

NEW MENDON POLICE STATION



Annual Town Meeting
May 3, 2019

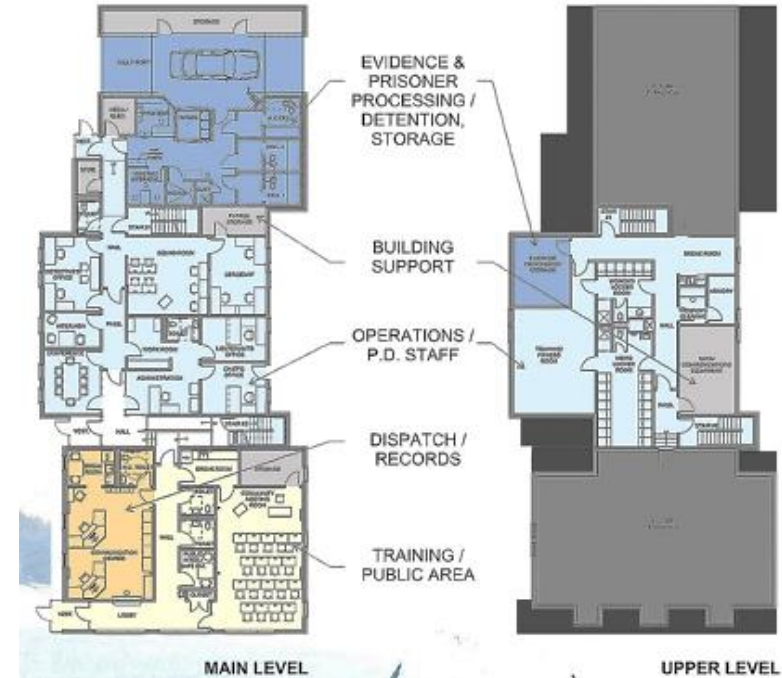
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PROJECT HISTORY

From Concept to Project

- **Conceptual Design:** Jan-Feb, 2017
- **Opinion of Probable Cost:** March, 2017
9200 Sq. Ft. Building - \$5M Cost Estimate
- **Town Appropriation of Funds:** May, 2017
\$5M Debt Exclusion via ATM and Ballot
- **No Increase in Tax Rate:**
School debt fell off books, Used CPA funds, etc.



Project Timeline

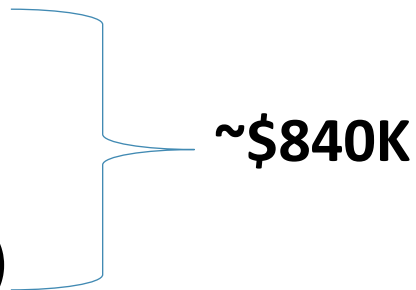
- **Hiring of OPM and Architect:** June-Dec, 2017
- **Schematic Development:** Jan-Mar, 2018
~\$265K Cost Overage
- **Design Development:** April-June, 2018
Five Designs
- **Geotechnical Report:** May, 2018
Unsuitable soils - ~\$300K added cost
- **Cost Estimate:** June, 2018
Preferred Option - \$1,211,500 over Budget
Driven by increase in labor and materials cost
- **Six Additional Designs:** June-Aug, 2018
Final design: 9025 Sq. Ft. Building
Reduced scope: no second site egress, no fitness room
Cost Estimate: \$1,234,600 over Budget
- **Bid Project:** Aug, 2018



General Contractor Bid Process – Fall 2018

- **Project advertised with base bid and four alternates**
 - Alternate #1: Sally Port
 - Alternate #2: Demo Existing Police Station
 - Alternate #3: Final Paving of Parking Lot
 - Alternate #4: Finish Second Level of New Addition
- **Eight bids received**
- **One base bid was closely aligned to our cost estimate**
- **Remaining bids: \$500K - \$1M+ over estimate**

Major Cost Increases from May '17 to Nov. '18

- Increase in labor and materials cost
 - Plumbing up 2.5x (~\$190K)
 - HVAC up 2.5x (~\$230K)
 - Electrical up 2.5x (~\$320K)
 - Fire protection up 3x (\$100K)

~\$840K
- Unsuitable soils - \$300K
- Overall cost using lowest bidder: ~\$6.4 million

November Special Town Meeting:

- **Approved short term borrowing of additional \$880K**
Money has not yet been borrowed by the Town
- **Allowed Town to award contract for base bid + Alternate #1 (Sally Port)**
- **Concerned about additional cost increases if project not awarded**
- **Total project cost (less alternates #2-#4): \$5.88M**

May Annual Town Meeting:

- **Requesting \$520K to support alternates #2-#4**
Demo existing police station; complete parking lot; finish second level of new addition
- **Will seek \$1.4 million via debt exclusion on May 14**
Includes \$880K from fall STM and \$520K from tonight to be borrowed together
- **CPC has voted to recommend using additional CPA funds (up to \$30K/year) to help pay down the debt and reduce the impact on taxpayers**
Voters will need to approve the use of these funds at a future Special Town Meeting
- **Tax Impact:**
 - Average home - \$425K: \$43.45/year for 20 years**
assuming \$30K in additional CPA funds are used annually
number will fluctuate as valuations change over time
 - **\$300,000: \$30.67/year**
 - **\$400,000: \$40.90/year**
 - **\$500,000: \$51.12/year**

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Questions?

