

# REPORT TO THE TOWN OF EAST HAMPTON



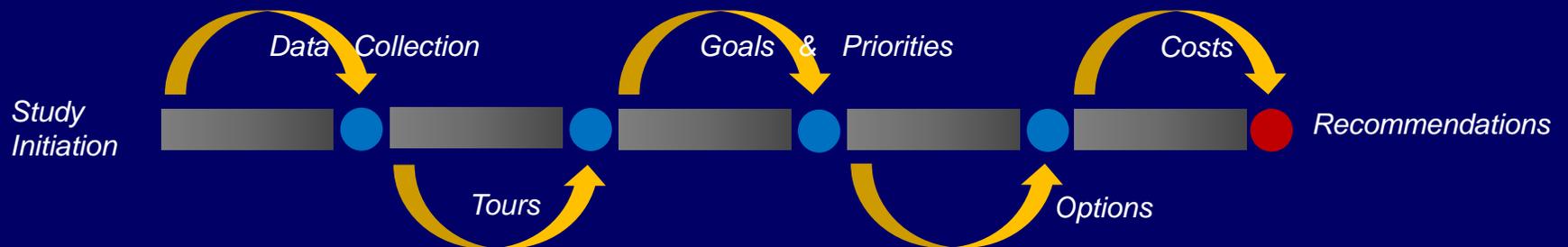
Facilities Assessment Report  
Town Meeting January 6, 2015

## Report Content & Process

### Contents:

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

### Process:



## Goals & 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

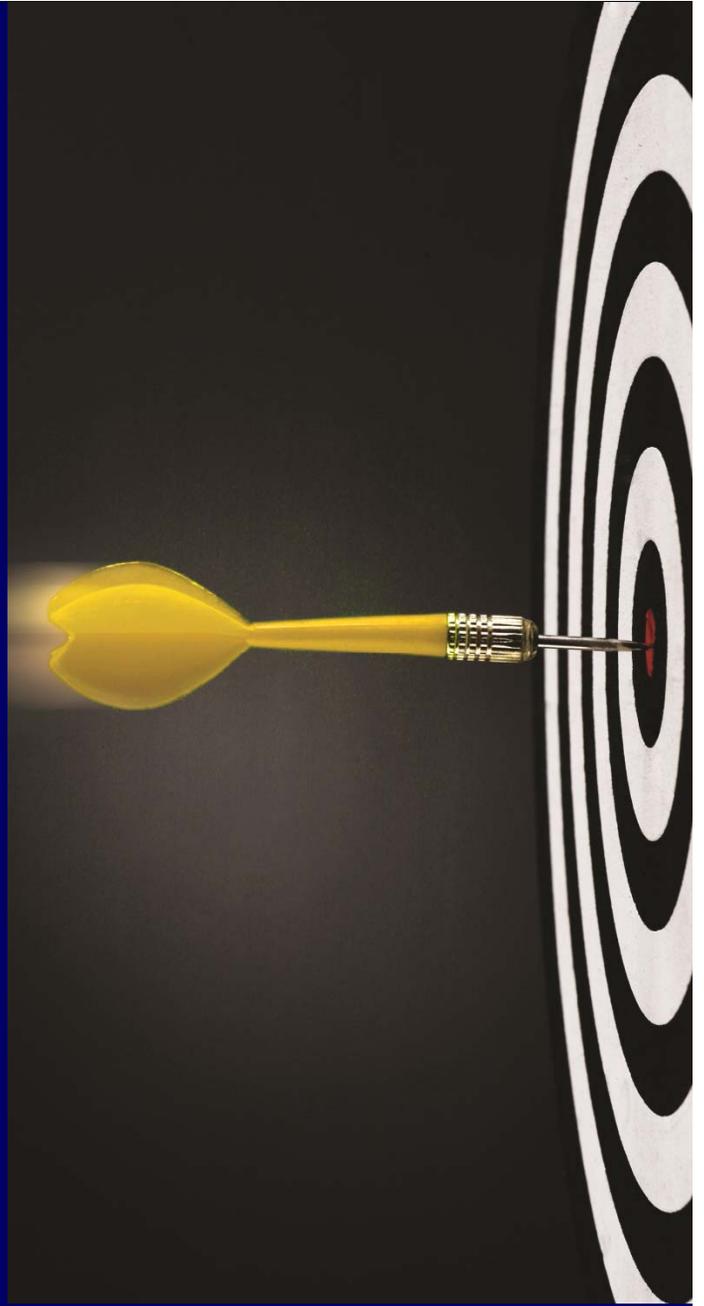


### Facilities:

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

## Facility Priority List

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



## Facility Priority List

- **PRIORITY PROJECTS:**

1. **Police Station**
2. **Town Hall**
3. **Fire Station Company #2**
4. **Center School**
5. **Fire Station Company #1 (renovation)**



