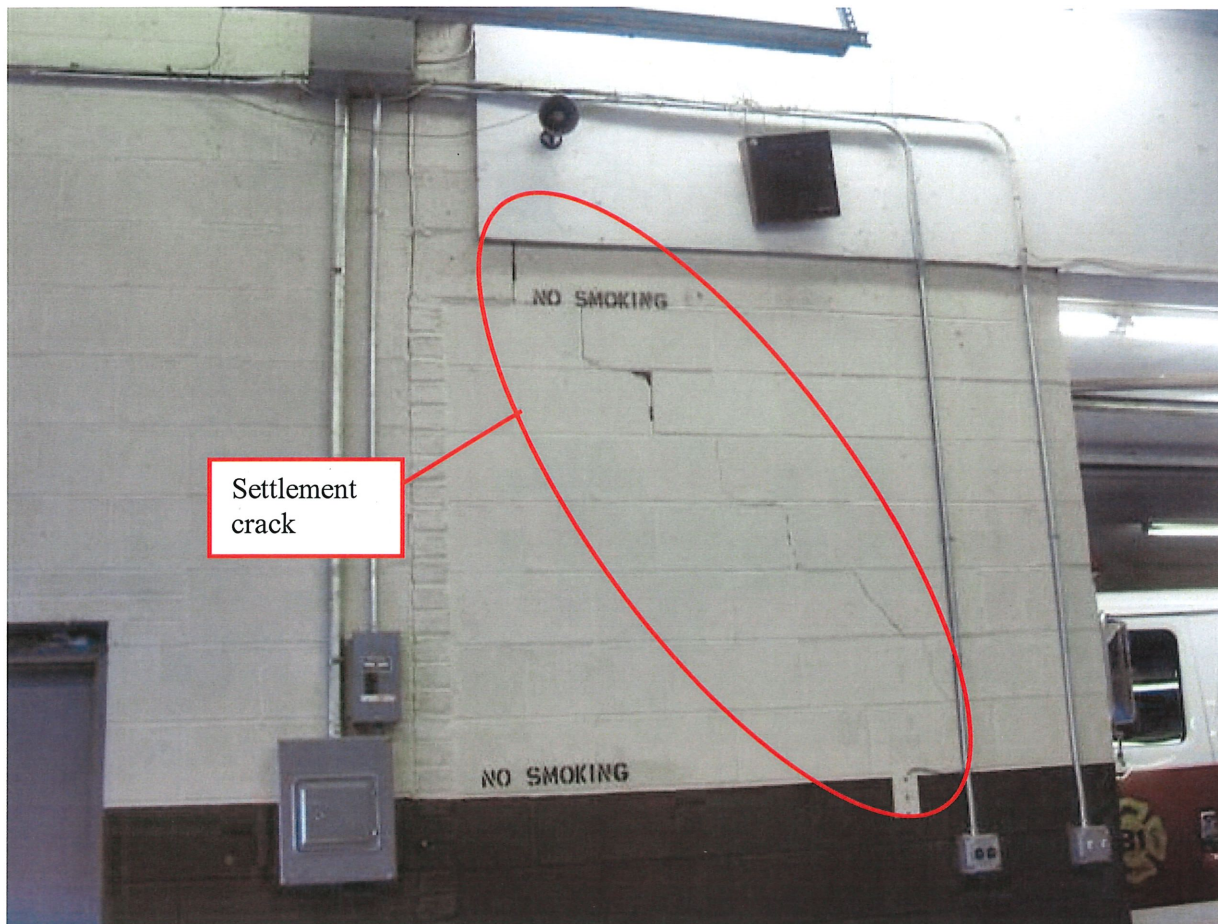
Beam pockets into previous addition masonry bearing wall

The masonry wall on the east and south side are constructed of inner wythe concrete block and outer wythe brick. The remaining exterior walls are 12" concrete block walls according to the Contract Documents provided by the Owner. The concrete foundations are constructed of reinforced concrete walls and footings with vertical dowels extending into the concrete block above. There is no indication on the Contract Drawings that the vertical reinforcing extends to the top of the walls.

Assessment of Existing Conditions

The original building, based upon our observation of the exposed structure is sound. The exterior masonry walls are not exhibiting movement or spalling. The wood roof framing, as viewed from the attic space, appeared to be undisturbed without signs of deterioration as viewed from below.

There are issues with the masonry bearing walls of the additions. Settlement or movement was observed in the exposed face of the exterior concrete block bearing walls on the west and south west sides of the pre-1993 additions. Some of the cracks are visible around window and door openings. It is not known if the movement is continuing to occur. Water is entering through the cracks and freeze / thaw damage will aggravate the condition. The foundations in these areas are concealed beneath grade and could not be reviewed for deterioration without excavation.



Former exterior bearing wall



South face of addition

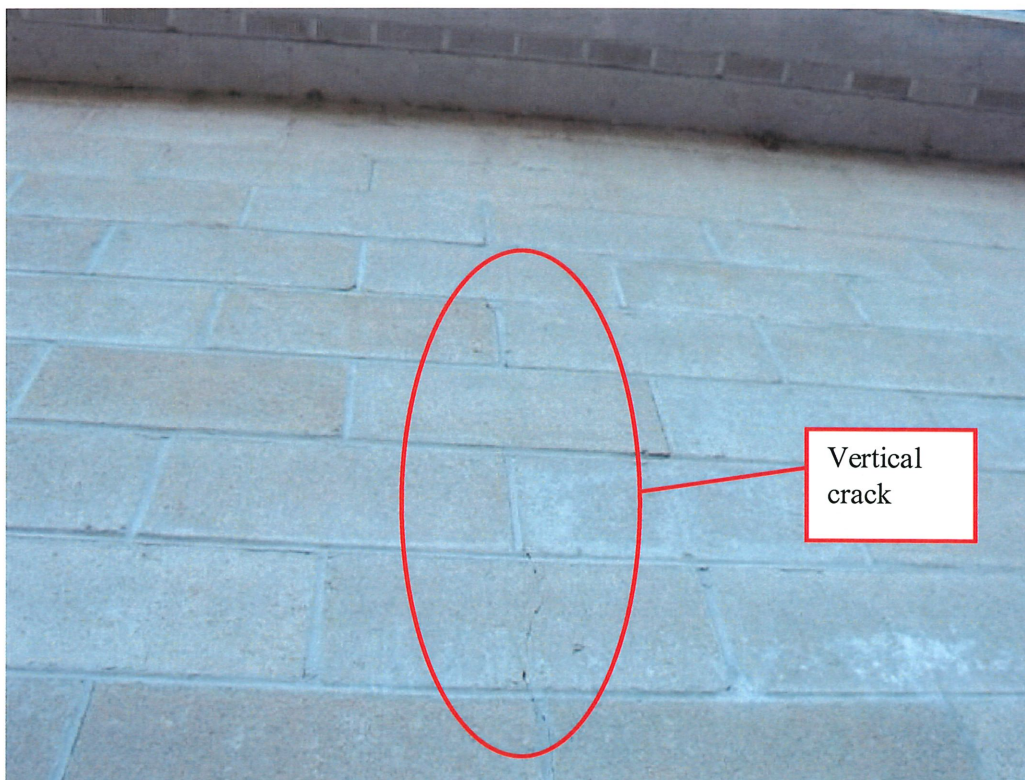


West face of addition



Settlement
cracking

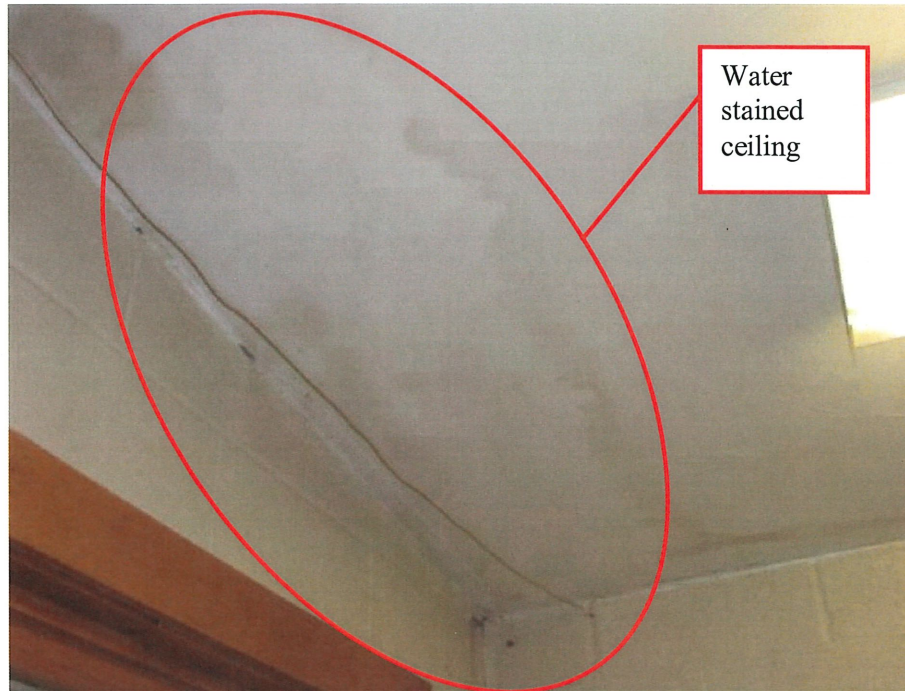
Cracking and movement at the southwest corner of the addition



Vertical
crack

Cracking in the north wall of the 1993 addition

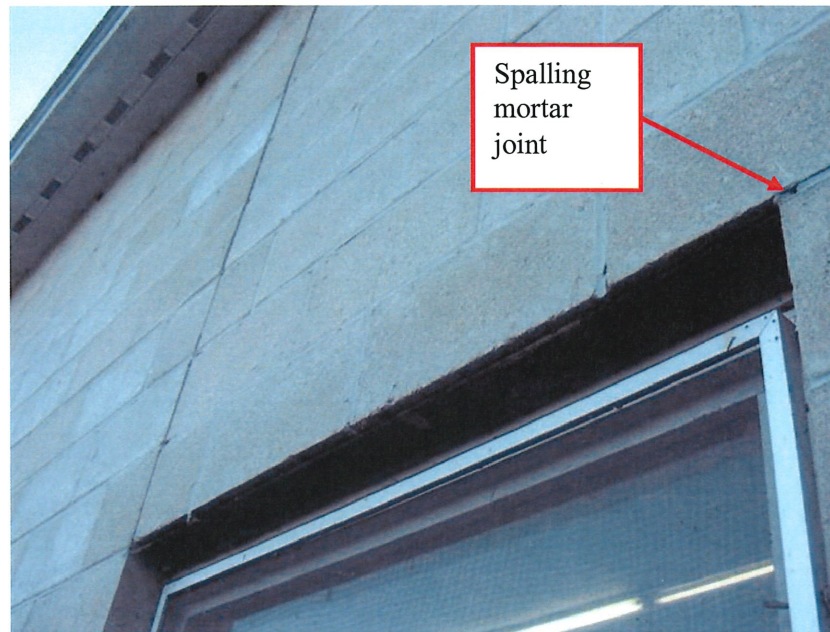
Water stains on the ceiling tiles in some locations within the building indicate that the roof has leaked. The roof sheathing in these areas is not visible without selective demolition of the drywall/plaster ceilings.



Water
stained
ceiling

Condition at roof leak in the addition

The exposed steel angle lintels which support the exterior concrete block walls above the window openings do not appear to be galvanized. The mortar joints where the lintels bear have begun to spall which will allow water to enter into the joint. The freeze / thaw action, due to water infiltration, will increase the amount of spalling to the mortar and the concrete block wall. The lintels for the windows in the original building appear to be painted and maintained to minimize water infiltration.



Lintel condition at the 1993 addition

Recommendations

We are recommending that the cracks be further investigated to determine if they are continuing to move and if the foundation has also moved. Crack monitors should be installed over the cracks and KBA would visit the site monthly for a time to take readings of any movement that has occurred.

The condition of the roof sheathing in the vicinity of the leaks must be checked for deterioration. This should be scheduled at the time of renovations or re-roofing.

All of the steel lintels should be cleaned of rust and painted with a cold galvanized paint that would protect the steel from corrosion. All mortar joints where spalling has occurred must be cleaned of loose debris and re-mortared.

Conclusion

The existing Fire Station Facility and Town Hall Building were designed and constructed prior to the Building Code requiring structures be designed for seismic activity. The masonry walls of the original building, as well as each of the additions, were not constructed with reinforced masonry to meet this requirement. The floor and roof framing, including the trusses in the 1993 addition, were not anchored to the bearing walls in a manner which meets the seismic requirements in the latest Commonwealth of Massachusetts Building Code. Therefore, substantial upgrades to the existing building would be required to enable the existing building to meet the Building Code requirements.

CIVIL

- The Lakeville Town Hall/Fire Station is located on a 2.4 acre parcel of land fronting on Bedford Street and is located directly across from the Assawompset Pond, the surface water reservoir for the City of Taunton.
- The building sits on the approximate center and high point of the site. The front portion slopes to Bedford Street and the rear portion slopes to an apparent wetland.
- The front portion of the site is impacted by the Priority Habitat for Rare Species and Wildlife.
- The site is encompassed by both the Zone A of the surface water supply and Zone 1 and 2 of the Ground Water Supply.
- The rear parking area appears to be located outside of the 2.4 acre parcel and is thought to be encroaching on other land of the City of Taunton.

ENVIRONMENTAL ISSUES

- The wetlands to the rear will need to be flagged and reviewed with the Conservation Commission.
- Front portion of the site is included in Heritage maps of Endangered and Rare Species. This may not be a detriment to development, however when the wetlands are flagged, the issue should be evaluated by the Scientist.
- The site is impacted by Zone 1 and 2 and there are significant issues for installing a septic system.

UTILITIES

- Electrical is discussed in the Electrical section of this report.

WATER

- The site is served with an on-site public water well which has had significant issues.
- In order to develop this site, we feel that a municipal water system will need to be provided.

DRAINAGE

- The roof drainage from the sloped roofs discharges to grade.
- Drainage from paved parking lots and driveways sheets off to the edges. The rear to the wetland and the front portions to Bedford Street. Catch basins on the front of the site only collect water from the grassed areas. These basins connect to a catch basin on Bedford Street.
- The drainage system does not meet current environmental standards as paved parking areas require treatment of storm water runoff.

SEPTIC SYSTEM

- The building is served by an existing subsurface sewage disposal system designed for 570 gallons per day (GPD).
- This system is located at the rear of the fire station and is located 150 feet from the existing well.
- The apparatus area by code and Title 5 is required to have a drainage system which includes a tight holding tank conforming to Industrial Waste Holding Tank (IWHT) regulations.

OPTIONS FOR SEWAGE

- The existing facility has a subsurface sewage disposal system which is designed for 570 GPD.
- The maximum sewage flow allowed for a 2.4 acre site is 1056 GPD without treatment and 1320 GPD with denitrification.
- Development beyond 1320 GPD will likely require a full waste water treatment facility or the acquisition of more land.

POWER PLANT

- The fire station building and the town hall building are provided with two individual power plants each of which are provided with boilers located in each.
- Boiler room number one, which is located in the town hall building, is provided with a single cast iron sectional boiler which is provided with a single fuel number two fuel oil forced draft burner. The boiler is provided with an off-high-off firing control, single low water cut off, all operating and safety controls, as well as a heat detector located over the burner. The boiler was also provided with a wall mounted safety switch located at the entrance to the boiler room. The boiler generates low-pressure heating hot water to a maximum of 200° which is controlled by aquastats on the boiler. The boiler was noted to be in poor condition and was noted to have surface contamination on the boiler jackets and along the base of the boiler.
- Heating hot water is circulated throughout the boiler room and the entire building through a combination of schedule 40 black steel piping and copper. It was noted that none of the piping was provided with insulation. The connections between the steel and copper piping were not provided with dielectric fittings. Heating hot water is distributed by a series of in-line circulators located at the rear of the boiler in the return of each zone. Each circulator is controlled by an electrical wall mounted thermostat located within the zone. None of the circulators were provided with standby capacity. With the circulators located on the return side of the boiler will create excess pressures on the boiler which could result in the release of the safety valve if all circulators would operate at the same time. We could not confirm if this in fact was operational condition experienced. The overall conditions of all circulators were noted to be extremely poor as was the condition of all piping located around the boiler.
- Combustion air for the boiler room is through a single intake duct which originates approximately 7 feet above the floor and discharges within the room approximately 18 inches above the floor. This duct was not provided with a motor operated damper to shut down when the boiler is not operating and will allow the introduction of cold air into the space uncontrolled which potentially could freeze piping. It was also noted that a cold water line penetrates the combustion air duct which appears to connect to an exterior wall mounted hose bibb. If this line is not drain during the winter it will freeze.
- Breeching from the boiler is through a galvanized steel ducting system of the single wall design which was not insulated. It was noted that there was surface contamination at the rear of the boiler and also along the entire length of the breeching system. The breeching, which is provided with a barometric damper, discharges into a masonry chimney which is vented vertically through the building to the exterior. We could not determine if a flue liner was in place; however, the overall size and height of the chimney appears adequate for the combustion gases discharged. There was slight staining on the surface of the chimney however, no cracking was indicated.

- Expanded water from the heating system is controlled through an air elimination tank which is located at the ceiling of the boiler room. The expansion tank was not insulated however, does appear adequate to maintain the entire system expansion requirements as well as air elimination. The tank did indicate extensive surface contamination on the exterior.
- Fuel oil is stored in a grade mounted exterior containment fuel oil storage tank. The storage tank appears to be approximately 2,000 gallons of storage which is adequate for the power plant served. The containment vessel was not provided with drain valve and the fuel oil storage tank was not provided with an emergency vent. Both the containment vessel in the fuel oil storage tank had surface rusting and contamination. The fuel oil tank in its present location in relationship to the building is not in compliance with NFPA clearance regulations.
- Boiler room number two, which is located in the fire station building, is provided with a single cast iron sectional boiler which is provided with a single fuel number two fuel oil forced draft burner. The boiler is provided with an off-high-off firing control, single low water cut off, all operating and safety controls, as well as a heat detector located over the burner. The boiler was also provided with a wall mounted safety switch located at the entrance to the boiler room. The boiler generates low-pressure heating hot water to a maximum of 200° which is controlled by aquastats on the boiler. The boiler was noted to be generally new, in good condition, and in good operational condition.
- Expanded water from the heating system is controlled through a diaphragm type tank which is located on the floor at the rear of the boiler. The expansion tank was not insulated however, does appear adequate to maintain the entire system expansion requirements. The tank did indicate any surface contamination on the exterior surface.
- Combustion air for the boiler room are through two individual wall openings one located approximately 7 feet above the floor and the second located approximately 12 inches above the floor. Neither combustion opening was provided with motor operated dampers to close when the burner is not firing which will result in the introduction of cold outside air and could potentially freeze piping. The amount of combustion air opening provided is adequate to meet the combustion requirements of the associated boiler.
- Breeching from the boiler is through a galvanized steel ducting system of the single wall design which was not insulated. There was no surface contamination at the rear of the boiler or along the breeching system. The breeching, which was not provided with a barometric damper, discharges into a masonry chimney which is vented vertically outside of the building on the exterior wall. It does appear that a flue liner was in place and the overall size and height of the chimney appears adequate for the combustion gases discharged.

