



**Town Hall & Fire Station Study
346 Bedford St
Lakeville, Massachusetts
September 2, 2022**



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SECTION 1



September 2, 2022

Ari Sky
Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, MA

Tel: (508) 946-8803
Email: asky@lakevillema.org

Proj: Lakeville Town Hall & Fire Station Study
Re: Facilities Review and Space Needs Assessment
Job No. CB211560.1

SOCOTEC AE Consulting, LLC (SOCOTEC) has completed this Feasibility Study for the Town of Lakeville (the Town). SOCOTEC was engaged by the Town to provide an assessment of the current and anticipated future space needs of the Lakeville Fire Department (LFD) and the Town Offices. Currently, the Town Offices are divided throughout several buildings due to growth of the Town and the subsequent increased staffing and storage needs over the years.

LFD and many of the Town Offices share the building located at 346 Bedford Street, which has historically been the location of Town Hall and the LFD. The Building Department, Board of Health, and Conservation are all located in the Old Library, which creates confusion and inconvenience for residents and staff.

Additionally, there is very little meeting space at either location, causing conflicts as town departments, boards, and commissions try to coordinate meeting times in the conference spaces at other various Town buildings. Currently, the space allocated for these town functions is inadequate and as the town continues to grow and the needs for staffing and space continues to increase, the ability for staff to provide effective services will become more difficult. The space inside the current Town Hall building has been modified and retrofitted over the years in response to need with little ability to plan for additional growth; this is the case for both the Town Offices and the LFD.

Finally, the current building is not accessible, which limits the options for utilizing and maximizing the space. The main entrance is accessed via a large stone stair and, once inside, both the first and second floors are split levels with additional stairs to move throughout the building as there is no elevator or lift for employees or visitors with limited mobility.

As part of our study, SOCOTEC was tasked with evaluating the following potential options:

1. Renovate the existing building at 346 Bedford Street to accommodate the Fire Department and all Town Offices.
2. Renovate the existing building to serve as a Fire Station only and construct a new Town Hall at a different location.
3. Renovate the existing building as Town Hall only and construct a new Fire Station at a different location.

The following sites were reviewed as potential options for a new facility:

1. The parcel to the north of 346 Bedford Street (as a potential purchase).
2. The site previously designated for public facility use, adjacent to the Ted Williams Camp at Precinct Street, near Council on Aging (*"Ted Williams Camp – Precinct Street"*).
3. Added as a third option was the site previously designated for public facility use, adjacent to the Ted Williams Camp and the Police Station along Bedford Street (*"Ted Williams Camp – Bedford Street"*).

SOCOTEC determined that Option 1 to renovate the existing building to continue to serve both functions was not a feasible option. This determination was based on space needs, site constraints, and conditions and capacity of current building services.

SOCOTEC, in conjunction with the Town Hall/Fire Station Building Committee, determined that Option 2 was not desirable, due to the site constraints, sensitivity of the original “Pump House” portion of 346 Bedford, and the requirements associated with construction of a modern fire station.

The results of the study concluded that Option 3, renovating 346 Bedford Street to house all Town Offices and construction of a new Fire Station, is the most desirable option and that the most suitable site (of those considered) is the parcel located at the Ted Williams Camp – Precinct Street, adjacent to the Council on Aging.

SECTION 2



EXECUTIVE SUMMARY

SOCOTEC has prepared the enclosed feasibility study regarding the renovation and/or new construction of the Lakeville Town Hall and Lakeville Fire Department. SOCOTEC understands that the Town Hall, Fire Station and Police Station previously occupied the same building and a prior feasibility study was completed by Kaestle Boos Architects in 2007; this study resulted in the construction of the new Police Station at 323 Bedford Street.

As part of this study, the following highlights the steps that were completed:

- Interviews of staff members of the Town Departments
- Interviews of the Fire Chief and Deputy Chief
- Evaluation of the existing conditions of 346 Bedford Street
 - Existing Building
 - Building Systems
 - Accessibility
 - Fire Safety
 - Septic System
 - Site Restrictions
- Preparation of space planning matrices showing proposed long-term growth and needs
- Review of similar buildings in other Towns with similar needs
- Proposed building layouts
 - LFD in the existing building
 - LFD in a new facility
 - Town Offices in the existing building
 - Town Offices in the existing building if the “Pump House” only is retained and the remaining facility is demolished and rebuilt
- Site Analysis
 - 346 Bedford Street
 - Parcel to the north of 346 Bedford Street
 - Ted Williams Camp - Precinct Street (adjacent to the Council on Aging)
 - Ted Williams Camp - Bedford Street (adjacent to the Police Station)
- Preparation of Preliminary Cost Estimates
 - New Fire Station
 - Renovation of the existing building to support Town Offices
 - Partial demolition and rebuild partial new building to support Town Offices
- Preparation of preliminary schedule

The current building at 346 Bedford Street was reviewed by SOCOTEC, BLW Engineers (Mechanical, Electrical, Plumbing and Fire Protection Engineers) and Williams & Sparages (Civil Engineers). The study included current condition and anticipated life expectancy of major mechanical equipment, size and capacity of services, accessibility, code compliance, site topography, existing septic system size and constraints, and environmental concerns.

The following summarizes our findings of each of the three options.

Option 1 – Renovate the Existing Building to continue as Town Hall and the Fire Station

Due to the current and proposed needs of the Town Offices and Fire Station, it was determined that Option 1 (renovating the existing building for both functions) was not feasible for the following reasons:

- The combined proposed square footage would require an addition larger than the existing site could support.
- Likely impacts to the original pumphouse portion of the existing building.
- The existing septic system would not be able to accommodate the increased capacity.
- There are a number of site constraints that inhibit (or restrict) the ability to significantly increase the footprint of the building:
 - The site lies within a watershed to a public water supply (Assawompset Pond, Class “A”)
 - A portion of the site is mapped as Priority Habitat of Rare Species by National Heritage.
 - Existing Right-of-Way and water main line for the Town of Taunton water
 - Decommissioned wells on the property and adjacent property.

Option 2 – Renovate the current building for the Fire Department and construct a new Town Hall

We presented an option showing what may be possible if the Town were to renovate the existing building to accommodate the Fire Department’s current and future needs. However, it would not be possible to accommodate the requirements of the Fire Department without significant demolition. The current apparatus bays are undersized to support modern fire fighting apparatus and the number required to effectively respond to the Town’s needs. The current bays would have to be demolished and reconstructed in order to maintain the building as a fire station. Due to the same reasons listed above (see Option 1), significant demolition would be cost prohibitive and may not even be possible.

Additionally, this option would cause a public safety phasing issue. A new Town Hall would need to be constructed first in order for the employees to vacate and make room for the Fire Department while the new station was being constructed on the same site in the same building. As this is the Town’s only fire station and the Department’s headquarters, construction would be a potential disruption to Department services. It is impractical to keep costly and critical fire fighting apparatus exposed to the elements during an extensive construction project.

Option 3 – Renovate the current building for the Town Hall and construct a new Fire Station

It is our opinion that Option 3, renovation of the existing building as Town Hall and construction of a new fire station at a new site is the preferred and most viable option. The existing building offers the flexibility for an office use, whereas fire station design includes a mix of residential areas, mechanical/garage areas, office areas, and both public and restricted access.

Fire Station health and safety requirements and equipment sizes, combined with the increasing development in the Town are all contributing factors to the need for additional space. Modern fire stations should include proper decontamination areas, separation of garage areas from sleeping quarters, and proper accommodations to support 24+ hour shifts.

Based on the space needs, it appears that the existing building offers sufficient area to house all Town Offices, including consolidation of the departments that are currently located elsewhere in town. This will enable increased inter-departmental collaboration and a more efficient experience for residents.

Additionally, the construction of a new fire station on a new site would provide the most efficiency and least impact to operations during construction. The new station could be constructed and, upon move-in, the phased renovation could occur to Town Hall, beginning with the vacated portion of the building.

SECTION 3



Existing Building Conditions

OVERVIEW

The Fire Station and Town Offices have occupied the renovated Pump House building, originally built in 1894, since 1953. Over the years, renovations and additions have been completed to accommodate growth of the departments, but have not been able to efficiently meet the space needs for either facility for a number of years. The original Pump House is a masonry building with a slate shingles and has been renovated to function as a two story building with split level floors and a basement space, that has largely been used as storage space. The several additions are concrete block with brick veneer with asphalt shingle roof, except for a portion in the rear that is membrane roof due to shallow pitch.

Fire Department spaces currently located in the building include offices for the Chief, Deputy Chief, and administration, Dispatch, day room, small restroom with shower, locker room, small training/bunk space, and 6 Apparatus bays. There are currently no facilities or sleeping quarters for female firefighters. Town Offices that are currently located in the building include the Town Administrator, Select Board office, small meeting room, Assessor, Town Clerk, Treasurer, Town Planner, Human Resources, and Accounting. The Building Department, Board of Health, and Conservation Commission are located in a separate building, the Old Library, at 241 Main Street.



The combination of these different functions creates issues including differing requirements for life safety and operational needs. As additional space has been constructed and added over the years, the varying floor levels have created issues with public access which have not been resolved. In addition to issues of accessibility, the building does not contain a fire protection system and is not compliant with seismic requirements for a public safety building. Structural retrofit of the existing shell to make the building seismically acceptable would be both cost prohibitive as it would require significant reconstruction. For these reasons, renovation for reuse as Fire Department is not recommended. However, with renovation and addition, this building can accommodate the future needs of the Town Offices.




Finally, the size of the existing apparatus bays and overhead door openings are insufficient for the equipment that is stored inside. Firefighting apparatus has increased in size over the years and, as such, the current equipment is larger than the equipment at the time the station was constructed. As a result of the larger equipment, it is difficult to efficiently move equipment in and out of the station during calls and the building contains evidence of having been struck by apparatus in the past.