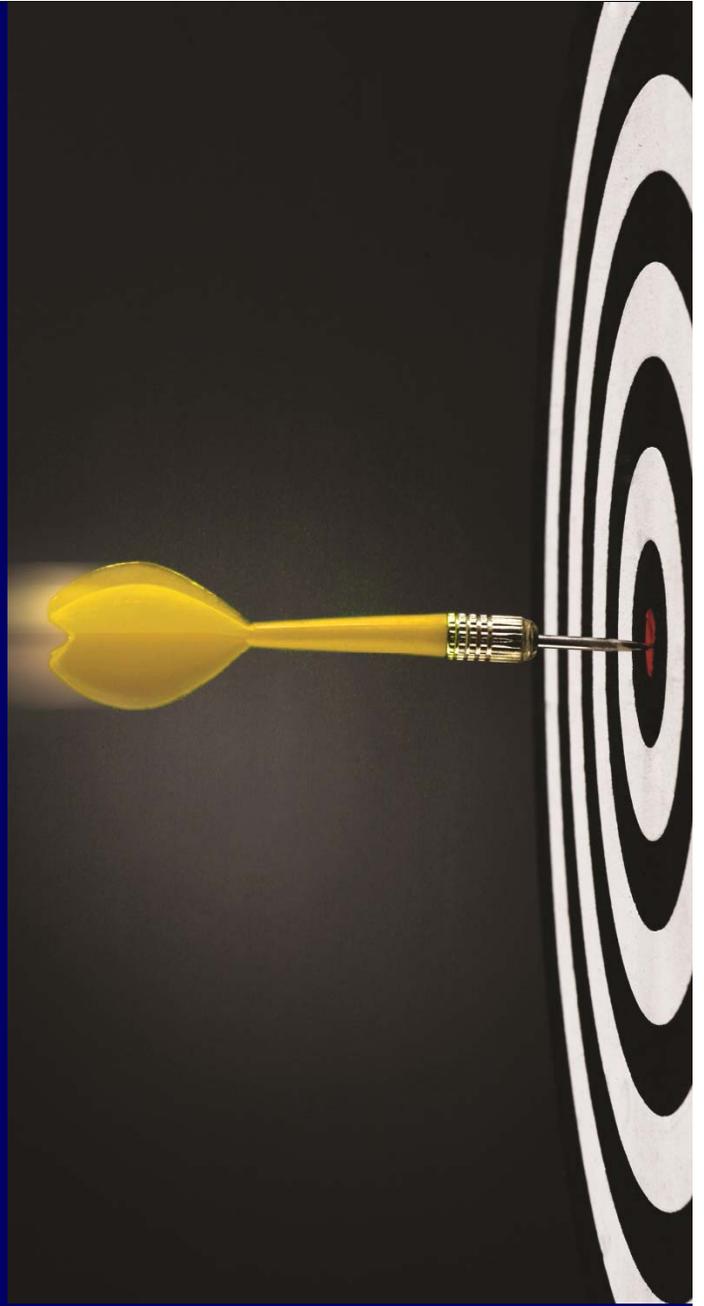
## Facility Priority List

- **PRIORITY PROJECTS:**

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

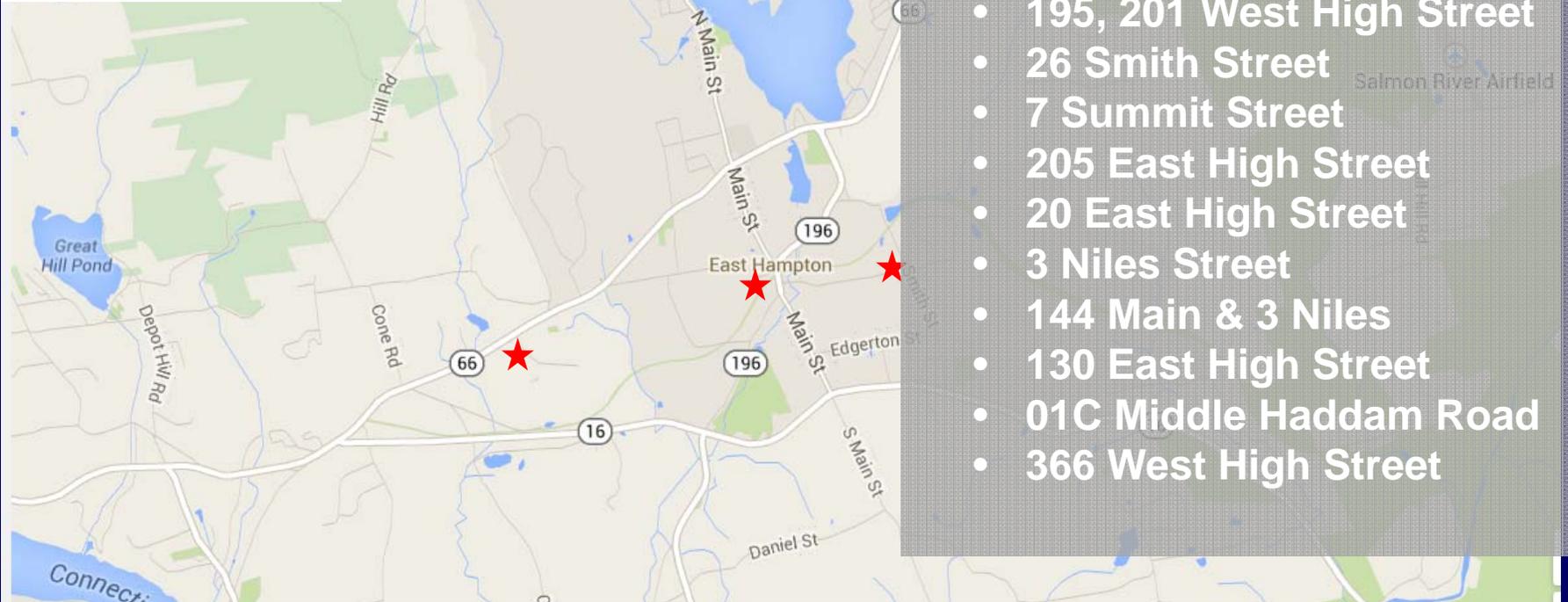
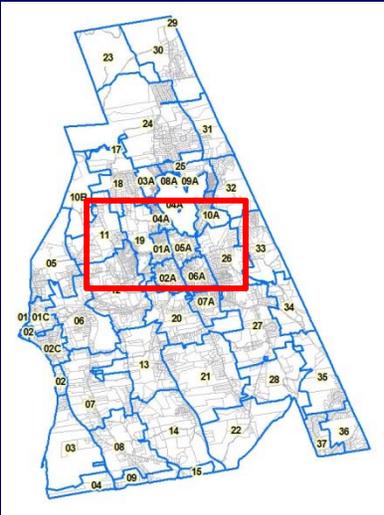
- **CAPITAL MAINTENANCE -**  