- Heating hot water is circulated throughout the boiler room and the entire building through a combination of copper and schedule 40 black steel piping system. It was noted that in the copper to steel connections that no dielectric fittings were installed. It was noted that none of the piping was provided with insulation. Heating hot water is distributed by a series of in-line circulators located in the supply discharge of the boiler to each zone. Each circulator is controlled by an electrical wall mounted thermostat located within the zone. None of the circulators were provided with standby capacity. The overall conditions of all circulators were noted to be poor.
- Fuel oil is stored in a grade mounted exterior containment fuel oil storage tank. The storage tank appears to be approximately 2,000 gallons of storage which is adequate for the power plant served. The containment vessel was not provided with drain valve. Both the containment vessel and the fuel oil storage tank had extensive surface rusting and contamination. The fuel oil tank in its present location in relationship to the building is not in compliance with NFPA clearance regulations.

TOWN HALL LOWER LEVEL

- The lower-level is generally used for storage of archive data and was not provided with any means of heating for ventilation. It was noted that the ambient conditions although comfortable felt damp and had a musty odor. The entire area should be upgraded to provide adequate heating and ventilation for the entire space

TOWN HALL MAIN LEVEL

- The Main level is provided with a single horizontal discharge air handling unit located above the ceiling in the communicating corridor leading from the front of the building to the rear of the building. The air handling unit is of the 100% recirculation design and is provided with a heating hot water coil within automatic control valve controlled by a wall mounted thermostat. The unit is also provided with a direct expansion cooling coil which is circuited to an outside air cooled condensing unit for cooling, filters and a supply fan. Supply air is provided to a series of ceiling mounted supply diffusers throughout all occupied areas through a fiberglass insulated galvanized sheet-metal distribution system. Return air is drawn back to the air handling unit through a series of wall mounted transfer grills back to a central return air register for 100% recirculation to each space. The overall condition of all diffusers was noted to have slight surface soiling however the entire system does appear to be adequately sized for maintaining adequate heating and cooling control. Ventilation air for the entire occupied level appears to be through the use of operable windows meeting the natural ventilation requirement of the building code.
- The Board of Health area, which is located between the fire station and the town hall, is provided with a separate single air handling unit which is of the horizontal discharge design located above the ceiling of the noted space. The air handling unit is of the 100% recirculation design and is provided with a heating hot water coil within automatic

control valve controlled by a wall mounted thermostat. The unit is also provided with a direct expansion cooling coil which is circuited to an outside air cooled condensing unit for cooling, filters, and a supply fan. Supply air is provided to a series of ceiling mounted supply diffusers throughout all occupied areas through a fiberglass insulated galvanized sheet-metal distribution system. Return air is drawn back to the air handling unit through a series of wall mounted transfer grills back to a central return air register for 100% recirculation to each space. The overall condition of all diffusers was noted to have slight surface soiling however the entire system does appear to be adequately sized for maintaining adequate heating and cooling control. Ventilation air for the entire occupied level appears to be through the use of operable windows meeting the natural ventilation requirement of the building code.

- Various spaces are also provided with a combination of cast iron radiation as well as baseboard radiation also located throughout various occupied areas. The entire first floor appears to be served by a separate piping system which originates in the boiler room of the town hall and appears to be provided with a separate in-line circulator controlled by a wall mounted thermostat. The overall condition of the cast iron radiation is extremely antiquated however was noted to be clean and providing adequate heat. The baseboard radiation was noted to have extensive damage with various end covers missing and also noted to be soiled. The thermostats controlling the radiation were also noted to be antiquated and in need of replacement.

TOWN HALL UPPER LEVEL

- The upper level of the town hall was provided with a combination of wall mounted split air-conditioning units with the remote outside air cooled condensing units, as well as window mounted air-conditioning units. The split air-conditioning units all appear to have been recently installed and, as we understand it, do maintain reasonable temperature control. The noted systems were in good condition and operating satisfactorily. The window mounted air-conditioning units were antiquated and slightly soiled and appear to be undersized for the areas served. Ventilation air for the entire upper occupied level appears to be through the use of operable windows meeting the natural ventilation requirement of the building code.
- The upper level spaces are also provided with a combination of cast iron radiation as well as baseboard radiation located throughout each occupied areas. The entire second floor appears to be served by a separate piping system which originates in the boiler room of the town hall and appears to be provided with a separate in-line circulator controlled by a wall mounted thermostat. The overall condition of the cast iron radiation is extremely antiquated however, was noted to be clean and providing adequate heat. The baseboard radiation was noted to have extensive damage with various end covers missing and also noted to be soiled. The thermostats controlling the radiation were also noted to be antiquated and in need of replacement.

FIRE STATION

- The fire station dispatch area is provided with a length of residential quality baseboard radiation located along the exterior wall. The fin tube radiation was noted to have extensive damage in soiling and was in need of replacement.
- The fire station dispatch area was provided with a wall mounted split air-conditioning unit with the remote outside air cooled condensing unit. The split air-conditioning unit appears to have been recently installed and, as we understand it, does maintain reasonable temperature control. The noted system was in good condition and operating satisfactorily. Ventilation air for the entire area appears to be through the use of operable windows meeting the natural ventilation requirement of the building code.
- The locker room day area is provided with a single ceiling suspended horizontal unit heater which is controlled by an electric wall mounted thermostat which maintains overall space heating. The heater and thermostat were noted to be extremely antiquated and soiled however, appears to maintain adequate space temperatures. The wall mounted thermostat controls the unit heater fan and individual circulator located at the ceiling of the day room and when the heater does operate it was noted to be noisy.
- The locker room day area was provided with a wall mounted split air-conditioning unit with the remote outside air cooled condensing unit. The split air-conditioning unit appears to have been recently installed and, as we understand it, does maintain reasonable temperature control. The noted system was in good condition and operating satisfactorily. There was no mechanical or natural ventilation air provided for the noted area.

APPARATUS AREA

- The apparatus area is provided with two ceiling suspended horizontal unit heaters which are controlled by individual electric wall mounted thermostats which maintains overall space heating. The heaters and thermostats were noted to be extremely antiquated and soiled however, appears to maintain adequate space temperatures. The wall mounted thermostats control an individual circulator located at the ceiling of all the locker room.
- The unit heaters were not positioned correctly to offset cold infiltration when the overhead doors are opened and the unit heaters were noted to be undersized and do not provide proper coverage to each overhead door.
- Also located within the apparatus area are ceiling suspended filtration units which were intended to filter carbon dioxide generated by the fire vehicle combustion exhaust; however, the ventilation units are completely ineffective and provide no beneficial results in reducing carbon dioxide levels.

- Located along one exterior wall at the rear of the apparatus area is a single axial exhaust fan which is controlled by a wall mounted switch. Makeup air for this exhaust fan is through the overhead doors when they are opened; however, the overall size of the exhaust fan in relation to the volume of the apparatus space is well undersized for the application and provides only minimal beneficial results.

PLUMBING AND FIRE PROTECTION SYSTEMS

- Presently, the Plumbing Systems serving the building are cold water, hot water, sanitary waste and vent system & storm drain piping.
- The building is serviced by an on-site septic system and on-site well. Storm drainage from sloped roof areas primarily discharges off the edges and to the surrounding grade.

FIXTURES

- There are two sets of toilets in the municipal building on the main level and upper level. Floor mounted tank type water closets, china lavatories with two handle faucets. Selectmen's area has two toilet rooms as well, accessible design. Non accessible toilet in firemen's area.
- There is a non-accessible sink in the firefighter's quarters.
- In general fixtures are non-water conserving and non-accessible.

DRAINAGE SYSTEMS

- Cast iron is used for sanitary drainage. Where exposed, the cast iron pipe appears to be in decent repair. PVC is used in some areas and is not allowed by code.
- There are no floor drains in the apparatus areas. One drain from previous construction was sealed off.
- Current Mass. Codes require vehicle storage and maintenance areas to have floor drains and because of septic system a holding tank is required.
- The basement area of the office building has been abandoned due to water intrusion. There is an open pit sump pump in the boiler room discharging to grade which causes freezing problems in winter months.

WATER SYSTEMS

- Domestic water is fed from an on-site well located to the north of the site.
- Domestic water piping is copper, uninsulated. Given the life of the piping an extensive renovation will dictate all new piping systems.
- Domestic hot water heating is provided in the fire station with a 52 gallon capacity

electric water heater and in the office is provided with a tankless heater inside the oil fired boiler.

- The systems do not have adequate temperature controls and does not meet current Code for Energy Conservation.
- In general, the water piping systems are not installed to commercial standards and need to be replaced.

FIRE PROTECTION

- Building has no existing Fire Sprinkler System.
- Current code would require an automatic sprinkler system for a substantial renovation resulting in 12,000 square feet of building area. Without the presence of municipal water, this would require a fire pump and a 20,000 gallon storage tank.

ELECTRICAL DISTRIBUTION SYSTEM

- The existing three phase primary service runs overhead between RT105 and the rear of the building on the south side where it feeds a 50kVA pole mounted transformer on pole #162/B. The Utility Co. serving the town is Middleboro Gas & Electric.
- The secondary service originates at pole #162/B from the 50kVA transformer and then runs overhead to pole #162/B1 located immediately adjacent to building on the west side (rear). The service is 120/240V, single phase, 3 wire rated at 400 amperes. The meter is located on the exterior and is top fed via a weatherhead.
- A 400 ampere, Nema 1 main circuit breaker is located in the electric room where it feeds the normal side of a 400 ampere manually operated double-throw switch. The emergency side of the double-throw switch is connected to a portable generator via a 200 ampere breaker within the electric room. The load side conductors of the double-throw switch feed one (1) local panel and four (4) 100A/2P Nema 1 breakers which feed four (4) remote panels. All five (5) subfeeders originate from splices in a wireway below the double-throw switch.
- Equipment in electric room is SQ D and appears to be in good condition. Condition of remote equipment varies from fair to poor. Panelboards are load centers, typically used for residential occupancies.
- Original building service equipment has been backed and is still in operational. This equipment is very old and in poor condition. The exterior service conduits and meter are still in place, abandoned.
- An old overhead service to an exterior out-building has been cut and abandoned.

GENERAL WIRING

- General building wiring consists of mainly MC Cable and pipe and wire. Nonmetallic-sheathed cable (romex) also observed.

EXTERIOR LIGHTING

- Exterior lighting consists of mainly fixtures on Utility Co. poles, photocell on/off.
- Building mounted lighting consists of wall packs over fire station overhead doors, one (1) cobra head on building to light front parking, suspended lantern at front town hall entry, and glass globes with screw in compact fluorescent lamps over doors.

- Flagpole lighting consists of one (1) 500 watt quartz flood lighting.
- Building identity sign and memorial not lit.

INTERIOR LIGHTING

- Interior lighting consists mainly of recessed 2 x 4 fixtures with prismatic lens in offices and surface mounted wraparounds with acrylic lens in entries and corridors. Fixtures have T12 lamps and magnetic (non-electronic) ballasts.
- Apparatus bays contain 8' open channel strips without wireguards with T12 lamps and magnetic ballasts. Fixtures all locally switched.
- Most other spaces in fire station contain 4' strips.
- Lighting is generally inefficient. There has not been lighting upgrades at this facility.

EMERGENCY LIGHTING

- The emergency lighting consists of self contained battery units. Various spaces have inadequate coverage.
- Exit signs are not of the long life energy efficient type (LED). Most exit signs are not working.
- The generator is not used for life safety emergency lighting as installation does not meet code for this use.

STAND-BY GENERATOR

- The stand-by distribution system consists of an exterior portable diesel generator, manufactured by Katolight. The unit appears to be dedicated to this building as the trailer tires are all flat.
- The generator is rated at 90KW at 3 phase and 51.3KW/64.1KVA at 120/204V, single phase, 267 amperes.
- A 200 ampere Russell and Stoll plug-in connector is utilized on the generator end with a four (4) conductor #4/0 cable hard wired to a building mounted pull box. The breaker for the generator rated at 200 amperes is located in the electric room.

- The generator feeds the entire building via a manually operated double-throw switch upon a power loss.
- Housing was unlocked.

FIRE ALARM SYSTEM

- The fire alarm system consists of a conventional (non-addressable) 12 zone panel of which five (5) are being used. The fire alarm control panel was manufactured by FCI and is located in the dayroom at the fire station.
- Building is not sprinklered.
- Smoke detectors exist in corridors and most large rooms in town hall.
- Pull stations exist at exterior doors in town hall only. No pulls in fire station.
- Horn/strobes are sparingly located in town hall, none in fire station. Some devices are ADA compliant while others are not.
- Old original heat detectors still in use in fire station. Two new heats have been added to apparatus room.
- Facility does not have adequate coverage.
- Fire alarm system is obsolete.

GENERAL POWER

- Receptacles are sparingly located throughout the facility. Surface plugmold has been added in some offices.
- Receptacles in toilets are not GFI type.
- Receptacles in apparatus rooms not GFI type.
- Apparatus room overhead doors are electrically operated controlled locally and remotely within each apparatus room.

SECURITY/INTRUSION SYSTEM

- Security/Intrusion system consists of a security panel located above ceiling of Treasurer's office. System monitors the doors and windows + one (1) PIR sensor for the Treasurer's office only. One (1) keypad is also located in Treasurer's office.

- System is connected to a remote central station via a telephone line.
- There is no security system for the remainder of town hall or fire station.

MISCELLANEOUS

- No lightning protection system observed.
- No closed Circuit TV, CCTV system observed.
- No card access system observed.
- Incoming signaling system consists of (25) leased lines and (21) radio boxes. Leased lines report to remote central station then directly to fire station.
- Incoming telephone and CATV services originate at pole #162/B then run overhead into building.
- Two (2) T1 services distributed over fiber optic lines (1) by Verizon and (1) by TMLP currently service server room on second floor. TMLP used for computer network and Verizon for telephone system.

PROPOSED SITES

Site Descriptions

The following are descriptions for each of the sites in Lakeville that were considered in this study. Please refer to the Site Characteristics Table and the Site Rating Table at the end of this section for data which has been compiled for the descriptions and conclusions noted below. The Site Rating Table rates each site on several of the most important criteria in order to assist in selection of the most appropriate sites for specific program uses.

Site 1: Currently Town Offices/Fire Station- This 2.4 acre, town-owned site has a deed restriction that would cause the ownership to revert back to the City of Taunton if a municipal use by the Town of Lakeville is not maintained. The existing site currently houses the Town Offices and the Fire Station as well as other accessory storage sheds and parking. The site is located at a slight curve in Route 18 with four curb cuts on to the road. At some of the curb cuts, sightlines are compromised by vegetation and the curve of the Route 18. The site has adequate parking, most of which is on the west side of the Town Offices. The site is not currently serviced by municipal water but the Town has appropriated the funds to extend the municipal water to the site. This work is expected to take place in 2007. The eastern portion of the site is within the 100 year flood plain of Assawompset Pond. An easement through the site for the City of Taunton's water supply pipe would limit development to the south and west of the Town Offices building. Other issues on this site include septic limitations and building within protected zones.

- Without additional land acquisition, (either Site 1A or 1B) this site would only be viable for additions/renovations to the Town Offices because of state regulations pertaining to lot size to accommodate the on-site septic system.

Site 1 / 1A - This site refers to the private property located north of the Town Offices. Acquisition of this property would increase the town owned road frontage. This site is bisected by a City of Taunton Water easement. Several buildings exist on the site, including an assisted living facility.

Although this site combination is rated highly on the Site Ratings Table, Site 1A has a high acquisition cost. This has caused the Committee to remove the site from consideration.

- This site could be investigated for use in the future, but only as a secondary choice if all primary site choices are unavailable and it can be purchased at a reasonable cost.

Site 1 / 1B - This parcel of land (17+ acres), owned by the City of Taunton, lies west of the Town Offices parcel and stretches south behind the small shopping mall. Much of the parcel is wetland. Power line easements also bisect the property. This site combination is rated highly on the Site Ratings Table but Site 1B site is not currently owned by the Town. The Town is discussing this property with the City of Taunton in order to increase the Town Offices parcel size as required by MA DEP to

accommodate a septic system which would be able to serve both the Town Offices and a Fire Station.

- This site combination, because of its geographically central location in town, is considered a primary choice for the location for additions and/or renovations to the Town Offices and for a new Fire Station.

Site 2 and 2A: Currently Old Library and Assessor's Office- These two town-owned sites are located in the geographical center of town, at the intersection of Route 18 and Main Street. This intersection, which includes the Old Town Offices, the new Library, the old Library, and Ted Williams Camp, has been identified by the Town Master Plan to be developed as the "Town Center". Both sites have frontage on both roads. The Assessors Office currently occupies a two story building that was formally a residential structure. The Old Library building is an historic stone building which has a strong presence on Route 18. A new septic system has been installed for the Old Library and the space is currently leased. Both properties have curb cuts on to Main Street. Both sites are serviced by municipal water and are in close proximity to the Elementary School. Development of a visual "Town Center", available town water, and close proximity to the Elementary School are all advantages to this site for use by a municipal building. The town Historic Commission has stated the desire for the Old Library to be certified as an historic building by the Massachusetts Historical Commission.

- This site is rated low on the Site Ratings Table for this restriction and this site combination will not be considered as a location for a new Police or Fire Station.

