



TOWN OF WALPOLE

FACILITIES PLAN

Fall Annual Town Meeting

Historical Time Line of Walpole Buildings

- 1881 Town Hall
 - Re-use as Police Station
- 1885 Old Stone School
 - Site of New Walpole Library
- 1900 Turner Lodge & Food Pantry
- 1914 Plimpton School
- 1923+ South & East Fire Stations
- 1931 Blackburn Hall
- 1932 WHS & Boyden School
- 1936 East Library
- 1952 New Stone School
 - Re-use as Town Hall / COA
- 1954 Police & Call Fire Station
 - Adjusted Use: Fire Station Only
- 1955 Fisher School
- 1961 Bird MS
- 1964 OPR School
- 1966 Johnson MS
- 1966/1968 DPW
- 1970's ELM School
 - Acquired & Addition
- 2012 Walpole Library
- 2014 ??

Why It Is Important for ALL Walpole Residents?

○ Residents Safety/Emergency Response:

- Current Police & Fire Stations are beyond their useful life. Buildings **DO NOT** meet multiple State & Federal Regulations.
- Walpole population continues to grow. Emergency response times continue to be at risk.

○ Residents Environmental Health & Safety:

- Proposed location for the new Police and COA on South Street provides for the cleanup & reuse of the Blackburn & Union Superfund Site.
- Town of Walpole is obligated to redevelop site for municipal use in exchange for ownership of the property.
- The Town is working with the EPA and Responsible Parties to ensure that site is cleaned up and allowable for appropriate redevelopment.

Why It Is Important for ALL Walpole Residents?

- **Quality of Life:**

- Current Senior Center does not adequately support those who have supported the growth of the town throughout the years. Walpole needs a better place for our Seniors to gather, socialize and obtain important medical and wellness services.
- Current work life conditions for both Police and Fire are seriously inadequate and in the end of their useful life.

Facility Plan History

- Many prior plans
- 9/13/11 MPIC – Published Summary report on Municipal Needs & Resources
 - Recommended a Professional, Independent Study
- The Town listened, BOS, TM approved study
- 6/21/13 - Municipal Facilities Master Planning Study Finalized

First Phase

Council on Aging

DPW / Temp Fire Station

Police Station Fire Station

Second Phase

Fire Station

Renovate Current COA space

50 / 50 Project

- Town Meeting / BOS / Town Boards authorized most of the buildings in town 50-75 years ago
- 50 year problem – not building new buildings
- 50 year solution – for current and future generations

Police Department Existing Conditions



1881 Town Hall



Today

Police Station

Current Police Station:

- 1. Lacks Security** for Walpole Residents, Employees, and Prisoners
- 2. Lacks operational space and technology infrastructure** to support town growth
- 3. Creates limitations and barriers** to officers doing their job
- 4. Creates sub-standard working conditions** for officers that respond to over 21,000 incidents per year

