

MENDON POLICE FACILITY



Board of Selectmen Meeting
August 20, 2018

MENDON POLICE FACILITY



PROJECT HISTORY

Historical Timeline:

- **Development of Schematics:** Feb-Mar, 2018
Opinion of Probable Cost shows \$265K Overage
- **Design Development (DD) - Options A-D:** April-June, 2018
- **Geotechnical Report:** May, 2018
Unsuitable soils discovered
- **Survey Completed:** June, 2018
More grading information
- **Options C&D Cost Estimated:** June, 2018
Preferred Option C is \$1,211,500 over Budget
- **Presentation to BOS:** June 18, 2018
Recommended to proceed with new option E with a basement
Hope was to save cost of not replacing suitable soils

Update Since June 18:

- **Option E didn't prove to save the money we anticipated it would.**
- **We proceeded with Options F through J, reducing scope and revising layout in hopes of reducing cost.**
- **Recent focus has been on three options:**
 - 1. Option H:**
 - **Designed around the program's needs**
 - 2. Option I:**
 - **Scaled down version of Option H**
 - 3. Option J:**
 - **Single level "shoe box" concept; hoping to be less costly**

Option J: Perspective



Option J: Summary

- Option J comes in at 8,368 square feet
- Does not exhibit any savings over Option H
- Not designed with the programmatic needs in mind

Conclusion:

NOT A VIABLE ALTERNATIVE

Option I: Perspective



Option I: Summary

- Option I comes in at 7,209 square feet.
- Sally port has been reduced to a fenced in area; no building structure
- Training room is too small to meet the needs of the current department
- Office space has been reduced; one interview room eliminated
- Fitness Room has been eliminated
- Has no fire suppression system due to building being <7,500 Sq Ft
- If unfinished spaced is needed in the future, or sally port area enclosed and covered, fire suppression would need to be added
- Less expensive than option H, but still not affordable (over \$5.5 million)

Conclusion:

Option I does not meet the needs of the current department, let alone the needs of the future. NOT A VIABLE ALTERNATIVE

