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



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

**Departments Included** 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

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

# 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**







GROUND LEVEL FLOOR PLAN WESTBOROUGH TOWN HALL

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



#### LEGEND





GROUND LEVEL FLOOR PLAN WESTBOROUGH TOWN HALL



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





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

LEGEND

MAIN LEVEL FLOOR PLAN WESTBOROUGH TOWN HALL



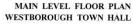
FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS



#### LEGEND









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

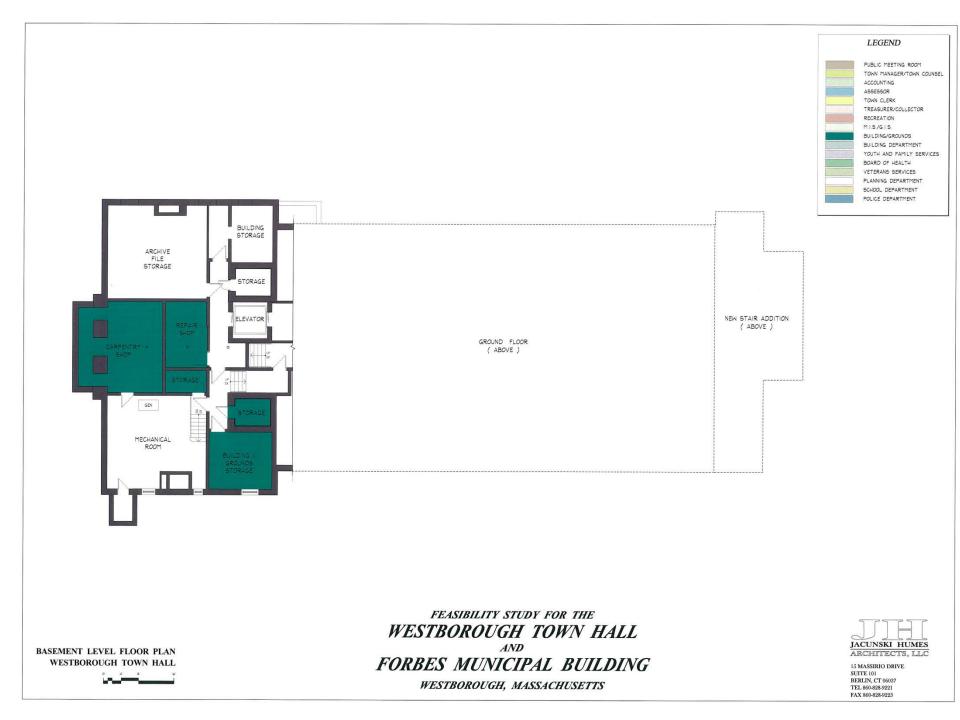


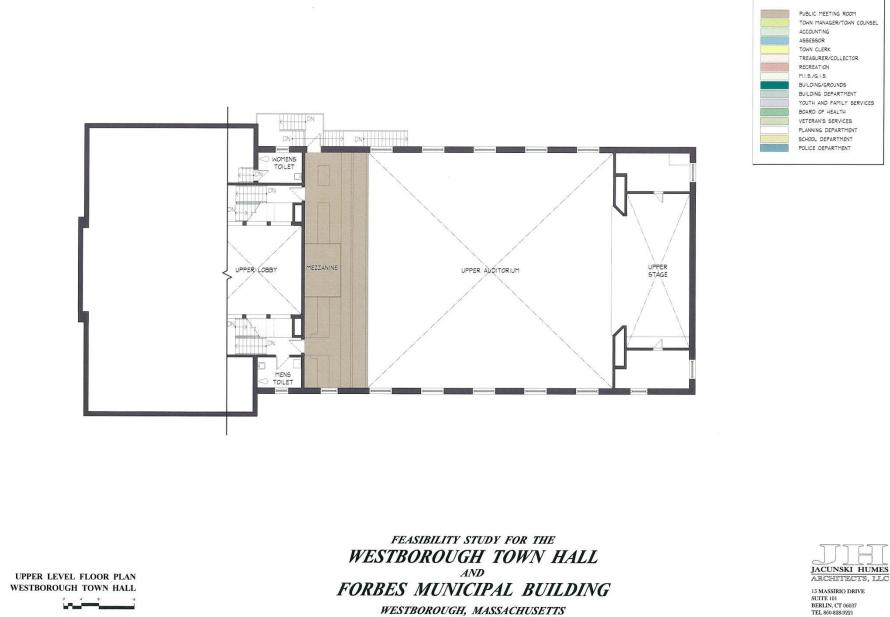


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WESTBOROUGH, MASSACHUSETTS

TEL 860-828-9221 FAX 860-828-9223

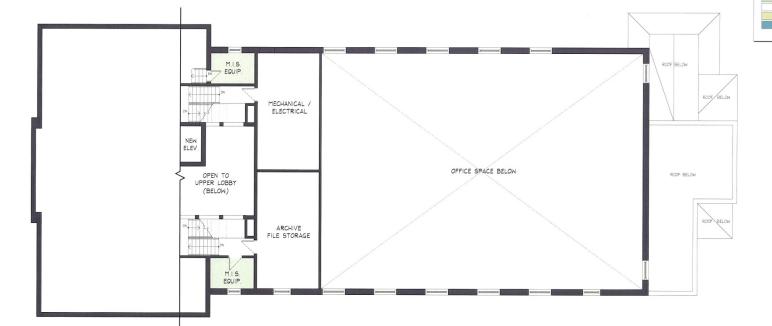




FAX 860-828-9223

LEGEND





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



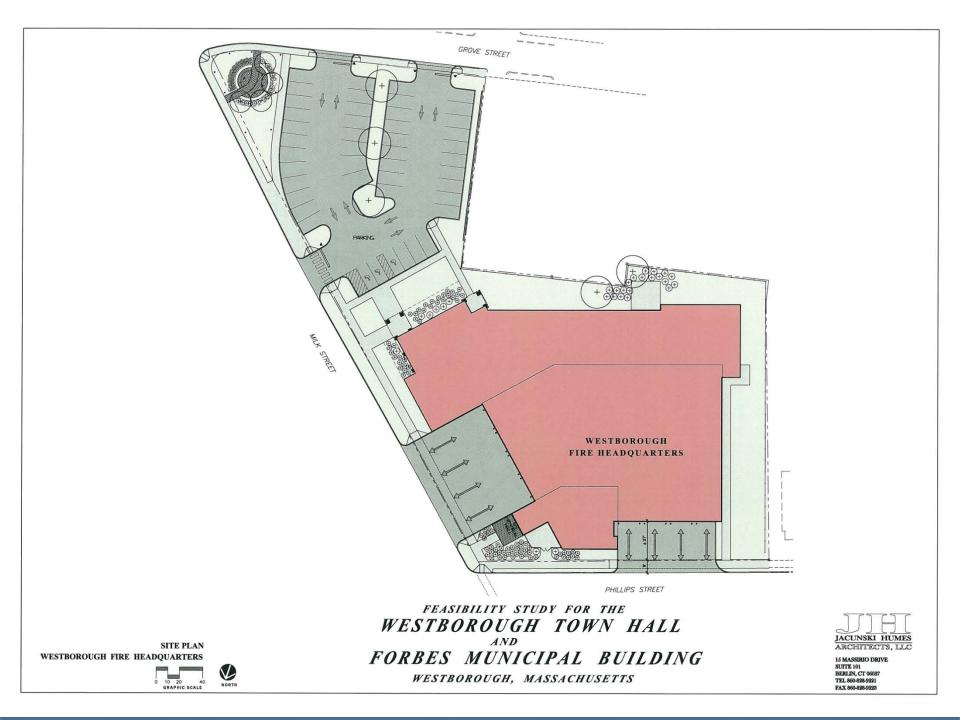
15 MASSIRIO DRIVE SUITE 101 BERLIN, CT 06037 TEL 860-828-9221 FAX 860-828-9223