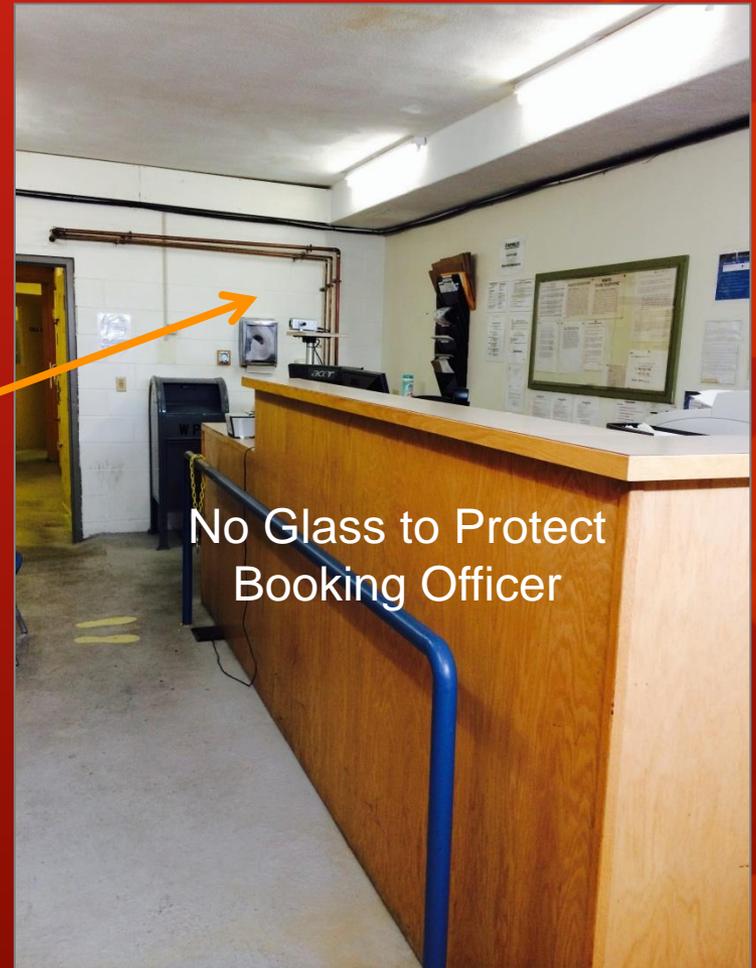
Police Station

- Current facility is **UNSECURED!** allowing for complete access while dispatch handles emergency calls. Yet door needs to remain open for ventilation.
- No adequate space for private conversation with families.



Police Station

- Current facility **DOES NOT** provide a secure sally port and booking area for bringing in prisoners putting booking officer at risk and ultimately Walpole residents if a hostile prisoner flees the facility. **YES, THIS HAS HAPPENED!**



No Glass to Protect
Booking Officer

Police Station

- Current facility **DOES NOT** pass MA police state certification. This costs the town more \$ in insurance and puts employees and prisoners at risk.



Outdated cell blocks,
costly to maintain,
NEVER passed state
inspection



Police Station

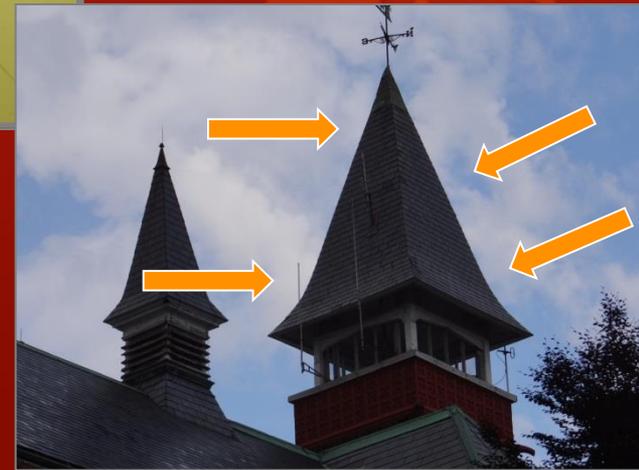
- Current facility **DOES NOT** have adequate space to support modern technology requirements for today's standards.

Technology equipment literally bursting from the ceiling



9-1-1 equipment stored in hallway

Radio equipment bolted to steeple



Police Station

Current facility **DOES NOT** provide a healthy, desirable or expandable working environment for current employees and growing town needs.

7 Sergeants share 1 office; typically 2 at a time



Sergeants Locker Room
4 lockers; 7 Sergeants



Police Station

Offices used as closets



Hallways overflowing due to lack of storage; No Room for Files



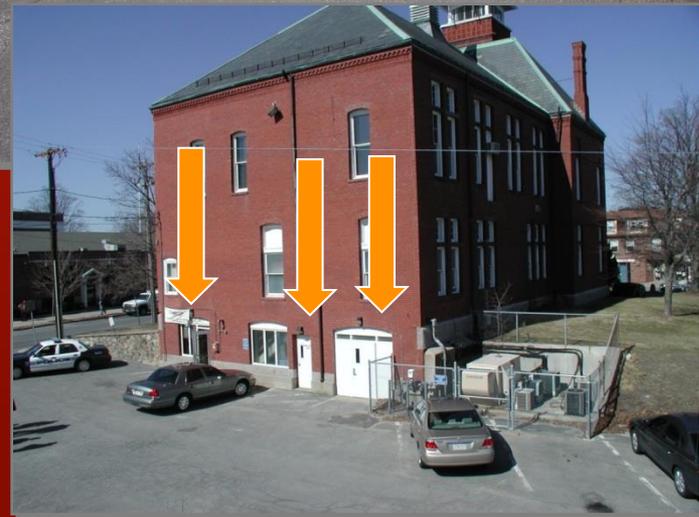
Bikes stored in Hallway



Hallway Used as a Copy Room

Police Station

- Current facility location **DOES NOT** provide safe access for employees. Free flow design creates significant vehicle and pedestrian traffic creating safety concerns for all.



Cars parked too close to building can trap officers inside!

