

Tecton
ARCHITECTS

SHREWSBURY, MA

POLICE STATION & MUNICIPAL CAMPUS PROJECT

9.09.20

Agenda

- COA updated conceptual design
- Town Hall 2nd Floor addition updated conceptual design
- Police HQ budget comparisons & discussion

COA REVISED CONCEPTUAL DESIGN

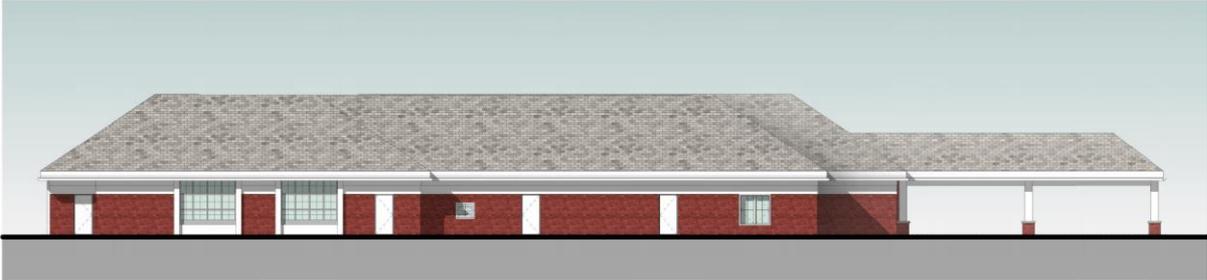
COA CONCEPTUAL FLOOR PLAN



COA CONCEPTUAL ELEVATIONS



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

COA EXTERIOR PERSPECTIVE



TOWN HALL SECOND FLOOR ADDITION

TOWN HALL LOWER LEVEL FLOOR PLAN



TOWN HALL UPPER LEVEL FLOOR PLAN



TOWN HALL SOUTH ELEVATION



South
1/8" = 1'-0"

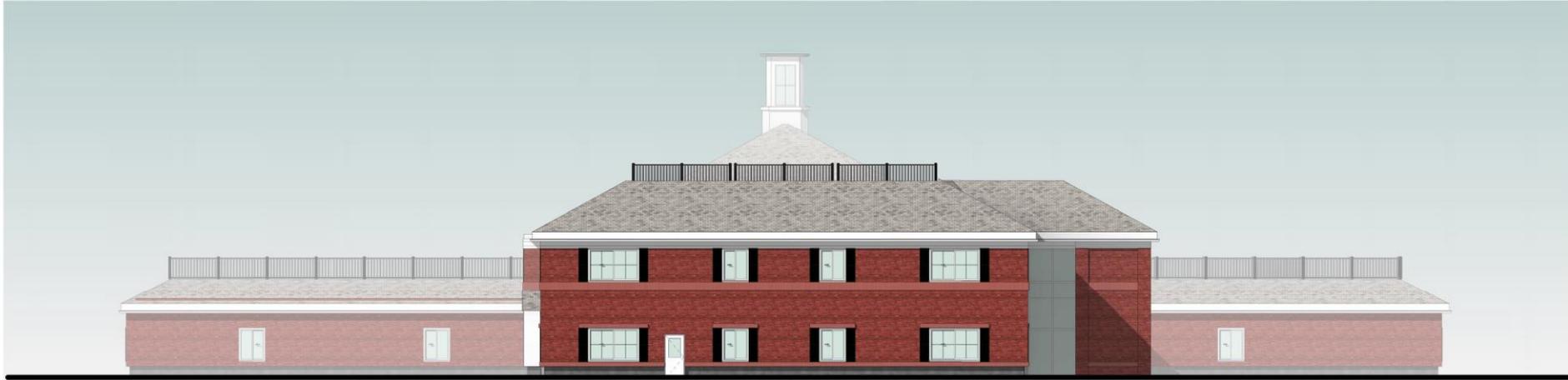
TOWN HALL WEST ELEVATION



West

1/8" = 1'-0"

TOWN HALL NORTH ELEVATION



North
1/8" = 1'-0"

