

# MENDON POLICE FACILITY



Building Committee Meeting  
March 22, 2017

# Summary of Work to Date

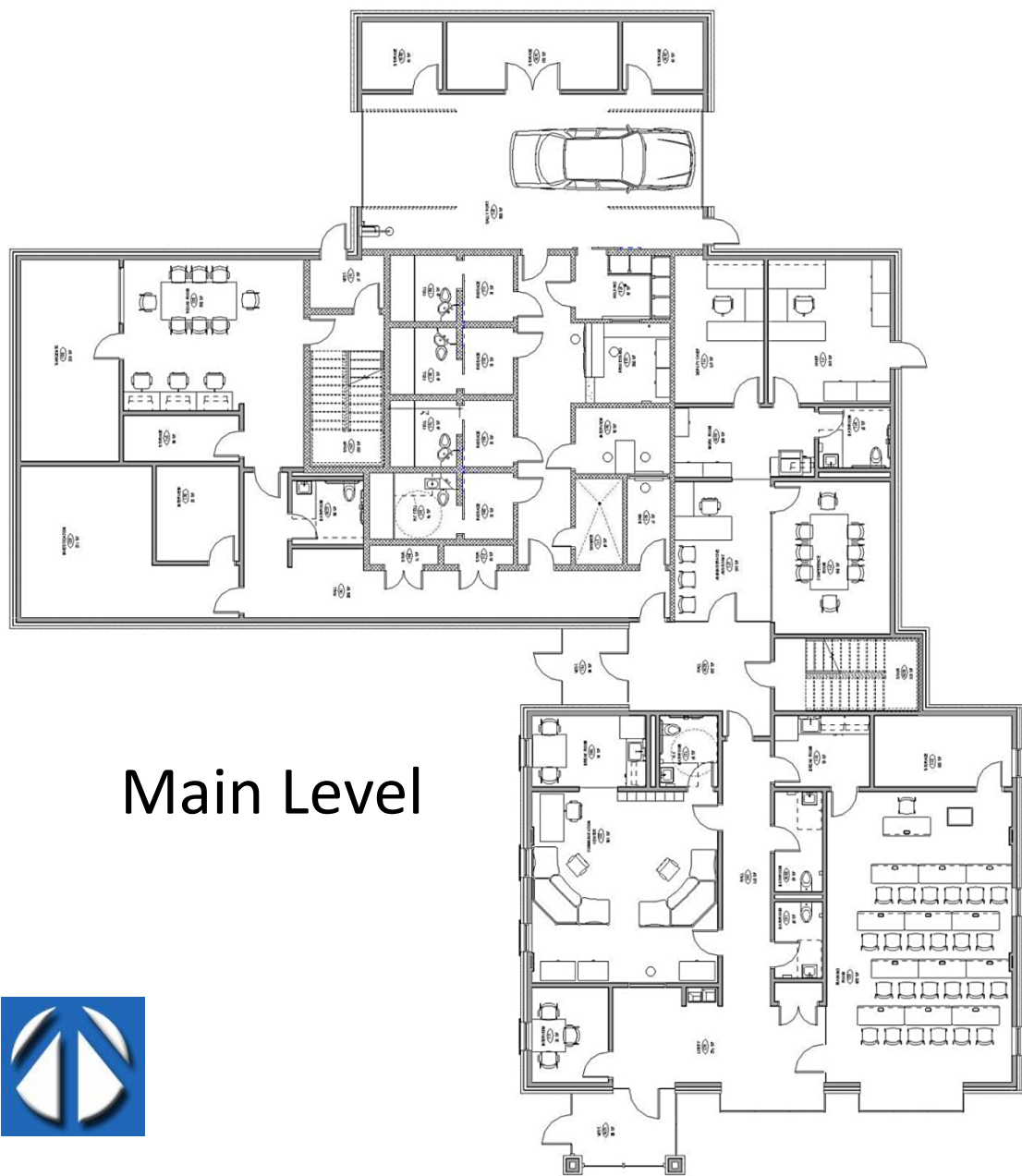
- Questionnaire / Site Visit
- Needs Assessment
- Development Options
  - 4 Concepts
  - Options 3 and 4 further developed
- Opinion of Probable Costs
  - Options 3 and 4