TOWN OFFICES SPACES



Storage	Insufficient storage spaces within each department space. The Town has recently hired a storage organization service which has consolidated and more efficiently used storage space in the basement, however, there are water infiltration, ventilation, and space issues in the space. Little to no storage space for office or janitorial supplies,
Secure Storage	Only secure storage are locked cabinets within individual spaces.
Meeting space	Only one meeting space is located in the building and is not sufficient for Boards and Commissions to hold meetings. It is also used as a multipurpose space, including a break room, workstation for visiting Select Board members, internal meetings, etc.
Public Access	Little to no waiting space or seating for the public when visiting individual departments which can cause congestion of circulation spaces.
Basement	Multiple issues with water infiltration. No ventilation.
Accessibility	There is no elevator or lift to access the 2 nd floor or basement. Each floor has an upper and lower level that is only accessible via stairs.
Security	Multiple entrances/access points with no automatic locking. There is no central entrance or reception to assist visitors.
Building Envelope	Some signs of water infiltration throughout; insulation is likely not up to code.
MEP/FP	See Section 7, MEP Report



Photo No.	Town Offices – 346 Bedford St.	Description
		<p>Multiple entrances which can confuse public, entrance at main Pump House is not accessible; ISD at different location</p>
		<p>Only meeting space located in upper first floor of Pump House; Space being used for multiple purposes including file storage, breaks, work stations, etc. Not large enough for Boards and Commissions to hold meetings.</p>
		<p>Stairs to 2nd floor of Pump House. No elevator or lift.</p>

		<p>One of two small restrooms on upper level of 1st Floor. Not accessible. No storage for supplies.</p>
		<p>Lockable file cabinets stored in hallway due to lack of space elsewhere.</p>

		<p>Pump House entrance hallway. Filing and shared copier stored in publicly accessible space. Door to right leads to Town Administrator's office.</p>
		<p>Town Planner's office. Limited space for growth.</p> <p>Note the wall that is part of the original exterior of the original Pump House building.</p>
		<p>In order to move from the upper 1st floor to lower 1st floor (at grade), public/staff are required to use half flight of stairs and exit to right, inhibiting access to those with limited mobility.</p> <p>No clear signage to indicate route to lower 1st floor or prevent public from continuing down the stairs to the basement.</p>




		<p>Entrance and vestibule at grade. Shared copier located in publicly accessible space. Limited waiting or counter space.</p> <p>No central/general reception space and limited directional signage.</p>
		<p>Mechanical room in basement that doubles as additional storage.</p>
		<p>Files and archival storage throughout entire basement. Many of the documents have been affected by water infiltration and limited ventilation.</p> <p>Door shown leads to stairs along side of building up to parking lot.</p>



		<p>Accounting Department and Human Resources assistant share an office space, which can cause issues with confidentiality/privacy.</p>
		<p>Small 2nd floor restrooms.</p>
		<p>Door to right leads to attic space used as additional storage.</p> <p>Heavy metal door is only access from upper 2nd floor to lower 2nd floor.</p>


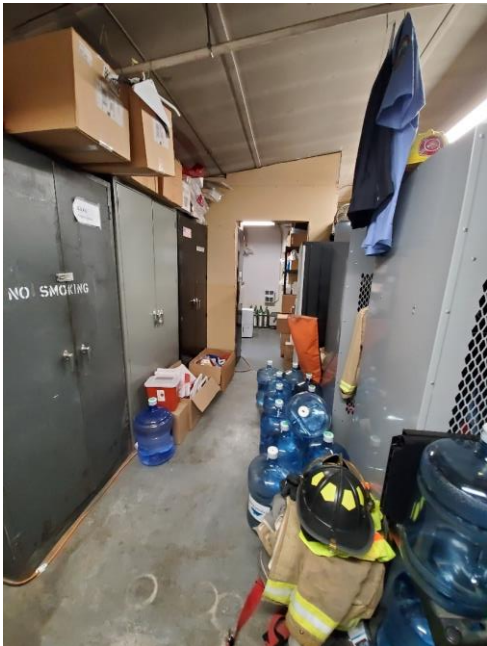
		<p>To access lower 2nd floor.</p>
		<p>IT room does not have sufficient space for storage and workstation. Split units do not sufficient cool space.</p>

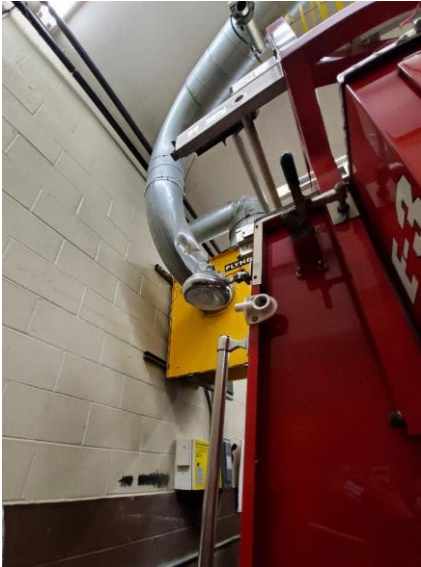
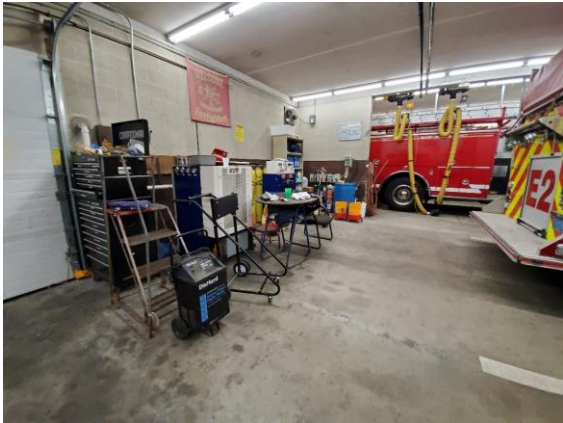

FIRE STATION SPACES


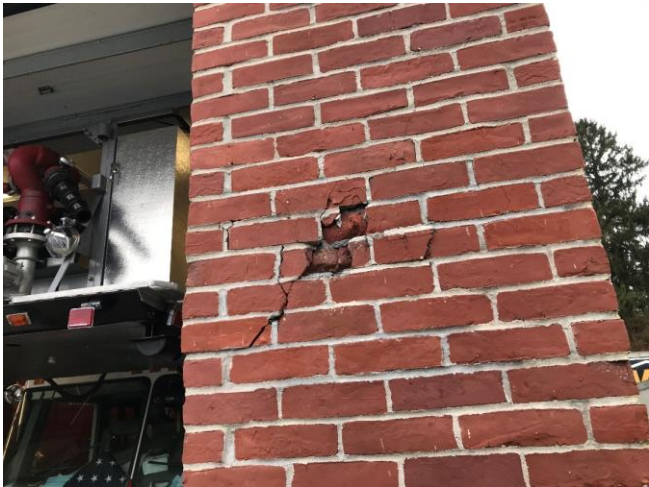

Apparatus Slab	Floor pitches and has cracks.
Hose Storage	Currently rolled up next to bay door and difficult to maneuver. Do not have a dedicated hose washer so they wash out in driveway for water to wash into storm drainage.
SCBA Compressor Storage	Current location/venting causes intake of CO/alarms (horizontal instead vertical). Little storage in Apparatus Bay and only storage is in locker room area (has had mold issues). Miscellaneous storage (open) along rear of apparatus bay, including some equipment, and outside wall of locker room.
Security	Have had issues with public entering bays due to unsecured doors into apparatus bay.
Vehicles	Engines 1 and 3 parked behind Ambulance 1 and 2; have to move ambulances to allow engines to exit. Inflatable boat stored behind tower engine with adjacent dive locker; truck used to tow boat is driven from the rear parking area to the front and the tower engine moved in order to get boat.
Clearances	Bays are narrow, allowing a few inches clearance between vehicle mirror and bay frames. Limited vertical clearance for tower truck.
Communications	No notification/PA system throughout. Wifi throughout spaces is not consistent.
Radio Tower	Currently causing building envelope issues at some attachment points.
MEP/FP	See Section 7, MEP Report.

Photo No.	Fire Station – 346 Bedford St.	Description
		<p>Rear egress stair poorly lit with no continuous hand rails and multiple landings.</p>
		<p>Training space located on the lower level of the 2nd floor. This space is separated from bunk space by row of file cabinets.</p>
		<p>Chief's office located on 2nd floor. Limited storage and limited outlets. Deputy Chief's office has similar issues.</p>

		<p>The Day Room is accessible from the Dispatch room, restroom/shower, and locker room.</p> <p>Old electrical equipment is exposed on the wall.</p>
		<p>Laundry/Extractor located outside of the restroom/shower and is only accessible from the Apparatus Bays through the locker and Day Room.</p>

		<p>Toilet and shower used by the firefighters has no insulation and only 1 wythe of CMU, causing drafts and poor temperature control.</p> <p>Limited janitorial storage.</p> <p>There is no proper decontamination area for personnel returning from hazardous or biohazardous calls.</p>
		<p>Storage of EMT supplies is only accessible through locker room. Storage space is insufficient and not secure.</p>

		<p>Plymovent has impact damage from moving the apparatus within the tight space.</p>
		<p>There is no separated storage space in the apparatus bay.</p> <p>SCBA compressor does not have a dedicated space and was not installed correctly.</p>
		<p>Damage to CMU partitions throughout.</p>

		<p>Limited clearance between vehicles and the top/sides of the bay openings.</p>
		<p>Damage at the front of the bays caused by impacts.</p>
		<p>Damage caused by impacts.</p>

		<p>Radio tower with guy wires attached to the building at various points and causing damage in some locations.</p>
		<p>Generator serving the building.</p>

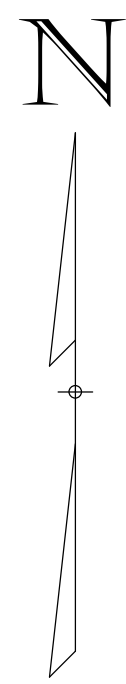
SITE INFORMATION – 346 Bedford Street

SITE

- The Lakeville Town Hall/Fire Station is located on a 2.4-acre parcel of land at 346 Bedford Street. The parcel is located directly across from the Assawompsett Pond, the surface water reservoir for the City of Taunton, which is classified as Class “A” water. As such, the site lies within the watershed watershed to a public water supply.
- The building sits on the approximate center and high point of the site. The front portion slopes to Bedford Street and the rear portion slopes to an apparent wetland.
- The rear parking area appears to be located outside of the 2.4 acre parcel and may be encroaching on a City of Taunton-owned parcel.
- The City of Taunton appears to have a water which extends under the existing building, according to a 1953 plan (see Appendix)
- A portion of the site is mapped as Priority Habitat of Rare Species by National Heritage. A letter would need to be sent to them to identify the species prior to any construction.
- 100 Year Flood Zone AE Elevation 57 Feet may cover a portion of the site and would need to be confirmed by a topographic survey.
- The site is encompassed by both the Class A of the surface water supply and Zone 1 and 2 of the Ground Water Supply, which impact the expansion or replacement options of the existing septic system.
- There appears to be bordering vegetated wetlands on the parcel to the west of the property. The wetlands will need to be flagged and reviewed with the Conservation Commission. Setbacks associated with the wetlands may impact development options of the existing parcel.