Backup Information

Tax Impact:

- **\$1.4 million, 20 years, 4% annual percentage rate: costs town \$126K/year**
- **CPA funds - \$30K/year; Taxpayers - \$96K/year**
- **For every \$100K debt assumed, tax impact is \$0.1065 per \$1000 valuation**
(includes 3% CPA charge)
- **\$96K => \$0.10224 per \$1000 valuation**
 - **\$300,000: \$30.67/year**
 - **\$400,000: \$40.90/year**
 - **\$500,000: \$51.12/year**

Main Level

EXISTING: 2,277 SF
NEW: 4,453 SF
TOTAL: 6,730 SF



Upper Level

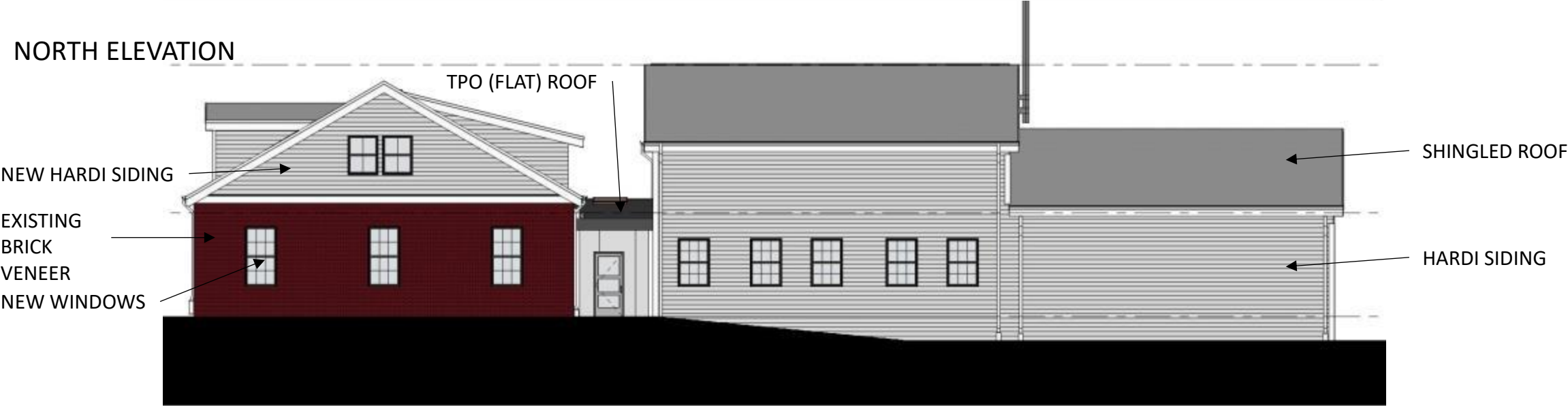
EXISTING:	N/A
NEW:	2,295 SF
TOTAL BUILDING:	9,025 SF



Exterior Elevations

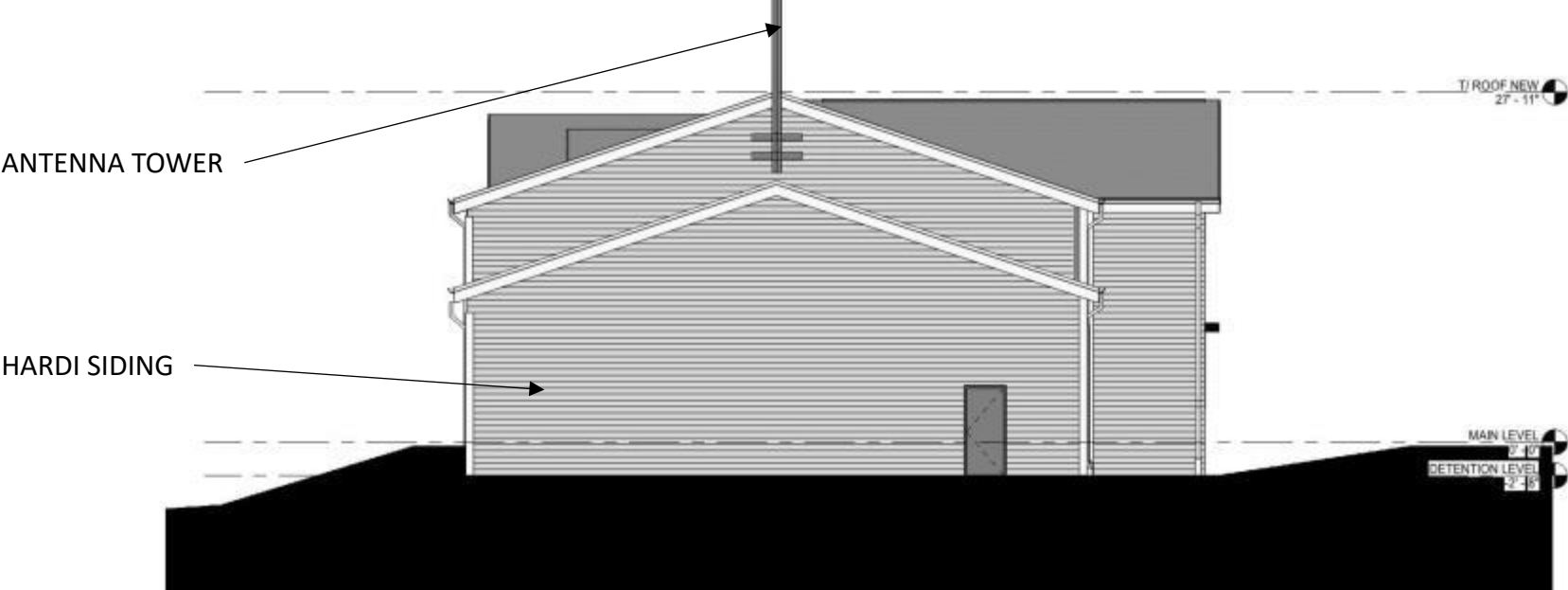


NORTH ELEVATION



SOUTH ELEVATION

Exterior Elevations



EAST ELEVATION



WEST ELEVATION