# OPTION 1

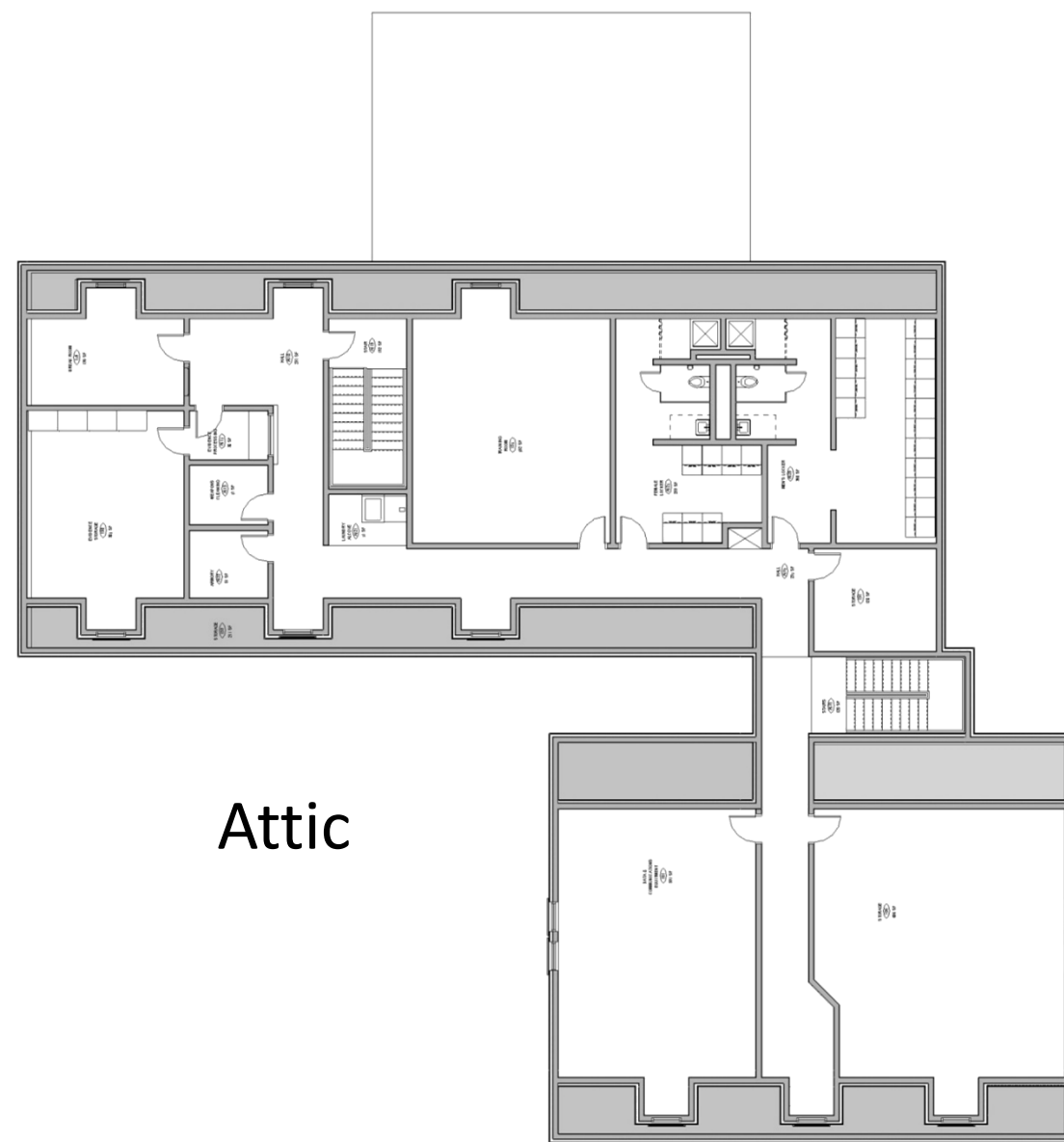


# Concept Site Plan





Main Level