MENDON POLICE FACILITY



Option H

Option H: Perspective



Option H: Site Plan



Option H: Main Level

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



Option H: Upper Level

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



Option H: Exterior Elevations

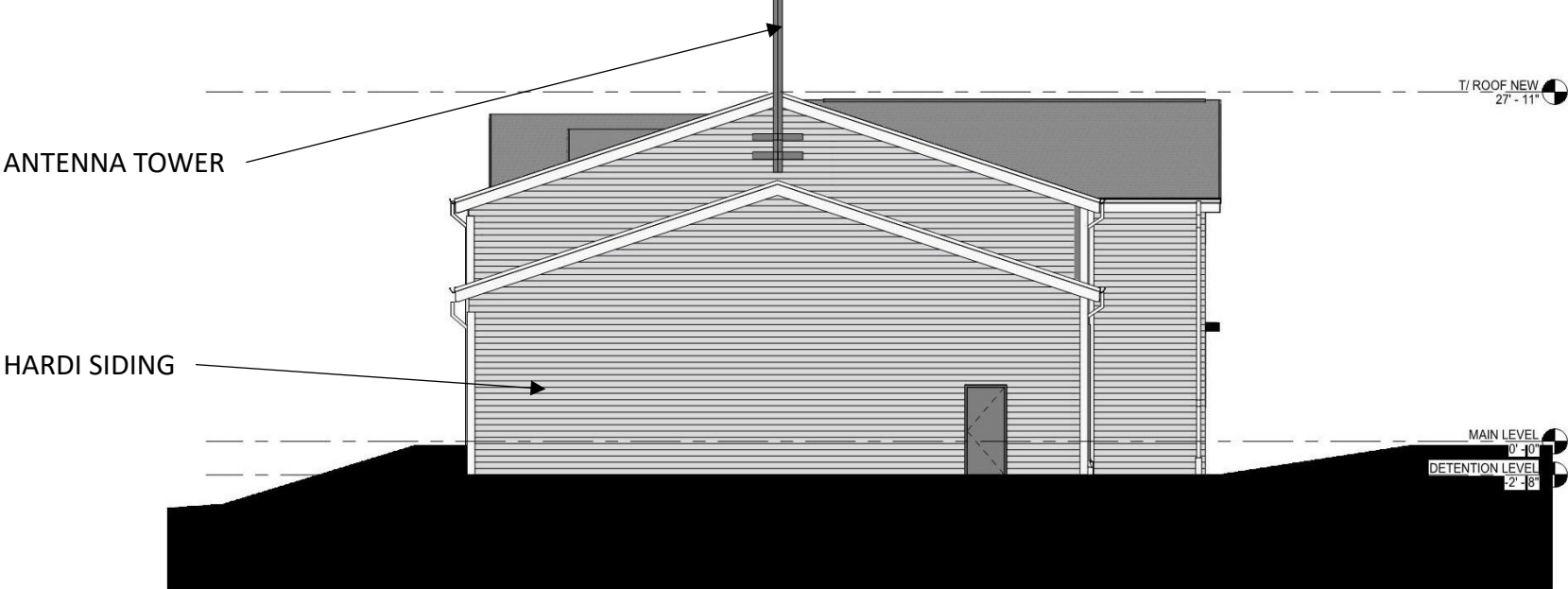


NORTH ELEVATION



SOUTH ELEVATION

Option H: Exterior Elevations



EAST ELEVATION



WEST ELEVATION

Option H: Summary

- Option H comes in at 9,025 square feet
 - Removed Secondary Access Road and Fitness Room
 - Reduced overall size of building (from Option D)
 - Cost Estimate is still high: \$6,234,600.
 - Increases driven mainly by:
 1. Unsuitable soils
 2. Increase in labor and material cost since Spring '17
 - Fire protection up 3x
 - Plumbing up 2x
 - HVAC up 2x
 - Electrical up 3x
- } Over \$1 million increase in just these areas

Conclusion:

Option H is still the best choice for the Town of Mendon despite exceeding available funding.

