

# **Feasibility Study & Conceptual Design**

*of the*

**Fire Station / Town Hall /  
Forbes Municipal Building**

*for the*

**Town of Westborough, MA**

February 28, 2012



# Feasibility Study for the Fire Station / Town Hall / Forbes Bldg.

- **Contract Date: August 19, 2010**
- ***Contract Includes***
  - **Space Needs Assessments (TH / Forbes)**
  - **Site Evaluations (TH / Forbes)**
  - **Structural Engineering Analysis (Fire)**
  - **Cost Analysis (Fire)**
  - **Schematic Design (TH / Forbes / Fire)**
  - **Professional Cost Estimates (all solutions)**
  - **Final Report and Presentation**

# Feasibility Study for the Fire Station / Town Hall / Forbes Bldg.

**Space Needs Assessment  
*for the*  
Westborough Town  
Offices  
Westborough, MA  
(43 pages)**

***December 2010***

**Space Needs Assessment  
*for the*  
Westborough Town Offices  
Westborough, MA**



***December 2010***

**JHI**  
**JACUNSKI HUMES**  
**ARCHITECTS, LLC**  
15 MASSIRIO DRIVE SUITE 101  
BERLIN, CONNECTICUT  
(860)-828-9221 FAX (860)-828-93223



# Space Needs Assessment for the Westborough Town Offices Westborough, MA

## Departments Included

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### **WESTBOROUGH TOWN OFFICES**

Public Meeting Room / Conference Rooms / Hearing Rooms

Town Manager

Town Counsel

Accounting

Assessor

Town Clerk

Treasurer / Collector

Recreation

M.I.S. / G.I.S.

Building / Grounds

Building Department

Youth and Family Services

Board of Health

Veteran's Services

Planning Department

**WESTBOROUGH SCHOOL DEPARTMENT**

**WESTBOROUGH POLICE DEPARTMENT**

**WESTBOROUGH FIRE DEPARTMENT**



# **SPACE NEEDS SUMMARY**

<b>Summary</b>	<b>Existing Square Ft.</b>	<b>Proposed Square Ft.</b>
<b>Town Offices</b>	<b>16,846</b>	<b>20,565</b>
<b>School Department</b>	<b>6,126</b>	<b>4,275</b>
<b>Police Department</b>	<b>6,900</b>	<b>16,070</b>
<b>Support</b> (toilets / mech / lunch room)	<b>3,949</b>	<b>3,260</b>
<b>Total Net S.F.</b>	<b>33,821</b>	<b>44,170</b>
<b>Total Gross S.F.</b>	<b>64,170</b>	<b>59,630</b>

# Structural Evaluation of the Westborough Fire Station

## Westborough Fire Station

### Building Structure – Limited Condition Survey (12 pages)

*January 18, 2011*

Westborough Fire Station  
Westborough, Massachusetts

Building Structure - Limited Condition Survey  
January 18, 2011



Prepared for:  
Jacunski Humes Architects, LLC  
15 Massirio Drive  
Berlin, Connecticut



BVH Integrated Services, Inc.  
50 Griffin Road South  
Bloomfield, CT 06002  
(860) 286-9171  
www.bvhis.com



# Structural Evaluation of the Westborough Fire Station

- The final item related to building structure is the lateral stability of the structure. ...The structure of the 1888 Fire Station and subsequent additions were not designed or detailed to resist extreme wind or seismic events. ...Upgrading the existing structure to meet code requirements of Category IV – Essential Facilities would be impractical based on the existing construction and the increased requirements associated with Essential Facilities that are to remain operational in the event of extreme environmental loading from flood, wind or earthquakes.



# TOWN HALL



# LEGEND

	PUBLIC MEETING ROOM
	TOWN MANAGER/TOWN COUNSEL
	ACCOUNTING
	ASSESSOR
	TOWN CLERK
	TREASURER/COLLECTOR
	RECREATION
	M.I.S./G.I.S.
	BUILDING/GROUNDS
	BUILDING DEPARTMENT
	YOUTH AND FAMILY SERVICES
	BOARD OF HEALTH
	VETERAN'S SERVICES
	PLANNING DEPARTMENT
	SCHOOL DEPARTMENT
	POLICE DEPARTMENT



GROUND LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



## FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS

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GROUND LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL

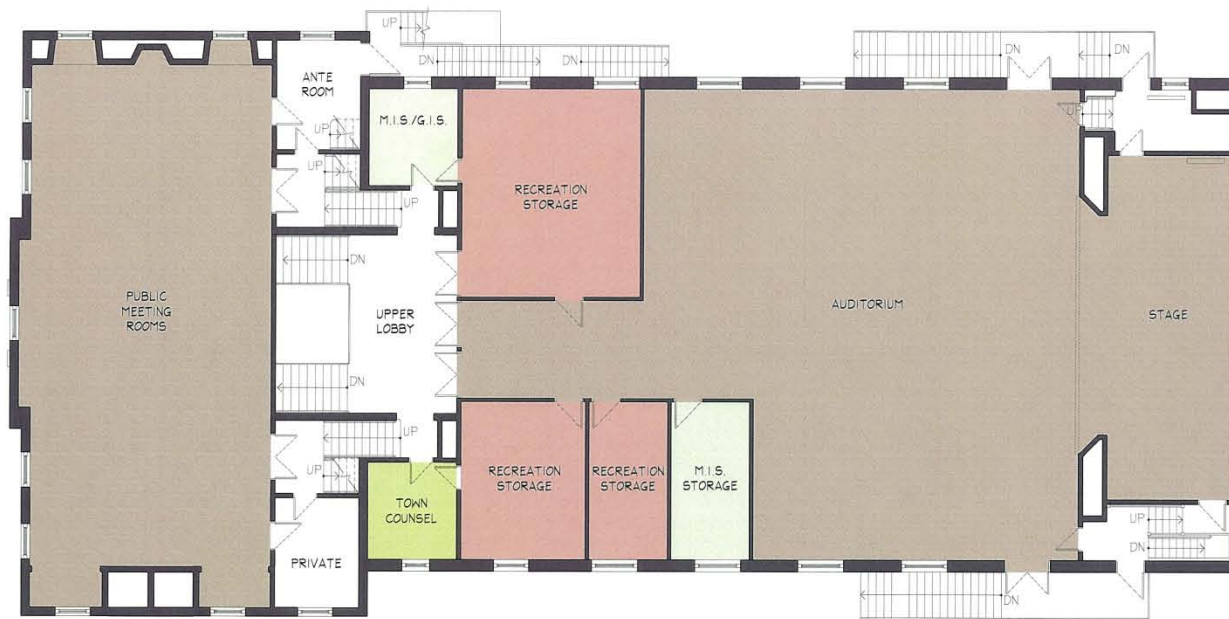


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MAIN LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



*FEASIBILITY STUDY FOR THE  
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WESTBOROUGH, MASSACHUSETTS*

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MAIN LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



