



Public Safety Building Committee Department Update

TOWN OF LYNNFIELD

March 7, 2022





Lynnfield Police Department

Lynnfield Headquarters & South Station



Is there a Problem?

PUBLIC SAFETY FACILITIES, TOWN OF LYNNFIELD





Fire Headquarters: Tight Bays, Personal Gear & Equipment all in one Space



Fire Headquarters: Tight Bays, Personal Gear, Gas Cylinders, Chemicals & Equipment all in one Space



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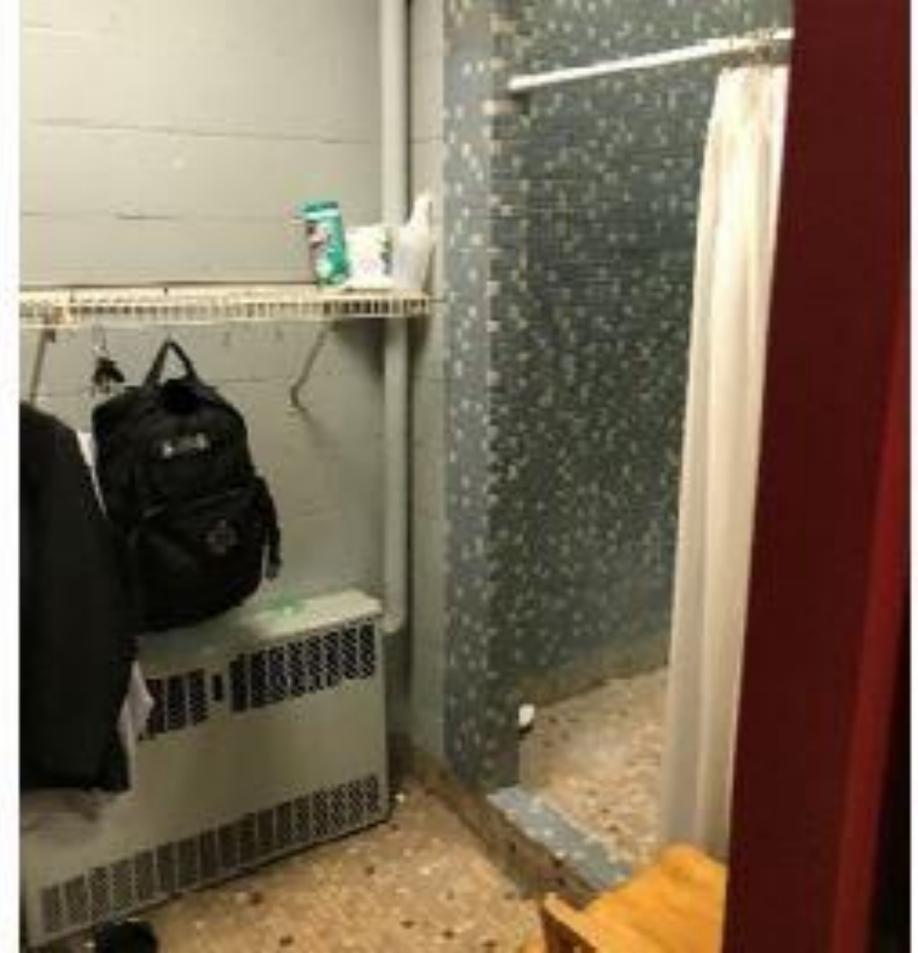
Lynnfield Fire:
Day Room or Everything Room?



Lynnfield Fire Department: “Hand me Down”
Residential Kitchen in a Commercial Setting

Lynnfield Fire
Department:
Sleeping Quarters
or Office or Both?