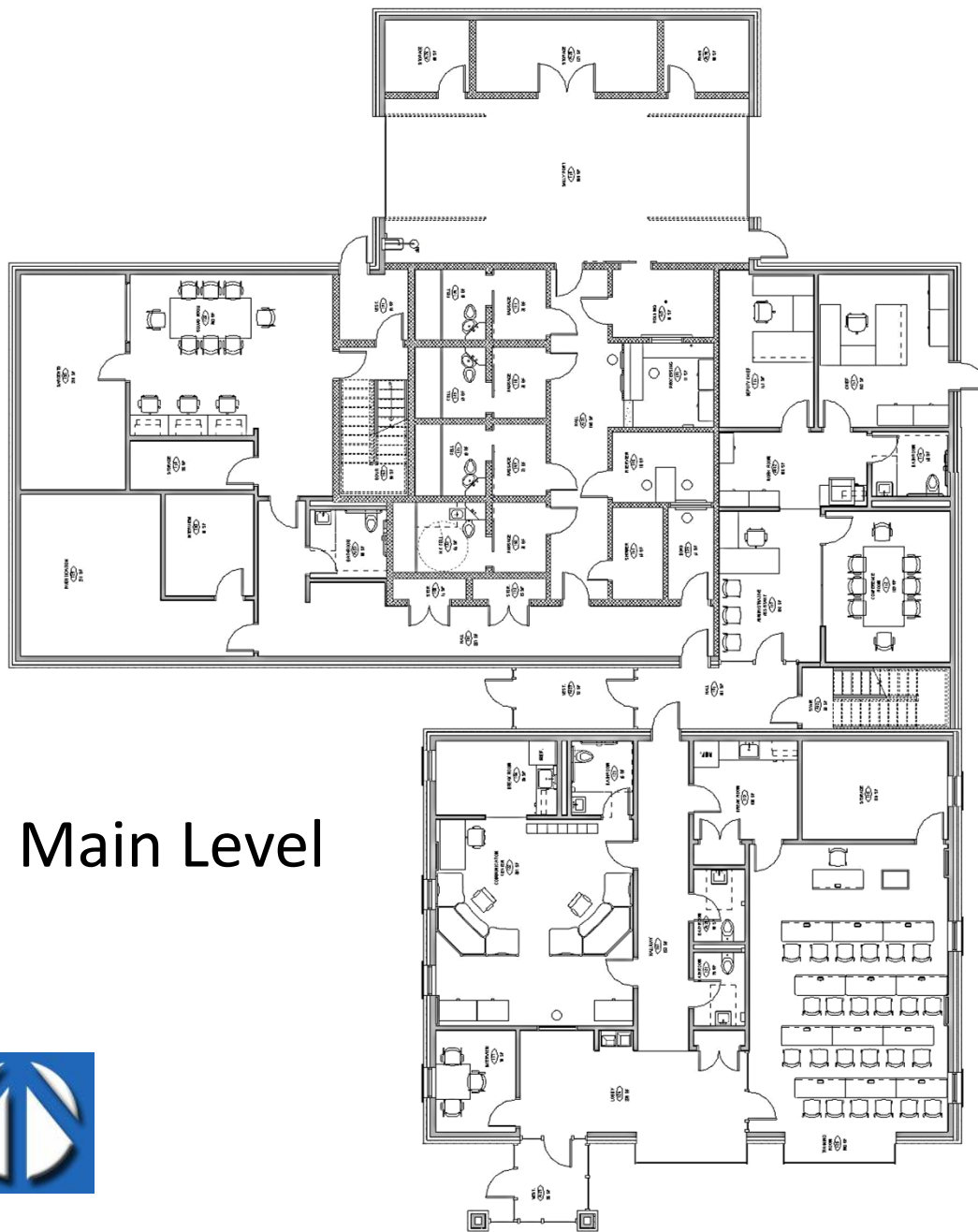
Attic

# OPTION 2

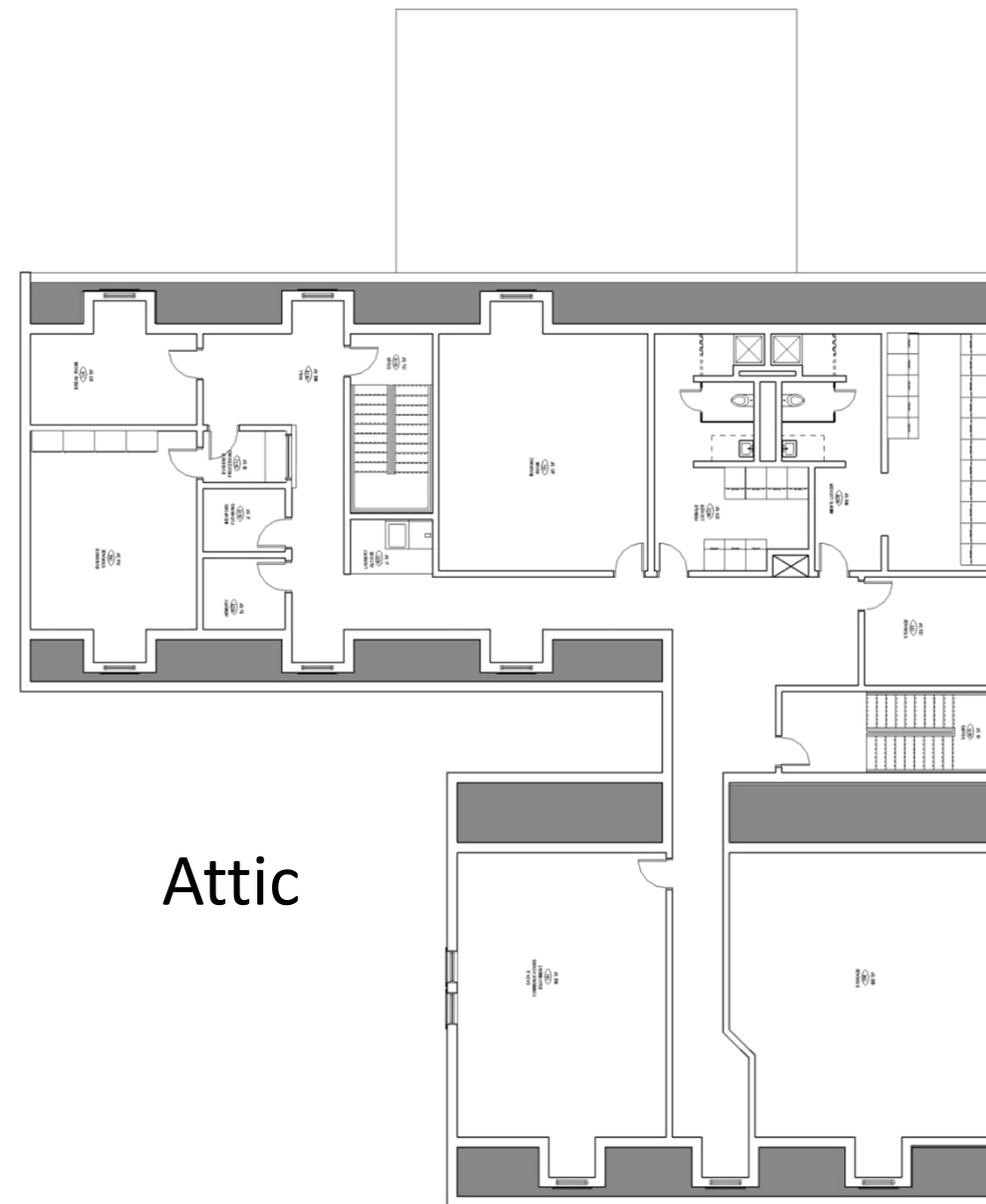




[illegible]



