



October 28th 2014
Newbury Library
7:00 pm

Newbury Municipal Building Committee's Presentation to the Town's Joint Boards and Committees

Board of Selectmen

Geoff Walker, Chair
Chuck Bear
Michael Bulgaris
Damon Jespersen
David Mountain

Finance Committee

Frank Remley, Chair
Linda Allen
Eugene Case
Bob Connors
Larry Guay
Erica Jacobsen
Marshall Jespersen
Tracy Blais, Ex Officio

Capital Planning Committee

Larry Guay, Chair
Marshall Jespersen
Nicholas Orem
Frank Visconte
Tracy Blais, Ex Officio

Planning Board

John Weis, Chair
George Morse
John O'Connell
Kathleen Pearson
Martha Taylor, Town Planner

Police Department

Michael Reilly, Chief of Police
John Lucey, Jr., Deputy Chief of Police

Inspectional Services

Sam Joslin, Building Commissioner/Facilities Manager

Municipal Building Committee

Eric Svahn, Resident Member, Chair
Tracy Blais, Town Administrator
Mike Doyle, Resident Member
Steve Fram, Board Of Health
Sam Joslin, Building Commissioner/Facilities Manager
John Lucey, Jr., Deputy Chief of Police
Richard Ronder, Resident Member
Martha Taylor, Town Planner

Agenda - Goals - Supporting Documents

Agenda:

Introduction to the Project

Project History

Existing Facility Issues

Project Schedule

Proposed Space Needs Program

Proposed Building and Site Options

Budgets

Next Steps

Meeting Goals:

1. To present/review all the work that has been done to date to propose a solution to the facility issues at the Police Station and Town Hall.
2. To come to a joint understanding on each project component; scope, cost, site, and schedule of the project.
3. To come to a consensus on a single option to be studied for presentation to the Town's residents for preliminary design and engineering by a design professional.

Supporting Documents:

Report - Conceptual Program Study, CSS Architects, June 2014
Letter - Location Recommendation, Newbury Planning Board
Letter - Police Chief on the Program Needs
Letter - Building Inspector - Notice of Facility Deficiencies
Letter - Police Chief - Notice of Facility Deficiencies
Report - Salisbury - Community Safety Complex Conceptual Design
Form B - Capital Planning Committee, Request For Funding
Report - Mold Testing Report, by Enviro. Diagnostics Professionals
Report - Facility Inspection, Department of Public Health



History of the Facility Issues at The Police Department & Town Hall

2004 POLICE STATION SELF-EVALUATION REPORT (BACKGROUND FOR MASTER PLAN)

2006 MASTER PLAN INVENTORY OF COMMUNITY FACILITIES

- POLICE STATION: TOO SMALL, OVERCROWDED, NO ROOM FOR FUTURE GROWTH
- FUNCTIONALLY OBSOLETE, NOT COMPLIANT WITH CURRENT BUILDING CODE, SUBJECT TO REPEATED FLOODING
- RECOMMENDATION TO RELOCATE/REDEVELOP POLICE STATION, POTENTIALLY IN PUBLIC SAFETY COMPLEX

2008 WOODBRIDGE SCHOOL COMMITTEE REPORT (March)

- CONFIRMED POLICE STATION DEFICIENCIES NOTED IN MASTER PLAN
- EXPLORATION OF OPTION OF EXPANDING POLICE INTO FIRST FLOOR OF TOWN HALL IN CONJUNCTION WITH
- RELOCATION OF TOWN OFFICES TO WOODBRIDGE SCHOOL

2012 CPC - SITE INSPECTION REPORT & RECOMMENDATIONS (May)

- EVALUATION OF CURRENT POLICE STATION CONDITIONS
- RECOMMENDATION TO CONDUCT SPACE NEEDS ASSESSMENT
- RECOMMENDATION TO EXPLORE DEVELOPMENT/REDEVELOPMENT OPTIONS

2012 PUBLIC SAFETY SITE SELECTION COMMITTEE MIDTERM REPORT (December)

- IDENTIFICATION OF POTENTIAL SITES FOR POLICE FACILITY OR PUBLIC SAFETY COMPLEX
- WOODBRIDGE SCHOOL – RENOVATION WITH ADDITION; GOVERNOR'S ACADEMY PROPERTY ON ROUTE 1; MANTER FIELD, BYFIELD.; NEWBURY TOWN LIBRARY, BYFIELD; COMBINED TOWN HALL, POLICE STATION, AND FIRE STATION AT 25 HIGH ROAD/3 MORGAN AVE.; TOWN FOREST, BOSTON ROAD; OTHER TBD

2013 PUBLIC SAFETY COMPLEX COMMITTEE (June)

- ASSESSMENT OF SPACE NEEDS AND FUNCTIONAL DEFICIENCIES – FIRE, EMA, AND POLICE DEPARTMENTS
- PLAN FOR FUTURE NEEDS – 50 YEARS
- MAINTAIN TWO UP-TO-DATE FIRE STATIONS FOR HIGH LEVEL OF SERVICE FOR ALL AREAS OF TOWN
- EVALUATION OF PREFERRED SITE – MORGAN AVENUE PARCELS OWNED BY PROTECTION #2



Police Station Issues

NEWBURY CAPITAL PLANNING COMMITTEE SITE INSPECTION REPORT AND RECOMMENDATIONS

8 May 2012

“Newbury municipal facilities *continue to operate well past their planned life span* and the Police Department’s facility is no exception. The facility has become seriously overcrowded, suffers from a lack of sufficient infrastructure (HVAC, electrical, data, and telecommunication) and is challenged to provide Newbury with vital services given outdated security and safety systems which if not addressed will ultimately result in a decline of operational efficiency and morale.”

“In brief, the facility *does not meet current standards for the programmatic needs* of a 21st century police department facility such as a secure entry lobby, a communications center, a cellblock, interview rooms, men’s and women’s locker rooms, training rooms, offices, evidence storage, booking room, squad room, day room, garage or a sallyport.”



Police Station Issues

- Failing air quality levels per M.G.L. c. 111 sec. 5 continues to be an issue
- Recurring flooding by rain water and /or sewage (violation of 105 CMR OSHA regulations)
- Rodent and snake issues (violation of 105 CMR and OSHA regulations)
- Pest issues – Small flies land in contaminated sewage and land on officers causing welts where fecal matter is left behind (violation of 105 CMR and OSHA regulations)
- Lack of storage consistently leads to storage in egress ways or utility rooms creating fire hazards and egress issues (Violation of Chapter 10 of 780 CMR and 527 CMR)
- Lack of ceiling height prevents proper ductwork for heating and cooling systems
- Improper fire separation from first and second floors (violation of Chapter 5 of 780 CMR)
- Non-compliant accessibility issues (violation of 521 CMR)
- Inadequate unisex toilet and locker room facilities (105 CMR and OSHA regulations)
- Overall crowding of all offices leading to multiple trailer purchases and ongoing maintenance and conditioning of the trailers
- Sprinkler system lacking, but highly recommended



Police Station Issues

HEALTH ISSUES:

- Ongoing insect infestation-including ants, spiders, sewer flies, biting flies.
- Numerous resources have been spent on pest control over the years.
- Ongoing rodent/pest infestation-including mice, rats, snakes.
- Recurring flooding from rainwater as well as septic water from tank and pump failure.
- Mold issues caused by prior flooding.
- Air quality issues from dust and mold.