Site 2A and 2B: Currently Assessor's Office and Residential Lot- The adjacent residential property (labeled as Site 2B) north of the Assessor's parcel has been recently sold at public auction. Because this additional land would be a necessary addition in order to accommodate the space needs for either a Police or Fire Station on the Assessor's parcel, this land would need to be purchased by the town to make this site combination feasible.

- This site is rated low on the Site Ratings Table for this restriction and will not be considered for a new Police or Fire Station or a public safety facility.

Site 3: Current Police Station Site- This 1 acre site on the east side of Route 18 is problematic for development as a new Police Station. If this site was used, the Police Department would be required to be temporarily relocated to another site, incurring unnecessary additional expense. Use of this site for a new Fire Station is not feasible because neither the site size nor the frontage dimension can accommodate the Fire Station program and the required paving area necessary to meet the program requirements for a drive-through apparatus bay. This site is north of the "Town Center" and is not the most centrally located of the sites.

- This site is rated low for Usable Land on the Site Ratings Table and will not be considered as a location for a new Police or Fire Station for this study though it may be appropriate for private development in the future.

Site 4A: Ted Williams Camp - East- This area (3.6 acres) is located closer to the “Town Center” on the west side of Route 18. This site is part of the much larger Ted Williams Camp that contains all of the town recreational fields in the center of town. This site remains wooded. There is an existing drive to access Ted Williams Camp at the north edge of this site. The drive also accesses the existing skate park and a gravel parking area on the west side of the site. The site is easily serviced by municipal water and is relatively flat. There are no wetlands or drainage issues apparent on the parcel. Sightlines on Route 18 are good. Site is currently wooded with a white pine forest. As this site is part of the Ted William Camp, the Parks Department is responsible for its oversight. The Parks Department has stated the desire for this lot to remain parkland and available for future recreational use.

- This site is rated low on the Site Ratings Table for this restriction and will not be considered as a location for a new Police or Fire Station.

Site 4B: Ted Williams Camp - Northeast- This area (16.7 acres) is located farther north on Route 18 than Site 4A and is farther from the “Town Center”. This site is part of the much larger Ted Williams Camp that contains all of the town recreational fields in the center of town. This site is currently wooded with a white pine forest and is separated from the rest of the park by a stream running through the parcel. The sight lines from the entrance onto Route 18 are good. This area is currently used as walking paths for the recreational center and might be ideal for active recreational expansion in the future. There are minimal wetland or drainage issues apparent on the parcel. However, the town Parks Department has stated the desire for this lot to remain parkland and available for future recreational use because it is the last large, undeveloped parcel in the Camp. This site is rated low on the Site Ratings Table for this restriction and will not be considered as a location for a new Police or Fire Station for this study. As this site is part of the Ted William Camp, the Parks Department is responsible for its oversight. The Parks Department has stated the desire for this lot to remain parkland and available for future recreational use.

- This site is rated low on the Site Ratings Table for this restriction and will not be considered as a location for a new Police or Fire Station.

Site 4C: Ted Williams Camp - Adjacent to the Current Senior Center- This area (6.3 acres) is located south of the new Senior Center on Precinct Street. Access is available by existing drives servicing the Senior Center and other Park facilities. This site is part of the much larger Ted Williams Camp that contains all of the town recreational fields in the center of town. The far western portion of the site is low and appears to be seasonally wet. The entire site is currently undeveloped. It is closer to a residential neighborhood

than the other sites and is farther away from the “Town Center” intersection of Route 18 and Main Street. The site is served by municipal water.

- This site is rated highly on the Site Ratings Table because the Parks Department is amenable to allowing use of the site and is considered a primary choice as a location for a new Police Station.

Site 5: Currently the Town Highway Department - This parcel of 6.5 acres is located in the western portion of the town on Montgomery Street near the City of Taunton Water Treatment Plant. Currently there are 5 buildings on the site, as well as several spoils and earth material piles. This site also contains the Town Animal Shelter. Redevelopment of this site would require relocation of the Highway Department to another site with adequate buildings and storage areas as well as cleaning up the existing site for a future use. This site is far removed from the “Town Center”. Locating a new Police or Fire Station on residential streets far from the main road can be a safety concern and the remote location would greatly increase response time to some parts of the town. Use of this site would require the costs for acquisition of another site to house the Highway Department, its materials and equipment as well as construction, relocation, and demolition costs.

- This site is rated low on the Site Ratings Table for several criteria and will not be considered as a location of a new Police or Fire Station for this study.

Site 6: Pickens Road Site - This parcel of 31 acres has a narrow entrance road that leads to the developable portion of the site. The access from Pickens Road to usable land is restricted by a large wetland system associated with a stream on the west side of the site. This wetland system will also restrict the visibility of any site development from Pickens Road. The site is far removed from the “Town Center” and the area in which the site is located is rural and mainly residential. Locating a new Police or Fire Station on residential streets far from the main road can be a safety concern and the remote location would greatly increase response time to some parts of the town. Wetlands enclose the developable area on both the north and the south and limit the available area for building construction. Testing will be required to determine the structural suitability of the soil for building construction.

- This site is rated low on the Site Ratings Table for several criteria and will not be considered as a location of a new Police or Fire Station for this study.

Site 7: Current Transfer Station Site - This site of 2 acres was included in the study as a possible site for relocation of the Highway Department, if the current Highway Department site was redeveloped for Public Safety use. The site consists of the southern portion of the existing Town Transfer Station and is currently being used for yard waste and brush/stump stockpiling. The site abuts Kenneth Welch Drive and Route 79 and is surrounded by a deep rip rap drainage swale associated with the adjacent capped landfill. The site is served by municipal water. The limited site size would not accommodate the

current Highway Department needs, would not allow for any type of expansion, and would also impact the existing transfer station use. The remote location in the northern portion of the town and the limited area are not suitable for a new Police or Fire Station.

- This site is rated low on the Site Ratings Table for several criteria and will not be considered as a location of a new Police or Fire Station for this study.

Site Assessment Methodology

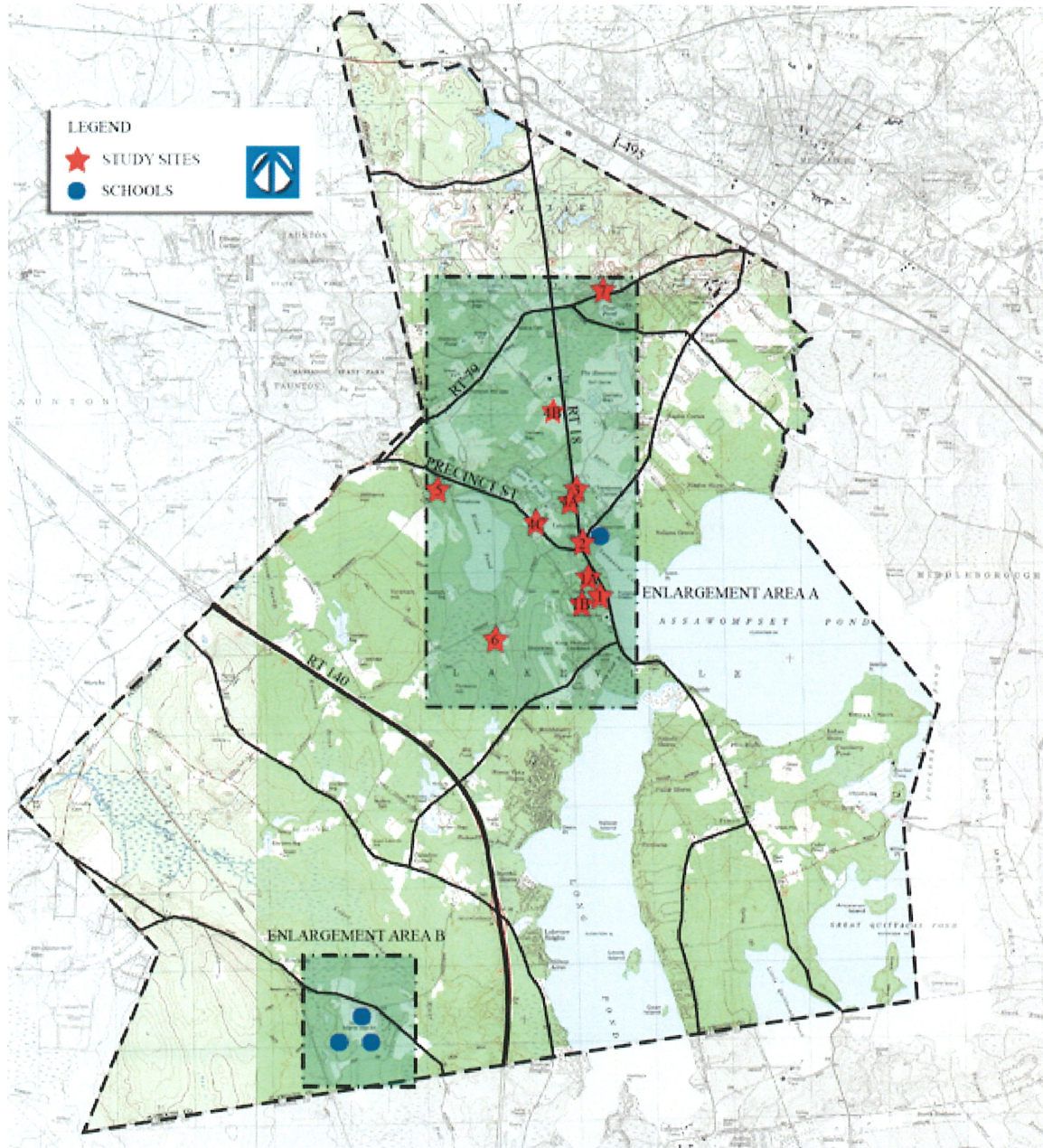
In order to assess which sites in Lakeville would be most suited for the different Police, Fire and Town Hall needs, the following methodology was developed.

- Site Visit: Each site was visited and photographed.
- Site Analysis: An analysis chart was developed and data compiled so that important features, such as wetlands, acreage and restrictions, could be easily and quickly referenced. This information was gathered from GIS data, maps, site visits, town agencies and town's employees.
- Site Description: Analysis information is synthesized and paraphrased to note important site characteristics and issues.
- Site Rating: A site rating table with relative scoring was developed to include all the sites under consideration by the Committee. This site scoring enables the Committee to compare the sites under several different criteria in order to prioritize the sites to be considered.

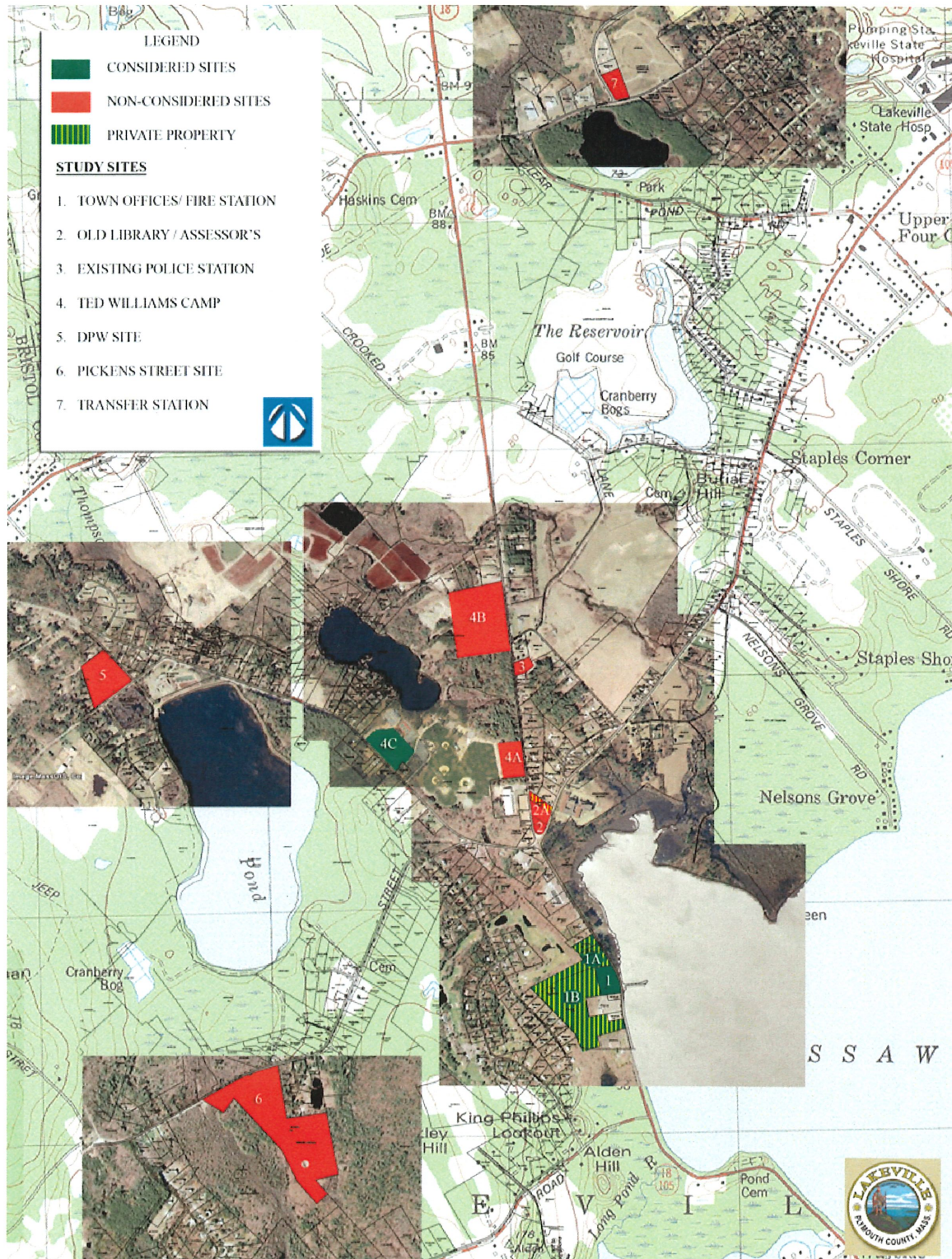
Lakeville Public Safety/Town Offices Feasibility Study