(addressing current issues & preventing future problems):

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
- 7.



## 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



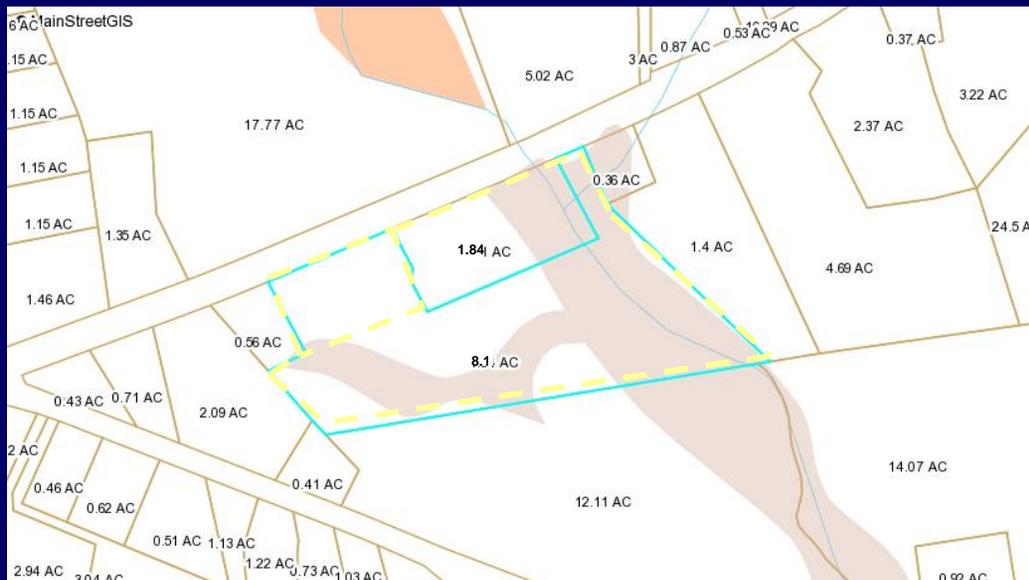
# Police Facility Option - 195 West High Street