OPERATIONAL ISSUES:

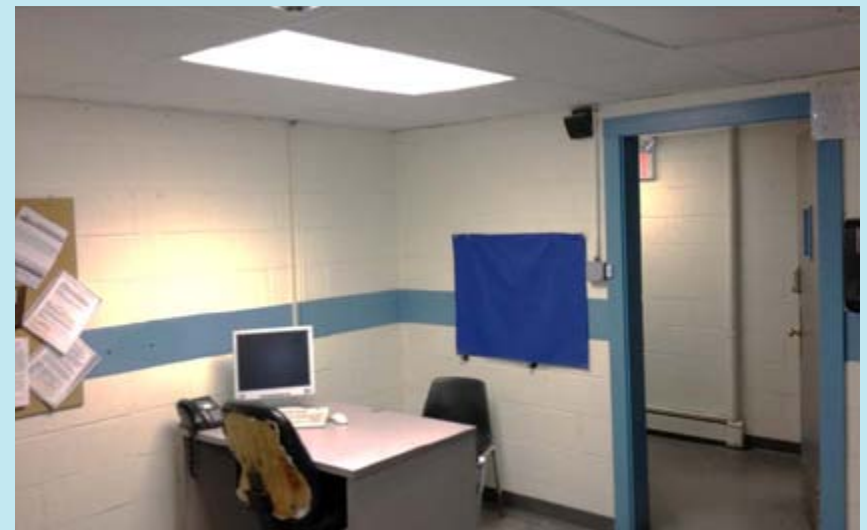
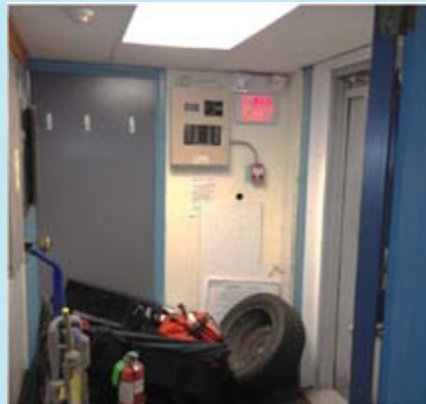
- Lack of storage for equipment, evidence and supplies.
- Lack of adequate cell block, nonconforming to state standards.
- No adequate holding facility for juveniles or for female prisoners.
- Inadequate room for I.T./9-1-1/Phone equipment and records.
- Lacking privacy separations between offices and sensitive procedures areas.
- Inadequate locker facilities, no separate male/female facilities.
- No private cell block access. Privacy issue for those taken into custody as well as a safety issue for the public.
- No area inside the police facility where members of the public can meet privately with officers.
- Inadequate office space has necessitated the purchase of two construction trailers.
- Code violation handicap access to construction trailers.
- Our squad room doubles as a make-shift Emergency Operations Center.



Police Station Issues

OFFICER SAFETY ISSUES:

- The booking room is inadequate to handle violent prisoners.
- A lack of restraint system forces officers to manually restrain violent prisoners.
- No sally-port forces officers to bring prisoners in through the front entrance of the police station (glass doors) and march them through a small hallway and open conference room prior to the booking area. **This is a tremendous officer safety issue.**
- No adequate building security. The outside access to the dispatch area and the windows to the dispatch area are not secure. The rear entrance to the station is not secure.
- Non-Code fire prevention/suppression methods for the building.
- Inadequate weapon storage facility.



Police Station Issues Summary

1. The need for a new police facility has been apparent for decades.
2. The current facility is inadequate to suit the needs of a modern, professional police department.
3. The facility is inadequate for the Newbury Police Department to achieve national accreditation.
4. The Newbury Police Department provides many services to the Town of Newbury:
 - Police services
 - Harbormaster Services
 - Animal Control
 - Animal Inspection
 - emergency Management
 - Police & Fire Dispatch



Town Hall Issues

- Poor to hazardous air quality per M.G.L. c. 111 sec. 5 continues to be an issue
- Leaking roof during mild storms
- Rodent activity (violation of 105 CMR and OSHA regulations)
- Improper fire separation between first and second floors (violation of Chapter 5 of 780 CMR)
- Non-compliant accessibility issues (violation of 521 CMR)
- Inadequate restroom facilities (105 CMR and OSHA regulations)
- Sprinkler system is lacking but highly recommended
- Lack of proper document storage (violation of MGL 66)
- Overall crowding of all offices leading to multiple trailer purchases and ongoing maintenance and conditioning of the trailers



Project Schedule

2014 October 28th	Today
2014 November 1st	MBC files a Form B - Capital Funding Request
2014 November ??	MBC to hold a Public Workshop to present the issues
2014 December ??	MBC to hold a Public Workshop to present the issues
2015 May or sooner	ATM - Warrant request for Funding Design/Engineering
2015 June	Design and Engineering, to March 2016
2016 May	ATM - Request Funding for Project
2016 June	Ballot Initiative for Debt Exclusion Override
2016 July	Project Bidding
2016 August	Construction Starts, estimated 14 months of construction
2017 November	Construction Completed - Start Finishes-Furnishings-Equipment
2018 January	Facility ready to occupy

