

## Project Overview

Conceptual design for the new Police Station and renovation of the existing Fire Station are presented within this report by CDR Maguire, Inc. on behalf of the Permanent Building Committee and the Town of Millis, Massachusetts.

The goals established by the PBC for this project were to complete a conceptual design for a new Police Station and renovation of the existing Public Safety Building for use by the Fire Department. In addition to building designs, a schematic design level construction cost estimate for both buildings to establish accurate total project budgets.

The process of completing this study required several preliminary tasks beginning with initial program reviews with the Police and Fire Departments to understand current and future needs. Initial testing and investigations of the existing Public Safety Building and the proposed site were completed to define design parameters and identify environmental and regulatory requirements.

Additional preliminary investigations for this project included the following:

*Needs Assessment:* Review current and future Fire Department space needs and utilization of existing building following the Police Department relocation.

*Building Program:* Establish spatial and room requirements for the new Police Station.

*Existing Conditions Assessment:* Investigate the physical condition of the existing Public Safety Building including; exterior envelope, structural, roof, windows, interior finishes and site conditions.

*Geotechnical Investigation:* Investigation of the soil conditions to determine suitability of the soil to support a building and establish the foundation design criteria.

*Environmental Assessment:* Complete a Phase 1 ESA investigation of the property to determine the need for remediation of contaminated soils and identify environmental restrictions.

*Land Survey:* Completion of a detailed plan of the existing site that provides locations of property lines, utilities, existing structures, pavement and contours.

## Site Design

The site chosen by the Town for construction of the New Police Station is located at the corner of Main Street and Auburn Road in the center of Town and is the location of the old Library. Following the completion of the new Library the old Library is schedule to be demolished under a separate project. The property size and boundary has recently changed in coordination with the development of a new commercial building adjacent to the east of the proposed site.

Site design criteria for the project include the following requirements:

- Construct within setbacks along Main Street consistent with Town Design Standards
- Maintain access to municipal parking from Auburn Road.
- Relocation of the existing war memorial and dedication plaque.
- Rerouting of an existing underground culvert that falls under the Watershed Protection District.

#### New Police Station Design

Design of the New Police Station consists of a one story, 12,300 square foot structure located on the southern portion of the site. The office and administrative areas are located adjacent to visitor parking along Auburn Road with public access directly from Main Street. The booking and detention area of the station is located to the north in the rear of the building with direct access to the sallyport and covered parking for patrol cars. The design provides separation of public and police access to the building and allows for transport of detainees in a secure and private location.

Conceptual design drawings of the proposed new Police Station are attached within this report.

#### Renovations to Existing Fire Station

Design for the Renovation of the existing building for use by the Fire Department consists of establishing department offices with public access on the first floor, reorganization of the apparatus bays with additional equipment storage, decontamination room, fitness room and toilet rooms. The second floor design includes a Day Room, Kitchen, Dormitories and Toilet Rooms. Design for the renovated facility results in a Fire Station that is compliant with building codes, accessibility requirements and gender equity.

Conceptual floor plans for the proposed renovated Fire Station are attached within this report.

#### Cost Estimate

The report included construction costs for both projects along with design fees, construction escalation and other miscellaneous costs for a projected Total Project Budget.

New Police Station:	\$7,058,110
Fire Station Renovation:	\$2,902,978
Total Cost:	\$9,961,088

A summary sheet with a breakdown of the Total Project budget is attached with this report.

<b>Millis Fire Station Renovation</b> <b>Preliminary Construction Estimate</b>	<b>Variables</b>	<b>Project Costs</b>
<b>Building Square Footage</b>	<b>9,654</b>	
<b>Construction Costs</b>		
Renovations to Existing Fire Headquarters	\$ 174.98	\$ 1,689,254
<p style="text-align: right;"><b>Subtotal</b></p>		<b>\$ 1,689,254</b>
Construction Contingencies	15%	\$ 253,388
<p style="text-align: right;"><b>Subtotal</b></p>		<b>\$ 1,942,642</b>
Contractor profit	10%	\$ 168,925
Bond	1%	\$ 16,893
<p style="text-align: right;"><b>Construction Cost</b></p>		<b>\$ 2,128,460</b>
<b>Design Engineering Fees (Allowance)</b>	9%	\$ 174,838
<b>Owners Project Manager (Allowance)</b>	4%	\$ 77,706
Furniture and Equipment (Allowance)	10%	\$ 194,264
<b>Communication Technologies (Allowance)</b>		\$ 125,000
<b>Additional Project Costs (testing, survey, geotech, etc.)</b>	3%	\$ 50,678
<p style="text-align: right;"><b>Subtotal</b></p>		<b>\$ 2,750,945</b>
Construction Escalation to 2016 - 9%		\$ 152,033
<b>TOTAL PROJECT COST</b>		<b>\$ 2,902,978</b>

<b>New Millis Police Station</b> <b>Preliminary Construction Estimate</b>	<b>Variables</b>	<b>Project Costs</b>
<b>Building Square Footage</b>	<b>12,046</b>	
<b>Construction Costs</b>		
New Police Headquarters	\$ 356.69	\$ 4,296,693
	<b>Subtotal</b>	<b>\$ 4,296,693</b>
Construction Contingencies	15%	\$ 644,504
	<b>Subtotal</b>	<b>\$ 4,941,197</b>
Contractor profit	10%	\$ 429,669
Bond	1%	\$ 42,967
	<b>Construction Cost</b>	<b>\$ 5,413,833</b>
<b>Design Engineering Fees (Allowance)</b>	9%	\$ 444,708
<b>Owners Project Manager (Allowance)</b>	4%	\$ 197,648
Furniture and Equipment (Allowance)	10%	\$ 494,120
<b>Communication Technologies (Allowance)</b>		\$ 250,000
<b>Additional Project Costs (testing, survey, geotech, etc.)</b>	3%	\$ 128,901
	<b>Subtotal</b>	<b>\$ 6,929,209</b>
Construction Escalation to 2014 - 3%		\$ 128,901
<b>TOTAL PROJECT COST</b>		<b>\$ 7,058,110</b>