

# NORTH KINGSTOWN PROPOSED PUBLIC SAFETY COMPLEX

PUBLIC SAFETY INFORMATIONAL BOND FORUM

OCTOBER 23, 2024



# HISTORY

1957

- Fire Station upper level/Police Department lower level constructed

1976

- Police Station constructed adjacent to original structure

2008

- Dispatch/Emergency Operations Center added in 2008

2021- 2023

- Town Manager creates committee to research feasibility of replacing aging and outdated Public Safety Complex.
  - (Numerous times) Public appearances before Town Council to gather input and direction on next steps for a Public Safety Complex.
  - Public tours of Public Safety Complex for residents and other interested parties

1957

FIRE STATION

2008

EOC

1976

POLICE STATION



# HISTORY CONTINUED

March 2021	RFQ for design services: DBVW Architects & Architects Design Group
October 2021	Space needs assessment (revisions down to 52,000 sq ft)
December 2021	Site/wetlands assessment
March 2022	Feasibility Cost Estimate by PM&C LLC
March 2023	Appear before Town Council for initial approval of proposal and bond question
August 2023	Conceptual building rendering
November 2023	Voters turn down consolidated bond question
January 2024	Town Manager directs committee to develop a new plan with minimized costs
May 2024	<p>Committee proposes new plan with new public safety office building within Quonset Business Park and new Station One on current site.</p> <p>PM&amp;C, LLC of Hingham, MA, in concert with Michael Vivieros of DBVW, prepares a 50-page schematic design estimate resulting in a total cost estimate of \$64,875,194.</p> <p>At direction of Town Manager, Committee and Michael Vivieros revise proposal to achieve 5% reduction, resulting in revised figures/cost estimate of \$61,368,403.</p> <p>At direction of Town Manager, Committee decides to move forward with an ask not to exceed \$60,000,000 with plans to find additional cost savings or funding sources to make \$60M viable.</p>
July 15, 2024	Public Hearing on Bond Questions.



# NEEDS ASSESSMENT

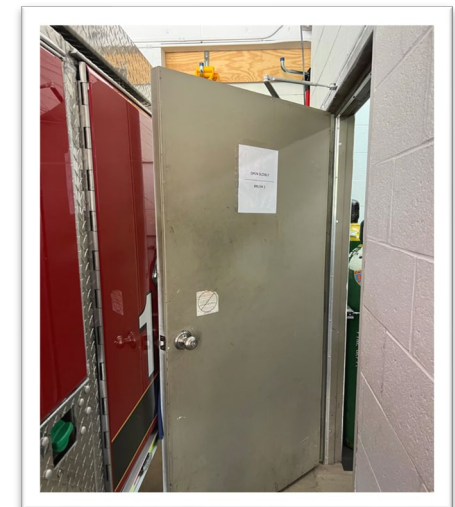
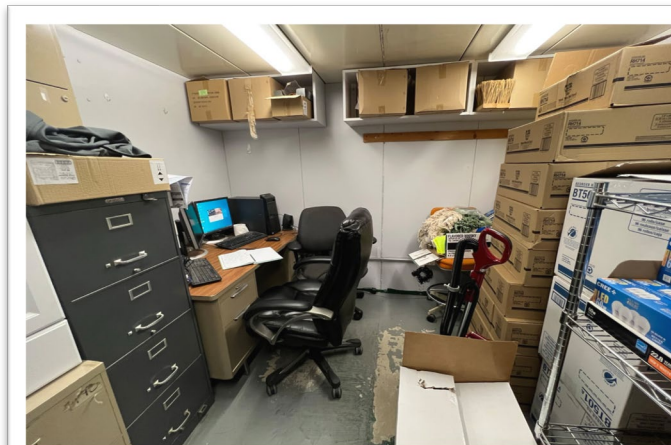
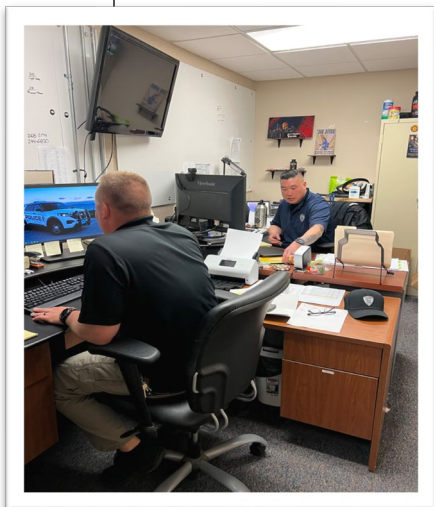
**1957** – Fire Station 1 Upper Level/Police Department Lower Level constructed

**1976** – Police Station constructed adjacent to original structure

As the departments have grown, job and equipment requirements have grown. The building has exceeded its useful life

To modify the building again would require significant demolition and replacement.

