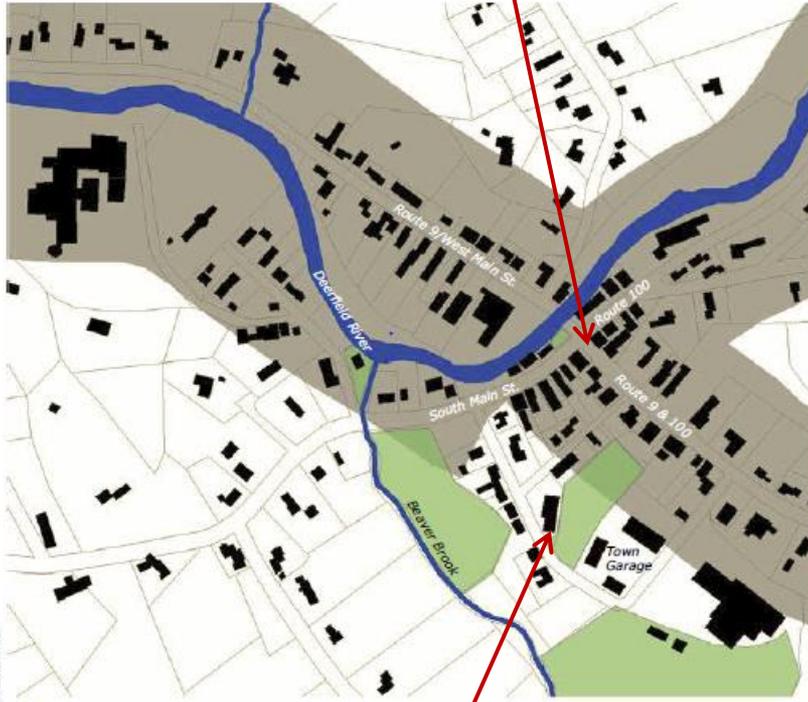


Town of Wilmington
**Study of
Co-Relocation for
Police and Fire
Department**
Presentation to the
Select Board
July 2, 2014



Study Objectives:

Current Location of the Police Department



Current Location of the Fire Department

Programming

Assess the functional and space needs of the Police and Fire Departments and develop new building programs

Analysis of Potential Sites

Review potential sites and develop site plans to illustrate the potential use of the site including buildings, parking, driveways, and pedestrian access.

Budget

Develop project budgets to provide a comparison of costs for each potential site

Site Selection

Develop a matrix to compare the potential of each site and provide a recommendation for the best site.

Study Objectives:



Programming

Assess the functional and space needs of the Police and Fire Departments and develop new building programs

Analysis of Potential Sites

Review potential sites and develop site plans to illustrate the potential use of the site including buildings, parking, driveways, and pedestrian access.

Budget

Develop total project budgets to provide a comparison of costs for each potential site

Site Selection

Develop a matrix to compare the potential of each site and provide a recommendation for the best site.

WILMINGTON POLICE DEPARTMENT PROGRAM

Program Space	Proposed	Adjacencies	Interior Floor Finish	Notes:
Vestibule	100 sf		Porcelain Tile	
Lobby	150 sf		Porcelain Tile	
Public Restroom	70 sf	Lobby	Ceramic Tile	
Dispatch	120 sf	Lobby	VCT	
Break Room	150 sf	Offices	VCT	With kitchenette
Chief's Office	180 sf		Carpet	Space for small table and chairs
Sergeant's Office	150 sf	Chief's Office	Carpet	
Detective's Office	150 sf	Chief's Office	Carpet	
Patrol Room	300 sf	Break Room, Locker Rooms, Armory	Carpet	6 workstations
Men's Locker Room	200 sf	Patrol Room	Ceramic Tile	Includes 6 Lockers, restroom and shower
Women's Locker Room	180 sf	Patrol Room	Ceramic Tile	Includes 2 Lockers, restroom and shower
I.T. Closet	120 sf		VCT	
Armory	100 sf	Patrol Room	VCT	Secure
Evidence Processing	80 sf	Booking Room	VCT	
Evidence Storage	120 sf		VCT	
Small Conference Room	200 sf		Carpet	Can double as Victim/Witness Interview
Suspect Interview #1	100 sf	Booking Room	VCT	
Suspect Interview #2	100 sf	Booking Room	VCT	
Booking Room	250 sf	Holding Cells, Sallyports	VCT	
Holding Cell #1	80 sf	Booking Room, Sallyports	Sealed Conc or Epoxy	
Holding Cell #2	80 sf	Booking Room, Sallyports	Sealed Conc or Epoxy	
Juvenile Room	80 sf		VCT	
Sallyport #1	380 sf	Booking Room, Holding Cells	Sealed Concrete	For on-duty officer's car. Drive-Thru
Sallyport #2	380 sf	Booking Room, Holding Cells	Sealed Concrete	Drive-Thru
Mechanical/Electrical Room	150 sf		Concrete	
Janitor Closet	80 sf		VCT	

1. Assume that the fitness room, training room, and other building services are shared with the Fire Department
2. Assume that the total area needed is approximately 5,000 gross square feet.