MENDON POLICE FACILITY

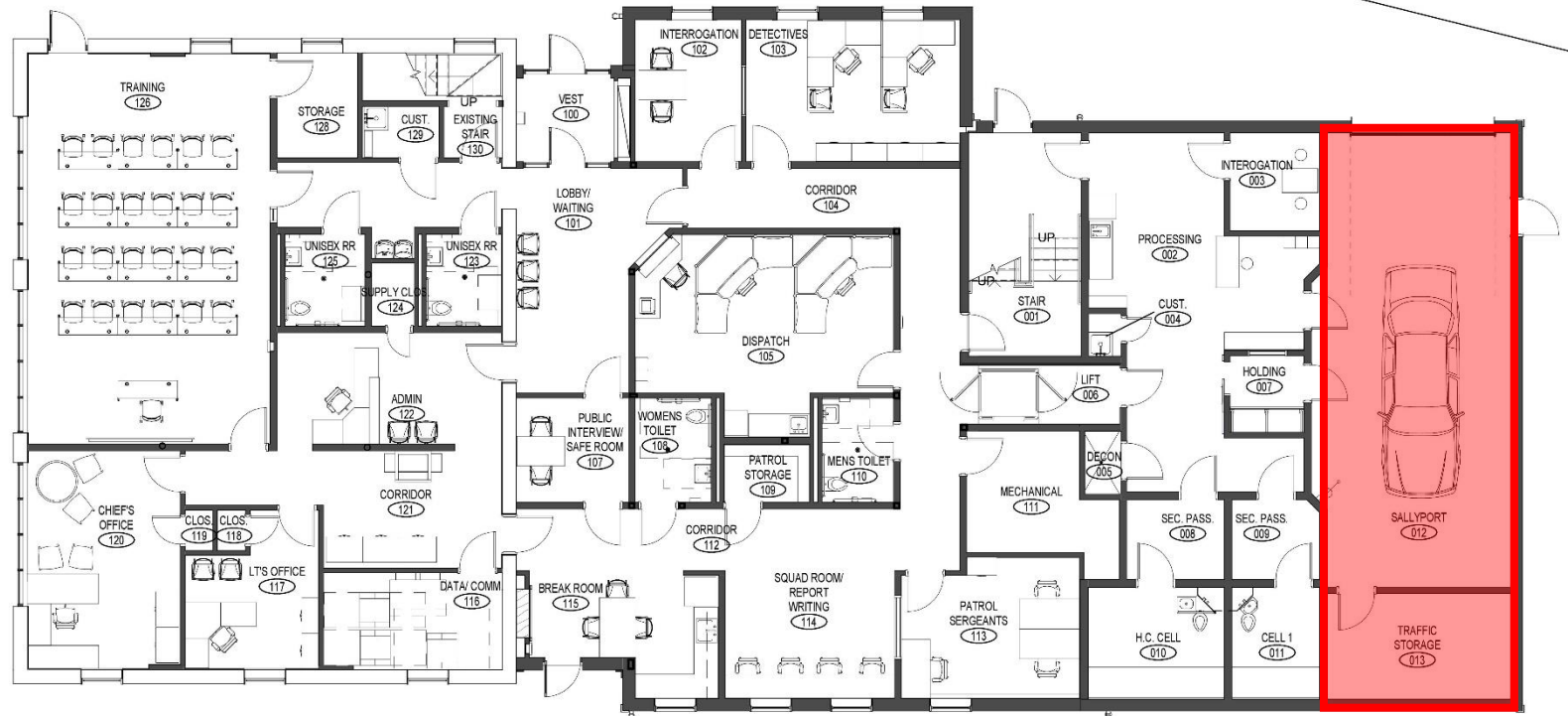


Option H Bid Alternates

Option H: Proposed Add Alternates

1. Sally port Addition

- Exterior Reinforced Masonry Walls
- Concrete Pad
- Overhead Garage Door
- Extension of Flat Roof
- Access Controlled Doors
- Trench Drain
- HVAC
- Lighting
- Electrical
- Plumbing for Eyewash



Option H: Proposed Add Alternates

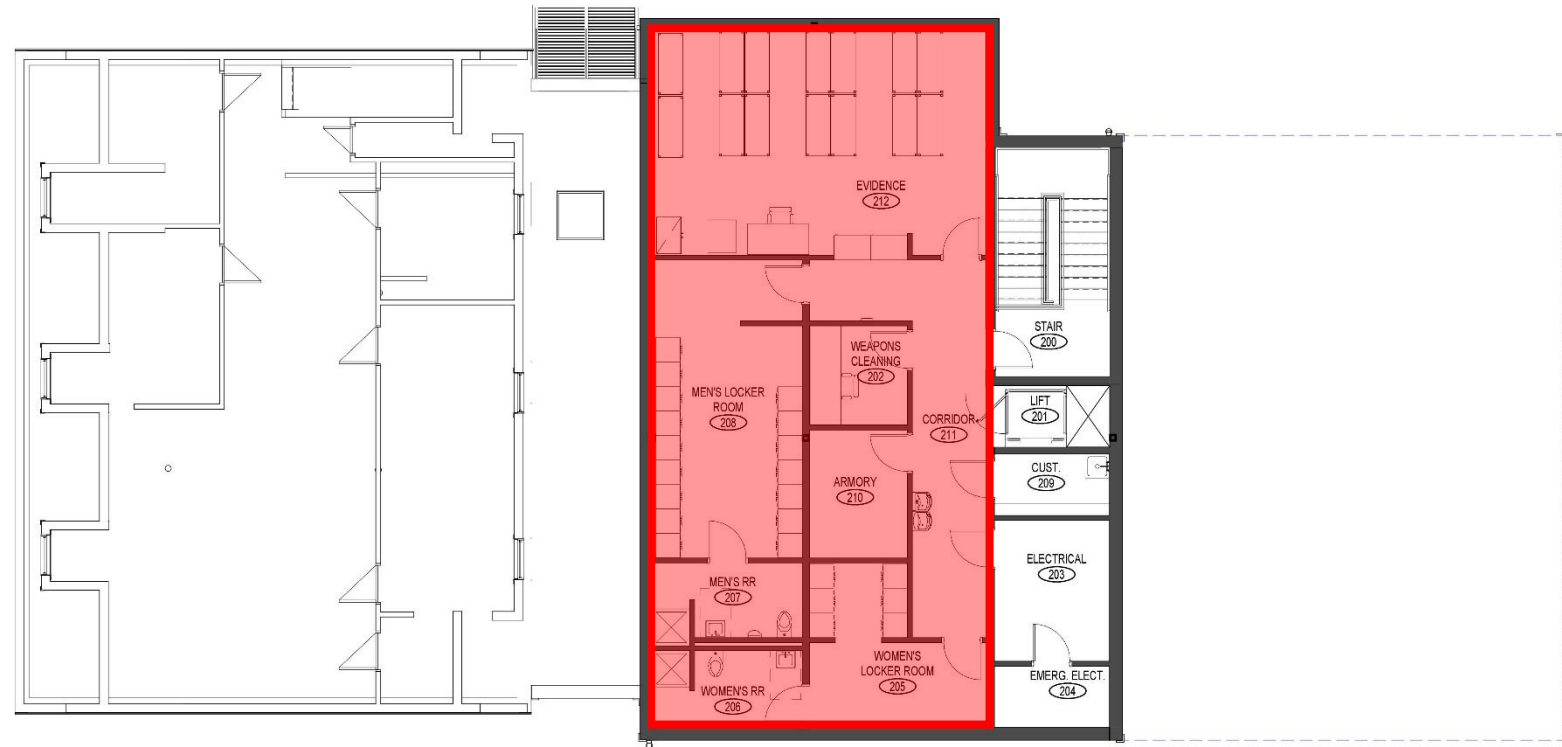
2. Level 2 Build Out by BVRVT

GC Scope:

- provide stub outs for plumbing, electrical, HVAC, and Sprinkler system
- plywood flooring
- Complete construction of Electrical, Emergency Electrical, Custodial, Stair and Lift

BVRVT Scope:

- Interior walls
- All interior finishes & Furniture
- Ceilings & Lighting
- Doors
- Locate sprinkler heads in ceilings
- Plumbing Fixtures
- Various Equipment
- HVAC Ducts
- Electrical Outlets



Option H: Proposed Add Alternates

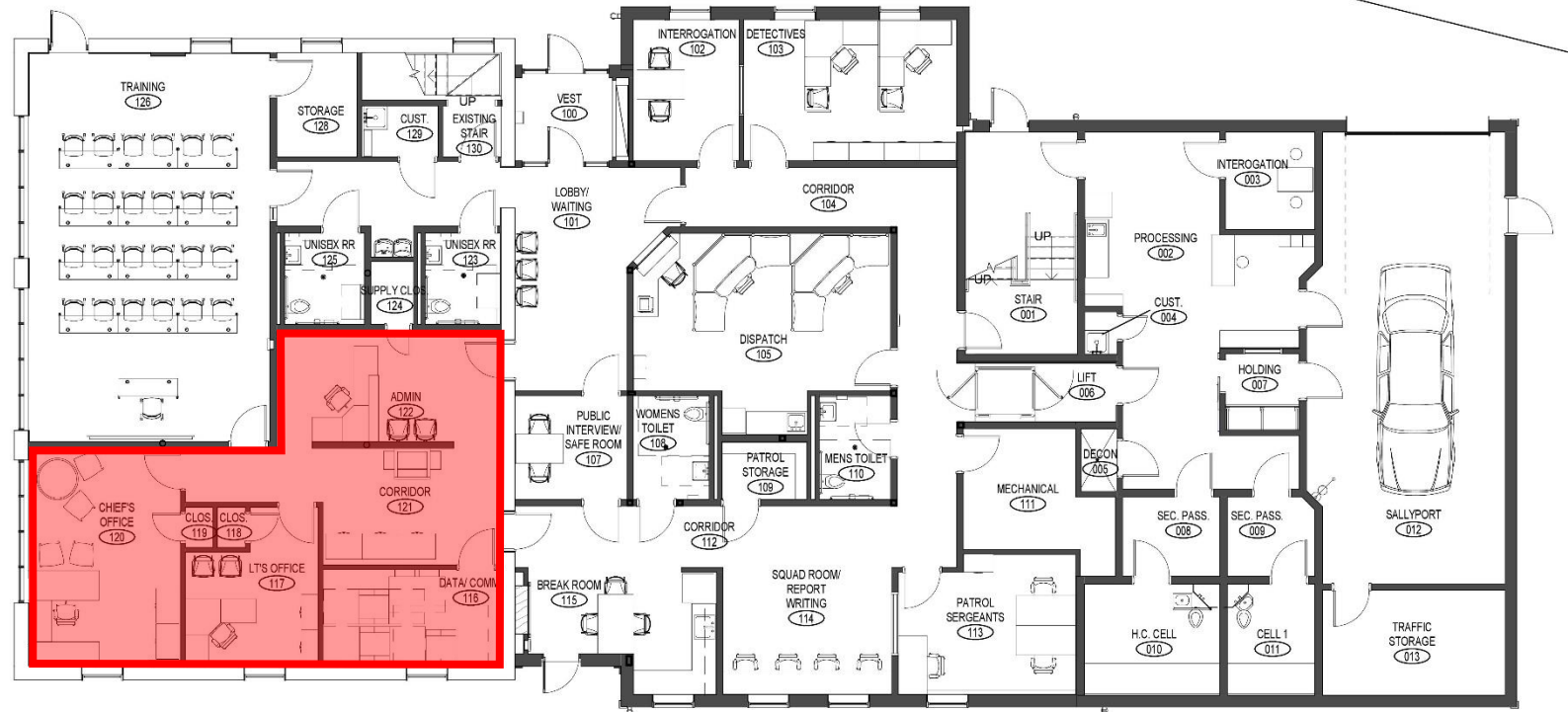
3. Admin Build Out by BVRVT

GC Scope:

- provide stub outs for electrical, HVAC, and Sprinkler system
- Concrete Floor Preparation
- Construction/ Installation of the Data Room walls, door, equipment, conduit lines

BVRVT Scope:

- Interior walls and furred out walls
- All interior finishes
- Doors
- Ceilings & Lighting
- Locate sprinkler heads in ceilings
- Various Equipment
- HVAC Ducts
- Electrical Outlets
- Furniture



Option H: Proposed Add Alternates

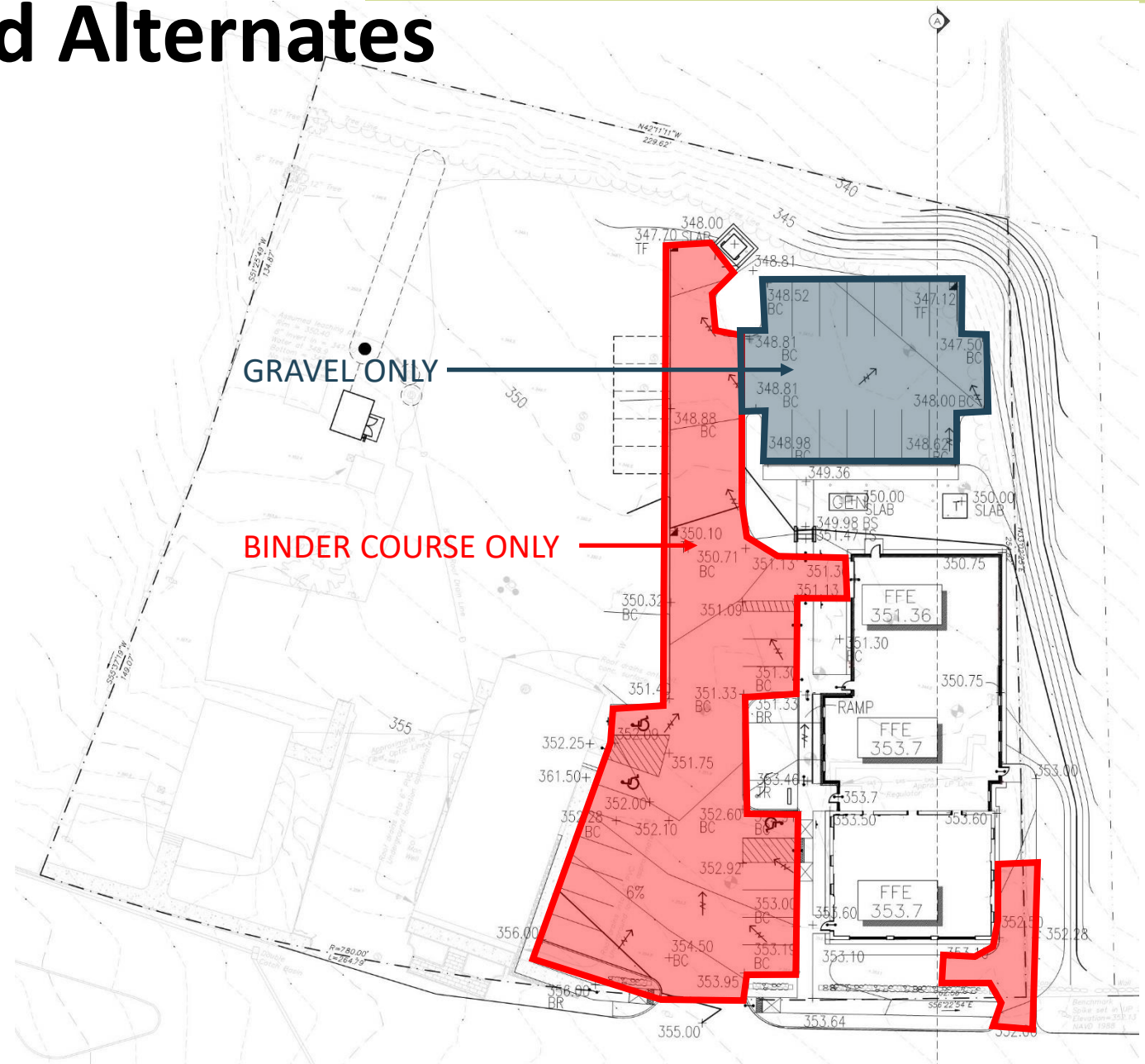
4. Reduction in Paving

Base Bid to Include:

- All grading to be in place
- Main entry drive and parking to be Binder Course only
- Rear Parking Lot to be Gravel only
- Side Chief Parking Space to be Binder Course only
- Concrete Pad for Dumpster
- All Trenching for Fire Pump to be in place
- Striping

Add Alternate Scope:

- Raise all site structures
- Apply asphalt finish top coat
- Re-Striping



Option H: Proposed Add Alternates

5. Abatement and Demo of Existing Police Station

Base Bid to Exclude this work

6. Furniture, Equipment, Security

Base Bid to Exclude these items

Option H: DD Opinion of Probable Costs



Town of Mendon Police Department DD Opinion of Probable Costs: Option Hrev3

KAESTLE BOOS
associates, inc.
DAEDALUS
August 20, 2018

Item	Description	Sub Total	Cost	Comments
Hazardous Waste Abatement (at FD)		\$35,000		Not part of GC contract
Site Development Costs				
	Site Work (Police Station area only)	\$908,139		
		\$908,139		
Building Construction Costs				
	Renovation 2,282 GSF	\$599,390		
	New Addition 6,680 GSF	\$2,431,271		Incl. Upper level Fit Out
	Design/Estimating Contingency 5.0% %	\$196,940		
	Subtotal Direct Construction Costs:	\$4,135,740		
Mark-Ups (Amounts rounded to nearest hundred)				
	General Conditions @ 8.00%	\$330,900		
	Insurance @ 1.0%	\$44,700		
	Bonds & @ 0.65%	\$29,300		
	Overhead & Profit (Fee) @ 3.0%	\$136,200		
	Permit Fees Waived by Town			
	Escalation to Jan. 2019 1.25%	\$58,600		
	Total Probable GC Bid Cost:	\$4,735,400		
Owner's Indirect Costs (Amounts rounded to nearest thousand)				
	Arch. & Eng. Fee	\$360,000		
	Add. Serv. / Reimbursable Expenses	\$20,000		
	Project Management	\$186,000		OPM+CoW (not incl. Fitout)
	Utility Back Charges	\$20,000		Allowance, Confirm w/Utility
	Geotechnical Engineer	\$15,000		
	Furniture & Equipment	\$0		If Separately Funded
	Communications Equipment	\$0		If Separately Funded
	Security (Access Control/CCTV/IT)	\$0		If Separately Funded
	Reproduction /Miscellaneous	\$5,000		
	Legal/Advertising	\$5,000		
	Material Testing	\$25,000		
	Owner's 5% Contingency	\$269,000		
	Estimated Owner's Construction Phase Costs:	\$905,000		
	Subtotal All Costs:	\$5,675,400		
Bid Alternate Options:				
	SallyPort:	\$159,000		Completion Options
	PD Abatement & Demo (by GC):	\$63,000		\$30,000 if done by DPW
	Fit out of Second floor (by GC):	\$142,000		(\$56,800) if done by BVT
	Fit Out of Admin Office Area (by GC):	\$26,700		(\$10,700) if done by BVT
	Complete / Add finished Pavement (by GC):	\$28,500		(\$10,000) if done by DPW
	Funding for F&E, Comm. + Security:	\$140,000		(\$140,000) if by other source
	Total Cost with Add Alts:	\$6,234,600		Poss. \$247,500 deduct

Total Probable Base Bid Cost

Less Proposed Alternates: (\$559,200)

Total Probable Cost

MENDON POLICE FACILITY



Building Committee's Recommendation

Recommendation:

- **Proceed with Construction Documents for Option H**
- **Put project out to bid with bid alternates - end of November (see schedule next slide)**
- **Discuss additional funding options - led by Town Administrator**

Option H: Proposed Schedule

Mendon Police Facility Study	2018						2019
	JUL	AUG	SEP	OCT	NOV	DEC	JAN
Complete Design Development							
DD Estimate		 2 Weeks					
DD Approval by BC							
Fire Station Abatement Bid			 3 Weeks				
Construction Documents			 8-10 Weeks				
CD Estimate & Review				 2 Weeks			
CD Approval for Bid by BC							
Bid Period					 5 Weeks		
Bid Opening							

