

MENDON POLICE FACILITY



Board of Selectmen Meeting
June 18, 2018

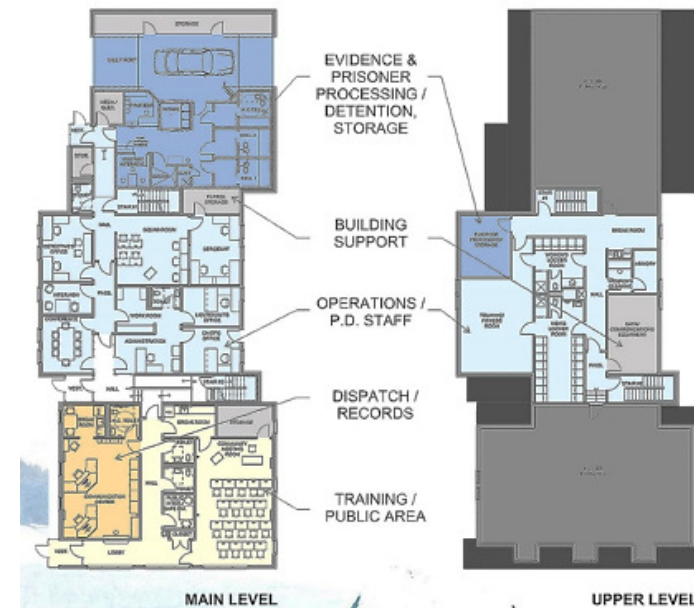
MENDON POLICE FACILITY



PROJECT HISTORY

From Concept to Project

1. **Program & Concept Design:** Jan-Feb, 2017
Four Design Options Developed
2. **Opinion of Probable Cost:** March, 2017
11,576 Sq.Ft. Building - \$5M Project
3. **Town Appropriation of Funds:** May 5, 2017



From Concept to Project

1. **Development of Schematics:** Feb-Mar, 2018
OPC shows \$265K Overage
2. **DD - Options A&B:** April-May, 2018
3. **Geotechnical Report:** May, 2018
Unsuitable soils discovered
4. **Survey Completed:** June, 2018
More grading information
5. **DD Options C&D:** May-June, 2018
6. **Options C&D Estimated:** June, 2018
Preferred Option C is \$1,211,500 over Budget
7. **Option D' Developed:** Concurrently
Closer to Budget but Compromises Program
8. **Decision @ Project Crossroads:** Now

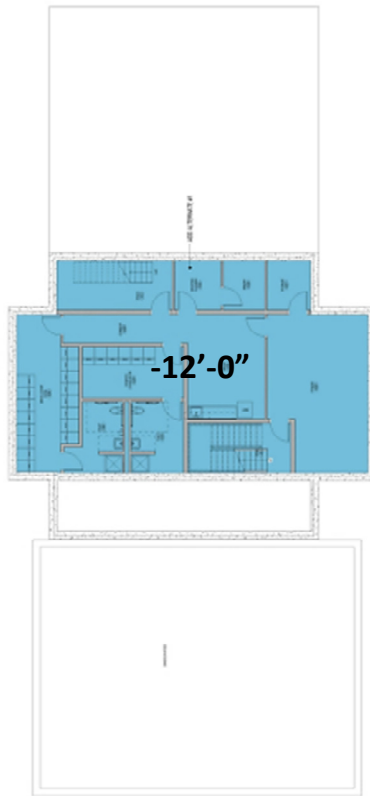
Option C: Site



Option C: Floor Plans

Total Area = 10,504 Sq.Ft.

Basement = 2,118 Sq.Ft.



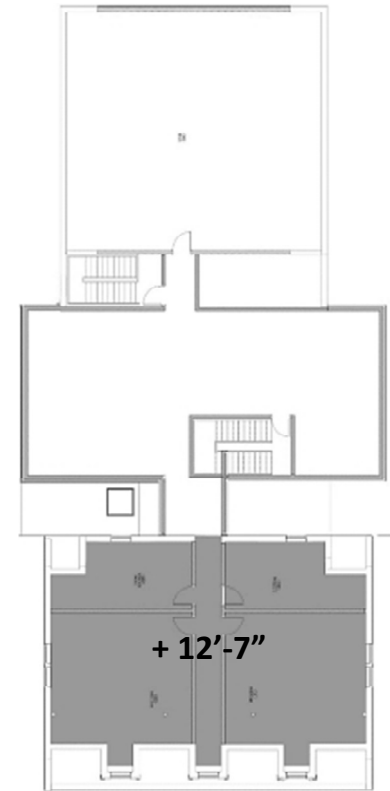
BASEMENT

Main Level = 6,628 Sq.Ft.



