



CITIZENS ADVISORY COMMITTEE

FOR PUBLIC SAFETY FACILITIES

May 9, 2018

Location, Location, Location

Data, Data, Data

Direct impacts	Noise	
	Light	
	Smells/Odor	
	Fumes	
	Traffic	
	Surrounding	# of homes
	Compatibility	# of religious facilities
	(within 500 feet)	# of schools
	# of businesses	
	Park acres	

Existing facilities	Accessibility	
	Existing Structures (s.f.)	
	Parking	Needed Available

Indirect Impacts	Potential uses lost	
	Potential uses facilitated	
	blighted area clean up	

Strings or limitations from other agencies	Funding	
	Leases	
	Plans	
	Timeframes	

Landmark site	High Traffic Area	
	Architectural Character	
	Historical Significance	

Site	Developable Acres		
	Zoning		
	Access	From highway	
		Adjacent Weight Limits	
		Adjacent Speed Limits	
		Traffic Signals	
		Street Lighting	
	Sufficient Utilities	Water (Public/Private)	
		Sewer (Public/Private)	
		Electricity	
		Heat Supply	
		Communications	
	Environmental Cleanup needed		
	Response Time to	City Center	
Connor			
Woodland			
Washburn			
Limestone			
Fort Fairfield			
Presque Isle			
New Sweden			
Access from priority areas	Average		
	Proximity to CBD		
	Proximity to HS		
	Proximity to MS		
	Proximity to ES		
Civic Centrality Avg			

Financial Estimates	Project Cost	
	Federal Commitment	
	State Commitment	
	Land Acquisition	
	Lease Revenue Lost	
	Annual Tax Loss for Useful Life	
5 yr maintenance needs		

Useful Life



Site Characteristics

Site	Developable Acres
Zoning	
Access	From highway
	Adjacent Weight Limits
	Adjacent Speed Limits
	Traffic Signals
	Street Lighting
Sufficient Utilities	Water (Public/Private)
	Sewer (Public/Private)
	Electricity
	Heat Supply
	Communications
Environmental Cleanup needed	
Response Time to	City Center
	Connor
	Woodland
	Washburn
	Limestone
	Fort Fairfield
	Presque Isle
	New Sweden
	Average
Access from priority areas	Proximity to CBD
	Proximity to HS
	Proximity to MS
	Proximity to ES
	Civic Centrality Avg

Sites were very similar with some exceptions

- No room on Public Works. Would need to acquire adjacent land
- Pines does not have sufficient acres for a combined facility
- Learning Center is unavailable for all options at this time
- Hospital area is not zoned for use and the Hospital District has other plans for the property
- Hospital and Public Works locations altered response routes due to weight limitation on Main Street
- Water pressure is not sufficient on York Street
- Heating system is electrical at York Street
- Response times only differ if Fire/EMS station moves locations

	Current Site	Birds	60 Access	Hospital	York St	Pines	Pub Works
Response Time (minutes)	6.9	7.3	8.0	7.8	8.6	8	8.5
Civic Centrality (avg miles to civic pts)	0.5	0.9	1.3	1.3	0.8	1.3	1.0

Data, Data, Data

Direct impacts	Noise	
	Light	
	Smells/Odor	
	Fumes	
	Traffic	
	Surrounding Compatibility (within 500 feet)	# of homes
		# of religious facilities
		# of schools
		# of businesses
		Park acres

Sites were evaluated on 5 point scale

1 significant detrimental effects anticipated

3 use will be similar to existing conditions

5 significant beneficial effects anticipated

Most sites scored 2 or 3. Properties given a 1 were the hospital and York Street sites for noise potential. The Birdseye and hospital properties were given 4s for lighting.