TOWN HALL EAST ELEVATION



East
1/8" = 1'-0"

TOWN HALL EXTERIOR PERSPECTIVE – EAST DRIVE



TOWN HALL EXTERIOR PERSPECTIVE – WEST DRIVE



TOWN HALL EXTERIOR PERSPECTIVE – FROM PD



TOWN HALL EXTERIOR PERSPECTIVE – NORTH WEST



POLICE STATION ESTIMATE & PROJECT BUDGET

COST COMPARISONS

Project Name	Population	Date	Building Gross Square Feet	Construction Cost	Cost / Sq. Ft.	Cost / Sq. Ft. Escalated	Project Cost	Project Cost - Escalated	Procurement
Wilbraham Police	14,749	2015	15,728	\$5,302,500	\$337	\$472	\$7,750,000	\$11,330,000	149
Acton Police	21,929	2005	22,433	\$5,000,000	\$223	\$502	\$6,400,000	\$12,575,700	149
Shrewsbury Police	37,973	2022	44,276	\$27,500,000	\$621	\$621	\$36,914,562	\$36,914,562	149A
Malden Police HQ	61,036	2014	27,000	\$12,300,000	\$456	\$667	\$16,749,000	\$24,486,178	149A
Westport Police	15,988	2017	17,338	\$8,350,000	\$482	\$674	\$9,663,000	\$12,900,000	149
Dighton Police	7,967	2017	8,919	\$4,646,428	\$518	\$692	\$6,000,000	\$8,000,000	149
Lexington Police	33,792	2020	30,381	\$19,473,952	\$641	\$732	\$25,943,994	\$28,331,500	149
Wilton CT Police	18,062	2021	17,069	\$11,600,000	\$680	\$743	\$15,640,000	\$16,343,800	149
Sutton Police	8,963	2017	12,622	\$7,751,280	\$614	\$757	\$8,900,000	\$11,880,000	149
Medford Police	57,765	2019	35,000	\$22,000,000	\$629	\$757	\$25,000,000	\$28,530,000	149
Beverly Police	42,312	2020	32,700	\$23,000,000	\$703	\$802	\$28,000,000	\$30,600,000	149
Auburn Police	16,188	2019	28,565	\$20,743,885	\$726	\$874	\$25,155,193	\$30,285,100	149
Granby MA Public Safety	6,347	2008	27,000				\$7,382,931	\$11,375,000	149A
Millis Public Safety	8,270	2014	21,700				\$9,961,088	\$15,203,400	149A
Northhampton PS	28,726	2007	44,500				\$12,600,000	\$20,907,000	149A
Newton Public Safety	88,904	2017	31,500				\$17,509,323	\$23,374,000	149A
Chatam PD / TH annex	6,125	2009	39,067				\$17,154,690	\$24,863,000	149A
Cambridge PD Reno.	118,977	2010	46,000				\$16,016,444	\$25,342,000	149A
Charlton Public Safety	13,697	2020	40,505	\$24,710,065	\$610	\$697	\$30,000,000	\$34,235,000	149
Sharon Public Safety	17,612	2014	34,374				\$24,750,000	\$37,775,291	149A
Dedham Public Safety	25,334	2020	49,320	\$37,300,000	\$756	\$863	\$55,000,000	\$62,764,137	149A
Needham Public Safety	31,248	2017	56,408	\$54,290,000	\$962	\$1,284	\$65,405,000	\$87,310,000	149A