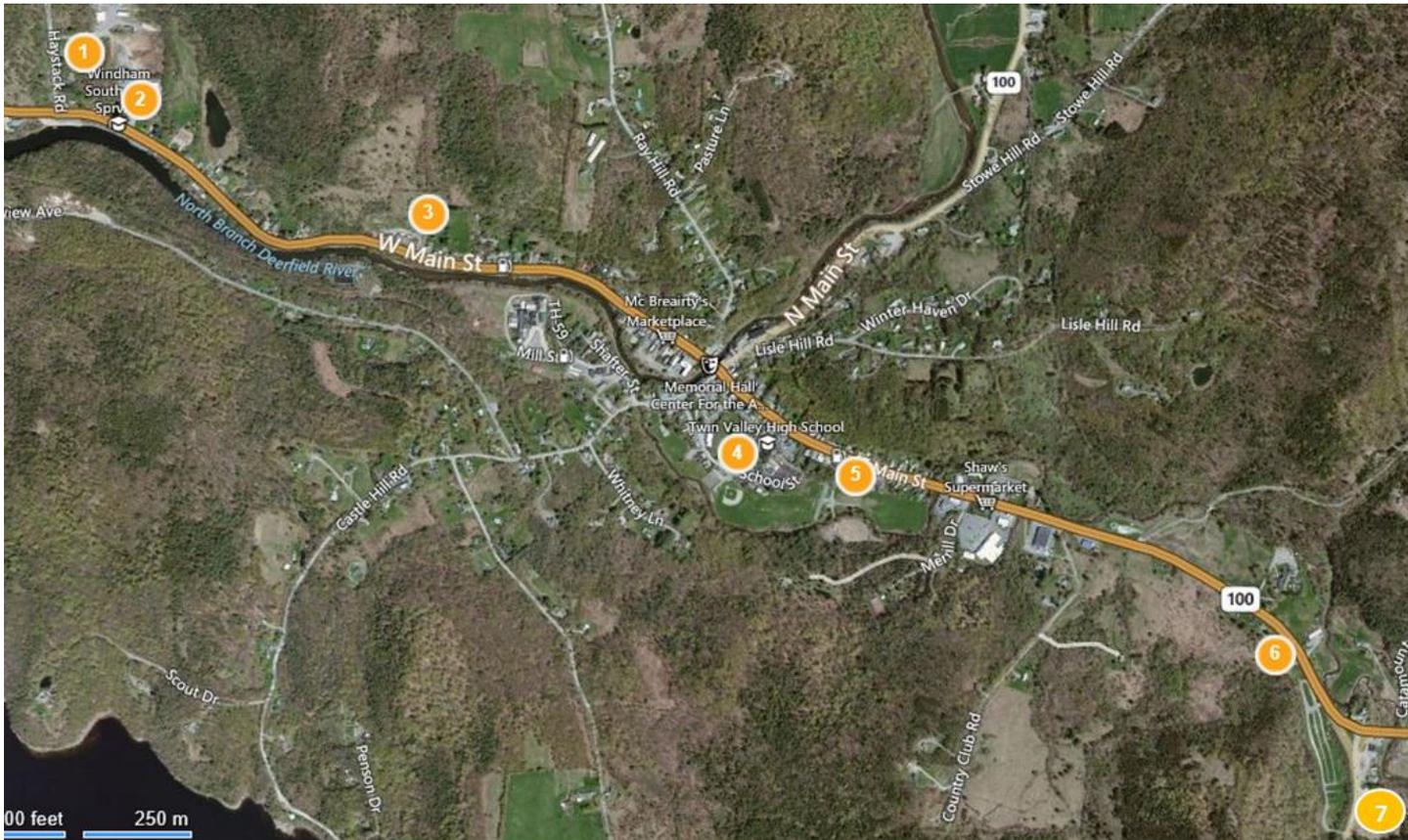
WILMINGTON FIRE DEPARTMENT PROGRAM

Program Space	Existing	Proposed	Adjacencies	Interior Floor Finish	Notes:
Vestibule	60 sf	100 sf		Porcelain Tile	
Lobby		300 sf		Porcelain Tile	
Public Restroom	120 sf	70 sf	Lobby, Training Room	Ceramic Tile	
Dispatch	100 sf	120 sf	Lobby, Direct Access to Training	VCT	Line-of-sight to the apron
Training Room (EOC)	550 sf	660 sf	Lobby, Public Restroom	Carpet	Shared With Police. Up to 40 people. Seminar Tables. Operable partition.
Small Conference Room		200 sf		Carpet	
Chief's Office	180 sf	180 sf	Lobby, EOC	VCT	
FD Office		120 sf	Chief's Office	VCT	
Apparatus Bays	2,500 sf	5,500 sf		Sealed Conc or Epoxy	Eng. 1, Eng. 2, Eng. 3, Rescue, Pick-up Truck, Future Aerial Truck. *
SCBA Room		100 sf		Concrete	Compressor, filling station, sink
Shop/Tool Room		100 sf	Apparatus Bays	Concrete	
Uni-Sex Bathrm w/ Shower		120 sf	Accessed from App. Bays	VCT	
Gear Laundry			Within App. Bays		
Technical Rescue Storage		100 sf			
Hazmat Equipment Storage		100 sf			
EMS Secure Storage		100 sf			
Day Room and Kitchen	150 sf	600 sf	Bunk Rooms	VCT	Kitchen shared with police if co-located
Bunk Rooms (x3)		363 sf	Day Room/Kitchen	Carpet	2 Beds and 2 Lockers per room
Fitness Room		500 sf		Rubber Tile	Shared With Police. Lockers within for coats, towels, etc.
Mechanical Room	120 sf	200 sf		Concrete	
Janitor Closet		70 sf		VCT	
I.T. Closet		100 sf		VCT	
General Storage	150 sf	300 sf		VCT	Could be one space or multiple.

1. Assume that the fitness room, training room, and other building services are shared with the Police Department
2. Assume that the total area needed is approximately 10,500 gross square feet.
3. *Generator on trailer, Boat on trailer, ATV on Trailer.

Potential Sites:

1. **Haystack Road** - Vacant Green Mountain Power Building
2. **West Main Street** – Vacant WW Supply (True Value Hardware)
3. **West Main Street** – Green Mountain Power behind McLeod’s (no longer available)
4. **Beaver Street** – Old Town Garage Site
5. **East Main Street** – Dollar Store Site (no longer available)
6. **Route 100 East** - Old Winery Building (Building not suitable for proposed use)
7. **Route 100 South** - Site South of Health Center