Lakeville, Massachusetts

Site Number	1	Land 1A	1B	2 and 2A	2A and 2B	3	4A	4B	4C	5	6					
Site Information	Town Hall/Fire Station	Town Hall/Fire Station	City of Taunton Land west of Town Hall Fire Station	Old Library & Assessors office	Assessors office and Adjacent Land	Existing Police Facility	Ted Williams Park - East area	Ted Williams Park - Northeast Area	Ted Williams Park - Senior Center Area	Highway Department site	Pickens Road site					
Location	348 Bedford St. Lot 001-005 (town hall), May 57	348 Bedford St. Lot 001-005 (town hall), May 57	Landlocked. Lot 001-001, Map 57	237-238-241 Main St. Lot 002-006 (assessors office), Lot 002-007 (old assessors office), 31 ac (old assessors office), 31 ac (old library), 72 ac (private residence)	237-238-241 Main St. Lot 002-006 (assessors office), Lot 002-007 (old assessors office), 31 ac (old assessors office), 31 ac (old library), 72 ac (private residence)	260 Bedford St., Lot 001-004, 001-002, 001-003, 001-004, 001-005, 001-006, 001-007, 001-008, 001-009, 001-010, 001-011, 001-012, 001-013, 001-014, 001-015, 001-016, 001-017, 001-018, 001-019, 001-020, 001-021, 001-022, 001-023, 001-024, 001-025, 001-026, 001-027, 001-028, 001-029, 001-030, 001-031, 001-032, 001-033, 001-034, 001-035, 001-036, 001-037, 001-038, 001-039, 001-040, 001-041, 001-042, 001-043, 001-044, 001-045, 001-046, 001-047, 001-048, 001-049, 001-050, 001-051, 001-052, 001-053, 001-054, 001-055, 001-056, 001-057, 001-058, 001-059, 001-060, 001-061, 001-062, 001-063, 001-064, 001-065, 001-066, 001-067, 001-068, 001-069, 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Current Uses	Town Hall, Fire Station, Elderly housing, Private Residence	Town Hall, Fire Station, Elderly housing, Private Residence	Empty, assessment for City of Taunton when the site is vacant	Local Library building (lot 006) and Town Assessors office (lot 006)	Town Assessors office (lot 006), private residence (lot 006)	Police Facility, possible 45 species	Forest	Forest and parking	Forest	Open space, old sewage dump gravel, no topsoil.	Open space, old sewage dump gravel, no topsoil.					
No. of Buildings on Site, Parking spaces where relevant	1 Main building on each site, 1 Taunton water building on Town hall site with two adjacent sheds, and 1 shed on lot 006.	1 Main building on each site, 1 Taunton water building on Town hall site with two adjacent sheds, and 1 shed on lot 006.	Shed, 1 structure per lot, old library classified as historic, 16 parking spaces	1 structure per lot, old library classified as historic, 16 parking spaces	1 structure per lot, old library classified as historic, 16 parking spaces	1, not all spaces are striped.	(2) New library, Council on Aging building	(2) New library, Council on Aging building	(2) New library, Council on Aging building	Open space, old sewage dump gravel, no topsoil.	Open space, old sewage dump gravel, no topsoil.					
Ownership	Town of Lakeville (only for public use)	Town of Lakeville (only for public use)	Town of Taunton	Town of Lakeville (lot 006, 007)	Town of Lakeville (lot 006), private residence (lot 006)	Town of Lakeville	Town of Lakeville	Town of Lakeville	Town of Lakeville	Town of Lakeville	Town of Lakeville					
Public of Private	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public					
Assessed Value	\$791,400 (lot 1), \$447,800 (lot 6), \$229,400 (lot 7)	\$791,400 (lot 1), \$447,800 (lot 6), \$229,400 (lot 7)	\$238,000	\$238,000 (lot 006), \$342,200 (lot 007)	\$238,000 (lot 006), \$342,200 (lot 007)	\$312,800 (lot 1), \$287,200 (lot 6)	\$247,500	\$247,500	\$247,500	\$247,500	\$247,500					
Site Natural Features	Flat site, wooded areas, steep bank, wetland, pond, rear slopes to marsh (wetland).	Flat site, wooded areas, steep bank, wetland, pond, rear slopes to marsh (wetland).	Flat site, wooded areas, steep bank, wetland, pond, rear slopes to marsh (wetland).	High ground with wooded areas, wetland along western edge of lot 6, culvert drains area under Bedford St. (lot 19).	High ground with wooded areas, wetland along western edge of lot 6, culvert drains area under Bedford St. (lot 19).	Scrub growth in back, lot mostly gravel parking on Western edge	Very flat site, with athletic fields.	Very flat site, with athletic fields.	Flat site	High ground, steep bank, wetland, pond, rear slopes to marsh (wetland).	High ground, steep bank, wetland, pond, rear slopes to marsh (wetland).					
Vegetation	Mostly cleared, with scrub forest behind site. A steady row of conifers runs along the rear property line behind the fire station building.	Mostly cleared, with scrub forest behind site. A steady row of conifers runs along the rear property line behind the fire station building.	Forested, cleared area under powerlines. Wooded swamp mixed with deciduous trees.	Library cleared, eastern and central sections of lot 6 clear with western edge covered with shrubs and trees.	Library cleared, eastern and central sections of lot 6 clear with western edge covered with shrubs and trees.	Scrub growth in back, lot mostly gravel parking on Western edge	Very flat site, with athletic fields.	Very flat site, with athletic fields.	Flat site	High ground, steep bank, wetland, pond, rear slopes to marsh (wetland).	High ground, steep bank, wetland, pond, rear slopes to marsh (wetland).					
Flood Plain	Yes, Eastern Portion	Yes, Eastern Portion	Yes, X500	No	No	No	No	No	No	No	No					
Wetlands	No, Adjacent site only	No, Adjacent site only	Yes, Wooded swamp w/ deciduous forest	Possible, need verification	Possible, need verification	No	On entire site, yes, on parcel, no	On entire site, yes, on parcel, no	Possible at south western corner	No	No					
Habitat	Priority Site of Rare Species and Habitat of Rare Wildlife	Priority Site of Rare Species and Habitat of Rare Wildlife	Priority Site of Rare Species and Habitat of Rare Wildlife	No	No	Priority Site of Rare Species and Habitat of Rare Wildlife	Priority Site of Rare Species and Habitat of Rare Wildlife	Priority Site of Rare Species and Habitat of Rare Wildlife	Priority Site of Rare Species and Habitat of Rare Wildlife	No	No					
Wellhead Protection Area	Yes, all three sites, SWPA Zone A	Yes, all three sites, SWPA Zone A	Yes, SWPA Zone A38, mostly B	No, SWPA Zone B	No, SWPA Zone B	No, SWPA Zone B, Edge of Zone	Yes, Western portion of site, not on specific site, Zone B, Surface Water Protection Area	Yes, Western portion of site, not on specific site, Zone B, Surface Water Protection Area	Yes, Western portion of site, not on specific site, Zone B, Surface Water Protection Area	No, SWPA Zone B	No					
Aquifer Zone (medium & high yield)	Yes, high	Yes, high	Yes, high	Yes, high	Yes, high	No	Yes	Yes	Yes	No	No					
Riverfront & Wetland Buffer Zone	Wetland buffer zone	Wetland buffer zone	Wetland buffer zone	No	No	No	Wetland buffer zone, partial, western portion of site, not on specific site	Wetland buffer zone, partial, western portion of site, not on specific site	Wetland buffer zone, partial, western portion of site, not on specific site	Front of property in wetland buffer zone	Wetland buffer zone, partially					
Existing Zoning	Business	Business	Business/Residential/Conservation Easement over entire property	Residential	Residential	Business	Business	Business	Business	Residential	Residential					
Abutting Land Uses	Residential	Residential	Residential	Residential	Residential	Commercial Center	Forest, access road	Forest, access road	Tennis courts, parking, Senior Center	Residential	Residential, business, wetlands					
East Side	Accession Road	Accession Road	Town Hall Shopping Center	Main Street, residential	Main Street, residential	Wetland, residential	Rte 13	Rte 13	Main Street	Wetland, stream	Wetland, stream					
West Side	Wetlands & woods	Wetlands & woods	Residential	Intersection of 13 and Main	Intersection of 13 and Main	Rte 13, woods	Accession Road	Accession Road	Accession Road	Wetland, stream	Wetland, stream					
Vehicular Accessibility	Accessible from Rte 113	Accessible from Rte 113	Accessible from Rte 113 from road	Intersection of 13 and Main												



Town of Lakeville



New Lakeville Police/Fire/Town OfficesStudy Lakeville, Massachusetts

Site Ratings Table

Site Reference	Site Description	Total Acreage/Unusable Land	General Location/Geographical Position	Traffic/Impact/Access	Topography	Wetlands/watercourses	Soils/Rocks	Municipal water	Neighborhood impacts	Predevelopment Costs (land acquisition, remediation, clearing, etc.)	Restrictions: Parkland or Historic Considerations	Reuse of previously developed land	Total	Recommendation
1	Town Offices	2	4	3	5	2	4	5	5	2	5	5	42	Recommended
1 and 1A	Town Offices and adjacent north properties	4	4	3	5	2	4	5	4	0	5	5	41	Recommended as Secondary Choice, High Acquisition Cost
1 and 1B	Town Offices and City of Taunton property	5	4	3	5	2	4	5	5	2	5	5	45	Recommended
2 and 2A	Old Library & Assessor's Office	3	5	2	5	2	4	5	4	1	0	5	36	Not Recommended Historic Building Restrictions
2A and 2B	Assessor's Office and adjacent private property	3	5	2	5	2	4	5	2	0	5	5	38	Not Recommended, Acquisition and Demolition Costs
3	Existing Police Facility	1	4	3	5	3	4	2	3	1	5	5	36	Not Recommended Lot Size Restrictions, Demolition Costs
4A	Ted Williams Camp - East portion	5	5	3	5	3	4	5	3	4	0	1	38	Not Recommended Parks Department Restrictions
4B	Ted Williams Camp - Northeastern portion	5	2	3	4	3	4	5	3	4	0	1	34	Not Recommended Parks Department Restrictions
4C	Ted Williams Camp - Adjacent to Senior Center	5	4	2	5	3	4	5	3	4	4	1	40	Recommended
5	Highway Department	5	2	3	2	2	2	5	3	1	5	5	35	Not Recommended Relocation and Demolition Costs
6	Pickens Road	2	1	1	3	1	2	2	2	3	5	5	27	Not Recommended Soil Stability, Remote Location
7	Transfer Station	2	3	3	2	3	2	5	3	1	5	5	34	Not Recommended Small Lot Size, Remote Location

Legend	<div> <div>0 Not Applicable</div> <div>1 Less Favorable</div> <div>3 Neutral</div> <div>5 More Favorable</div> </div> <div> <div>Recommended Site</div> <div>Secondary Site</div> </div>
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EXISTING CONDITIONS SUMMARY

Summary

Even with several renovations over the past 50 years – including moving the Police Department to a renovated building in 1983 – the municipal facilities for the Lakeville Police Department, Fire Department and the Town Offices have significant problems with egress, accessibility, and fire separation which are difficult and, in many cases, cost prohibitive to correct. Although isolated, there are several issues with building condition regarding construction and maintenance caused by intrusion of water, mold and decay. In some cases, this decay has affected structural framing. Based on observations of the operation of the departments within the buildings, these spaces are not able to provide for the space needs for these departments now and will certainly be inadequate in the future.

The Police Department building appears to be at the end of its useful life. The building was built in the 1930's and has been re-used for several different functions before being renovated for use as a Police Station in 1983. Since then, several additions have been constructed in attempts to fulfil immediate needs, however, these renovations could not offset the age and problems inherent in the building. This wood frame structure has become difficult to maintain over time and has several areas in need of reconstruction. Because this building was renovated from another use, it appears to have never functioned well as a police station. These additions have also created several problems with handicapped accessibility that will be difficult and costly to correct. However, the most important and costly issue with this building is that of life safety. As a wood framed building without sprinklers or protected structure, the durability of this facility is questionable. Also, as the intent and need for all public safety facilities is to remain functional in the event of an emergency, the building must also be seismically stable and fire protected, which it is not.

The site on which this building resides is also not considered a preferred location as it is too narrow for the new building programs, as defined in meetings with the users, and would also require that the Police Department be relocated to a temporary facility during construction. All tolled, this building and site should not be considered for permanent future use for any new renovations or reconstruction for the Police Station, Fire Station, or Town Offices.

The Fire Station and Town Offices have occupied the renovated Pump House building since 1953 and renovations and additions since that time have not been able to meet the space needs for either facility. In fact, the Fire Station has less space for personnel now than in the original renovation despite needing much more apparatus space. The combination of these two town departments creates inherent issues with the separation of the functions for life safety (fire rating) and operational reasons. As additional space has been constructed, the varying floor levels have created issues with accessibility for the public and staff which has not been able to be resolved. Aside from issues of code compliance, the primary issue with this building as a Fire Station is that, like the existing Police Station building, it is not sprinklered or seismically stable, both of which are necessary for a public safety building. Structural retrofit of the existing shell to make the building seismically acceptable would be both expensive and impractical. Because of this, this building is not recommended to be

renovated or re-used for the Fire Department. However, with renovation and addition, this building can accommodate for the future needs of the Town Offices.

Of the 11 sites combinations that have been listed on the Site Ratings Table, only 4 – the current Town Offices location (Site 1), the Town Offices site with adjacent land (Site 1/1B), the current Assessor's Office location and the adjacent residential parcel (Site 2A/2B), and the site adjacent to the Senior Center at the Ted Williams Camp (Site 4C) - are considered viable for these building programs. Another site – Site 1A, a residential lot adjacent to the Town Offices – is rated highly in combination with Site 1 on the Site Ratings Table. However, the exorbitant acquisition costs have cause the Committee to remove this site from consideration. Pending the acquisition of Site 1B behind the Town Offices, the purchase of this site is unnecessary at this time.

Because the Town wishes to retain the existing Pump House building, and as the public safety buildings cannot be located in this building without extensive structural reconstruction, this site is considered the only location acceptable for the Town Offices. Because a Public Safety building, combining Police and Fire Stations, has a much larger building footprint, only the sites at Ted Williams Park or a Town Hall site, enlarged by adjacent land acquisition, are considered viable for this option. All the preferred sites for the Police and/or Fire Stations are closer to the geographical center of the town and reinforce the Town Center concept proposed in the Town's Master Plan.

4

SPACE NEEDS ASSESSMENT

Introduction

Accommodating the current and future space needs for the Police Department, Fire Department, and Town Offices is the purpose of this study. Descriptions of these needs are included within the space needs assessment “program” for each department which are included in this study following this discussion. Each program was generated from direct information provided by the users, such as by questionnaire, several interviews with the staff from each department, Committee preferences from similar projects in other communities, and Kaestle Boos’ Master Program which is based on historical data from previous similar projects.

Within each program, major headings indicate rooms of common purpose and imply adjacency or a specific relationship. The sum of all the major heading totals – the overall net area - is multiplied by an adjustment factor which accounts for the un-programmed area of corridors, circulation, shafts and chases, and wall thickness. The grand total area for the programmed facility appears in the box titled “Gross Area Total”.

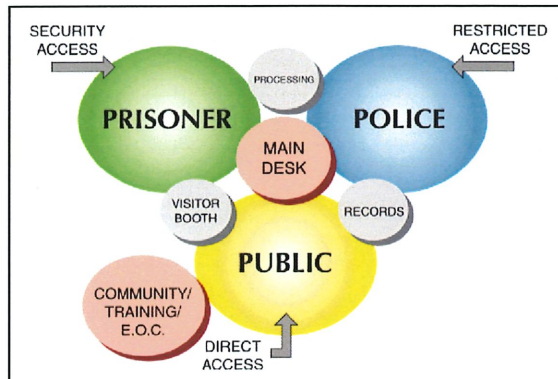
Not only are the space needs programs intended to document the functions and activities in each department now, but are also intended to plan for future growth over the next 25 years. Over the years, the Town has attempted to address immediate needs with small renovations or additions; however, this approach has not been successful in accommodating the needs of these departments.

Population projections contained within the 2005 Town of Lakeville Master Plan indicate that the population in 2000 was approximately 9,800+ persons and with full buildout, which may occur within the next 25 years, the projected population will be approximately 17,300 persons. This projection, along with other goals in the Master Plan such as developing a “Town Center”, was used as a basis for projecting future needs in the programs. While almost doubling the population does not directly translate into a need for doubling of services, it does need to be accounted for in the planning of the spaces in each department. Locker rooms, for example, should be designed to account for the projected staffing while other areas should provide expansion spaces where a little “elbow room” can allow 2 offices to become 3 offices or a storage room to become a meeting space. These considerations are included in the department programs and may cause some to believe that the programs are a little “fat”, but in fact it is usually more economical and more prudent to accommodate the estimated future space with the new construction than it is to add it the space at a later date. In most cases, these areas are in fact used for other purposes until the projected needs arise.

In the end, each programs is only as valuable as the information that informs it. The building programs are a record of the dialogue and conclusions reached from the discussions and interviews; initial questionnaires and notes are not included. When this information is reviewed for eventual planning for construction, the data and conclusions should be adjusted for any new information that is available.

Police Department

Design of a modern police station is based on the relationship of three user populations: the public, the police staff, and the prisoners. The interaction between these populations defines the location of spaces within the facility. Illustrated below is a *facility population diagram* to illustrate the organization of a police facility. This diagram describes the relationship of the three user populations and the spaces through which they interact.



Staffing for the Police Station also needs to be estimated for future growth of the town and the department in order to estimate the need for future growth within the space needs assessment. Using facilities from similar communities as a guideline, staffing levels can be estimated and checked against national and regional averages. The current staff of 15 officers is slightly below that of a few years ago when the staff was 18 sworn officers. An

accepted average and rule of thumb is based on population: 2 officers for every 1000 persons. Lakeville currently has a population of about 10,000 persons, according to the 2005 Master Plan, and expects to have about 17,000 persons at full residential buildout, a 58% increase. In lieu of using the national average as a guide, it is more practical to use previous high staffing levels from the town as a guideline.

Historically, the national average has exceeded that in the northeast region and has exceeded the past staffing levels in Lakeville. A reduction of police staff over the past few years, despite increases in population, should not indicate a continued downward trend in staffing needs. Past experience indicates that this decline will likely reverse and the rate will begin to climb as the need to serve the growing population and town increases. As a direct correlation with the highest recent staffing levels and the expected increase in population, for the purposes of this Needs Assessment Study, KBA recommends utilizing a staff size projection of 30 sworn male officers and 6 sworn female officers in twenty-five years. Not only will this allow for increase in staff for sworn officers, but will accommodate locker space should auxiliary police personnel be used to bolster staff needs. As this increase in staffing from current levels will only result in a few hundred additional square feet of area in the locker room area, it seems a prudent measure to protect the Town from unexpected changes in staffing needs over time.

Each of these user populations requires specific levels of interaction and isolation. The police staff population has certain expectations of the facility; they are seeking a facility that contributes to the effectiveness of their work, in a professional environment, while providing a safe haven from the hazards and stresses of this particular line of work. The expectation of the public is to find the staff that will respond to my concern, respecting my privacy and presenting the least inconvenience

Fire Department

The apparatus bay in the space needs assessment is larger than in the existing building out of necessity. Secure areas around the apparatus bay provide increased safety and efficient use of the space because work on equipment, filling oxygen tanks, and storage for gear and EMS equipment is no longer cluttering the apparatus bay floor. A mezzanine is included in the apparatus bay to provide additional storage and training areas which are non-existent in the current station. This is found space as the mezzanine uses the empty space below the gear storage rooms which would either be roof area or unused ceiling space. In any event, it provides a benefit to the department in training of the firefighting staff.

Town Offices

All current departments in the Town Offices were found to be lacking in storage space and adequate space to perform expected tasks. The space needs assessment is developed to accommodate these activities, provide adequate storage, and allow for future growth.