Department & Town specific program spaces

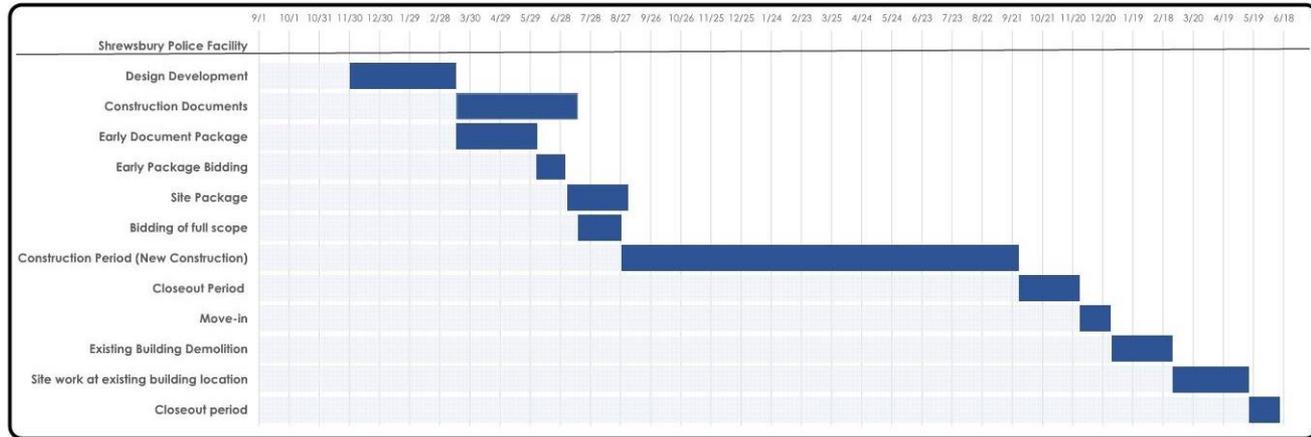
- **Public Use Conference Rooms (2) =** _____ **800 Sq Ft**
 - Aids in offsetting current town wide deficiency
 - **311 Call Center =** _____ **416 Sq Ft**
 - New community asset
 - **Traffic Division =** _____ **600 Sq Ft**
 - Department implementation was not anticipated with previous building
 - **Services Division =** _____ **1,100 Sq Ft**
 - Department implementation was not anticipated with previous building
 - **FATS / De-escalation Training =** _____ **1,000 Sq Ft**
 - New trend in modern police training
 - **Parking Garage =** _____ **3,550 Sq Ft**
 - Similar in size to existing
 - **Future Growth Space =** _____ **1,285 Sq Ft**
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- **TOTAL GROSS SQUARE FEET** _____ **8,751 Sq Ft**

PROJECT SCHEDULE

Task Name	Start Date	End Date	Duration
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Start Date in Number Form	12/1/2020
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Shrewsbury Police Facility			
Task Name	Start Date	End Date	Duration
Design Development	12/1/2020	3/16/2021	105
Construction Documents	3/17/2021	7/15/2021	120
Early Document Package	3/17/2021	6/5/2021	80
Early Package Bidding	6/5/2021	7/3/2021	28
Site Package	7/5/2021	9/3/2021	60
Bidding of full scope	7/16/2021	8/27/2021	42
Construction Period (New Construction)	8/28/2021	9/27/2022	395
Closeout Period	9/28/2022	11/27/2022	60
Move-in	11/28/2022	12/28/2022	30
Existing Building Demolition	12/29/2022	2/27/2023	60
Site work at existing building location	2/28/2023	5/14/2023	75
Closeout period	5/15/2023	6/14/2023	30