Council Of Aging/Senior Center Existing Conditions



1983 Moved to cafeteria of old Stone
Street School constructed in 1952
(Now the Town Hall)

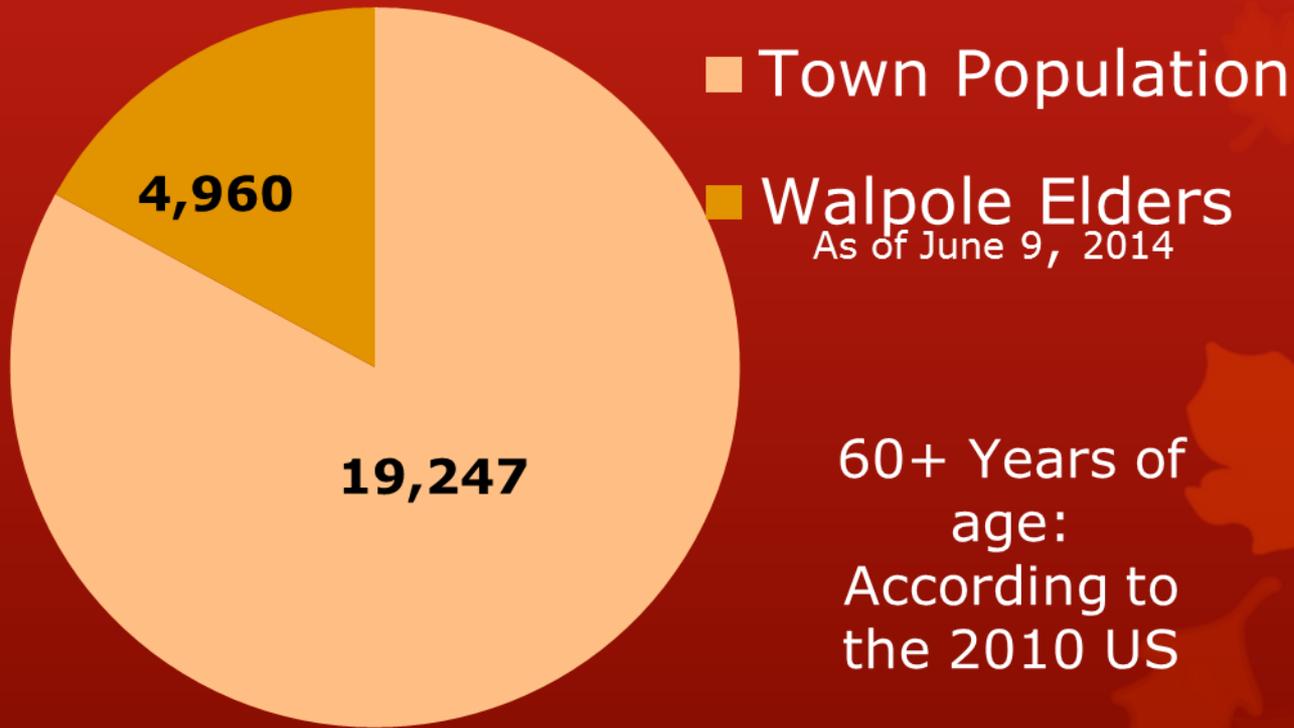
Walpole Population Over 60
2010 - 4,960
2020 - 6,438

Council of Aging

Current Council of Aging:

1. Space constraints **DO NOT support** Walpole's growing senior population. **Only one room** limits senior activity .
2. **Does NOT provide** the ability to utilize space for other community needs such Youth Groups, Sport Teams, Town Boards & Committees, etc...

Walpole's Seniors (60 years+) make up 20% of Walpole's Population and Growing...



Council of Aging

84 is the average age of residents using the current Senior Center. Current facility is limiting the ability to attract and serve more residents at the 60+ age range.



One Room to host every activity

Council of Aging

15-20% of the senior residents are migrating to neighboring centers such as **Medfield, Norwood, Sharon and Foxboro**

