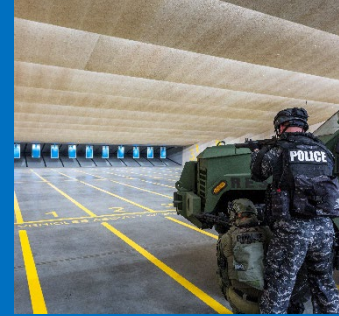


CITY OF CARIBOU MAINE

NEW POLICE STATION

JULY 7, 2021



PUBLIC SAFETY EXCELLENCE



MEETING AGENDA

- INTRODUCTION
- CITY/CONSULTANT PROCESS
- THE PROGRAM
- SITE LOCATION OVERVIEWS
- DESIGN PLAN REVIEW
- COSTS

TEAM INTRODUCTION



DESIGN TEAM

Collaboration

ROLE	TEAM MEMBER	FIRM	POSITION
Principal Consulting Architect	Gary Campbell	MWS	Consulting Law Enforcement Design Architect
Principal Prime Architect	Ellen Angel	ARTIFEX	Local Prime Architect

PROCESS / HISTORY OVERVIEW

BUILDING HISTORY

- 1890 Original station was built on Water Street and remained until about 1940 when the new municipal building was constructed.
- 1952 The new city municipal building housed city administration on the upper floor, the fire department on the main level, and the police station and courthouse were located on the lower level.
- 1977 A renovation was completed this year that would result in the current station configuration. The renovation included a new dispatch office, kitchen/photo lab, renovated jail cells, and the conversion of the clerk's record room as evidence storage.
- Present Day The current station is outdated and in need of renovations. The kitchen/photo development room now serves as a general storage room. The current building includes a 3-bay garage for vehicle maintenance and washing.



WHERE IS THE CITY IN PROCESS?

- 2014 City Comprehensive Plan: “Form a community committee to begin identifying police department building needs, selecting a site, and developing a financing model”
- 2017 Ames Architects provides concept building design for fire/police facility
- 2018 City council approves organization of citizen’s advisory committee to evaluate facility options and locations
- 2018 City Council approves \$25,000 contract with Port City Architects to provide concepts and cost estimates for new facilities.
- 2018 After reviewing criteria and Port City provided info, the citizens committee recommends a police/fire/EMS building on Birds Eye Site subject to funding.
- 2019 Due to seeming of funding, Citizen’s committee recommends pursuing stand-alone police station on the Birds Eye site.
- 2019 Council approves the search for an architectural firm to complete a study of station operations, prepare concept footprint and layout of new station and prepare preliminary building designs with a cost estimate for voter consideration. Consultant to consider new and existing building options.
- 2020 Council approves contract with Artifex Engineers and Architects in collaboration with MW Studios to complete police station study.
- 2020 Artifex and MW Studios completes organization survey, evaluation of potential existing buildings, prepares “ideal” building concept for review. Addition progress halted due to COVID-19 and budget constraints.
- 2021 City Council committee organized to pick up work with Artifex. Milestones to accomplish include; Site selection, refine building design,, have preliminary cost estimate on the November 2021 ballot for consideration.



KEY OBJECTIVES



LONGEVITY

Develop a Police Station facility that satisfies the current and future operational needs of the Augusta Police department well into the 21st century.



OPERATIONAL EFFICIENCY

Develop a Police Station that is tailored to function to the specific needs of the Augusta Police Department that ensures operational preparedness and functionality.



DURABLE YET FLEXIBLE AND WELCOMING

Develop a Police Station that is durable enough to withstand physical abuse yet flexible enough to adapt to the unforeseen future demands of tomorrow.



SECURE YET INVITING

Develop a Police Station that is capable of withstanding natural disasters and terrorist-like assaults in order to mitigate the risk of injury or loss of life to department personnel. Yet – ensure the building is inviting and welcoming to the community, sending the message that the department is here to Protect and Serve.



FISCALLY RESPONSIBLE

Ensure the project is fiscally responsible by justifying one-time capital expenses as well as long-term financial impacts.

PROGRAMMING POLICE STATION

DESIGN STANDARDS TO BE CONSIDERED

STATION ELEMENT	STANDARD/BEST PRACTICE	CURRENT STATION STATUS
Interview Rooms	Must be able to record audio and video.	Current station meets this standard.
Prisoner Handling	Cells to be adequately sized.	Current cells are built in compliance with outdated building codes.
Prisoner Processing	Should have separate rooms for processing and medical related functions.	Lack of space and equipment means only one prisoner can be handled at a time currently.
Child Molestation Cases	Provide separate entrance for victims.	Current interview room is accessed through the police station main entrance.
Drug Processing	The room must be properly ventilated and have a separate processing area.	Currently the officer locker room is being used for drug storage and lacks proper ventilation.
Armory	Room with secure access.	No current armory space.
Evidence Handling & Storage	Have separate rooms for holding, logging, and storing of evidence.	Using officer locker room and offsite storage locations due to space constraints.

DESIGN STANDARDS TO BE CONSIDERED

STATION ELEMENT	STANDARD/BEST PRACTICE	CURRENT STATION STATUS
Secure Areas	All personnel should be behind secure areas. Detainees have limited access to areas and sensitive information.	Space is currently not in compliance; detainees must be moved through sensitive areas.
Multi-Gender Facilities	Have separate facilities for male and female officers.	There are currently no separate locker rooms or sanitary facilities for female officers.
Decontamination	Decontamination spaces needed for detainees and officers.	There is no decontamination area in the station.
Kennel (K-9)	Should have wash area and rest area.	The wash bays in the garage and interior floor space for rest area.
Vehicle Storage	Have secure vehicle storage for asset protection and detainee control.	Limited garage space for some vehicles but not a secure area for all equipment nor is there space for detainee moving.
Records Storage	Records stored on site behind secured areas.	Limited on-site records. Off-site storage is need for records along with evidence.



TRENDS IN A MODERN POLICE STATION

- Community Policing
- Citizen Involvement (Community Space)
- Domain Awareness
- Front-of-house / Back-of-house separation
- Recruiting & Retention
- Holding & Processing Technologies
- Evidence Processing & Chain of Custody
- Crime Labs
- On-Site Training
- Fitness
- State of Emergency
- Gender Neutrality
- Active Shooters
- Facility Hardening
- Co-Location or Campus Location With Allied Agencies
- Body/Dash Cams
- Cyber Presence



FEMA



COPS
Community Oriented Policing Services
U.S. Department of Justice





STANDARD INFLUENCES ON DESIGN

- Conditions of Work → Fitness
- Sight & Sound Separation Requirements
- Training
 - Use of Lethal Force Simulations
 - Defensive Tactics
 - Classroom
 - Weapons Cleaning → Lead Exposure (OSHA)
- Processing
 - Weapon Security
 - Detainee Belongings
 - Duress Alarms
 - Monitoring Procedures & Equipment
- Fire & Loss Prevention
 - Sprinklers in Data & Evidence Storage
- Holding
 - +8 Hours = Showers
 - Wellness Checks
- Phone Access
- Bi-Lingual Signage
- Evidence
 - Chain of Custody
 - Ventilation of Narcotics
 - Preservation of Firearms
 - Preservation of DNA
- Protection of Seized Training Items
- Records Storage & Management





WHAT MAKES A GOOD POLICE STATION TODAY?