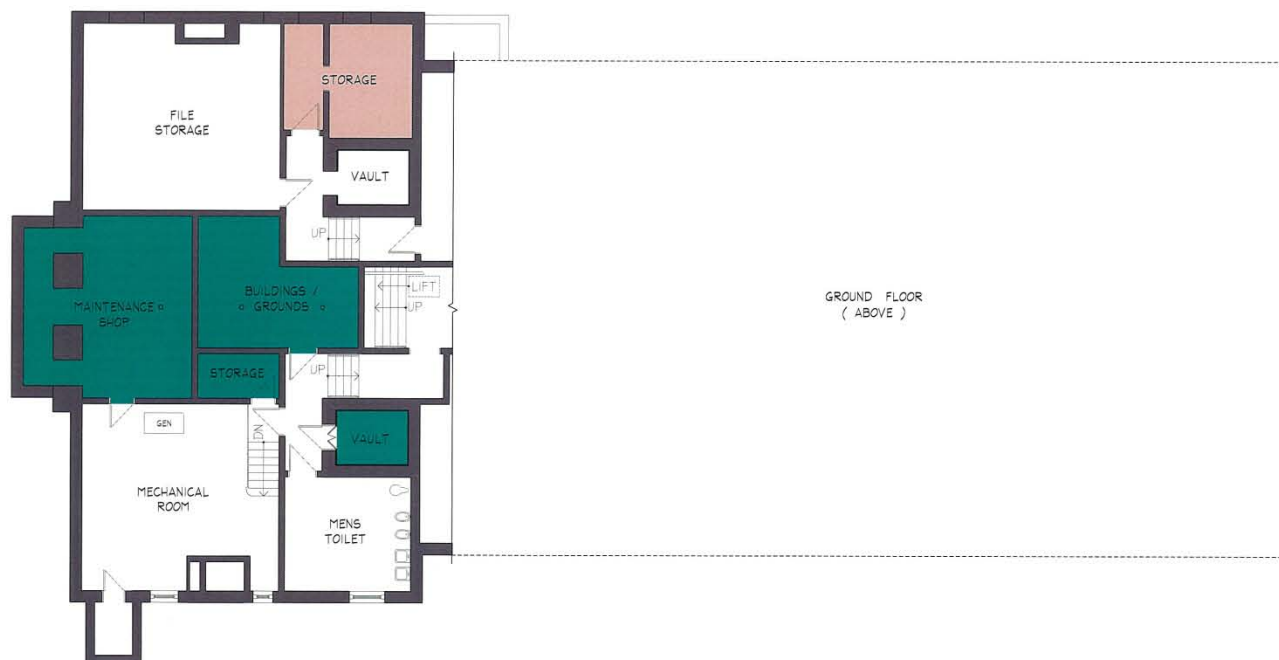
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**BASEMENT LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL**



## *FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS*

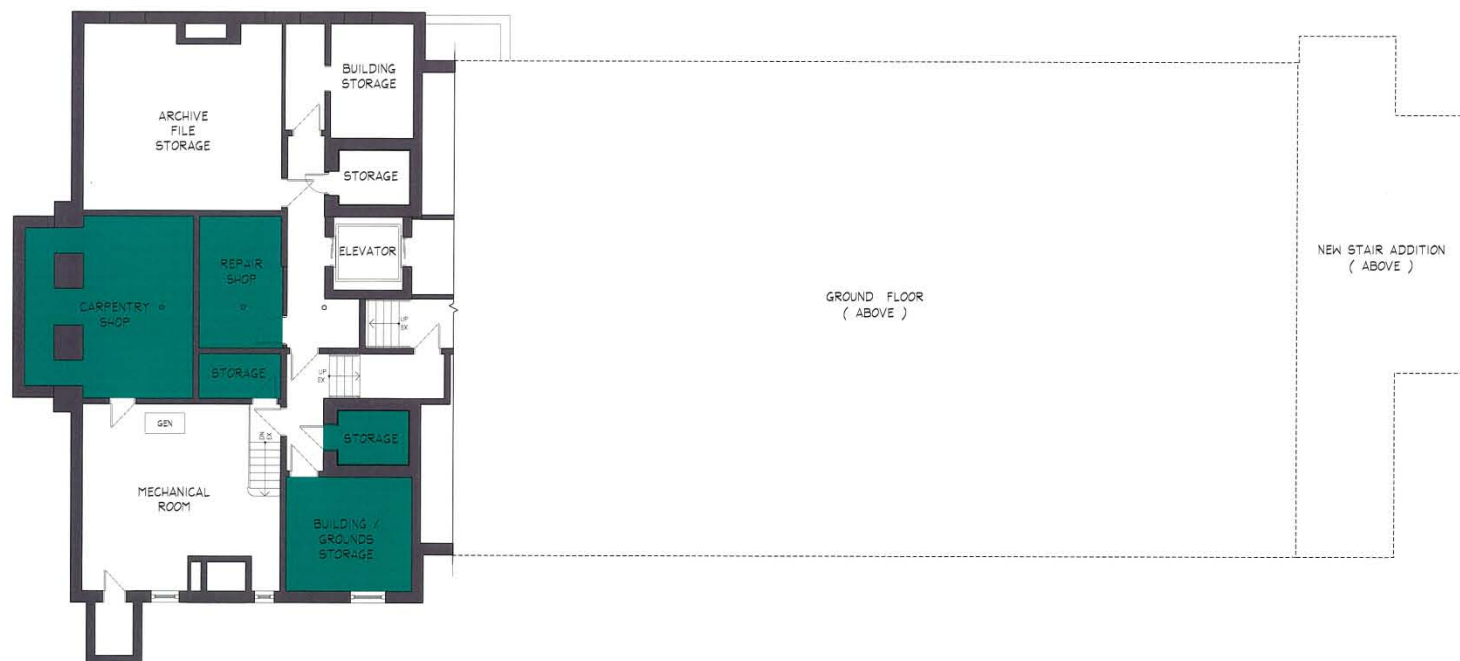
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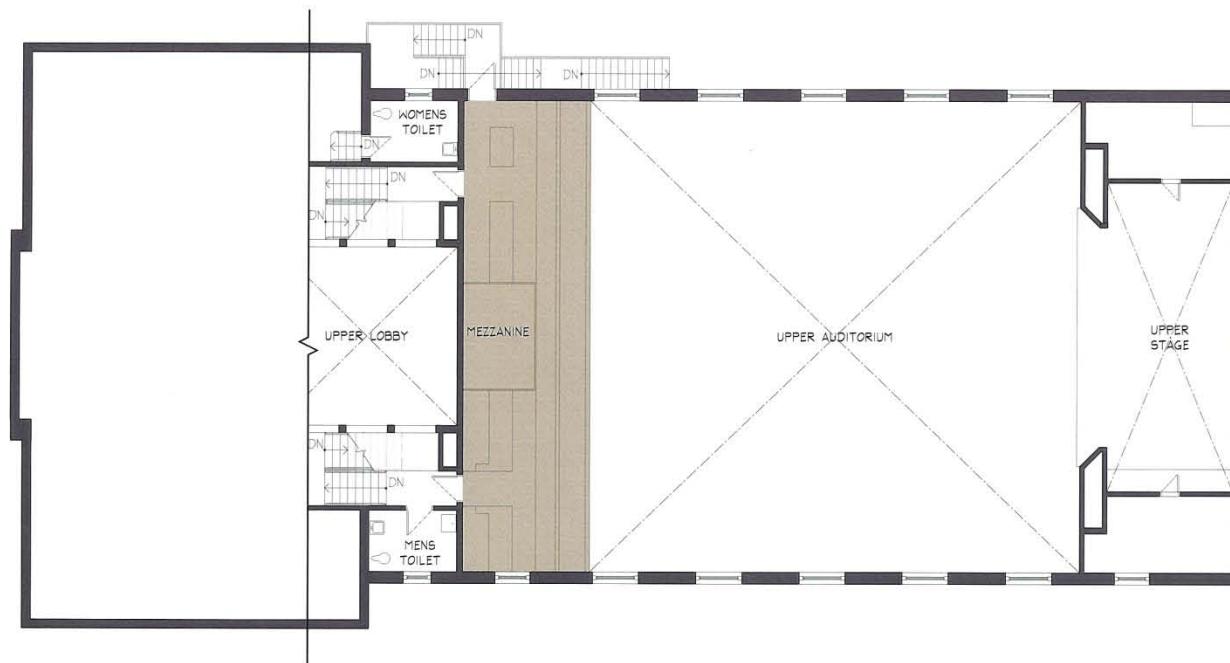
BASEMENT LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



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UPPER LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