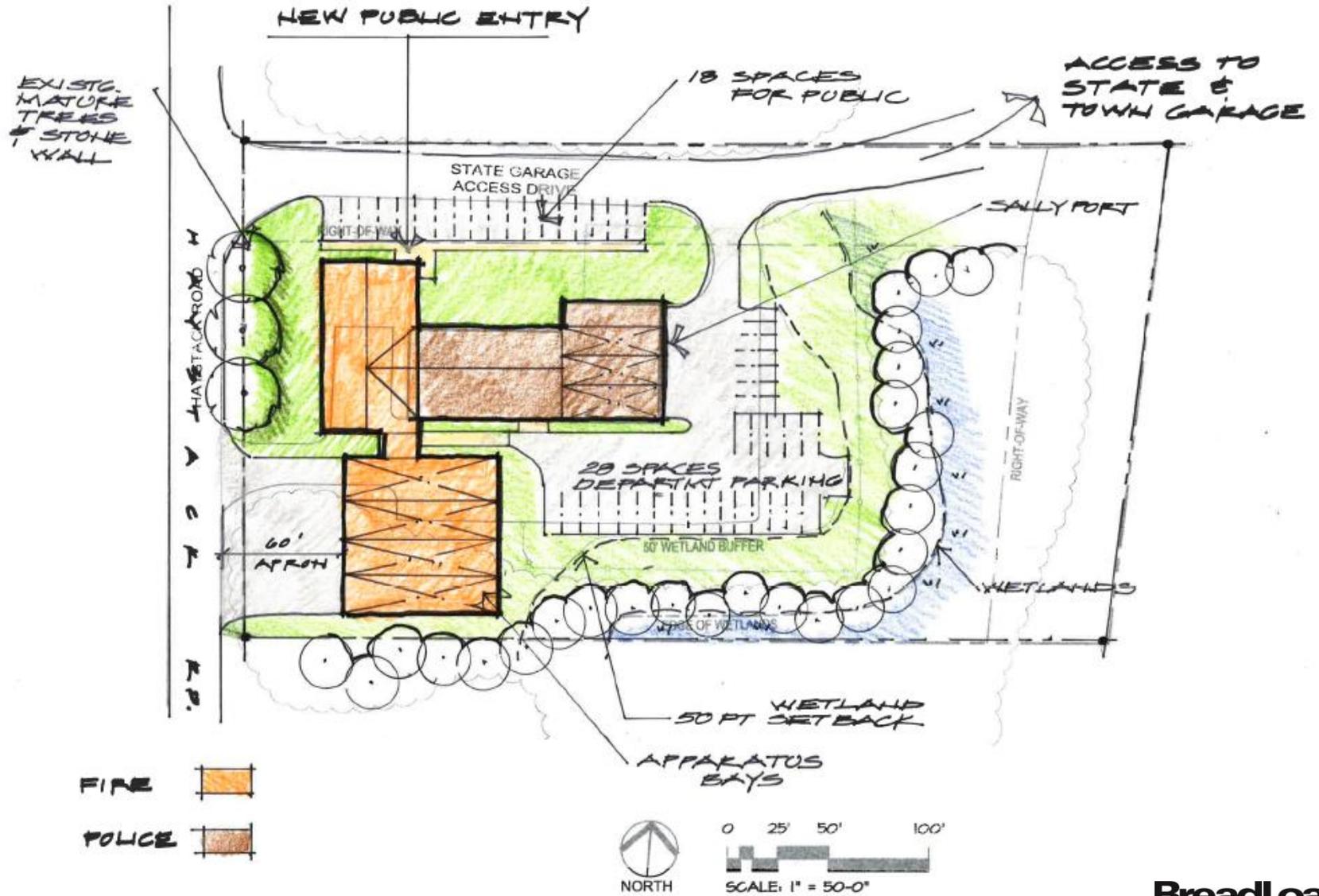
Site 1. Haystack Road



- *Old Green Mountain Power Facility*
- *2.55 Acres*
- *Existing 6,300 gsf building*
- *With High Bay Garage Space at back*
- *Parking*
- *Gravel Storage Area*
- *Adjoining wetlands*



Site 1. Haystack Road Conceptual Plan



Site 2. West Main Street – Vacant WW Supply



- *Old True Value Hardware
- Existing Retail building*
- *3.42 acres*
- *Two storage buildings at
back*
- *Parking*
- *Connects to Town Garage
site to the north*