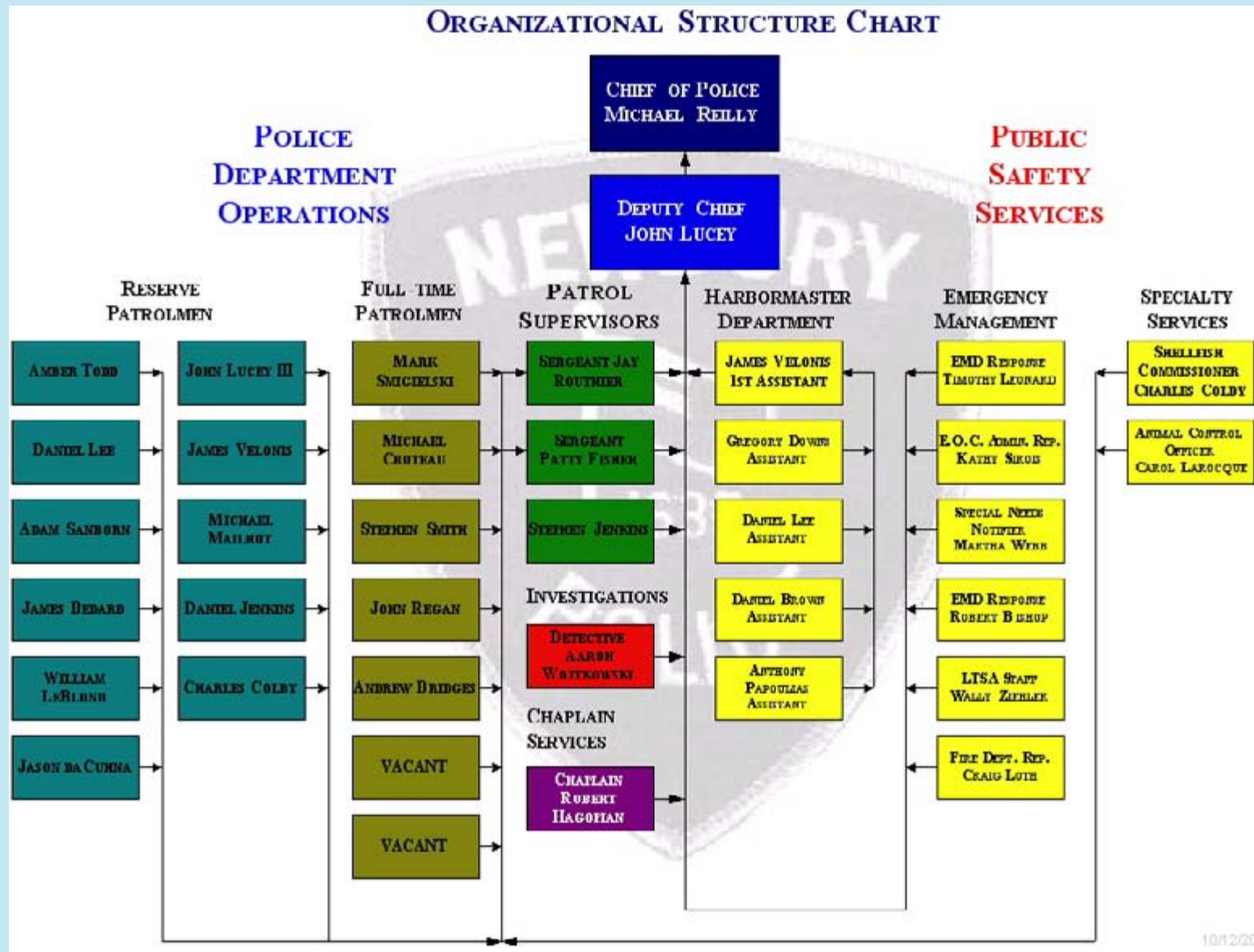
Police Department Program

Town of Newbury Police Station				August 19, 2014 - EPS r2
Space Needs Program	Data from Option A & B has been taken from the CSS Report Dated 8/19/2014			
Space	Opt A	Opt B	Exist	comments
TOTAL Program Area	9000	8,901	3,375	
BUILDING MISC	1092	1,480	366	
Int & Ext Walls	572	700	200	
Corridors	200	400	166	
Stairs front	120	130	0	
Stair back	120	130	0	
Elevator & Machine Room	80	120	0	
GENERAL	1,332	845	276	
Entry Vestibule		0	47	
Entry Lobby	300	0	0	Shared ??
Unisex Public Toilet	52	65	0	
Training (Community) Room	630	404	0	
HVAC/ELEC/ FP room	336	360	229	
Janitor's Closet	14	16	0	
DISPATCH	673	1,168	662	
Entry Lobby	0	344	0	
Operations/Communications	250	400	249	
unisex toilet	25	65	0	
Break room/locker area	104	149	107	
Interview/fire arms room	71	62	0	
copy/files/storage	95	48	70	
storage	100	100	152	
closet	28	0	84	
PATROL	1,652	1,277	699	
Sargent's area		0	192	
Interview Room (secure)		0	0	
Interview/fire arms room		0	0	
Armory	40	14	0	
Squad Room: Briefing & Roll Call	806	307	227	
Officer's Mens Lockers/shower	456	323	216	
Officer's Women's Lockers/shower	350	265	64	T= Trailer

storage room		70	0	
bunk room		92	0	
men's toilet		115	0	
women's toilet		91	0	
DETENTION		1,145	1,158	317
Sally Port		338	360	0
Detainee Shower Room		22	22	0
Holding Cell		45	45	0
Processing - Booking		383	320	244
Male Cell w/ lobby		90	120	0
Female Cell w/ Lobby		90	120	0
Juvenile -HP Cell w obby		110	110	73
Matrons Room		43	45	0
Washer Dryer Room		24	16	0
DETECTIVE'S - CID - EVIDENCE		389	314	332
Detective's work area - Office		131	100	140 T
Evidence CID processing lab		114	92	68
Evidence Storage Active room			80	28
Evidence Storage room		144	42	96
ADMINISTRATION		2,717	2,337	723
Reception Area		340	300	117
Chief's office w/ closet		361	343	163 T
Deputy Chief office w/ closet		229	215	155 T
Conference Room		280	290	156 T
Animal Control Office		100	214	0 separate room
Harbor Master Office		100	0	54 T, or joined w/ Animal control ?
Bunk Room		150	70	78 T
Break w/ Kitchen		796	605	0
Unisex/ HP Toilet			48	0
Men's Restroom		51	0	0
Women's Restroom			0	0
Emergency Control / 911		200	0	0
Computer/Telephone/Server		96	252	
Janitor's Closet		14	0	0
EMERGENCY MANAGEMENT CENTER		0	322	0
Emergency Control Center		0	252	0
Storage Room			70	0



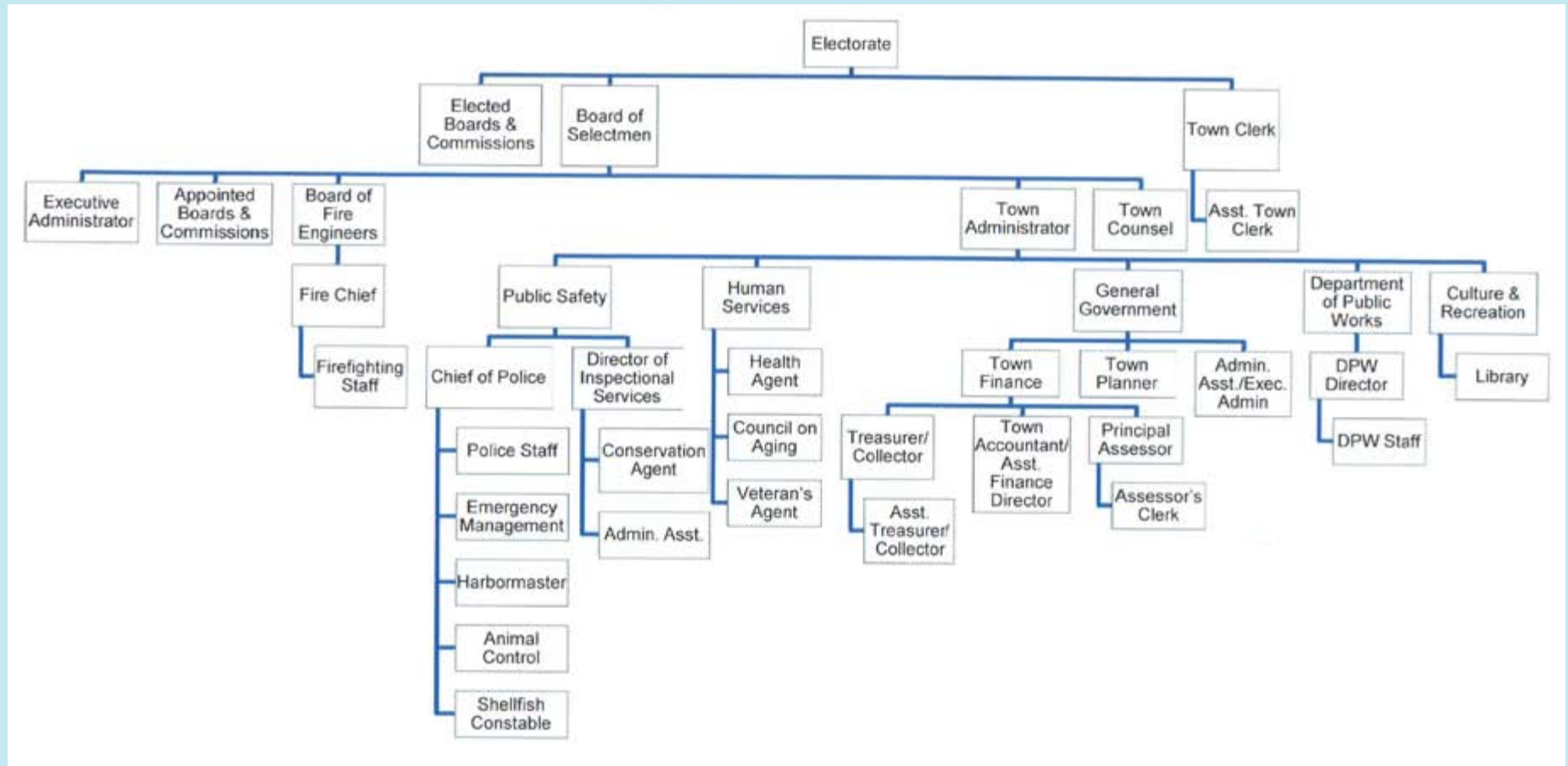
Newbury Police Department



2014 - Police Department Staff, total of 21 officers



Town of Newbury Organizational Chart



Town Hall Program

Newbury Town Hall Program Assessment						6/21/2014	
Eric P. Svahn						Proposed Additional space needs	
Town Hall 1st Floor						2,930	6,130
Department	note	Exist SF	Staff	Visitor		New SF	Total SF
Board of Selectman office		285	1			150	435
Town Administrator		154	2	2		100	254
Treasurer/Collector Office		277	2			0	277
Assessor's Office		155	1	1		160	315
Planning office		118	2	2		20	138
Town Accountant		55	1	1		0	55
Town Clerk		280	2			0	280
Inspectional services office	(1)	90	2	2		260	350
Conservation Commission office	(1)	90	2	2		40	130
Board of Health	(1)	90	1	1		40	130
Plan review/conference room		0				200	200
Assembly Hall		750		50		0	750
Assembly Hall (increase to 100 seats)						750	750
Kitchen Break room		72				100	172
Men's toilet		63				50	113
Women's toilet		50				50	100
General storage		0				300	300
Accountant Storage		46				30	76
Vault		118				0	118
File storage		0				80	80
Polling equipment storage		134				0	134
Electrical Closet		20				0	20
Entry Display Board		143				50	193
Corridors		40				500	540
Stairs		100				0	100
Elevator or lift		0				50	50
Exterior wall		70				0	70
(1) combined in one room							0