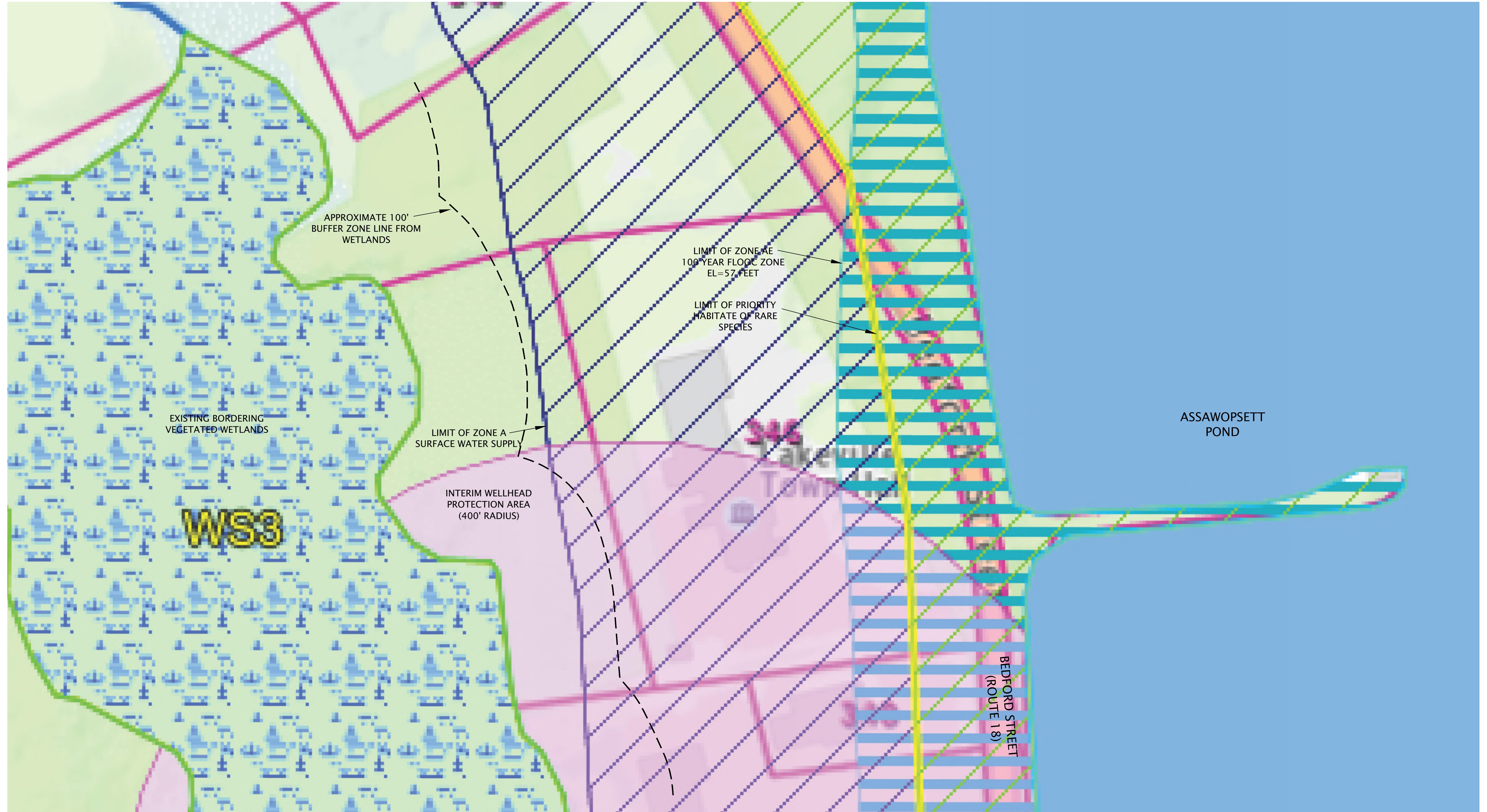
SEPTIC SYSTEM

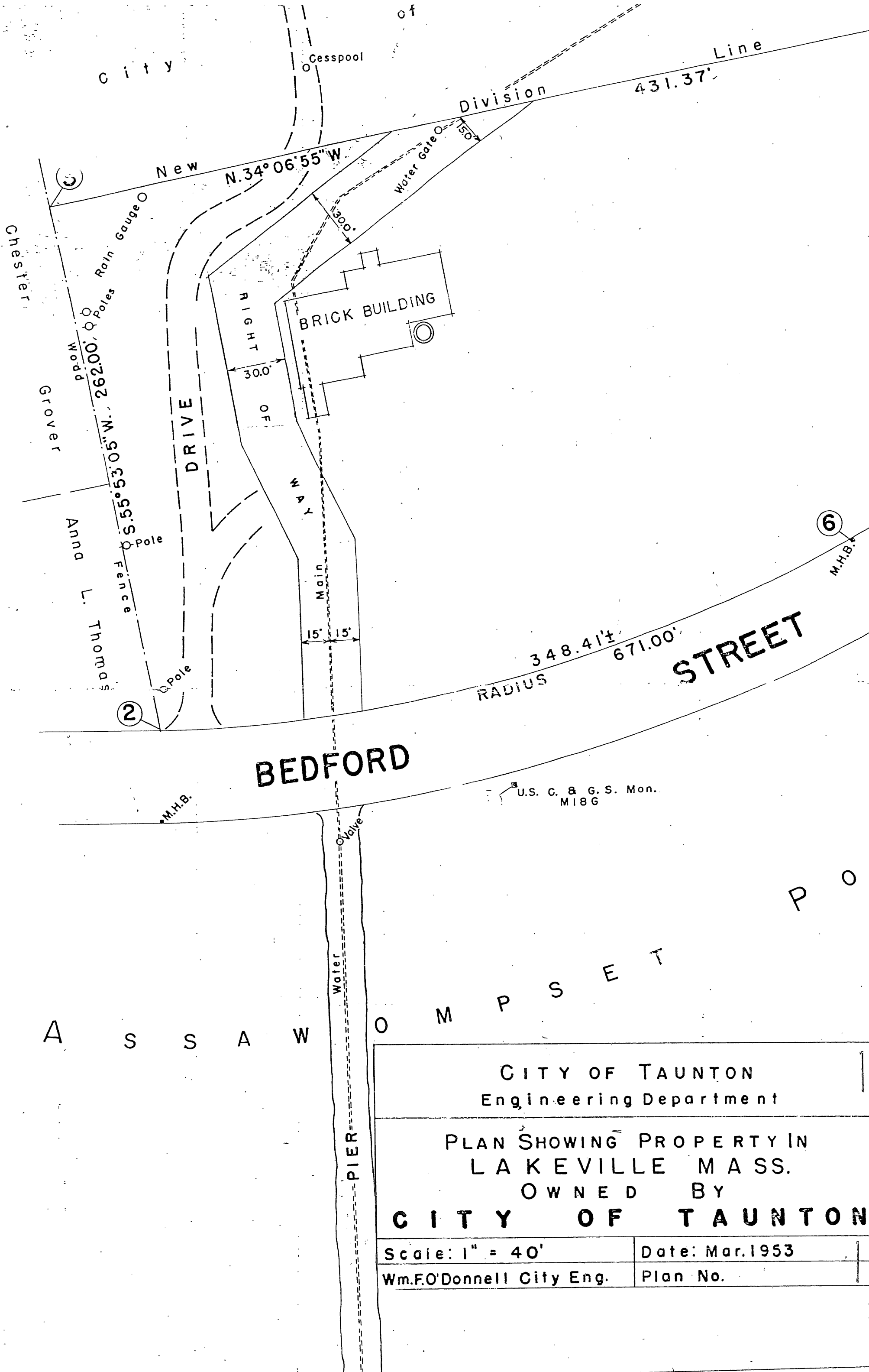
- The building is served by an existing subsurface sewage disposal system designed for 570 gallons per day (GPD). When last repaired, variances were granted for proximity to a water supply and ground water. It is unclear if the same or new variances would be granted for an expansion or replacement of the system. The Board of Health and MADEP should be consulted.
- The apparatus area, per Title V code, is required to have a drainage system which includes a tight holding tank conforming to Industrial Waste Holding Tank (IWHT) regulations.
- If the existing septic system is in good working order and there is no increase in the daily design flow, it should be possible to keep using the system. Otherwise, new soil testing will need to be performed in compliance with Title 5 requirements.



LAKEVILLE, MA TOWN HALL 346 BEDFORD STREET – MASSGIS OVERLAY

0' 20' 40' 80'
SCALE: 1"=40'
JUNE 20, 2022





BEDFORD

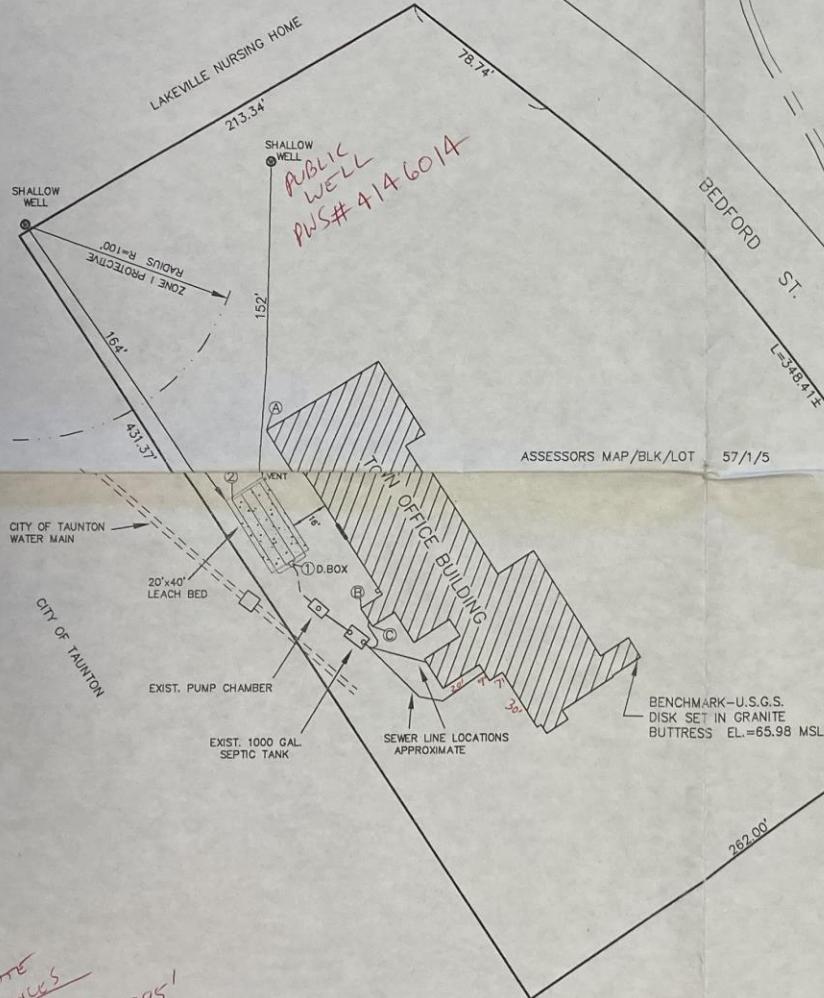
STREET

348.41' ±
RADIUS 671.00'

U.S. C. & G. S. Mon.
M186

Water
PIER

CITY OF TAUNTON Engineering Department	
PLAN SHOWING PROPERTY IN LAKEVILLE MASS. OWNED BY CITY OF TAUNTON	
Scale: 1" = 40'	Date: Mar. 1953
Wm. F. O'Donnell City Eng.	Plan No.