Main Level



Attic

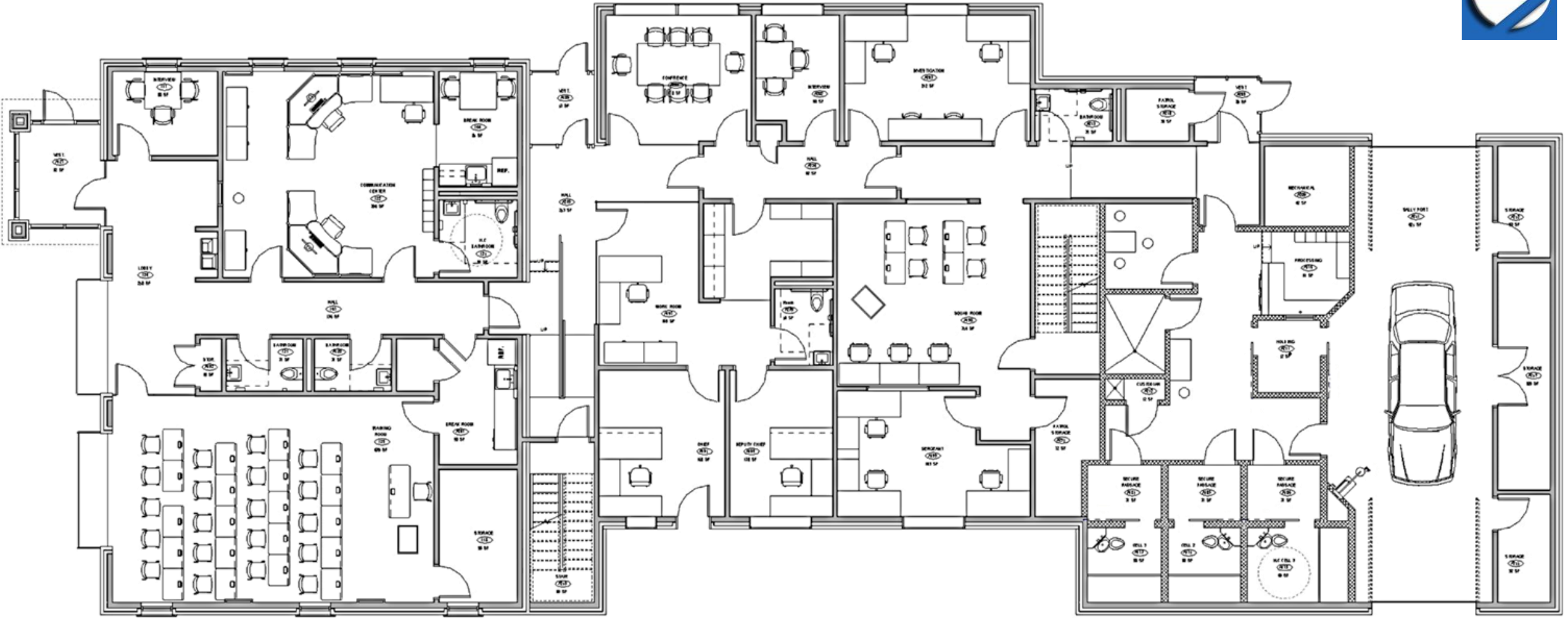


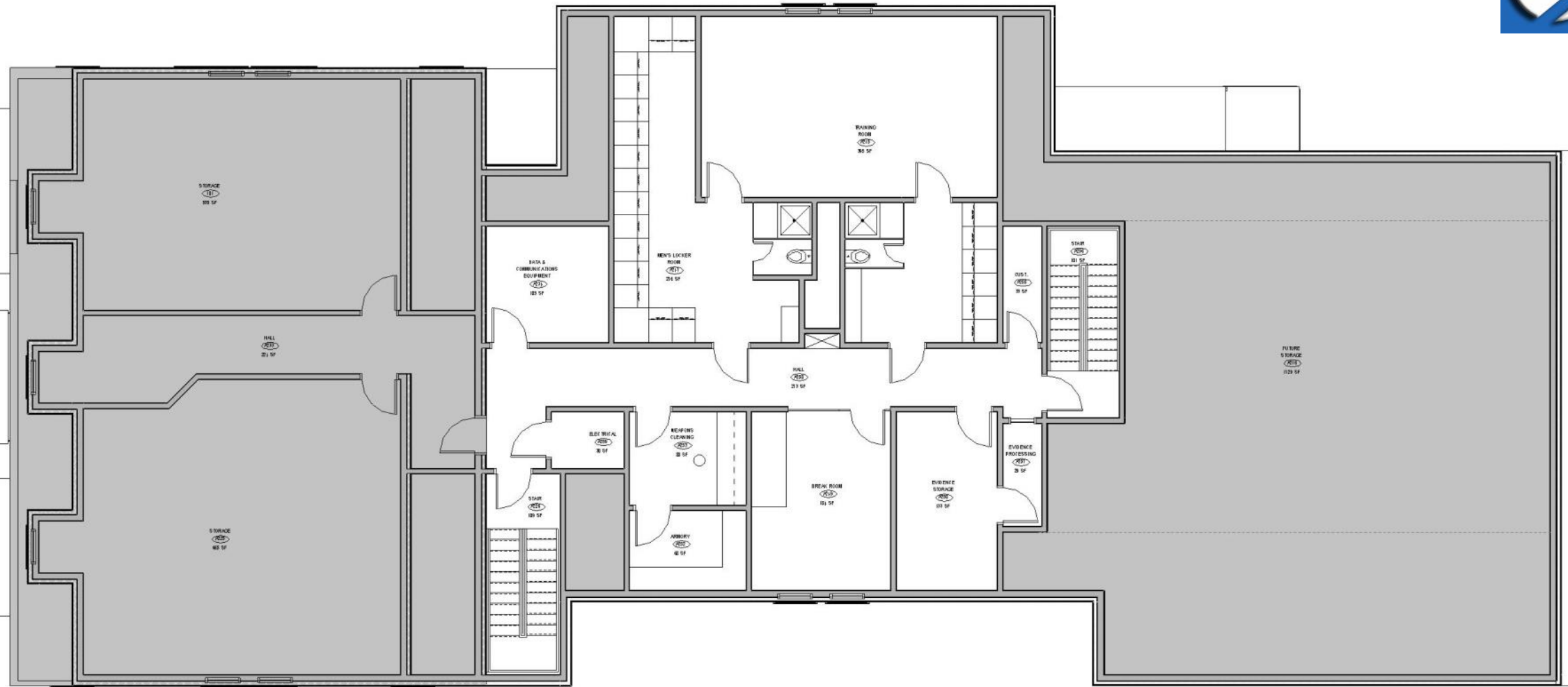
# OPTION 3



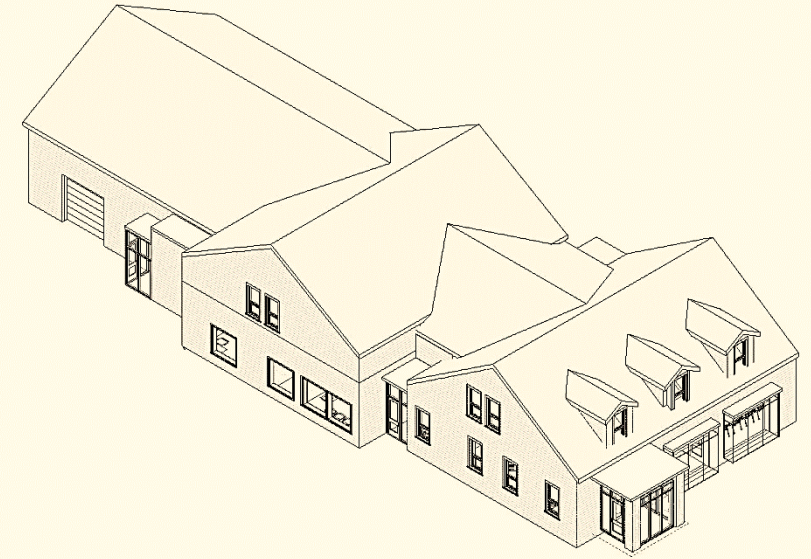