Existing Town Hall square footage	8320						
First Floor	3200						
Basement	3200						
Trailers Existing	1320						
Trailer New 12' x' 50'	600						
Additional added program, NOT included in the above numbers						1200	sf subtotal
DPW Room at Town Hall						50	
Fire Board of Engineers room						150	
Community Room						250	
Broadcasting Communication Studio						350	
Town History Room						250	
Fish and Clam Warden Room						150	



Options to be Considered

Option A - New Town Hall & New Police Station
on the Existing Town Hall Site

Option B - New Police Station -Somewhere (several locations)
Town Hall Renovation

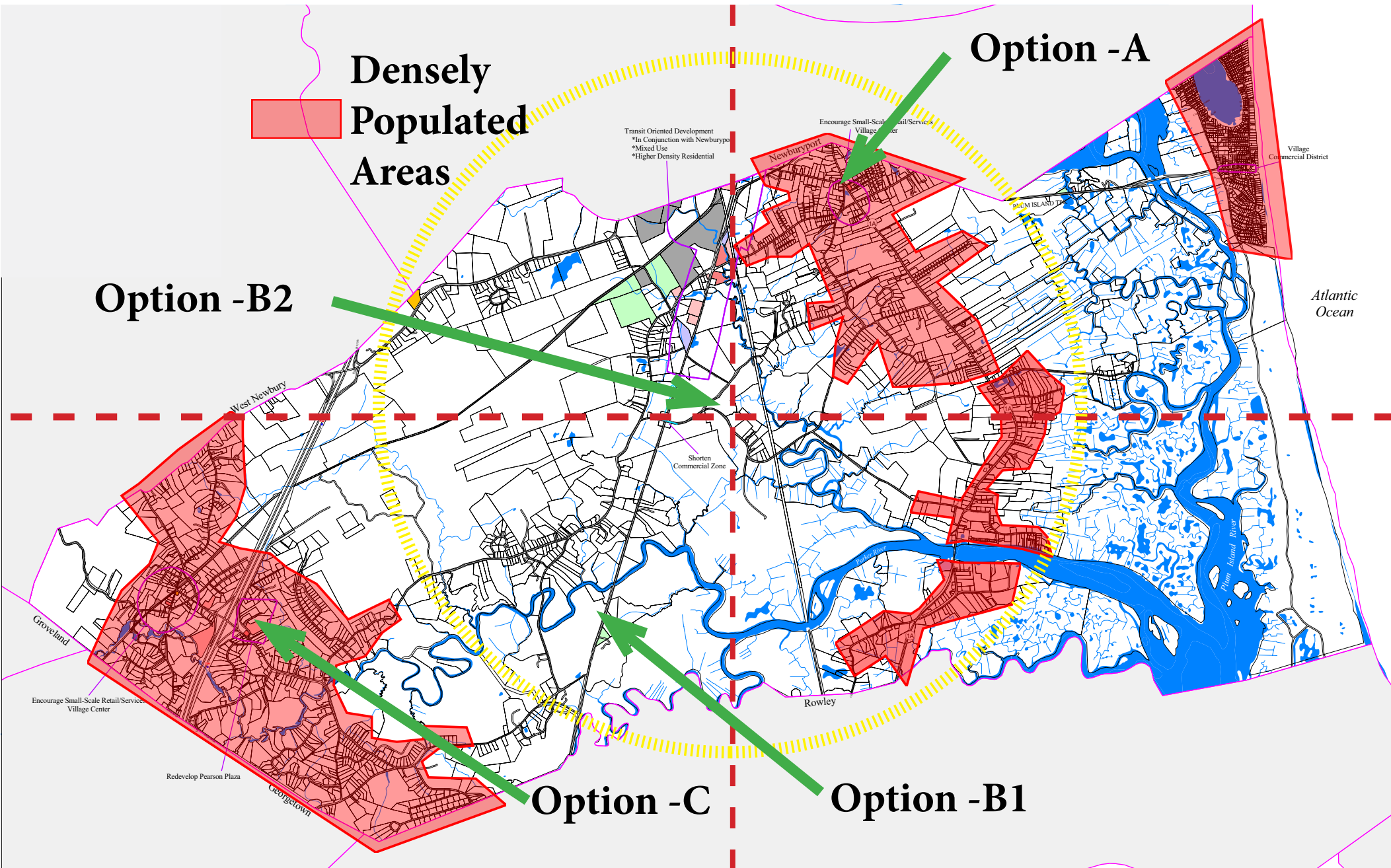
Option C - New Town Hall -Somewhere
New Police Station on the Existing Town Hall Site

Option D - Renovated Town Hall with New Addition
Renovated Police Station with New Addition

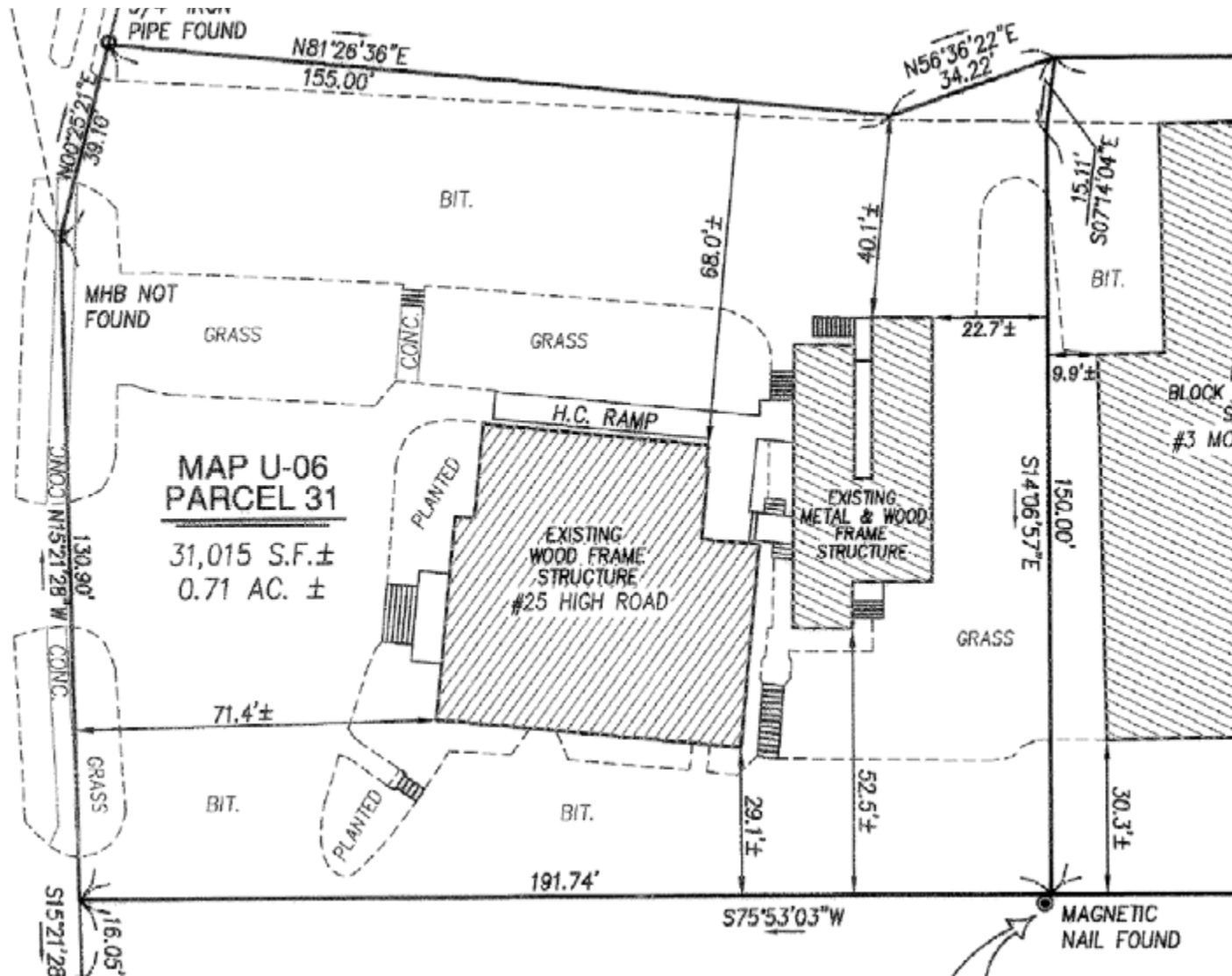
Option E - Public Safety Complex, Combined Police & Fire