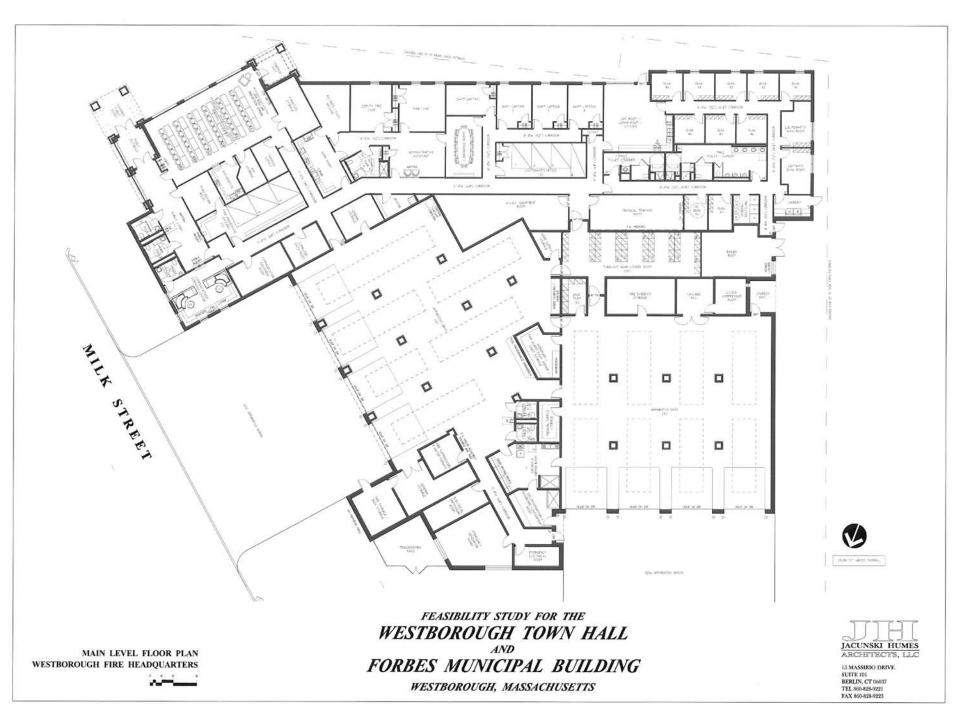
UPPER LEVEL FLOOR PLAN WESTBOROUGH TOWN HALL



# FIRE HEADQUARTERS

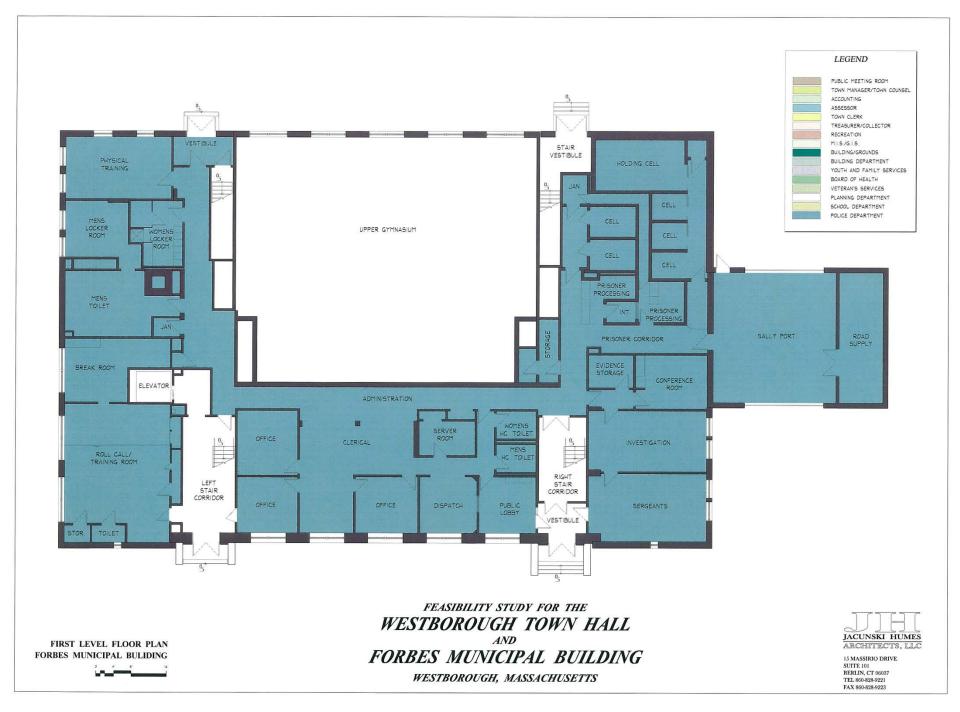


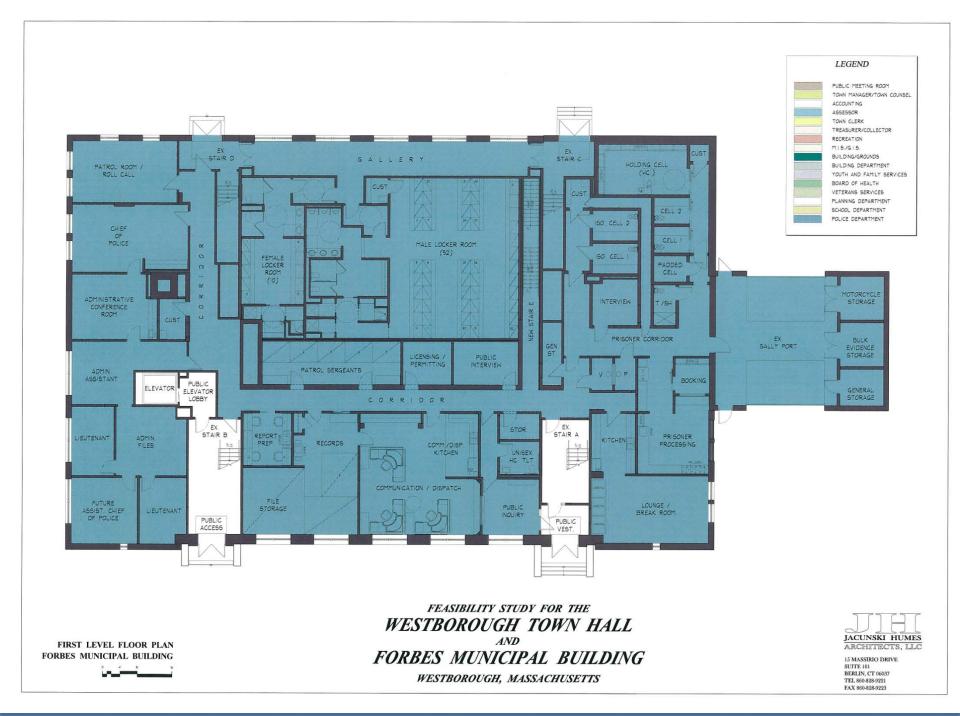


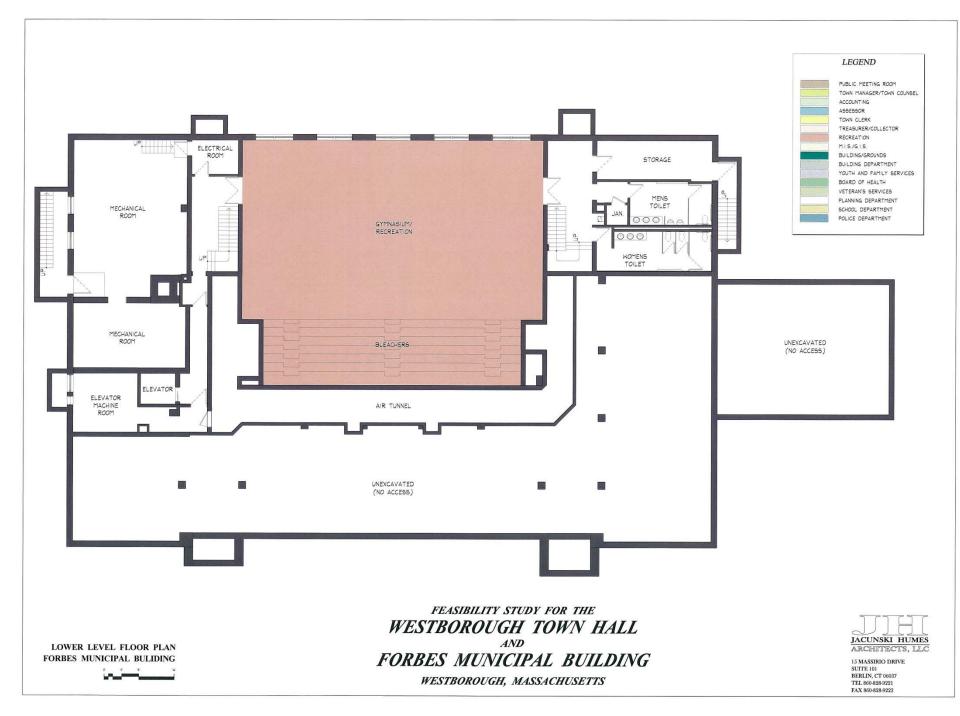


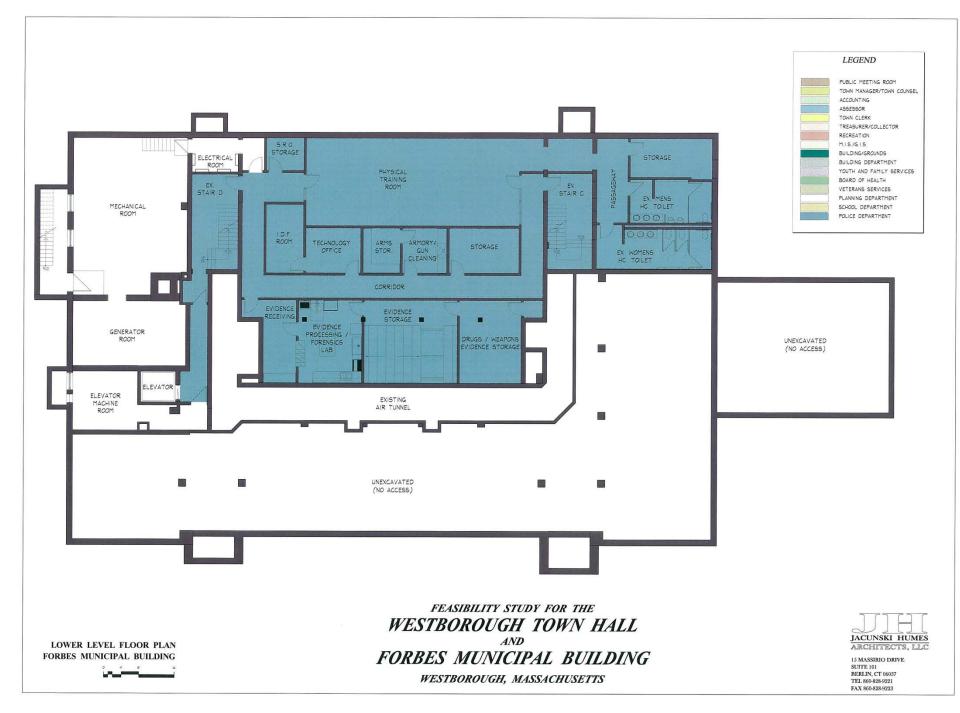
# FORBES MUNICIPAL BUILDING











YOUTH & YOUTH & PLANNING MEETING ROOM MEETING ROOM FAMILY FAMILY DEPARTMENT DIRECTOR COUNSELOR HEALTH DEPARTMENT YOUTH & FAMILY ADMINISTRATIVE ¥ п ГП П ASSISTANT MAIN CORRIDOR VETERAN'S M.I.S./G.I.S JANITOR STORAGE STAGE WING VEST MENS BUILDING DEPARTMENT H.C. TOILET BUILDING DEPARTMENT JAN STORAGE QOOLA LEFT ELEVATOR WOMENS STAIR H.C. TOILET CORRIDOR RIGHT GREAT HALL STAIR CORRIDOR STAGE BUILDING DEPARTMENT / HISTORICAL BOARD OF APPEALS COMMISSION

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