FIRST FLOOR

Attic = 1,758 Sq.Ft.



ATTIC SPACE

Option C: Elevation



Option C: View



Option C: Costs

Option C : Construction Costs	\$ 4,758,000
+ Fitout Materials	\$ 195,000
+ PD's Second Way out	\$ 216,500
	<hr/>
	\$ 5,169,500
+ Option C : Owner's Costs	\$ 1,042,000
	<hr/>
Total Project Cost- Option C	\$ 6,211,500

Some Cost Increases:

Site Work & Demolition	\$ 424,000
Unsuitable Soils	\$ 100,000
Hazmat Abatement	\$ 80,000
Fire Pump & Cistern	\$ 100,000
Utilities	\$ 119,000
Retaining Wall & Guardrail	\$ 85,000
Imported Fill	\$ 46,000
Addition	\$ 344,000
Metals (ramp + stair rails)	\$ 20,000
Fire Suppression (added attic)	\$ 24,000
HVAC (Unit Prices + attic)	\$ 178,000
Electrical (Unit Prices + attic)	\$ 120,000
Earthwork (DD)	\$ 24,000

Fire Station Renovation	\$ 320,000
Building is slightly Larger	\$ 10,000
Restoration of Façade (scope)	\$ 25,000
Bullet Resistance (scope)	\$ 18,000
Replace Siding (scope)	\$ 17,000
Misc. Equipment (DD)	\$ 36,000
Fire Suppression (added attic)	\$ 10,000
HVAC (Unit Prices + attic)	\$ 72,000
Electrical (Unit Prices + attic)	\$ 62,000

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Option E
(Development of Option C)

Option E: Site



Option E: Floor Plans

Total Area = 9,690 Sq.Ft. + Full Attic

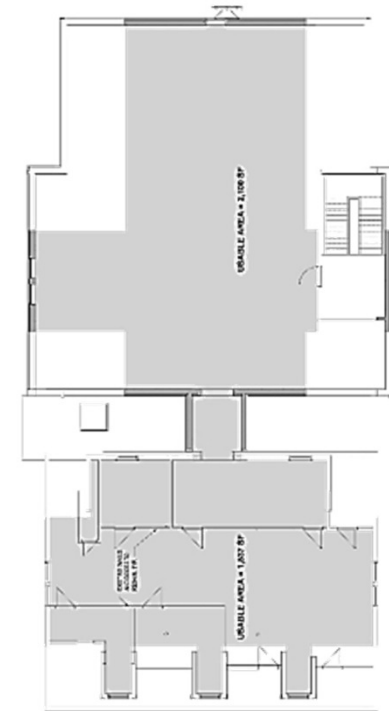
Basement: 3,469 Sq.Ft.



Main Level: 6,221 Sq.Ft.



Attic Level: 3,637 Sq.Ft. Available



Option E: Elevation



North Elevation (From Town Hall)

Option E: Elevation








South Elevation (From Neighbor)

Option E: Perspective View



From Town Hall

Option E: Proposed Schedule

Mendon Police Facility Study	2018						
	JUNE	JULY	AUG.	SEPT	OCT.	NOV.	DEC.
Complete Design Development	 7 Weeks						
DD Estimate		 1.5 Weeks					
DD Approval by BC							
Fire Station Abatement Bid		 3 Weeks					
Construction Documents		 8 Weeks					
CD Estimate & Review				 2 Weeks			
Approval for Bid by BC							
Bid Period				 4.5 Weeks			
Town Vote (November 6, 2018)							

Option E Benefits:

- Keeps active spaces in the former fire station.
- More "efficient " than option C. Keeps all normal daily staff functions on the main level and more accessible to natural light.
- Requires replacement of less "unsuitable" soil due to the full walk-out basement and lowered parking area.
- Uses no "attic" area for program space. Area is available for bulk storage and/or future expansion (additional 3637 sq. feet).
- Smaller "footprint" than either the original design or Option C; less impervious area to drain.
- Needs no elevator – both levels will have ADA accessible entrances from the outside. (A lift may be needed.)
- Provides a more protected space for the Regional Emergency Communications Center and includes growth potential.
- Will inherently be less expensive to build than Option C.

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Building Committee's Recommendation

Recommendation:

- **Proceed with Option E**
- **Develop Design, Construction Documents, and Bid**
- **Receive Bids and determine how much, if any, additional funding may be required**
- **Determine if STM and ballot vote to request additional funding should be planned, should it be needed**

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Q&A