May 21, 2007

POLICE DEPARTMENT

Lakeville Public Safety/Town Offices Feasibility Study
Lakeville, MA

Space Needs Assessment
Police Station

Area/Room Title	Rm. Type	SF/	Occpts.	Rm. Area	#of Rms.	Subtotal	Total
Public							
Vestibule	1.2	80 sf	0	80 sf	1	80 sf	
Lobby							
Waiting Area	3.1	15 sf	4	60 sf	1	60 sf	
Queuing Area	3.1	15 sf	8	120 sf	1	120 sf	
Display Cases	5.1	10 sf	0	10 sf	2	20 sf	
Water Cooler	5.1	10 sf	0	10 sf	1	10 sf	
Pamphlet Rack	5.1	10 sf	0	10 sf	1	10 sf	
Internal Circulation Adjustment						170 sf	
Lobby Total:							390 sf
Public Toilets	8.1	65 sf	0	65 sf	2	130 sf	
Public Interview	3.3	25 sf	6	150 sf	1	150 sf	
Public Total:							750 sf
Communications Center							
Communications Center							
Reception workstation	2.5	65 sf	1	65 sf	1	65 sf	
Police Dispatcher Workstations	2.5	65 sf	2	130 sf	1	130 sf	
File area	5.7	50 sf	0	50 sf	1	50 sf	
Internal circulation adjustment:						200 sf	
Communications Center Subtotal:							445 sf
Supervisor's Office							
Sergeants' Workstations	2.4	50 sf	1	50 sf	6	300 sf	
Internal circulation adjustment:						240 sf	
Supervisor's Office Subtotal:							540 sf
Server/911 Equipment Room	7.1	350 sf	0	350 sf	1	350 sf	
Break Room	5.6	40 sf	0	40 sf	1	40 sf	
Staff Toilet	8.1	65 sf	0	65 sf	1	65 sf	
Communications Center Total:							1,440 sf
Records and Detail							
Records/Detail Office							
Public Service windows	2.2	30 sf	1	30 sf	1	30 sf	
Records Clerks Workstations (future)	2.3	40 sf	1	40 sf	1	40 sf	
Internal Circulation Adjustment						40 sf	
Records/Detail Office Subtotal:							110 sf
Storage/Supply	6.2	120 sf	1	120 sf	1	120 sf	
Reprographics Area	5.7	50 sf	0	50 sf	1	50 sf	
File Area/Mobile Storage	6.5	200 sf	0	200 sf	1	200 sf	
Archive Storage	6.3	150 sf	0	150 sf	1	150 sf	
Records and Detail Total:							630 sf
Sally Port							
Vehicle Garage/Processing Bay	7.4	800 sf	0	800 sf	1	800 sf	
Eye Wash/Shower	5.1	10 sf	0	10 sf	1	10 sf	
Road Supply/Car Seat/ IT Storage	6.2	120 sf	0	120 sf	1	120 sf	
Sally Port Total:							930 sf

Lakeville Public Safety/Town Offices Feasibility Study
Lakeville, MA

Space Needs Assessment
Police Station

Area/Room Title	Rm. Type	SF/	Occpts.	Rm. Area	#of Rms.	Subtotal	Total
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Adult Prisoner Processing

Processing Area

Holding Cell/ Benches	5.5	30 sf	6	180 sf	1	180 sf	
Booking Stations	2.8	120 sf	1	120 sf	1	120 sf	
Picking Area	5.5	30 sf	1	30 sf	1	30 sf	
Property Lockers	4.1	2 sf	0	2 sf	6	12 sf	
Fingerprint Area	5.9	80 sf	0	80 sf	1	80 sf	
Intoxilyzer Area	5.9	80 sf	0	80 sf	1	80 sf	
Processing Area Subtotal:							502 sf
Prisoner Toilet	8.1	65 sf	0	65 sf	1	65 sf	
Custodial	5.3	20 sf	0	20 sf	1	20 sf	
Storage	5.3	20 sf	0	20 sf	1	20 sf	
Interview Room	3.7	50 sf	2	100 sf	1	100 sf	
Prisoner Shower	5.5	30 sf	1	30 sf	2	60 sf	
Adult Prisoner Processing Total:							767 sf

Adult Detention

Male/Female Cells	9.4	135 sf	1	135 sf	2	270 sf	
Isolation (Accessible) Cells	6.4	180 sf	1	180 sf	2	360 sf	
Adult Detention Total:							630 sf

Juvenile Detention

Juvenile Cells	9.4	135 sf	1	135 sf	2	270 sf	
Juvenile Detention Total:							270 sf

Weapons Maintenance and Evidence

Weapons Maint/Evidence

Weapons Maintenance	6.5	200 sf	0	200 sf	1	200 sf	
Quartermaster Storage	5.9	80 sf	0	80 sf	1	80 sf	
Armory	5.9	80 sf	0	80 sf	1	80 sf	
Temporary Evidence Lockers	5.3	20 sf	0	20 sf	1	20 sf	
Weapons Maintenance Subtotal:							380 sf
<u>Evidence Office</u>							
Service Counter	2.1	25 sf	1	25 sf	1	25 sf	
Clerk workstations	2.6	80 sf	1	80 sf	1	80 sf	
CJIS workstation	2.6	80 sf	1	80 sf	1	80 sf	
Evidence Office Subtotal:							185 sf
Bulk Drop-off Closet	5.2	15 sf	0	15 sf	1	15 sf	
<u>Evidence Storage</u>	6.5	200 sf	0	200 sf	1	200 sf	
Drug Storage Cabinet	5.1	10 sf	0	10 sf	1	10 sf	
Weapons Temporary Storage Cabinet	5.1	10 sf	0	10 sf	1	10 sf	
Found Property Storage	5.8	60 sf	0	60 sf	1	60 sf	
Evidence Storage Subtotal:							280 sf
Weapons Maintenance and Evidence Total:							860 sf

Note: Vehicle Processing and Storage in Separate Building on Site

Area/Room Title	Rm. Type	SF/	Occpts.	Rm. Area	#of Rms.	Subtotal	Total
Patrol Facilities							
<u>Shared Patrol Area</u>							
Roll Call	3.2	20 sf	15	300 sf	1	300 sf	
Report Prep Workstations	2.3	40 sf	4	160 sf	1	160 sf	
Shared printer	5.1	10 sf	0	10 sf	1	10 sf	
File Area	5.1	10 sf	0	10 sf	6	60 sf	
Shared Patrol Total:							530 sf
Victim Interview Room	3.7	50 sf	4	200 sf	2	400 sf	
Observation Room	5.6	40 sf	1	40 sf	1	40 sf	
Expansion Office	2.9	150 sf	1	150 sf	2	300 sf	
Patrol Equipment Storage	6.2	120 sf	0	120 sf	1	120 sf	
Patrol Facilities Total:							1,390 sf

*Bicycle storage in separate building on Site

Training Unit

<u>Training Room</u>							
Conference Room Area	3.1	15 sf	1	15 sf	50	750 sf	
Vestibule/Breakout Area/Coats	6.3	150 sf	0	150 sf	1	150 sf	
Storage	6.2	120 sf	0	120 sf	1	120 sf	
Training Unit Total:							1,020 sf

* Firearms Range will be maintained in an on-site self contained trailer facility.

Staff Facilities

<u>Male Locker Room</u>							
Lockers	4.2	4 sf	30	120 sf	1	120 sf	
Shoe Shine Stall	5.1	10 sf	0	10 sf	1	10 sf	
Wet Gear Rack	5.1	10 sf	0	10 sf	1	10 sf	
Male Toilets	8.4	210 sf	0	210 sf	1	210 sf	
Male Showers	5.5	30 sf	1	30 sf	1	30 sf	
Internal Circulation Adjustment						210 sf	
Male Locker Room Total:							590 sf
<u>Female Locker Room</u>							
Lockers	4.2	4 sf	6	24 sf	1	24 sf	
Shoe Shine Stall	5.1	10 sf	0	10 sf	1	10 sf	
Wet Gear Rack	5.1	10 sf	0	10 sf	1	10 sf	
Female Toilets	8.4	210 sf	0	210 sf	1	210 sf	
Female Showers	5.5	30 sf	1	30 sf	1	30 sf	
Internal Circulation Adjustment						150 sf	
Female Locker Room Total:							434 sf
Break Room	3.3	25 sf	10	250 sf	1	250 sf	
Mail Alcove (Rear Loaded)	5.5	30 sf	1	30 sf	1	30 sf	
Fitness Center	3.8	60 sf	10	600 sf	1	600 sf	
Staff Facilities Total:							1,904 sf

Area/Room Title	Rm. Type	SF/	Occpts.	Rm. Area	#of Rms.	Subtotal	Total
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Administration

Administrative Assistant's Office

Visitor's Waiting	3.1	15 sf	2	30 sf	1	30 sf	
Admin. Assist. workstation	2.7	100 sf	1	100 sf	1	100 sf	
File Area	5.3	20 sf	0	20 sf	1	20 sf	
Office work area	5.2	15 sf	0	15 sf	1	15 sf	
Internal circulation adjustment:						100 sf	
Administrative Assistant's Office Total:							265 sf

Vestibule	1.2	80 sf	0	80 sf	1	80 sf	
Supply/Coat Closet	5.3	20 sf	0	20 sf	1	20 sf	

Chief of Police

Chief's Office	1.7	250 sf	1	250 sf	1	250 sf	
Chief's Changing/Restroom/Shower	8.1	65 sf	1	65 sf	1	65 sf	
Coat Closet	5.1	10 sf	0	10 sf	1	10 sf	
Chief of Police Office Total:							325 sf

Lieutenants' Office	2.9	150 sf	1	150 sf	2	300 sf	
Conference Room	3.2	20 sf	12	240 sf	1	240 sf	
Refreshment Alcove	5.3	20 sf	0	20 sf	1	20 sf	

Administration Total: 1,250 sf

Facility Maintenance

Custodial Closets	5.3	20 sf	0	20 sf	2	40 sf	
*Equipment Storage	5.8	60 sf	0	60 sf	1	60 sf	

Facility Maintenance Total: 100 sf

General Storage/Unassigned Space

*General Storage Space	7.3	600 sf	0	600 sf	1	600 sf	
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General Storage/Unassigned Space Total: 600 sf

Building Services

*Mechanical Equipment Room	7.2	500 sf	0	500 sf	1	500 sf	
Tel/Com Closets	5.8	60 sf	0	60 sf	2	120 sf	
Supply Storage	5.9	80 sf	0	80 sf	1	80 sf	
*Sprinkler Equipment	6.2	120 sf	0	120 sf	1	120 sf	
*Electrical/Security/Generator	6.9	300 sf	0	300 sf	1	300 sf	
*Stairs to basement	6.1	100 sf	0	100 sf	2	200 sf	

Building Services Total: 1,320 sf

*Denotes space in basement

Area/Room Title	Rm. Type	SF/	Occpts.	Rm. Area	#of Rms.	Subtotal	Total
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Net to Gross Adjustment

Total Net Area						13,861 sf	
Net to Gross Adjustment (Net Area x 0.35)						4,900 sf	

Police Gross Area Total:						18,761 sf	
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Program Components to be Housed in Separate Buildings on Site

Bicycle Storage	6.9	300 sf	0	300 sf	1	300 sf	
Vehicle Processing/Storage	6.9	300 sf	0	300 sf	1	300 sf	
K-9 Fenced Kennel and Storage	7.2	500 sf	0	500 sf	1	500 sf	
Program Components to be Housed in Separate Building on Site Total:						1100 sf	

Exterior Site Needs

Parking : 45 spaces for cruisers and employee vehicles
 45 spaces for future needs
 1 Drop-off area
 Sally port entrance and exit
 Firearms Range in Movable Trailer on Concrete Pad
 Generator, Chiller and Transformer pads and protection
 Enclosed Dumpster area

***FIRE DEPARTMENT
MAIN STATION***

Lakeville Fire Station Space/Usage Analysis

Program Item	Room Name	1st Floor Area	Mezz	2nd Floor Area	Area Both Floors
	Apparatus Bay				
1	Apparatus Bay	5,280			5,280
	Subtotal - Apparatus	5,280			5,280
	Firematic Support				
1.1	Mezzanine		960		960
2	EMS Storage Room	103			103
3	Gear Storage	380			380
4	Mechanic	144			144
5	Property Maintenance Storage	144			144
6	Decon/Laundry	191			191
7	Hazardous Waste Storage	16			16
8	SCBA Compressor Room	71			71
9	SCBA Fill Room	103			103
10	Hose Storage	43			43
11	Janitors Closet	50			50
12	Bunker Gear Locker Recess	164			164
13	Firefighter's Uni-Sex ADA Rest Room	75			75
14	Radio Room/Watch Desk	147			147
	Subtotal - Firematic Support	1,631			1,631
	Administration				
15	Business Lobby	264		0	264
16	Secretary/Receptionist	80		0	80
17	Conference Room	0		280	280
18	Work Node	0		110	110
19	Chief's Office	0		179	179
20	Deputy's Office	158		0	158
21	Officers' Office	140		0	140
22	Records Storage	0		100	100
23	Office Area Uni-Sex ADA Rest Room	70		70	140
	Subtotal - Administration	712		739	1,451
	Firefighters				
24	Day Room	626		0	626
25	Exercise	0		1038	1,038
26	Male Lockers/Bath	0		319	319
26.1	Female Lockers/Bath	0		221	221
27	(4) Bunkers Bedrooms @ 150 sq ft	600		0	600
28	Locker Room for 8 Career Firefighters	75		0	75
	Subtotal - Firefighters	1,301		1,578	2,879
	Miscellaneous Space				
29	Housekeeping Storage	0		50	50
30	Janitors Closet	50		50	100
31	File Server	0		80	80
32	Mechanical/Electrical	240		60	300
	Subtotal - Miscellaneous Spaces	290		240	530
	Vertical Circulation				
33	(2) Stairwells (area per floor)	388		308	696
34	Elevator (area per floor)	58		58	116
35	Elevator Equipment Room	82		0	82
36	Elevator Foyer	80		80	160
	Subtotal - Vertical Circulation	608		446	1,054
	Bay	5,280			5,280
	Firematic Support	1,631			1,631
	Mezzanine		960		960
	Office & Living	2,911		3,003	5,914
	Walls & Circulation				
	Apparatus Bay Walls @ 5%	264			264
	Firematic Support Walls @ 12%	196		332	527
	Firematic Support Circulation @ 15%	245		414	659
	Office Area Walls @ 12%	349		360	710
	Office Area Circulation @ 18%	524		541	1,065
	Subtotal - Miscellaneous	1,578	0	1,647	3,225
	Total >>	11,400	960	4,650	17,010
Recommended Number of Parking Spaces		11			

TOWN OFFICES

Public Entrance

SPACE	NO.	SIZE	AREA	COMMENTS
Vestibules	2	80	160	
Elevator Lobby	1	150	300	Lobby area for both floors
Egress Stairs	3	250	1,500	Stair area for both floors
Elevator and Machine Room	1	160	320	Elevator area for both floors
Lobby				
Waiting Area	1	60	60	
Queuing Areas	3	60	180	
Display Cases	4	15	60	
Pamphlet Rack	3	10	30	
Public Toilets	4	96	384	

Total - Net **2,994**

Existing Space Adequate?	NA
Anticipated Expansion	NA
After Hours	NA
CONFERENCING	
Weekly	NA
Monthly	NA
Yearly	NA

Town Administration

PRIMARY FUNCTION	Comprised of Selectmen and Town Administrator
ADJACENCIES	Town Clerk, Meeting Room, Main Lobby
ACCESS	
CURRENT LOCATION	Town Hall
PUBLIC ACCESS PRIORITY	3

SPACE	NO.	SIZE	AREA	COMMENTS
Public Reception	1	150	150	waiting area for 4 persons, public information
Work Station/Cubicle	2	60	120	Reception, secretarial functions
Filing Area	1	180	180	Accessible to Selectmen and Administrator
Selectmen Meeting Room	1	600	600	5 person table and 15 p. audience
Town Administrator's Office	1	200	200	Include small conf space
Photocopy/Fax	1	30	30	

Sub-total - Net **1,280**

Int. Circ/Walls 15% 192

Total 1,472

Existing Space Adequate?	No
Anticipated Expansion	Yes
After Hours	Yes
CONFERENCING	
Daily	Frequent 2-6 people
Weekly	1x 6-12 people
Monthly	2x 20-40 people

Lakeville Public Safety/Town Offices Feasibility Study
Lakeville, MA

Space Needs Assessment
Town Offices

Accounting

PRIMARY FUNCTION Processes invoices for payment; prepares annual budget for Town
ADJACENCIES Town Clerk, Assessor, Treasurer, Payroll
ACCESS TO Meeting Room, Archive Storage
CURRENT LOCATION Town Hall
PUBLIC ACCESS PRIORITY 3

SPACE	NO.	SIZE	AREA	COMMENTS
Private Office	1	180	180	
Work Station/Cubicle	4	80	320	4 shared by F/T and P/T (future growth)
Meeting Room/Area	1	120	120	6 persons internal meeting space
Filing and Storage	1	180	180	Archive Storage needed; fireproof storage needed
Photocopy/Fax	1	30	30	
		Sub-total - Net	830	
		Int. Circ/Walls	125	
		Total	955	

Existing Space Adequate? **No**
 Anticipated Expansion **Yes**
 After Hours **No**
CONFERENCING
 Daily
 Weekly ? 4 - 6 people
 Monthly

Assessor

PRIMARY FUNCTION To assess properties at full and fair market value based on sale prices
ADJACENCIES Accountant, Payroll, Town Clerk, Treasurer, Meeting Room, Main Lobby
ACCESS TO Archive Storage, Meeting Room
CURRENT LOCATION Main Street, outside of Town Hall
PUBLIC ACCESS PRIORITY 1 Frequent

SPACE	NO.	SIZE	AREA	COMMENTS
Reception/Service Counter	1	200	200	Waiting Area, Public Counter w/ Computer HC access
Public Workroom/Maps	1	120	120	Adjacent to Public Counter/Copy
Private Office	1	150	150	
Work Station/Cubicle	3	120	360	(future growth)
Meeting Area	1	120	120	Internal staff meeting
Photocopy/Fax	1	30	30	
Filing	1	100	100	Accessible to Counter Service
		Sub-total - Net	1,080	
		Int. Circ/Walls	162	
		Total	1,242	

Existing Space Adequate? NA - Not currently within Town Hall
 Anticipated Expansion NA
 After Hours NA
CONFERENCING
 Daily Frequent 2-6 people
 Weekly ?
 Monthly 1x 20-30 people

Lakeville Public Safety/Town Offices Feasibility Study
Lakeville, MA

Space Needs Assessment
Town Offices

Town Clerk

PRIMARY FUNCTION Records: dog licenses, game licenses, statistics, absentee ballots; sells maps, bylaws, etc
ADJACENCIES Assessor, Accounting, Treasurer, Payroll
ACCESS TO Main Lobby
CURRENT LOCATION Town Hall 55 drawers
PUBLIC ACCESS PRIORITY 1 Frequent

SPACE	NO.	SIZE	AREA	COMMENTS
Reception/Service Counter	1	200	200	Frequent, Adjacent to File Storage/cubbies
Work Station/Cubicle	3	80	240	1 station future expansion
Filing and Storage	1	180	180	Share Vault with Treasurer
Photocopy/Fax	1	30	30	
Mail Room	1	60	60	Outgoing mail meter; mailboxes for staff
		Sub-total - Net	710	
		Int. Circ/Walls	15%	107
		Total		817

Existing Space Adequate? No
 Anticipated Expansion Yes
 After Hours No
 CONFERENCING
 Daily NA
 Weekly NA
 Monthly NA

Treasurer/Collector

PRIMARY FUNCTION Collects payment of real estate taxes, excise taxes, and personal property taxes.
ADJACENCIES Accountant, Assessor, Town Clerk, Main Lobby; Payroll shares resources with this office
ACCESS TO Meeting Room, Archive storage
CURRENT LOCATION Town Hall
PUBLIC ACCESS PRIORITY 3 Not currently accessible to public

SPACE	NO.	SIZE	AREA	COMMENTS
Service Counter	1	200	200	Near Main Lobby/Corridor
Treasurer's Office	1	200	200	Counter visible
Work Station/Cubicle	3	80	240	
Payroll Office/meeting	1	180	180	Reception visible
Filing and Storage	1	150	150	Needs fireproof storage
Safe	1	64	64	Temp storage of bonds and money
Photocopy/Fax	1	30	30	
		Sub-total - Net	1,064	
		Int. Circ/Walls	15%	160
		Total		1,224

Existing Space Adequate? No
 Anticipated Expansion ?
 After Hours No
 CONFERENCING
 Weekly ?
 Monthly ?
 Yearly ?