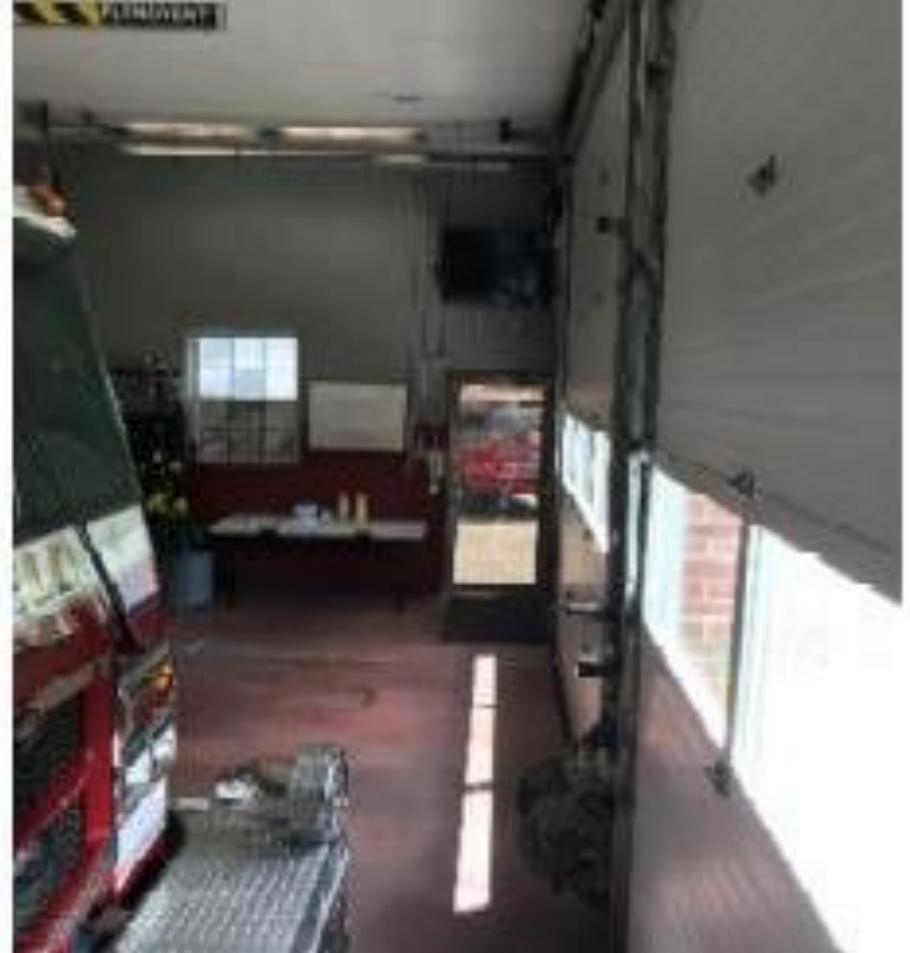




Lynnfield Fire Department Bathroom
Facilities & “Repurposed from School
Department” Lockers

Lynnfield Fire
Department:
Laundry Room
or Just
Machines in a
Corner?





Lynnfield South Fire: Similar Situation

Lynnfield South Fire Station: Similar Situation



Lynnfield South Fire



Lynnfield South Fire

Office?

Storage?

Utility Room?

Radio Room?

Workshop?

or All of the Above?



Lynnfield South Fire



Lynnfield Police Station

Kitchen?

Roll Call?

Break Room?

or All of the Above?



Lynnfield Police Station

Kitchen?

Roll Call?

Break Room?

All of the Above?





Lynnfield Police Station

Lynnfield Police Station

Locker Room?

or

DPW Access Area to Roof?





Lynnfield Police Station:
Booking Counter & Cells



Lynnfield Police Station:
Woman's Locker or Cell?

Lynnfield Police Station

Offices or Areas to Work?



Lynnfield Police Station

Offices or Areas to Work?



Lynnfield Police Station

Offices or Areas to Work?



