

Municipal Facilities Presentation to Town Meeting Members



Introduction

- Dating Back to 2005 the Town of Walpole has been working towards developing new facilities in order to address Walpole's aging infrastructure
- Over the last 11 years these attempts have failed because the residents of Walpole decided they do not want an increase to their property taxes in order to address the needs of the Walpole Police Department, Walpole Fire Department and the Council on Aging.
- The proposals included in this presentation all include funding without the need for a debt exclusion override. This is being done by using a combination of Free cash on hand, funds included in the Town's debt budget and other available funds.
- All three projects have received the Support from the Walpole Selectmen and the Permanent Building Committee. The Council on Aging also voted to support the South St. Center project.

Introduction - continued

- All three projects that are being considered have been designed as energy efficient as possible.
- While we are not seeking LEED Certification they have all be designed to meet LEED compliance standards.
- Efficiency Components include
 - High performance Building envelopes
 - Energy Star rated HVAC units and systems
 - High Efficiency water heaters
 - Water efficient faucets, urinals, toilets and sinks
 - Energy saving LED lighting
 - Low emissions materials for carpets, adhesives & coatings

Article 3 Walpole Police Station

- \$9,000,000 Appropriated Spring 2015 to Design and Construct a New Station.
- Design Development Completed and Final Construction Bids have been received.
- Total Project budget is \$10,419,278
- Article 3 is requesting an additional \$1,420,000 from Free Cash to ensure that the building is furnished and has the necessary equipment it needs to be a fully functional Public Safety Facility well into the 21st century



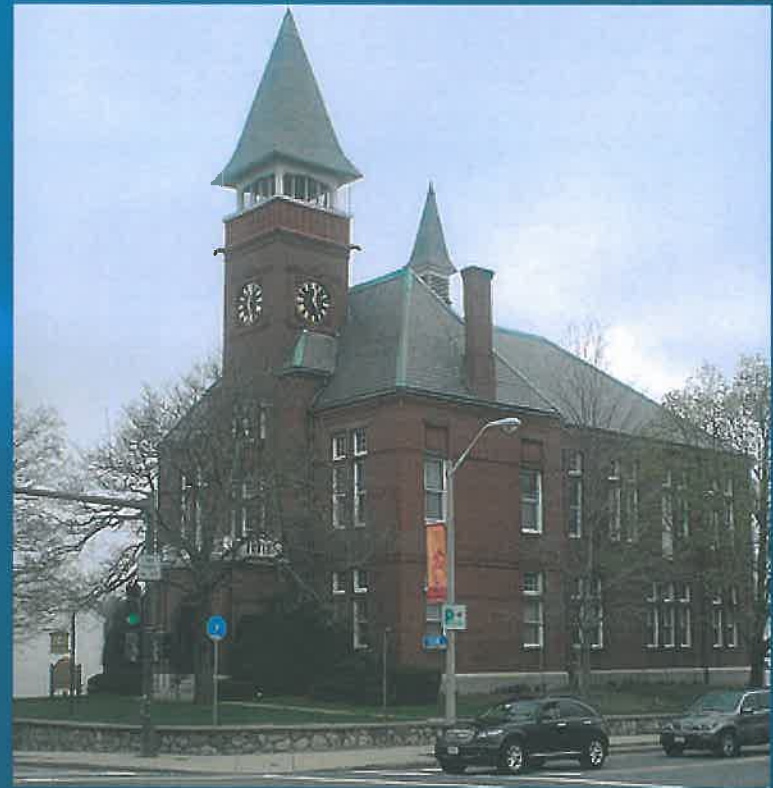
Current Police Station

- The Board of Selectmen recently discussed possible reuse options for this facility. The Board has discussed the possibility of forming a Committee to be charged with exploring the Town's options with this building and provide the Selectmen with a recommendation for future reuse.
- It is estimated that the cost per square foot to renovate 11,600 sq ft. facility would be \$300-400 per ft. for construction costs.
- It is on the National Register of Historic Places and in 2000 the Town agreed to a preservation restriction in perpetuity on this facility

Current Police Station Existing Conditions



1881



2016

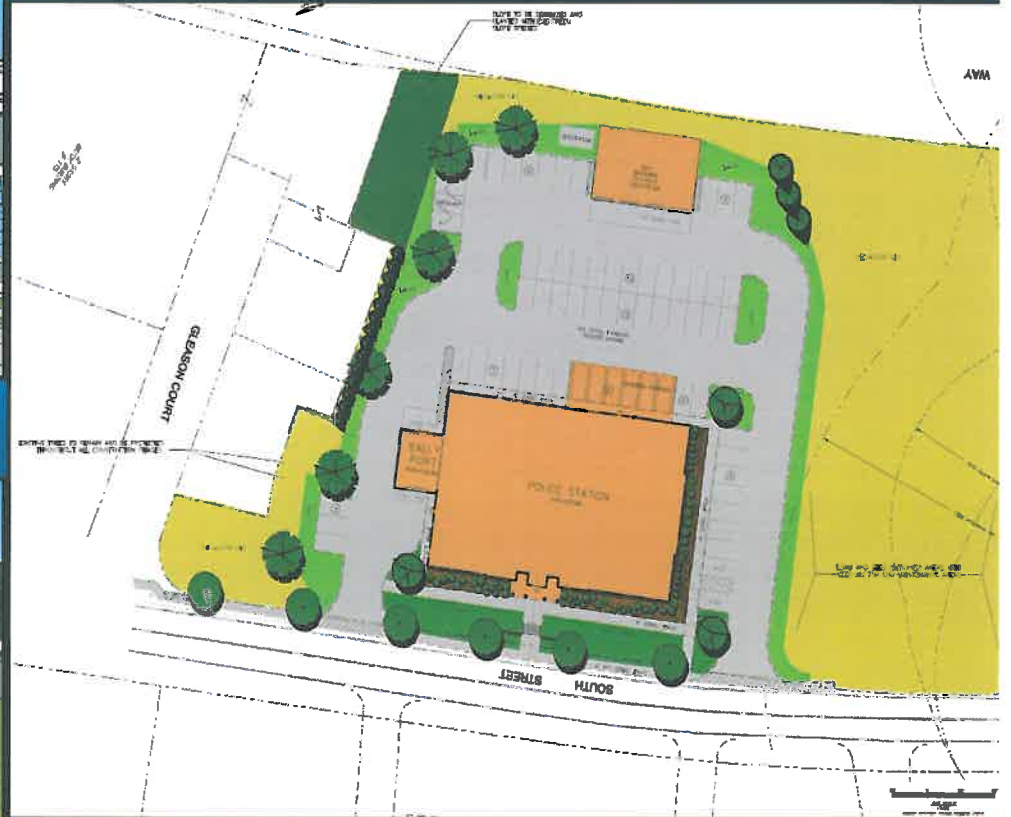
Police Station Existing Conditions

- The current Walpole Police station was built in 1881 and continues to operate well past the planned life span.
- It has become seriously overcrowded, suffers from a lack of sufficient infrastructure and has outdated security and safety systems.
- The Facility does not meet handicap accessibility standards
- Current conditions impair staff efficiency, policing, effectiveness occupant/staff/residents safety, and public perception of the department