Site 2. West Main Street – Vacant WW Supply Conceptual Plan

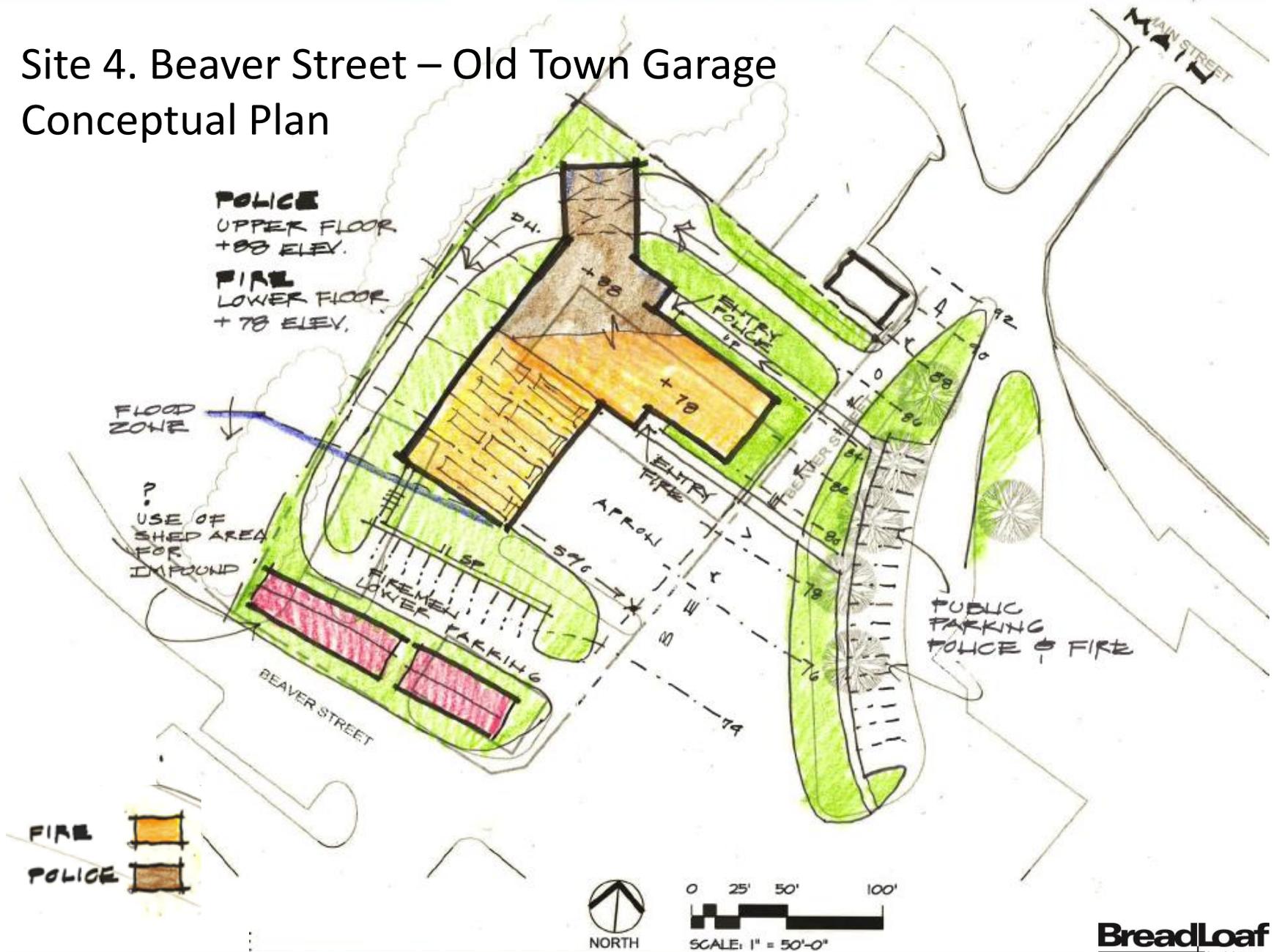


Site 4 . Beaver Street – Old Town Garage

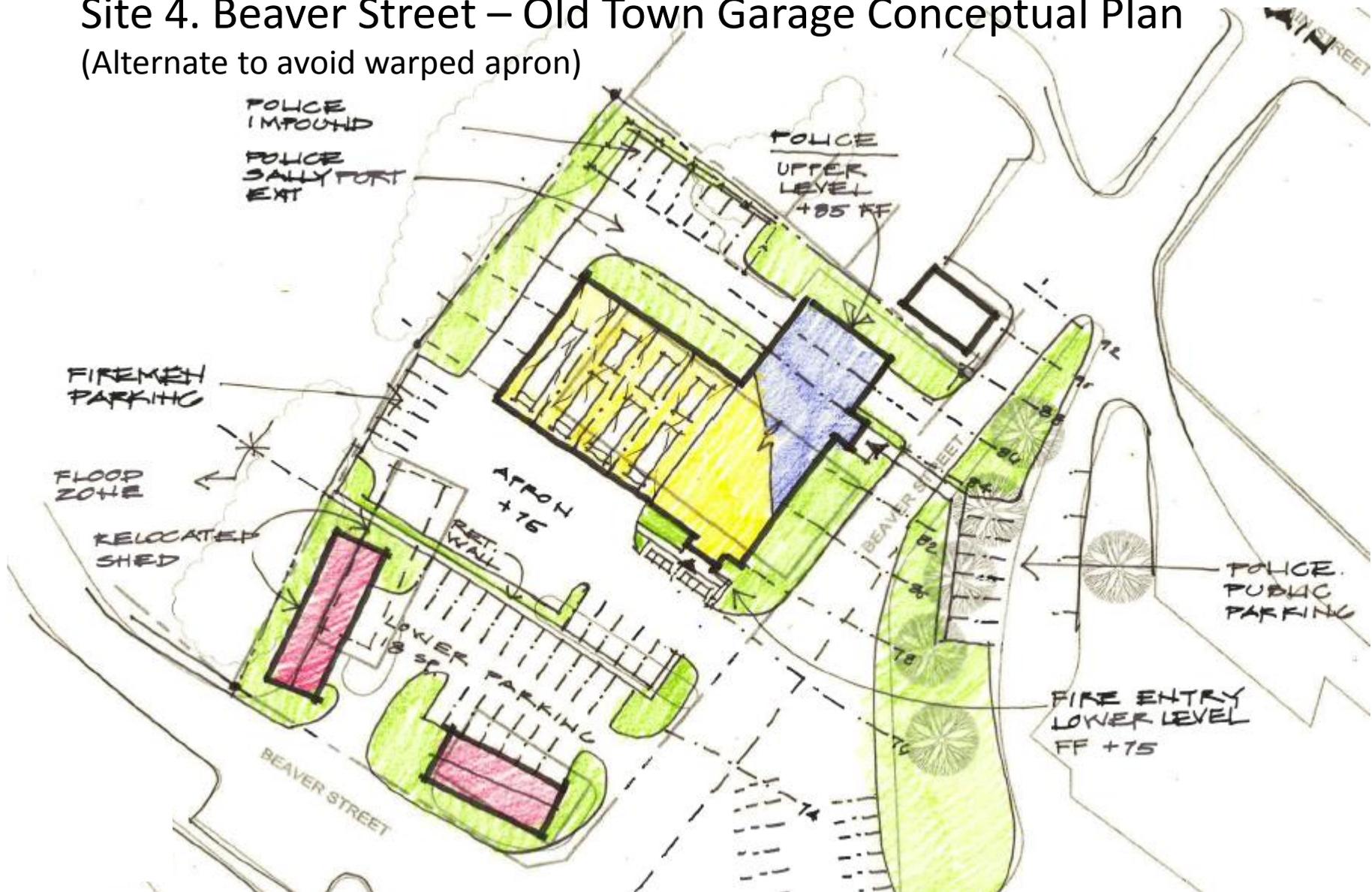


- *Old Town Garage Buildings*
- *1.42 acre site*
- *2 Red Agricultural Historic Sheds*
- *Lower 1/3 of site is in flood hazard zone*
- *Slope of Beaver Street is 7.5%*