Compatibility Factor within 500 feet of site	Current Sites	Birds	60 Access	Hospital	York St	Pines	Pub Works	Learning Center
# Homes	46	56	16	5	28	16	4	31
# of religious facilities	2	1	1	0	0	1	0	0
# schools	1	0	0	0	0	0	0	1
# of businesses	54	17	13	4	1	9	2	11
Park Acres	0.67	0	0	0	8.5	0	0	6.2

Data, Data, Data

Indirect Impacts	Potential uses lost
	Potential uses facilitated
	blighted area clean up

Uses	Current Sites	Birds	60 Access	Hospital	York St	Pines	Pub Works
Lost							
Facilitated							
Blight Clean up							

Site Characteristics

Direct Impacts

Indirect Impacts

Existing Facilities

Landmark Potential

Strings

Financial Estimates

Useful Life

Data, Data, Data

Existing facilities	Accessibility	
	Existing Structures (s.f.)	
	Parking	Needed Available

Accessibility as a measurement of ADA compliance capability

- New Construction given a 5
- Retrofit Construction given a 4

Existing Structures viewed as negative to project due to work arounds, fixes, demolition, age of materials reducing useful life. Size of existing structures impacted scoring (e.g. York Street with 72,000 s.f. received a score of 1 while green fields were a 5).

Sites are able to accommodate parking needs except for Pines as a combined facility. However, some overflow to 60 Access Highway property may accommodate the needs.

Data, Data, Data

Landmark site	High Traffic Area
	Architectural Character
	Historical Significance

Maine DOT traffic volumes were available for all properties. More traffic volume means greater exposure/visibility of the facility and higher score.

New Construction was given higher score due to unfettered ability for design and character. Use of existing buildings given slightly lower score.



Site Characteristics

Direct Impacts

Indirect Impacts

Existing Facilities

Landmark Potential

Strings

Financial Estimates

Useful Life

Data, Data, Data

Strings or limitations from other agencies	Funding
	Leases
	Plans
	Timeframes

Strings	Current Sites	Birds	60 Access	Hospital	York St	Pines	Pub Works
Funding							
Lease/ Occupancy							
Future Plans							
Time Frames							

Site Characteristics

Direct Impacts

Indirect Impacts

Existing Facilities

Landmark Potential

Strings

Financial Estimates

Useful Life

Data, Data, Data

Financial Estimates	Project Cost
	Demolition Costs
	Federal Commitment
	State Commitment
	Land Acquisition
	Lease Revenue Lost
	Annual Tax Loss for Useful Life 5 yr maintenance needs

Architects estimate of \$250/sf for new construction. Recent RSU indicates a higher number is probably warranted.

Demolition cost based on RSU estimated bid values/s.f. and existing structures.

Only property with federal commitment is 60 Access Highway. City must reimburse USDA 19.2% of market value of building (\$161,000) if not to be used for intended purpose. State CBDG program coordinator indicates no state reimbursement is needed unless building is sold.

Land Acquisition costs include currently assessed value + legal, survey, and 5% incentive for private parties.

Lease revenue based on \$1/s.f. commercial land or current contracted properties

Tax loss = assessed value to be removed with project x current mil rate x useful life of building

Data, Data, Data



Financial Estimates	Annual Tax Loss for Useful Life
	Project Cost
	Demolition Costs
	Federal Commitment
	State Commitment
	Land Acquisition
	Lease Revenue Lost
5 yr maintenance needs	

Values are for relative comparison only.
 Does not include displacement costs at existing facilities.
 Does not include operational expenses.
 Does not include environmental cleanup of existing buildings to be repurposed.
 Energy Savings, Etc. etc. etc.