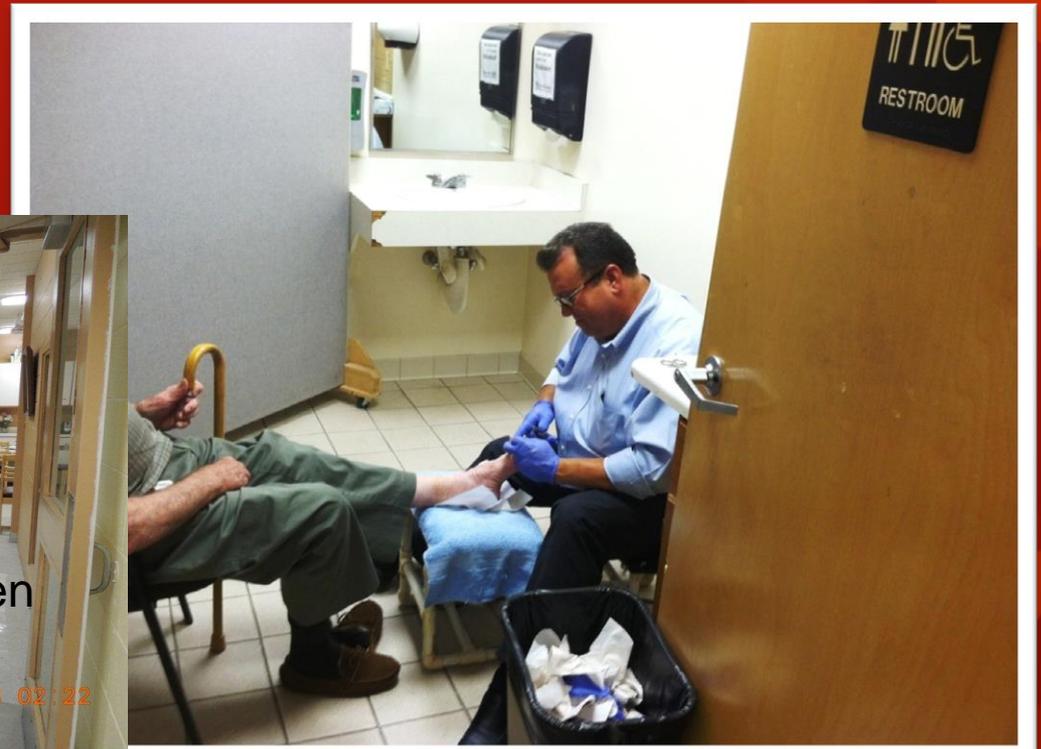


ONE Room is used for both
crafts and exercise classes

Council of Aging

The facility offers only **ONE BATHROOM** for both seniors and staff; which is also used for the monthly Podiatrist visits.

Virtually
No Privacy



Council of Aging

- When a town builds a new Center the usage of the center goes up an average on 250% in the first 18 months. At times it has gone up 500% in six months.
- There are **NO** Centers in Massachusetts that have decreased in numbers served.

Recent Senior Centers that been Upgraded

Town	Zip Code	County	Year Center was built	Senior Count 2010
WALPOLE	02081	Norfolk	1983 Moved into school	4960
Medfield, MA	02052	NORFOLK	2007	2010
Sharon, MA	02067	NORFOLK	2008 rehab/expansion	3401
Franklin, MA	02038	NORFOLK	2008	4399
E. Bridgewater, MA	02333	PLYMOUTH	2012	2651
Rockland, MA	02370	PLYMOUTH	2014	3408
Mashpee, MA	02649	BARNSTABLE	2007	4374

Separate Exercise Room



Cafeteria that is always open for people to come to and relax

At other Centers they have a dedicated space for a Medical Office...





Council of Aging

FACILITIES make a difference.....

1. Increase the number of programs and services offered
 - Supportive day care; not currently available
 - Ability to serve Alzheimer and Dementia patients
2. Increase the number of seniors we serve
 - Average age being served is 84; 14 year gap exists
3. Support facilities and technology initiatives to engage the larger community
 - Dedicated medical examine room
 - Dedicated health fitness area
 - Dedicated cafeteria to provide breakfast, lunch and dinner
 - Separate rooms to host multiple events at a time

South Street

Why was the South Street location selected?

The proposed South Street location allows the Town to address two problems with one resolution. Cleanup of the Blackburn and Union Superfund Site on both the West and East side of South Street resolves a 30+ year town eye sore and health/safety issue. This location provides adequate room for redevelopment for both the Police and Senior Center plus the necessary required parking spots. Relocating the Police station allows for expansion of the Fire Station, allowing them to maintain their central location and rapid response time required by NFPA (National Fire Protection Association).

Proposed Site Location

South Street-East & West Sides



Proposed South Street
Facilities Plan
New Police and
Senior/Community Center

Current
Blackburn & Union
Privileges Superfund Site

The Town successfully
negotiated a covenant not to
sue



Combined Stations

Other towns have Fire and Police together; why not Walpole?

A previous study determined a combined police/fire facility would negatively impact the downtown businesses and reduce municipal parking by approximately 100 spaces, as well as impede rear access to downtown businesses and residential apartment units. Keep in mind that while Firefighters are on-site awaiting their next call, Police officers are on the road (with exception of shift change), so in essence there is no functional benefit to police and fire being together. The new facilities plan would allow for the establishment of an EOC (Emergency Operations Center) to allow all key public safety personnel to meet regarding major weather or public safety events, etc...

