

REPORT TO THE TOWN OF EAST HAMPTON



Facilities Assessment Report
Town Facilities Evaluation Committee
October 2014

Report Content & Process

Contents:

- Criteria & Objectives
- Facility review priority list
- Site Options & first impressions
- Recommendations

Process:



Criteria & Objectives

Criteria:

- All Town facilities
- Review 2008 facilities report
- Develop funding request for formal plans
- Review options for facility challenges
- Develop plan for solving issues of space, quality & efficiency
- Evaluate costs and design

Facilities:

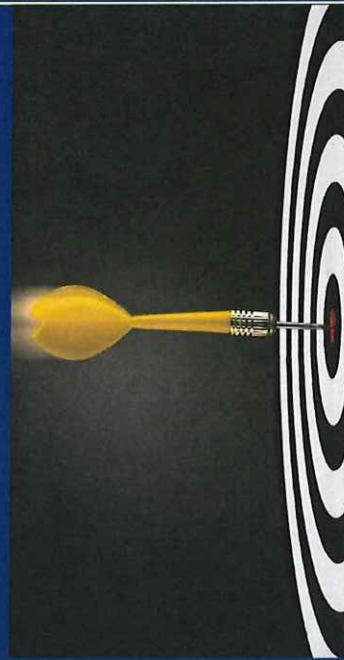
- Town Hall / Police Station
- Public Schools
- Fire Department
- Department Of Public Works
- Board of Education
- Library & Community Center



Facility Priority List

• PRIORITY PROJECTS:

1. Police Station
2. Town Hall
3. Fire Station Company #2
4. Center School
5. Fire Station Company #1



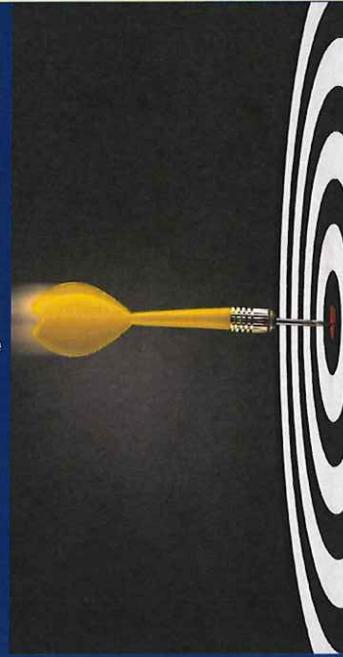
Facility Priority List

• **PRIORITY PROJECTS:**

1. Police Station
2. Town Hall
3. Fire Station Company #2
4. Center School
5. Fire Station Company #1

• **CAPITAL MAINTENANCE - (addressing current issues & preventing future problems):**

1. Center School Boiler
2. DPW Storage Facility
3. Public Library Painting
4. Natural Gas infrastructure replacements
5. Middle School roof replacement
6. DPW existing storage building



East Hampton Site Overview

Site Options: First Impressions



- 195 West High Street
- 1 Public Works Drive
- 88, 90, 94 Main Street
- 3 Barton Hill
- 195, 201 West High Street
- 26 Smith Street
- 7 Summit Street
- 205 East High Street
- 20 East High Street
- 3 Niles Street
- 144 Main & 3 Niles
- 130 East High Street
- 01C Middle Haddam Road
- 366 West High Street

Priority #1 - Police Facility

Planning Criteria:

- Approx. 11,000 sq. ft. area
- Central to population
- Access to roads
- Visible to public
- Emergency Command Center
- Adequate parking for employees and public
 - Covered space for cruisers
- Impound lot
 - Secured and possibly remote from police facility



Police Facility Option - 195 West High Street

Site Options: First Impressions



Observations:

- Not owned (available w/ known pricing)
- + Visibility to community
- + Good street access
- + Build to suit (purchase options)
- + Utilities available
- Potential site wetlands
- + Potential as police facility &/or fire station
- Area at ~ 7,000 sq. ft.
- + Potential resale value of existing facility



Basic Stats: Police Station

Land Area	1.2 acres
Assessed Value	\$
Available	Yes
Acquisition Cost	\$1,050,000 shell
Zoning	C

Campus

Land Area	9.94 acres
Assessed Value	\$ 228,000
Acquisition Cost	\$1,750,000 shell

Priority #2 - Town Hall Facility

Planning Criteria:

- Include all Town agencies
- Central town location
- Parking
- 25,000 - 30,000 sq. ft. area
- Include Chatham Health (rented space / revenue) & Board of Education
- Parking for ~ 90 vehicles
- Opportunity for sale of existing Town Hall &/or Board of Education facilities



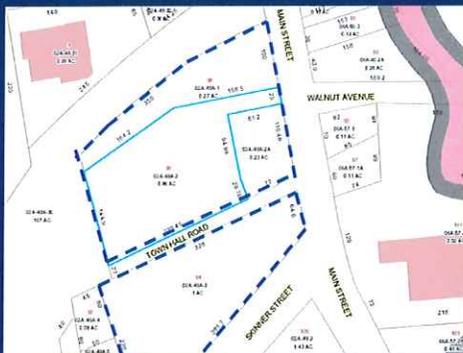
Town Hall Option - 88, 90, 94 Main Street

Site Options: First Impressions



Observations:

- + Central location
- + Available for purchase
- Possible parking limitation (DOT)
- + Utilities available
- Site access (Town Hall Rd.)
- + Sale / reuse of existing facility
- + Adjacent to Airline Trail



Basic Stats:

Land Area	2.36 acres
Assessed Value	\$ 576,700
Available	Yes
Acquisition Cost	\$ TBD
Zoning	VC

Priority #3 - Fire Co. #2 Facility

Planning Criteria:

- Maintain ISO rating
- Provide Town coverage
- 5,000 square feet
- Equipment storage
- Services (training, kitchen, etc.)



Fire Co #2 Option – 195, 201 West High Street Site Options: First Impressions



Observations:

- Not owned (available w/ known pricing)
- + Good street access
- + Build to suit (purchase options)
- + Utilities available
- Potential site wetlands
- + Potential as police facility &/or fire station



Basic Stats:

Land Area	6.9 acres
Assessed Value	\$ TBD
Available	yes
Acquisition Cost	\$ 500,000
Zoning	C

Priority #4 - Center School

Planning Criteria:

- 21st Century learning environment
- ~43,000 net gross sq. ft.
- 4 & 5 grades
- 303 students (NESDEC max. 8 yr. enrollment)
- Safe / healthy school environment
- State reimbursement (New vs. Renovation)



Center School Option – 26 Smith Street

Site Options: First Impressions



Observations:

- + Possible shared services with Memorial
- Schedule (4 – 5 year process)



Basic Stats:

Land Area	21.53 acres
Assessed Value	\$ 114,000
Available	TBD
Acquisition Cost	\$ TBD
Zoning	R-2S

Priority #5 - Fire Company #1 – 3 Barton Hill

Site Options: First Impressions



Observations:

- + Town owned property
 - + Central location
 - Renovation / Expansion
 - Limited site
 - Topography
- + Potential for parking expansion to 88 & 90 Main Street



Basic Stats:

Land Area	0.69 acres
Assessed Value	\$ 759,000
Available	
Acquisition Cost	\$ 0
Zoning	VC

Estimate of probable Costs (current value)

Priority 1 - Police Station

Acquire 195, 201 West High Street,
 50% attributed to PD = \$875,000
 Develop 1 acre = \$250,000
 11,000 sf x \$400 = \$4,400,000
 Sum x 15% for soft costs = \$830,000
 Sum x 10% for contingency = \$630,000
Total = \$6.9M



Priority 2 - Town Hall

Acquire 80 & 90 Main Street = \$550,000
 Develop 2 acres = \$500,000
 25,000 - 30,000 sf x \$300 = \$9,000,000
 Sum x 15% for soft costs = \$1,500,000
 Sum x 10% for contingency =
 \$1,150,000
 Total = \$10.7M - \$12.7M
 50% of EH reimbursement rate for BoE
 space = (\$340,000)
Cost to Town \$10.7M - \$12.4M



Estimate of probable Costs (current value)

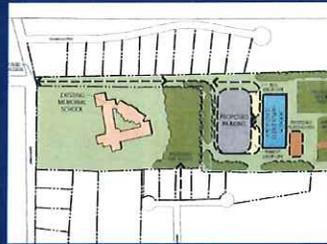
Priority 3 - Fire Company #2

Acquire 195, 201 West High Street,
 50% attributed to FD = \$875,000
 Develop 1 acre = \$250,000
 5000 sf x \$300 = \$1,500,000 (re-use
 existing shell structure)
 Sum x 15% for soft costs = \$400,000
 Sum x 10% for contingency = \$300,000
Total = \$3,300,000