Option 1	Option 2					Option 3					Option 4	Option 5		
Remodel Police	New Police Station - Maintain Fire/EMS Station					New Police Station - Expand Fire/EMS Station					Combine on Fire/EMS Site	Combine on New Site		
	Bird	Mecon	Nat Guard	Pines	PW	Bird	Mecon	Nat Guard	Pines	PW		Bird	Mecon	Nat Guard
\$ -	\$ -	\$ -	\$ 1,786,525	\$ 1,429,220	\$ 1,786,525	\$ 9,024	\$ 9,024	\$ 1,795,549	\$ 1,438,244	\$ 1,795,549	\$ 22,452	\$ -	\$ -	\$ 1,786,525
\$ 3,000,000	\$ 3,000,000	\$ 2,700,000	\$ 3,000,000	\$ 243,000	\$ 3,000,000	\$ 7,675,000	\$ 7,375,000	\$ 8,425,000	\$ 4,918,000	\$ 7,675,000	\$ 5,800,000	\$ 8,300,000	\$ 7,500,000	\$ 8,300,000
\$ -	\$ -	\$ 135,000	\$ 947,614	\$ 135,000	\$ 47,090	\$ -	\$ 135,000	\$ 947,614	\$ 135,000	\$ 47,090	\$ -	\$ -	\$ 135,000	\$ 947,614
\$ -	\$ -	\$ 161,165	\$ -	\$ -	\$ -	\$ -	\$ 161,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,165	\$ -
\$ -	\$ -	\$ -	\$ 1,495,800	\$ 52,360	\$ 281,810	\$ 58,079	\$ 58,079	\$ 1,553,879	\$ 110,439	\$ 339,889	\$ 41,549	\$ -	\$ -	\$ 1,495,800
\$ -	\$ 609,840	\$ 120,000	\$ -	\$ -	\$ -	\$ 609,840	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 609,840	\$ 120,000	\$ -
\$ 1,354,567	\$ 4,468,840	\$ 4,521,165	\$ 8,088,939	\$ 3,918,580	\$ 5,974,425	\$ 8,696,512	\$ 8,748,836	\$ 13,066,611	\$ 8,146,252	\$ 10,202,097	\$ 6,006,000	\$ 8,909,840	\$ 8,462,165	\$ 12,529,939

Data, Data, Data



Financial Estimates	Annual Tax Loss for Useful Life
	Project Cost
	Demolition Costs
	Federal Commitment
	State Commitment
	Land Acquisition
	Lease Revenue Lost
5 yr maintenance needs	

Values are for relative comparison only.
 Does not include displacement costs at existing facilities.
 Does not include operational expenses.
 Does not include environmental cleanup of existing buildings to be repurposed.
 Energy Savings, Etc. etc. etc.

Option 1	Option 2					Option 3					Option 4	Option 5		
Remodel Police	New Police Station - Maintain Fire/EMS Station					New Police Station - Expand Fire/EMS Station					Combine on Fire/EMS Site	Combine on New Site		
	Bird	Mecon	Nat Guard	Pines	PW	Bird	Mecon	Nat Guard	Pines	PW		Bird	Mecon	Nat Guard
\$ -	\$ -	\$ -	\$ 1,786,525	\$ 1,429,220	\$ 1,786,525	\$ 9,024	\$ 9,024	\$ 1,795,549	\$ 1,438,244	\$ 1,795,549	\$ 22,452	\$ -	\$ -	\$ 1,786,525
\$ 3,000,000	\$ 3,000,000	\$ 2,700,000	\$ 3,000,000	\$ 243,000	\$ 3,000,000	\$ 7,675,000	\$ 7,375,000	\$ 8,425,000	\$ 4,918,000	\$ 7,675,000	\$ 5,800,000	\$ 8,300,000	\$ 7,500,000	\$ 8,300,000
\$ -	\$ -	\$ 135,000	\$ 947,614	\$ 135,000	\$ 47,090	\$ -	\$ 135,000	\$ 947,614	\$ 135,000	\$ 47,090	\$ -	\$ -	\$ 135,000	\$ 947,614
\$ -	\$ -	\$ 161,165	\$ -	\$ -	\$ -	\$ -	\$ 161,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,165	\$ -
\$ -	\$ -	\$ -	\$ 1,495,800	\$ 52,360	\$ 281,810	\$ 58,079	\$ 58,079	\$ 1,553,879	\$ 110,439	\$ 339,889	\$ 41,549	\$ -	\$ -	\$ 1,495,800
\$ -	\$ 609,840	\$ 120,000	\$ -	\$ -	\$ -	\$ 609,840	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 609,840	\$ 120,000	\$ -
\$ 1,354,567	\$ 859,000	\$ 1,405,000	\$ 859,000	\$ 2,059,000	\$ 859,000	\$ 344,569	\$ 890,569	\$ 344,569	\$ 1,544,569	\$ 344,569	\$ 142,000	\$ -	\$ 546,000	\$ -
\$ 4,354,567	\$ 4,468,840	\$ 4,521,165	\$ 8,088,939	\$ 3,918,580	\$ 5,974,425	\$ 8,696,512	\$ 8,748,836	\$ 13,066,611	\$ 8,146,252	\$ 10,202,097	\$ 6,006,000	\$ 8,909,840	\$ 8,462,165	\$ 12,529,939
Useful Life														
17.5	35	30	35	30	35	45	40	45	40	45	40	50	40	50
\$ 248,832.38	\$ 127,681.14	\$ 150,705.49	\$ 231,112.54	\$ 130,619.33	\$ 170,697.86	\$ 193,255.81	\$ 218,720.91	\$ 290,369.12	\$ 203,656.29	\$ 226,713.26	\$ 150,150.01	\$ 178,196.80	\$ 211,554.12	\$ 250,598.78