Lynnfield Police Station

Cluttered Storage, Utilities, etc



Defining a Solution

PUBLIC SAFETY FACILITIES, TOWN OF LYNNFIELD

“**PROGRAMMING SPACE**” TO DEPARTMENT OPERATIONS



TOWN OF LYNNFIELD
PUBLIC SAFETY BUILDING FEASIBILITY STUDY
SPACE ANALYSIS

DEPARTMENT: FIRE HEADQUARTERS STATION SOUTH LYNNFIELD

EXISTING in SF		PROPOSED in SF		AREA DIFF	COMMENTS
ROOM NAME	STAFF	AREA	STAFF		
	TOTAL:	0	4,588	15,112	10,619
F01	DAY / TRAINING RM		384	809	425
NEW	OFFICER'S BUNK ROOM			148	148
F01	CHIEF	118		141	23
NEW	PERSONNEL FILES/RECORDS/STORAGE			0	0
F01	FIRE PREVENTION OFFICE	118		0	-118
NEW	PLAN REVIEW AREA			0	0
NEW	CAPT./LIEUTENANT OFFICE			204	204
NEW	DEPUTY CHIEF OFFICE			102	102
NEW	FIRE INSPECTOR			0	0
NEW	MAIL BOXES			0	0
NEW	STUDY ROOM/REPORT WRITING			50	50
NEW	WELLNESS/EXERCISE AREA			397	397
F01	COMPRESSOR & STORAGE	93		207	207
F01	MECHANIC'S ROOM W/MEZZ.	400		353	-47
F01	LOCKER ROOM	134		0	-134
F01	MEN'S BATHROOM	125		246	121
NEW	WOMEN'S BATHROOM			209	209
F01	KITCHEN	150		224	74
F02	FIRE APPARATUS ROOM	2230		6594	4364
NEW	PARKING SPACE: FIRE CHIEF			0	0
NEW	PARKING SPACE: FMO			0	0
101	LOCKER ROOM	108		0	-108
126	Watchroom			173	173
NEW	DORM/BUNK ROOMS		6	732	732
S01	EMS STORAGE & SPARE	336		698	362
S01	TURNOUT GEAR STORAGE			511	121
S01	HOSE STORAGE	390		0	0
S01	SHARED RADIO ROOM	0		0	0
NEW	LOBBY			269	269
NEW	WORK ROOM			269	269
NEW	TURN OUT GEAR/PPE			518	518
NEW	LAUNDRY GEAR & UNIFORMS			219	219
NEW	PERSONNEL DECON ROOM x2			201	201
NEW	STORAGE			401	401
NEW	EMERGENCY MEDICAL STOR.			93	93
NEW	FLAMMABLE STORAGE			0	0
NEW	MOBILE STORAGE RACK			0	0
NEW	HAZARDOUS STORAGE			0	0
NEW	EMERGENCY MGMT OFFICE/STOR			0	0
NEW	MEETING/TRAINING & MULTI PURPOSE ROOM FOR ALL PS & COMM USE FUNCTIONS. EMERGENCY OPERATIONS CTR (EOC) WHEN NEEDED			864	864

