



Commonwealth of Massachusetts Town of Lanesborough

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PUBLIC SAFETY BUILDING COMMITTEE

Select Board's Office: August 1, 2023
7:00 P.M

Working Group Meeting to prepare for discussion with project designer.

Questions:

1. Are there specific items/features mandated for inclusion in public safety buildings?
This is in reference to the layout of the building such as workstations, office space, locker rooms, showers, etc.

The only items mandated are Building / Fire Codes and Standards within MA. These include MA Building Code, 780 CMR, 9th edition, Mass Architectural Access Board (MAAB), and ADA Accessibility Guidelines.

2. Are there specific construction materials/features mandated for inclusion in public safety buildings?
This is in reference to bullet resistant glass/walls, biohazard mitigation, etc.

No. The features included within the proposed facility were developed through interviews with the end users, our experience in public safety facilities, and industry standards for safety, security, and officer wellness. There are OSHA standards for handling or disposal of hazardous materials, including biohazards.

3. In reference to the previous building design submitted, what would be considered as must have (mandated), need to have, and want to have?

These are determined on a municipal level to suit the end user's needs, officer safety and wellness, and conformance with state building / fire codes for building use and construction classification, including mandated energy codes and accessibility standards. Codes and standards are designed for life safety, energy efficiency, and sanitation (i.e: **If** you have so many occupants, **then** you need so many plumbing fixtures; **If** you have interior occupied space, **then** you need temperature controls and fresh air; etc). They do not mandate programmatic requirements but do mandate what conditions are to exist if you include them.

4. How was the Needs Assessment developed and whom was it completed by?

Our initial Space Needs Assessment interview was conducted in January 2020 with the assistance of Chief Sorrell. Our final Space Needs Assessment interview was conducted in October 2022 with the assistance of Chief Derksen and EMS Director, Jen Weber. All versions were presented to the Select Board for endorsement and authorization to advance to the next phase of our contract agreement.

5. 1) can we have a plan and cost for a police station, police station and EMT, police station, EMT and fire station. Cost estimate for each.

All our previous plans have reflected the programmatic needs of the facility based upon an established and endorsed Space Needs Assessment. We can produce additional plans as described above if we are given further direction on what programmatic elements are to be included within these plans. As architects, we are compensated for the time that it will take to develop a solution. Multiple solutions will require additional time and expense for the Town of Lanesborough.

- 2) can you remove any/all "extras" in the multi-use plan already designed, and downsize to 1 ambulance bay?

It would be incumbent on the Building Committee to fully understand the planned function of each space to determine if any "extras" were included. In my opinion, the plan presented represents a thoughtful approach to provide for the current and future needs of the Lanesborough Police Department and Lanesborough EMS to perform their assigned duties in a safe and professional manner. Yes, alterations and removals can be accommodated as requested but any need to add back any of these functions in the future would not be a cost-effective, long-term approach. Are you building to a budget, building only for today, or building for the future?

6. Is it feasible because of the slope of the property to have a two-story building with separate entrances and exits for the police and the EMT each on a different level? If feasible How would this impact cost? Would the property support a two-story building? Take advantage of energy efficiency using natural features/on-site materials.

In my opinion, a two-story solution for a +/-7,000 s.f. facility on this site would not be a cost-effective solution. First, the site has a slight topography but not enough to provide direct access / egress from both floors without substantial site development costs. Stairs would not be required if adequate access / egress is provided for each floor. Soil conditions can support a two-story building. Reduced footing / foundation costs will be offset by increased structural cost of a floor / ceiling assembly to support the second floor. In my opinion, further development of a one-story, slab-on-grade, structure to support your program needs will prove to be the most cost effective and energy efficient solution given the size of the building and the site.

7. Is there a connection between the building design and level of public service delivered to the community?

YES! I am asked that question a lot given that the public has very limited knowledge of law enforcement policies and procedures. Some within the community question why they need a facility at all if they belong on the streets to provide a public service!! This is based on ignorance. As public service providers, Police and EMS professionals deserve a facility that can support their efforts in training, professional development, chain of custody, handling and transport of detainees, confidentiality, record keeping, and storage and handling of equipment. Making a better professional has a direct impact on their ability to provide the services that are asked of them by the community. Seeking professional accreditation that can be recognized on a state or national level should be a goal of every department to share with their community. The building that they work in can directly assist them, or deter them, in that effort.

8. Can we connect/relate the cost of the project/debt to a spending/cost per day?

Yes. That would be encouraged to assist the community in understanding the cost impacts to the residents based upon your desired funding strategy. That information would be provided through your local officials.

9. How much of the working space can be reconfigured/reused for other purposes if needed.

The Building Code recognizes each area based upon its designated use. "Office" space requires certain conditions that "Storage" spaces do not. "Assembly" spaces require certain conditions that other spaces do not. Fire separation assemblies are sometimes required to separate differing uses. Working spaces can be reconfigured / reused for other purposes if they continue to conform to the Building Code for their newly designated use.

10. List of items that are included as soft costs, are they requirements.

Soft Costs are typical project-related costs that are incurred by the Owner but not included within a General Contractor's scope of work. Some are requirements (Design services, OPM services (if over \$1.5M construction), land survey, materials testing, bidding expenses, insurance). Some are costs that can be directed to yearly capital expenses (radio systems, telephone / data systems, legal fees). Some are at the Owner's discretion (new furniture, AV systems, commissioning services). ALL should be further evaluated to determine their need and a local solution to provide for that need.

11. How or can we come up with a design that can be added to in the future?

Yes. We have completed projects that are planning for future additions to occur. We have also been asked to provide additions to facilities that we have designed in the past.

It would be helpful to understand if you would be adding "room(s)", or "department(s)". The initial construction would need to be designed to code compliance and anticipating the future potential to expand.

12. Can you provide an estimate of the cost to run a sewer line to the building?

Yes. I would need accurate information from the Water / Sewer Department on their existing line, including inverts, to determine if a gravity line could be extended to the site and provide the minimum allowable pitch. Another option would be to maintain the current infrastructure and extend a force main line from the new building to the existing sanitary.

END OF QUESTIONS