SOME DEFINING CHARACTERISTICS

- Good Programming & Adjacency
- Integrated & Adaptable Technology
- Safe, Secure, Inviting YET Durable and Rigid
- Clear Definition of Functions
 - Public vs. Staff vs. Evidence vs. Detention
- Backup Power (Generator & UPS)
- Redundancy
- Breach, Blast & Ballistic Protection
- Accessibility
- Visibility & Lighting
- Mechanical Flexibility
- Storm Hardening
- Sight & Sound Separation



SETTING A MINIMAL STANDARD OF CARE

BUILDING CODES

- Building Codes Establish a **MINIMAL** set of standards to ensure structures are safe for human occupancy.
- Different Jurisdictions and Agencies Enforce Different Codes – Sometimes The Conflict – In Which Case, The Most Stringent Regulation Typically Applies.
 - International Building Code (IBC)
 - NFPA 101 (Life Safety)
 - UFC (Typically State or Federal Installations)
- Police Stations Are Unique As There Are Special Provisions For Ensuring the Resilience These Essential Facilities.
- Many Additional Standards & Policies Exist That Are Not Adopted By Local Jurisdictions. I.E. NFPA 1500 Infectious Disease. It is up to you and your architect to be responsible as to which standards you follow.
- Would your department be in a tough position if you ever had to take the stand?



PLANNING CONCEPTS KEY TRENDING ELEMENTS



PROGRAMMING OVERVIEW



PROGRAMMING EFFORTS

1

CONDITIONAL ASSESSMENT

Design team toured existing facility conducting building assessment identifying the structures strengths, weaknesses, opportunities and threats as they pertain to law enforcement architecture.

2

SPACE NEEDS ANALYSIS

Design team conducted 2 hour meeting & interviewed department staff to identify the types of required space, their sizes, and required adjacencies in order to satisfy the immediate and long-term needs of the department.

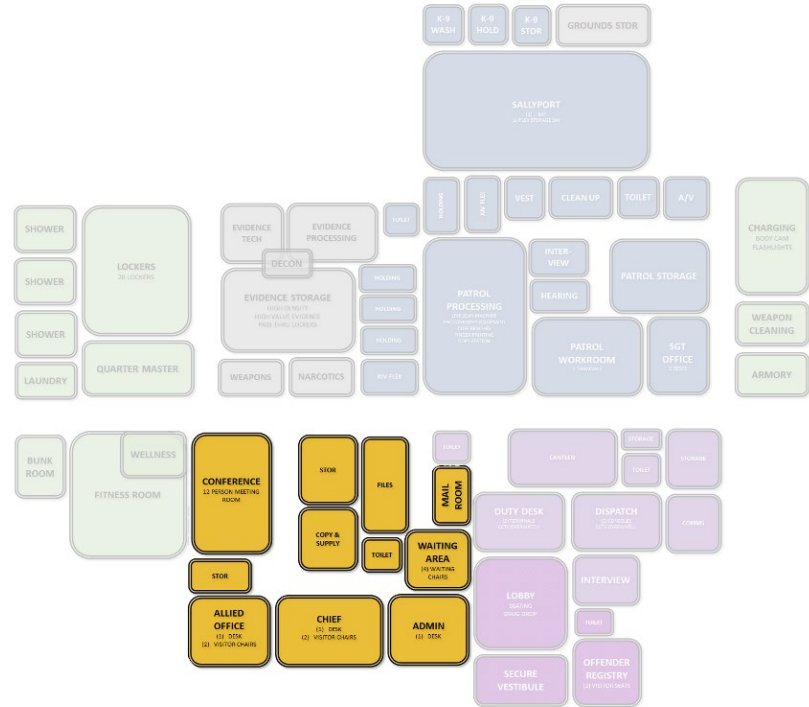
PROGRAMMING



COMMAND

1,187 NSF

WAITING AREA	- 64 NSF
UNISEX TOILET	- 56 NSF
CONFERENCE ROOM	- 280 NSF
COPY AREA	- 64 NSF
GENERAL STORAGE	- 80 NSF
ADMIN OFFICE	- 80 NSF
CHIEF OFFICE	- 243 NSF
ALLIED AGENCY OFFICE (120 NSF * 2)	- 240 NSF
FILE STORAGE	- 80 NSF



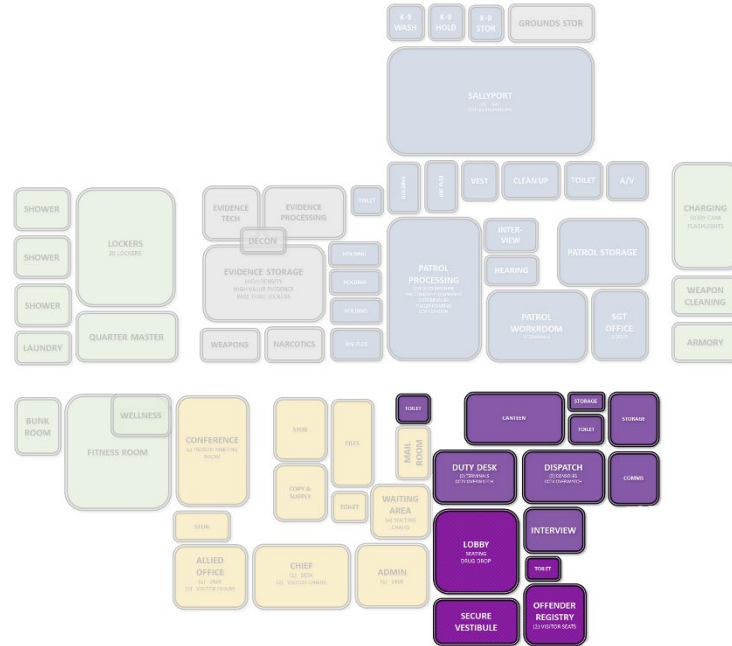
PROGRAMMING



OPERATIONS

1,734 NSF

SECURE VESTIBULE	- 120 NSF
LOBBY	- 396 NSF
PUBLIC TOILET ROOM (56 NSF * 2)	- 112 NSF
PRESCRIPTION DROP STORAGE	- 36 NSF
MAIL ROOM	- 64 NSF
MULTI-PURPOSE INTERVIEW	- 120 NSF
SEX OFFENDER REGISTRATION	- 168 NSF
DUTY DESK	- 195 NSF
CANTEEN	- 140 NSF
DUTY TOILET ROOM	- 56 NSF
PSAP/DISPATCH	- 279 NSF
GENERAL STORAGE	- 48 NSF



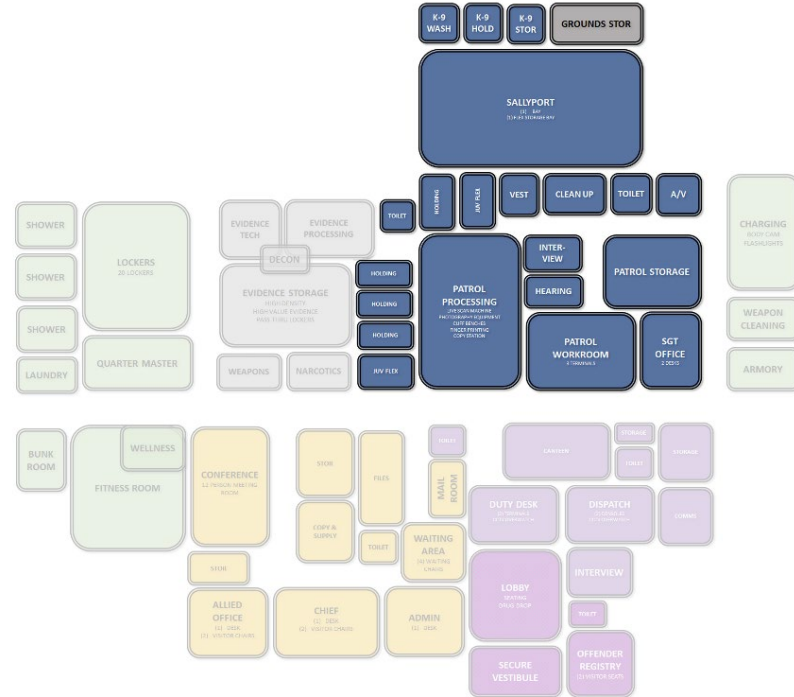
PROGRAMMING



PATROL

3,400 NSF

DETAINEE PROCESSING	- 308 NSF
HOLDING CELLS (80 NSF * 4)	- 320 NSF
JUVENILE/FLEX HOLDING CELLS (80 NSF * 2)	- 160 NSF
CLEANUP/JUVENILE PROCESSING	- 96 NSF
HEARING/ATTORNEY CLIENT/ARRAIGNMENT	- 80 NSF
INTERVIEW ROOM	- 80 NSF
A/V EQUIPMENT	- 48 NSF
PATROL STORAGE	- 80 NSF
DETAINEE TOILET	- 56 NSF
PATROL TOILET	- 56 NSF
SECURE VESTIBULE	- 64 NSF
SERGEANT OFFICE	- 168 NSF
PATROL WORKROOM	- 224 NSF
GROUND STORAGE	- 144 NSF
EVIDENCE BAY	- 468 NSF
SALLYPORT/FLEX BAY	- 448 NSF
K9 STORAGE	- 80 NSF
K9 WASH	- 24 NSF
K9 HOLDING	- 48 NSF