*Constructing a modern facility with the next 40-50 years in mind, including the infrastructure needed in today's public safety facilities such as modern camera/security monitoring, dedicated computer circuits, and to address existing deficiencies, is a need that can not be overstated.*



# NEEDS ASSESSMENT

## **Combined Police & Fire issues in the present building:**

- For more than 10 years, the station has been at/over capacity in terms of space needs and limitations. Increases in workload have caused an increase in personnel; the physical space to operate efficiently does not exist.
- Lack of storage for day-to-day operations and technical equipment storage.
- HVAC and heating plants (FD: 1957/PD: 1976) are a constant source of annual maintenance issues.
  - Last year, the Department of Public Works received a quote of nearly one million dollars to replace the HVAC in the building.
- ADA requirements throughout the building
- Insufficient parking and site security

# EXISTING DEFICIENCIES

## Concerns specific to North Kingstown Police Department:

- Continuing roof leaks have caused dangerous slip/fall hazards while managing prisoners and have caused damage to interior spaces including furnishings
- Jail cells do not meet modern standards that our accreditation requires
- Safety hazards exist for police personnel in layout, especially where prisoner transportation is concerned
- Insufficient juvenile detention facilities
- Longstanding running water issues
- Constant and unhealthy mold issues in many areas of the building
- Lack of office space



## Concerns specific to North Kingstown Fire Department:

- Apparatus Bays are too short for modern apparatus (causing NKFD to order trucks that are shorter)
- Floor system can not support the weight of the ladder truck needed to be housed in the center of town for the safest response time for the entire community
- Height of apparatus bay doors do not support the overall height of ladders, rescues or engines.
- Heating hazards in cold weather months & concerns for safe keeping of medications on Rescue vehicles (temperatures in apparatus bay falls below acceptable levels)
- Admin Offices have no windows, daylight, and ventilation. Air quality issues and mold are present
- Physical lack of space for personnel
- No female locker room, bunk space & designated bathroom facilities
- Dangerous electrical circuits



# BUDGET

	2023 Bond Proposal	Quonset Public Safety Building	Wickford Fire Station
Square Feet	51,290	32,107	16,335
		48,442	
Construction Start	April 2025	April 2026	September 2027
Hard Cost Estimate	\$39,948,596	\$31,471,192	\$15,621,160
Soft Cost Estimate	\$12,281,059	\$11,586,521	
Contingency	\$2,505,660	\$2,689,530	
Total Estimated Cost	\$54,735,315	\$61,368,403*	
Bond Request	\$55,000,000	\$60,000,000	
* Initial cost estimate was \$64,508,453. Square footage on plans was reduced by ~10% to achieve current bond request amount.			

# PROPOSED PUBLIC SAFETY BOND

- This shows an Amortization Schedule for the Public Safety Complex (Question 6).
- In an effort to provide potential impacts of both Bonds, it's important to note that these are projections only, with a number of variables, and do not reflect a definitive tax impact on either project:
- First, the Bonds are only one portion of a larger townwide budget. Revenues and expenses could result in the projected impact being much less than projections or greater than projections.
- Also, the Amortization Schedule assumes projects are to be completed by a certain date, which affects State Reimbursement. If the project is completed later than scheduled, we would fund the initial years with Bond Anticipation Notes or Interest Only Notes which would delay the impact for a year or two.

The Amortization Schedules provide the following projections:

- If the Public Safety Complex Bond (Question 6) were to pass, the Amortization Schedule projects an 18 cent Tax Rate Impact for Year One and a 24 cent Tax Rate Impact for Year Two.
  - As an example, an 18 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in an \$81 annual increase to taxes (\$6.75/month). A 24 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in a \$108 annual increase to taxes (\$9/month).