Site 4. Beaver Street – Old Town Garage Conceptual Plan

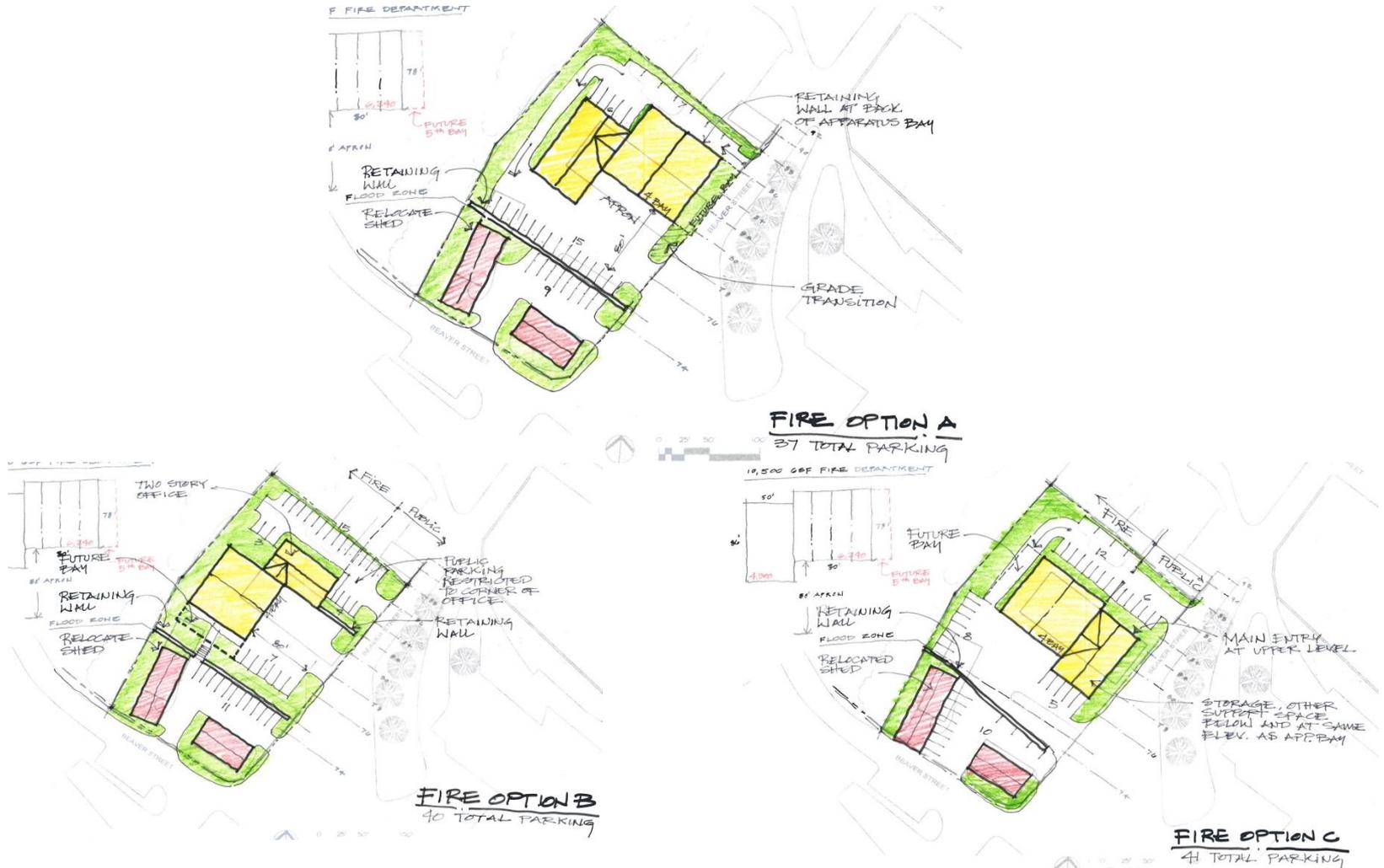


Site 4. Beaver Street – Old Town Garage Conceptual Plan (Alternate to avoid warped apron)



Site 4. Beaver Street – Old Town Garage Conceptual Plan

Additional Site Studies for Fire Only



Site 4. Beaver Street – Old Town Garage Conceptual Plan

FIRE DEPARTMENT ONLY OPTION (4 Bay)