MENDON POLICE FACILITY



Q&A

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Backup Material

Option I: Site Plan



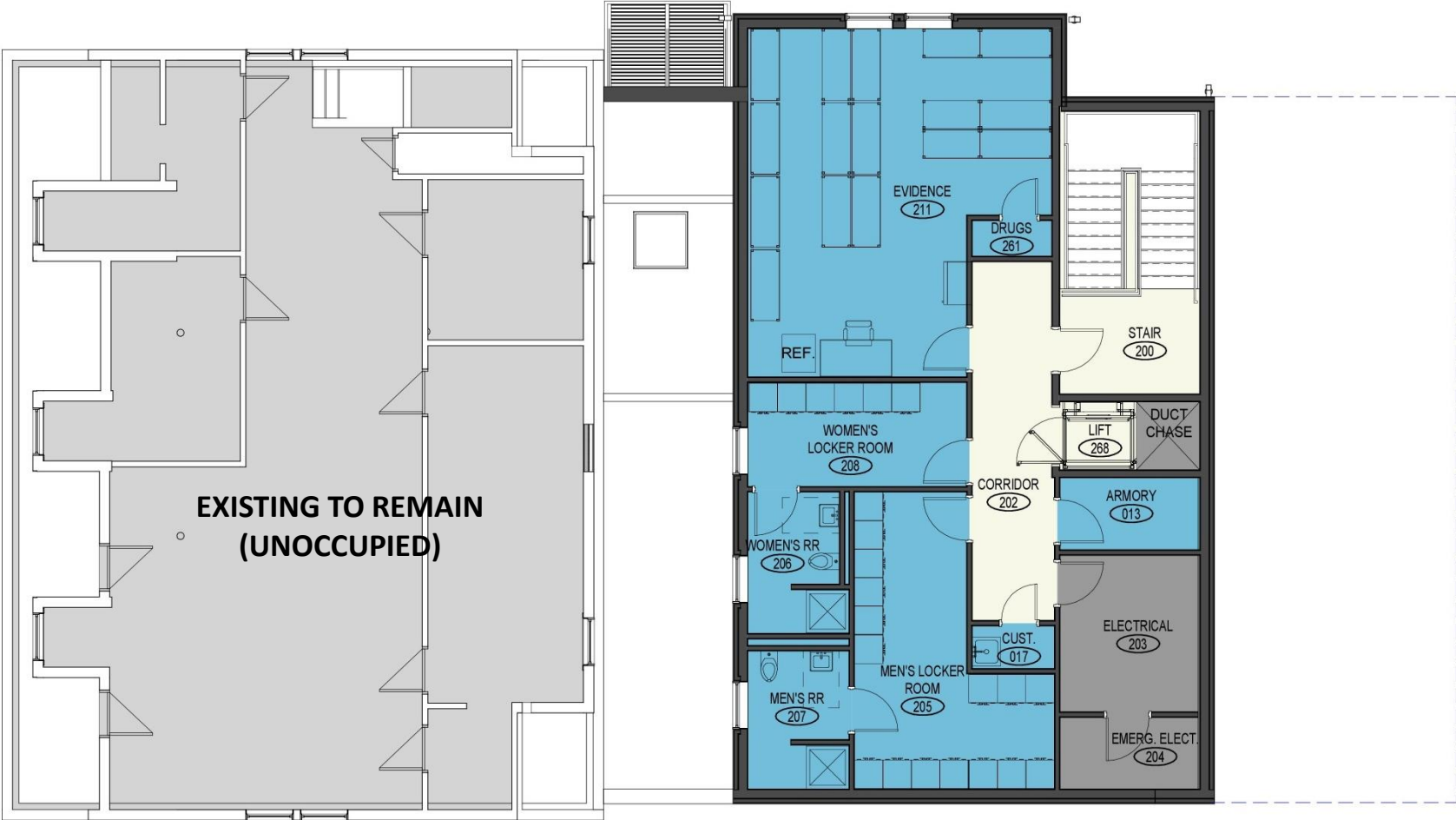
Option I: Main Level

EXISTING: 2,277 SF
NEW: 3,116 SF
TOTAL: 5,393 SF



Option I: Upper Level

EXISTING: Not Used
NEW: 1,816 SF
TOTAL BUILDING: 7,209 SF



Option I: DD Opinion of Probable Costs



Town of Mendon Police Department

DD Level Opinion of Probable Costs: **Option I**

KAESTLE BOOS
associates, inc
DAEDALUS

August 9, 2018

Item	Description	Sub Total	Cost	Comments
<u>Hazardous Waste Abatement (at FD)</u>		\$37,000		Not part of GC contract
<u>Site Development Costs</u>				
	Site Work (Police Station area only), incl Abatement of PD	\$650,000		Limited. No 2nd way out
		\$650,000		
<u>Building Construction Costs</u>				
	Renovation 2,282 GSF	\$710,000		
	New Addition 4,932 GSF	\$2,310,000		Incl. Upper level Fit Out
		\$3,020,000		
	Design/Estimating Contingency 6.5% %	\$238,450		
	Subtotal Direct Construction Costs:	\$3,908,450		
<u>Mark-Ups (Amounts rounded to nearest hundred)</u>				
	General Conditions @ 8.00%	\$312,700		
	Insurance @ 1.0%	\$42,200		
	Bonds & @ 0.65%	\$27,700		
	Overhead & Profit (Fee) @ 3.0%	\$128,700		
	Permit Fees Waived by Town			
	Escalation to Oct 2018 1.00%	\$44,200		
	Total Probable GC Bid Cost:	\$4,464,000		
<u>Owner's Indirect Costs (Amounts rounded to nearest thousand)</u>				
	Arch. & Eng. Fee	\$360,000		
	Add. Serv. / Reimbursable Expenses	\$20,000		
	Project Management	\$186,000		OPM+CoW (not incl. Fitout)
	Utility Back Charges	\$20,000		Allowance, Confirm w/Utility
	Geotechnical Engineer	\$15,000		
	Furnishings, Furniture & Equipment	\$20,000		Allowance: Reuse Existing
	Communications Equipment	\$20,000		Relocate Existing
	IT / Security	\$100,000		
	Reproduction /Miscellaneous	\$5,000		
	Legal/Advertising	\$5,000		
	Material Testing	\$25,000		
	Owner's 5% Contingency	\$262,000		
	Estimated Owner's Construction Phase Costs:	\$1,038,000		
	Subtotal All Costs:	\$5,539,000		