Fiscal Year	Existing Debt Service	Proposed New PS Debt Service (4.00%)	Total Proposed and Existing Debt Service	Cumulative Tax Revenue Requirement	Tax Rate Impact <sup>(1)</sup>
2025	\$ 4,664,571	\$ -	\$ 4,664,571	\$ -	\$ -
2026	4,517,610	1,200,000	5,717,610	1,053,039	0.18
2027	3,337,596	3,796,500	7,134,096	1,416,486	0.24
2028	2,927,205	3,798,300	6,725,505	(408,591)	(0.07)
2029	2,549,254	3,797,700	6,346,954	(378,551)	(0.07)
2030	2,249,995	3,794,700	6,044,695	(302,259)	(0.05)
2031	1,752,746	3,794,200	5,546,946	(497,749)	(0.09)
2032	1,615,171	3,796,000	5,411,171	(135,775)	(0.02)
2033	1,570,449	3,795,000	5,365,449	(45,722)	(0.01)
2034	1,298,125	3,796,100	5,094,225	(271,224)	(0.05)
2035	1,264,833	3,799,100	5,063,933	(30,292)	(0.01)
2036	1,228,843	3,798,900	5,027,743	(36,190)	(0.01)
2037	1,192,853	3,795,500	4,988,353	(39,390)	(0.01)
2038	1,156,863	3,798,700	4,955,563	(32,790)	(0.01)
2039	1,125,670	3,798,300	4,923,970	(31,593)	(0.01)
2040	1,094,478	3,794,300	4,888,778	(35,192)	(0.01)
2041	718,535	3,796,500	4,515,035	(373,743)	(0.06)
2042	277,843	3,794,700	4,072,543	(442,492)	(0.08)
2043	-	3,798,700	3,798,700	(273,843)	(0.05)
2044	-	3,798,300	3,798,300	(400)	(0.00)
2045	-	3,798,400	3,798,400	100	0.00
2046	-	3,793,900	3,793,900	(4,500)	(0.00)
2047	-	3,794,600	3,794,600	700	0.00
2048	-	3,795,200	3,795,200	600	0.00
2049	-	3,795,500	3,795,500	300	0.00
2050	-	3,795,300	3,795,300	(200)	(0.00)
2051	-	3,794,400	3,794,400	(900)	(0.00)
	\$ 34,542,640	\$ 96,108,800	\$ 130,651,440		

(1) Assumes Net Assessed Value of \$5.8 Billion (Residential and Commercial)



# PROPOSED PUBLIC SAFETY & SCHOOL FACILITY BONDS

- This shows an Amortization Schedule for both the Public Safety Complex and the School Facility Bond Referendum (Questions 6 & 7).
- In an effort to provide potential impacts of both Bonds, it's important to note that these are projections only, with a number of variables, and do not reflect a definitive tax impact on either project:
- First, the Bonds are only one portion of a larger townwide budget. Revenues and expenses could result in the projected impact being much less than projections or greater than projections.
- Also, the Amortization Schedule assumes projects are to be completed by a certain date, which affects State Reimbursement. If the project is completed later than scheduled, we would fund the initial years with Bond Anticipation Notes or Interest Only Notes which would delay the impact for a year or two.

The Amortization Schedules provide the following projections:

- If the Public Safety Complex Bond (Question 6) and School Facilities Bond (Question 7) were to pass, the Amortization Schedule projects a 42 cent Tax Rate Impact for Year One and a 85 cent Tax Rate Impact for Year Two.
  - As an example, a 42 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in a \$189 annual increase to taxes (\$15.75/month).
  - An 85 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in a \$382.50 annual increase to taxes (\$31.88/month).

Fiscal Year	Existing Debt Service	Proposed New PS Debt Service (4.00%)	Proposed New School Debt Service (4.00%)	Total Proposed and Existing Debt Service	Cumulative Tax Revenue Requirement	Tax Rate Impact <sup>(1)</sup>
2025	4,664,571	-	-	4,664,571	-	-
2026	4,517,610	1,200,000	1,400,000	7,117,610	2,453,039	0.42
2027	3,337,596	3,796,500	4,900,000	12,034,096	4,916,486	0.85
2028	2,927,205	3,798,300	5,306,667	12,032,172	(1,924)	(0.00)
2029	2,549,254	3,797,700	5,488,000	11,834,954	(197,218)	(0.03)
2030	2,249,995	3,794,700	5,442,567	11,487,262	(347,692)	(0.06)
2031	1,752,746	3,794,200	5,206,110	10,753,056	(734,206)	(0.13)
2032	1,615,171	3,796,000	5,205,980	10,617,151	(135,905)	(0.02)
2033	1,570,449	3,795,000	5,209,230	10,574,679	(42,472)	(0.01)
2034	1,298,125	3,796,100	5,205,850	10,300,075	(274,604)	(0.05)
2035	1,264,833	3,799,100	5,202,470	10,266,403	(33,672)	(0.01)
2036	1,228,843	3,798,900	5,205,460	10,233,203	(33,200)	(0.01)
2037	1,192,853	3,795,500	5,207,930	10,196,283	(36,920)	(0.01)
2038	1,156,863	3,798,700	5,203,250	10,158,813	(37,470)	(0.01)
2039	1,125,670	3,798,300	5,204,550	10,128,520	(30,293)	(0.01)
2040	1,094,478	3,794,300	5,204,940	10,093,718	(34,802)	(0.01)
2041	718,535	3,796,500	5,204,290	9,719,325	(374,393)	(0.06)
2042	277,843	3,794,700	5,205,720	9,278,263	(441,062)	(0.08)
2043	-	3,798,700	5,205,720	9,004,420	(273,843)	(0.05)
2044	-	3,798,300	5,207,410	9,005,710	1,290	0.00
2045	-	3,798,400	5,204,030	9,002,430	(3,280)	(0.00)
2046	-	3,793,900	5,205,330	8,999,230	(3,200)	(0.00)
2047	-	3,794,600	5,207,670	9,002,270	3,040	0.00
2048	-	3,795,200	5,204,290	8,999,490	(2,780)	(0.00)
2049	-	3,795,500	5,204,940	9,000,440	950	0.00
2050	-	3,795,300	5,205,980	9,001,280	840	0.00
2051	-	3,794,400	5,203,900	8,998,300	(2,980)	(0.00)
2052	-	-	5,205,070	5,205,070	(3,793,230)	(0.65)
2053	-	-	5,205,850	5,205,850	780	0.00
2054	-	-	5,205,980	5,205,980	130	0.00
2055	-	-	5,205,200	5,205,200	(780)	(0.00)