Police Station Existing Conditions

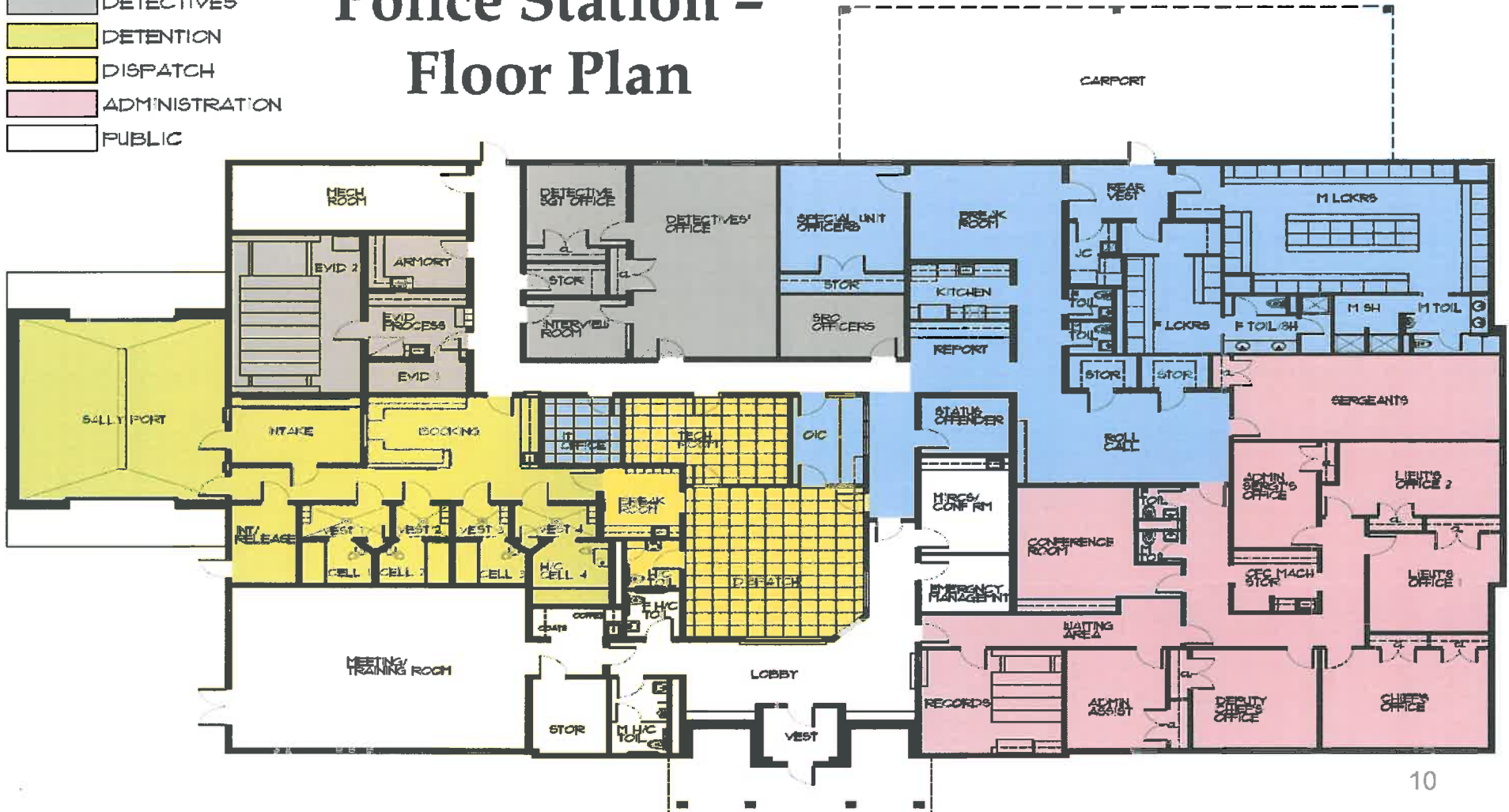


Police Station



Police Station - Floor Plan

- PATROL
- DETECTIVES
- DETENTION
- DISPATCH
- ADMINISTRATION
- PUBLIC



Article 4 Walpole Fire Station

- \$900,000 appropriated in the Spring of 2015 for Project Management & Design Services and \$1,369,067 was appropriated in the Spring of 2016 for the construction of this project.
- Design development is Complete and Final Construction bids will be in hand on October 6th .
- At this time the Total Project budget is \$14,900,00

Article 4 Fire Station Funding Sources

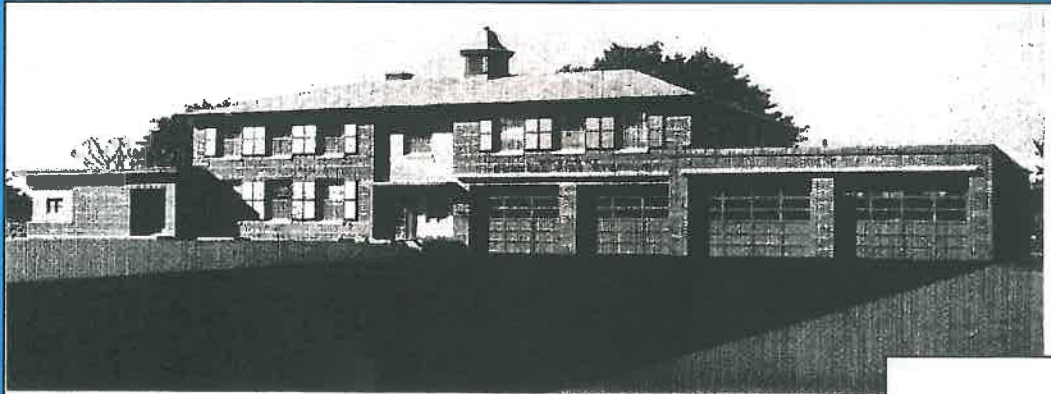
- It is expected that the funding for this project will come from the following sources:
 - \$900,000 - SATM 2015
 - \$1,369,067 - SATM 2016