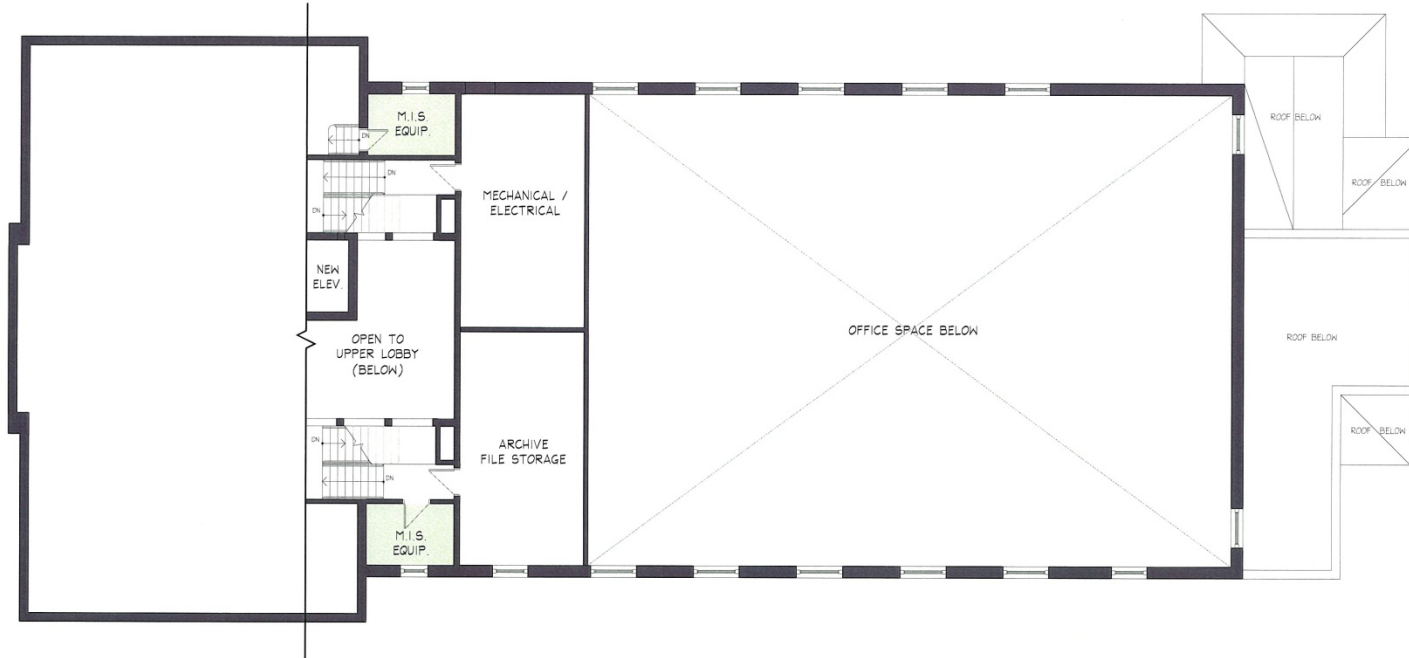
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 WESTBOROUGH, MASSACHUSETTS

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UPPER LEVEL FLOOR PLAN  
WESTBOROUGH TOWN HALL



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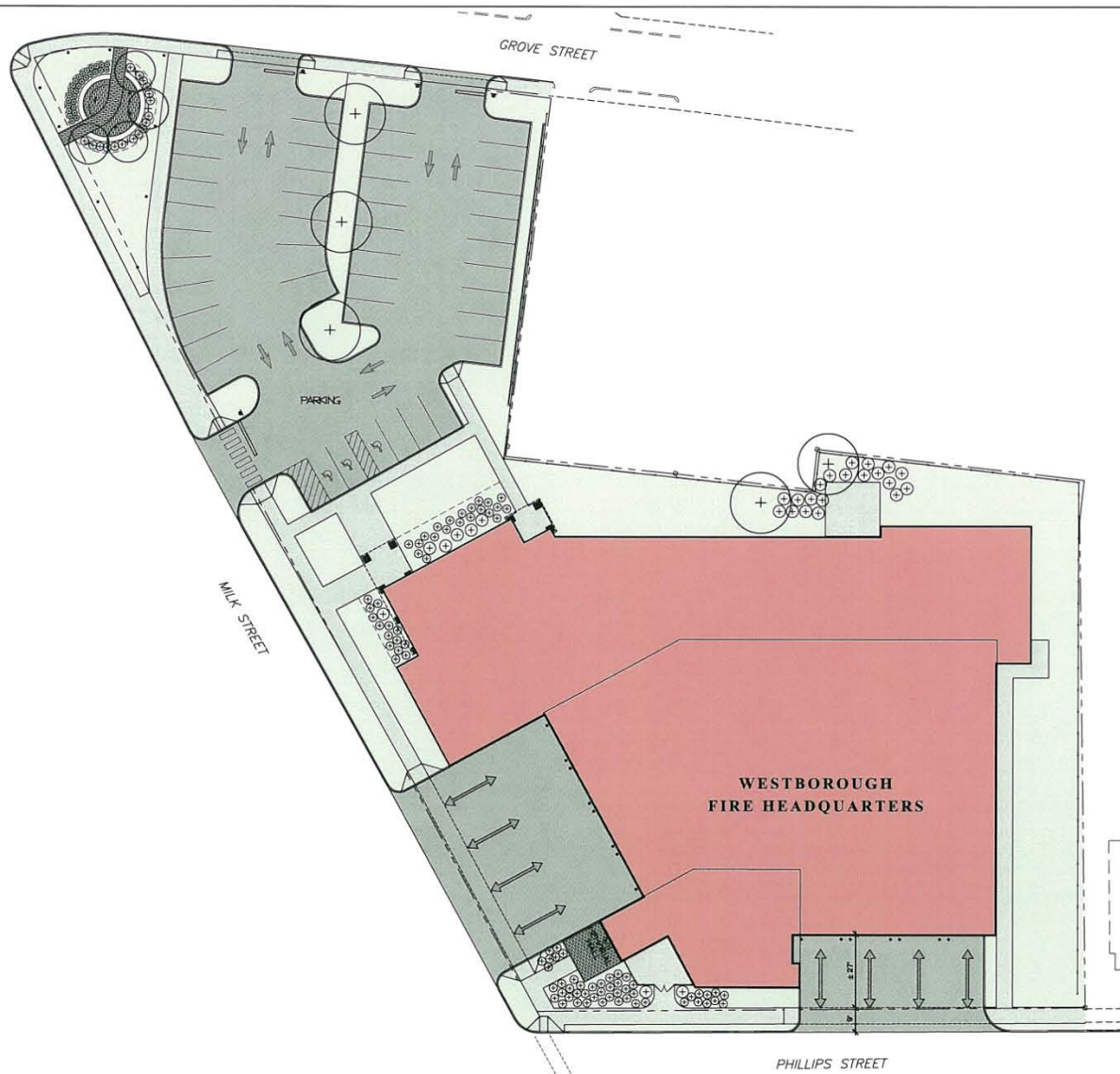
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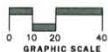
# FIRE HEADQUARTERS