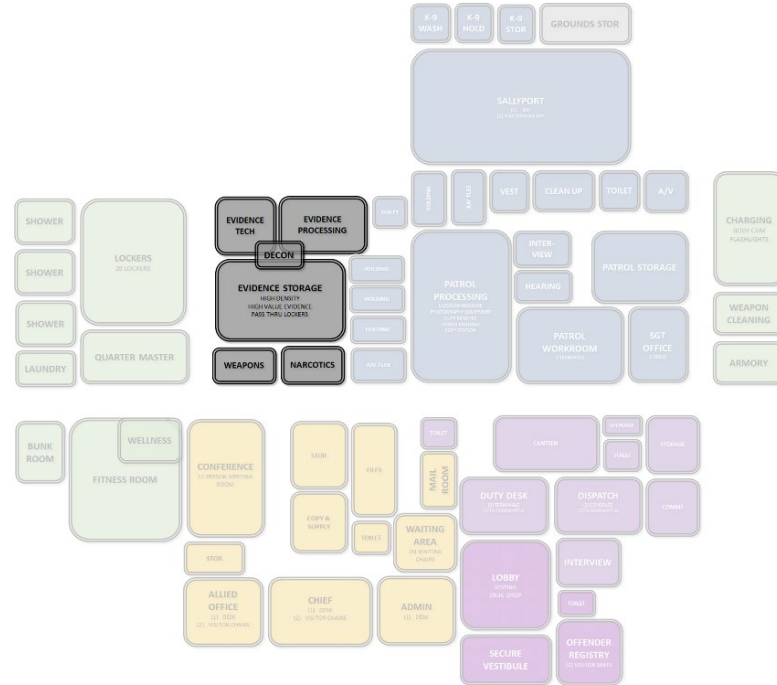
PROGRAMMING



EVIDENCE / LAB

872 NSF

- EVIDENCE PROCESSING - 160 NSF
- EVIDENCE TECH WORKROOM - 120 NSF
- DECON ROOM - 96 NSF
- BULK EVIDENCE - 216 NSF
- NARCOTICS EVIDENCE STORAGE - 80 NSF
- FIRE ARMS STORAGE - 160 NSF
- HIGH VALUE EVIDENCE STORAGE - 40 NSF



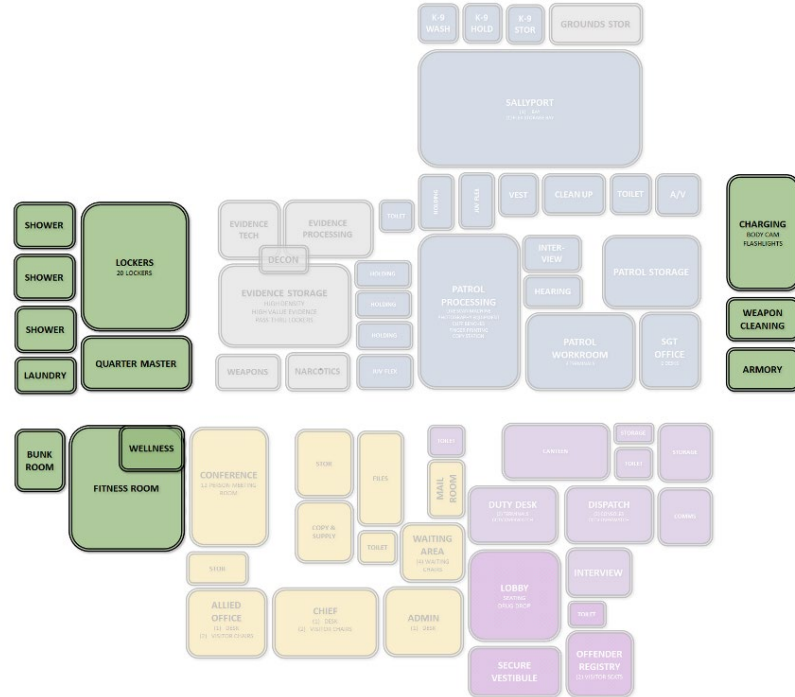
PROGRAMMING



COMMON

1,816 NSF

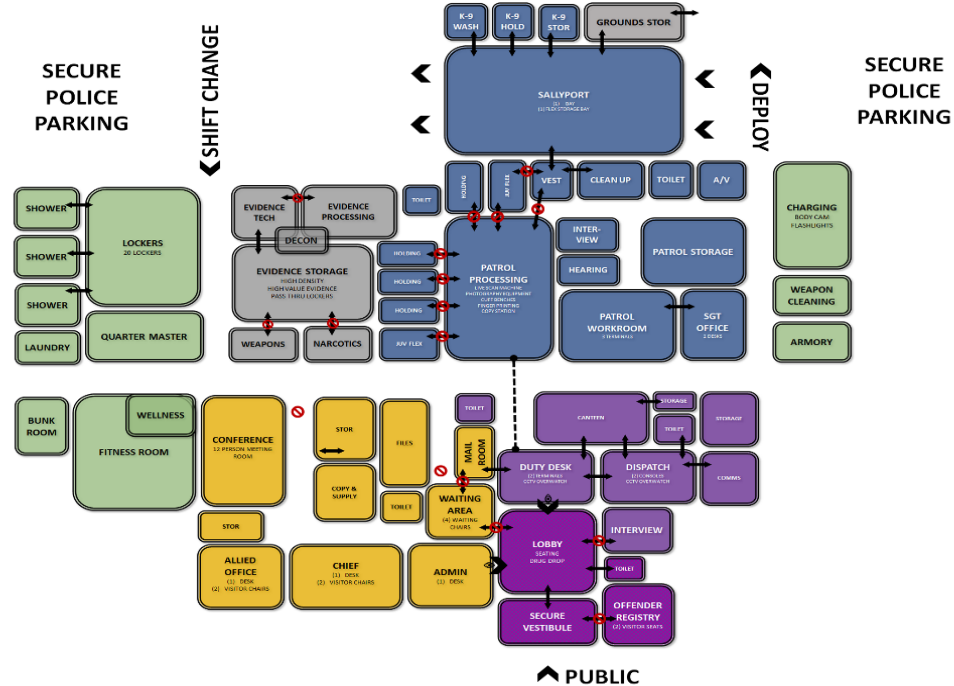
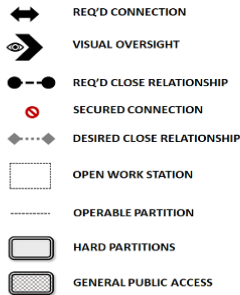
- WELLNESS HEALTH ROOM - 120 NSF
- FITNESS ROOM - 468 NSF
- QUARTER MASTER STORAGE - 140 NSF
- ARMORY - 120 NSF
- WEAPON CLEANING - 64 NSF
- CHARGING ROOM - 96 NSF
- BUNK ROOMS - 80 NSF
- LOCKERS (20 UNITS) UNISEX ROOM - 264 NSF
- UNISEX SHOWER/TOILET ROOMS - 88 NSF
- UNISEX GENERAL PURPOSE TOILET ROOMS - 56 NSF
- LAUNDRY - 64 NSF



PROGRAMMING

	COMMAND	1,187 NSF
	OPERATIONS	1,734 NSF
	PATROL / OUTBUILDING	3,400 NSF
	EVIDENCE / LAB	872 NSF
	COMMON USE	1,816 NSF

TOTAL NSF 9,009 NSF
GROSS UP FACTOR 1.35x
TOTAL GSF 12,000 GSF



OPERATIONS OF POLICE STATION



SITE LOCATION OVERVIEW

CONTEXT MAP

- 1 Route 1 (Birds Eye Site)
- 2 Water Street Site
- 3 Washburn Street Site
- 4 Sweden Street Site



EVALUATION MATRIX

EVALUATION MATRIX

An Evaluation Matrix was generated to score potential sites in eleven different categories. Each category is assigned a priority with a weighted value and then graded on a scale of 0-5.