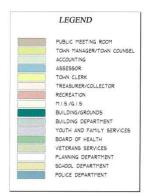
FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS





JACUNSKI HUMES ARCHITECTS, LLC

TOWN PLANNER PLAN REVIEW INTERVIEW TACTICAL PLANNING / SOFT INTERVIEW PLANNING CONSERVATION NVESTIGATIONS DEPARTMENT OFFICE MONITOR FILE FILE STORAGE STORAGE PUBLIC INQUIRY PUBLIC INDURY BUILDING FILE INTERVIEW COMMISSIONER STORAGE -----п CORRIDOR PLAN SERGEANT REVIEW STORAGE M.I.S. EQUIP. RM. JANITOR STORAGE VEST EX. MENS CONFERENCE HC. TOILET ROOM C CUST 0000 000 BUILDING 0000 ELEVATOR EX. WOMENS HC. TOILET GREAT HALL COMMITTEE PUBLIC MEETING ROOM MEETING ROOM EX. EX STAIR B STAIR A CENTRAL FILE POLICE 1000 TRAINING CLASSROOM Să STORAGE Sa



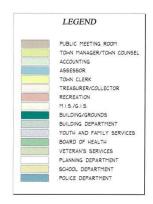
SECOND LEVEL FLOOR PLAN FORBES MUNICIPAL BUILDING



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







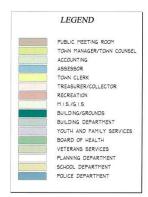
FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS







DIRECTOR OF 0.0.D SPEC ED DIRECTOR DIRECTOR DIRECTOR SUPERINTENDENT ELL. DIRECTOR COORDINATOR OF SCHOOLS OF CLERICAL (3) / FILE STORAGE SPEC. ED. FACILITIES CLERICAL (3) / TECHNOLOGY FINANCE FILE STORAGE ASST. SUPER. CLERICAL SECRETARIES OF SCHOOLS (2) CORRIDOR SECRETARY TO THE COUNSELING SUPERINTENDENT COPER COPIER PUBLIC HOLIDAY WAITING EX. MENS ASSISTANCE ADMINISTRATIVE HC. TOILET JAN STORAGE ASSISTANT 0000000 0000 UMMER ACTIVITIES COORDINATOR ELEVATOR EX. WOMENS HC. TOILET UPPER GREAT HALL ROOM COUNSELING EQUIP. COPYING / 3× FILING 0 KITCHENETTE / CONFERENCE ROOM COUNSELING 3 EX. EX. EQUIPMENT STAIR B STAIR A STORAGE