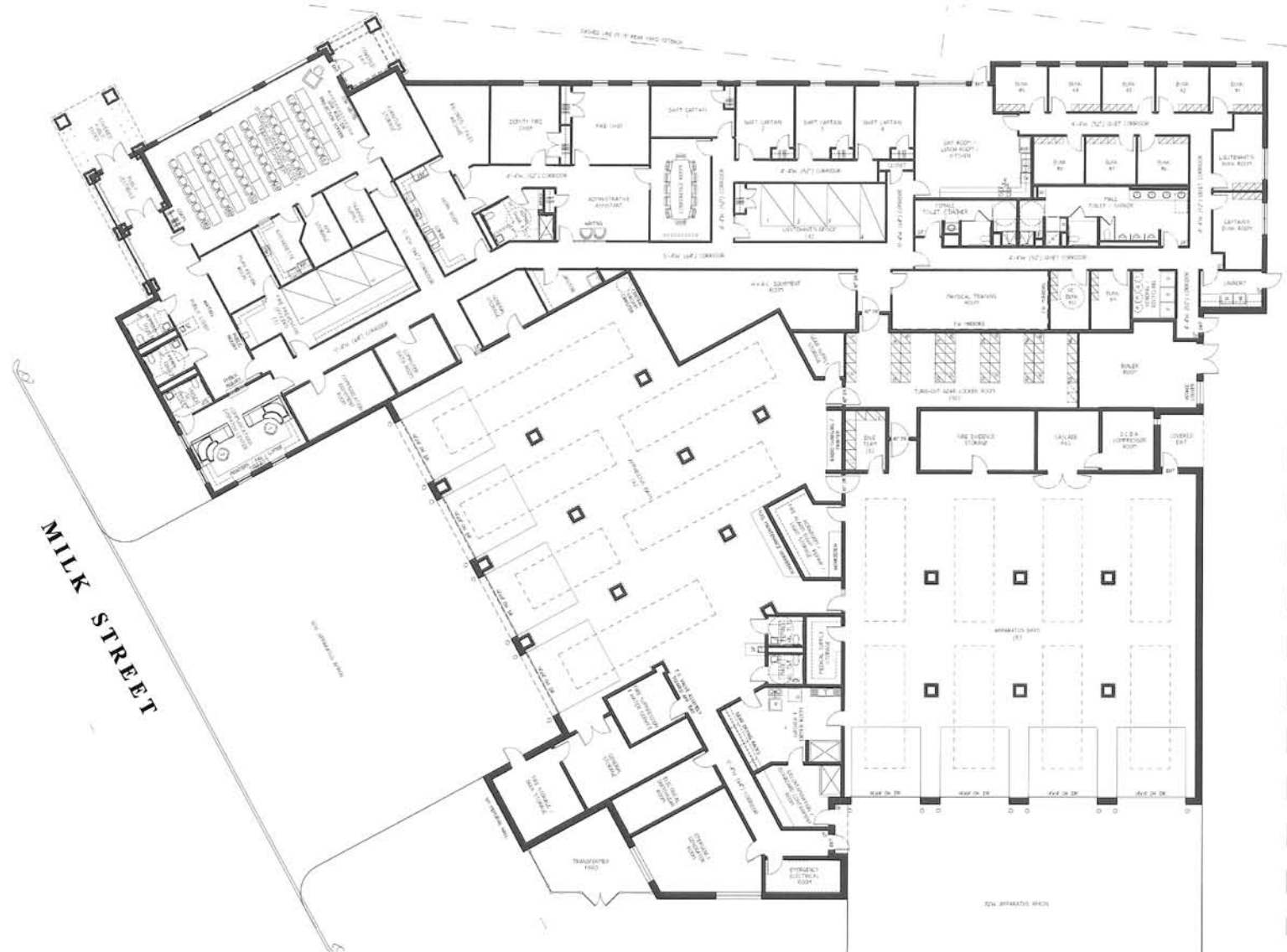
FEASIBILITY STUDY FOR THE  
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 WESTBOROUGH, MASSACHUSETTS