1. **Safety & Security** - *Does the site allow space for proper safety measures to protect officers?*
2. **Response Profile** - *Does the site allow for efficient and timely response to calls?*
3. **Civic Presence** - *Will the site allow the department to be seen in the community?*
4. **Topography Suitability** - *Are the sites slopes suitable for development or is significant grading required?*
5. **Site Access** - *Does the site possess sufficient space for ingress and egress as well as parking?*
6. **Land Acquisition** - *Is the consideration of land acquisition favorable?*
7. **Future Expansion** - *Will the site allow for further development in the future?*
8. **Environmental Risks** - *Potential of unforeseen environmental contamination.*
9. **Tax Revenue Implications** - *Will the site displace or remove tax generating parcels from the city?*
10. **Existing Structure Demo** - *Demolition of existing buildings, building foundations, and site features.*
11. **Utility Availability** - *Site access to electric, gas, water, and other services.*

EVALUATION MATRIX

Using the Evaluation Matrix, an independent Community survey was completed in addition to the Design teams reviews of the potential sites. Based on those evaluations the Birds Eye site was ranked first in both instances.

Community Site Rankings

1. Birds Eye	59 points
2. Sweden	38 points
3. Washburn	29 points
4. Water	19 points

Design Teams Site Rankings

1. Birds Eye	56 points
2. Sweden	40.5 points
3. Washburn	38 points
4. Water	25.5 points

SITE REVIEW

BIRDS EYE SITE

SITE INFORMATION

- 22.5 acres
- Primary Site Access – Fort Street and Route 1
- Former Birds Eye Food Processing Plant Site
- Phase 2 of site cleanup approved, 90% ready for building
- Strong Potential to Serve as Catalyst for Future Development
- Opportunity to Serve as Gateway to City



SITE REVIEW

BIRDS EYE SITE

EXISTING STRUCTURE

Multiple structures varying in size and complexity are on this site. Two existing building foundations are remaining from previous building demolition.



On the northwest end of the site is a small commercial building. Towards the west end of the site are three metal framed buildings that cannot be demolished at this time.

SITE & GRADES



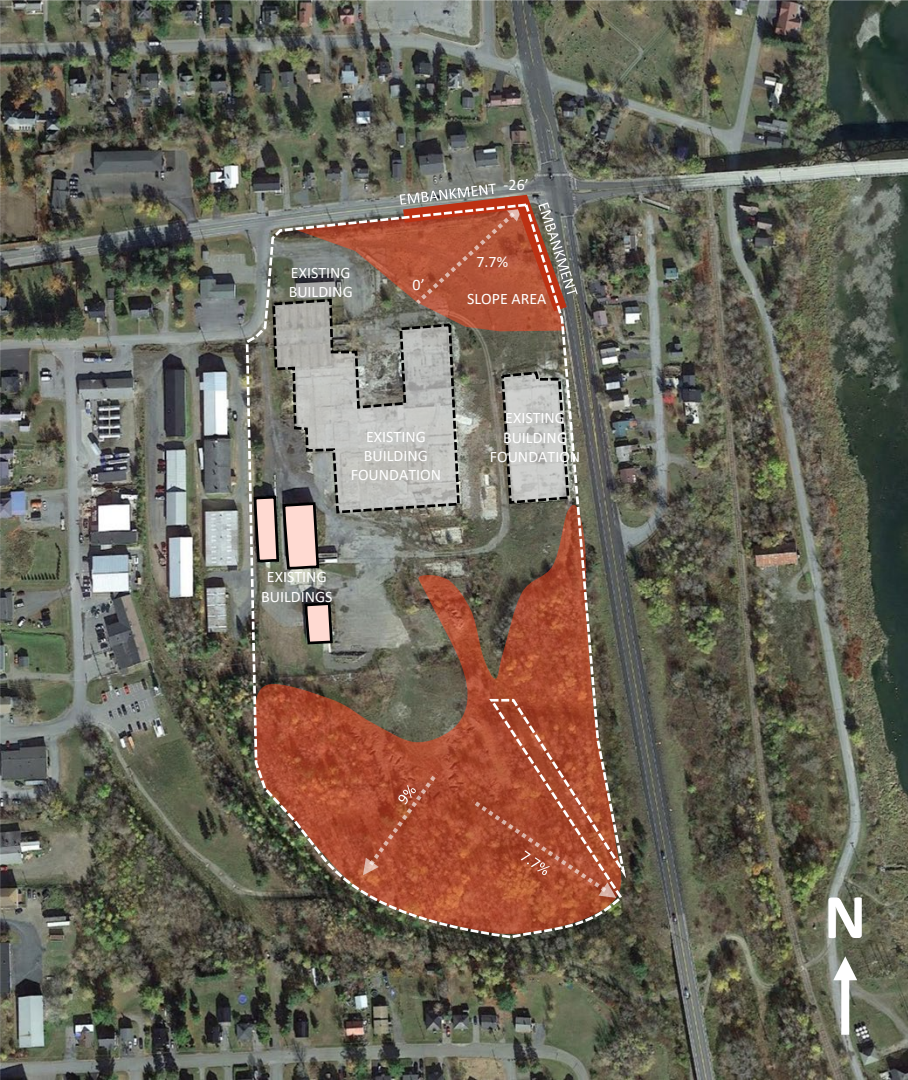
The former site of the Birdseye food processing plant is relatively flat and slopes down towards Fort Street and Van Buren Road resulting in a total elevation difference of 26'-0". At the south end of the site, the elevation varies with steeper slopes.



The buildable site area is of sufficient acreage to accommodate all operations within a single-story building, and support future development.



Phase 2 cleanup of the site will lower the potential need for existing soil remediation despite the former industrial use of the site.





SITE REVIEW

BIRDS EYE SITE

ACCESS



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located either on site or on Route 1. This may require utilities to be extended onto the site.



Encountering unforeseen environmental conditions are possible given the former industrial usage of the site.



SITE REVIEW

BIRDS EYE SITE

HAZARDS & RISKS



The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



Existing structures on the site present a potential for environmental remediation.



SITE REVIEW

BIRDS EYE SITE

COMMUNITY IMPACT



No displacement of existing tax revenue generating parcels but does use space that could otherwise be used for tax revenue generation.



The site offers improved community visibility. Van Buren Road is a main gateway to the city of Caribou and a police station situated along this road would help to create a public presence.



Police Stations rarely function as catalyst for urban revitalization since they are not destinations that commonly draw in community or economic activity. However, removing blight and demonstrating civic investment might instill confidence in other developers.



Excess site area could potentially be developed into regional parks, or other community amenities that would align well with the concepts and best practices of community policing.



The project will replace a dilapidated abandoned building with little civic, economic, or cultural value... thus eliminating a portion of urban blight.