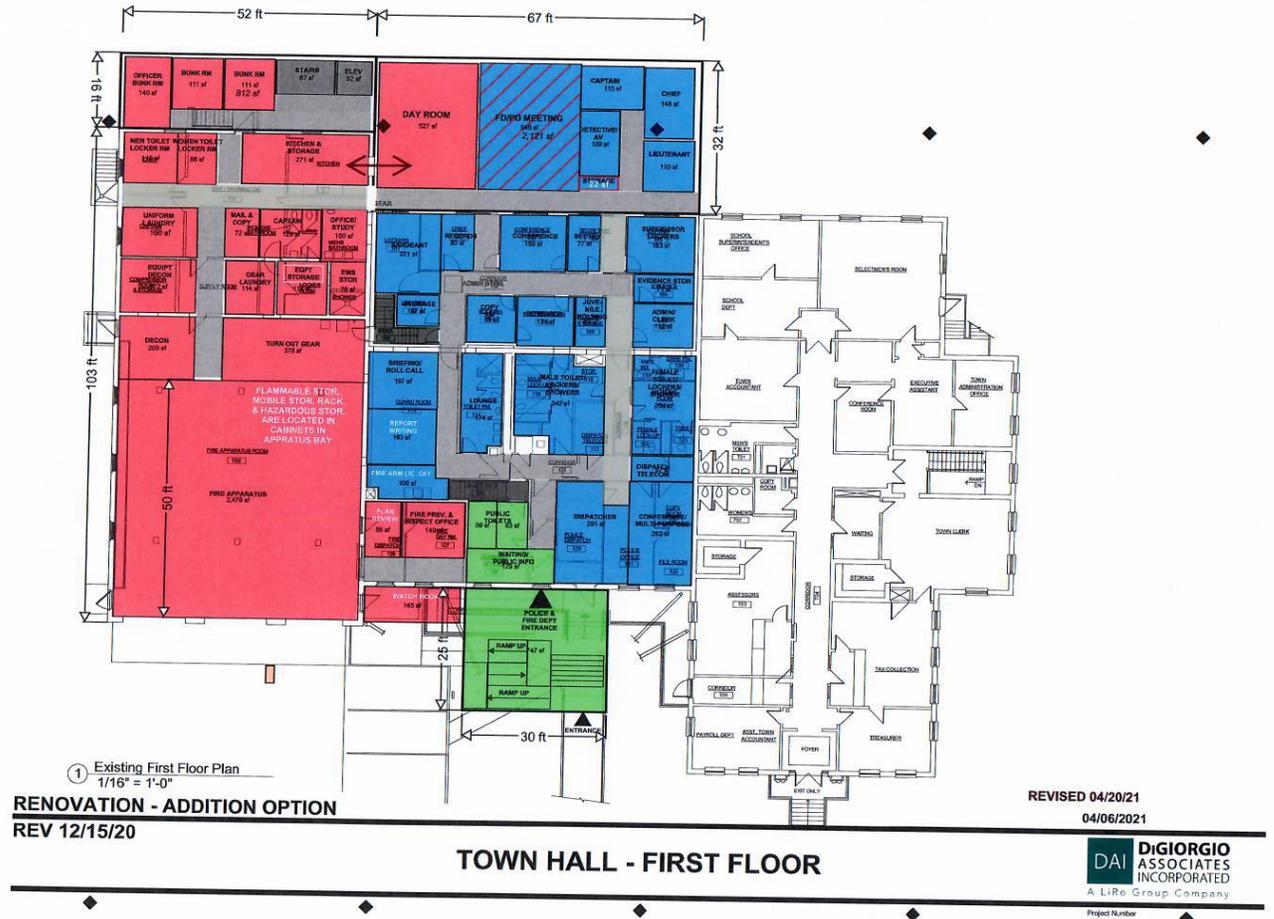
Defining a Solution

FEASIBILITY STUDY OPTIONS & RECOMMENDATIONS



Proposed Programming & Project Phasing

Review indicates that both Fire and Police Departments remain content with the programming efforts conducted during the feasibility study and that all Department needs are satisfied.





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59 STELLER STREET
CONCEPTUAL SITE PLAN
 LOCATED IN
LYNNFIELD, MASSACHUSETTS
 (PUNNET CORPUS)
 PREPARED BY
TOWN OF LYNNFIELD