FATM 2016 Article 4 Anticipated Funding Sources:

- \$800,000 - Free Cash
- \$331,000 - Ambulance reserve receipt Account
- \$11,500,000 - Borrowing Authorization

\$14,900,067 - Total

Current Fire Station Existing Conditions



POLICE AND FIRE STATION

1954 Walpole Police & Fire Station



2016 Walpole Fire Station

Current Fire Station Existing Conditions

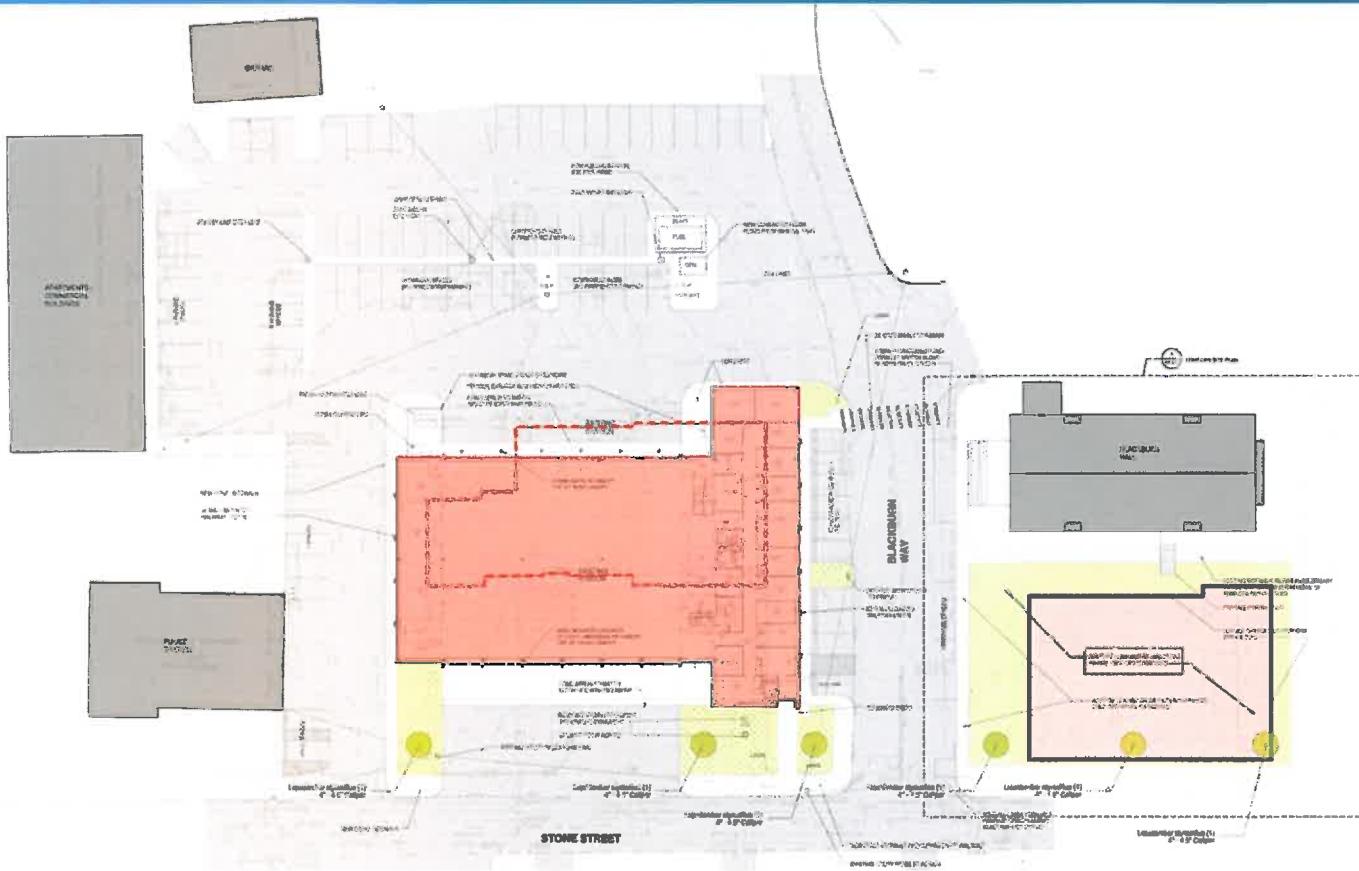
- The current Walpole Fire Station was built in 1954 as a Police and call Fire Department.
- It Impedes efficiency of firefighters when they are responding to an emergency
- It Provides sub-standard living and working conditions for firefighters.
- It Does not support today's modern facility requirements, thus costing the town more money in custom equipment.