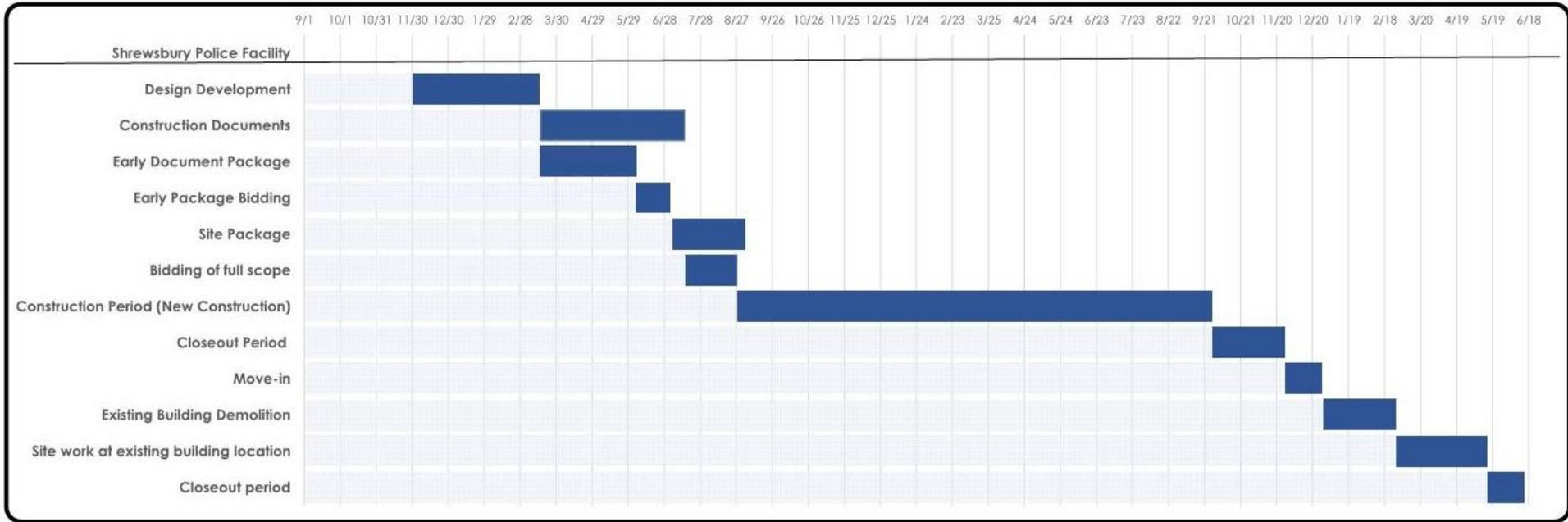
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PROJECT SCHEDULE

Start Date in Number Form	12/1/2020
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PROJECT HARD COSTS

Police Facility			
Heading	Quantity	Unit Cost	Subtotal
Construction Costs - CM @ Risk			
New Facility Construction	44,276 s.f.	\$441.96 /s.f.	\$19,568,261
CM @ Risk premium			\$1,907,116
Existing Facility Demolition			\$250,000
Police Cruiser Parking Canopy			included above
General Conditions (6.5%)			\$1,288,187
General Administrative O&P (4%)			\$844,257.92
Insurance (1%)			\$219,507
Bonds (.75%)			\$164,630
Design Contingency (10%)			\$2,424,196
Escalation (3.5% / year to Q1 2022)			\$859,891
Construction Subtotal			\$27,526,046
Construction Contingency (10%)			\$2,752,600
	Subtotal:		\$30,278,646

PROJECT SOFT COSTS

Police Facility			
Heading	Quantity	Unit Cost	Subtotal
Designer Fees Post Study Through Construction			\$2,614,974
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$664,100
Furniture and Equipment Design Fees			\$66,410
Hazardous Materials Abatement			with demolition
Hygenists Fees			\$50,000
Clerk of the Works/OPM Fee (5% of Construction Costs)			\$1,513,932
Survey and Borings			included in study fee
Materials Testing			\$75,000
Onsite Geotechnical Oversight			\$25,000
HVAC Commissioning			\$75,000
Relocation Costs			\$50,000
Communications Equipment - Internal			\$600,000
Non-Emergency Call Center IT			\$25,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Conference Room AV (\$25k Per room)	8		\$200,000
Bidding Expenses -Advertising and Reprographics			\$25,000
Utility Backcharges			\$75,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees			\$25,000
Project Development Contingency (5%)			\$316,000
	Subtotal:		\$6,635,917

PROJECT BUDGET

Police Facility			
Heading	Quantity	Unit Cost	Subtotal
Construction Costs - CM @ Risk			
New Facility Construction	44,276 s.f.	\$441.96 /s.f.	\$19,568,261
Hard Costs Subtotal:			\$30,278,646
Soft Costs Subtotal:			\$6,635,917
Subtotal of Police Station Hard and Soft Costs:			\$36,914,562
Communications Equipment - External(owner provided estimate)			\$5,000,000
Total Project Opinion of Probable Project Costs:			\$41,914,562

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ARCHITECTS

THANK YOU!