SYSTEM ELEVATIONS

	PLAN	FIELD
SEPTIC TANK INLET	57.37	--
SEPTIC TANK OUTLET	57.12	--
PUMP CHAMBER INLET	56.92	--
DIST. BOX INLET	60.17	60.15
DIST. BOX OUTLET	60.00	59.98
END OF PIPE(S)	59.80	59.78
BASE OF SYSTEM	59.3	59.3

DISTANCE TO COMPONENTS

A-2	41.5	B-1	38.0
B-2	79.0	C-1	47.5

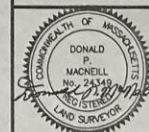
**NO INCREASE
IN FLOW**

"I CERTIFY THAT THE LOCATIONS AND ELEVATIONS OF THE SEPTIC SYSTEM AS SHOWN ARE IN COMPLIANCE WITH THE STATE AND TOWN REGULATIONS."

Donald P. MacNeill

346 Bedford Street

SEPTIC AS-BUILT PLAN (REPAIR)



LAKEVILLE TOWN HALL
LAKEVILLE, MASSACHUSETTS

TOWN OF LAKEVILLE

DATE 5/16/97 SCALE 1"= 40' DRAWN JJP DESIGN JP & WS CHECKED DPM

JOB NO.
97-125

DWG. NO.

S & R LAND SURVEYING, INC.
350 BEDFORD ST. LAKEVILLE, MASSACHUSETTS. 02347

STATE
VARIANCES

- 1) SWS 400' → 295'
- 2) TANK 400' → 295'
- 3) PC 400' → 295'

LOCAL VARIANCES
VOTED AND SEVERAL
6' → 4'

57-1-5

FILE COPY

SITE INFORMATION –Sites previously designated for public facility use adjacent to Ted Williams Camp

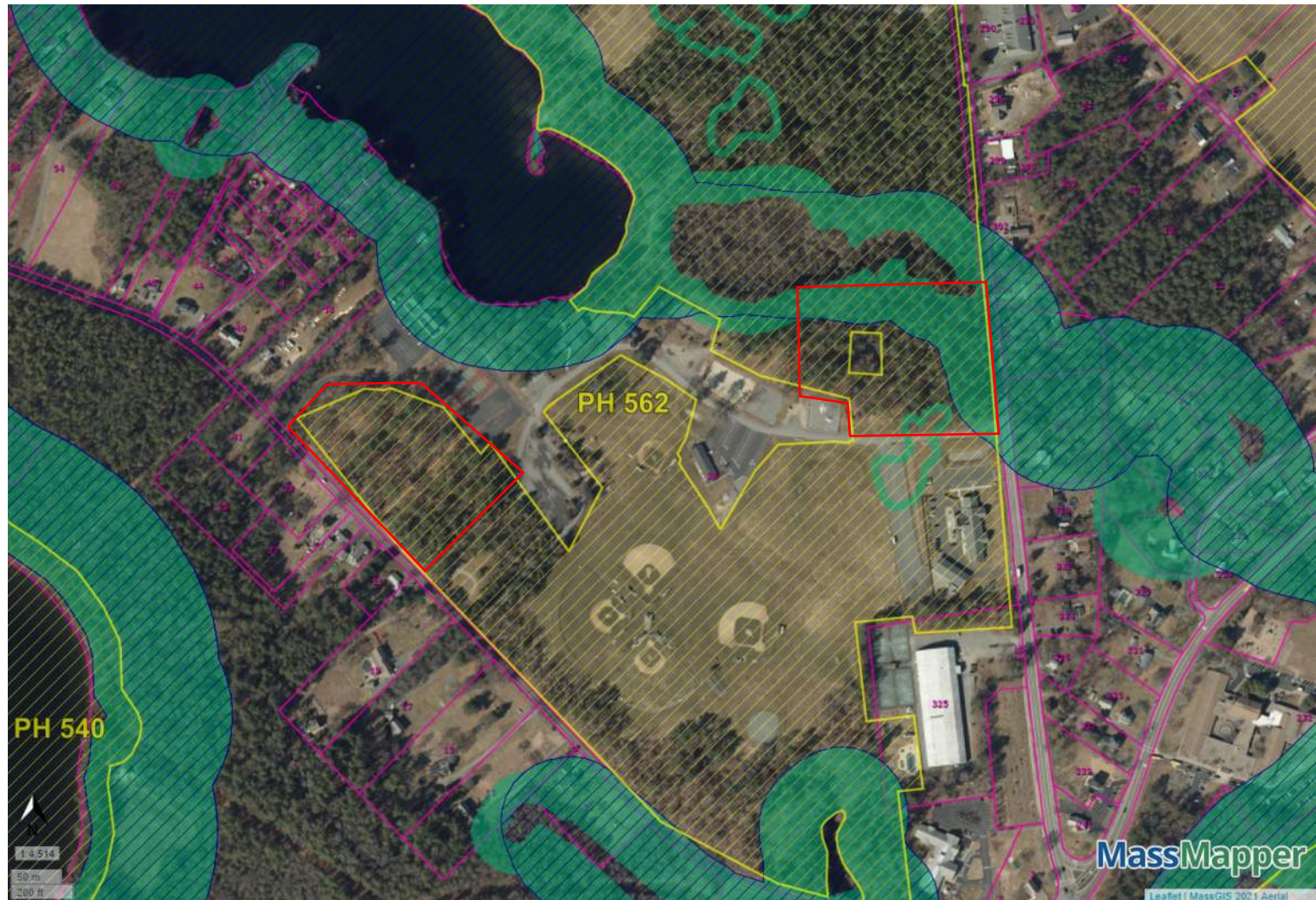
Precinct Street (adjacent to Council on Aging)

- Located just outside of Title 5 buffers and Zone A associated with Loon Pond.
- A portion of the site is mapped as Priority Habitat of Rare Species by National Heritage. A letter would need to be sent to them to identify species involved.
- Soil testing will need to be performed in compliance with Title 5 for proposed building. Based on soil testing at adjacent Council on Aging, installation of a septic system should not be an issue.

Bedford Street (adjacent to Police Station)

- Title 5 buffers and a Zone A will impact the development of the site and how a new building could be located on the site.
- A water main extension would be required to develop this parcel.
- The site, other than a small square, is mapped as Priority Habitat of Rare Species by National Heritage. A letter would need to be sent to them to identify species involved.
- Soil testing may need to be performed to confirm compliance with Title 5 for a proposed building. Based on Soil testing at the adjacent Police Station, soils are likely suitable for a septic system, provided it is not located in a Title 5 buffer or Zone A.
- Entering and exiting via the Ted Williams Camp entrance is not preferable due to public traffic especially during events.
- Entering and existing via Bedford St/Route 18 would require development of the site, particularly imperious area, through a Title 5 buffer and Zone A.
- The typically higher speeds and difficult visibility on Bedford Street would require the addition of a dedicated traffic light.

Ted Williams



NHESP Priority Habitats of Rare Species



Zone A



Title 5 Buffers

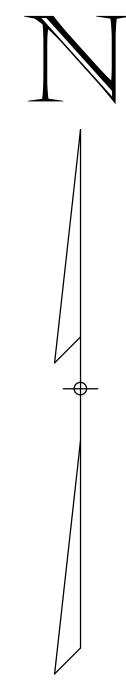


Property Tax Parcels



Reviewed Locations





LAKEVILLE, MA

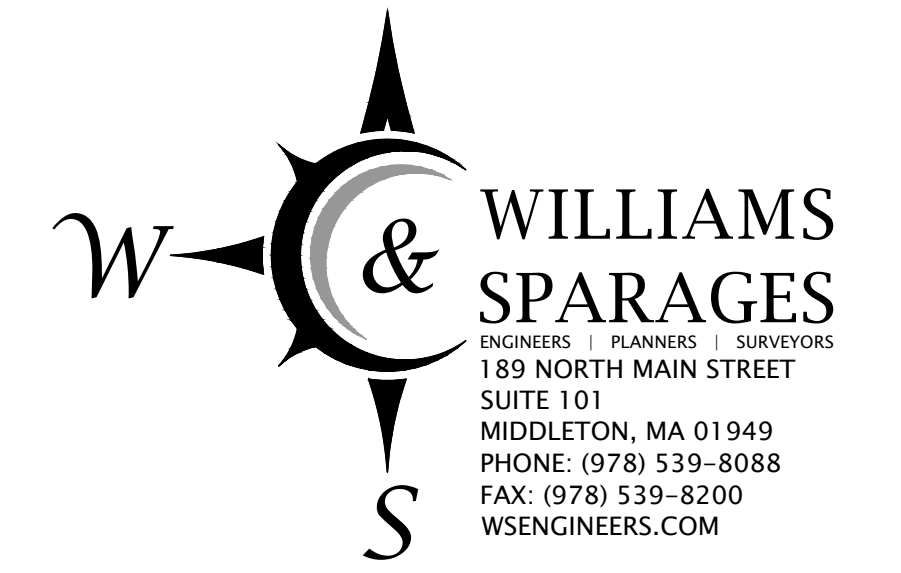
CONCEPTUAL FIRE STATION

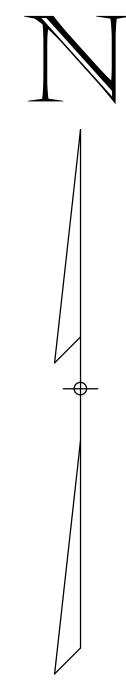
BEDFORD STREET – 1ST OPTION – 2021 AERIAL PHOTO OVERLAY

0' 20' 40' 80'

SCALE: 1"=40'