# Concept Site Plan











Option 3: Concept Massing Studies

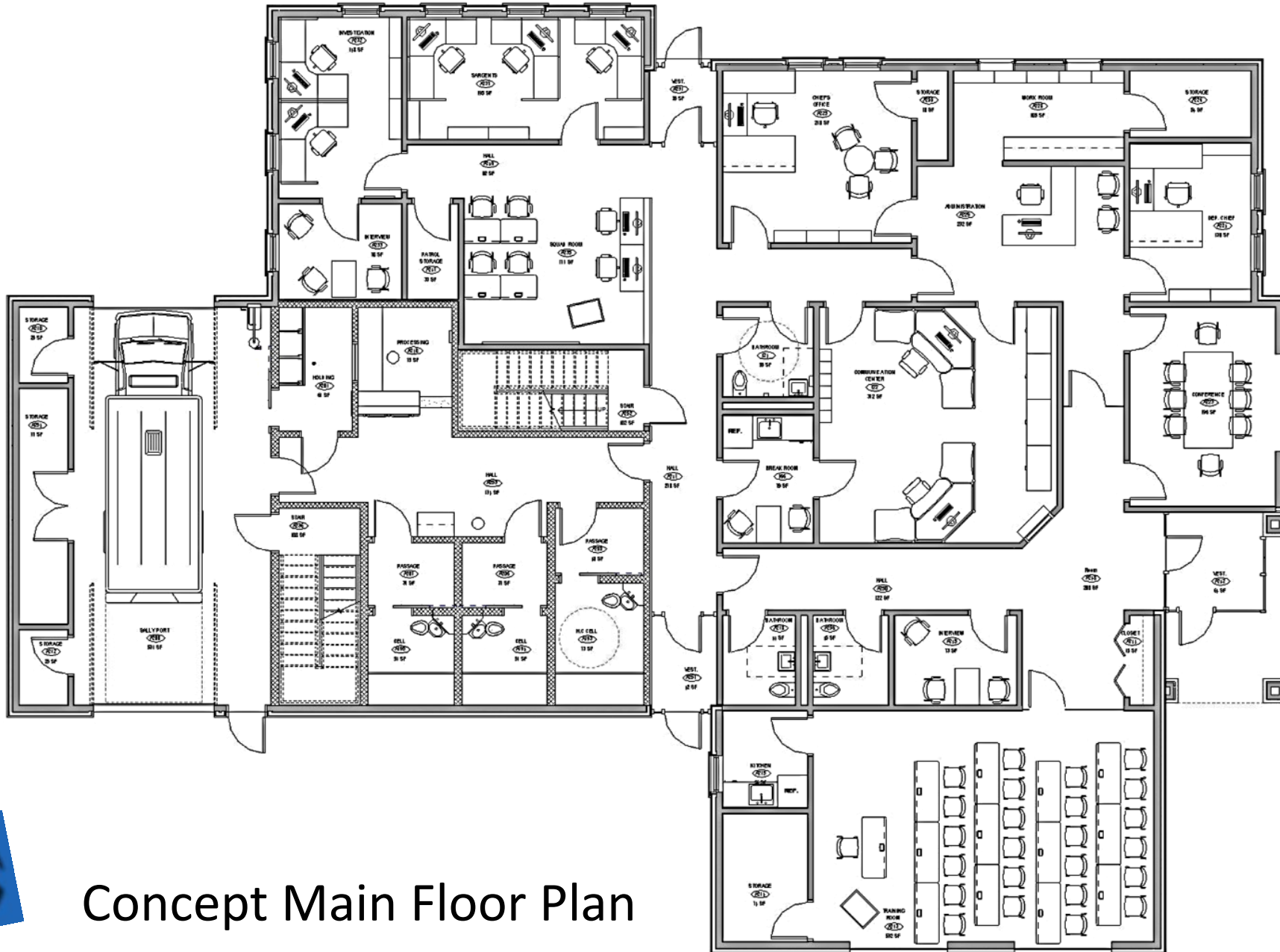


# OPTION 4



# Concept Site Plan





Concept Main Floor Plan

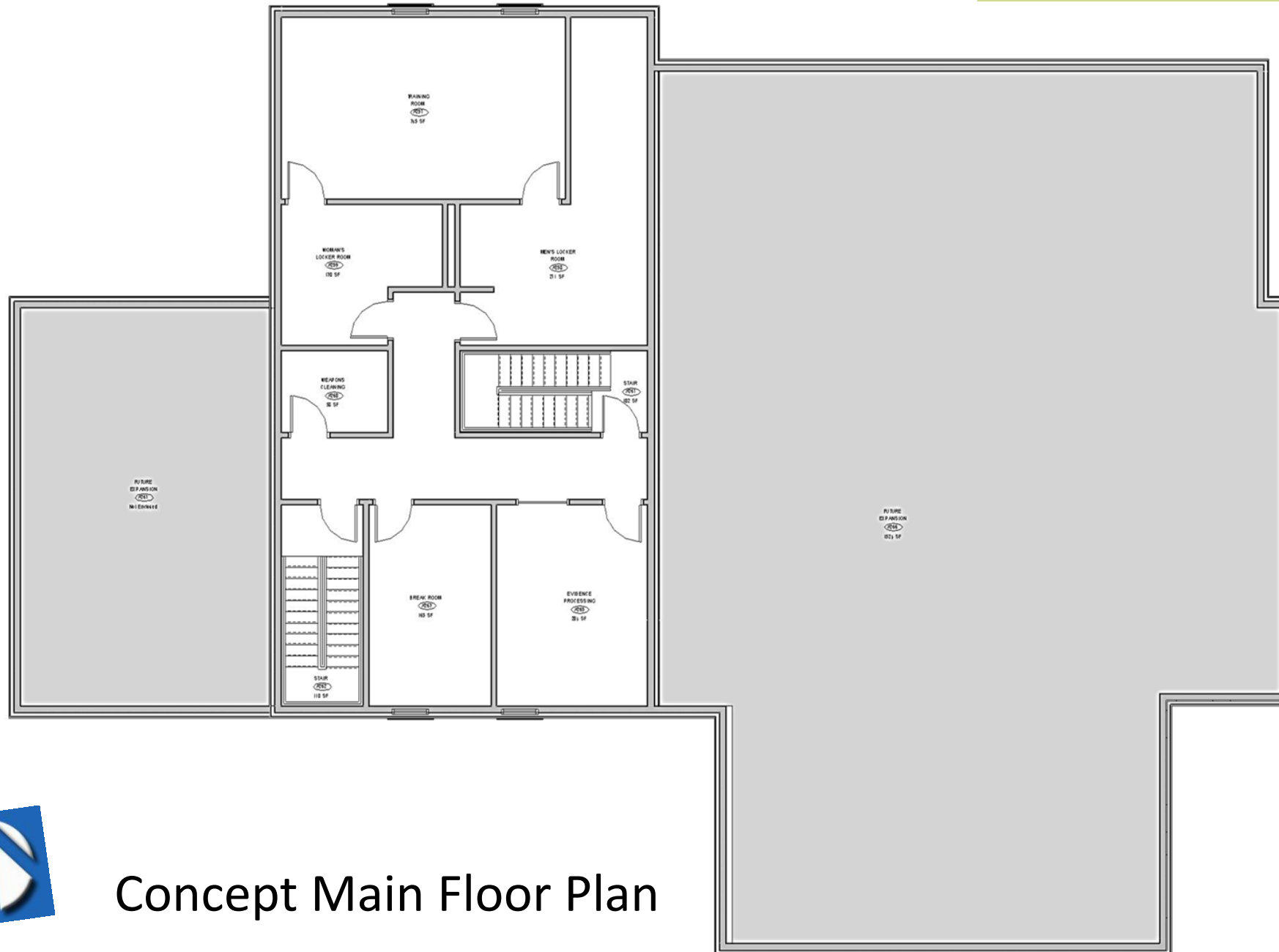


# LEGEND

- SALLY PORT
- PRISONER PROCESSING & DETENTION
- CONFERENCE/INTERVIEW ROOMS
- CENTRAL DISPATCH
- COMMAND ADMINISTRATION
- PATROL DETECTIVES
- BREAK ROOM
- TOILETS
- STORAGE