Data, Data, Data

Which factors are top priority?

How Important are the factors in site and project selection?

Site Characteristics

Direct Impacts

Indirect Impacts

Existing Facilities

Landmark Potential

Financial Estimates

Strings

Useful Life

Weighting the Criteria



Criteria	Rank
Landmark	
Direct Impacts	
Existing Facilities	
Indirect Impacts	
Strings	
Useful Life	
Site	
Financial Estimate	

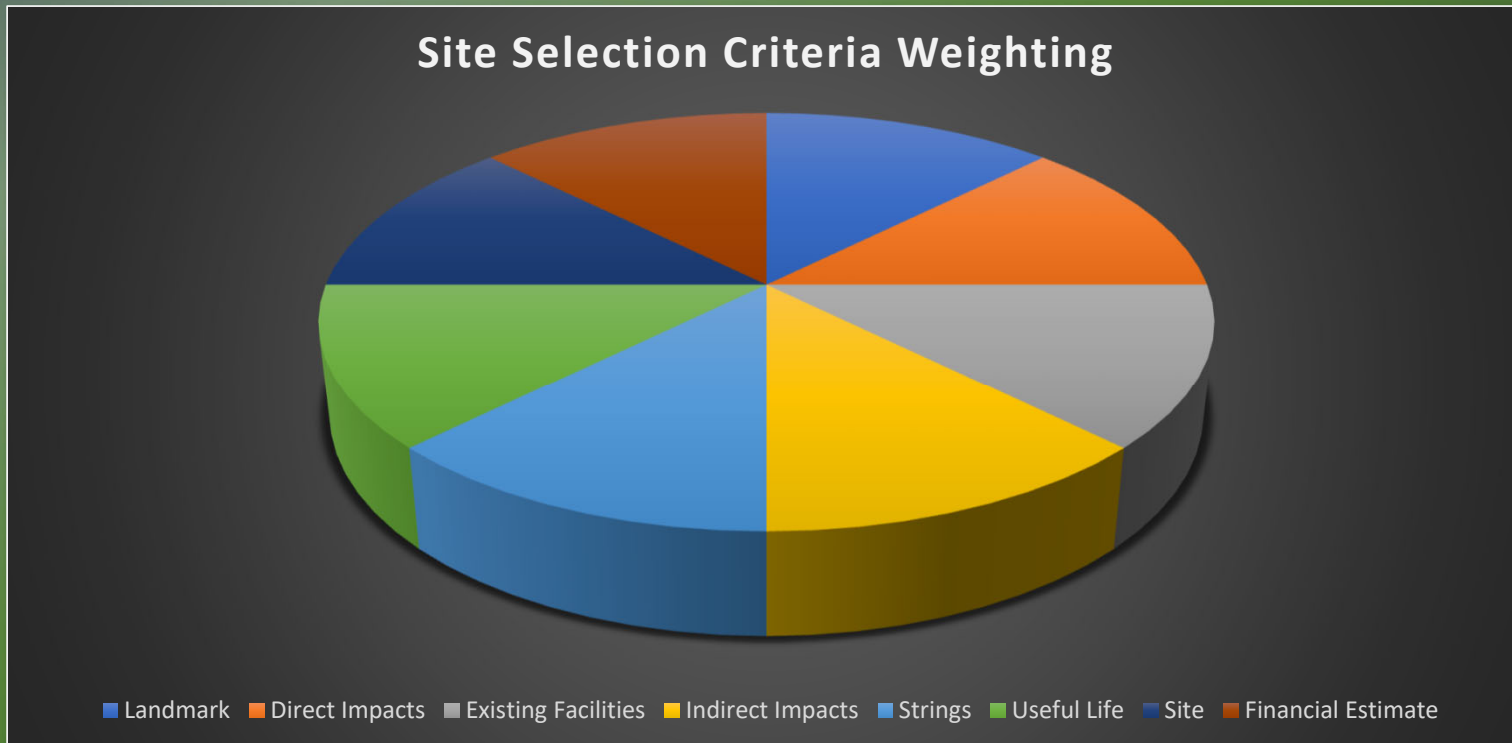
Sites for Additional Consideration

Port City Architecture is contracted to provide six conceptual designs and cost estimates (Two options on three properties).

The Committee needs to select 2-3 sites for the consultant to investigate further



Weighted Based on Committee Input



Weighted Scores of Options

		Option 1	Option 2					Option 3					Option 4	Option 5		
	Weight	Remodel Police Station	New Police - Maintain Fire/EMS					New Police - Expanded Fire/EMS					Combine onto Fire/EMS	New Combined		