Fire Department Existing Conditions



Current Fire Station

1. Space constraints **impedes efficiency** firefighters when they are rushing to an emergency.
2. **Does NOT** support today's modern facility requirements, thus costing the town more money in custom equipment.
3. **Lacks operational space and technology infrastructure** to support town growth.
4. Provides **sub-standard living and working conditions** for firefighters that we call on over 500 times per month!

Fire Department

Current facility **DOES NOT** have adequate space to support modern technology requirements for today's standards.



Technical communications on floor of room that consistently floods



Exposed wiring hanging from the ceiling



Due to space limitation in the Apparatus Bay the new Engine needed to be customized in order to fit into the station. This was an additional cost that had to be factored in to the purchase when the truck was bid out.

Fire Department

Vehicle exhaust system
blocks walking path



PPE racks leave little room for
donning gear quickly, slowing
firefighters



Fire Department

Firefighters live where they work.

No Privacy

Poor Living Conditions

Not enough Space

Small dorm rooms with 2 beds , and 1 large dorm room with 5 beds.

1 captains dorm.

During a major storm there could be as many as 16 firefighters trying to live and work within current facility.



Fire Department



No Storage Space -Creates Inefficient Day to Day Operations

Files are stored in basement that is prone to flooding. Extra tires have no where to go.



All apparatus will not fit into the building.



1997: Tent added to rear of building for additional equipment.

Thousands of Dollars worth of Equipment Being stored outside

Walpole Fire Station

Built in 1954 as a Police Station and a Call Fire Department



POLICE AND FIRE STATION



1954: population 9,109	191 emergency calls
1974: population 18,468	921 emergency calls
1994: population 21,002	1,783 emergency calls
2014: population 24,272	3,000 emergency calls, 2,500 other calls = 5,500 calls for service

DPW Facility



Constructed 1966
Second Garage Added in 1999

Current DPW Vehicle Maintenance Facility



Temporary Fire Station/DPW Proposed Improvements

- Construct Multi Bay Garage (temporary WFD station, then vehicle maintenance facility)