SITE REVIEW

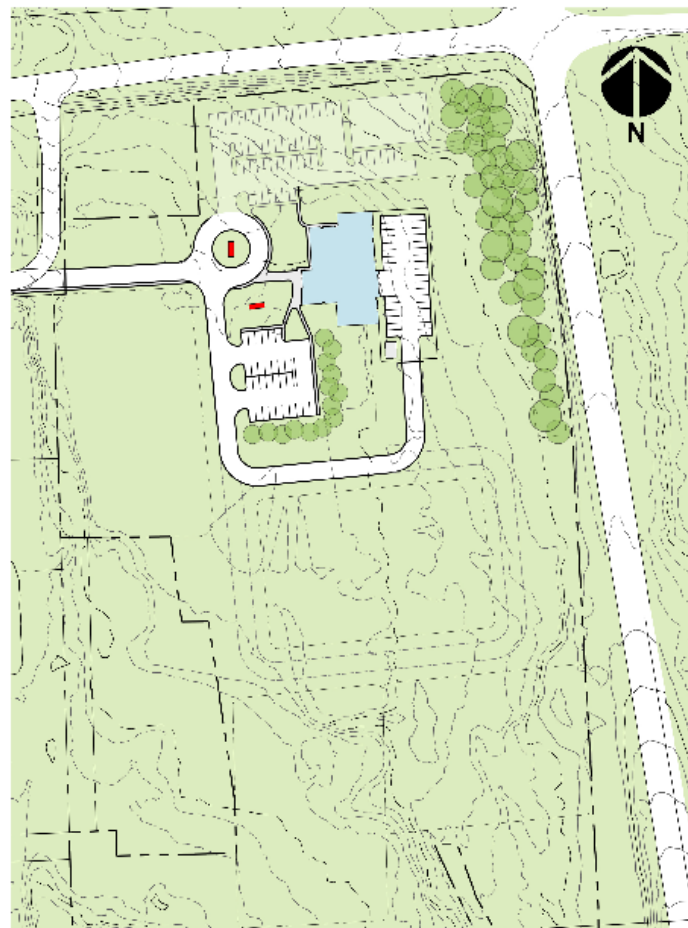
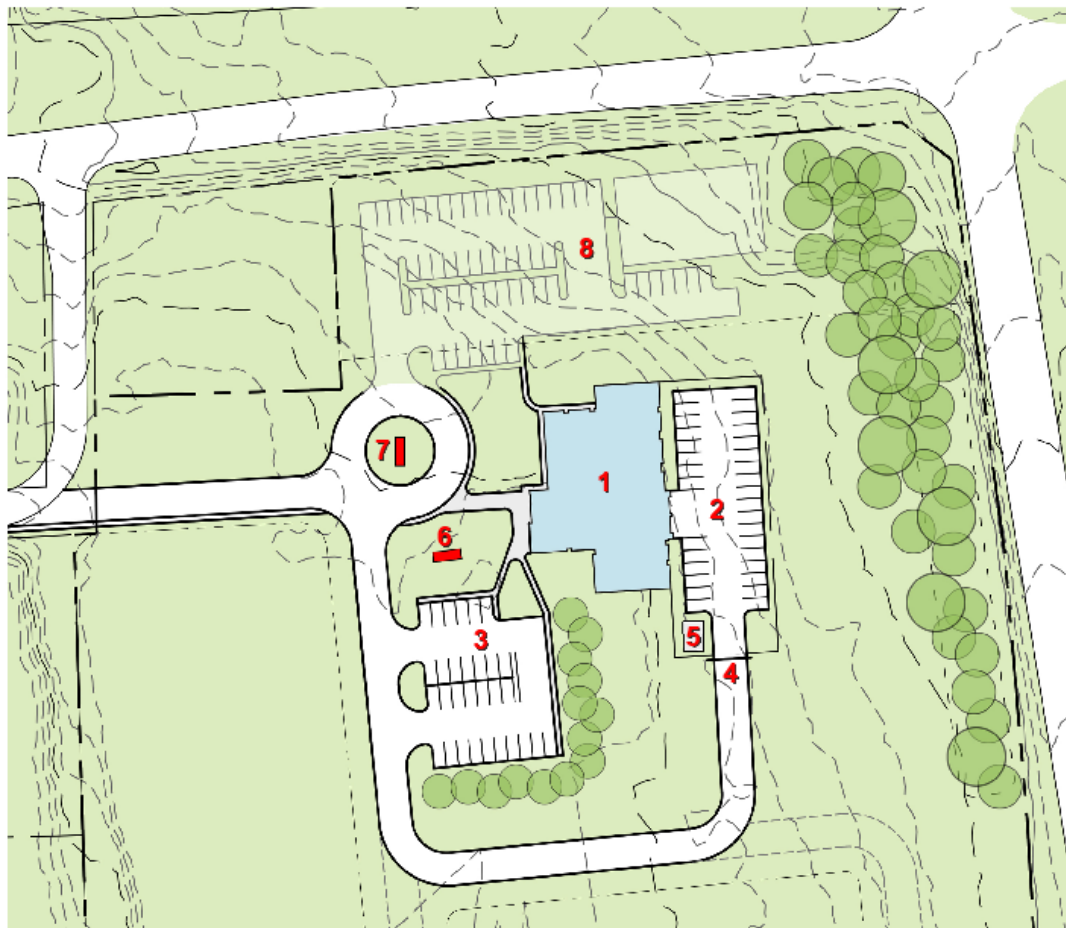
BIRDS EYE SITE

SITE FUNCTIONALITY

- ↑ Future expansions would be possible given the large suitable building area.
- ↑ Site is located optimally to serve the surrounding community effectively. Including rural areas to the east.
- ↓ Building demolition and remediation may render site development more costly than other options.

BUILDING SOLUTIONS DESIGN REVIEW





1 Proposed Single-Story Police Station
2 Secure Parking

3 Public Parking
4 Security Gate & Fence

5 Generator
6 Site Sign

7 Development Sign
8 Future City Development Lot



11,900 GROSS SQUARE FEET

PROBABLE COST

One Story

Part A: Administrative & Reserves

1 Acquisitions	\$0	
2 Legal/Insurance	\$5,000	Easements, Builders risk insur.
3 Bid Document Printing and Handling	\$1,500	
4.1 Furnishings	\$50,000	Office furniture, lockers, dispatch desks
4.2 Fixtures	\$10,000	
4.3 Equipment		
5 Intermediate Rental	\$0	
7 Moving, Temporary Space		
8		
9		
Part A Subtotal	\$66,500	

Part B: Fees & Services

10 Architect/Engineer Basic Services Fee	\$542,155	7.0 % of estimate
11 Legal/Insurance	\$18,000	
13 A/E Reimbursables Expenses	\$0	construction document printing included in 3.0
14 Hazardous Materials Reporting	\$4,500	additional testing
16 Survey/Traffic	\$0	
17 Geotechnical	\$0	Subsurface investigation completed expense
18 Special Inspections	\$2,000	Structural steel
19 Construction Testing	\$2,000	Soils & concrete
20 Hazardous Materials Removal	\$0	
21 Commissioning	\$20,000	
22 Clerk of the Works		
23		
Part B Subtotal	\$588,655	

Part C: Probable Construction Cost

24 Construction Estimate	\$7,745,067	Probable Construction Cost @\$650/sf
25 Design Contingency	\$774,507	10% of PCC
26 O/H and Profit	\$298,185	
27		
Part C Subtotal	\$8,817,759	4%
Escalation - Fall 2022	\$440,888	5%
28		
Total Project Cost	\$9,913,801	

PROJECT COST REVIEW

ALL ASSOCIATED PROJECT COSTS

Includes all furnishings and equipment necessary in a new facility.