Board of Health

PRIMARY FUNCTION Oversees installation of septic systems/private wells, licenses food establishments
ADJACENCIES Building Department, Conservation Commission
ACCESS TO
CURRENT LOCATION 346 Bedford Street
PUBLIC ACCESS PRIORITY 1 Frequent

SPACE	NO.	SIZE	AREA	COMMENTS
Reception/Service Counter	1	200	200	Frequent, Adjacent to File Storage
Health Agent Office	1	180	180	Space for Plan Review
Work Station/Cubicle	4	80	320	4 shared by P/T workers; includes future growth
Filing and Storage	1	200	200	File, storage cabinets
Secure Vaccine Storage	1	10	10	
Photocopy/Scanning/Fax	1	30	30	
Sub-total - Net			940	
Int. Circ/Walls			15%	141
Total				1,081

Existing Space Adequate? **No**
 Anticipated Expansion **Yes**
 After Hours **No**

CONFERENCING

Daily		240		2 - 8 people
Weekly		0		NA
Monthly	1x	420		12-30 people
Conference/Meeting Room	1	400	400	8 person table, 6-20 chair audience

Building Department

PRIMARY FUNCTION Enforces Massachusetts building code regulations and issues building permits.
ADJACENCIES Conservation Commission, Board of Health
ACCESS TO Interacts with all Town Hall Depts
CURRENT LOCATION 346 Bedford Street
PUBLIC ACCESS PRIORITY 1

SPACE	NO.	SIZE	AREA	COMMENTS
Reception/Service Counter	1	200	200	Frequent, Visible from Office
Private Office	1	240	240	Includes plan review space
Work Station/Cubicle	1	100	100	Adjacent to Reception/counter
Filing and Storage	1	320	320	12 flat/ 10 four drawer files/1 hanging file
Photocopy/Scanning/Fax	1	30	30	
Sub-total - Net			890	
Int. Circ/Walls			15%	134
Total				1,024

Existing Space Adequate? **No**
 Anticipated Expansion **Yes**
 After Hours **No**

CONFERENCING

Daily		240		2 - 8 people
Weekly	2x		8 people	
Monthly	1x	400		12-20 people

Conservation Commission

PRIMARY FUNCTION reviews proposed projects located in or near resource areas
ADJACENCIES Building, Planning, Health
ACCESS ?
CURRENT LOCATION Town Hall
PUBLIC ACCESS PRIORITY 1

SPACE	NO.	SIZE	AREA	COMMENTS
Reception/Counter	1	200	200	
Pond Mgmt Workstations	1	80	80	
Work Stations	3	80	240	Includes future growth
Filing and Storage	1	250	250	
Photocopy/Scanning/Fax	1	30	30	
Sub-total - Net			800	
Int. Circ/Walls			15%	120
Total				920

Existing Space Adequate? No
 Anticipated Expansion Yes
 After Hours No

CONFERENCING

Daily
 Weekly 2x 5-10 people
 Monthly 10 table/25 audience
 Large Conference Room 1 1000 1,000

Building Support

SPACE	NO.	SIZE	AREA	COMMENTS
Conference Room	1	1000	1,000	Subdividable, Public Use, CATV filming
Meeting Room A (Building)	1	300	300	Daily, 8 - 10 person table
Meeting Room B (Finance)	1	300	300	Daily, 8 - 10 person table
Break Room	1	250	250	
Refreshment Station	1	80	80	Water Cooler, undercounter fridge
Archive Storage	1	600	600	
Custodial Closets	2	30	60	
Main Electrical Room	1	200	200	
Electrical Closet	1	10	10	
Security Closet	1	120	120	
Mechanical Equipment	1	300	300	
Sub-total - Net			3,220	
Int. Circ/Walls			15%	483
Total				3,703

Existing Space Adequate? **NA**
 Anticipated Expansion **NA**
 After Hours **NA**
CONFERENCING
 Daily **NA**
 Weekly **NA**
 Monthly **NA**

Lakeville Public Safety/Town Offices Feasibility Study
Lakeville, MA

Space Needs Assessment
Town Offices

Future Office Expansion

FUTURE PROGRAM SPACES

PRIMARY FUNCTION Provide office spaces for future program needs
Possible Functions Finance Director, Planner
ACCESS TO NA
CURRENT LOCATION NA
PUBLIC ACCESS PRIORITY NA

SPACE	NO.	SIZE	AREA	COMMENTS
Office	2	180	360	
	Sub-total - Net		360	
	Int. Circ/Walls	15%	54	
	Total		414	
Existing Space Adequate?	NA			
Anticipated Expansion	NA			
After Hours	NA			
CONFERENCING				
Daily	NA		?	
Weekly	NA		?	
Monthly	NA		?	

IT/Community Television

FUTURE PROGRAM SPACE

PRIMARY FUNCTION Maintain Computer/Technology Systems, Televis Board and Commission Meetings
ADJACENCIES NA
ACCESS TO NA
CURRENT LOCATION NA
PUBLIC ACCESS PRIORITY 3

SPACE	NO.	SIZE	AREA
Work Station/Cubicle	1	120	120
Equipment Storage	1	140	140
Telecom Closets	2	20	40
Server Room	1	200	200
Community Television	1	400	400
	Sub-total - Net		900
	Int. Circ/Walls	15%	135
	Total		1,035

NET AREA SUB-TOTAL		16,879
NET / GROSS AREA ADJUSTMENT	15%	2,532
GROSS AREA GRAND TOTAL		19,411

Exterior Space Needs

40 parking spaces (including 2 accessible spaces)
Concrete Pad for Generator and Transformer

***FIRE DEPARTMENT
SUB-STATION***

Lakeville Sub Station Space/Usage Analysis

Program Item	Room Name	1st Floor Area	Total Area
	Apparatus Bay		
1	Apparatus Bay (3 - Single Deep)	2,567	2,567
	Subtotal - Apparatus	2,567	2,567
	Firematic Support		
1.1	Mezzanine		0
2	EMS Storage Room	103	103
3	Gear Storage	100	100
4	Laundry	60	60
5	Property Maintenance Storage	80	80
6	Janitors Closet	50	50
7	Firefighter's Uni-Sex ADA Rest Room	75	75
	Subtotal - Firematic Support	468	468
	Administration		
8	Business Lobby	100	100
9	Officers' Office	160	160
	Subtotal - Administration	260	260
	Firefighters		
10	Day Room	525	525
11	(2) Uni-Sex Bath w/ Shower	196	196
12	(3) Bunkers Bedrooms @ 150 sq ft	450	450
13	Locker Room for 8 Career Firefighters	75	75
	Subtotal - Firefighters	1,246	1,246
	Miscellaneous Space		
14	Housekeeping Storage	50	50
15	Janitors Closet	50	50
16	Mechanical/Electrical	300	300
	Subtotal - Miscellaneous Spaces	400	400
	Area Subtotals		
	Bay	2,567	2,567
	Firematic Support	468	468
	Mezzanine		0
	Office & Living	1,906	1,906
	Walls & Circulation		
	Apparatus Bay Walls @ 6%	154	154
	Firematic Support Walls @ 14%	66	66
	Firematic Support Circulation @ 10%	47	47
	Office Area Walls @ 16%	305	305
	Office Area Circulation @ 14%	267	267
	Subtotal - Walls & Circulation	838	838
	Total >>	5,779	5,779
	Footprint>>	5,779	5,779
	Recommended Number of Parking Spaces	11	

5

PROGRAM OPTIONS

Site Programming Options

Several different factors, including historical, economic, and distance, must be considered to determine the best program uses for a site or site combination. Each site that was considered for further review by the Committee after the initial existing conditions site review is evaluated below with recommendations for compatible program uses. Following these evaluations in the study, a Site & Program Compatibility Matrix is provided to graphically illustrate the recommendations for compatible sites for each use.

Site Evaluations

Site 1: Town Offices- Fire Station- Based on the Town's desire to maintain ownership of this parcel of land, continued use as a municipal building is required by deed restriction (Town Offices, Fire Station or Police Station). The existing Pump House building cannot be renovated into a Police or Fire Facility without extensive and costly structural renovations. Also, this site will not accommodate the construction of a new Police or Fire facility in addition to the existing building because of septic requirements.

- By itself, the primary recommended use for this site is for renovations and/or additions to the existing Pump House building for new Town Offices.

Site 1 and 1A: Town Offices- Fire Station & adjacent properties to the north- If the adjacent parcel(s) of land to the north (Site 1A) is acquired by the Town, then a combined police and fire public safety facility or an individual police or fire station could be built on the combined property while the Town Offices is maintained in the existing Pump House building. A new septic system would be required to accommodate any new facilities and a new storm water management system would also be required to meet all current DEP regulations. Acquisition of the adjacent parcel would also allow the Town to address the limited sightline northward on Route 18 as this parcel is north of the curve in the road.

- This site combination is not recommended because of the exorbitant acquisition costs for the property and should be considered as a secondary location for a public safety, police, or fire station.

Site 1 and 1B: Town Offices- Fire Station & adjacent City of Taunton property- A possibility to enlarge the Town Offices property would be to obtain land currently owned by the City of Taunton (Site 1B) to the west of the Pump House building. While much of this land is not suitable for building construction, this site combination would provide sufficient area for a new septic system which would be required to accommodate any new construction on the site, including an individual police or fire station on the property along with the Town Offices in the existing Pump House. In

addition, a new storm water management system would also be required to meet current DEP regulations.

Limitations of buildable area and inadequate street frontage will not allow for a new combined police and fire public safety facility or an individual police station on this site combination because of the parking requirements of the Police Department.

- This site combination is not recommended as a location for a Police Station or a Public Safety Facility.
- This site combination is the primary recommendation as a location for a Fire Station and for renovations and/or additions to the existing Pump House building for new Town Offices.

Site 4C: Ted Williams Camp- Senior Center- This site is large enough to accommodate a combined police and fire public safety facility or an individual police or fire station. This site is not located near the Route 18/Precinct Street intersection and would not enhance the “Town Center” desired in the Master Plan. The development of this site with any of the public safety uses would provide a round-the-clock presence of Town Staff at the Camp recreational area and the adjacent Senior Center.

The impact on the existing residential neighborhood along Precinct Road with increased traffic with fast moving emergency vehicles, sound of emergency vehicles being dispatched from the station, lighting for security and surveillance, and the safety of children in the neighborhood is a concern to the Committee if the site is developed with a public safety use. A police station located on this site will not have the same effect on the neighborhood as a fire station or public safety facility would because the police department usually dispatches response with patrols already out on the road, however, a fire station or public safety facility dispatches emergency response for both firefighting apparatus and EMS directly from the station. Maintaining a visual buffer of existing trees on this site will alleviate disruption to the neighborhood by security lighting and retain the rural character that is a priority for the Committee. Response times for the fire department or EMS would be adversely affected by locating a fire station or public safety facility on this site. Moving the station further north and off of the main road would increase the response times to the southern portion of the Town. Response times for a police station on this site, however, would be unaffected because patrols are not dispatched from the station.

- This site is not recommended as a location for a Fire Station or Public Safety Facility.
- This site is the primary recommendation as a location for a Police Station.

Site & Program Compatibility Matrix

Lakeville Town Offices/Public Safety Feasibility Study

Lakeville, Massachusetts

SITE #	SITE DESCRIPTION	FACILITY						COMMENTS
		New Police Station	New Fire Station	Town Offices Additions ¹ and Renovations	New Public Safety Facility	New Fire Sub-Station ³		
1	Town Hall/ Fire Station Property							
1 and 1A	Town Hall/ Fire Station & north private properties ²							Secondary Site Only, High Acquisition Cost
1 and 1B	Town Hall / Fire Station and City of Taunton property ²							
4C	Ted Williams Camp - Near Senior Center							

KEY

PRIMARY SITE SELECTION

COMPATIBLE PROGRAM/SITE

SECONDARY SITE SELECTION

NOTES:

1. Only site considered for Town Hall is Site 1A based on requirement for municipal use of existing building.
2. Sites 1A and 1B, adjacent to the Town Hall, require acquisition
3. Substation must be located in South portion of Town at a location to be determined.

6

CONCEPTUAL DESIGNS

Introduction

Based on the compatibility of the programs provided by the space needs assessment and of the characteristics of the considered sites, recommendations for primary choices for site selection for the Police Department, Fire Department, and Town Offices have been discussed previously in this study. These site recommendations as determined by the Committee are:

Police Station to be constructed on Site 4C,
New Fire Station to be constructed on Site 1,
Town Offices as additions and renovations to the existing Pump House on Site 1, and
Fire Sub-Station to be constructed in the south portion of the town at a site to be determined.

The context, or existing environment, in which each of these new facilities is located can be a strong determinant of the aesthetics, scale and arrangement of the building, that is, the existing surroundings have something to say about the character of the new structure. Preserving the rural character of the town was a concern stated by the Committee and this was re-stated following visits to similar facilities in other towns.

In the past, some common concerns have been raised about municipal buildings, in particular police and fire stations. These will ultimately affect decisions about the design and location of the building on the site:

- ◆ Aesthetics
- ◆ Site lighting and buffers
- ◆ Traffic / sirens
- ◆ Safety / Security

Buffers spaces with trees between the new building and adjacent properties provide a visual barrier to protect neighbors from constant lighting in the parking lot necessary for security. Materials for the facility should blend with the surrounding community, whether brickface at the Town Offices or clapboard at other sites in more residential areas of town.

Police Department - Site 4C

The context of this site is a wooded, residential area just past other municipal buildings – the Senior Center and the Library – also located on portions of the Ted Williams Camp. This site is off the main road and not within the “Town Center” at the intersection of Route 18 and Precinct Street and so a strong, visual presence is not necessary. As requested by the Committee, the building should be one-story, if possible, of residential character and set off the street with views protected by trees. Materials for the facility should blend with the surrounding community, with clapboard or shingle walls and pitched roofs with asphalt shingles, similar to that in the adjacent residential areas of town. The building should be sited such that the secure parking, Sallyport, and detention area, are not visible from the street or from the recreational area. Retaining as many existing trees as possible is desired by the Committee.

A primary request from the Committee was that all occupied areas of the building have access to natural light and natural ventilation. A courtyard provides this to typical interior spaces, like the Communications/dispatch desk, which are usually landlocked within the building and don't have access to the exterior of the building. The main lobby of the station is the location of the main public interaction in the facility. The training room is accessible from this lobby without entering the secure side of the station, which allows not only seminars to occur with outside law enforcement agencies, but also allows the use of the space for public meetings and events. Within the lobby is also a private interview room provided for the public to report or discuss issues with the police without being overheard by other visitors to the station and where the dignity and confidentiality of a visitor may be respected. A second interview room is provided within the patrol area of the station, to provide a more secure, less public location for the patrol officers that supervise domestic violence complaints.

Administrative offices are grouped together for efficiency and security. Expansion space is allocated for the Lieutenant's offices and for future growth. A conference room is provided within the Administrative area which can be used by staff of the entire facility.

The patrol area includes a break room and a fitness center. Lockers are provided for 30 male and 6 female officers. The locker room spaces have some room to expand into adjacent storage and circulation space, if necessary. Patrol record space is shared, conserving space, with different shifts using the same desk and filing space.

A basement is provided, as requested by the Committee, under the locker room and patrol areas of the building and houses the mechanical and electrical systems for the building as well as general and archive storage.

Fire Department - Site 1/1B

The primary design factor for the Fire Department is location. Efficient response to an emergency call results in effective response. Locating the Fire Department on the main road in town, Route 18, was of primary concern and limits the site locations and program for the building. A review of the projected future growth of the town in the Master Plan indicates evenly scattered development in town and not growth which is isolated in a selected section. This indicated that a central location for a main station was ideal. Site 1/1B was chosen by the Committee as the primary location for a new main fire station. In order for this site to be used, Site 1B must be obtained to allow for an adequate septic system. The fire station would be an independent building and not attached to the Town Offices renovation of the Old Pump House building.

This station is required to be a two story building in order to fit on the site adjacent to the addition for the Town Offices. An elevator and stairs are necessary, mainly to access the administrative offices and fitness room on the upper floor. The bunk rooms are provided on the lower floor and no fire pole is utilized.

The apparatus bay is a drive through type and is double depth. This accommodates apparatus that can deploy from both sides of the building, minimizing response time and maximizing vehicle and equipment storage. One of the primary concerns for the Fire Department was to provide an apparatus bay that would conveniently house the equipment and apparatus so that it can be maintained and deployed efficiently. Currently, the apparatus bay is not large enough for the equipment, the doors are not wide enough for rapid deployment, required fire-rated separations do not exist, equipment is stored within the apparatus bay, and training space is not available. Facilities designed to current Code and NFPA standards provide spaces that meet these requirements and provide a safe and efficient workplace.

The exterior of the building would be brick, to coordinate with the existing Pump House and Town Offices addition. Cast Stone is recommended to provide a base similar to that on the Pump House and a cornice to match that on the Town Offices.

Town Offices – Site 1

Renovation and re-use of the existing Pump House was an important request by the Committee. Because of Code requirements for seismic lateral stability, the cost to upgrade this building for either the Police Station or the Fire Station was cost prohibitive. The Town Offices were determined by the Committee during the existing conditions review to be located in this building.

A primary goal of the Committee was to retain the character and appearance of the original Romanesque styled Pump House building from the street and not to attach additions that would detract from this image. Also, a goal of the design was to limit demolition of the extensive brick corbelling and slate roof which is necessary to connect the addition to the existing building. To do this, a single loaded corridor was located along the wall of the existing building (corridors require minimal ceiling space and can be structured for the smaller span of the roofs) in an effort to keep the roof of the new building below that of the original slate roof. An egress stair was placed in the rear of the building where the roof is higher at the upper level of the Pump House and brickwork has been poorly repaired and infilled during renovations. A tower element is developed at the front of the building for the elevator and egress stair to direct attention to the new public entrance and for a strong vertical element opposing the cupola on the Pump House building.

Accessibility and efficient circulation have been challenges for all renovations of the Pump House building. Floor levels are offset from one area to another within the Pump House building causing issues for accessibility of handicapped or injured staff and for the public. As this is primarily a public building, access to all areas of the building are required. An elevator is provided adjacent to a new public lobby in a new wing of office space created for the primary public uses: Town Clerk, Assessor, Collector, Building, Conservation, and Board of Health. Areas that require less public interaction are housed in the Old Pump House building and are accessible by lift: Town Administrator and Finance departments.