Current Fire Station Existing Conditions

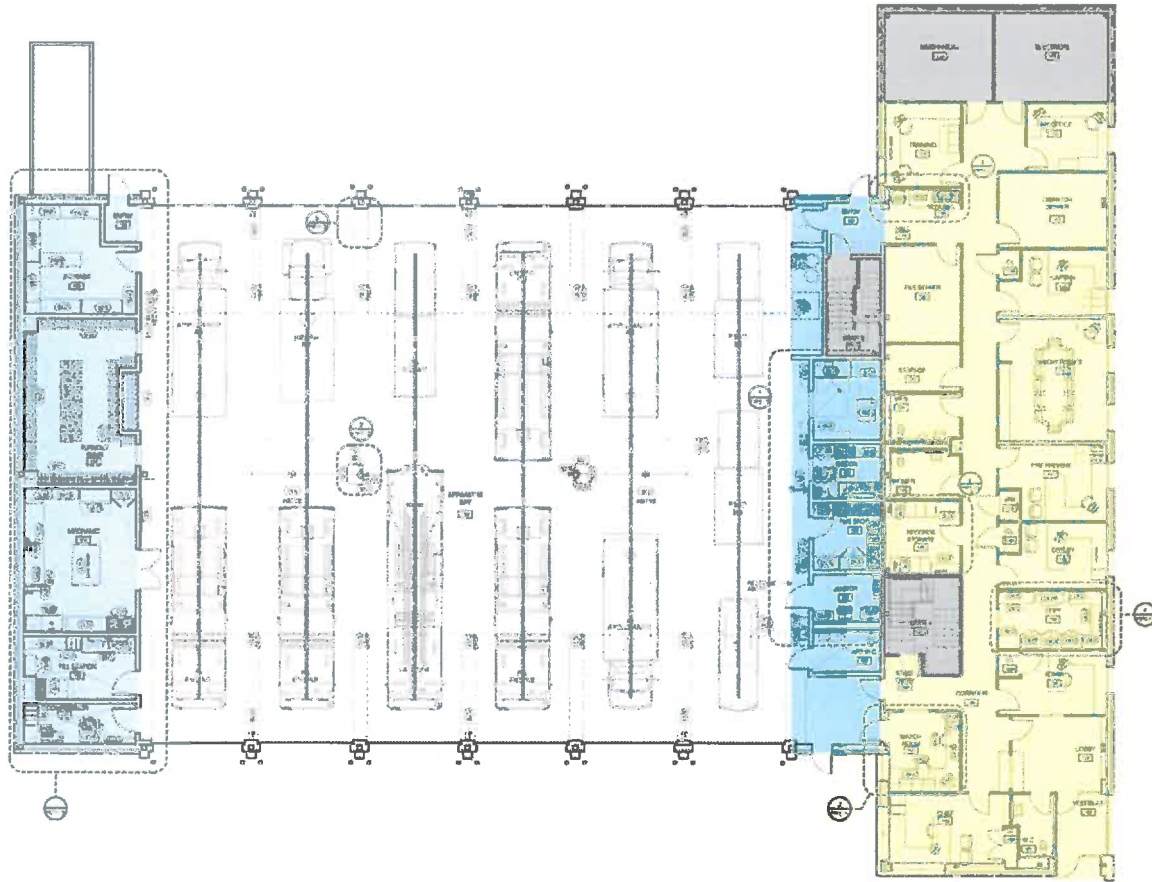


FIRE STATION – EXTERIOR VIEW





**SITE PLAN
WALPOLE CENTRAL FIRE STATION**



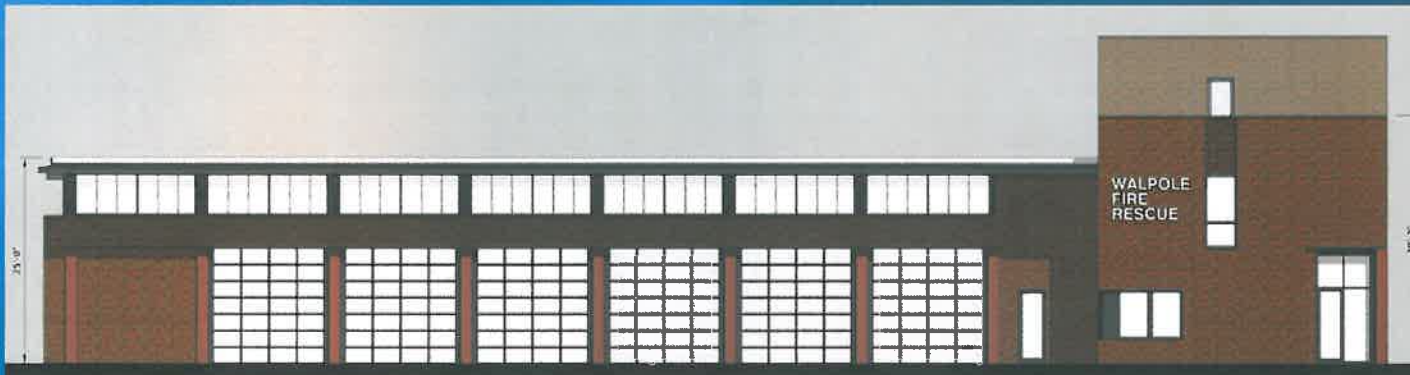
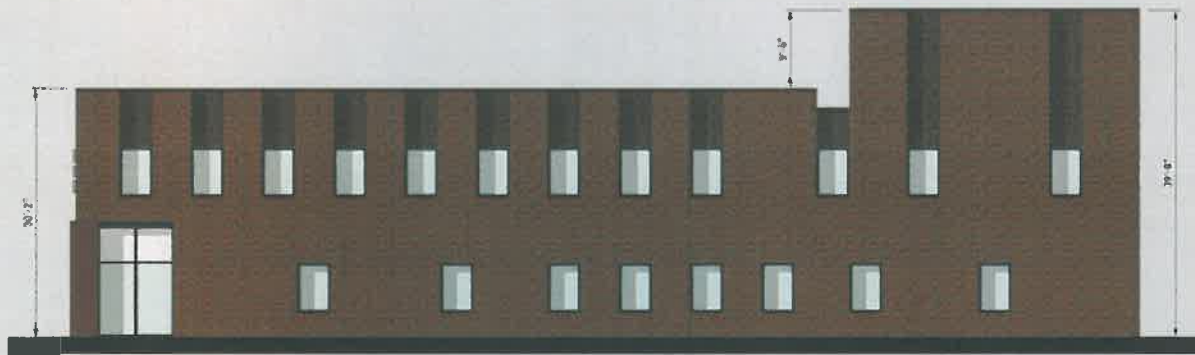
FIRST FLOOR PLAN
WALPOLE CENTRAL FIRE STATION

