

## PUBLIC SAFETY BUILDING COMPLEX COMMITTEE REPORT

### SUMMARY:

Resolution No. 178-08-2017 establishing a Cape May City Public Safety Building Advisory Committee to study the feasibility and options of constructing a new facility to house the fire department, rescue squad, Police Department and Office of Emergency Management and related city operations was signed.

- **On 8/7**, the committee met and organized their path forward. The meeting purpose was to meet with the Mayor and to learn background on the establishment of the advisory committee.
  
- **On 8/21** the committee toured the firehouse and police station. After the meeting, the committee met with Conley Architects for a presentation of conceptual plans for a firehouse. The opinion of all members that the city is in need of new facilities. The Committee requested Conley to prepare conceptual plans for a new police station.
- City assessor Lou Belasco presented three possible city owned sites to be considered for a new complex followed by discussion.
  - current fire house site
  - Pittsburgh Avenue
  - Elmira street property
  - And a fourth location on Lafayette Street
- All of the above locations had limitations and constraints for any complex.
- Council should all the Tax Collector supporting data and the **Rutula Associates Report: *Public Safety Building Feasibility Analysis; Feasibility Study for Relocation***
- A brief report on information for funding resulting from City Auditor Leon Costello's facts was presented. Leon Costello estimated a new fire station could be built with an estimate of \$5m without any additional bonding that may be required; however, a new police department could be \$8m, which would require additional bonding, which may result in a 2-cent tax increase.
- Conley Architects feels this is a very high estimate. Conley's estimate for a new police building would be \$4-5m. Our next meeting was set for an inspection of the Public Safety complex at Avalon, time and date to be determined.
  
- **On 9/6/17**, the committee met at the Avalon public safety complex.
  - This facility contains the fire station, a two-story building, housing all trucks and equipment, with the second floor consisting of office, housing for on duty part time personnel and recreational facilities.
  - An adjoining EMT building houses all trucks and gear.
  - Both buildings are connected to the police department, which is three stories and includes housing for their full time EMT personnel.
- The Avalon Public Safety Complex also includes city hall and covers an entire city block. All parking, which appears to be adequate, is located to the rear of the entire complex.

- **On September 27th**, a summary report of the PSB Committee Actions and Milestones was presented at the Town Hall Meeting.
- **On October 2<sup>rd</sup>**, the committee began preparations for meeting with Council with a recommendation for council to authorize \$7500 to continue the needs assessment--\$2500 from the City and \$5000 from the Cape May Fire Department Volunteers to Conley Architects.
- **On November 9**, the committee met to prepare for meeting with Council to present the additional design for the police department as part of the concept. Conley and Associates will present the concept designs at the Council meeting on November 21<sup>st</sup>.
- **On November 21**, the committee met with Council. Conley Architects presented the conceptual plans for a new police dept. The special council meeting convened at 4pm. Conley Architects presented three possible concepts:
  - **Concept Design 1:** The police and fire dept. buildings would be on the present site, with the buildings conjoined. Both buildings would be two stories. The estimated cost would be \$11,800,000.
  - **Concept Design 2:** The police station would be three stories. The Fire Department would be two stories. The cost would remain the same. The difference would allow for more parking.
  - **Concept Design 3:** The Fire Department would remain on the present site with the police station at a different location. This would result in increased costs due to extra site and engineering work. It could be as much as \$500,000 *or higher*.

Conley discussed, at length, the parking limitations, taking into consideration all three concepts. He also provided general information regarding the many possibilities for construction and a time frame.

- **On January 8**, the committee met. The meeting's purpose was to discuss two additional sites
  - Madison Avenue known as Kiwanis Park
  - Corner of Elmira and Broad Street adjoining the NJ Transit site.
- The committee provided a path forward for council in a letter to the Office of the Mayor.

#### **Committee Recommendations:**

1. The new Public Safety Building is vital for Taxpayers and Visitors
2. Further delay in this project will increase risk and costs
3. We request that Council authorize the site survey as soon as possible to move forward

4. Committee members have determined the best location is the present site for both the police and fire departments. The ideal complex would be a conjoined building.
5. The council should consider the possibilities of a bid process for the engineering and architect work.
6. Although it was not the responsibility of our committee to evaluate other situations, i.e. parking, and other future construction or redevelopment projects, extreme thought should be given to the entire project.

Submitted: 01/26/2018

W.G. Gaffney

1/8/2018

Cape May Public Safety Building Advisory Committee Site Report

Mayor Lear

Deputy Mayor Meier

Councilmember Hendricks

Councilmember Furlin

Councilmember Pessagno

Mayor and Council:

The Public Safety Building Advisory Committee has reviewed all potential sites for the location of a comprehensive building capable of housing all city services essential for providing public safety services.

Our review focused on properties currently owned by the City of Cape May. After the elimination of beach, wetland, and known restricted sites, we are recommending the current site of the city firehouse is the most reasonable location for housing the City of Cape May's Public Safety Building.

As we move forward in determining the specific aspects of this facility, we are requesting a survey of this property to be performed.

Thank you,

Members of

Cape May Public Safety Building Advisory Committee

CC: City Manager Young