(1) Assumes Net Assessed Value of \$5.8 Billion (Residential and Commercial)

# TWO LOCATIONS: QUONSET & WICKFORD

- More efficient layout
- Adequate parking
- Room for future expansion
- Allows Police and Dispatch Operations to remain in place during construction
- Allows full access to both sites during construction for a more efficient project
- Preliminary talks with QDC for site access have been completed

**CBRE** | New England  
CB RICHARD ELLIS

CB Richard Ellis - N.E. Partners, LP is a Joint Venture of CB Richard Ellis

**Parcel 37**  
4.5 Acres | Up to 60,000 Sq Ft Mixed Use Building

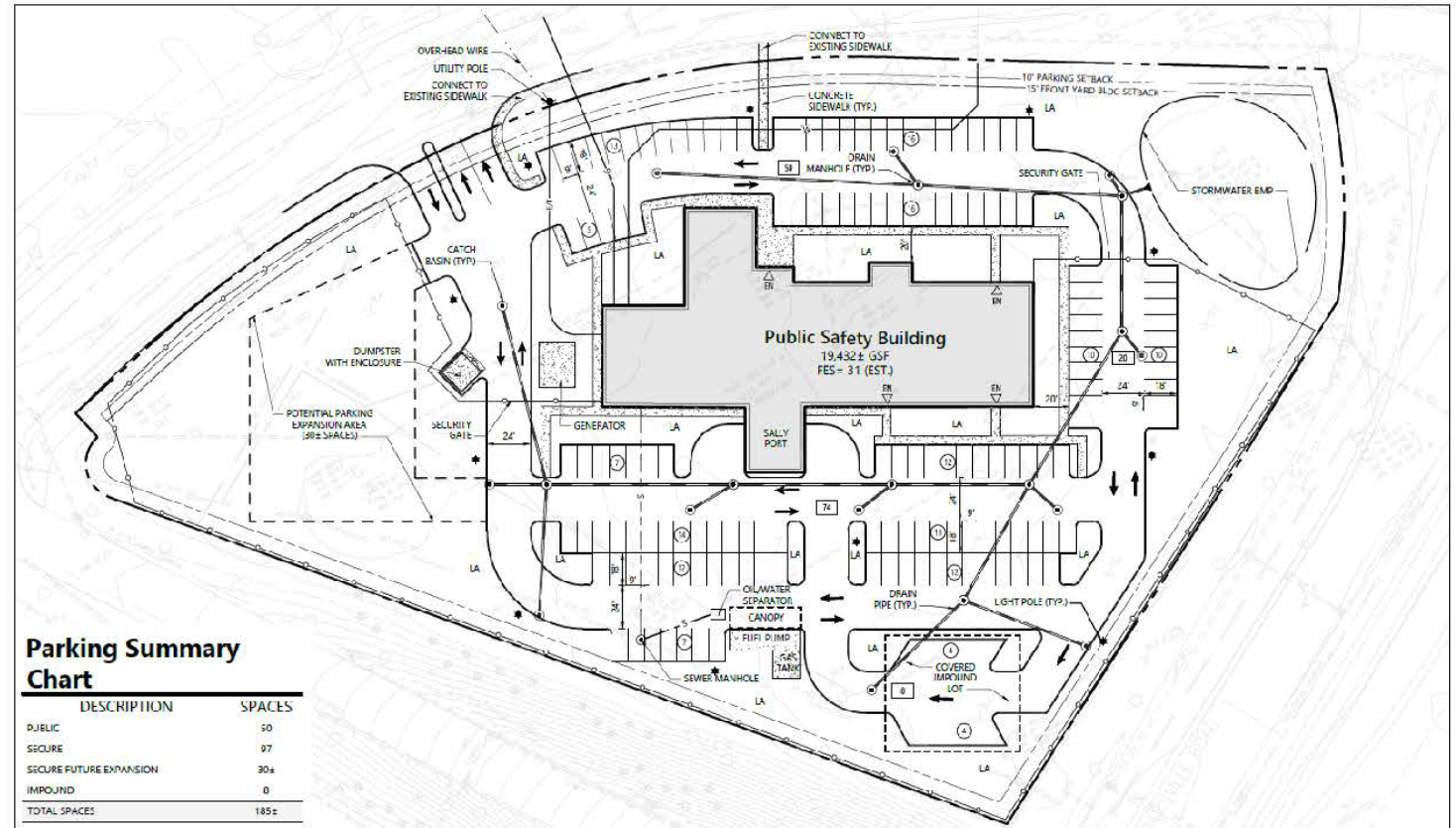
**QUONSET**  
BUSINESS PARK

95 Cripe Street  
North Kingstown, RI  
401-295-0044



# PROPOSED QUONSET PUBLIC SAFETY BUILDING

- Police Station
- Public Safety Dispatch Center
- Fire Administration
- Fire Marshal's Office