schwartzsilver




SECOND FLOOR PLAN
WALPOLE CENTRAL FIRE STATION

schwartzsilver



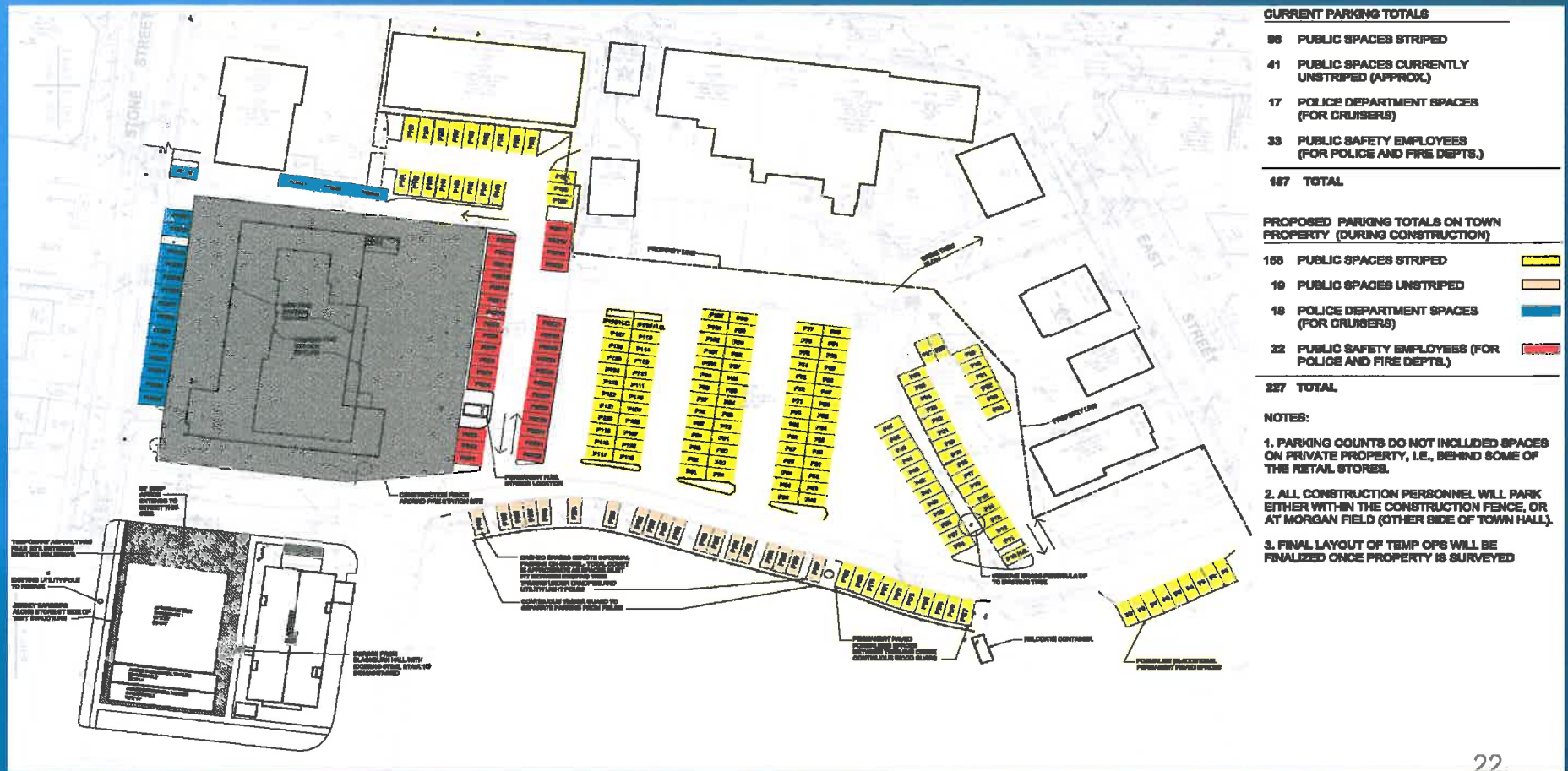
FRONT ELEVATION ON STONE STREET
WALPOLE CENTRAL FIRE STATION

schwartzsilver

FIRE STATION - EXTERIOR VIEW



Fire Station Temporary Operations Layout



CURRENT PARKING TOTALS

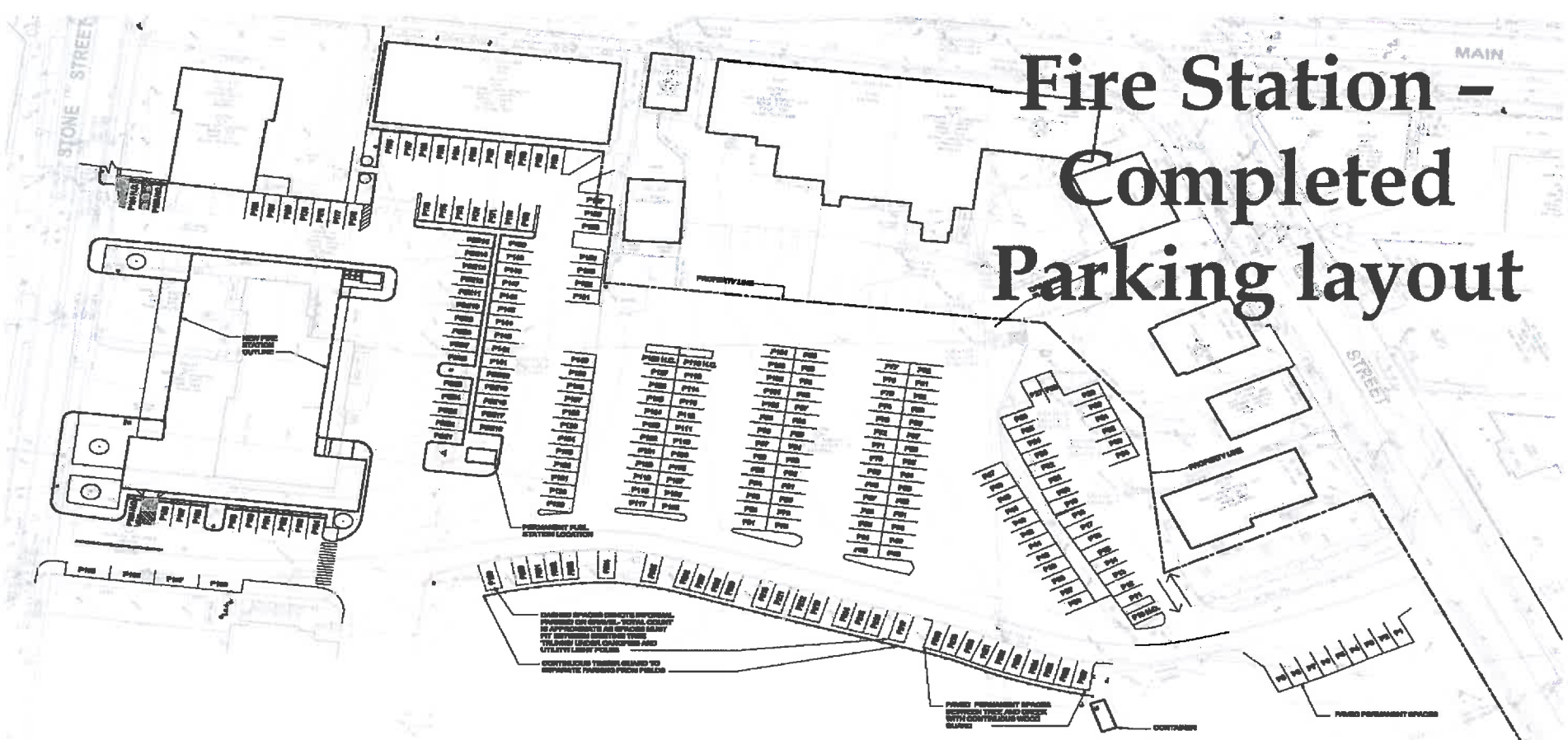
86	PUBLIC SPACES STRIPED
41	PUBLIC SPACES CURRENTLY UNSTRIPED (APPROX.)
17	POLICE DEPARTMENT SPACES (FOR CRUISERS)
39	PUBLIC SAFETY EMPLOYEES (FOR POLICE AND FIRE DEPTS.)
187	TOTAL