Site 4. Beaver Street – Old Town Garage Conceptual Plan

FIRE DEPARTMENT ONLY OPTION (4 Bay)



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

OPTION # 1:	
LOWER LEVEL:	6,320 SF
UPPER LEVEL:	3,950 SF
TOTAL (4-BAY): 10,270 SF	

Site 4. Beaver Street – Old Town Garage Conceptual Plan

FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)

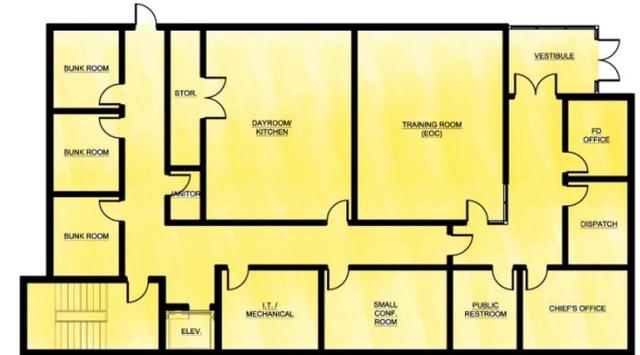


Site 4. Beaver Street – Old Town Garage Conceptual Plan

FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

OPTION # 1A:	
LOWER LEVEL:	7,740 SF
UPPER LEVEL:	4,010 SF
TOTAL (5-BAY): 11,750 SF	

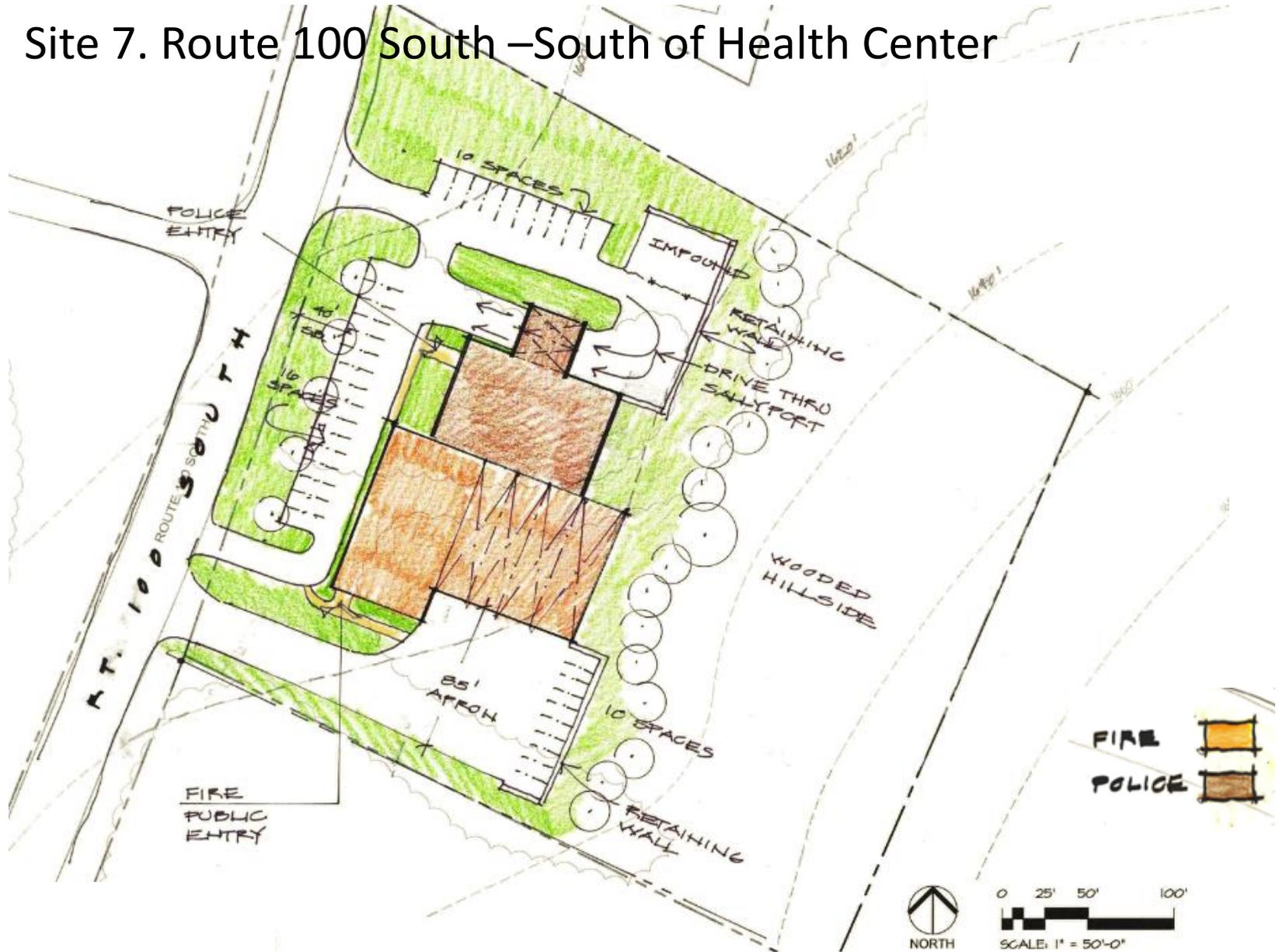
Site 7. Route 100 South –South of Health Center