A primary request by the Committee was to provide both conference space for Town Offices staff and flexible conference space for public meetings. This is provided with the meeting space for the Administrator and Selectman on the first floor of the Old Pump House Building, group conference areas on each floor of the new office space wing, and with a sub-dividable conference space for up to 150 persons occupying the entire lower level of the Old Pump House, directly accessible from the new public entrance lobby.

The water pipe easement for the City of Taunton must be verified as this limits development to the back of the building for a necessary egress stair and support facilities for toilet rooms and mechanical spaces. Currently, one of the small concrete block additions at the rear of the building appears to encroach on this easement. Relocation of this pipe or relief on the width of the easement would allow development to the rear of the building.

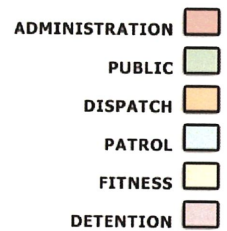
Fire Department Sub-Station – Location to be Determined

A need for a substation in the south part of the Town has been identified by the Committee and included in the prioritization of projects in this study. This part of the town has limited access by road and is near the maximum recommended response time from the current Fire Station location. Also of concern is the Regional School Campus located in this part of the Town and the level of protection desired for these students in fire or emergency situations.

This area of the town is mostly residential and the substation should reflect this aesthetic. It is designed to be a one story building with a pitched shingled roof. The siding can be brick or clapboard depending on the site context.

This station is not large, only about a third of the size of the Main Station, but will be fully staffed and will require sleeping quarters, lockers, and a smaller 3 bay apparatus bay. No mezzanine will be provided as the roof elevation is too low.

POLICE STATION



LAKEVILLE, MA
MAY 21, 2007



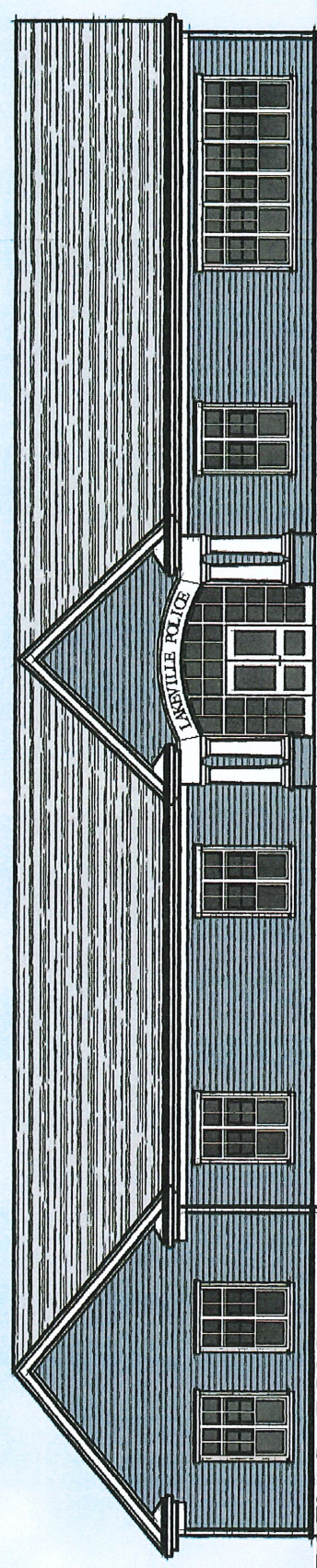
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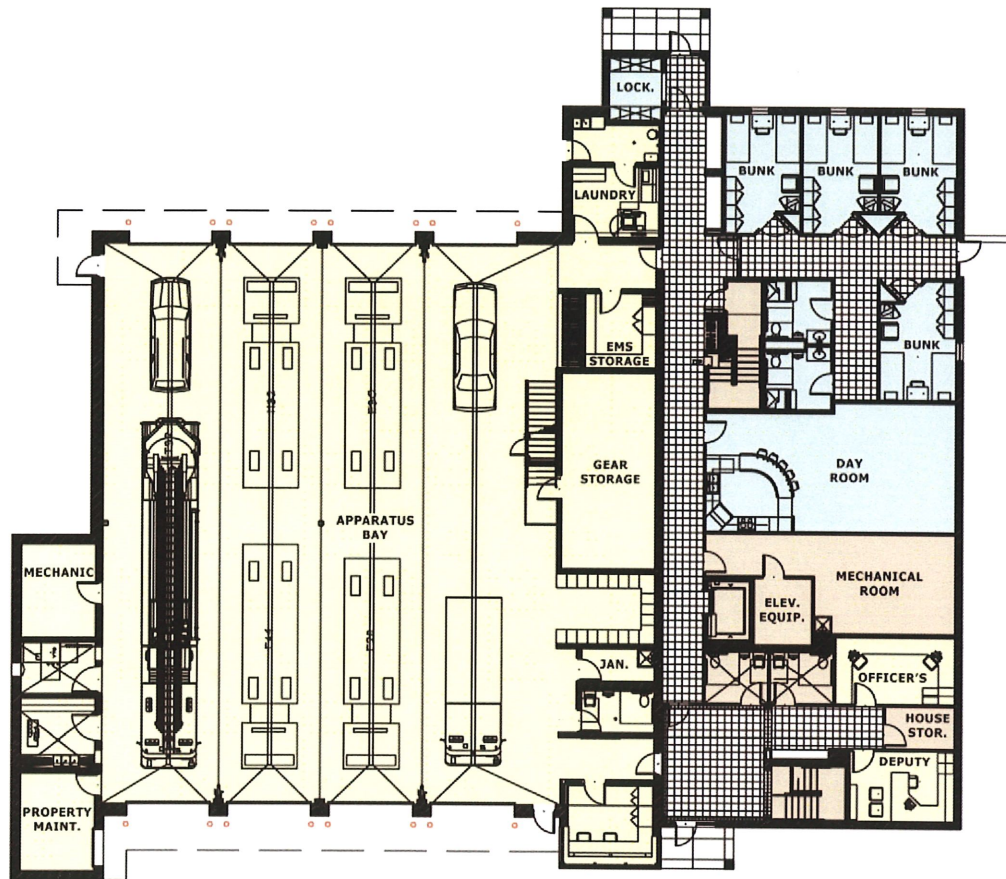
ENTRY ELEVATION

LAKEVILLE POLICE STATION

LAKEVILLE, MA
MAY 3, 2007



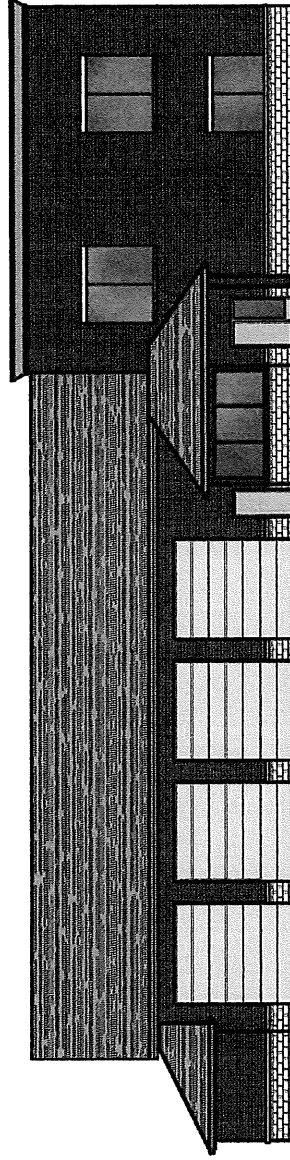
***FIRE DEPARTMENT
MAIN STATION***



LAKEVILLE MAIN STATION - FIRST FLOOR

LAKEVILLE, MA
MAY 21, 2007

KAESTLE BOOS
associates, inc.



SCALE: N/A



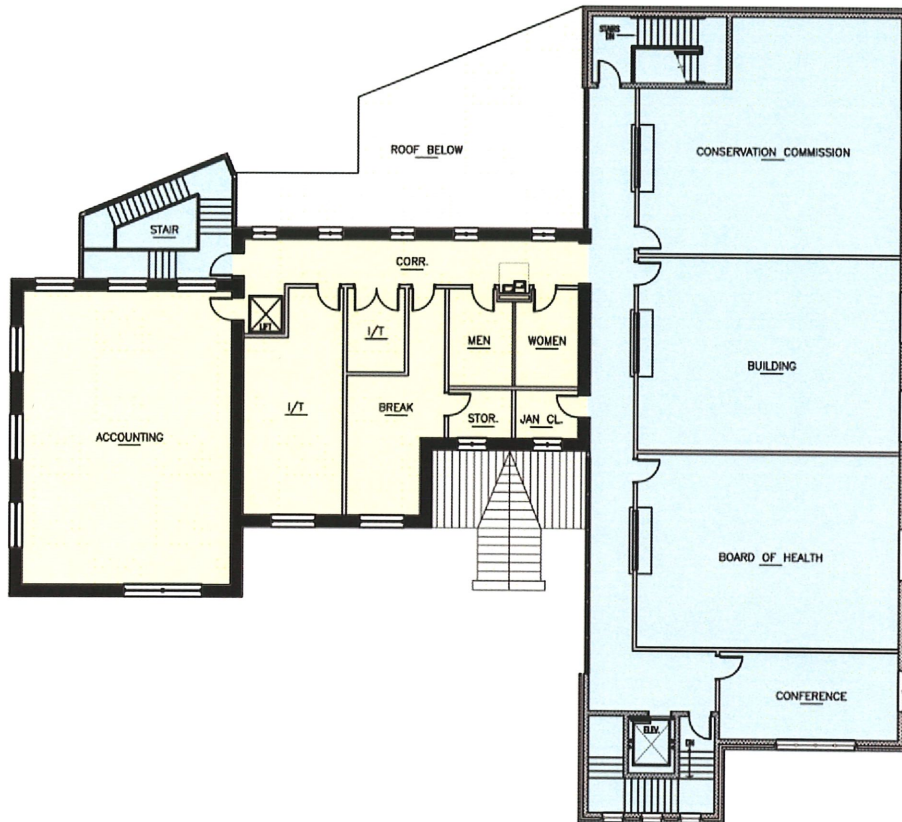
LAKEVILLE MAIN STATION

LAKEVILLE, MA
MAY 21, 2007

TOWN OFFICES



KAESTLE BOOS
associates, inc



UPPER LEVEL

LAKEVILLE TOWN HALL - ADDITIONS & RENOVATIONS

LAKEVILLE, MA
MAY 21, 2007

EXISTING 
NEW 



100% RECYCLED PAPER



ELEVATION

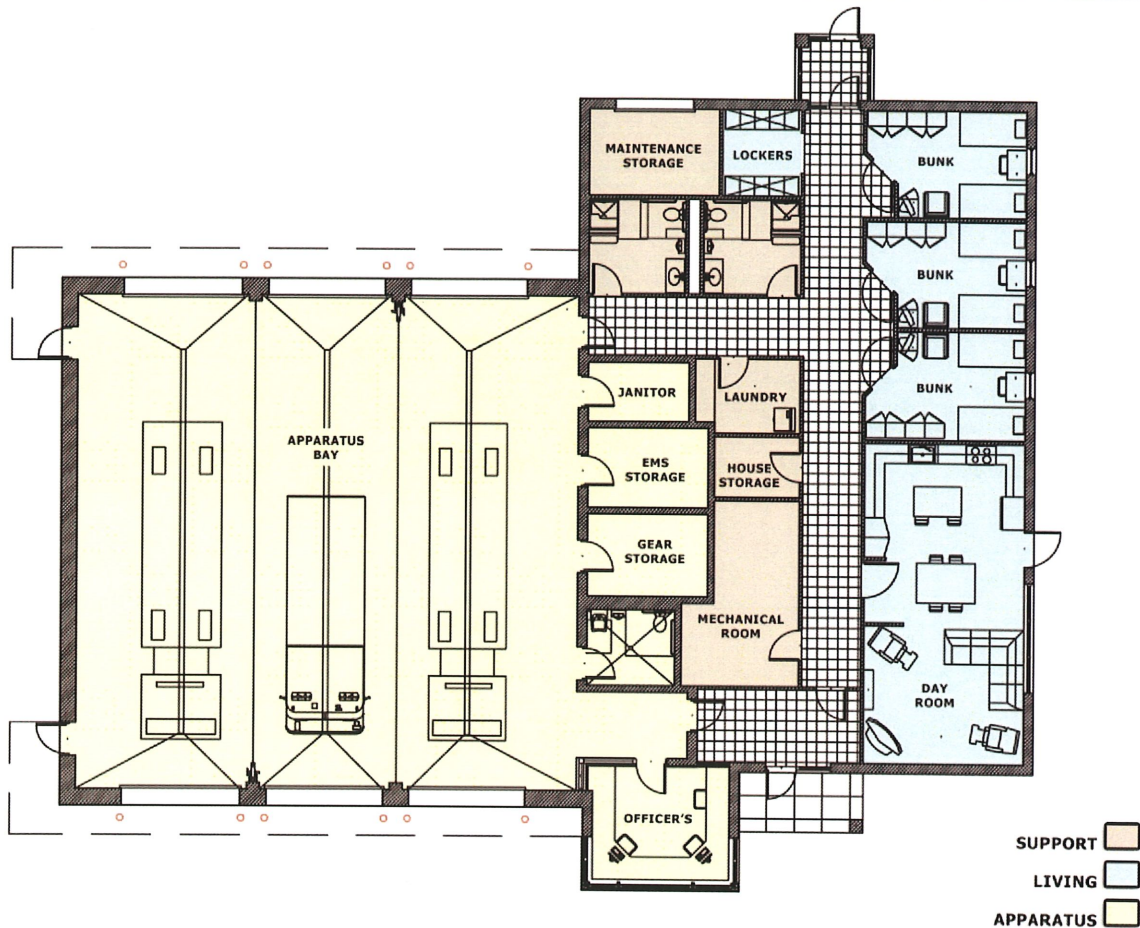
LAKEVILLE TOWN HALL - ADDITIONS & RENOVATIONS

LAKEVILLE, MA
MAY 21, 2007

SCALE: N/A



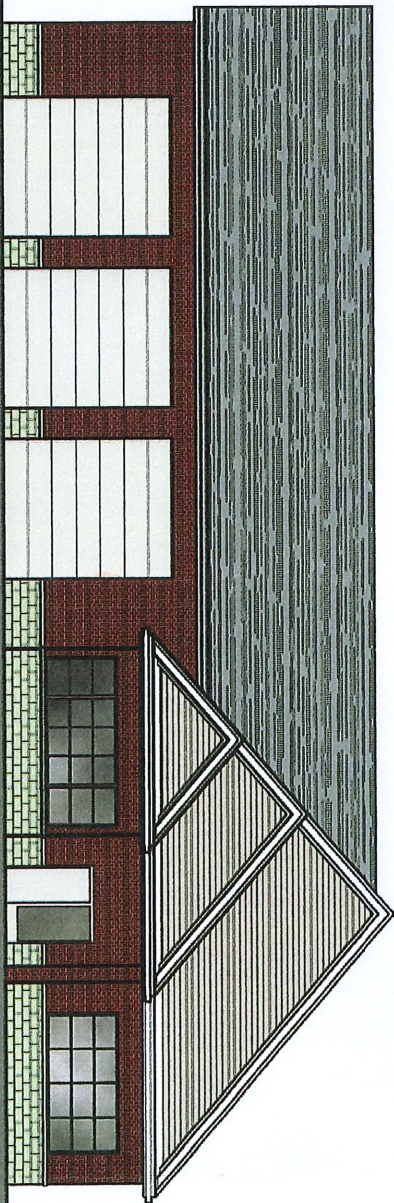
***FIRE DEPARTMENT
SUB STATION***



LAKEVILLE SUBSTATION

LAKEVILLE, MA
MAY 21, 2007





LAKEVILLE SUBSTATION

LAKEVILLE, MA
MAY 21, 2007

SCALE: N/A



KESTLE BOOS
ASSOCIATES, INC

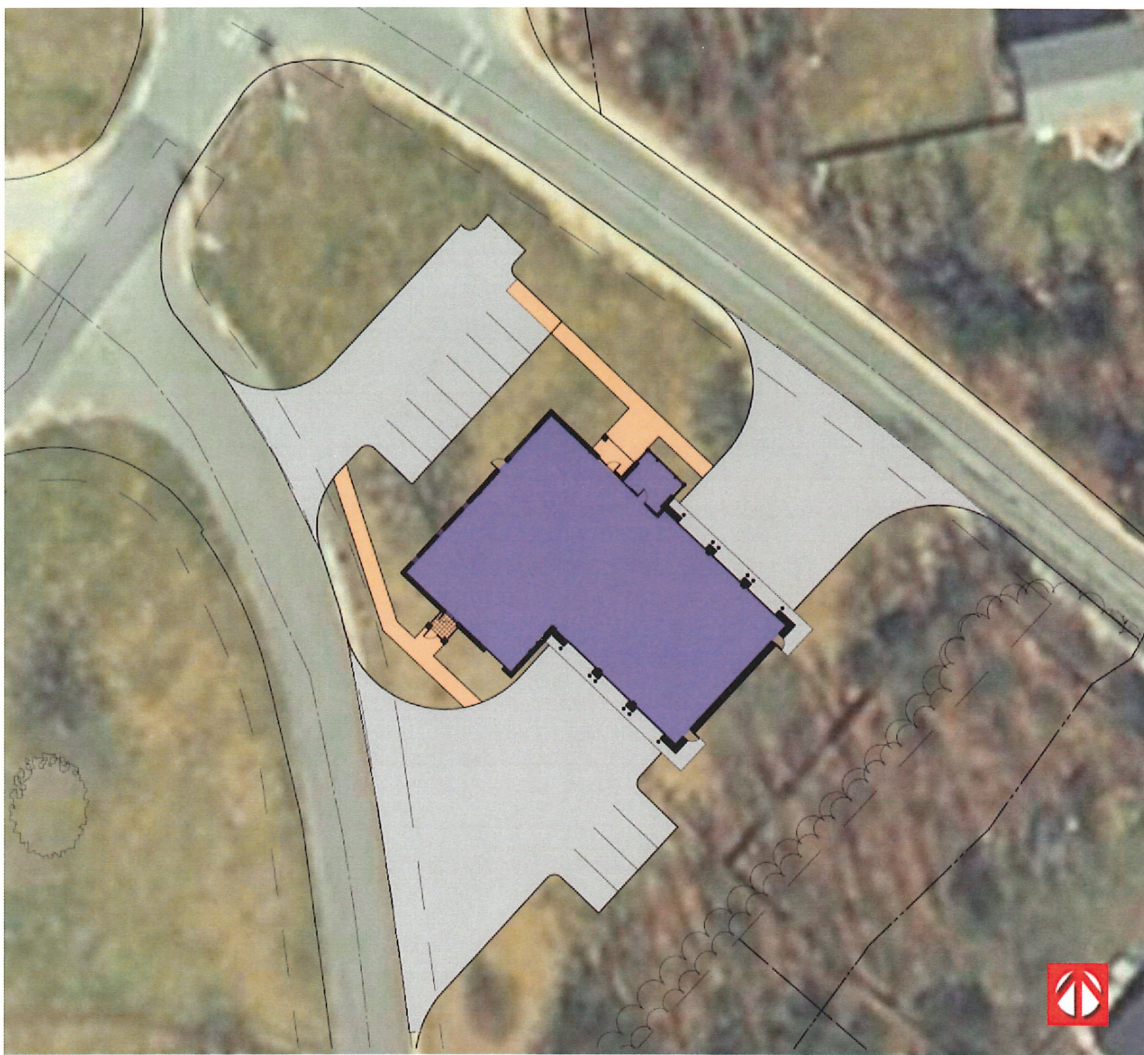
SITE PLANS



Proposed Police Facility on Parcel 4C, west of the Ted Williams Camp baseball fields.