PROPOSED PARKING TOTALS ON TOWN PROPERTY (DURING CONSTRUCTION)

150	PUBLIC SPACES STRIPED	
19	PUBLIC SPACES UNSTRIPED	
18	POLICE DEPARTMENT SPACES (FOR CRUISERS)	
32	PUBLIC SAFETY EMPLOYEES (FOR POLICE AND FIRE DEPTS.)	
227	TOTAL	

- NOTES:**
1. PARKING COUNTS DO NOT INCLUDE SPACES ON PRIVATE PROPERTY, I.E., BEHIND SOME OF THE RETAIL STORES.
 2. ALL CONSTRUCTION PERSONNEL WILL PARK EITHER WITHIN THE CONSTRUCTION FENCE, OR AT MORGAN FIELD (OTHER SIDE OF TOWN HALL).
 3. FINAL LAYOUT OF TEMP OPS WILL BE FINALIZED ONCE PROPERTY IS SURVEYED

Fire Station - Completed Parking layout



CURRENT PARKING TOTALS

96	PUBLIC SPACES STRIPED
41	PUBLIC SPACES CURRENTLY UNSTRIPED (APPROX.)
17	POLICE DEPARTMENT SPACES (FOR CRUISERS)
33	PUBLIC SAFETY EMPLOYEES (FOR POLICE AND FIRE DEPTS.)
187	TOTAL

PROPOSED PARKING TOTALS ON TOWN PROPERTY AFTER CONSTRUCTION

188	PUBLIC SPACES STRIPED	<input type="checkbox"/>
19	PUBLIC SPACES UNSTRIPED	<input type="checkbox"/>
0	POLICE DEPARTMENT SPACES (FOR CRUISERS)	<input type="checkbox"/>
20	PUBLIC SAFETY EMPLOYEES (FOR FIRE DEPTS.)	<input type="checkbox"/>
227	TOTAL	

NOTE: PARKING COUNTS DO NOT INCLUDED SPACES ON PRIVATE PROPERTY, I.E., BEHIND SOME OF THE RETAIL STORES.

Article 5 Council On Aging

- \$410,000 was Appropriated in the Spring 2015 for Project Management & Design Services for a new COA.
- Design Development was recently completed and the estimated project budget is approximately \$7,380,000
- Fall Town Meeting is being asked to consider an appropriation in the amount \$5,790,000.
- The Town will apply for funding for this project through the Community Development Block Grant. In order to be considered for this grant the Town must demonstrate that funds have been designated to construct this project and bid ready plans are available. The grant deadline is expected to be in February 2017.
- The Friends of Walpole Elders have committed to fundraising efforts for this project.

Article 5 COA Identified Funding Sources

- It is expected that the funding for this project will come from the following sources:
 - \$410,000 - SATM 2015

FATM 2016 Article 5 Anticipated Funding Sources:

- \$150,000 - BOA Overlay Surplus
- \$1,590,000 - Free Cash
- \$550,000 - FY 2017 Debt Budget
- \$3,500,000 - Borrowing Authorization

Other Anticipated Funding Sources:

- \$500,000 - Community Development Block Grant
- \$700,000 - Fundraising efforts by the Friends of Walpole Elders

\$7,380,000 - Total Project Cost

The Walpole Council on Aging

Walpole Council on Aging Mission Statement:

“The mission of the Walpole Council on Aging is to promote social, recreational, and educational activities and provide advocacy and assistance to Walpole elders and their families.”

Councils on Aging in Massachusetts by definition:

“A city by ordinance or a town by by-law may establish a council on aging for the purpose of coordinating or carrying out programs designed to meet the problems of the aging in coordination with programs of the department of elder affairs...” *(MGL c40 §8B)*

The Walpole Council on Aging

Current Offering of Services & Programs

Health & Safety

Flu Clinic
Foot Care
Nutrition
Nurse Visits
Medicare Planning
Shelter at home
TRIAD
Walpole VNA Nursing

Exercise

Chair Exercise
Tai Chi
Walking Club
Wii Bowling
Yoga
Zumba

Community Outreach

AARP Tax Program
Farmers Market Coupons
Fuel Assistance
Home Healthcare Referrals
HESSCO Lunch
Medical Equipment
Medical Rides
Newsletter
Senior Citizens Club
Senior Tax Work-off
The Ride
Well-Being Checks
Veterans Meetings