JUNE 16, 2022

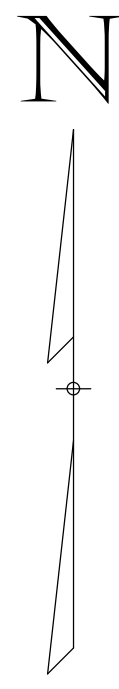




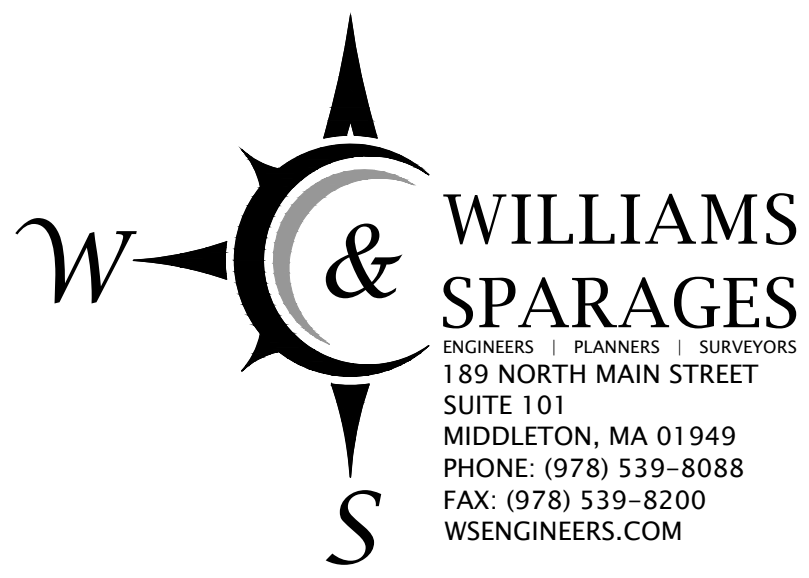
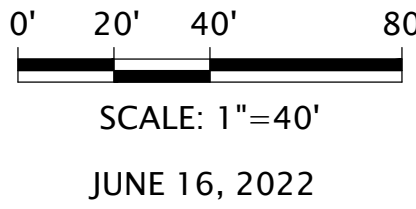
LAKEVILLE, MA
CONCEPTUAL FIRE STATION
BEDFORD STREET – 2ND OPTION – 2021 AERIAL PHOTO OVERLAY

0' 20' 40' 80'
SCALE: 1"=40'
JUNE 16, 2022





LAKEVILLE, MA
CONCEPTUAL FIRE STATION
PRECINCT STREET – 3rd OPTION



SECTION 4



Town Offices Program

Area Description						Remarks	Proposed		
		Current Staff	Existing Total Area	SF	Floor		Floor	Total Area	
A.	Town Clerk						1		
Aa01	Main Office	2	141	sf	1	Increase Staff workstations to 4-5		300	sf
						PT election staff use temp space in a Conference Rm			
Aa02	Clerk Office	1	122	sf	1			150	sf
	Public Counter / Waiting							80	sf
	Additional Storage/Vault							123	
	<i>Subtotal NSF</i>		263	sf				653	sf

B.	Town Planner						1		
Bb01	Town Planner Office	2	244	sf	1	Not adequate for long term (filing, printing)		275	sf
	Planning Director Office					Need separate Director Office		150	sf
	<i>Subtotal NSF</i>		244	sf				425	sf

C.	Assessors						1		
Cc01	Assessors Office	3.5	290	sf	1	Workstation space is not adequate		450	sf
						Need plan table and more file storage		80	sf
						uses hybrid contracted service - may be changing in future			
	Public Counter / Waiting							100	sf
	<i>Subtotal NSF</i>		290	sf				630	sf

D.	Treasurer / Collector						1		
Dd01	Treasurer Office	3.5	333	sf	1	Workstation space is not adequate / need plan table		460	sf
	Dir Office					Need separate Director Office		150	sf
	Storage					Additional Storage Needs		80	sf
	<i>Subtotal NSF</i>		333	sf				690	sf

F.	Town Administrator						1		
Ff01	First Floor Town Office	3	238	sf	1	Should be directly adjacent to Selectmen Office		250	sf
	Storage					Need additional secured storage / filing		80	sf
						Need public waiting / reception		80	sf
	<i>Fleet Stock Subtotal NSF</i>		238	sf				410	sf

G.	Selectmen						1		
Gg01	Selectmen Office	1	222	sf	1	Increase Staff workstations to 3-4 (1 private)		380	sf
	Assistant TA Office					Asst to TA sep office - adj to TA		150	sf
						Should be directly adjacent to TA			
	Additional Storage							50	
	<i>Subtotal NSF</i>		222	sf		Move out of Basement or provide conditioned space		580	sf

H.	Accounting						2		
Hh01	Accounting Office	1.5	495	sf	2	Accounting Clerk, filing and public		495	sf
	Town Accountant Office					Town Accountant (sep office)		150	
	<i>Subtotal NSF</i>		495	sf				645	sf

I.	HR						2		
Ii01	HR Directors Office	1	258	sf	2	Need separate Director Office		150	sf
Ii02	Assist. HR	1	96	sf	2	Currently located in Accounting Office (sep office)		250	sf
						Space is adequate			
	<i>Subtotal NSF</i>		354	sf				400	sf

			Total Area						
A.	Building Department								
Aa02	Building Department office	3.5	315	sf		Additional PT staff and Inspector workstations		400	sf
	Director Office							150	
	Plan Tables					Assumes 2		50	

Town Offices Program

Area Description						Remarks	Proposed	
		Current Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
	Plotter							30
	Public Counter/waiting							80
	Subtotal NSF		315	sf				710 sf

B.	Conservation							
Bb01	**Included in BoH Space			sf				sf
	Subtotal NSF		0	sf				0 sf

A.	Board of Health							
Aa01	Board of Health office	2.5	477	sf		1 Health Agent + PT staff workstation/Cons Comm		500 sf
	Conservation	1						150
	BoH director office					Priv Office		100
	Subtotal NSF		477	sf				750 sf

Supporting Spaces

Area Description						Remarks	Proposed	
		Staff	Existing	SF			Floor	Total Area
			Total Area					
J.	Supporting Spaces First Floor							
Jj01	Vestibule		88	sf				88 sf
Jj02	Vestibule		37	sf				37 sf
Jj03	Waiting Town Hall		130	sf		Include Reception		130 sf
Jj04	Toilet Room 1		89	sf				89 sf
Jj05	Toilet Room 2		43	sf				50 sf
Jj06	Toilet Room 3		22	sf				50 sf
Jj07	Toilet Room 4		46	sf				46 sf
Jj08	Gen Room		48	sf				48 sf
Jj09	Conference Room		220	sf		Large enough for Small Boards & Commissions (20)		500 sf
Jj10	Mechanical		116	sf				116 sf
Jj11	Storage Space		29	sf		Move out from under Stairs		40 sf
	3-stop Elevator, Machine Room & Lobby							500 sf
	Janitors Closet							30 sf
	Storage Room							120 sf
	Conference Room #2					smaller Conference Room - (10-15)		300 sf
	Subtotal NSF		868	sf				2,144 sf

K.	Supporting Spaces Second Floor							
Kk01	I.T. Server/Office	0.5	114	sf		Inadequate Space, need storage + workstation	2	250 sf
Kk02	Toilet Room 5		22	sf				50 sf
Kk03	Toilet Room 6		35	sf				50 sf
	Storage							30 sf
	Multi-Purpose Room							220 sf
	Subtotal NSF		171	sf				600 sf

L.	Supporting Spaces - Archival Storage - Basement							
Li01	Basement Waiting		55	sf				55 sf
Li02	Basement Office		129	sf		Move out of Basement or provide conditioned space		129 sf
Li03	Basement Mechanical		74	sf				74 sf
Li04	Basement Storage		211	sf		Move out of Basement or provide conditioned space		211 sf
Li05	Town Planning Files		17	sf		Move out of Basement or provide conditioned space		17 sf
Bb02	Planner Basement Files #1		100	sf	B	Move out of Basement or provide conditioned space		100 sf
Aa03	Clerk Basement Files #1		64	sf	B	Move out of Basement or provide conditioned space		64 sf
Aa04	Lot Maps		75	sf	B	Move out of Basement or provide conditioned space		75 sf
Aa05	Elections + Town clerk		138	sf	B	Move out of Basement or provide conditioned space		138 sf

Town Offices Program

Area Description						Remarks	Proposed		
		Current Staff	Existing	SF	Floor		Floor	Total Area	
			Total Area						
Aa06	Clerk Basement Files #2		53	sf	B	Move out of Basement or provide conditioned space		53	sf
Dd02	Treasurer Basement #1		53	sf	B	Move out of Basement or provide conditioned space		53	sf
Dd03	Treasurer Basement #2		100	sf	B	Move out of Basement or provide conditioned space		100	sf
Gg02	Select board/Misc Basement Files		70	sf	B	Need additional secured storage / filing (included in Dept)		70	sf
	Misc/other shared additional							114	
	Subtotal NSF		1,139			Subtotal Proposed NSF		1,253	
M.	Supporting Spaces - Additional Archival Storage								
	Building Department		498					500	
	Conservation Commission		267					275	
	Accounting - additional							120	
	Misc/other		174					174	
	Subtotal NSF		939	sf				1,069	sf

ALL Town Offices Total NSF
ALL Town Offices Total GSF

6,348	
8,062	

26 employees

Town Offices Proposed NSF	10,959	
Town Offices Proposed GSF*	15,343	

Based on grossing factor of 1.4

Existing Building Total NSF
Existing Building Total GSF*

11,677	
16,344	

*Based on GSF listed in Lakeville GIS Property Record

Department	Current Staff	5-10 Year Growth	Notes
Accounting	2		Accountant is part time/contractor; Future – have position be full time
Assessor's Office	3		
Board of Health	3		BOH Agent (1), PT Clerk (1) Clerk (1) – currently moved to Old Library
Building Department	4	6-7	Old Library ; growth reflects possible change from per diem gas/plumbing, electrical, and assistant building inspectors to PT/FT
Facilities	1		Facilities assistant (1); 3 PT custodian positions but do not need workstation
Human Resources	2		
Town Administrator	3	4-5	
Town Clerk	2	4-5	Future: 2 seasonal part time; 1 full year part time
Treasurer/collector	3		There is a 4 th workstation for temp/occasional help
Select Board	3	5	Currently 3 and likely grow to 5 down the line; don't consistently work in the TH but use workstation in conference if they come in
Town Planner	2		New position ; growth likely in the future
Conservation Commission	1		Old Library ; to move in to BoH space at Old Library Conservation Agent (1)

Town Administration			
Primary Function	Town Administrator, Asst. Town Administrator, Select Board		
Current Adjacencies	Town Hall Waiting Area/Entrance; Selectmen office; Conference Room; Town Clerk		
Access to	Conference Space, Select Board		
Current Location	1 st Fl, Town Hall		
Public Access Priority	Limited		
SPACE	NO.	AREA	COMMENTs
Town Administration Office	1	238 SF	Includes small meeting space (round table; seats 4)
Select Board Office	1	222 SF	
Basement Storage	1	16 SF	
Workstations	3		1 Town Administrator's office; 2 Select Board office
Filing	3 lateral; 1 vertical		Select Board: 5-drawer lateral, cabinet; TA: 1 vertical; 3 lateral in hallway
Staff – Town Administration	3	Town Administrator; Assistant to Town Administrator; EA to Select Board & Town Administrator	
Staff – Select Board	3	Evagelia Fabian, Richard LaCamera, Lorrain Carboni;	
Existing Space Adequate?	No	3 3-drawer lateral file cabinets in hallway; 1 5-drawer file cabinet in office	
Anticipated Expansion	Yes	Will need additional 2-3 workstations for Town Administration in next 5 years; likely to add 2 positions to Select Board next 10 yrs.	
After Hours?	No		
Conferencing		Occasionally internal meetings; some small breakout/conference spaces would be beneficial	

Challenges

Location	Currently, door to office is in main public hallway/entrance and public often knocks on door looking for assistance. Also concern for sound isolation/privacy.
Storage	Limited secure storage/filing.
Workstations	Office too small for 2 people so Assistant currently located in Select Board office but would prefer to be in same space.
MEP	2 split units in TA office that are about 6-8 years old. Issues with heat in winter; radiators.