Includes costs associated with professional design fees, inspections, and testing

Includes contingencies and inflation for 12 months



<div> <div>P</div> <div>C</div> <div>M</div> </div>	<div>PREFERRED CONSTRUCTION MANAGEMENT</div>		<div>PROJ. NO: 26-076</div>	
			<div>REVISION:</div>	
			<div>EST DATE: 8/19/2021</div>	
			<div>GROSS SF: 11900</div>	
<div>NEW RENOVATED</div>		<div>11900 sf</div>		
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - INTERIOR DEMOLITION	11,900	SF	\$ -	\$ -
DIVISION 2 - SITE WORK	11,900	SF	\$ 123.56	\$ 1,470,421.74
DIVISION 3 - BUILDING CONCRETE	11,900	SF	\$ 22.42	\$ 266,802.83
DIVISION 4 - MASONRY	11,900	SF	\$ 48.83	\$ 581,041.00
DIVISION 5 - STEEL	11,900	SF	\$ 46.83	\$ 557,300.00
DIVISION 6 - CARPENTRY	11,900	SF	\$ 1.66	\$ 19,800.00
DIVISION 7 - THERMAL MOISTURE PROTECTION	11,900	SF	\$ 50.12	\$ 596,478.75
DIVISION 8 - OPENINGS	11,900	SF	\$ 52.30	\$ 622,380.00
DIVISION 9 - FINISHES	11,900	SF	\$ 54.80	\$ 652,077.00
DIVISION 10 - SPECIALTIES	11,900	SF	\$ 8.08	\$ 96,175.00
DIVISION 11 - EQUIPMENT	11,900	SF	\$ 2.83	\$ 33,700.00
DIVISION 12 - FURNISHINGS	11,900	SF	\$ 0.79	\$ 9,350.00
DIVISION 12 - CASEWORK AND MILLWORK	11,900	SF	\$ 18.67	\$ 222,200.00
DIVISION 13 - SPECIAL CONSTRUCTION	11,900	SF	\$ 0.44	\$ 5,220.00
DIVISION 14 - CONVEYING	11,900	SF	\$ -	\$ -
DIVISION 21 - SPRINKLER	11,900	SF	\$ 7.47	\$ 88,882.50
DIVISION 22 - PLUMBING	11,900	SF	\$ 22.35	\$ 265,985.00
DIVISION 23 - HVAC	11,900	SF	\$ 67.86	\$ 807,556.34
DIVISION 26 - ELECTRICAL	11,900	SF	\$ 77.25	\$ 919,288.12
CONSTRUCTION SUBTOTAL	11,900	SF	\$ 606.27	\$ 7,214,658
GENERAL CONDITIONS	8.00	%		\$ 577,173
CONSTRUCTION SUBTOTAL	11,900	SF	\$ 654.78	\$ 7,791,831
DESIGN / ESTIMATE CONTINGENCY	10.00	%		\$ 779,183
CONSTRUCTION SUBTOTAL	11,900	SF	\$ 720.25	\$ 8,571,014
OVERHEAD AND PROFIT	3.50	%		\$ 299,985
CONSTRUCTION SUBTOTAL	11,900	SF	\$ 745.46	\$ 8,871,000
BOND AND INSURANCE	2.00	%		\$ 177,420
CONSTRUCTION SUBTOTAL	11,900	SF	\$ 760.37	\$ 9,048,420
ESCALATION - ASSUME FALL 2022 START	5.00	%		\$ 452,421
CONSTRUCTION GRAND TOTAL	11,900	SF	\$ 798.39	\$ 9,500,840

Division by Division Analysis of Probable Construction Costs done by a Third-Party Professional.

Back-up information available (15page report)

Includes costs associated with potential site issues: existing foundations, pipes, etc.; potential contaminated soil remediation; site utilities including stormwater mitigation; and site improvements such as granite curbs, pavers, and site furnishings and signs

PROBABLE COST

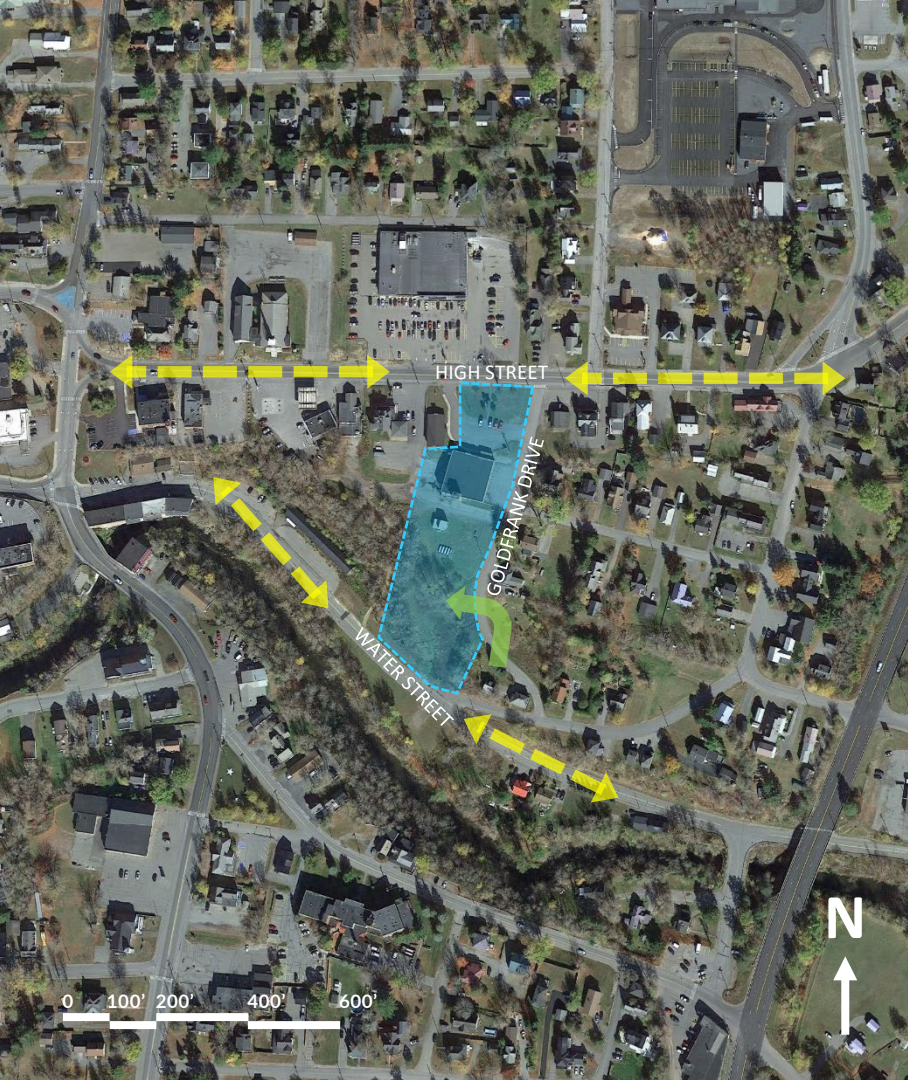


WATER STREET SITE OVERVIEW

SITE REVIEW WATER STREET

INFO

- 2.7 acres
- Primary Site Access – Water Street / Goldfrank Drive
- Existing Fire Station on Site
- Steep Building Area
- Heavily Wooded



SITE REVIEW WATER STREET

EXISTING STRUCTURE



Located at the north end of the site is an existing masonry building currently occupied by the Fire Department. The existing building will not be demolished, thus limiting site development opportunities to the north.

SITE & GRADES



The existing site is relatively steep, with a slope of approximately 17.5% from Water Street to the existing building.



The slope of the suitable building area would result in a tiered building design significantly increasing overall construction costs as a result of site development expenses.



Given the amount of grading that would be required to make the site functional, rock exposure could be encountered. Such exposure would make foundations and excavation costs significantly higher.





SITE REVIEW WATER STREET

ACCESS

- ↓ The site requires extensive grading for a dedicated public parking lot with sufficient ADA accessible parking.
- ↓ Insufficient area exists to develop a single level secure parking lot dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

- ↑ Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.
- ↑ Encountering unforeseen environmental conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW

WATER STREET

HAZARDS & RISKS



The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



Blind corner coming down Water Street from the east promotes danger to responding officers and community members leaving via Water Street.