ERIDIAN SOCIETIES
 100 MILL STREET, SUITE 200
 LYNNFIELD, MASSACHUSETTS 01902
 TEL: 978.234.1111
 WWW.ERIDIAN.COM

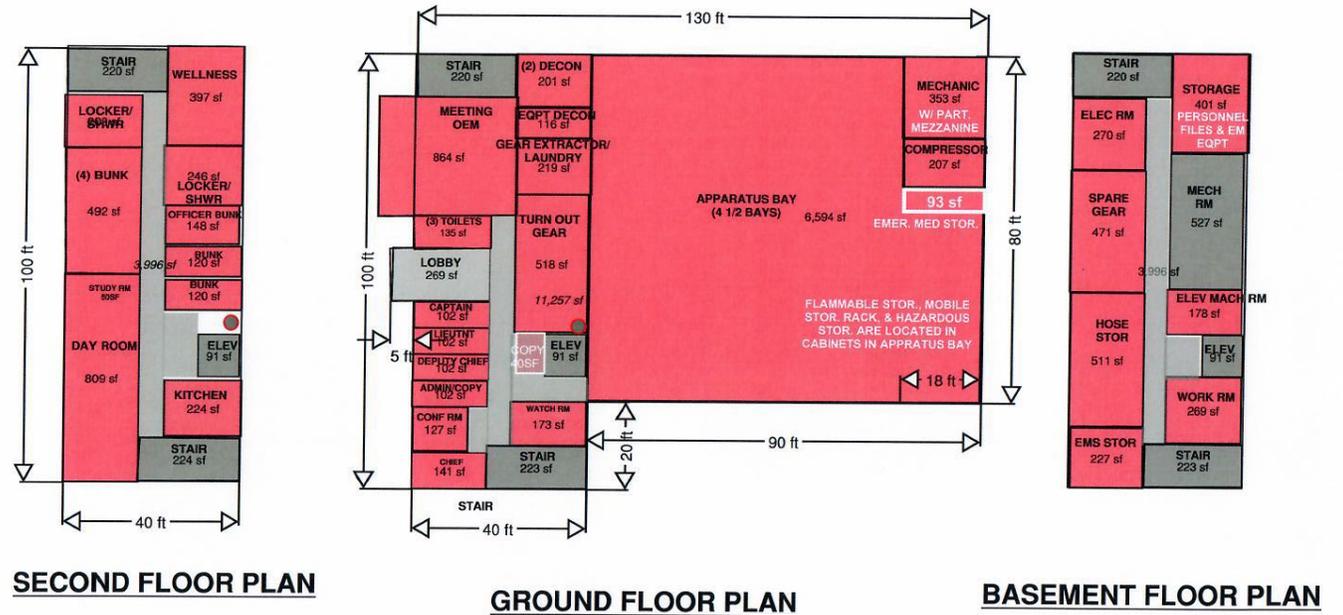
DATE: 07/20/2023

Proposed Programming & Project Phasing

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Proposed Programming & Project Phasing

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REVISED 04/20/21
04/06/21

SOUTH LYNNFIELD FIRE HEADQUARTERS



ERIDIAN SOCETES <small>1000 WASHINGTON STREET, SUITE 200 LYNNFIELD, MASSACHUSETTS 01902 TEL: 781.261.1000 FAX: 781.261.1001 WWW.ERIDIAN.COM</small>	588 SALEM STREET CONCEPTUAL SITE PLAN 2 LOCATED IN LYNNFIELD, MASSACHUSETTS (ASSIST COURTESY TOWN OF LYNNFIELD)	
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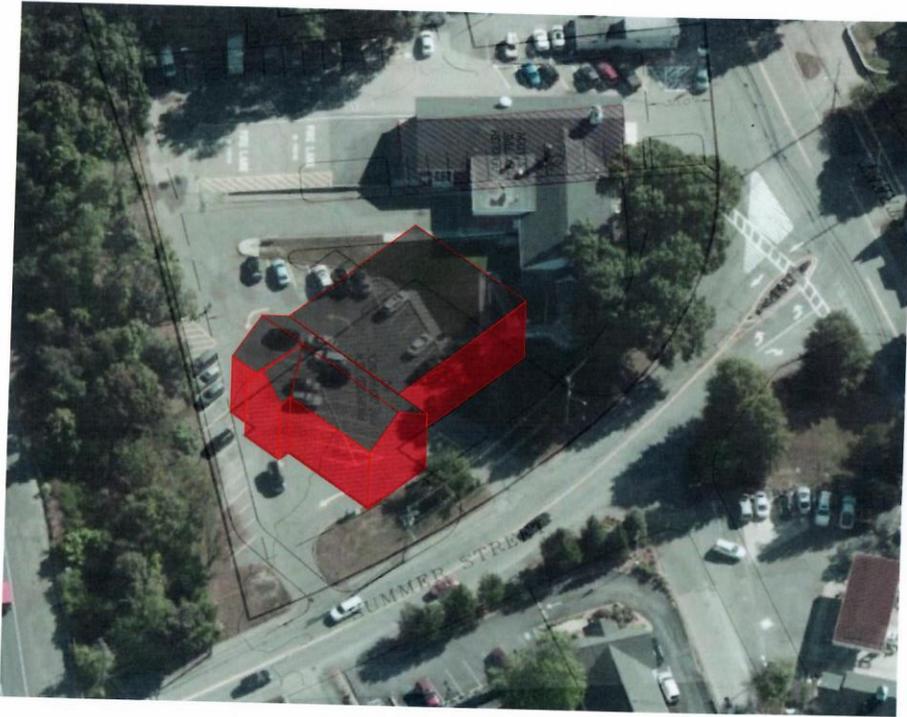
Proposed Programming & Project Phasing

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*Site Walk &
Incorporating Other
DPW Roadway
Initiatives planned for
Salem Street @
Summer Street*

Public Works has ongoing plans to improve this area with projects in both the Complete Streets and the MassDOT TIP programs





Proposed Programming & Project Phasing

Review indicates that the most efficient approach to the overall program continues to be construction of a new South Station Facility, followed by upgrades to the Town Hall Facility

Town Hall,
Police Station
& Fire
Headquarters?