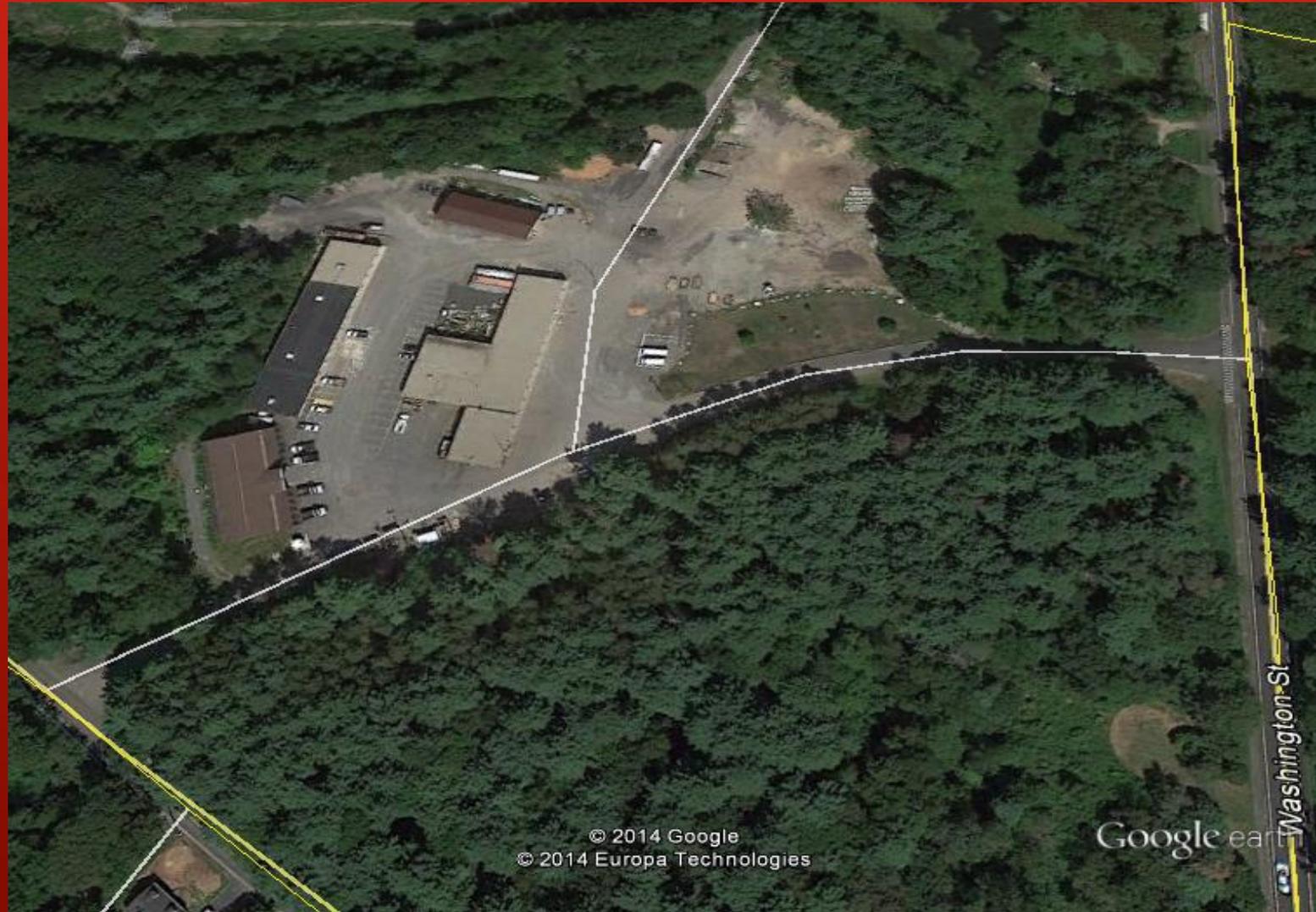


- Repair/replacement of front building roof Environmental/Drainage Improvements

- Renovation of former VM area



Temporary Station and Permanent Vehicle Maintenance Facility to be laid out on existing DPW Property



Project Timeline

- 2014 Legal (CNTS), Outreach, Funding
- 2015 Phase 1 Design (PD, SC, DPW)
- 2016-2018 Phase 1 Construction
- 2016-2017 Phase 2 Design/Legal (FD)
- 2018 Phase 1 Occupancy
- 2018-2020 Phase 2 Construction (FD & TH)
- 2020 Phase 2 Occupancy

Project Complete

Funding Scenario

**\$159.20 Increase in Biggest year
That equals about \$3 per week**

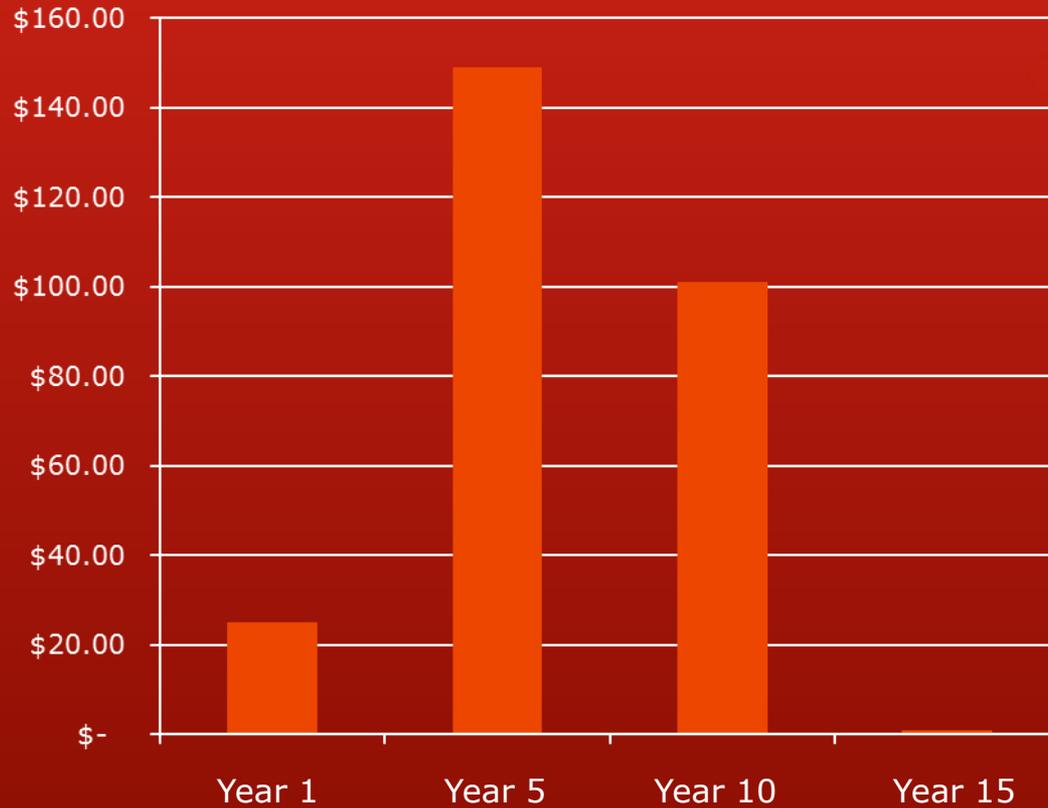
- **Debt Exclusion Of \$21,158,000**
- **Average Home Value = \$406,431**
- **Borrow For 20 Years**
- **Projected 5% Bond Interest Rate**
- **Projected Use Of "One-Time" Funds**
- **Projected Use Of Existing Debt Capacity**