SITE PLAN  
 WESTBOROUGH FIRE HEADQUARTERS



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MILK STREET

MAIN LEVEL FLOOR PLAN  
WESTBOROUGH FIRE HEADQUARTERS



**FEASIBILITY STUDY FOR THE  
WESTBOROUGH TOWN HALL  
AND  
FORBES MUNICIPAL BUILDING  
WESTBOROUGH, MASSACHUSETTS**



2000 S.T. (2000 TOWN)

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# FORBES MUNICIPAL BUILDING





FIRST LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING

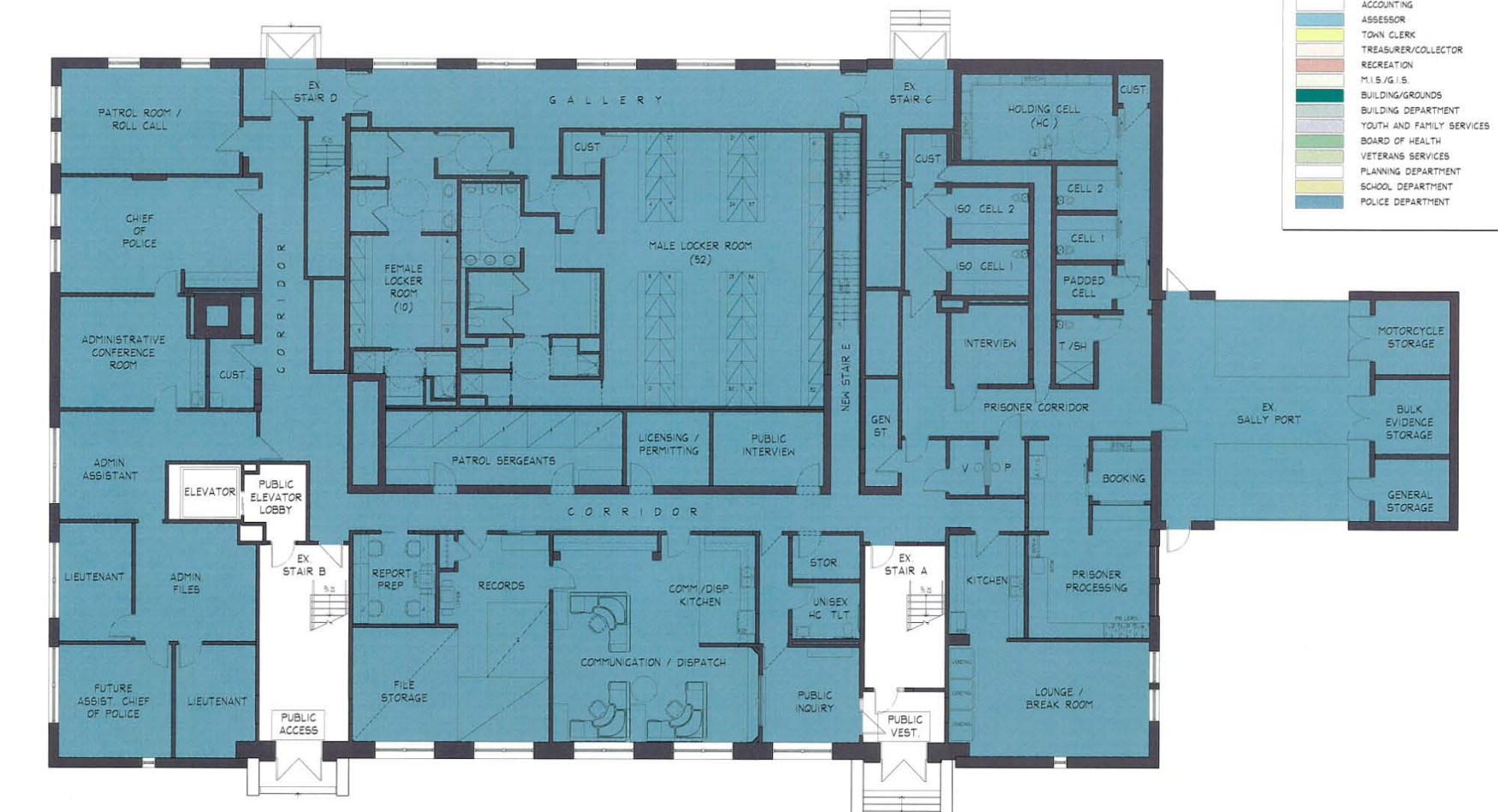


**FEASIBILITY STUDY FOR THE  
WESTBOROUGH TOWN HALL  
AND  
FORBES MUNICIPAL BUILDING  
WESTBOROUGH, MASSACHUSETTS**

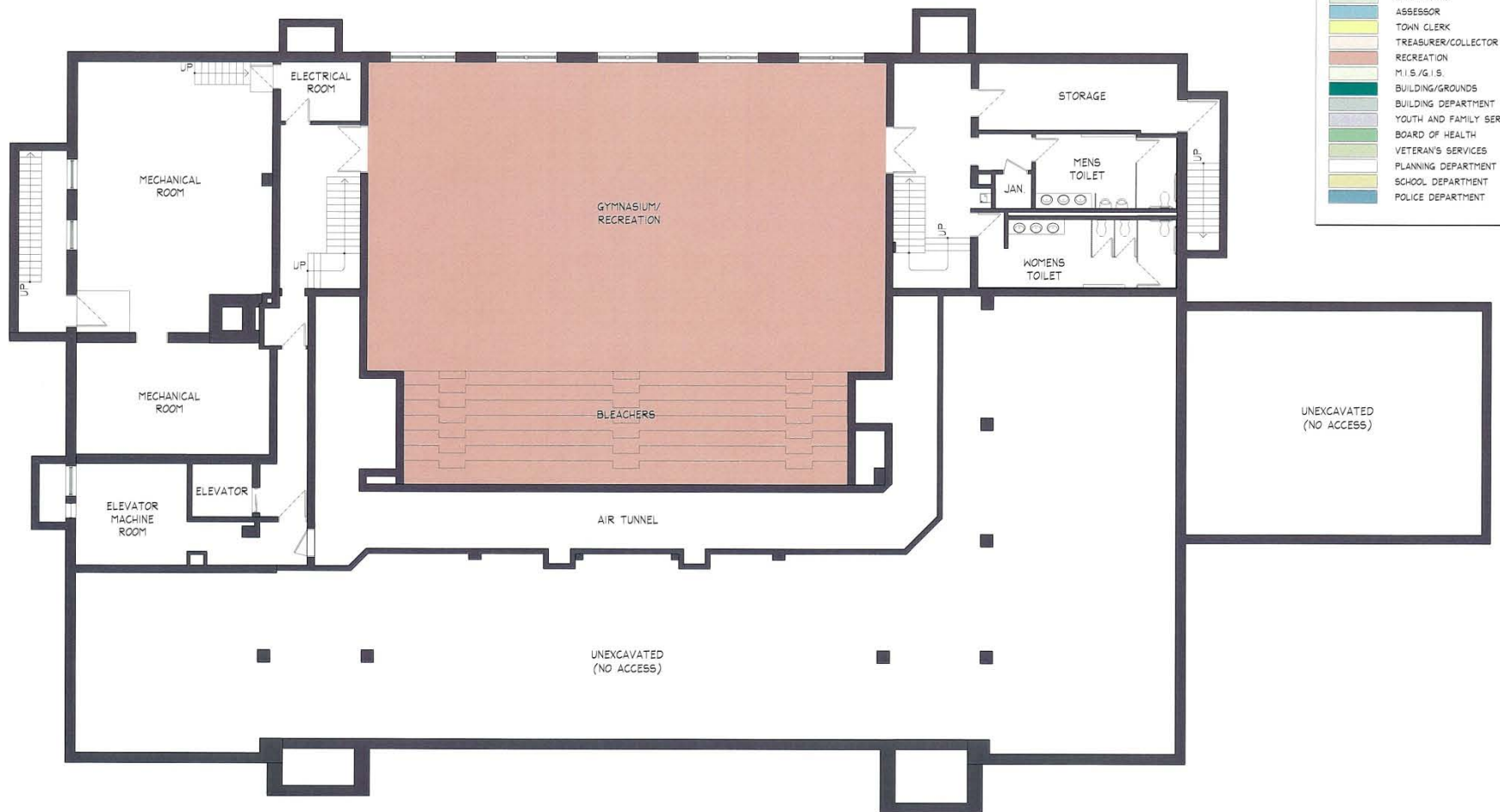
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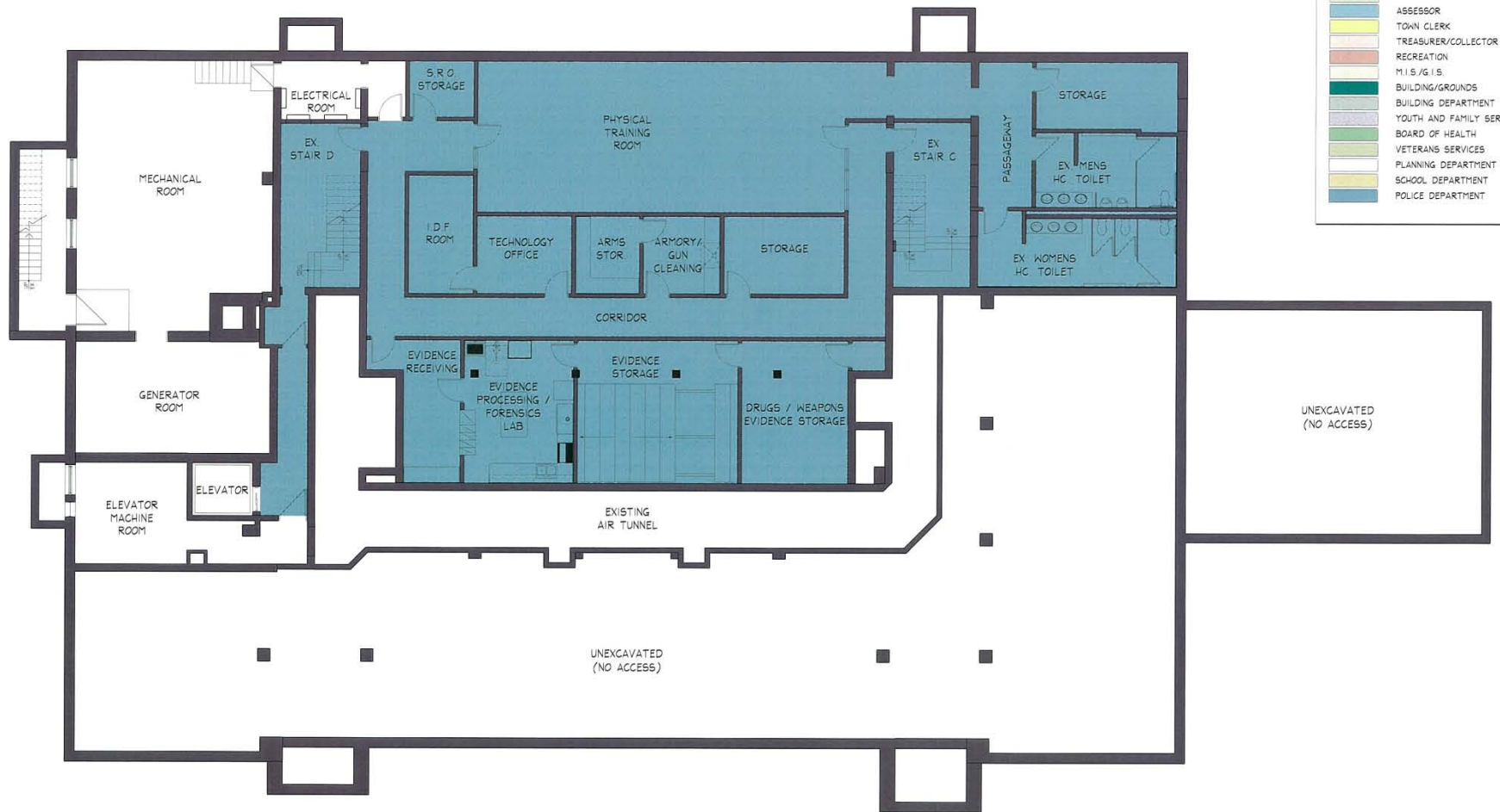
LOWER LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING



*FEASIBILITY STUDY FOR THE  
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AND  
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WESTBOROUGH, MASSACHUSETTS*