One Building
or Two
Buildings



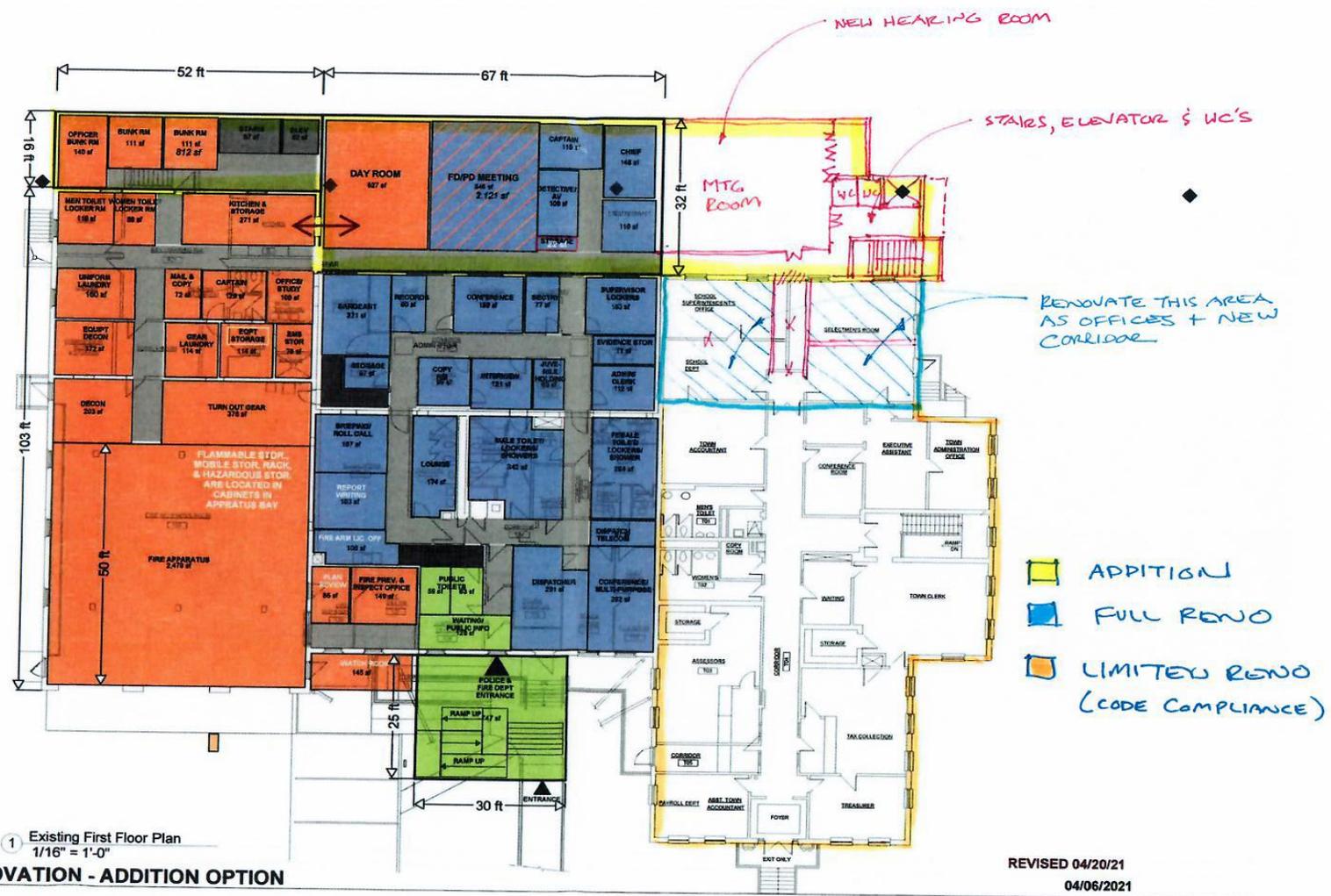


ASSUME REVISIONS TO SITE

SITE FEATURES

- 300 FOOT CONTOUR
- 200 FOOT CONTOUR
- BORDERS VEGETATED WETLANDS
- LIMIT OF BUFFER ZONE
- LIMIT OF RIVERFLOUT AREA
- SETBACK LIMIT
- COMPILED DRAIN LINE
- COMPILED DRAIN MANHOLE
- COMPILED CATCH BASIN