SITE REVIEW WATER STREET

COMMUNITY IMPACT

- ↑ No displacement of existing tax revenue generating parcels.
- ↓ This site offers the least amount of public presence and visibility with the City on the least traveled street of the four sites being considered. Remotely located police stations make community policing less effective.



SITE REVIEW

WATER STREET

SITE FUNCTIONALITY

- ↓ Limited or no possibility of future expansion at this site due to the site grade and limited building area.
- ↓ Site location places the department in an area with travel direction restrictions which can slow up response times to the community.

WASHBURN STREET SITE OVERVIEW





SITE REVIEW

WASHBURN STREET

SITE

- 1.31 acres
- Primary Site Access – Washburn Street
- Proximity to Courthouse and Maine Education Association
- Existing Structures Present



SITE REVIEW

WASHBURN STREET

SITE STRUCTURE



Two existing residential style building are located on the southeast corner of the site that **are inhabited** and will be demolished.

SITE & GRADES



The existing site is relatively flat with a total rise of about 8 feet across the entire site.



Potential opportunity to land swap with neighboring municipal property to create secured parking for vulnerable staff of the courthouse and police.



SITE REVIEW

WASHBURN STREET

SITE



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.



Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW

WASHBURN STREET

SITE HAZARDS & RISKS



The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



SITE REVIEW

WASHBURN STREET

SITE

COMMUNITY IMPACT

- ↓ Displacement of community members
- ↑ Proximity to educational and court facilities strengthens the civic identity of the area.
- ↑ The site offers good community visibility



SITE REVIEW

WASHBURN STREET

SITE FUNCTIONALITY



Limited or no possibility of future expansion at this site due to the limited area of the site.



Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

SWEDEN STREET SITE OVERVIEW



SITE REVIEW

SWEDEN STREET SITE

INFO

- 3.27 acres
- Primary Site Access – Sweeden Street
- Close Proximity to Courthouse
- Large Site with Potential for Expansion



SITE REVIEW

SWEDEN STREET SITE

EXISTING STRUCTURE



The building of the former Reno's Family Restaurant is located at the south end of the site. This structure is unsuitable for retrofit or renovations for the department's needs and would need to be demolished.

SITE & GRADES



The south end of the site has minimal sloping whereas the north end slopes at 6.5% and increases 24 feet to Collins Street.



The buildable site area is of **sufficient acreage to accommodate all operations** within a single-story building.



Site would need to be bought and would potentially be costly.



SITE REVIEW

SWEDEN STREET SITE

ACCESS



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.



Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW

SWEDEN STREET SITE

HAZARDS & RISKS



The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of officers being killed or injured by force.



The site is not within a flood zone. As such, flood mitigation would not be required.



SITE REVIEW

SWEDEN STREET SITE

COMMUNITY IMPACT

- ↓ Potentially removes Commercial Property from Tax Rolls
- ↑ Proximity to educational and court facilities strengthens the civic identity of the area.
- ↑ The site offers good community visibility.



SITE REVIEW

SWEDEN STREET SITE

SITE FUNCTIONALITY

- ↑ Possibility of future expansion at this site
- ↑↓ Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