Funding Scenario Impacts

		FY'2014	FY'2015	FY'2016	FY'2017	FY'2018	FY'2019	FY'2020
PROJECT								
Excluded Debt								
Adams Farm		\$ 447,450	\$ 429,150	\$ 412,000				
Boyden School//OR								
Old Post Road School//OR								
High School Project OR 11/3/98		\$ 468,196	\$ 457,053	\$ 442,400	\$ 430,400	\$ 418,000	\$ 405,200	\$ 392,400
High School Design OR 2/3/96		\$ 14,533	\$ 14,188	\$ 13,825	\$ 13,450	\$ 13,063	\$ 12,663	\$ 12,263
High School Supplemental OR 11/3/98		\$ 36,331	\$ 35,469	\$ 34,563	\$ 33,625	\$ 32,656	\$ 31,656	\$ 30,656
Boyden School 11/1/05//OR		\$ 191,381	\$ 185,131	\$ 178,881	\$ 173,256	\$ 168,256	\$ 163,256	\$ 158,178
Elm Street School 11/1/05//OR		\$ 160,556	\$ 155,306	\$ 150,056	\$ 145,331	\$ 141,131	\$ 136,931	\$ 132,666
High School Project OR 11/3/98								
Elementary School 6/3/00 11/7/02 issues.								
Library Construction 6/1/2010		482,050	472,750	463,450	454,150	444,850	435,550	426,250
Total Excluded Debt		\$ 1,800,497	\$ 1,749,046	\$ 1,695,175	\$ 1,250,213	\$ 1,217,956	\$ 1,185,256	\$ 1,152,413
Residential Share (82.1575%)	Item 1	\$ 1,479,244	\$ 1,436,973	\$ 1,392,713	\$ 1,027,143	\$ 1,000,642	\$ 973,777	\$ 946,793
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION		\$0.476	\$0.463	\$0.448	\$0.331	\$0.322	\$0.313	\$0.305
PROPOSED Excluded Projected								
Facility Project Plan - Total \$21.158 Million			283,098	1,437,660	1,561,327	2,063,740	2,001,750	1,948,250
Residential Share (82.1575%)			\$ 232,586	\$ 1,181,146	\$ 1,282,747	\$ 1,695,517	\$ 1,644,588	\$ 1,600,633
Total PROPOSED Residential Excluded Projected		\$ -	\$ 232,586	\$ 1,181,146	\$ 1,282,747	\$ 1,695,517	\$ 1,644,588	\$ 1,600,633
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION	Item 2	\$0.000	\$0.075	\$0.380	\$0.413	\$0.546	\$0.529	\$0.515
Total Residential Excluded Debt and Projected	Item 1 + Item 2	\$ 1,479,244	\$ 1,669,559	\$ 2,573,859	\$ 2,309,891	\$ 2,696,160	\$ 2,618,365	\$ 2,547,427
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION		\$0.476	\$0.537	\$0.828	\$0.743	\$0.868	\$0.843	\$0.820
Taxpayer Cost - Average Home Value of \$406,431		\$193.51	\$218.41	\$336.71	\$302.18	\$352.71	\$342.53	\$333.25
Annual Difference From Current Payments			\$24.90	\$143.20	\$108.66	\$159.20	\$149.02	\$139.74
Change From Year To Year			\$24.90	\$118.30	(\$34.53)	\$50.53	(\$10.18)	(\$9.28)
Town Residential Assessed Valuation	3106818129							
Assessed Valuation/1,000	3106818.129							

