



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Beth Fenstermacher, Director of Special Projects & Strategic Initiatives

DATE: June 30, 2025

SUBJECT: Status update on the 4 Bouton Street New Police Station Project (CIP 643)

Recommendation:

Accept this report

Background:

In June 2023, as part of the FY2024 budget, the City appropriated the sum of \$75,000 to complete a site selection study for a new police headquarters.

On December 11, 2023, the City Council approved Resolution #9604 which authorized the City Manager to enter into a Purchase and Sales Agreement with the Duprey Company L.L.C. (or related entity) to acquire certain real estate located at 4 Bouton Street and 124 North State Street (the Premises) for the purposes of a new Police Station, and 2) appropriated the sum of \$4,090,000 to finance the purchase and related closing costs. The Premises consists of 2.16 acres of land with approximately 717' of frontage on Bouton and North State Streets, and includes a 38,778SF (gross) office building, which was constructed in 1958. The existing building is a quality example of mid-century modern architecture, a form of design which is relatively rare in Concord.

Following the City Council's approval of Resolution #9604, and utilizing the \$75,000 appropriated in FY2024, the City completed due diligence for the 4 Bouton Street property. Due diligence included completion of schematic design for new headquarters at the property.

In April 2024, City Council authorized the City Manager to complete the purchase of the real estate located at 4 Bouton Street and 124 North State Street for a new Police Station. At that time, City Council was presented with the findings of the "Police Department Study & Facility Assessment", which included two options for the development of the site upon acquisition: Option 1 "Demolition and New Construction" or Option 2 "Preservation, Adaptive Reuse, and Expansion" of the existing 1958 building. City Council voted to move forward with Option 2 as

the preferred option for a new Police Station, as, in addition to preserving the mid-century modern building, Option #2 positioned the City to achieve the following goals for the New Police Station:

- Achieves new, modern facility which will meet the Department's current and projected needs through at least 2044;
- New facility will remove hinderances for achieving State / National accreditation due to facility related issues;
- New facility will strengthen morale, as well as enhance retention and recruitment efforts; and,
- Improves safety and efficiency of operations.

Following the successful completion of due diligence activities, the City acquired the Premises on May 24, 2024 for the sum of \$ \$3,924,172.85. Specifically, this figure was comprised of the purchase price of \$3,500,000 for the real estate plus \$424,173 of carrying costs and other reimbursable expenses incurred by the Duprey Companies / 4 Bouton Street LLC during its tenure of ownership. The two parcels were subsequently merged in December of 2024, and the Premises maintained the address of 4 Bouton Street.

In June 2024, as part of the FY2025 Budget, the City Council appropriated the sum of \$3,371,800 for weatherization of 4 Bouton Street (\$240,000) and design of a new police headquarters at the property and related preconstruction services (\$3,131,800).

To date, the City has appropriated the sum of \$7,536,800 for site selection studies, property acquisition, weatherization and design. Of this total, \$700,979 currently remains available.

Discussion:

Construction and Design Services

In order to achieve the most cost effective and efficient project, City staff desired to engage the services of a Construction Management (CM) team at the start of the project. The goal was to have the CM under contract to assist with the selection of the preferred Design Team and provide feedback on constructability, materials, and estimated cost throughout the design process. The two CM firms under on-call contracts with the City presented proposals in September 2024. In November 2024, Milestone Construction of Concord was selected as the preferred team based on qualifications, experience, and lower construction management costs / fees. Milestone has successfully assisted the City with several projects, including the City-wide Community Center, White Park Skate House, and Canal Street Riverfront Park. Milestone had significant experience constructing police stations, and similar facilities (such as the Merrimack County Superior Court on Court Street in Concord).

In November 2024, a Request of Proposals for Design & Construction Administration Services was issued. Bids were submitted by five highly qualified teams. In January 2025, Harriman Architects from Portsmouth, NH was selected. Specifically, Harriman was chosen due to its strong focus on preserving the mid-century modern building at the property, and the inclusion of public safety expert, MW Studios, on their design team. In addition, Alonzo Harriman, the namesake of the Harriman firm, was one of the original designers of the existing mid-century building at the site; therefore, this is a legacy project for their firm, and they are excited to have the opportunity to renovate one of their original buildings for a new use. Staff on Harriman's team had significant involvement design the Manchester NH and Dover NH police stations.

On-Site Activities

Using the \$240,000 appropriated in FY2024, the building was weatherized and secured during summer / fall 2024 in order to protect the City's investment in preparation for redevelopment. Weatherization included securing ground level windows / doorways, decommissioning the HVAC and plumbing systems, interior and exterior lighting improvements, installation of fire alarm and security systems, installation of security cameras with live feed to Police Station via the City's fiber network, as well as securing the perimeter of the property.

Design Activities

Design activities began in February 2025. These efforts included additional site investigations required to help inform the design and construction were completed, and included: geotechnical borings and test pits; existing conditions and topographic survey; additional exploratory hazardous building material survey; and, traffic counts. To reduce redundancy and save costs, the traffic counts were coordinated with the design of the forthcoming replacement traffic signal at North State and Bouton Street (which includes the driveway into 4 Bouton Street) as part of CIP 283 Traffic Signal Replacement Project.

Additionally, during the winter of 2025, Police Department Administration, as well as staff from the Community Development Department, General Services Public Properties Division, and the Prosecutor's Office, began working with the architect and national expert on public safety to develop programming spaces for the building to meet the current national standards and address the Police Department's and Prosecutor's Office respective needs. This exercise informed the size of the addition needed to house critical operations, as defined by the International Building Code.