Newbury, Massachusetts



Existing Town Hall & Police Station Site Plan



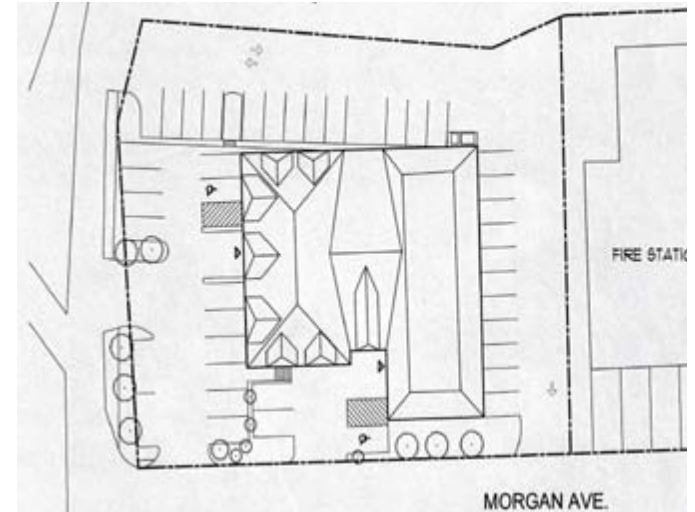
Option A - New Town Hall & New Police Station on the Existing Town Hall Site

POLICE HEADQUARTERS

- DETECTIVE / CID / EVIDENCE
- DETENTION
- DISPATCH
- PATROL
- POLICE ADMINISTRATION
- 911 / EMERGENCY CONTROL

TOWN HALL

- TOWN HALL



Second Floor



First Floor



Option A - New Town Hall & New Police Station on the Existing Town Hall Site



**Proposed Rendering
CSS Architects 2014**



Option B - New Police Station -Somewhere in Town



Second Floor



First Floor

Police Station

Option A plan

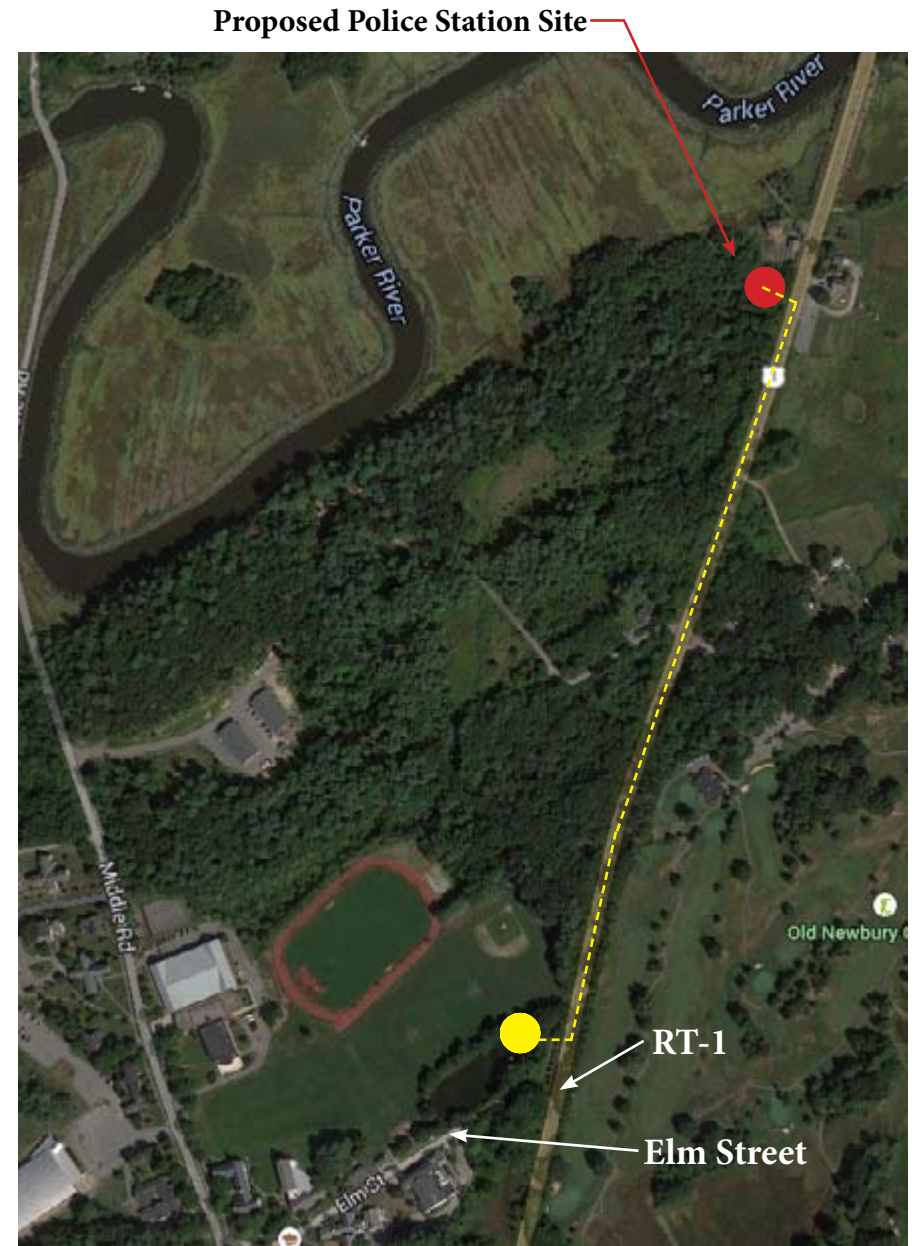
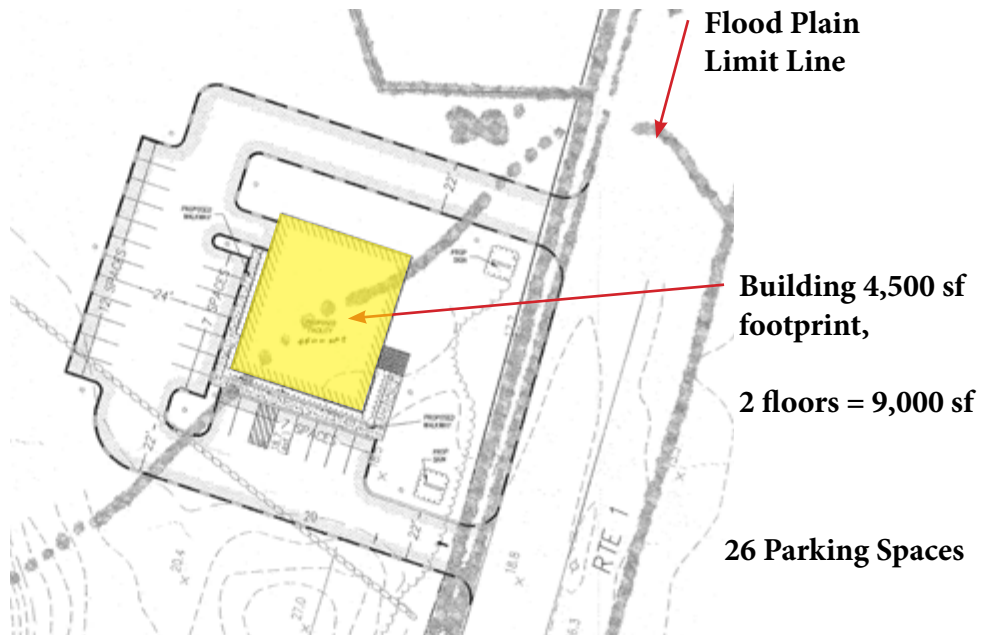
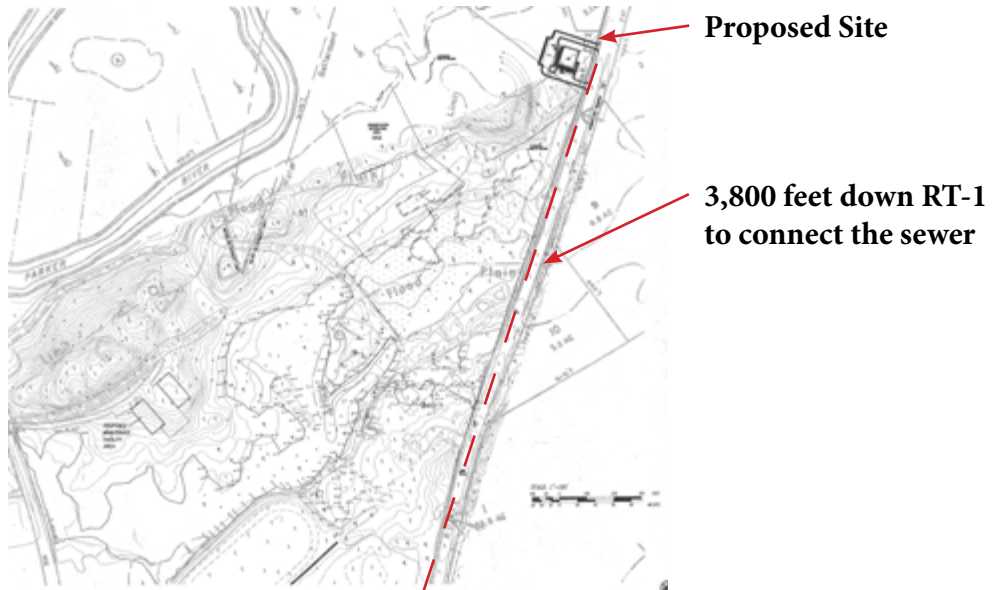