	Less Savings from U.L. Fit Out by BVRVT:	-\$160,000		Lockers not in budget
	Total Original Authorization:	\$5,379,000		

Option J: Site Plan



Option J: Floor Plan

EXISTING:	2,277 SF
NEW:	6,091 SF
TOTAL:	8,368 SF



Option J: DD Opinion of Probable Costs



Town of Mendon Police Department

DD Level Opinion of Probable Costs: **Option J**

KAESTLE BOOS
associates, inc.

DAEDALUS

August 9, 2018

Item	Description	Sub Total	Cost	Comments
Hazardous Waste Abatement (at FD)		\$37,000		Not part of GC contract
Site Development Costs				
	Site Work (Police Station area only), incl Abatement of PD	\$760,000		Limited. No 2nd way out
		<u>\$760,000</u>		
Building Construction Costs				
	Renovation 2,282 GSF	\$733,000		
	New Addition 6,088 GSF	\$2,856,000		Incl. Upper level Fit Out
		<u>\$3,589,000</u>		
	Design/Estimating Contingency 6.5% %	\$282,685		
	Subtotal Direct Construction Costs:	<u>\$4,631,685</u>		
Mark-Ups (Amounts rounded to nearest hundred)				
	General Conditions @ 8.00%	\$370,500		
	Insurance @ 1.0%	\$50,000		
	Bonds & @ 0.65%	\$32,800		
	Overhead & Profit (Fee) @ 3.0%	\$152,500		
	Permit Fees Waived by Town			
	Escalation to Oct 2018 1.00%	\$53,300		
	Total Probable GC Bid Cost:	<u>\$5,290,800</u>		
Owner's Indirect Costs (Amounts rounded to nearest thousand)				
	Arch. & Eng. Fee	\$360,000		
	Add. Serv. / Reimbursable Expenses	\$20,000		
	Project Management	\$186,000		OPM+CoW (not incl. Fitout)
	Utility Back Charges	\$20,000		Allowance, Confirm w/Utility
	Geotechnical Engineer	\$15,000		
	Furnishings, Furniture & Equipment	\$20,000		Allowance: Reuse Existing
	Communications Equipment	\$20,000		Relocate Existing
	IT / Security	\$100,000		
	Reproduction / Miscellaneous	\$5,000		
	Legal/Advertising	\$5,000		
	Material Testing	\$25,000		
	Owner's 5% Contingency	\$303,000		
	Estimated Owner's Construction Phase Costs:	<u>\$1,079,000</u>		
	Subtotal All Costs:	<u>\$6,406,800</u>		
	Less Savings from Locker Room Fit Out by BVRVT:	<u>-\$120,000</u>		
	Total Cost:	<u>\$6,286,800</u>		