Proposed additions to Town Hall and Proposed New Main Fire Station on present Town Hall, Fire Station site.



Proposed Fire Sub-station.

Budget Summary

Project Budget Reports are broken down by each project as part of this study and further separated into two documents per project: Historic Divisional Cost Worksheet (HDCW); and Opinion of Probable Costs based on Historic Costs (OPC).

The Historic Divisional Cost Worksheet, prepared by the architect, uses a database of historical square foot construction costs, adjusted to current day dollars. The average divisional cost is adjusted, based on the architect's judgment of comparable complexity as illustrated by the concept drawings. The adjusted divisional costs are totalled to establish the projected construction costs for the project. Projected costs are also compared to other similar scope projects recently bid or constructed and further adjusted as required. This methodology has proven to be successful on past projects, although as an estimate cannot predict unforeseen and/or volatile construction climate conditions, which has occurred in recent times. It does, however, provide a reasonable approach to understanding and projecting construction costs based on historical information at this stage of a project.

The OPC combines the construction cost from the worksheet with appropriate contingencies and "soft" costs to establish a total project budget. Design contingencies are incorporated due to the stage of the project. A standard 10% construction cost contingency is added and anticipated bidding and cost escalation to the mid-point of construction is also incorporated. These are "best guess" assumptions based on historical information at the time this study was prepared. Further typical owner related costs are included in the breakdown to determine the Total Project Budget. All costs would be re-evaluated once the project moves further into development.

7

SCHEMATIC ESTIMATES

POLICE STATION



Lakeville, Massachusetts

Police Facility Study

Historic Divisional Cost Worksheet

Heading	Avg. Div. Cost	Bldg. Area	Est. Div. Cost
Building Construction Costs			
Gen. Cond.	\$20.62	15,700	\$323,734
Division 2-Site	\$6.00	100,000	\$600,000
Division 2-Bldg.	\$2.75	15,700	\$43,175
Division 3	\$12.66	15,700	\$198,762
Division 4	\$22.80	15,700	\$357,960
Division 5	\$27.79	15,700	\$436,303
Division 6	\$8.53	15,700	\$133,921
Division 7	\$19.63	15,700	\$308,191
Division 8	\$21.24	15,700	\$333,468
Division 9	\$29.58	15,700	\$464,406
Division 10	\$7.24	15,700	\$113,668
Division 11	\$0.45	15,700	\$7,065
Division 12	\$0.70	15,700	\$10,990
Division 13	\$11.68	15,700	\$183,376
Division 14	\$0.00	15,700	\$0
Division 15FP	\$6.42	15,700	\$100,794
Division 15P	\$19.02	15,700	\$298,614
Division 15M	\$32.17	15,700	\$505,069
Division 16E	\$47.05	15,700	\$738,685
Totals:	\$296.33		\$5,158,181
Basement/Mechanical Area			
Division 3	\$12.66	3,485	\$44,120
Division 15FP	\$3.21	3,485	\$11,187
Division 15M	\$8.04	3,485	\$28,028
Division 16E	\$11.76	3,485	\$40,992
Totals:	\$35.68		\$124,327
Main Building and Sitework Construction Costs Breakdown			
Site Only	\$6.00		\$600,000
Building Only	\$298.25		\$4,682,508
Totals:	\$304.25		\$5,282,508
Outbuilding(s)			
Lump Sum	\$100.00	1,100	\$110,000
GRAND TOTAL			
			\$5,392,508



Lakeville, Massachusetts

Police Facility Study

Opinion of Probable Costs based on Historic Costs

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction			\$5,392,508
Design Contingency (5%)			\$270,000
Construction Contingency (10%)			\$539,000
Bidding and Escalation Contingency to mid-point of construction (15%)			\$930,000
Construction Costs Total			\$7,131,508
Project Development and Equipment Costs			
Designer Fees			\$713,000
Project Manager Fee			\$178,290
Structural Peer Review Fee			\$5,000
Interior Furnishings and Loose Equipment			\$160,000
Furniture and Equipment Design Fees			\$19,000
Professional Cost Estimate			\$8,000
Clerk of the Works			\$75,000
Survey and Borings			\$20,000
Materials Testing			\$35,000
Temporary Facilities Costs	?		\$0
Relocation Costs	?		\$0
Communications Equipment	?		\$225,000
Communications Consultant			\$34,000
Telephone System			\$30,000
Telephone / Data System Consultant			\$3,000
Computer Equipment			\$0
Bidding Expenses -Advertising and Reprographics			\$30,000
Site Acquisition Cost	?		\$0
Bonding and Legal Fees	?		\$0
Project Development Contingency (5%)			\$77,000
Project Development and Equipment Costs Total			\$1,612,290
Total Project Budget:			\$8,743,798

***FIRE DEPARTMENT
MAIN STATION***



Lakeville, Massachusetts

Fire Station Study

Historic Divisional Cost Worksheet

Heading	Avg. Div. Cost	Bldg. Area	Est. Div. Cost
Building and Sitework Construction Costs			
Gen. Cond.	\$20.62	16,137	\$332,745
Demolition	Lump Sum	LS	\$55,000
Division 2-Site	\$6.00	65,000	\$390,000
Division 2-Septic	Lump Sum	LS	\$50,000
Division 2-Bldg.	\$2.75	16,137	\$44,377
Division 3	\$12.66	16,137	\$204,294
Division 4	\$22.80	16,137	\$367,924
Division 5	\$27.79	16,137	\$448,447
Division 6	\$8.53	16,137	\$137,649
Division 7	\$19.63	16,137	\$316,769
Division 8	\$21.24	16,137	\$342,750
Division 9	\$29.58	16,137	\$477,332
Division 10	\$7.24	16,137	\$116,832
Division 11	\$0.45	16,137	\$7,262
Division 12	\$0.70	16,137	\$11,296
Division 13	\$11.68	16,137	\$188,480
Division 14	Lump Sum	LS	\$75,000
Division 15FP	\$6.42	16,137	\$103,600
Division 15P	\$19.02	16,137	\$306,926
Division 15M	\$32.17	16,137	\$519,127
Division 16E	\$47.05	16,137	\$759,246
Totals:	\$325.65		\$5,255,055

Building and Sitework Construction Costs Breakdown

Site Total	\$30.67	\$495,000
Building Only	\$294.98	\$4,760,055
Totals:	\$325.65	\$5,255,055

GRAND TOTAL

\$5,255,055



Lakeville, Massachusetts

Fire Station Study

Opinion of Probable Costs based on Historic Costs

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction			\$5,255,055
Design Contingency (5%)			\$263,000
Construction Contingency (10%)			\$526,000
Bidding and Escalation Contingency to mid-point of construction (15%)			\$907,000
Construction Costs Total			\$6,951,055
Project Development and Equipment Costs			
Designer Fees			\$695,000
Project Manager Fee			\$173,780
Structural Peer Review Fee			\$5,000
Interior Furnishings and Loose Equipment			\$115,000
Furniture and Equipment Design Fees			\$14,000
Professional Cost Estimate			\$8,000
Clerk of the Works			\$75,000
Survey and Borings			\$20,000
Materials Testing			\$20,000
Temporary Facilities Costs	?		\$0
Relocation Costs	?		\$0
Communications Equipment	?		\$0
Communications Consultant			\$0
Telephone System			\$30,000
Telephone / Data System Consultant			\$3,000
Computer Equipment			\$0
Bidding Expenses -Advertising and Reprographics			\$20,000
Site Acquisition Cost	?		\$0
Bonding and Legal Fees	?		\$0
Project Development Contingency (5%)			\$59,000
Project Development and Equipment Costs Total			\$1,237,780
Total Project Budget:			\$8,188,835

TOWN OFFICES



Lakeville, Massachusetts

Town Hall Study

Historic Divisional Cost Worksheet

Heading	Avg. Div. Cost	Bldg. Area	Est. Div. Cost
Building and Sitework Construction Costs			
Gen. Cond.	\$20.62	17,150	\$353,633
Division 2-Site	\$6.00	20,000	\$120,000
Division 2-Bldg.	\$2.75	17,150	\$47,163
Division 3	\$12.66	17,150	\$217,119
Division 4	\$22.80	17,150	\$391,020
Division 5	\$27.79	17,150	\$476,599
Division 6	\$8.53	17,150	\$146,290
Division 7	\$19.63	17,150	\$336,655
Division 8	\$21.24	17,150	\$364,266
Division 9	\$29.58	17,150	\$507,297
Division 10	\$7.24	17,150	\$124,166
Division 11	\$0.45	17,150	\$7,718
Division 12	\$0.70	17,150	\$12,005
Division 13	\$11.68	17,150	\$200,312
Division 14	Lump Sum	LS	\$110,000
Division 15FP	\$6.42	17,150	\$110,103
Division 15P	\$19.02	17,150	\$326,193
Division 15M	\$32.17	17,150	\$551,716
Division 16E	\$47.05	17,150	\$806,908
Totals:	\$303.74		\$5,209,160

Building and Sitework Construction Costs Breakdown

Site Total	\$7.00	\$120,000
Building Only	\$296.74	\$5,089,160
Totals	\$303.74	\$5,209,160

GRAND TOTAL

\$5,209,160



Lakeville, Massachusetts

Town Hall Study

Opinion of Probable Costs based on Historic Costs

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction			\$5,209,160
Design Contingency (5%)			\$260,000
Construction Contingency (10%)			\$521,000
Bidding and Escalation Contingency to mid-point of construction (15%)			\$899,000
Construction Costs Total			\$6,889,160
Project Development and Equipment Costs			
Designer Fees			\$689,000
Project Manager Fee			\$172,230
Structural Peer Review Fee			\$5,000
Interior Furnishings and Loose Equipment			\$140,000
Furniture and Equipment Design Fees			\$17,000
Professional Cost Estimate			\$8,000
Clerk of the Works			\$50,000
Survey and Borings			\$15,000
Materials Testing			\$15,000
Temporary Facilities Costs		?	\$0
Relocation Costs		?	\$0
Communications Equipment			\$0
Communications Consultant			\$0
Telephone System			\$30,000
Telephone / Data System Consultant			\$3,000
Computer Equipment			\$0
Bidding Expenses -Advertising and Reprographics			\$25,000
Site Acquisition Cost		?	\$0
Bonding and Legal Fees		?	\$0
Project Development Contingency (5%)			\$58,000
Project Development and Equipment Costs Total			\$1,227,230
Total Project Budget:			\$8,116,390

***FIRE DEPARTMENT
SUB STATION***



Lakeville, Massachusetts

Fire Substation Study

Historic Divisional Cost Worksheet

Heading	Avg. Div. Cost	Bldg. Area	Est. Div. Cost
Building and Sitework Construction Costs			
Gen. Cond.	\$20.62	6,250	\$128,875
Division 2-Site	\$6.00	37,000	\$222,000
Division 2-Bldg.	\$2.75	6,250	\$17,188
Division 3	\$12.66	6,250	\$79,125
Division 4	\$22.80	6,250	\$142,500
Division 5	\$27.79	6,250	\$173,688
Division 6	\$8.53	6,250	\$53,313
Division 7	\$19.63	6,250	\$122,688
Division 8	\$21.24	6,250	\$132,750
Division 9	\$29.58	6,250	\$184,875
Division 10	\$7.24	6,250	\$45,250
Division 11	\$0.45	6,250	\$2,813
Division 12	\$0.70	6,250	\$4,375
Division 13	\$11.68	6,250	\$73,000
Division 14	\$0.00	6,250	\$0
Division 15FP	\$6.42	6,250	\$40,125
Division 15P	\$19.02	6,250	\$118,875
Division 15M	\$32.17	6,250	\$201,063
Division 16E	\$47.05	6,250	\$294,063
Totals:	\$296.33		\$2,036,563

Building and Sitework Construction Costs Breakdown

Sitework Only	\$6.00	\$222,000
Building Only	\$290.33	\$1,814,563
Totals:	\$296.33	\$2,036,563

GRAND TOTAL

\$2,036,563



Lakeville, Massachusetts

Fire Substation Study

Opinion of Probable Costs based on Historic Costs

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction			\$2,036,563
Design Contingency (5%)			\$102,000
Construction Contingency (10%)			\$204,000
Bidding and Escalation Contingency to mid-point of construction (15%)			\$351,000
Construction Costs Total			\$2,693,563
Project Development and Equipment Costs			
Designer Fees			\$269,000
Project Manager Fee			\$67,340
Structural Peer Review Fee			\$3,000
Interior Furnishings and Loose Equipment			\$62,500
Furniture and Equipment Design Fees			\$8,000
Professional Cost Estimate			\$4,000
Clerk of the Works			\$50,000
Survey and Borings			\$15,000
Materials Testing			\$20,000
Temporary Facilities Costs	?		\$0
Relocation Costs	?		\$0
Communications Equipment	?		\$0
Communications Consultant			\$0
Telephone System			\$20,000
Telephone / Data System Consultant			\$2,000
Computer Equipment			\$0
Bidding Expenses -Advertising and Reprographics			\$20,000
Site Acquisition Cost	?		\$0
Bonding and Legal Fees	?		\$0
Project Development Contingency (5%)			\$27,000
Project Development and Equipment Costs Total			\$567,840
Total Project Budget:			\$3,261,403

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STUDY CONCLUSIONS AND RECOMMENDATIONS

Study Conclusions and Recommendations

The existing buildings currently housing the Police Department and the Fire Station/Town Offices do not adequately provide for the current or future operational needs of these departments. Both buildings, over time and with many additions, have accumulated several problems related to current code and design standards which may be cost prohibitive to correct. Because of these conditions, the Committee has reviewed several sites as options for construction of new facilities as well as the possibility of re-use of the existing buildings.

Deed restrictions on the property at the current location of the Town Offices require that the Pump House building continue as a municipal use and the desire of the Committee is to retain the use of the Pump House building. The Town Offices was determined to be the only compatible program for this building because upgrading the existing structural framing to comply with Code requirements for seismic stability for public safety facilities is cost prohibitive. Additional space will need to be provided, as is shown on the conceptual designs, to accommodate the Town Offices current and future space needs. Renovation and addition of the existing Pump House is recommended for the Town Offices.

Although a combined police/fire public safety facility could be included on the site as a separate building, this would require acquisition of additional land identified as Site 1A. At present, this site is for sale but is deemed too costly for consideration at this time and alternate sites need to be considered for these functions.

Development of a combined police/fire public safety facility was reviewed for several sites. Location of this facility was limited to sites on the main road, Route 18, to allow for efficient deployment of fire apparatus in an emergency. This option was not considered viable by the Committee because the size of the building would require a large site so that the rural character of the town could be maintained and "clear cutting" of the site would not be necessary. Site 4B on the Ted Williams Camp property, the only site meeting these criteria, is not allowed for this type of development by the Parks Department. Also, a public safety facility would require a much greater initial cost and could not be phased in as separate buildings over a period of time. Separate sites for separate police and fire facilities are recommended by the Committee.

As the Police Department dispatches from on-duty patrols and not from the station, a location on the main road is not required. However, providing a presence in the town center for an important municipal building is desired. Site 4C, adjacent to the new Senior Center Building, is recommended by the Committee as a location for a new police station. This site is part of the Ted Williams Camp. However, the Parks Department has stated that it is amenable to this location.

The existing Town Offices location, Site 1, is the location preferred by the Committee for a new Fire Station. This site is too small to comply with the requirements for on-site septic dispersal by the Massachusetts DEP. In order to provide a larger site, the Committee is discussing with the City of Taunton obtaining the land behind the Town Offices site (Site 1B) in an effort to create a lot large enough to meet these

requirements. Sites 1 and 1B are recommended by the Committee as the primary location for a new fire station because of its central location and access to Route 18.

During the discussions regarding the location of a new fire station, information about response times and coverage for various portions of the town was presented. The Committee concluded that continued development in the town requires increased fire and ambulance service to farther distances thereby increasing response times to maximum acceptable levels. Response times to the southern part of town are already difficult with limited access by road. Mutual aid from abutting communities should not be considered the primary fire response for this area. Especially with the school campuses located in this area, better fire response was deemed a priority by the Committee and a manned fire substation is recommended in this part of the Town. A potential location for this substation is on the Regional Schools campus.

The Committee has prioritized these recommendations based on the needs of the community and construction sequencing, as follows:

- Priority 1: Police Station to be constructed on Site 4C;
- Priority 2: Fire Sub-Station to be constructed in the south portion of the town, potentially on the Regional School campus;
- Priority 3: New Fire Station to be constructed on Site 1, pending acquisition of Site 1B; and
- Priority 4: Town Offices additions and renovations on Site 1.