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

THIRD LEVEL FLOOR PLAN FORBES MUNICIPAL BUILDING



JACUNSKI HUMES ARCHITECTS, LLC





PROPOSED SITE LAYOUT ONE FORBES MUNICIPAL BUILDING

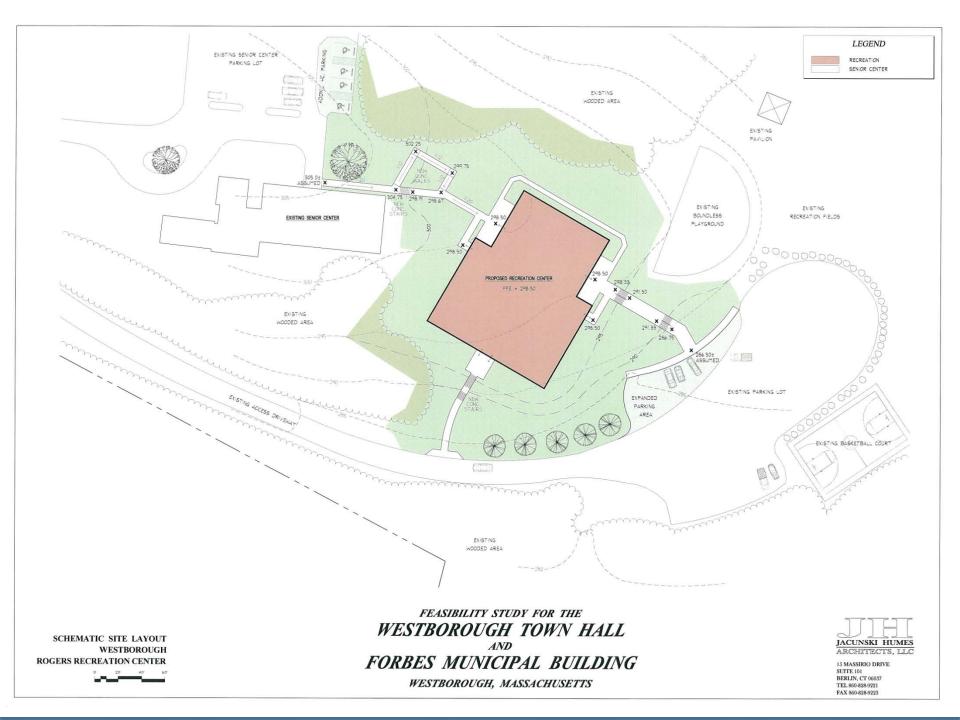
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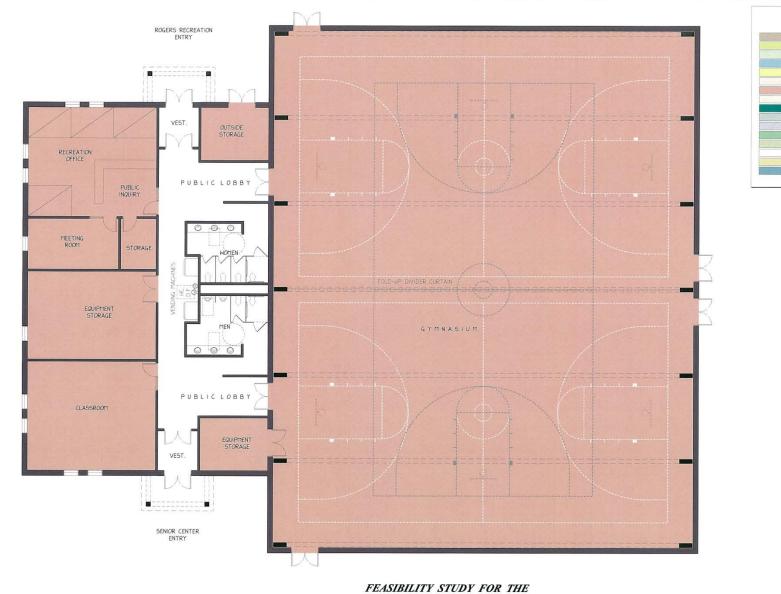
FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS



# **RECREATION CENTER**







JACUNSKI HUMES ARCHITECTS, LLC

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

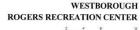
YOUTH AND FAMILY SERVICES

BOARD OF HEALTH VETERANS SERVICES

PLANNING DEPARTMENT

SCHOOL DEPARTMENT POLICE DEPARTMENT

15 MASSIRIO DRIVE SUITE 101 BERLIN, CT 06037 TEL 860-828-9221 FAX 860-828-9223



FEASIBILITY STUDY FOR THE WESTBOROUGH TOWN HALL AND FORBES MUNICIPAL BUILDING WESTBOROUGH, MASSACHUSETTS Feasibility Study Westborough Town Offices Westborough, MA