- *Vacant undeveloped site*
- *3.89 acres*
- *Steeply sloped to the east*



Site 7. Route 100 South – South of Health Center



Wilmington Vermont: Comparison of Potential Sites for Co-Location of Police and Fire Stations

	Site 1 Haystack Road GMP	Site 2 West Main Old WW Supply	Site 4 Beaver St Old Town Garage	Site 4- Fire Only Beaver St Old Town Garage	Site 7 Route 100 South
Description	1 story building Police: Renovation 6,330 sf Fire: New Construction 10,500 sf Reuse of existing developed site	1 story building Police: New Construction 5,000 sf Fire: New Construction 10,500 sf Reuse of existing developed site	2 story building Police: New Construction 5,200 sf Fire: New Construction 10,500 sf Reuse of existing developed site	2 story building Fire: New Construction 10,270 sf Reuse of existing developed site	1 story building Police: New Construction 5,000 sf Fire: New Construction 10,500 sf Vacant undeveloped lot
Acres	2.55	3.42	1.42	1.42	3.89
Zoning	R/C	R/C	V	V	R/C
Wetlands	Yes	No	No	No	No
Flood Hazard Zone	No	No	Yes – lower 1/3 rd of site	Yes – lower 1/3 rd of site	No
Terrain	Relatively Flat	Flat with upper area behind	Sloped	Sloped	Steeply Sloped (8%)
Utilities - Power	Existing	Existing	Existing	Existing	New Service
Utilities - Water	Existing	Existing (pond for fire pump)	Existing	Existing	New well
Utilities -Sewer	Existing	Existing	Existing	Existing	New system on site (?)
Site Circulation	Good	Good	Not ideal	Not ideal	Good – 3 access driveways
Fire Truck Turning	Good	Good	Average - Apron sloped 5%	Average - Apron sloped 5%	Good
Drive thru Sallyport	No	Yes	Yes	Yes	Yes
Impound Area	No	Yes	No – could use shed building	No – could use shed building	Yes
Ability to Expand	No	Yes	No	No	Yes – Uphill (?)
Parking Public	18 spaces	20 spaces	18 spaces	7 spaces	16 spaces
Parking Police	10 spaces	12 spaces	4 spaces	NA	10 spaces
Parking Fire	10 spaces	12 spaces	7 spaces	16 spaces	10 spaces
Fire Response Time	1.17 miles west of 100-9 Intersection	1 mile west of 100-9 Intersection	1/8 th mile south of 100-9 Intersection	1/8 th mile south of 100-9 Intersection	1.3 miles east of 100-9 Intersection
Town and Permit Considerations	Parking in State Garage Access Road Takes property off of Grand List	Blinking light at Rte 9 driveway Takes property off of Grand List	Blinking light on Main Street Use of High School parking lot	Blinking light on Main Street Use of High School parking lot	Safety of 3 access driveways off of Rte 100
Cost Considerations	Renovation of 6,300 sf bldg	Demolition of 3 buildings Most of site is graded and paved	Demolition of 1 building, Relocation of 2 buildings, need for Retaining Walls 2 Story building adds 1 stair/no elevator	Relocation of 1 building, need for Retaining Walls 2 Story building adds 1 stair/no elevator	New driveways, Extensive retaining walls (unknown), All new utilities
Acquisition	\$700,000 asking	\$300,000 - \$350,000 asking	Town Owned	Town Owned	\$58,000 asking (assessed \$35,000)
Construction Site	\$523,000	\$644,000	\$977,000	\$1,020,000	\$1,478,000
Construction Building	\$2,750,000	\$2,707,000	\$2,763,000	\$1,803,000	\$2,653,000
Owner Cost *	\$917,000	\$938,000	\$1,047,000	\$869,000	\$1,156,000
Total Project Budget	\$4,890,000	\$4,589,000	\$4,787,000	\$3,692,000	\$5,345,000

* Owner Costs includes A/E Fees, testing, HAZMAT, insurances, permit fees, utility charges, security, tele/data, A/V, furniture/fixtures/equip., moving, owner cont. & rock removal

5th Bay and Elevator
Add \$280,000