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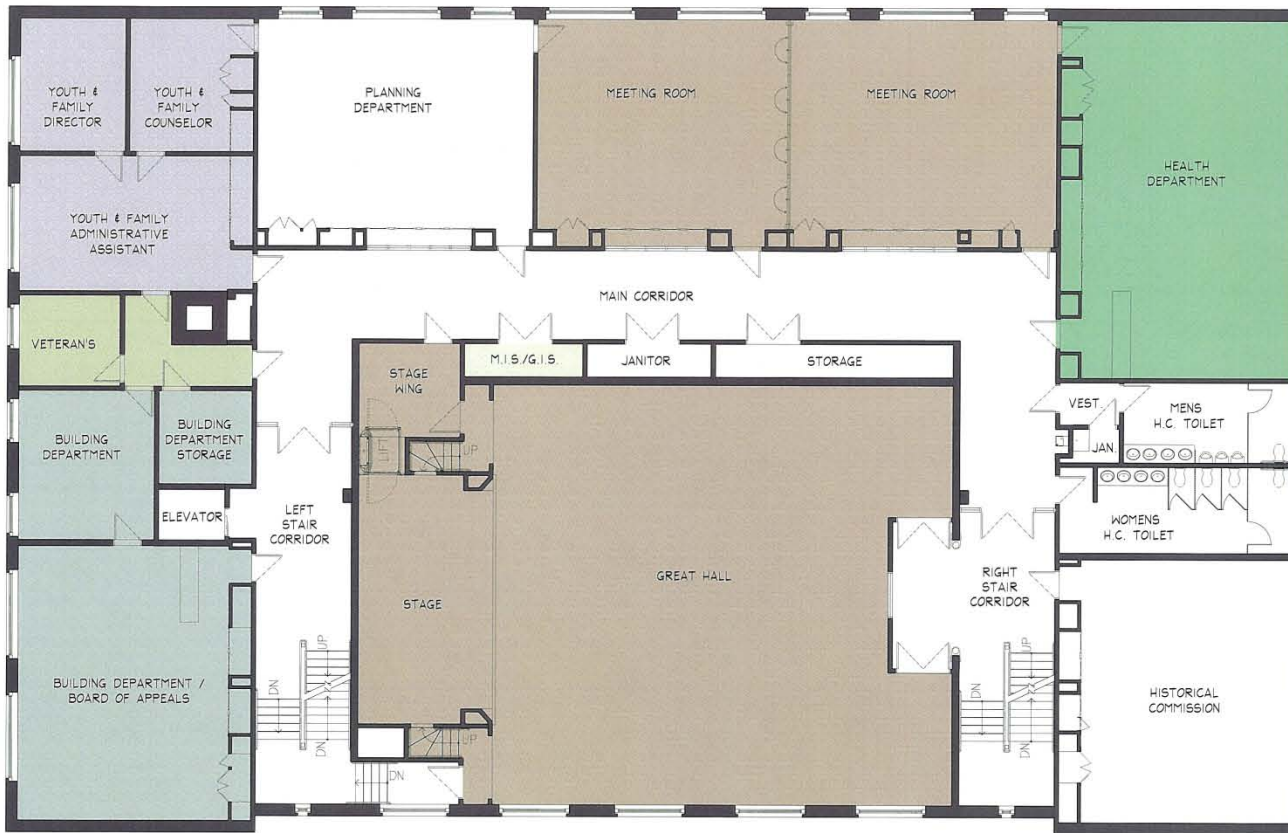
LOWER LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING



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WESTBOROUGH, MASSACHUSETTS**

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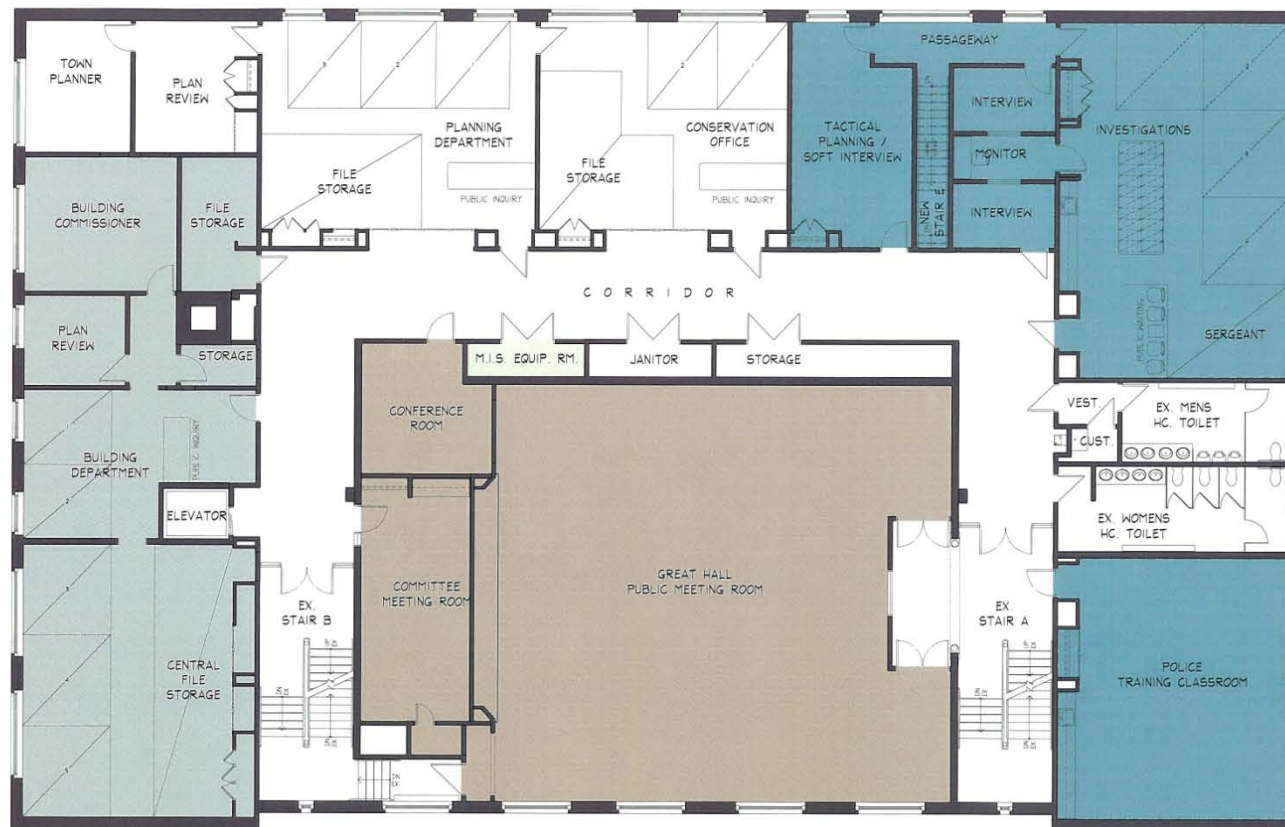
**LEGEND**

[Brown]	PUBLIC MEETING ROOM
[Light Green]	TOWN MANAGER/TOWN COUNSEL
[Light Blue]	ACCOUNTING
[Light Yellow]	ASSESSOR
[Light Green]	TOWN CLERK
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[Light Blue]	POLICE DEPARTMENT

SECOND LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING

*FEASIBILITY STUDY FOR THE  
WESTBOROUGH TOWN HALL  
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WESTBOROUGH, MASSACHUSETTS*





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SECOND LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING



## FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS

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THIRD LEVEL FLOOR PLAN  
FORBES MUNICIPAL BUILDING



## FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS

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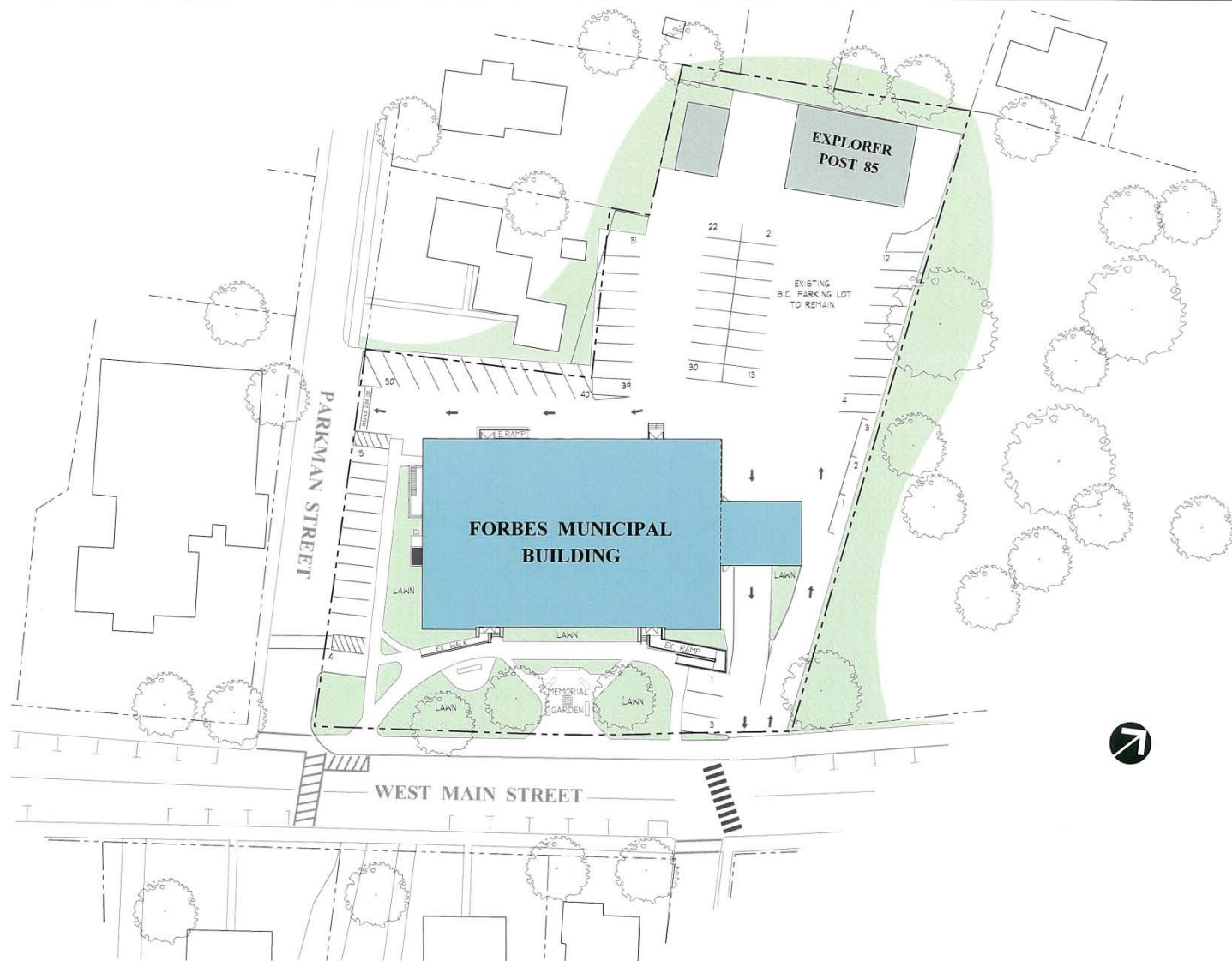


## FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS

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PROPOSED SITE LAYOUT ONE  
FORBES MUNICIPAL BUILDING



**FEASIBILITY STUDY FOR THE  
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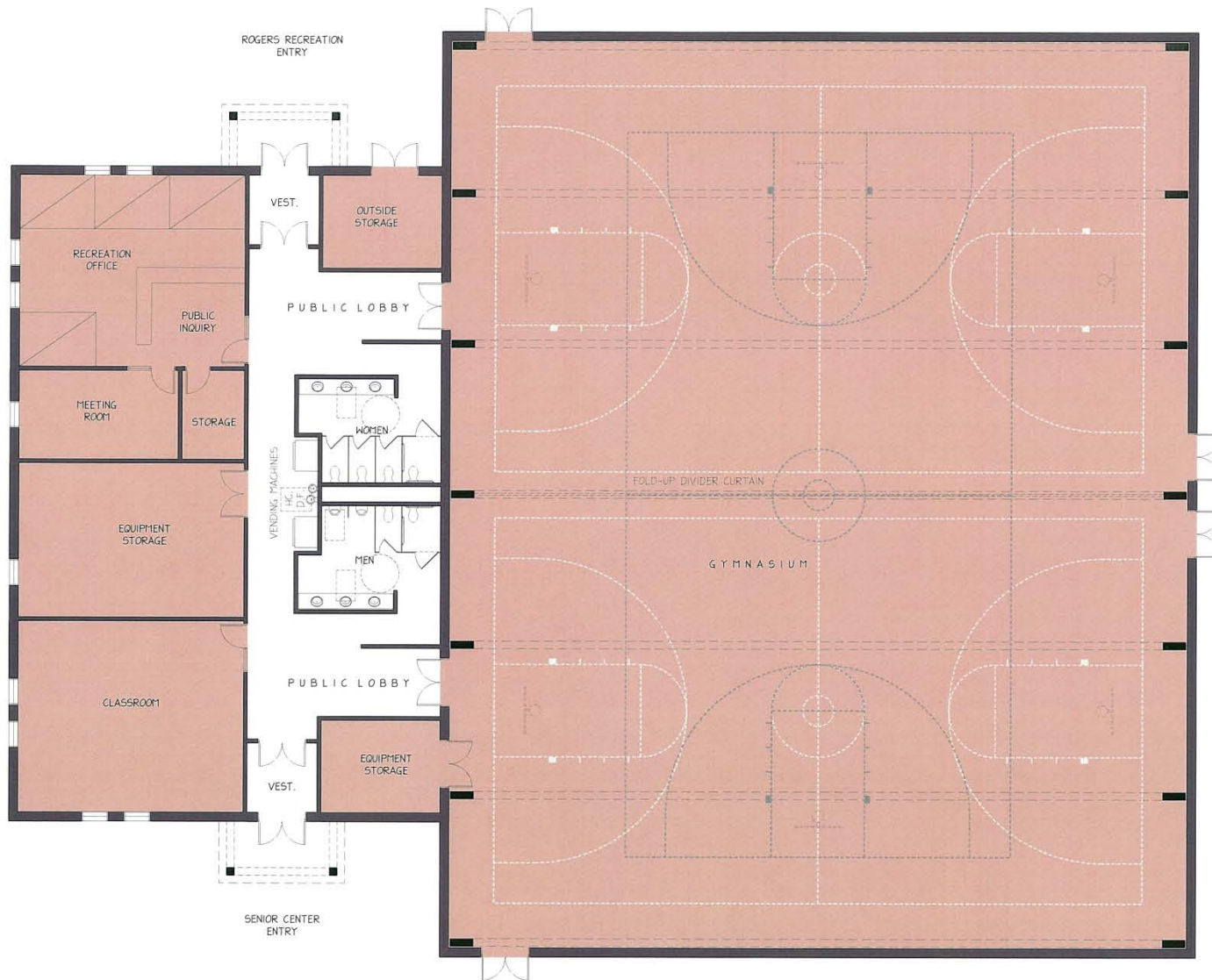
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# RECREATION CENTER









# LEGEND

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WESTBOROUGH  
ROGERS RECREATION CENTER



## FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS

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**Feasibility Study  
Westborough Town Offices  
Westborough, MA**