# HOW MUCH \$\$\$?

#### Project Budget Worksheet (1/19/12)

Fire Station Headquarters		\$/s.f. new	\$/s.f. reno.	1 4 1 1 1 1
Hard Costs	\$8,723,000	\$300.00	N/A	1 - 4 231 3
Soft Costs	1,635,000	Carton Res	all as	C. Stations
Contingency	850,000			E. M. Call and a
Project Total		in later		\$11,208,000
Town Hall		N/HE	1201	
Hard Costs.	\$4,917,802	\$439.11	\$196.41	State Street
Soft Costs	1,183,000		10102	
Contingency	500,000			
Subtotal	6,600,802		1104-157	a statistical sets
Value Engineering (1/10/12)	161,550	1991 82	1.07.31	The second second
Project Total			2002	\$ 6,439,252
	KAP LAT BEACH	colies and		
Forbes Municipal Building		Sale 26	at the second	S. S. S. S. S.
Hard Costs	\$9,295,477	N/A	\$192.67	Start & Start Start
Soft Costs	1,710,000	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	341	a had a series
Contingency	1,000,000	all and and	1. and 14	
Subtotal	12,005,477		200	
Value Engineering (1/10/12)	1,065,550		1000	
Project Total	10 Labi	distant and		\$ 10,934,927
Recreation Center		12 A A A		
Hard Costs	\$ 3,873,832	\$249.88	N/A	18 1 1 1 1 1 1 1
Soft Costs	475,000			
Contingency	300,000			
Project Total				\$ 4,648,832
Project Total				\$33,231,011

#### **Project Budget Worksheet (1/19/12)**

	\$/s.f. new	\$/s.f. reno.	Mark Barries
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
Project Total	1 for so		\$33,231,011