The Architecture Team developed multiple design options for review by the City's Project Team. Ultimately, a preferred design alternative was identified design development. The preferred design option entails a 72,828SF building (38,778SF renovated existing building with new 34,050SF addition), together with 92 on-site parking spaces. (See renderings below).



Figure 1: *Schematic Design Rendering of the existing building renovation and new addition – View from N. State Street / Bouton Street intersection.*



Figure 2: *Schematic design rendering of the new building addition and secure parking area. View from within secure parking area off N. State Street.*

This design alternative was selected as it meets the current and long-term needs of the Police Department and Prosecutors Office, while simultaneously achieving the original project goals of preserving and renovating the existing building together with its mid-century modern architectural features. This alternative also achieves safety and energy efficiency goals for the new facility.

As shown in the renderings above, the design serves to preserve and honor the mid-century modern architectural design of the existing building, while improving security and energy efficiency. Specifically:

- New materials to be selected for their durability, energy efficiency, and complementary features to existing materials.
- Curtainwall mullion patterns to be replicated with more energy efficient assembly.
- Existing ashlar stone veneer accent walls to be maintained outside and inside building.
- Existing granite stack block veneer feature wall to be maintained.
- Vertical metal panel siding to match existing siding.
- Large format running bond composite metal panel.
- Large format brick veneer with gray-brown blend to match existing ashlar stone.

Figures 1 and 2 were prepared for illustrative purposes to show the massing of the building on the site and intended spirit of materials, as outlined above. The material selections and colors are under review and the illustrations may not reflect the final design. Final materials will be selected as the design progresses.

Staff and the Architecture Team presented schematic exterior designs of the building to the Heritage Commission for preliminary review in May 2025 and to the Architectural Design Review Committee in June 2025. The committees provided valuable feedback for consideration, and there was universal praise and excitement for the project.

The site plan has been designed to maximize on-site parking opportunities. As noted, the current design includes 92 on-site parking spaces. Staff notes that, if needed, additional off-site parking is available on North State Street and Horseshoe Pond Lane. Further staff and the design team are exploring the possibility of developing a small 20+/- space parking lot on the easterly side of Bradley Park (see image below) at the corner of N. State Street and Horseshoe Pond Lane. The Park was created as part of the realignment of the three streets in that area, and is not encumbered by any restrictions. Preliminarily, staff believes that 20+/- off-site parking spaces could fit without compromising too much of the green space. City Staff will return to City Council if this is determined to be a viable option.



Project Schedule

In April 2024, the project schedule provided below was approved by City Council, subject to future appropriation of funds for construction. The first three activities were funded in April 2024, and are either completed or are ongoing and on schedule.

Activity	Schedule	Duration (Months)	City Fiscal Year
Property Acquisition	On/Before June 12, 2024	COMPLETE	FY2024
Weatherization	Spring / Summer 2024	COMPLETE	FY2024/2025
Design & Permitting	Ongoing through December 31, 2025	12	FY2025/FY2026
Interior Demolition*	August 1, 2025 – November 30, 2025	4	FY2026
Final Bidding for Construction	January 1, 2026 – March 31, 2026	3	FY2026
Construction	April 15, 2026 – October 31, 2027	16	FY2026 – FY2028
Occupancy	November 1, 2027		FY2028

Using the remaining \$700,979 which is currently available in the project budget, staff is currently in discussions with the Construction Manager to advance several potential components of the project, such as interior demolition and hazardous material abatement, as well as new utility services. Interior demolition and abatement could help refine project cost estimates, as well as help expedite project construction. New utility services would help clear the way for replacement of the traffic signal at the intersection of the site driveway and North State Street as part of CIP #283 (Traffic Signal Improvements) which was funded in FY2026; \$515,000, as well as forthcoming repaving of Bouton Street as part of CIP #78 which is tentatively scheduled for FY2027 (summer 2026). By commencing these activities, the site will be prepared for future redevelopment regardless of the final approved use.

Project Cost Estimate

Using the Schematic Design plans prepared by the architect, which represent a 20% completed design, the Construction Manager prepared a preliminary cost estimate for construction of the facility. Recognizing that the Schematic Design plans are very preliminary and only 20% complete at this stage in the design process, cost estimates at this phase of the design process carry higher contingencies as subcontractors tend to be very conservative with preliminary pricing as design details are not complete and remain a work in process.

The Construction Manager's current construction cost estimate for the project is \$41,279,817 for 72,828SF building (38,778SF renovated existing building with new 34,050SF addition). This figure includes all site work, renovation of the existing building, construction of the new addition, some fixtures / furnishings / equipment, as well as a 10% construction contingency. This estimate excludes moving costs and the owner's contingency.

Presently, the FY2026 Capital Improvement Program has a construction budget of \$38,370,000 (CIP# 643) for this facility. Because these construction dollars were asterisked by the City Council, said funds were not appropriated during the FY2026 Budget adoption process. As such, the City Council will need to appropriate funds for construction of the project. Additionally, it is important to note that the \$38,370,000 construction budget is exclusive of the \$7,536,800 previously appropriated for site selection, property acquisition, weatherization, and design.

The Project Team is working diligently to advance the drawings and specifications to prepare a more refined cost estimate. All disciplines are reviewing opportunities for value engineering to reduce project costs while maintaining the integrity of the design and associated project goals. The Team has already identified several alternatives to help achieve this goal.

Next Steps

The Architectural Team is currently revising and advancing the project design. In August, the Architect will submit updated design package to the Construction Manager for estimating. Concurrently, City Staff is preparing detailed estimates for annual operating and maintenance costs, moving costs, as well as equipment and furniture.

Presently, Staff anticipates returning to City Council on October 14, 2025 with the request to set a public hearing on November 10, 2025 to appropriate funds for the construction of the new Police Station at 4 Bouton Street.