**HOW MUCH \$\$\$ ?**

# Project Budget Worksheet (1/19/12)

<b>Fire Station Headquarters</b>		<b>\$/s.f. new</b>	<b>\$/s.f. reno.</b>	
Hard Costs	\$8,723,000	\$300.00	N/A	
Soft Costs	1,635,000			
Contingency	850,000			
<b>Project Total</b>				<b>\$11,208,000</b>
<b>Town Hall</b>				
Hard Costs	\$4,917,802	\$439.11	\$196.41	
Soft Costs	1,183,000			
Contingency	500,000			
<b>Subtotal</b>	<b>6,600,802</b>			
Value Engineering (1/10/12)	161,550			
<b>Project Total</b>				<b>\$ 6,439,252</b>
<b>Forbes Municipal Building</b>				
Hard Costs	\$9,295,477	N/A	\$192.67	
Soft Costs	1,710,000			
Contingency	1,000,000			
<b>Subtotal</b>	<b>12,005,477</b>			
Value Engineering (1/10/12)	1,065,550			
<b>Project Total</b>				<b>\$ 10,934,927</b>
<b>Recreation Center</b>				
Hard Costs	\$ 3,873,832	\$249.88	N/A	
Soft Costs	475,000			
Contingency	300,000			
<b>Project Total</b>				<b>\$ 4,648,832</b>
<b>Project Total</b>				<b>\$33,231,011</b>



# Project Budget Worksheet (1/19/12)

	\$/s.f. new	\$/s.f. reno.	
Fire Station Headquarters	\$300	N/A	\$11,208,000
Town Hall	\$439.11	\$196.41	\$ 6,439,252
Forbes Municipal Building	N/ A	\$192.67	\$ 10,934,927
Recreation Center	\$249.88	N/A	\$ 4,648,832
<b>Project Total</b>			<b>\$33,231,011</b>

# "Green" Building Initiatives

- "Closed Cell" spray foam insulation in lieu of fiberglass batt and vapor barrier – "super insulate" exterior envelope to reduce energy loads
- "Water Saving" plumbing fixtures – double flush and low flow fixtures
- Energy efficient motors on all systems
- Energy efficient lighting / utilize motion sensors / utilize daylighting sensors
- Energy Star appliances
- Renewable, sustainable building products
- Low VOC paint products
- Formaldehyde free building products to eliminate off-gassing
- Point of use water heaters
- Equivalent to LEED "Silver" project design

# Public Safety Facility 2009

## Departments Impacted:

- Fire Department
- Police Department

Anticipated Project Total:  
\$30 million

# Town Office Study 2012

## Departments Impacted:

- Fire Department
- Police Department
- Town Manager
- Town Counsel
- Accounting
- Assessor
- Town Clerk
- Treasurer / Collector
- Recreation
- M.I.S. / G.I.S.
- Building / Grounds
- Building Department
- Youth and Family Services
- Board of Health
- Veteran's Services
- Planning Department
- School Department
- Senior Center

Anticipated Project Total:  
\$30-33 million





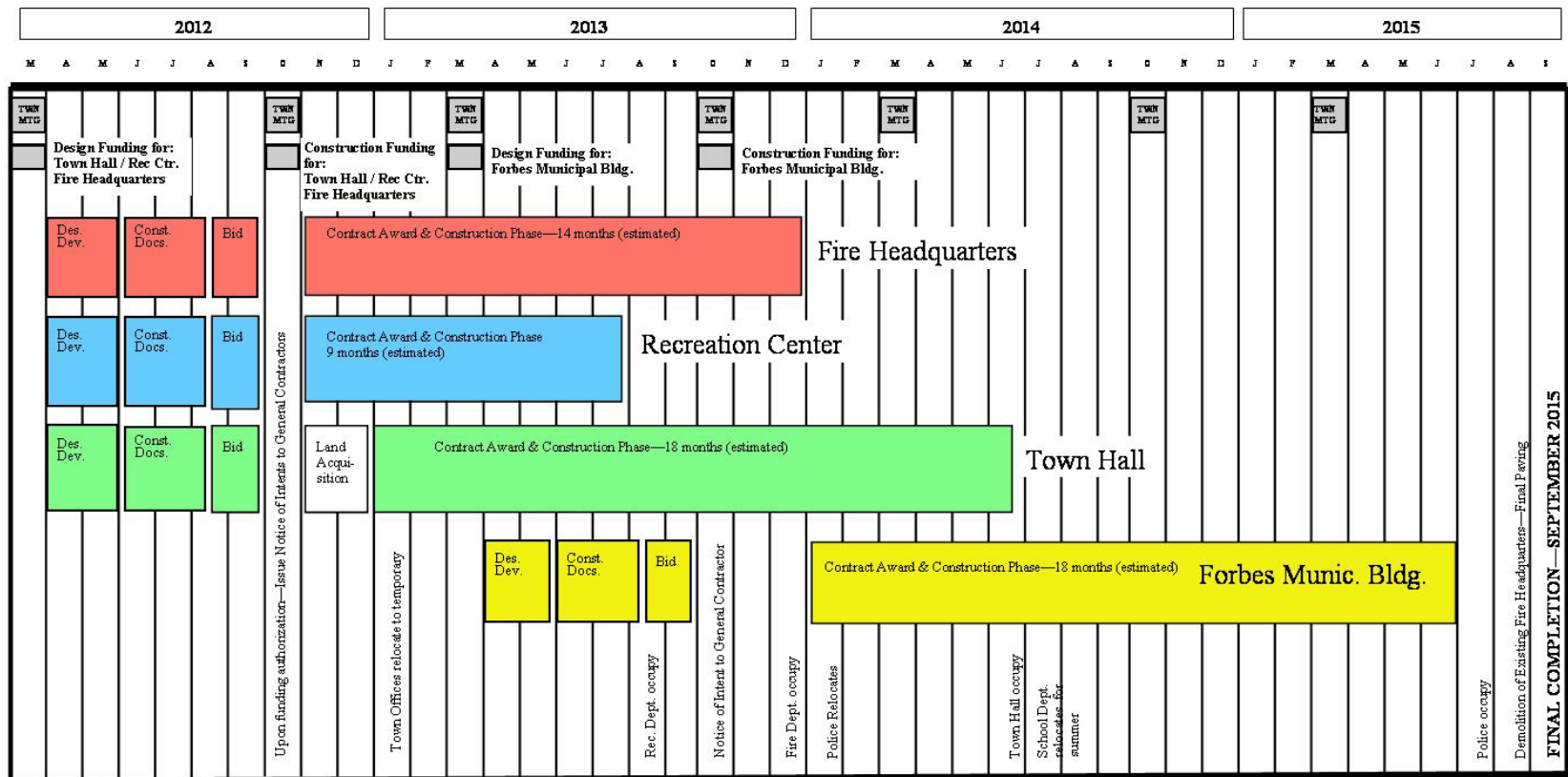


**TOWN OF WESTBOROUGH  
MUNICIPAL FACILITIES IMPROVEMENT PLAN  
WESTBOROUGH, MA**



# START

## FINISH





# Proposed Cashflow / Phasing

<b>2012 – Spring Town Meeting</b>		
Design Fees / OPM Fees (partial) / Bid Expenses / Admin Costs		
Fire Headquarters	\$615,000	
Recreation Center	\$230,000	
Town Hall	\$449,000	
<b>Total</b>		<b>\$1,294,000</b>
<b>2012 – Fall Town Meeting</b>		
Construction Costs / Construction Admin. / OPM / Soft Costs		
Fire Headquarters / Recreation Center / Town Hall	TBD	
Project Contingencies	TBD	
Potential Land Acquisition @ Town Hall	TBD	
<b>Total</b>		<b>TBD</b>
<b>2013 – Spring Town Meeting</b>		
Design Fees / OPM Fees (partial) / Bid Expenses / Admin Costs		
Forbes Municipal Building	TBD	
<b>Total</b>		<b>TBD</b>
<b>2013 – Fall Town Meeting</b>		
Construction Costs / Construction Admin. / OPM / Soft Costs		
Forbes Municipal Building	TBD	
Project Contingencies	TBD	
<b>Total</b>		<b>TBD</b>