Social Activities

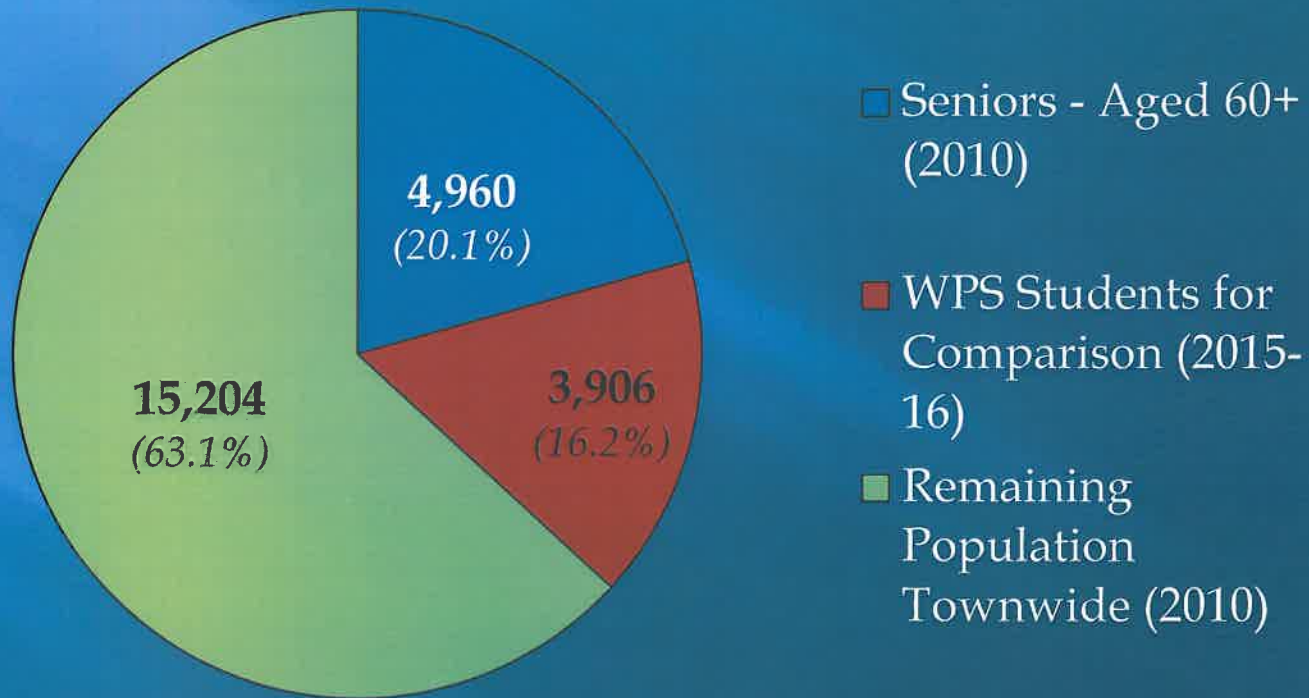
Bingo
Creative Corner
Cribbage
Knitting Club
Mah Jongg
Senior Singing Group
Walk-in Breakfast
Writing Group

Trips

Walmart
Day of Beauty
Stop & Shop
Walpole Errand Day
Regional Day Excursions

...and more!

Population Characteristics of the Town of Walpole



(Source: US Census Bureau, 2010; Department of Elementary & Secondary Education, 2016)

Walpole Projected Population Trends

Age Brackets	2000 Actual #	2010 Actual #	2020 Projected #	% Increase
				(2010 - 2020)
60 - 64	941	1,584	1,883	18.88%
65 - 69	882	1,202	1,700	41.43%
70 - 74	784	724	1,183	63.40%
75 - 79	672	540	686	27.04%
80 - 84	478	454	430	-5.29%
85+	477	329	326	-0.91%
Total # of Walpole Seniors	4,234	4,833	6,208	28.45%
Total Population of Walpole	22,824	24,070	25,983	20.41%

(Source: US Census Bureau, 2010; Maguire Report, 2013; UMass Donahue Institute, 2016)

Aurelia M. Newell Senior Center

Existing Conditions

- Space constraints DO NOT support Walpole's growing senior population - one room limits senior activity.
- Many programs are smaller in scope due to space limitations and are not utilized due to lack of privacy within the building. Examples:
 - Medical Screening VNA – No private office or exam room available to ensure privacy
 - Financial Counseling: Limited participation due to lack of privacy
 - HIPAA Issues
 - Meal service: Limited participation due to inadequate seating capacity
 - Daily activities: Only one room available for all functions
 - Major events: Located off-site due to lack of function room

Council on Aging 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

Current COA Existing Conditions



Current COA Existing Conditions



New Building Design

- Spring 2015 Town Meeting appropriated \$410,000 toward design of a new COA building
- Priority Areas during design:
 - Increase the number of programs and services offered
 - Increase the number of seniors we serve
 - 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

Council on 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.

*Source MA Office of Elder Affairs

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



Architects for the Police Station:
the carell group



Police Station



South Street Center

South Street Center
 Walpole Council on Aging
 Walpole, MA

Catlin + Petrovick Architects
 51 Railroad Street, Keene, NH 03431
 t 603.352.2255
 27 September 2016



North East Elevation
(facing South Street)

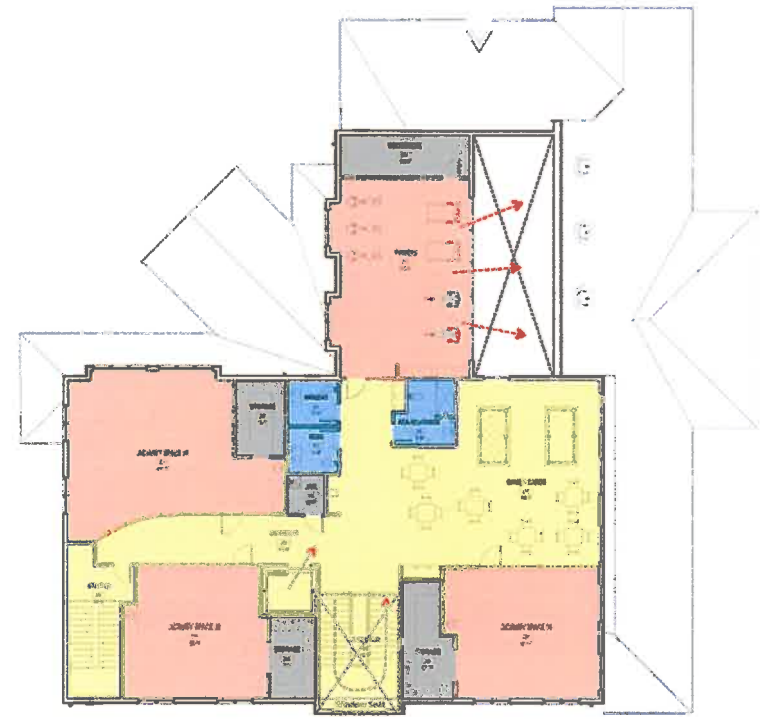
South Street Center
Walpole Council on Aging
Walpole, MA