Town Hall

Renovations to basement



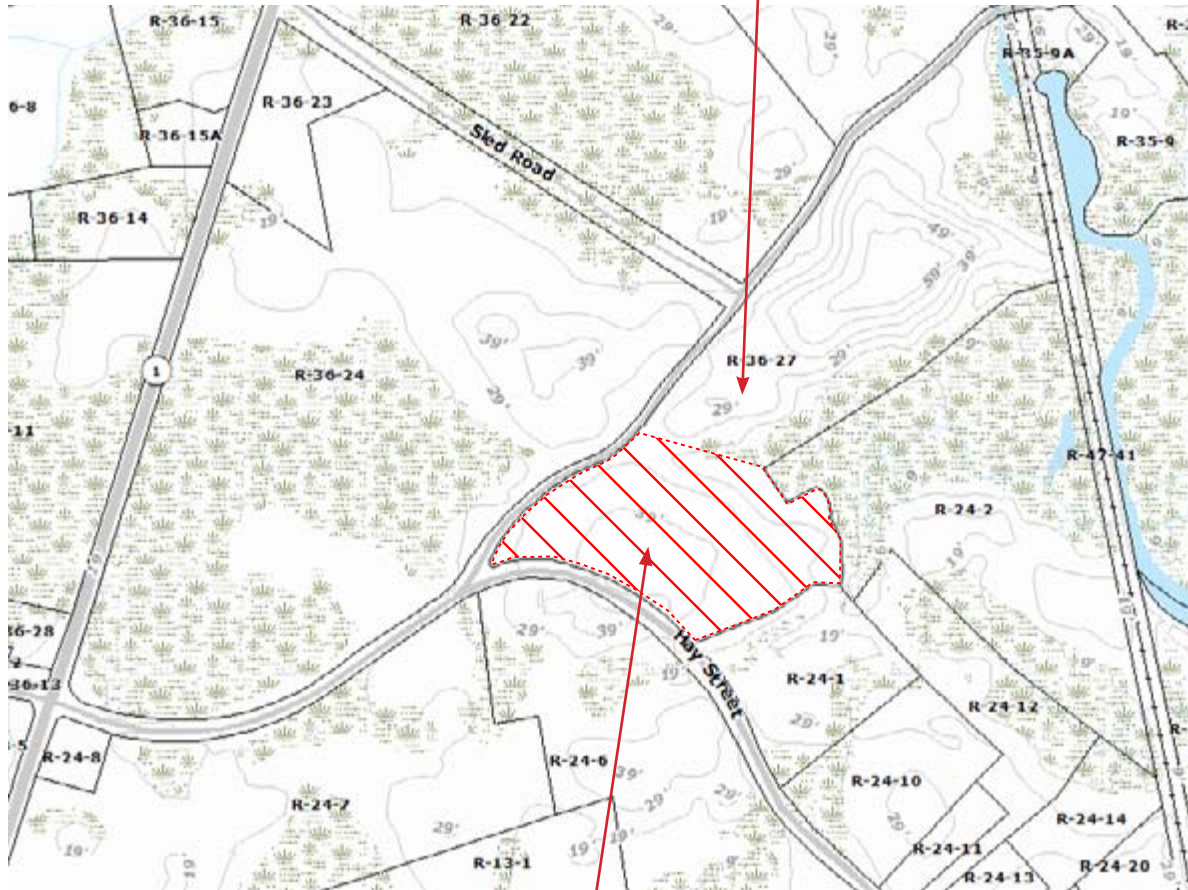
Option B1 - New Police Station - Governors Academy Site RT-1 w/ Town Hall renovation



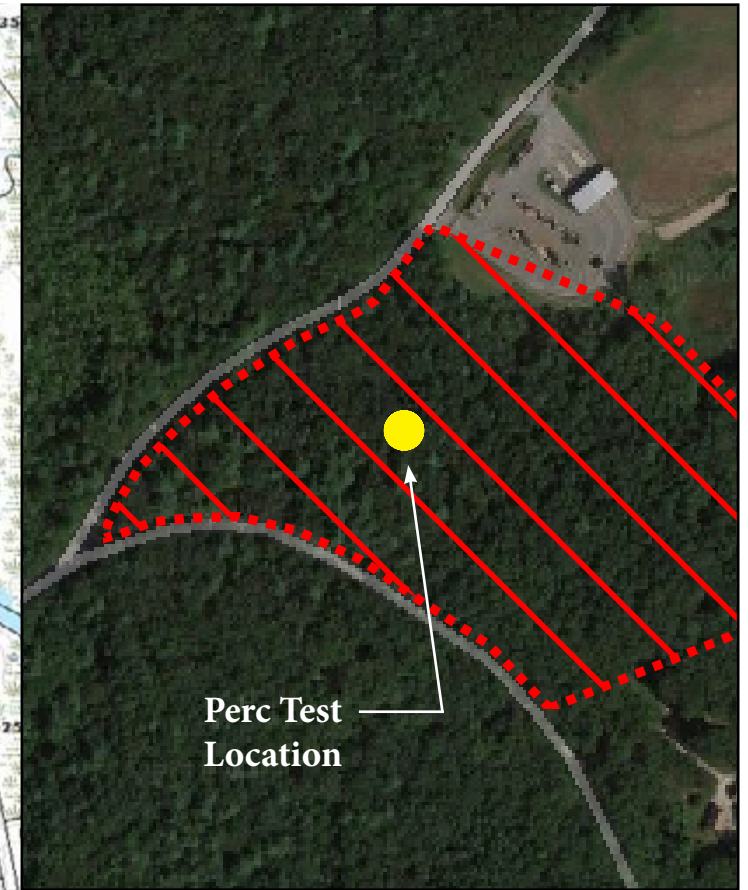
Option B2 - New Police Station - Boston Road - Town Forest

Town Hall renovation

Existing Town Transfer Station



Proposed Town Forest Site



Recent Perc Test of twelve deep hole tests all failed.