# "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

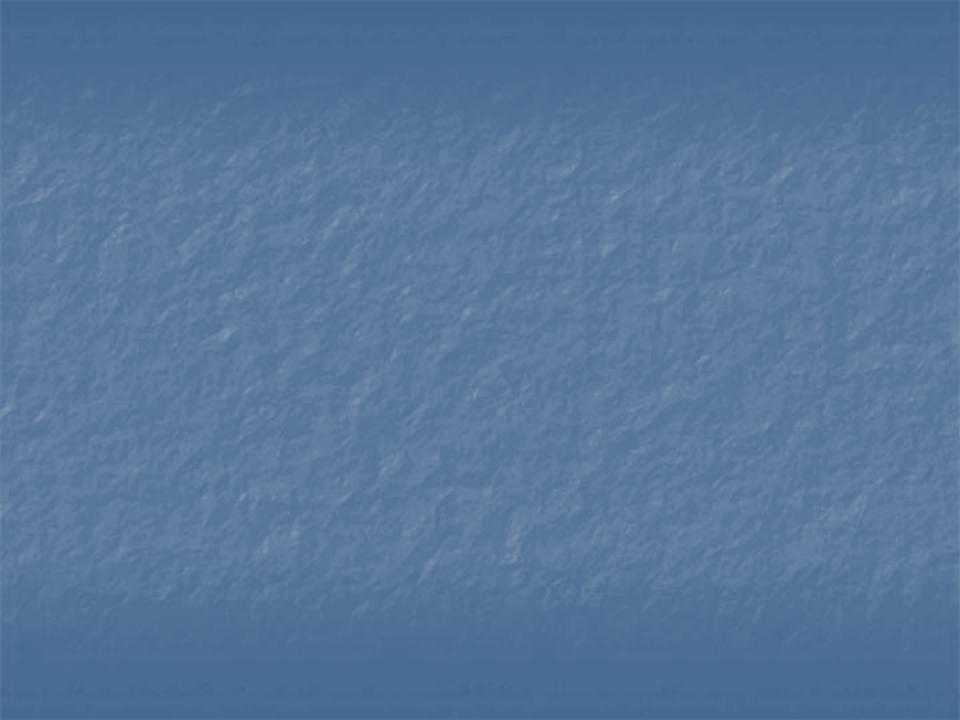
Anticipated Project Total: \$30 million

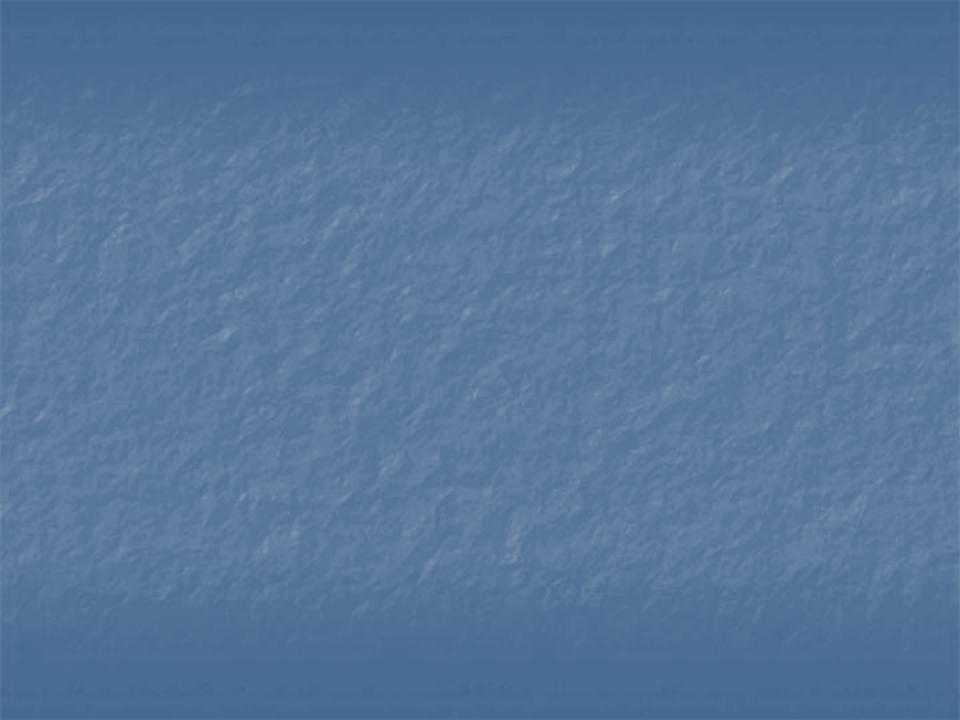
### Town Office Study 2012

#### 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





#### **PROPOSED WORK PLAN AND SCHEDULE**

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

START 2012 2013 2014 2015 м . M J J ۸ 5 a. 5 п м J J ٨ ۰ л F м . MJJAS TWN MTG TWN MTG TWN MTG TWN MTG TWN TWN MTG Design Funding for: **Construction Funding** Design Funding for: Construction Funding for: Town Hall / Rec Ctr. for: Forbes Municipal Bldg. Forbes Municipal Bldg. Town Hall / Rec Ctr. **Fire Headquarters Fire Headquarters** Des. Dev. Const. Bid Contract Award & Construction Phase-14 months (estimated) Fire Headquarters Des. Dev. Const. Bid Contract Award & Construction Phase Recreation Center -Issue Notice of Intents to General Contractors 9 months (estimated) FINAL COMPLETION-SEPTEMBER 2015 Const. Docs. Des. Dev. Bid Land Contract Award & Construction Phase-18 months (estimated) Demolition of Existing Fire Headquarters—Final Paving Town Hall Acquisition Notice of Intent to General Contractor Des. Dev. Const. Town Offices relocate to temporary Bid Contract Award & Construction Phase-18 months (estimated) Forbes Munic. Bldg Upon funding authorizationoccupy own Hall occupy Fire Dept. occupy Police Relocate School Dept. relocates for Police occupy Rec. Dept. Jammutus

#### **FINISH**

#### JACUNSKI HUMES ARCHITECTS, LLC

#### **Proposed Cashflow / Phasing**

2012 – Spring Town Meeting		
Design Fees / OPM Fees (partial) / Bid Expenses / Admin Costs		2 Vel a Well &
Fire Headquarters	\$615,000	
Recreation Center	\$230,000	
Town Hall	\$449,000	and the set of the set
Total		\$1,294,000
2012 – Fall Town Meeting		
Construction Costs / Construction Admin. / OPM / Soft Costs		Ster and Starter
Fire Headquarters / Recreation Center / Town Hall	TBD	
Project Contingencies	TBD	Stand Baller
Potential Land Acquisition @ Town Hall	TBD	The states with
Total	Carl Carle and	TBD
2013 – Spring Town Meeting	12/2/2/12/19/19/	
Design Fees / OPM Fees (partial) / Bid Expenses / Admin Costs		all have a series and the
Forbes Municipal Building	TBD	123 1 3 1 4 A B 1 4 B
Total	A REAL PROV	TBD
2013 – Fall Town Meeting	No. C. C.	
Construction Costs / Construction Admin. / OPM / Soft Costs		
Forbes Municipal Building	TBD	
Project Contingencies	TBD	
Total		TBD