Criteria	Factor	Station	Bird	Mecon	Nat Guar	Pines	PW	Bird	Mecon	Nat Guar	Pines	PW	Fire/EMS	Bird	Mecon	Nat Guar
Landmark	0.13	0.07	0.09	0.07	0.07	0.06	0.03	0.10	0.08	0.08	0.08	0.08	0.09	0.08	0.06	0.06
Direct Impacts	0.13	0.08	0.10	0.07	0.08	0.07	0.06	0.11	0.07	0.08	0.07	0.06	0.05	0.06	0.03	0.04
Existing Facilities	0.13	0.06	0.08	0.04	0.03	0.06	0.07	0.09	0.05	0.04	0.07	0.08	0.09	0.04	0.06	0.04
Indirect Impacts	0.13	0.08	0.09	0.07	0.08	0.08	0.06	0.09	0.07	0.08	0.08	0.06	0.09	0.09	0.07	0.07
Strings	0.13	0.13	0.09	0.08	0.09	0.09	0.08	0.09	0.08	0.09	0.09	0.08	0.13	0.09	0.06	0.03
Useful Life	0.13	0.04	0.09	0.08	0.09	0.08	0.09	0.11	0.10	0.11	0.10	0.11	0.10	0.13	0.10	0.13
Site	0.13	0.09	0.11	0.09	0.09	0.10	0.09	0.12	0.10	0.10	0.11	0.09	0.11	0.12	0.09	0.08
Financial Estimate	0.13	0.03	0.03	0.03	0.01	0.03	0.02	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.01	0.01
		0.57	0.68	0.53	0.54	0.57	0.16	0.73	0.58	0.59	0.61	0.58	0.68	0.64	0.48	0.45



CITIZENS ADVISORY COMMITTEE

FOR PUBLIC SAFETY FACILITIES

May 9, 2018

Location, Location, Location