Priority 4 - Center School

Acquire 26 Smith Street = \$200,000
 Develop 5 acres = \$1,250,000
 44,300 sf x \$350 = \$15,500,000
 Sum x 15% for soft costs = \$2,500,000
 Sum x 10% for contingency =
 \$1,925,000
 50% State Reimbursement =
 (\$10,700,000)
Cost to Town = \$10.7M

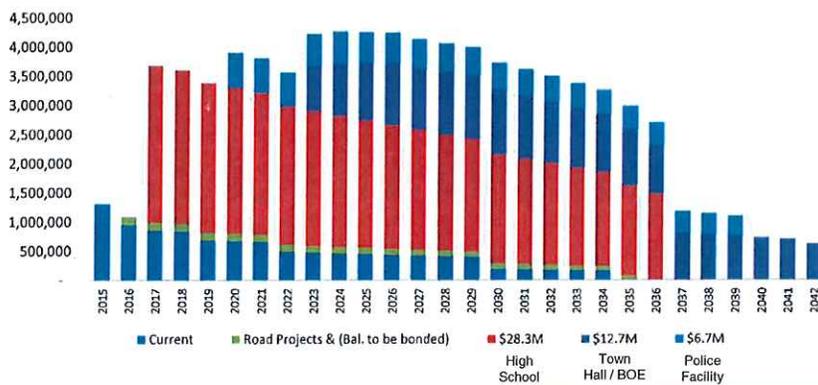


Estimate of Cost impact for initial projects

Town of East Hampton
 Debt Service Forecast

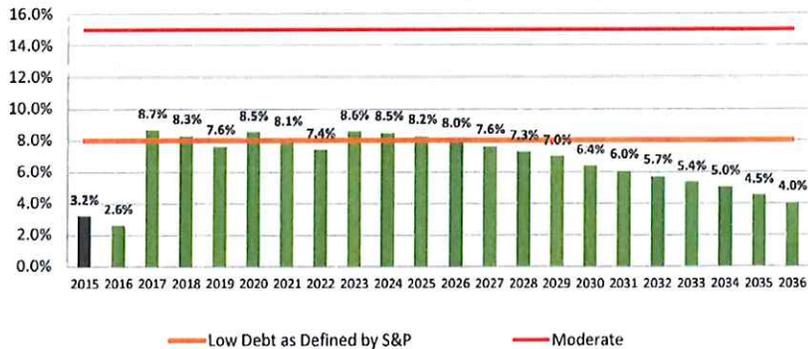
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 For Discussion Purposes Only

Estimated Annual Debt Service



Estimate of Cost impact for initial projects

Debt Service to Total Budget (Estimate)

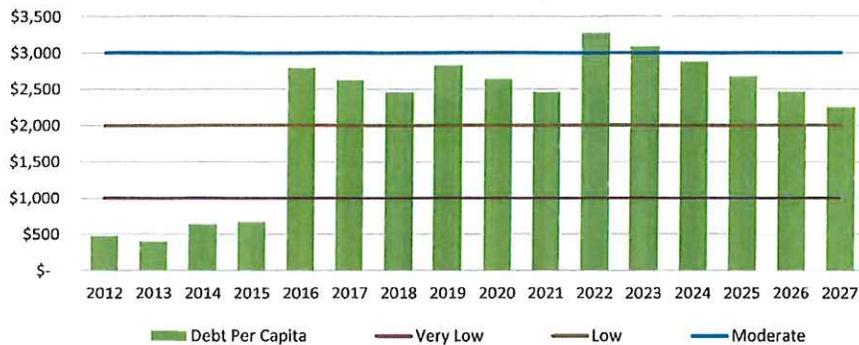


Estimate of Cost impact for initial projects

Town of East Hampton
Debt Service Forecast

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Net Debt Per Capita



Recommendations

Recommendations

- Approve priority list submitted by the East Hampton Facility Commission
- Initiate methodology for property procurement
- Town facility management position

Next Steps

- Establish land bank for projects
- Form Building Committee for Police Facility Town Hall projects
- Issue RFP for conceptual design of Police Facility

Other Considerations

- Design Bid Build vs. lease or lease purchase options
- Regionalization of schools
- Sale of existing properties

Town Facilities Evaluation Committee

Site Options: First Impressions

Members:

- Suzanne Bull
- Adam Dawidowicz
- Glenn Gollenberg, Chair
- Joe Guest, Vice Chair
- Alan Hurst
- Jim Morris
- George Pfaffenbach
- Josh Piteo
- Ray Zatorski