Option C - New Police Station @ High Road Town Hall Moves to Another Location, TBD

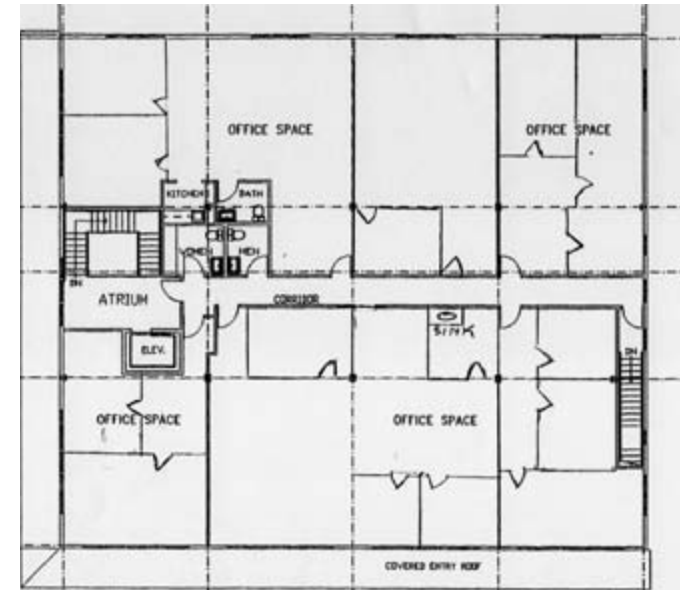


Total Gross Area = 14,220 sf

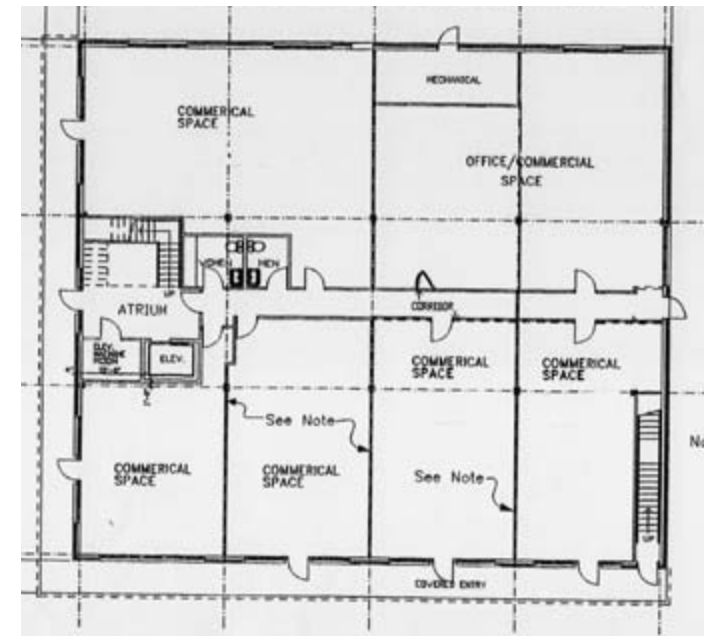
First Floor = 7,110 sf

Second Floor = 7,110 sf

Parking = 45 spaces



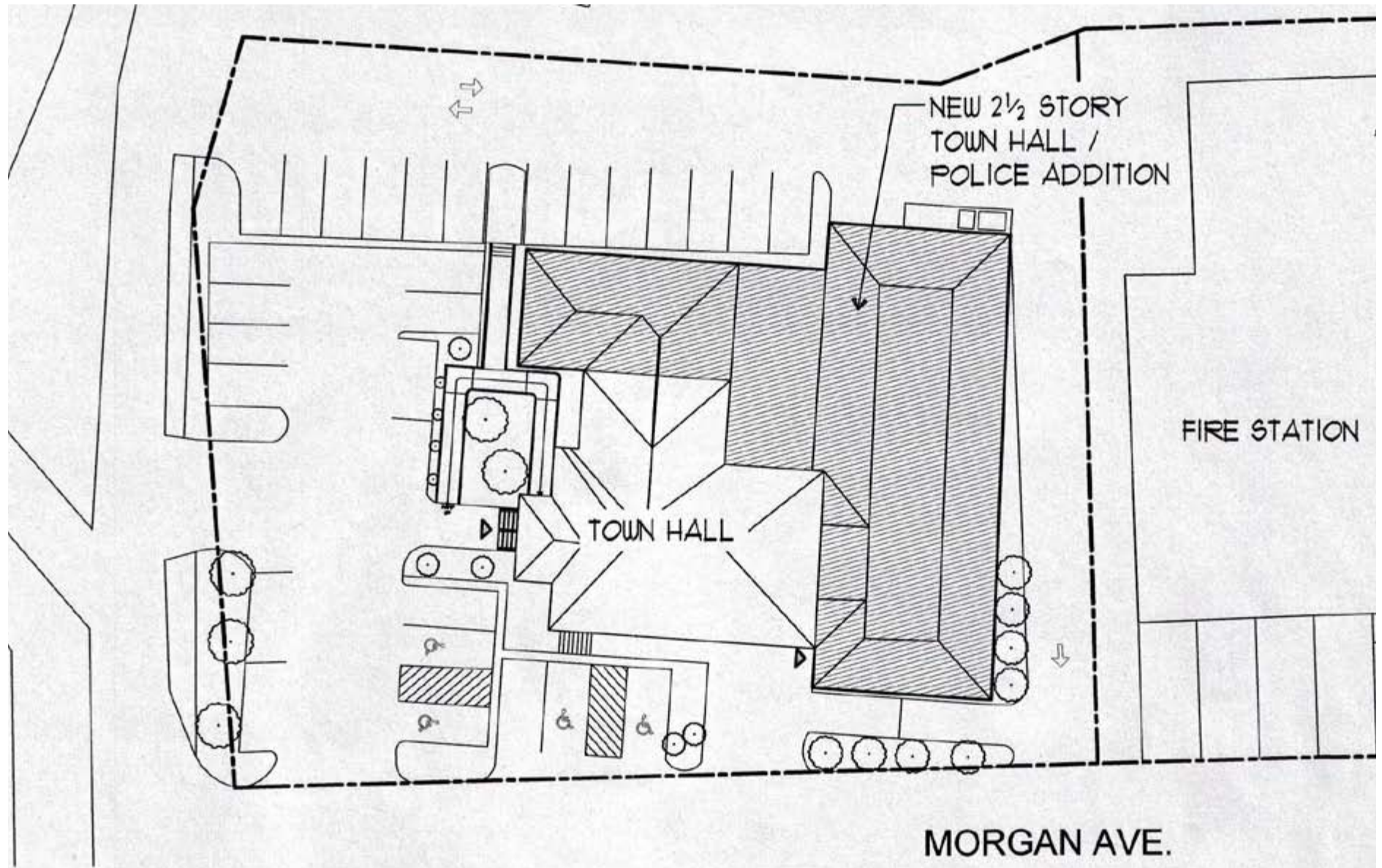
Second Floor



First Floor

Option D - Renovated Town Hall with New Addition

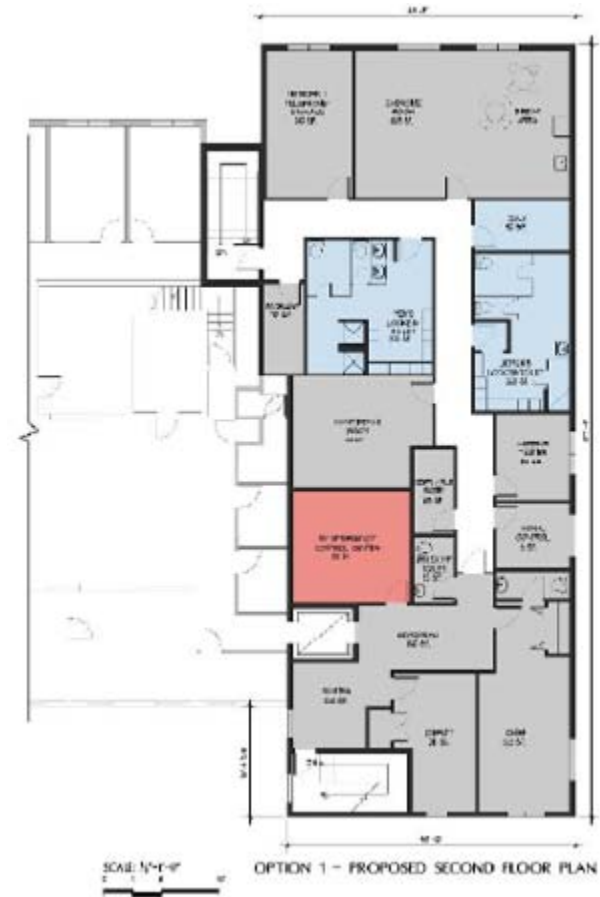
Renovated Police Station with New Addition



Option D - Renovated Town Hall with New Addition
Renovated Police Station with New Addition