Needs

Future Staff	Board of Selectmen – likely add two (2) additional w/in 5 years.
Public Reception	Formal reception space/counter for public.
Flexible space	Smaller conference/multipurpose space; temporary space for Town Auditing process; work station for BoS if they come in to the office.
Meeting space	Smaller conference space/multipurpose space and larger Public Meeting space (10-15 ppl).
Adjacency	Should be in same area as Select Board space.
Offices	Beneficial for Town Administrator and Assistant Town Administrator to have individual offices.

Town Clerk			
Primary Function	Burial permits, marriage licenses, Business certs, dog licenses, records, elections		
Current Adjacencies	Treasurer, Assessor, Town Planner		
Access to	Treasurer, Assessor, Inspectional Services		
Current Location	1 st Floor Town Hall		
Public Access Priority	Frequent		
SPACE	NO.	AREA	COMMENTS
Town Clerk Office	1	122 SF	Separation/privacy ideal when meeting
Assistant Office/Reception/service counter	1	141 SF	Frequent public access; little/no waiting area or area for public to complete paperwork if needed
Filing/Storage - Basement	4	330 SF	Spaces in the Town Hall basement
Workstations	2		Town Clerk & Asst + counter space
Filing/Storage - Office	10		2 5-drawer lateral; 4 3-drawer lateral; 4 4-drawer vertical; misc shelves; Also shares vault/basement space
Printers/technology	2		Shredder; 2 printers; shared copier/fax out in hallway
Staff	2	Lillian Drane – Town Clerk; Asst. – Kimberly DeGrazia	
Existing Space Adequate?	No	Current space smaller than previous; very limited storage;	
Anticipated Expansion	Yes	Will need an additional permanent part time position withing next 5 years; 1-2 temporary/seasonal to assist with busy election years	
After Hours?	No		
Conferencing		Occasional internal meetings – beneficial for Town Clerk to have own office space	

Challenges

Secure storage	Currently only locked file cabinets in office and file cabinets wherever there is space; vault downstairs shared but not kept locked due to moisture issues; much of storage is located in basement, even items that are needed on frequent basis.
Space for public	Frequent interaction with public but little space for people to wait/line up. No where to fill out paperwork (if needed)
Adjacencies	A lot of back and forth with Building Dept currently at Old Library space
MEP	Thermostat located in assessor's office since space was split up previously, which makes it difficult to manage temperature and some ventilation issues (uses space heaters in winter and tends to get muggy in summer)

Needs

Workstations	Will likely bring on a perm part time person in next 5 years and 2 additional seasonal positions within 10 years to help out during busy election years so will need space for at least 3 additional workstations. Space to manage paperwork during elections/retention
Secure Storage	Needs larger/more easily accessible secure storage, particularly for ballots/retention.
Privacy	Having her separate office is beneficial with assistant outside in same area. She can have privacy when meeting with people (internally) but still in close proximity with staff

Building Department			
Primary Function	Building Code, inspection, building permits		
Current Adjacencies	Board of Health; Conservation; Facilities;		
Access to	Board of Health; Conservation; Facilities;		
Current Location	1 st Floor, Old Library		
Public Access Priority	Frequent		
SPACE	NO.	AREA	COMMENTs
Building Dept Office	1	315 SF	
Basement – File Storage	1	498 SF	All Building Dept files are located in basement of Old Library; 17 5-drawer lateral (varying heights); 2 4-drawer;
Filing/Storage – Office space	4		4 locking 3-drawer lateral and misc shelving in office space;
Service Counter	1		
Workstations	3		Bldg Commissioner, EA, and Clerical at Reception counter
Printer/scanner	2		
Staff	11 (4 FT, 7 Per Diem)	FT: Building Commissioner, Executive Assistant, 2 Clerks; Per Diem: Asst Building Inspector, Inspector of Wires; Asst Inspector of Wires; Plumbing & Gas Inspector; Asst Plumbing & Gas Inspector; Special Asst BoH Agent; Sealer of Weights & Measures	
Existing Space Adequate?	No	Better/larger area than at Town Hall but still cramped	
Anticipated Expansion	Yes	3 additional work stations within next 5 - Assistant Building Inspector/Facilities Director, PT Plumbing/Gas Inspector, PT Electrical Inspector	
After Hours?	No		
Conferencing		Some internal meetings but very little meeting members of the public	

Challenges

Limited Accessibility	Currently no accessible entrance. Plan to install ramp at main entrance and working on upgrading restroom to be accessible.
Location	Separation from other Town departments difficult and causes inconvenience.

Needs

Future positions	2 PT custodians (under Ted Dellarocco) and 1 additional PT custodian position vacant (no new positions proposed); Assistant Bldg Inspector position currently part time but will become Full Time in future. Will need 1 additional workstation in next 2 years and 2 more in the next 5 years.
Public Counters	1 counter for Building Department; separate counter for Board of Health/Conservation
Equipment	Budget includes a plotter to be housed in the basement.
Meeting Space	Small conference space to seat 4-6/multipurpose space would be helpful for taking calls, small internal meetings, etc.
Filing Space	Space in basement of Old Library is fairly sufficient; would like to add an additional workstation in basement for temporary staff or those accessing files.

Board of Health/Conservation Office				
Primary Function	Administers and co-ordinates public health programs and services, enforces State and Local Public Health Regulations and Sanitary Codes, including local regulations promulgated by the Lakeville Board of Health.			
Current Adjacencies	Building Department, Conservation			
Access to	Building Department, Conservation, Planner			
Current Location	1 st floor Old Library			
Public Access Priority	Frequent			
SPACE	NO.	AREA		COMMENTS
Board of Health Office	1	630 SF	447 SF	Moving from 1 st Fl Town Hall to Old Library space
Reception/Service Counter	1			Share with Conservation Commission
Workstations	4			Board of Health Agent, Clerk, PT Clerk; Conservation Commissioner to also have workstation in Old Library space
Filing/Storage				Have about 20 LF of current filing to be moved to Old Library; 16 4-drawer vertical filing cabinets; misc smaller file cabinets/shelves/file boxes
Equipment	2			2 printers; shredders; misc equipment
Staff	8 (1 FT, 1 PT, 6 Per Diem)	FT: Health Agent; PT: Clerk Per Diem: Public Health Nurse, Asst Public Health Nurse, 2 Asst Health Inspectors, Animal Inspector		
Existing Space Adequate?	No	Old Library space is smaller SF than space at Town Hall, but we understand there have been some changes in staffing		
Anticipated Expansion	None			
After Hours?				
Conferencing				

Challenges

Same as Building Department

Needs

Filing System to be addressed.

Conservation Commission			
Primary Function	Reviews proposed projects in or near resource areas.		
Current Adjacencies	Building Department, Board of Health,		
Access to	Building Dept, BoH, Town Planner		
Current Location	1 st Floor Old Library		
Public Access Priority	Frequent		
SPACE	NO.	AREA	COMMENTS
Filing/Storage – Basement	16	267 SF	15 4-drawer vertical file cabinets; misc boxes on shelves along walls; 1 5-drawer lateral; to remain in basement
Workstation	1		Work Station included in BoH numbers
Reception/Counter	n/a		Will share counter with BoH
Equipment			1 printer
Staff	1	Bob Bouchard – Conservation Agent	
Existing Space Adequate?	No	Limited area and high volumes of filing; should have space accessible to public	
Anticipated Expansion	No		
After Hours?	No		
Conferencing			

Challenges

Storage No secure storage; utilizing misc filing boxes, shelving in Old Library basement in addition to filing cabinets.

Challenges same as BoH an Building Dept

Needs

Location Will be moving workstation upstairs in BoH office; share counter with BoH

Facilities			
Primary Function	Maintain Town buildings throughout		
Current Adjacencies	n/a		
Access	n/a		
Current Location	n/a		
Public Access Priority	n/a		
SPACE	NO.	AREA	COMMENTs
Workstation	1		Currently no work station but plans to set up work station in Old Library basement
Storage	n/a		Currently supplies stored at respective buildings where possible but no dedicated area for back up/overflow supplies, or equipment storage.
Staff	4	Facilities Assistant (1); part time custodian/assistant (3); no 5-10 year future growth anticipated unless additional building area added	
Existing Space Adequate?	No	Limited space for supply/equipment storage in Town Hall; no work station	
Anticipated Expansion	No	No 5-10 year future growth anticipated unless buildings are added	
After Hours?	No		

Challenges

Storage	Buys supplies in bulk and stores what he can at the respective building, but no storage for overflow, back up, equipment, etc.
Workstation	No current work space/desk.

Needs

Equipment	Potentially planning for purchase of floor buffer in future and would need a place to store it.
Storage	Additional storage to store supplies, cleaning supplies, equipment, etc.
Workstation	Looking to set up "home base" work station in basement of Old Library. Wouldn't require much as far as file storage.

Town Planner			
Primary Function	New department		
Current Adjacencies	Treasurer/Collector; Town Clerk; Assessor's		
Access to	BoH, Building Department		
Current Location	1 st Fl, Town Hall		
Public Access Priority	?		
SPACE	NO.	AREA	COMMENTs
Town Planner office	1	244 SF	
Workstations	2		Town Planner, Secretary
Equipment	?	?	
Filing/Storage (Basement)	1	17 SF	Misc filing in Town Hall basement. Unknown filing needs for day to day or future.
Staff	2	Marc Murray – Town Planner; Cathy Murray – Clerk	
Existing Space Adequate?	No	Currently setting up the space for the new department but no separate office space for dept. head. Will need to determine future filing needs	
Anticipated Expansion	Yes		
After Hours?			
Conferencing			

Challenges

Challenges similar to those of other Town Hall departments.

Needs

Needs similar to those of other Town Hall departments.

Accounting			
Primary Function	Invoice processing, annual budget for Town		
Current Adjacencies	HR, Fire Dept		
Access to	Archival storage, meeting space,		
Current Location	2 nd Floor, Town Hall		
Public Access Priority	Limited		
SPACE	NO.	AREA	COMMENTs
Accounting Office	1	495 SF	1
Workstations	2		2 accounting
Filing/Storage	6		Accounting: 3 3-drawer lateral cabinets; 3 vertical file cabinets; some files stored in attic; Need secure storage
Printing	2		
Staff	2	Accounting Clerk (FT), Town Accountant – part time contractor, but planning on transition to a permanent position in future	
Existing Space Adequate?	No	When Accounting transitions to permanent position, likely will need a separate office space	
Anticipated Expansion	No	Expansion not anticipated but current part time/contract position to be	
After Hours?	No		
Conferencing			

Challenges

Storage Limited archive storage/secure storage. Filing cabinets and some storage in attic.