1 Existing First Floor Plan
 1/16" = 1'-0"
RENOVATION - ADDITION OPTION

REVISED 04/20/21
 04/06/2021

Updated Cost Estimate



PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007

Conceptual Design Estimate

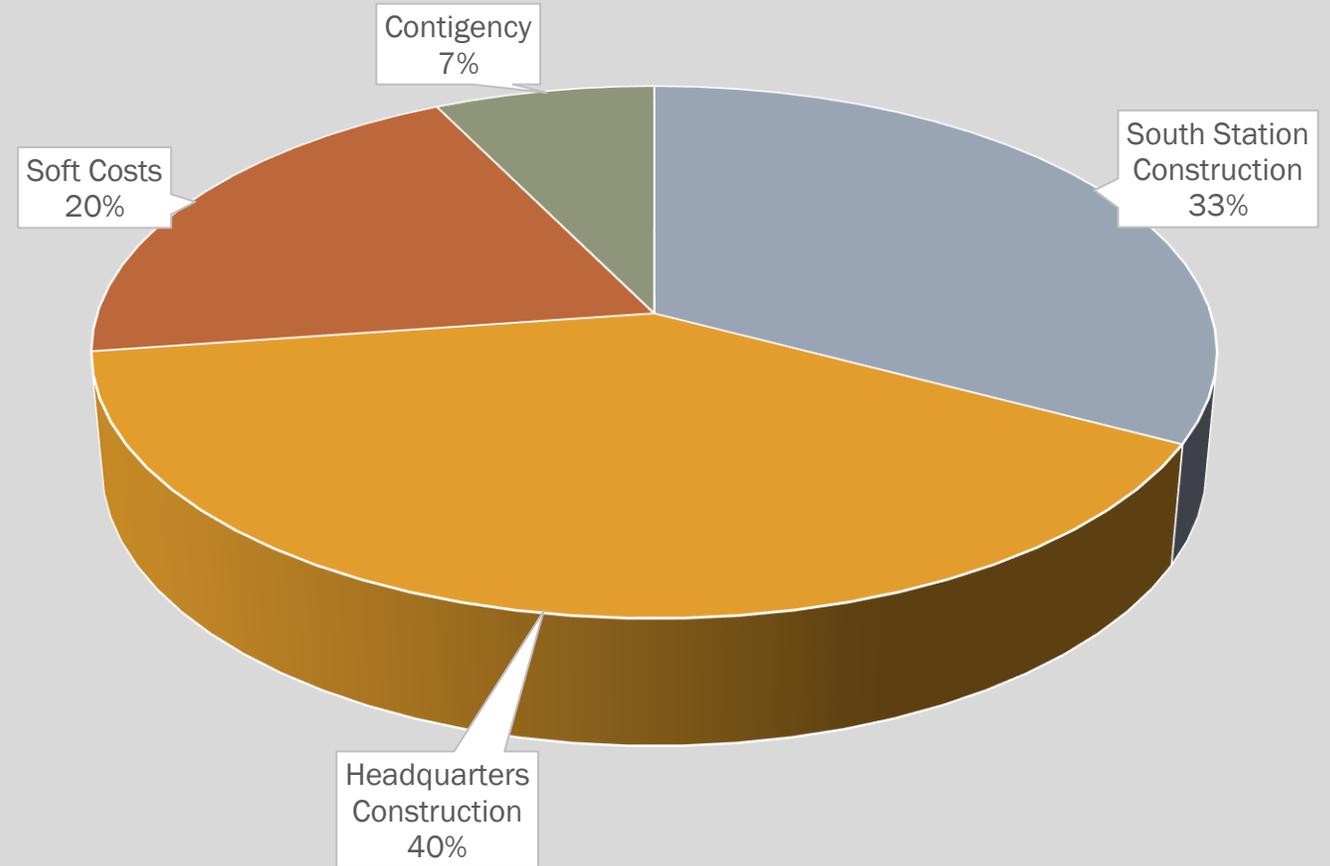
Lynnfield Public Safety
Lynnfield, MA

Prepared for:

Tappe Architects

December 22, 2021

Total Project Cost



■ South Station Construction

■ Headquarters Construction

■ Soft Costs

■ Contingency

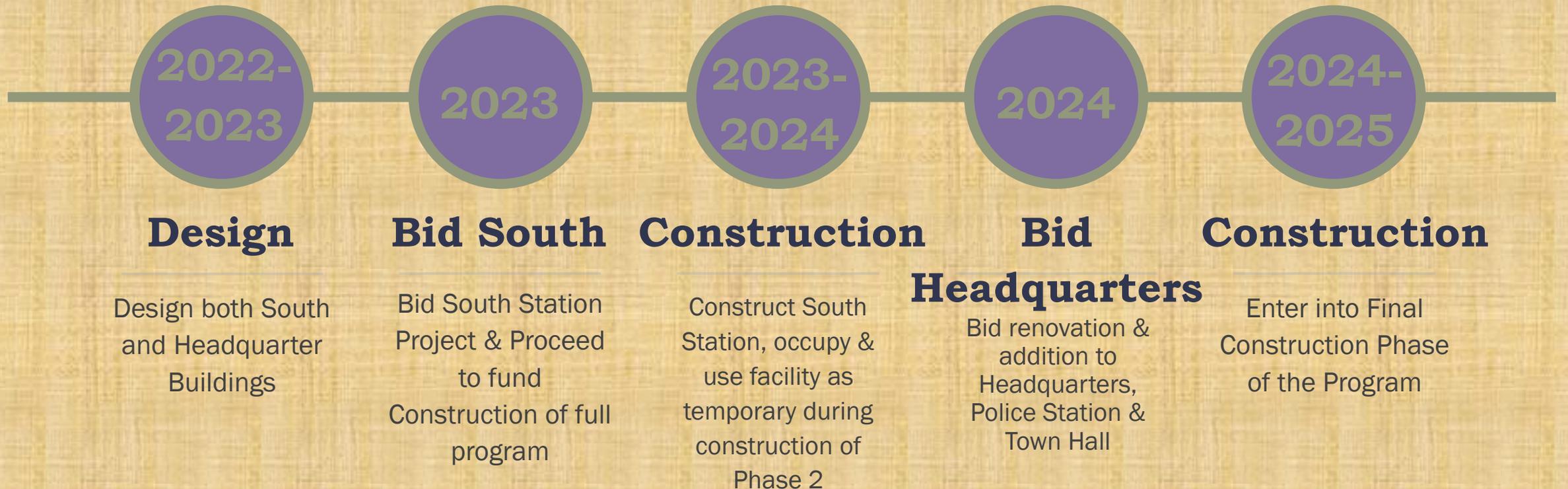
Preliminary
Costs

Total Program
Cost of
\$41,250,000



Program Timeline

Proposed Program Milestones



Preparing a Plan

NEXT STEPS



Preparing a Plan .. Last Steps

- ✓ Public Safety Building Committee Meetings with LFP & LFD
- ✓ Exploring USPS options @ South Fire Site
- ✓ Refining Financing Plan



Preparing a Plan: Next Steps

Public Safety Building Committee
Recommendation:
Propose an Article in the May Town
Meeting Warrant

Requesting \$3.85M to Fund Design
& Project Management

Requesting that this Committee
remain in place for the upcoming
year to oversee design and project
development

Prepare & Execute a RFQ to hire a
design architect