# 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.)



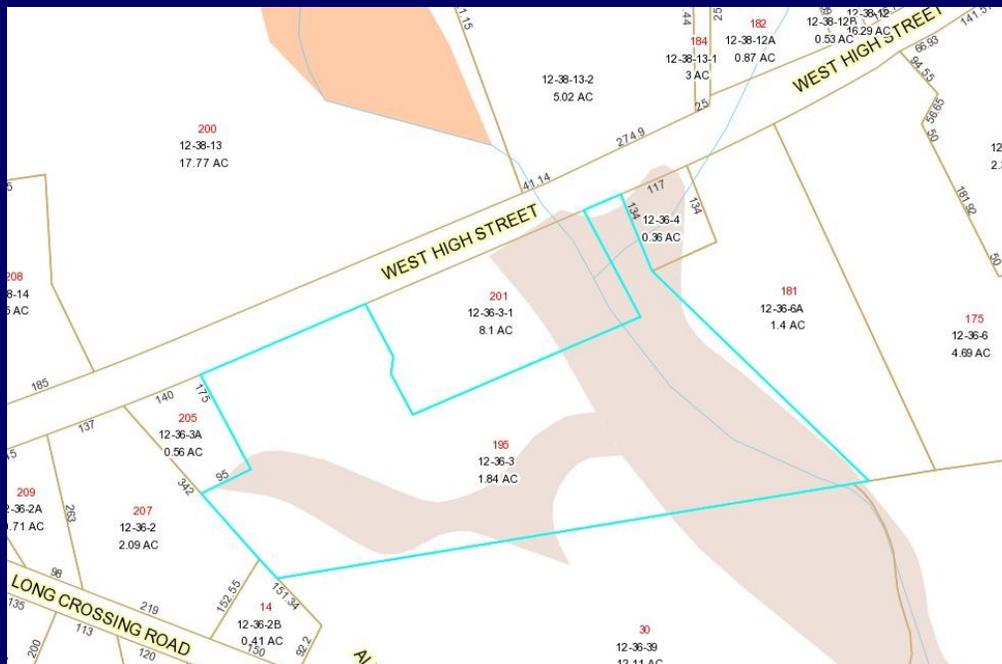
# Fire Co #2 Option – 195, 201 West High Street

# 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 Available	\$ TBD
Acquisition Cost	\$ 500,000
Zoning	C

## Priority #4 - Center School

### Planning Criteria:

- 21<sup>st</sup> 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)



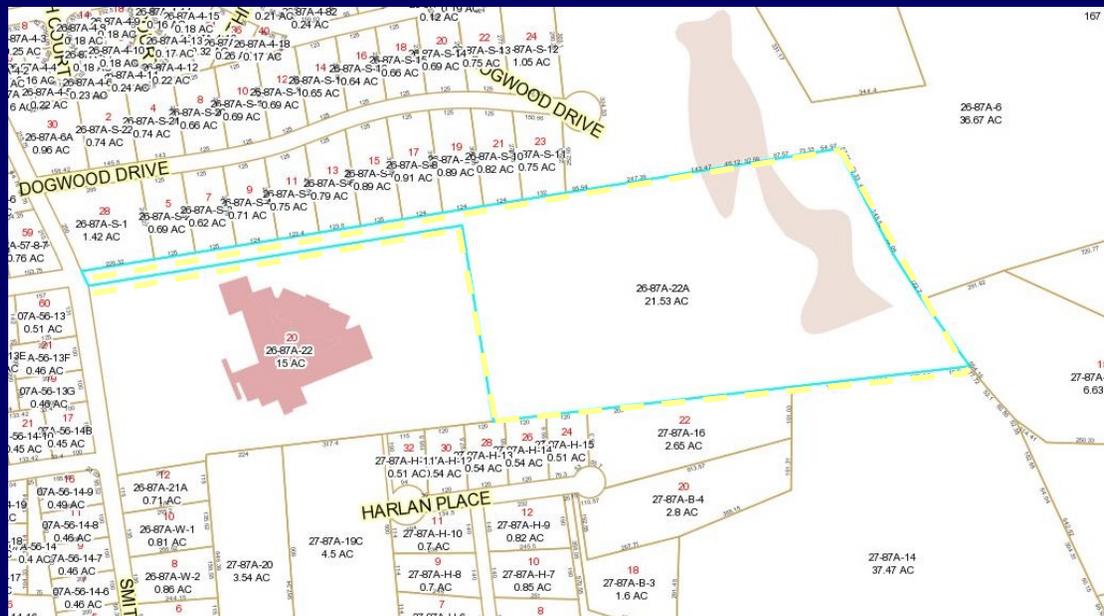
# Center School Option – 26 Smith Street

# 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 Available	\$ 759,000
Acquisition Cost	\$ 0
Zoning	VC

## Recommendations

### Recommendations

- Approve or ammend priority list submitted by Facility Commission
- Initiate methodology for property procurement

### Next Steps

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

### Other Considerations

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