Needs

Storage Secure/fire resistant storage; additional space
Office Space Separate office for department head

HR			
Primary Function	The Human Resources Department is responsible for Recruitment & Selection, Employee Relations, Leave Administration, Benefit Programs, Workers Compensation, and Training.		
Current Adjacencies	Accounting		
Access to	Meeting Space, Archival		
Current Location	2 nd Floor, Town Hall		
Public Access Priority	Limited		
SPACE	NO.	AREA	COMMENTs
HR Manager Office	1	258 SF	
HR Asst Space	1	96 SF	Located in the Accounting Office space
Workstations	2		1 HR Director Office; 1 HR Asst in Accounting space
Filing/Storage	3		HR Asst: 2 2-drawer lateral file cabinets; 1 5 drawer file cabinet
Printing	1		HR Asst space
Staff	2	John Varella – HR Director; HR Administrative Assistant	
Existing Space Adequate?	No	HR Assistant shares space with Accounting; in separate area from HR Director	
Anticipated Expansion	n/a		
After Hours?	No		
Conferencing	Yes	Meetings with staff; occasional interviews	

Challenges

Privacy HR Director has separate office, HR assistant shares open office space with accounting.

Needs

Privacy HR Director and HR Assistant will both need offices.

Meeting Space Separate space to meet with staff and conduct occasional interviews; audio privacy concerns.

Assessor			
Primary Function	To assess properties at full & fair market value based on sale prices		
Current Adjacencies	Town Clerk, Treasurer/Collector		
Access to	Treasurer, ISD, Town Clerk		
Current Location	1 st floor, Town Hall		
Public Access Priority	Frequent		
SPACE	NO.	AREA	COMMENTs
Assessor's Office	1	290 SF	IT Cable chase located in this area
Reception/counter	1		
Workstations	3		
Filing/storage	6		6 3-drawer lateral cabinets; individual desk filing cabinets; each workstation has 2 shelf with various file boxes
Equipment	1		Printer/scanner
Staff	3-4	Assessor, Assessor Clerk, Field; We understand that 2 are Town staff and 2 are consulting positions	
Existing Space Adequate?	No	Originally in basement space, then moved to their own building, and then to current location in Town Hall; space not large enough	
Anticipated Expansion			
After Hours?	No		
Conferencing			

Challenges

Public Access	No waiting area; can get congested between Treasurer/collector counter and Town Clerk counter.
Storage	Limited storage/filing cabinets. Currently also have filing in a POD in rear of building as well as some files in the basement.
Office Space	Location has changed multiple times and current space not large enough for current staff. There can be up to 4 employees at the time.

Needs

Location	Publicly accessible with counter. Helpful to have near Town Clerk, Treasurer.
Equipment	Large surface to view maps/plans.
Storage	Storage for large documents/plans as well as archive; be able to accommodate items stored in the POD.
Expansion	2 positions are currently consulting positions that may be taken care of in house in the future, which may require additional permanent space/workstations.

Treasurer/Collector			
Primary Function	Collects payment of real estate taxes, excise taxes, and personal property taxes		
Current Agencies	Assessor, Town Clerk		
Access to			
Current Location	1 st floor, Town Hall		
Public Access Priority	Frequent		
SPACE	NO.	AREA	COMMENTs
Treasurer/Collector's office	1	333 SF	
Basement Storage	1	53 SF	Shares vault with Town Clerk
Reception/Counter	1		Workstation for clerical
Workstations	4		3 work stations for full time employees; 1 work station for temporary/as needed help
Filing/Storage (office)	6		4 3-drawer lateral cabinets; 1 fire resistant/locking file cabinet; misc shelves; 2 vertical cabinets; lock box; shares basement space
Equipment	3		Printers/scanners; shredder
Staff	3	Treasurer; Assistant Treasurer/collector; Clerk; occasional temporary 4 th when needed	
Existing Space Adequate?	No	Limited storage, no separate space for	
Anticipated Expansion			
After Hours?	No		
Conferencing			

Challenges

Limited Storage Storage limited to lockable file cabinets; various storage in basement.
Space Inadequate space for 4 workstations and no room for additional help or future growth.

Needs

Storage Needs fire proof/secure storage/archive space.
Offices Department Head should have adjacent but separate office.

IT			
Primary Function	Maintain computer/technology systems; house IT equipment including server rack		
Adjacencies	Fire Dept offices		
Access	n/a		
Current Location	2 nd Fl, Town Hall		
Public Access Priority	No Public Access		
SPACE	NO.	AREA	COMMENTs
Server Room	1	114 SF	The current SF is the entire IT room.
Workstation	1		
Storage	1		Currently supplies stored throughout room, incl one 4-shelf wire rack.
Server Racks	2		Currently 2 (one for VoIP/servers, one Verizon); may be able to remove Verizon
Staff	1	Bob McNally	
Existing Space Adequate?	No	Limited space for supply/equipment storage; limited work area; extraneous Verizon cabinet	
Anticipated Expansion	No		
After Hours?	No		

Challenges

Space	Current server room too narrow and not enough space for a workstation/staging area.
Storage	Limited storage within Town Hall IT room for cables, tools, supplies. Some supply storage at the Police Station IT space.
MEP	There are 2 wall mounted split units used for heating and cooling. Not sufficient for the space and likely need repairs/replaced.

Needs

Equipment	1 server rack to hold VoIP and select devices.
Storage	Additional storage to store limited supplies; some current supplies may be stored at Police Station but would like to have some frequently used supplies on site as needed.
Workstation	Larger work area to be able to stage/set up computers and equipment as well as a workspace for tasks when he is on site.
Verizon Rack	Not sure if in use; may be able to be removed.

Building Support Spaces			
SPACE	NO.	AREA	COMMENTS
Restrooms	6	257 SF	1 accessible and 1 general (1 st Fl Town Hall, lower); 2 in 2 nd Fl, 2 1 st Fl (upper)
Storage (Town Hall Basement)	1	340 SF	Multiple filing cabinets, file boxes, wire racks, and misc storage shared by Town departments
Meeting Space	1	220 SF	Space for about 8; workstation for visiting staff/Select Board; microwave/Keurig/etc.; File cabinets
Misc Storage	1	29	Located under stairs outside of BoH space
Generator room	1	48 SF	1st Fl, lower
Mechanical Room (Basement)	1	74 SF	Located in Basement & 1 st FL FD side; 1 boiler for TH (newer) and 1 for FD; oil
Mechanical Room (1 st Fl)	1	116 SF	
Printers/Copiers	3		Shared and located in common hallways
Septic			Town on Septic. Maintained well and no issues anticipated for building as is.

Challenges

Meeting space	Current space not sufficient and has been used for auditor, during ballot sorting/election time, visiting Select Board members, etc.; no larger conference space for larger meetings or Boards/Commissions meetings.
Basement Storage	Water infiltration issues, no ventilation, frequent mold issues, which also prevents full use of vault.
General Storage	Filing cabinets placed wherever there is space throughout Town Hall spaces and very little supply storage.

Needs

Meeting space	2-3 smaller conference/multipurpose spaces; 1 larger multipurpose/subdividable meeting space to be used as internal meeting space or for Boards/Commissions.
Storage	Secure storage/vault and additional storage space to accommodate archiving/retention requirements.
Septic	Likely need updates to septic system to accommodate increase in personnel utilizing the building/site (ie. if an addition is added, or FD moves to new location and all Town Departments are moved to 346 Bedford Street building)

Entrances/Vestibules			
SPACE	NO.	AREA	COMMENTs
1 st Fl, Upper level Vestibule/Waiting	1	167 SF	Includes small vestibule and waiting area outside of TA office/Select Board Office
1 st Fl, Lower level	1	88 SF	Used for Town Clerk, Treasurer/Collector, and Assessor; bench seat located in vestibule
Basement	1	55 SF	Exterior access via stairway and entrance area
Security		Have had issues with access by public after hours	
Existing Space Adequate?		Limited waiting space for public	

Challenges

Accessibility	One accessible entrance at 1 st Fl lower with access to Treasurer, Clerk, and Assessor. 1 st Fl upper entrance/space is not accessible, however the spaces located here are not frequented by the public
Space	Limited space for waiting areas or space for public to check in or line up at counters; no seating/space to fill out paperwork (if necessary). Limited separation from offices; could potentially be privacy concern for staff.
Security/Access	Multiple entrances/access points with no automatic locking; last person in charge of locking doors;

Needs

Reception	Reception area to greet and help direct public or answer questions.
Security	Prevent unauthorized access, particularly after hours.

Fire Department Program								
Area Description			Existing			Remarks		
			Total Area			Proposed		
M. Fire Department						Total Area		
Mm01	Day Room		292	sf		600	sf	
Mm12	Kitchen		179	sf		220	sf	
Mm02	Locker Room		420	sf			sf	
	Gear Locker				Exist 14 gear lockers. 35 dept size	400	sf	
	Personal lockers				add personal lockers adj to living space. Exist 14 gear lockers. 35 dept size	200	sf	
Mm03	Dispatch		179	sf	Includes IT/Comms space	200	sf	
	Unisex Restroom				Assume 2	160	sf	
Mm04	Waiting		40	sf		40	sf	
Mm05	Storage		70	sf		300	sf	
Mm06	Shower / Restroom		52	sf	1 per gender or gender neutral			
	Locker / Shower / Restroom				Assume 1 for decon area use	400	sf	
	Locker / Shower / Restroom					400	sf	
Mm07	Laundry		56	sf	added drying + residential washer	150	sf	
Mm08	Deputy's Office		179	sf		180	sf	
Mm09	Fire Chiefs Office		189	sf		200	sf	
Mm10	Apparatus Bay	6 bays x 2 deep	4,078	sf	Long term solution may be to add sub-station. Includes space for 3rd ambulance + possible other support vehicles	7500	sf	
					Drive-thru ideal for 3 engines.			
Mm11	Training / Bunk		413	sf	Confirm # of staff (30-40)	900	sf	
	Separate Bunk				5-6 bunks w/ gender separation (4/150 sf ea)	600	sf	
Mm13	Admin Second Floor Office		283	sf		283	sf	
	Conference/Fire Prevention Off					255	sf	
	scba compress, other					200	sf	
	Decon Laundry					75	sf	
	Exercise				2 ellipticals, 2 treadmill, free weights	450	sf	
	IT					50	sf	
	Electrical/mechanical					200	sf	
	Fire Department Total NSF		6,430			13,963		
	Fire Department Total GSF		8,166	*		19,548	*	
			*Grossing Factor of 1.27			*Grossing Factor of 1.4		