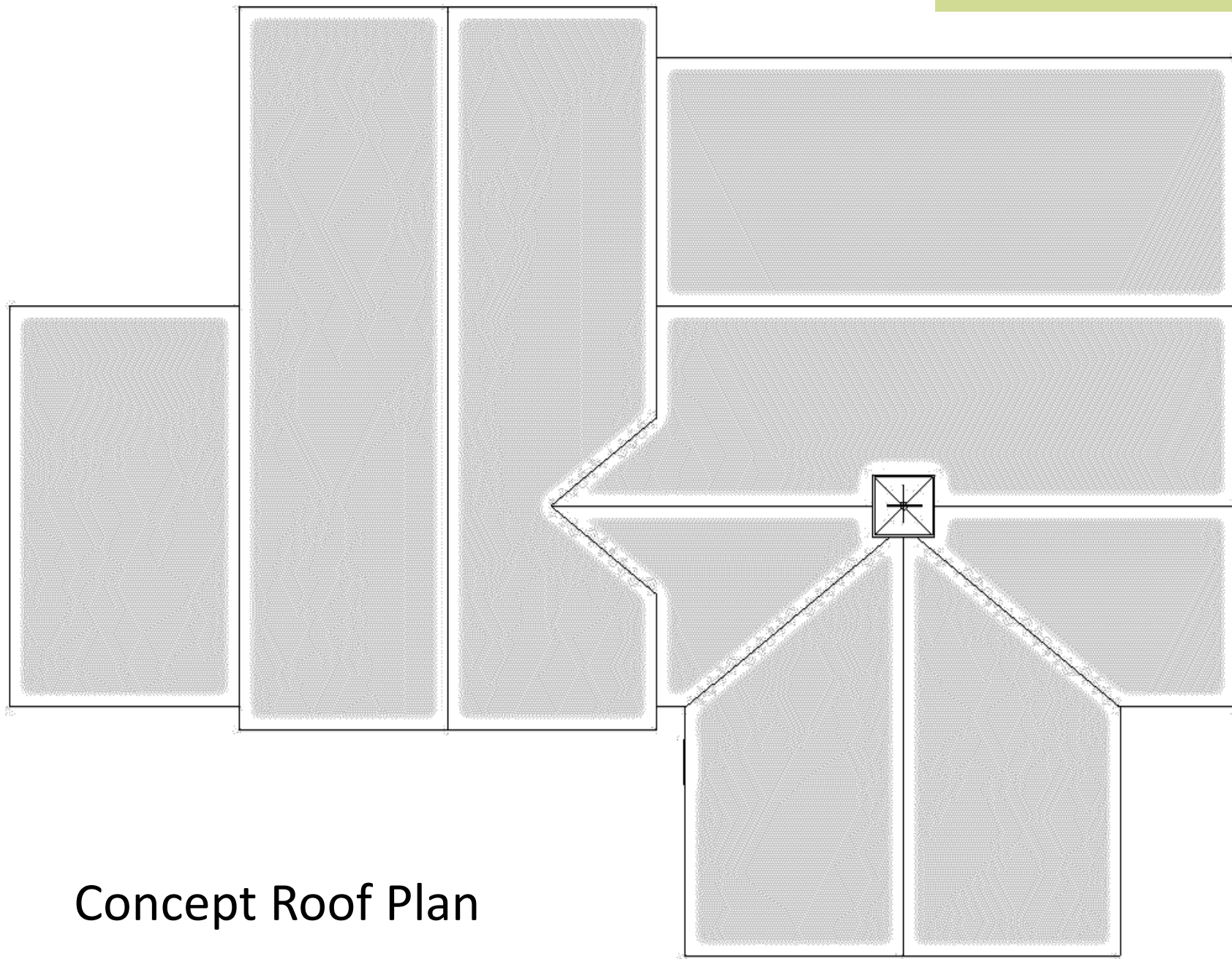


Concept Main Floor Plan

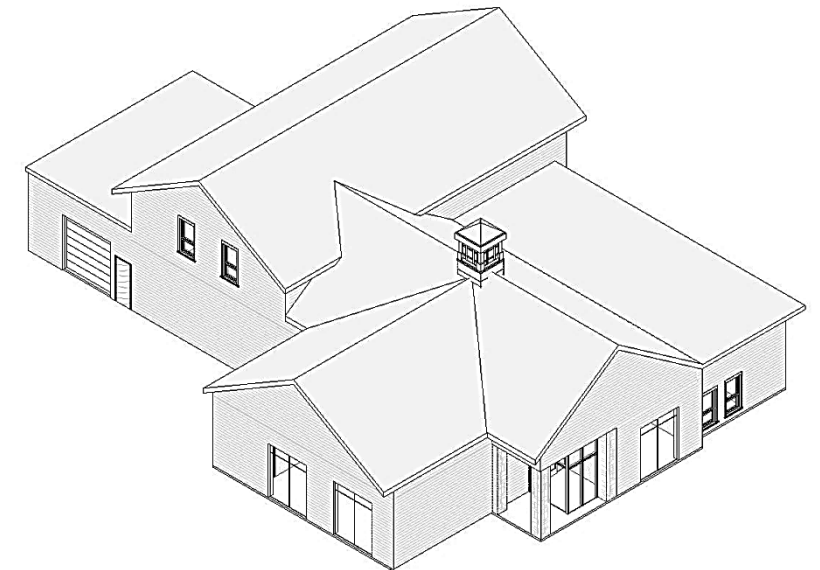
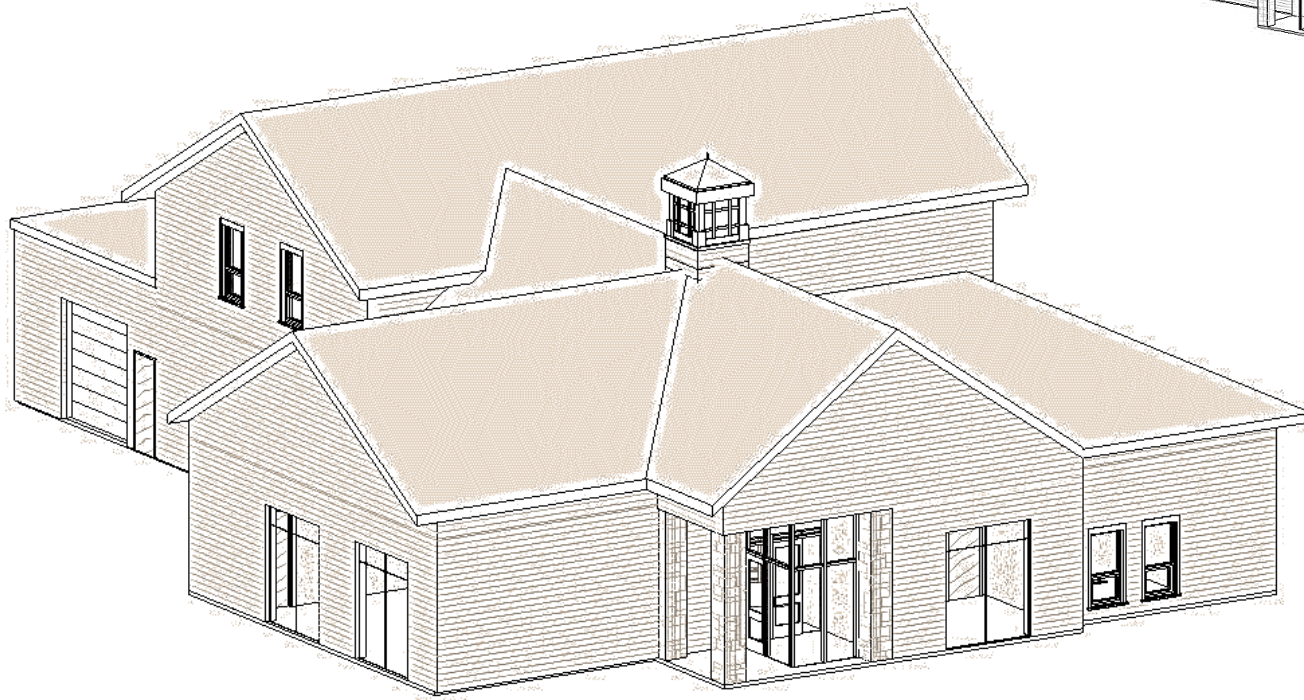
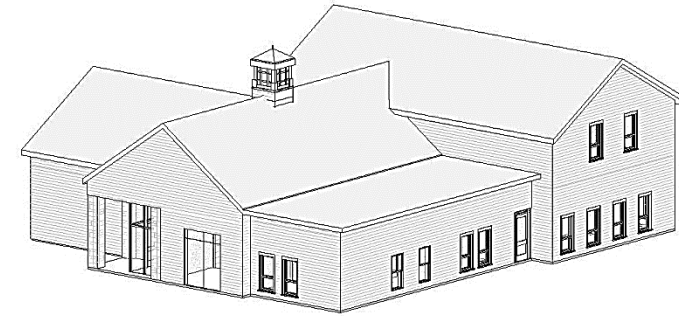