First Floor



Second Floor

Option E - Public Safety Complex, Combined Police & Fire



Option E - Public Safety Complex, Combined Police & Fire



Police Station Facility Comparisons

Newbury	21	6,666	9,000		\$3,818,000	\$424
<i>Town</i>	<i>FTE</i>	<i>Population 2,007</i>	<i>Bldg Size in Sq. Ft.</i>	<i>Original Cost</i>	<i>Building Cost dollars</i>	<i>Cost per Sq. Ft.</i>
Sherborn	16	4,217	8,000	\$2,377,000	\$3,638,331	\$454.79
Dracut	52	29,498	23,350	\$7,985,700	\$8,385,000	\$359.10
Orleans	31	6,315	18,100	\$6,489,000	\$6,489,000	\$358.51
Acton	44	20,753	22,400	\$6,350,000	\$7,901,000	\$352.72
Sudbury	35	17,159	18,500	\$6,105,000	\$6,471,300	\$349.80
Holliston	25	13,941	14,871	\$5,200,000	\$5,200,000	\$349.67
Harvard	14	6,001	9,000	\$2,147,000	\$3,142,907	\$349.21
Ayer	20	7,369	12,800	\$2,700,000	\$4,428,000	\$345.94
Hanson	25	9,956	14,260	\$3,902,789	\$4,604,432	\$322.89
Bridgewater	34	25,129	15,800	\$3,500,000	\$5,075,000	\$321.20
Reading	48	23,129	21,970	\$4,635,000	\$7,028,000	\$319.89
Littleton	22	8,714	14,100	\$4,400,700	\$4,400,700	\$312.11
Grafton	24	17,525	15,800	\$3,843,506	\$4,827,828	\$305.56
Westford	50	21,790	22,500	\$4,150,000	\$6,673,283	\$296.59
Hopkinton	26	14,307	17,500	\$3,700,000	\$5,159,000	\$294.80
Average	31	15,079	16,597	\$4,521,320	\$5,583,859	\$341.10
Median	26	14,307	15,800	\$4,150,000	\$5,159,000	\$345.94



Project Cost

Town Hall & Police Department Facility Improvements Projects

		New PD/TH		PD goes		TH Goes		Patch&Add
10/1/14		A		B		C		D
Total Project Cost		\$8,423,608		\$9,256,238		\$8,883,542		\$8,498,338
Total Project area, sf	sf	14,431	sf	13,033	sf	23,220	sf	15,300

Option A - New Town Hall & New Police Station
on the Existing Town Hall Site

Option B - New Police Station -Somewhere (several locations)
Town Hall Renovation

Option C - New Town Hall -Somewhere
New Police Station on the Existing Town Hall Site

Option D - Renovated Town Hall with New Addition
Renovated Police Station with New Addition



Project Cost

OPTION: A

Town Hall			Police Department			Total Project
Total GSF		5,431 sf	Total GSF		9,000 sf	14,431
New Construction		5,431	New Construction		7,668	
Renovation					1,332	
Escalation to mid point in construction			1.5 years		4.00%	\$8,423,608
Total Estimated Cost		\$3,236,100	Total Estimated Cost		\$4,710,700	\$7,946,800
Construction Cost		\$2,694,000	Construction Cost		\$3,818,200	
Construction		1,944,000			3,818,200	
Demolition		inc	Demolition		inc	
Sewer		750,000	Sewer		0	
Site Costs		0	Site Costs		0	
Contingency		0	Contingency		0	
Tenant Fit Out		inc	Tenant Fit Out		inc	
Non Construction Cost		\$542,100	Non Construction Cost		\$892,500	
Lump sum		347,100			697,500	
FF&E		75,000	FF&E		75,000	
Moving		20,000	moving		20,000	
Temp facilities		100,000	Temp facilities		100,000	
Architectural/Eng Fees		inc			inc	
Project Manager		inc			inc	
Legal & Testing		inc			inc	
Printing/Reproduction		inc			inc	



Project Cost

OPTION: B

Town Hall				Police Department				Total Project
Total GSF		4,033	sf	Total GSF		9,000	sf	13,033
New Construction		833		New Construction		9,000		
Renovation		3,200						
Escalation to mid point in construction				1.5 years		4.00%		\$9,256,238
Total Estimated Cost		\$3,271,600		Total Estimated Cost		\$5,460,700		\$8,732,300
Construction Cost		\$2,736,600	\$679	Construction Cost		\$4,568,200	\$508	
Construction		1,986,600				3,818,200		
Demolition		inc		Demolition		0		
Sewer		750,000		Sewer		750,000		
Site Costs		0		Site Costs		0		
Contingency		0		Contingency		0		
Tenant Fit Out		inc		Tenant Fit Out		inc		
Non Construction Cost		\$535,000	19.55%	Non Construction Cost		\$892,500	23.37%	
Lump sum		340,000				697,500		
FF&E		75,000		FF&E		75,000		
Moving		20,000		moving		20,000		
Temp facilities		100,000		Temp facilities		100,000		
Architectural/Eng Fees		inc				inc		
Project Manager		inc				inc		
Legal & Testing		inc				inc		
Printing/Reproduction		inc				inc		



Project Cost

OPTION: C

Town Hall				Police Department				Total Project
Total GSF		14,220	sf	Total GSF		9,000	sf	23,220
New Construction		0		New Construction		9,000		
Renovation		14,220						
Escalation to mid point in construction				1.5 years		4.00%		\$8,883,542
Total Estimated Cost		\$2,920,000		Total Estimated Cost		\$5,460,700		\$8,380,700
Construction Cost		\$2,500,000	\$176	Construction Cost		\$4,568,200	\$508	
Construction		1,000,000				3,818,200		
Demolition		inc		Demolition		0		
Sewer		0		Sewer		750,000		
Site Costs		1,500,000		Site Costs		0		
Contingency		0		Contingency		0		
Tenant Fit Out		inc		Tenant Fit Out		inc		
Non Construction Cost		\$420,000	16.80%	Non Construction Cost		\$892,500	23.37%	
Lump sum		325,000				697,500		
FF&E		75,000		FF&E		75,000		
Moving		20,000		moving		20,000		
Temp facilities		0		Temp facilities		100,000		
Architectural/Eng Fees		inc				inc		
Project Manager		inc				inc		
Legal & Testing		inc				inc		
Printing/Reproduction		inc				inc		



Project Cost

OPTION: D

Town Hall				Police Department				Total Project
Total GSF		6,400	sf	Total GSF		8,900	sf	15,300
New Construction		0		New Construction		8,055		
Renovation		6,400				845		
Escalation to mid point in construction				1.5 years		4.00%		\$8,498,338
Total Estimated Cost		\$3,231,600		Total Estimated Cost		\$4,785,700		\$8,017,300
Construction Cost		\$2,736,600	\$428	Construction Cost		\$3,918,200	\$440	
Construction		1,986,600				3,918,200		
Demolition		inc		Demolition		0		
Sewer		750,000		Sewer		0		
Site Costs		0		Site Costs		0		
Contingency		0		Contingency		0		
Tenant Fit Out		inc		Tenant Fit Out		inc		
Non Construction Cost		\$495,000	18.09%	Non Construction Cost		\$867,500	22.14%	
Lump sum		325,000				697,500		
FF&E		75,000		FF&E		75,000		
Moving		20,000		moving		20,000		
Temp facilities		75,000		Temp facilities		75,000		
Architectural/Eng Fees		inc				inc		
Project Manager		inc				inc		
Legal & Testing		inc				inc		
Printing/Reproduction		inc				inc		



Project Schedule

2014 October 28th	Today
2014 November 1st	MBC files a Form B - Capital Funding Request
2014 November ??	MBC to hold a Public Workshop to present the issues
2014 December ??	MBC to hold a Public Workshop to present the issues
2015 May or sooner	ATM - Warrant request for Funding Design/Engineering
2015 June	Design and Engineering, to March 2016
2016 May	ATM - Request Funding for Project
2016 June	Ballot Initiative for Debt Exclusion Override
2016 July	Project Bidding
2016 August	Construction Starts, estimated 14 months of construction
2017 November	Construction Completed - Start Finishes-Furnishings-Equipment
2018 January	Facility ready to occupy