Catlin + Petrovick Architects
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South Street Center
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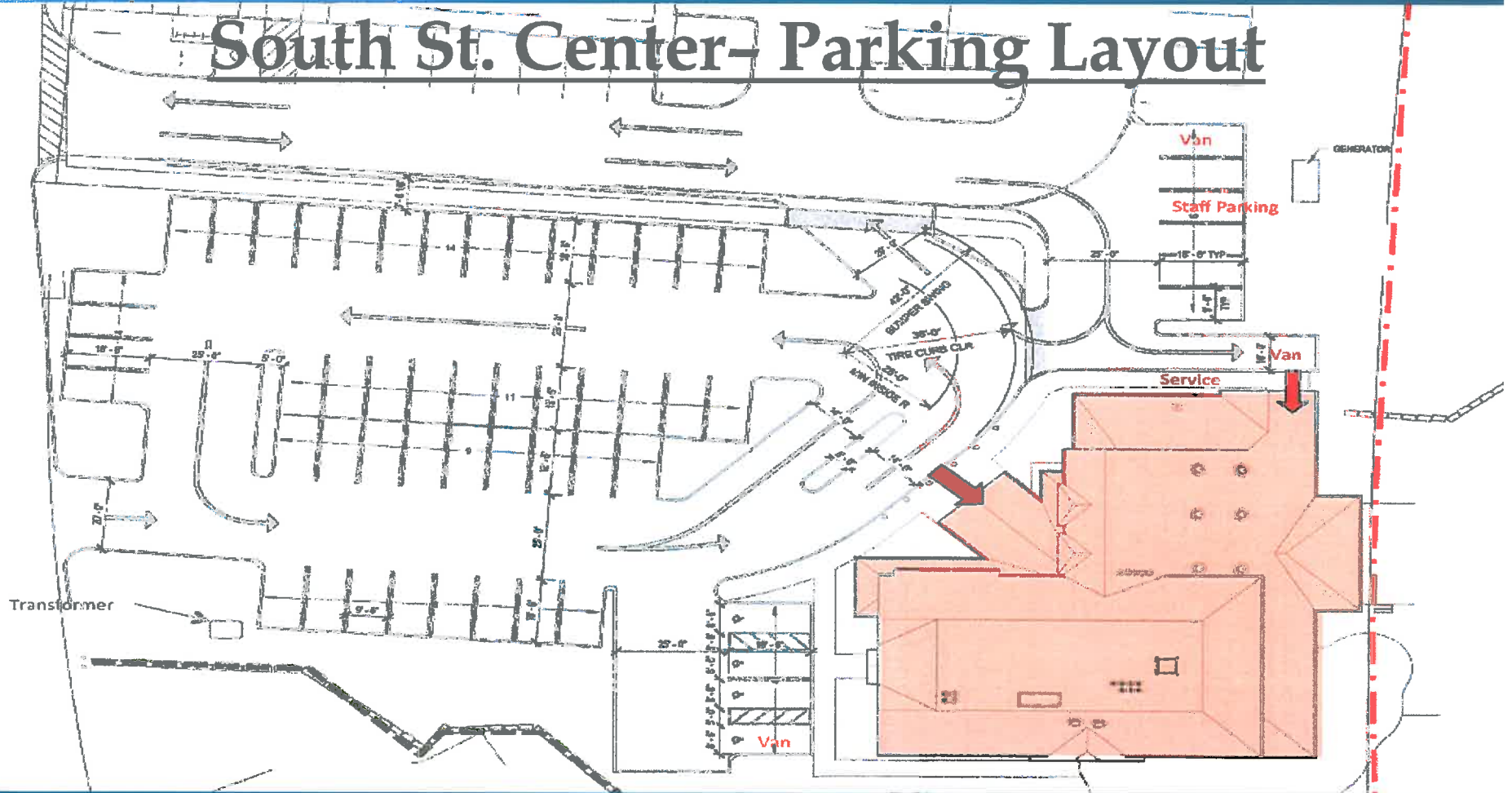


South Street Center
 Walpole Council on Aging
 Walpole, MA

Catlin + Petrovick Architects
 51 Railroad Street, Keene, NH 03431
 4 October 2016
 27 September 2016

South St. Center- Parking Layout

South Street



SOUTH STREET CENTER

Elder Adult Centers
provide an infrastructure of support in the Community

Through

- Socialization
- Exercise
and
- Nutrition



Cafe



Performances

Socialization and Engagement



Art class



Music class

Life Long Learning



Typical Lobby with Information Board



Library/Lounge gathering space for social

Information and Quiet Time



Program Fitness



Elder friendly stair – “Stealth Exercise”

Exercise



Evening Gathering



View from activity space to community room

Nutrition

South St. Center & New Police Station



South St. status update

- All buildings have been demolished. The areas outside of the building footprints have been cleaned & the EPA has approved of the work completed.
- After building demolition, sub-slab soil was tested. In September 2016, the EPA approved the soil remediation plan to be implemented by the Responsible Parties.
- Removal of the concrete slabs and contaminated soil on the East side of the street is commencing in October and is scheduled to be completed before Thanksgiving



South St. status update

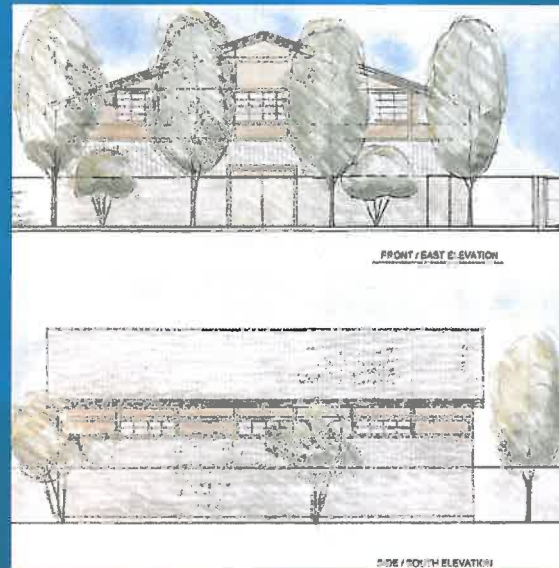
It is expected that work on the West Side of the property will be completed in the Summer/Fall of 2017.



South St. status update

The west side of the property will serve as a treatment facility and a parking lot for overflow parking.

The responsible parties are covering the costs associated with paving the parking lot and providing the treatment facility. Town Meeting has previously set aside the \$150,000 to stripe the parking and provide lighting.



Thank you for attending tonight

A copy of this presentation along with the

- September 2011 Walpole's Municipal Needs & Resources MPIC Report
- June 2013 Municipal Facilities Report Master Planning Study
- November 2013 South St. redevelopment Report

are all available on the Town's website.

Questions or comments please call or email

Jim at 508-660-7304

or

jjohnson@walpole-ma.gov