SITE TEST FITS

TEST FITS BIRDS EYE SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry



TEST FITS BIRDS EYE SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry

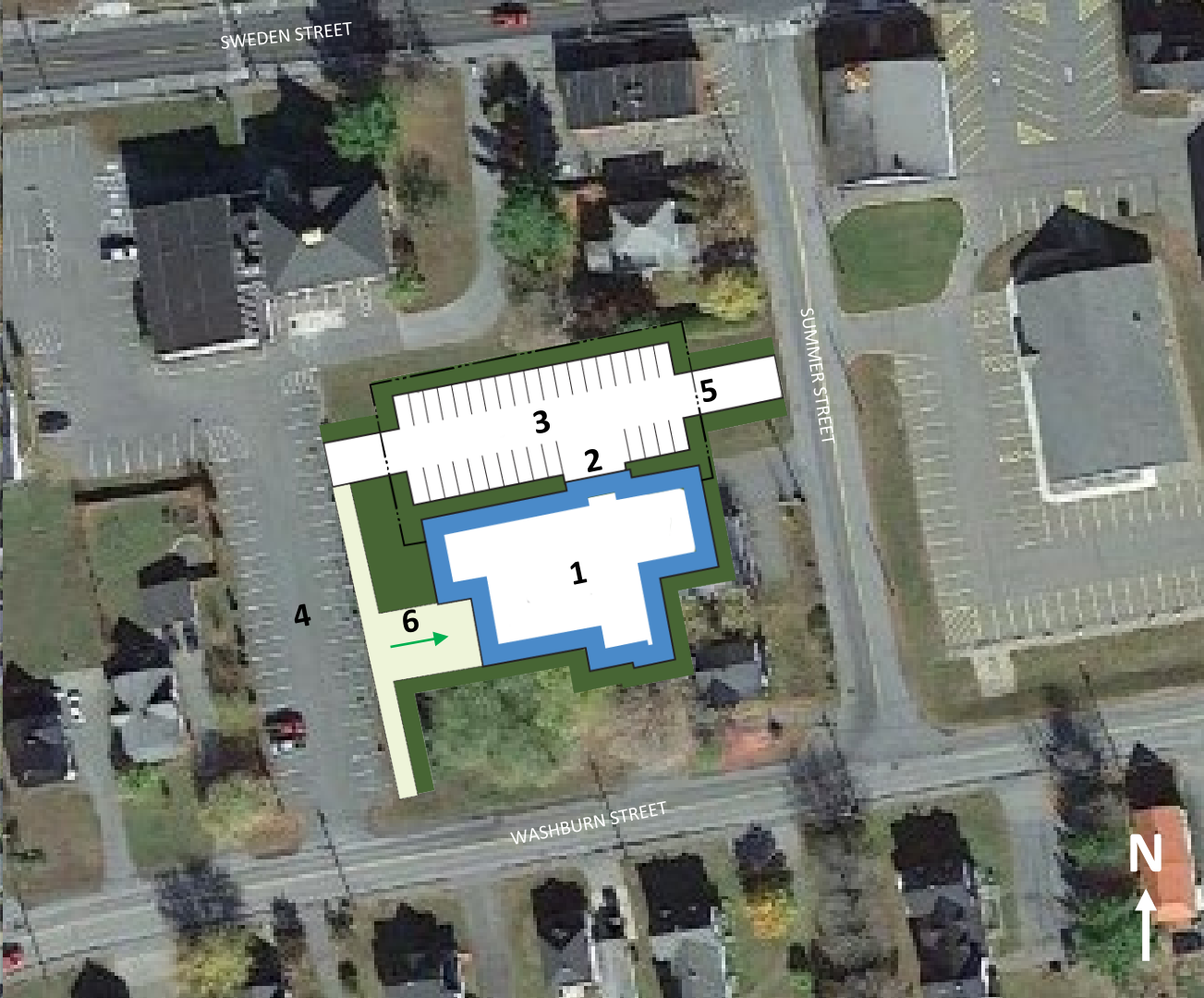


TEST FITS BIRDS EYE SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry





TEST FITS WASHBURN STREET SITE

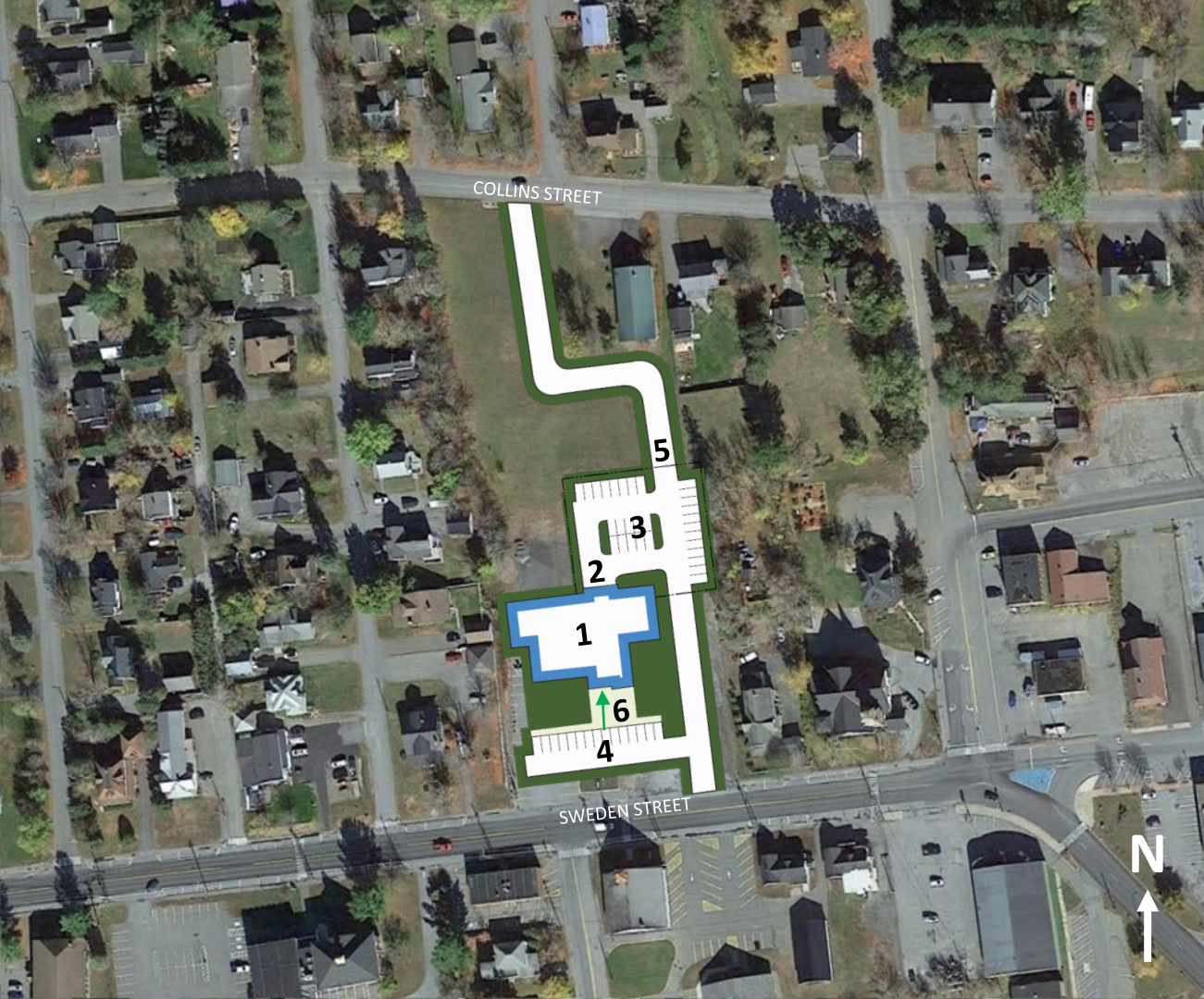
LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry

TEST FITS SWEDEN STREET SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry



EVALUATION MATRIX

Priority	Weight		Birds Eye	Washburn	Water	Sweden
1	x2	Safety & Security <i>Does the site allow space for proper safety measures to protect officers?</i>	10 <small>Multiple Access Points & Standoff Capacity</small>	2 <small>No Standoff Distance Capacity</small>	2 <small>No Standoff Distance Capacity</small>	6 <small>Limited Standoff Distance Capacity</small>
2	x2	Response Profile <i>Does the site allow for efficient and timely response to calls?</i>	10 <small>Central to All Regions</small>	6 <small>Far away From Rt 1 Corridor & Rural Areas</small>	2 <small>One Way Traffic Severely Impacts Response</small>	6 <small>Far away From Rt 1 Corridor & Rural Areas</small>
3	x2	Civic Presence <i>Will the site allow the department to be seen in the community?</i>	10 <small>Highly Visible Along Major Corridor</small>	8 <small>Direct Relationship to Courthouse</small>	2 <small>Fairly Concealed Location</small>	8 <small>Indirect Relationship to Courthouse</small>
4	x2	Topography Suitability <i>Are the sites slopes suitable for development or is significant grading required?</i>	8 <small>Suitable Grades</small>	10 <small>Mostly Flat</small>	2 <small>Extremely Steep</small>	8 <small>Moderate Slope To North</small>
5	x1	Site Access <i>Does the site possess sufficient space for ingress and egress as well as parking?</i>	4 <small>Sufficient Parking & Access For All Uses</small>	2 <small>Limited Parking Capacity</small>	2 <small>Topography Severely Limits Parking Potential</small>	4 <small>Sufficient Parking & Access For All Uses</small>
6	x1	Land Acquisition <i>Is the consideration of land acquisition favorable?</i>	5 <small>Currently Owned</small>	2 <small>Requires Acquisition</small>	5 <small>Currently Owned</small>	1 <small>Requires Acquisition of Commercial Property</small>
7	x0.5	Future Expansion <i>Will the site allow for further development in the future?</i>	2 <small>Ample Space for Expansion</small>	0.5 <small>No Space for Expansion</small>	0.5 <small>No Space for Expansion</small>	1 <small>Area for Limited Expansion</small>
8	x0.5	Environmental Risks <i>Potential of unforeseen environmental contamination.</i>	2 <small>Phase II Nearly Complete</small>	2 <small>Limited Risk Due to Current Use</small>	2.5 <small>Limited Risk Since Undeveloped</small>	1.5 <small>Limited Risk Due to Current Use (Grease?)</small>
9	x0.5	Tax Revenue Implications <i>Will the site displace or remove tax generating parcels from the city?</i>	1.5 <small>Limits Potential for Others To Develop</small>	1 <small>Displaces Revenue</small>	2.5 <small>Undeveloped</small>	0.5 <small>Displaces Commercial Revenue</small>
10	x0.5	Existing Structure Demo <i>Demolition of existing buildings, building foundations, and site features.</i>	1 <small>Industrial slabs & foundations to be removed</small>	2 <small>Light Framed Structures to be Razed</small>	2.5 <small>No existing structures</small>	2 <small>Light Framed Structures to be Razed</small>
11	x0.5	Utility Availability <i>Site access to electric, gas, water, and other services.</i>	2.5 <small>Utilities Available Nearby</small>	2.5 <small>Utilities Available Nearby</small>	2.5 <small>Utilities Available Nearby</small>	2.5 <small>Utilities Available Nearby</small>
TOTAL SCORE			56	38	25.5	40.5
RANK			1	3	4	2

Priority	Weight		Birds Eye	Washburn	Water	Sweden
1	x2	Safety & Security <i>Does the site allow space for proper safety measures to protect officers?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
2	x2	Response Profile <i>Does the site allow for efficient and timely response to calls?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
3	x2	Civic Presence <i>Will the site allow the department to be seen in the community?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
4	x2	Topography Suitability <i>Are the sites slopes suitable for development or is significant grading required?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
5	x1	Site Access <i>Does the site possess sufficient space for ingress and egress as well as parking?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
6	x1	Land Acquisition <i>Is the consideration of land acquisition favorable?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
7	x0.5	Future Expansion <i>Will the site allow for further development in the future?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
8	x0.5	Environmental Risks <i>Potential of unforeseen environmental contamination.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
9	x0.5	Tax Revenue Implications <i>Will the site displace or remove tax generating parcels from the city?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
10	x0.5	Existing Structure Demo <i>Demolition of existing buildings, building foundations, and site features.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
11	x0.5	Utility Availability <i>Site access to electric, gas, water, and other services.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
		TOTAL SCORE	-	-	-	-
		RANK	-	-	-	-



DISCUSSIONS & QUESTIONS

POINTS OF CONTACT

Rob Manns, Principal Architect
410.344.1460 (Office)
dwoodward@mwsarch.com

Ellen Angel, Principal Architect
207.745.0237 (Office)
eangel@artifexae.com