For Illustration Purposes.....Many Factors Used In Calculations

20 year Debt Projection – Graphical Illustration



Article 17 Proposed Motion that Identifies the funding sources

It is moved that the Town appropriates \$29,450,000 to pay costs of architectural design and constructing, originally equipping and furnishing a new Police Station, Senior Center, Fire Station, and Public Works building, and the renovation of, equipping of and improvements to the Town Hall, Public Works Garage, and current Police Station (as part of the new Fire Station), along with any and all work associated with and appurtenant thereto, including the cost of a project manager and other related costs; that to meet this appropriation,

- Item 1: the sum of \$842,000 shall be transferred from Free Cash,*
- Item 2: the sum of \$950,000 shall be transferred from the New Library Project,*
- Item 3: the sum of \$200,000 shall be transferred from the sale of the Old Library,*
- Item 4: the sum of \$250,000 shall be transferred from Water Retained Earnings,*
- Item 5: the sum of \$250,000 shall be transferred from Sewer Retained Earnings,*
- Item 6: the sum of \$200,000 shall be transferred from the Fiscal Year 2015 Debt Budget,*
- Item 7: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$5,600,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor, and*
- Item 8: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$21,158,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor; and further that the entire appropriation shall be expressly conditioned upon the Town voting no later than authorized by the provisions of G.L. c.59, Section 21C, to exempt from the provisions of Proposition 2½, so-called, the amounts required to pay for any bonds issued pursuant to the \$21,158,000 portion of the appropriation to be met by borrowing under Item 8 above; and further that the Town shall be authorized to apply for and expend funds received from state or federal grants associated with the projects.*

Proposed Project Funding Plan

	MAGUIRE ESTIMATES	BOS OPTION 04/29/14	Article 15	Article 16	Article 17	Funding
West Side Parking Lot Costs	\$150,000	\$150,000	\$150,000			FC
East Side Site Work/Demolition	\$1,648,000	\$1,648,000		\$1,648,000		FC
Walpole Police Station	\$9,645,000	\$9,500,000			\$9,500,000	Various
Walpole Fire Station/OTH Merger	\$10,220,000	\$9,900,000			\$9,900,000	Various
DPW Renovations & VM Garage	\$4,980,000	\$3,950,000			\$3,950,000	Various
Senior Center	\$5,900,000	\$5,900,000			\$5,900,000	Various
Town Hall Renovations	\$750,000	\$500,000			\$500,000	Various
Owner's Project Manager	\$300,000	\$300,000			\$300,000	Various
TOTAL PROJECT COSTS	\$33,593,000	\$31,848,000	\$150,000	\$1,648,000	\$30,050,000	
FUNDING OPTIONS:						Art 17
Facility Debt Reserve FY'2013	\$445,000	\$445,000	\$98,000		\$347,000	Item 1
Debt Stability Reserve FY'2014	\$100,000	\$100,000	\$52,000	\$48,000		
Prison Mitigation FY'2013	\$800,000	\$800,000		\$800,000		
Prison Mitigation FY'2014	\$800,000	\$800,000		\$800,000		
Facility Debt Reserve FY'2014	\$495,000	\$495,000			\$495,000	Item 1
Library Surplus	\$950,000	\$950,000			\$950,000	Item 2
Sale Of Old Library	\$200,000	\$200,000			\$200,000	Item 3
Water Retained Earnings	\$250,000	\$250,000			\$250,000	Item 4
Sewer Retained Earnings	\$250,000	\$250,000			\$250,000	Item 5
Facility Debt Reserve FY'2015	\$200,000	\$200,000			\$200,000	Item 6
Debt Budget Capacity	\$5,000,000	\$5,000,000		*	\$5,000,000	Item 7
Potential CDBG Senior Ctr. Grant	\$700,000	\$700,000			\$700,000	
Potential Combined Facilities Sav	\$2,000,000	\$500,000			\$500,000	
TOTAL FUNDING OPTIONS	\$12,190,000	\$10,690,000	\$150,000	\$1,648,000	\$8,892,000	
TOTAL DEBT EXCLUSION	\$21,403,000	\$21,158,000	\$0	\$0	\$21,158,000	Item 8

*Art. 17 requests authorization for \$5.6 mill to be borrowed outside of the non excluded debt if the bottom "potential" items do not come to fruition

Conclusion

The Board of Selectmen are going to continue to have an open and informative dialogue regarding the Facilities Plan up until the November 4th election with all interested parties and residents.

For more information please visit the Town website www.walpole-ma.gov/ , Contact the Walpole Board of Selectmen's office or attend one of our future informative sessions.

Upcoming Discussions and Important Dates

- Tuesday 6:30PM September 30th @ the Walpole Town Hall in the Main Meeting Room
- Town Meeting October 20th and 22nd
- Election November 4, 2014