- Emergency Operations Center





# NORTH KINGSTOWN POLICE, FIRE ADMINISTRATION & DISPATCH

QUONSET PUBLIC SAFETY BUILDING



FIRST FLOOR PLAN  
19,416 GSF



SECOND FLOOR PLAN  
16,259 GSF



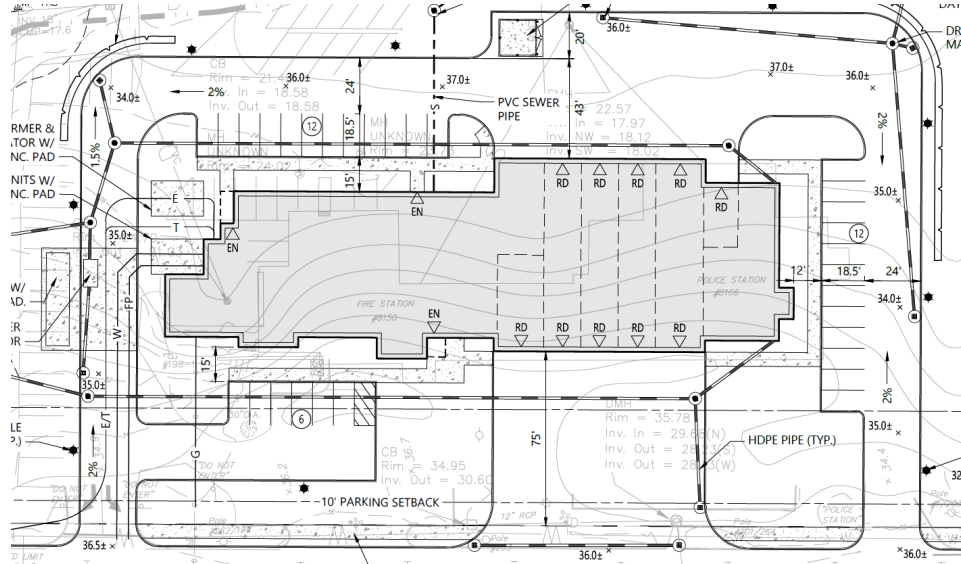
NORTH KINGSTON POLICE,  
FIRE ADMIN, AND DISPATCH

Parcel 37 in the Gateway/Executive Park (Assessor's Plat 182, Lot 9)

35,675 GSF TOTAL



WICKFORD



17,775 GSF

# BOND QUESTION

NOVEMBER 2024

"Shall an ordinance, passed by the Town Council, entitled, 'AN ORDINANCE AUTHORIZING THE TOWN OF NORTH KINGSTOWN TO FINANCE PUBLIC SAFETY PROJECTS INCLUDING A NEW POLICE STATION AND A NEW FIRE STATION AND TO ISSUE NOT MORE THAN \$60,000,000 BONDS AND NOTES THEREFOR' be approved?"

YES

NO



# THANK YOU

A. Ralph Mollis, Town Manager  
Scott Kettelle, Fire Chief  
John Urban, Jr., Police Chief

OCTOBER 23, 2024