Concept Main Floor Plan





Concept Roof Plan



Option 4: Concept Massing Studies

# OPINION of PROBABLE PROJECT COSTS



Options 3 and 4





# TOWN OF MENDON, MA

## POLICE DEPARTMENT STUDY

### PRELIMINARY OPINION OF PROBABLE COSTS

**OPT: 3**  
KAESTLE BOOS  
associates, inc  
MARCH 17, 2017

Item	Description	Sub Total	Cost	Comments
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#### Site Development Costs

Site Work Allowance		\$500,000		Limited Site Development
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#### Building Construction Costs

Renovation	2,185 SF @ \$200	\$437,000		
Main Level	4,945 SF @ \$350	\$1,730,750		
Attic	2,300 SF @ \$175	\$402,500		
<b>Subtotal</b>		<b>\$3,070,300</b>		

General Conditions	@ 7.5%	\$230,300		
Bonds & Insurance	@ 2.5%	\$82,500		
Overhead & Profit	@ 3.5%	\$118,400		
Permit Fees	Waived by Town	\$0		
Design & Estimating Contingency	@ 10.0%	\$350,000		
Escalation to anticipated Start of Construction	@ 3.5%	\$134,800		
<b>Total Probable Construction Cost:</b>		<b>\$3,986,300 *</b>		

\*Rounded to nearest \$1000

#### Owner's Indirect Costs

Arch. & Eng. Fees	\$369,000			
Add. Serv. / Reimbursement Expenses	\$20,000			
Project Management	\$199,000		OPM+CoW	
Utility Back Charges	\$20,000			
Geotechnical Engineer	\$15,000			
Furnishings, Furniture & Equipment	\$20,000		Basic Allowance: Reuse Existing	
Communications Equipment	\$0		Reuse Existing	
IT / Security	\$100,000		Reuse Computers	
Reproduction / Miscellaneous	\$5,000			
Legal/Advertising	\$5,000			
Material Testing	\$15,000			
Owner's 5% Contingency	\$238,000			

**Estimated Owner's Construction Phase Costs: \$1,006,000**

**Total Probable Project Cost : \$4,992,300**



# TOWN OF MENDON, MA

## POLICE DEPARTMENT STUDY

### PRELIMINARY OPINION OF PROBABLE COSTS

**OPT: 4**  
KAESTLE BOOS  
associates, inc  
MARCH 17, 2017

Item	Description	Sub Total	Cost	Comments
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#### Site Development Costs

Site Work		\$500,000		Limited Site Development
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#### Building Construction Costs

Renovation	0 SF @ \$225			
Main Level	6,020 SF @ \$350	\$2,107,000		
Attic	1,870 SF @ \$175	\$327,250		
<b>Subtotal:</b>		<b>\$2,934,300</b>		

General Conditions	@ 7.5%	\$220,100		
Bonds & Insurance	@ 2.5%	\$78,900		
Overhead & Profit	@ 3.5%	\$113,200		
Permit Fees	Waived by Town	\$0		
Design & Estimating Contingency	@ 10.0%	\$335,000		
Escalation to anticipated Start of Construction	@ 5.0%	\$184,000		
<b>Total Probable Construction Cost:</b>		<b>\$3,865,600 *</b>		

\*Rounded to nearest \$1000

#### Owner's Indirect Costs

Arch. & Eng. Fees	\$358,000			
Add. Serv. / Reimbursement Expenses	\$20,000			
Project Management	\$193,000		OPM+CoW	
Utility Back Charges	\$20,000			
Geotechnical Engineer	\$15,000			
Furnishings, Furniture & Equipment	\$20,000		Allowance: Reuse Existing	
Communications Equipment	\$0		Reuse Existing	
IT / Security	\$100,000		Reuse Computers	
Reproduction / Miscellaneous	\$5,000			
Legal/Advertising	\$5,000			
Material Testing	\$15,000			
Owner's 5% Contingency	\$231,000			

**Estimated Owner's Construction Phase Costs \$982,000**

**Total Probable Project Cost : \$4,847,600**

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## QUESTIONS & ANSWERS