Positions	Current		5 Year Growth	10 Year Growth	Notes
	Male	Female			
Chief	1				
Deputy		1	1	1	
Captain			1	1	
Lieutenants	4		4	4	
Full Time Firefighters	11	1	16	20	Currently, 4 work groups, 3 in each group. Hope to have 5-6 in each group within next 5-10 years. Typically 24 hours on, 48 hours off.
Volunteer Firefighters	18	3	25	25	Lakeville Fire Department has higher turnover than typical
Fire Prevention	0	0	0	1	No current Fire Prevention office/staff; no room/no place for plans
Administrative Staff		1			

Equipment	Current	5 Year Growth	10 Year Growth	Notes
Engines	3	3	4	Engine 1 length: 32'1"L Engine 2 length: 32'1"L Engine 3 length: 32'1"L
Tower	1	1	1	Tower Ladder Length: 9'10"W x 45'5"L About 30 years old
Forestry	1	1	1	8'10"W x 30' L
Ambulance/EMS	2	3	3	Ambulance 1: 26'L Ambulance 2: 26'L Ambulance 3: 26'L Will have new ambulance but would like to keep the old/retired ambulance as backup.
Tanker	1	1	1	Tanker : 9'7"W x 33'6"L
Boat	2	2	2	Boston Whaler w/ Trailer : 21'1"L Inflatable w/ Trailer: 18'L
SCBA Compressor	1	1	1	No individual room ; venting horizontal instead of vertical, which often causes CO2 alarms
Plymovent	1			Motor has been hit due to clearance of tower/starting to show it's age
Gear Extractor/Dryer	1	1	2	Turnout gear dryer located in apparatus bay but is not properly vented
Turnout Gear Storage	0	1	1	
Vehicle Maintenance	0			Small space in apparatus would be helpful for basic maintenance
UTV/Other Vehicles	0	1	1	Squad (F-350 crew cab): 21'L UTV w/ Trailer: 26'6" L Would like to add UTV/4wheeler in future for pump, patient transport, etc.

Apparatus Bay			
Primary Function	Apparatus garage space, supply/hose/SCBA storage		
Adjacencies	Locker Room		
Access to	Locker room, storage/EMS supplies, decon area, SCBA		
Current Location	346 Bedford St		
Public Access Priority	N/a		
SPACE	NO.	AREA	COMMENTs
Apparatus Bay	1	4,078 SF	6 bays, rear manual overhead garage door (cannot be used for vehicles)
SCBA	1		No dedicated space/room; issues with ventilation
Ambulance/EMS	2		
Tower	1		9'10"W x 45'5"L
Engines	3		Engine 3: 9"W x 27'1"L
Tanker	1		9'7"W x 33'6"L
Forestry	1		8'10"W x 25'6"L
Water rescue	2		Smaller inflatable boat stored behind tower; boat stored between forestry truck and tanker bays
Existing Space Adequate?	No		
Anticipated Expansion	Yes		
After Hours?			

Challenges

Slab	Floor pitches and has cracks.
Hose Storage	Currently rolled up next to bay door and difficult to maneuver. Do not have a dedicated hose washer so they wash out in driveway for water to wash into storm drainage.
SCBA	Current location/venting causes intake of CO/alarms (horizontal instead vertical).
Storage	Little storage in Apparatus Bay and only storage is in locker room area (has had mold issues). Misc storage (open) along rear of apparatus bay, incl some equipment, and outside wall of locker room.
Security	Have had issues with public entering bays due to unsecured doors into apparatus bay.
Vehicles	Engines 1 and 3 parked behind Ambulance 1 and 2; have to move ambulances to allow engines to exit. Inflatable boat stored behind tower engine with adjacent dive locker; truck used to tow boat is driven from the rear parking area to the front and the tower engine moved in order to get boat.
Clearances	Bays are narrow, allowing a few inches clearance between vehicle mirror and bay frames. Limited vertical clearance for tower truck.
Communications	No notification/PA system.

Needs

Drainage	Drainage in bays to be able to wash down hoses/vehicles inside so runoff drains through appropriate system.
Decon	Dedicated decon area with extractor/gear dryer and restroom/shower to prevent possible contamination when walking through common areas.
Storage	Additional appropriate storage for equipment/supplies easily accessible from vehicles.
SCBA	Separate room for SCBA and properly vented.
Bays/Space for Growth/Expansion	6 bays. Space to accommodate future team growth and vehicles to meet Town's needs. 10% anticipated growth in call value, and already 16% increase this year alone.
Workshop	Small workshop for equipment needed for minor repairs and dedicated storage area for associated supplies.
Security	Secured doors and auto-closing bay doors to prevent unwanted access.

Dispatch			
Primary Function	Calls routed through Police Department and forwarded to Dispatch		
Adjacencies	Waiting Area, Dayroom,		
Access to			
Current Location	Town Hall		
Public Access Priority			
SPACE	NO.	AREA	COMMENTs
Dispatch/watch room	1	179	
Existing Space Adequate?	No	Space will eventually require an update fire alarm receiver. Department uses mobile (vehicle) radios as base radio. A more powerful radio would be beneficial.	
Anticipated Expansion			
After Hours?	n/a (not public)		
Conferencing	n/a		

Challenges

Lack of Technology No PA or speaker system throughout FD spaces/apparatus bay; limited service upstairs (where kitchen and bunk located) and no PA/notification system throughout.

Needs

Communications Equipment to facilitate communication throughout the fire station when call information is received and when personnel are preparing to respond to a call.

Location Need adequate separation from day room/common areas.

Anticipated Expansion Space will eventually require an update fire alarm receiver. Department uses mobile (vehicle) radios as base radio. A more powerful radio would be beneficial

Dayroom			
Primary Function	Space for on duty personnel to spend time, prepare food, eat, etc.		
Adjacencies	Dispatch, Locker Room, Laundry		
Access to			
Current Location			
Public Access Priority	None		
SPACE	NO.	AREA	COMMENTs
Dayroom	1	292 SF	Small microwave and toaster; 4 recliners; TV; memorabilia; standing storage cabinet, table and 4 misc chairs
Existing Space Adequate?	No		
Anticipated Expansion			
After Hours?	n/a (not public)		
Conferencing	n/a		

Challenges

Location	Returning personnel have to walk through dayroom from lockers to access extractor/showers (potential contamination).
Kitchen	No nearby kitchen/cooking area.
Storage	No separate storage for food/kitchen items. No separate restroom/washing area (ie. for dishes, etc).
Seating	Limited seating/tables.

Needs

Kitchen	Separate kitchen area for cooking/storage.
Storage	Storage for personal/kitchen items separate from gear.

Locker Room			
Primary Function	Storage for gear, currently also storage for personal items		
Adjacencies	Dayroom, Storage; Apparatus Bay		
Access to	Apparatus Bay, storage, decon area		
Current Location	1 st Fl, 346 Bedford St		
Public Access Priority	N/a		
SPACE	NO.	AREA	COMMENTs
Locker Room	1	420 SF	
# of Lockers	14		Multiple sharing and no separation between gear and personal items
Existing Space Adequate?	No	Lockers being shared, overflow on to floor	
Anticipated Expansion	Yes		
After Hours?	n/a		
Conferencing	n/a		

Challenges

Insufficient Storage	2-3 firefighters sharing each locker, leading to overflow.
No separation	Bedding, food items, personal items in same space as gear.
Ventilation	No ventilation in space.

Needs

Separate storage	Separate area needed for storing personal/kitchen/non-gear items. Individual lockers.
Ventilation	Appropriate space and ventilation.
Gear Storage lockers	Will need about 35 to accommodate current and future growth.

Office Space			
Primary Function	Office space for Chief, Deputy Chief, FD administration and filing/storage		
Adjacencies	Admin space, Chief, Deputy Chief, Training/Bunk, Kitchen		
Access to			
Current Location	2 nd Fl, Town Hall		
Public Access Priority	High		
SPACE	NO.	AREA	COMMENTs
Chief's Office	1	189 SF	
Deputy Chief's Office	1	179 SF	
Admin Space	1	283 SF	Split by file cabinets for additional space; no drop ceiling
Existing Space Adequate?	No	Existing space lacks room for meetings, interviews, or fire prevention operations.	
Anticipated Expansion	Yes	Additional of Fire Prevention Officer in future	
After Hours?	No		
Conferencing			

Challenges

Limited outlets
No meeting space

Limited number of outlets, requiring use of multiple extension cords.
Limited space to meet internally; limited meeting space. Currently visitors must use the stairs to access the administration area. There are no private spaces to address confidential topics on the first floor.

Needs

Meeting Space
Storage

Separation to meet internally and if there is need to meet with public.
Additional filing/storage needed.

Support spaces			
SPACE	NO.	AREA	COMMENTs
Waiting (Outside dispatch)	1	40 SF	
Laundry	1	56 SF	1 Extractor; utility sink next to extractor, multiuse including washing dishes
Restroom/Shower	1	52 SF	No heating/cold; small;
Storage – 1 st flr	1	70 SF	Mold issues
Kitchen	1	179 SF	2 nd Fl; being repainted and window between kitchen and bunkwall; not often used due to lack of PA/notification system and poor service
Training/Bunk space	1	413	Training: Folding tables and chairs; space for 8-10 now; ideal would be 25/twice the size; large wall mounted TV Bunk: Separation from training with file cabinets/misc; FD will be taking over BoH space and adding bunk spaces
Attic	1		Some file storage; PPE storage
Existing Space Adequate?	No		
Anticipated Expansion	Yes		
After Hours?	n/a		
Conferencing	n/a		

Challenges

Layout	Only access to decon/laundry is from apparatus to lockers and then through the day room.
Storage space	Some items currently stored in Conex box outside. Have had mold issues in current storage space used to store EMS supplies. No storage space for supplies used during community outreach/education.
Lighting	Limited lighting outside, in stairwell/hallway from 1 st to 2 nd Fl, etc.

Needs

Kitchen	Separate/dedicated kitchen with emergency stop for stove in case of call.
Restrooms	Dedicated restroom/showers to use to clean up after calls. Separate restrooms/showers for general use.
Storage	Secure storage for EMS supplies accessible to Apparatus Bay. Separate storage for personal items vs. gear. Additional storage for items used during community outreach/education.
Lighting	Appropriate lighting needed throughout, especially when responding to calls from common areas/bunk rooms/etc.
Bunkrooms	Single occupancy bunkrooms for personnel on duty. Quantity/locations to accommodate expected growth in team size and female personnel.

Exterior Space Needs			
SPACE	NO.	AREA	COMMENTs
Parking			Currently only in rear of building and uncovered. See below challenges.
Turn Radius			Green space/curb in front of apparatus can make it difficult to exit/enter apparatus, especially for the Tower Ladder
Road Access			Currently some difficulty due to traffic; occasionally public enters via Fire Department exit/entrance to road.
Existing Space Adequate?	No	Issues with access to road/exiting bays	

Challenges

Parking	Parking is shared with Town Hall. As this is a call back fire department, there has been multiple occasions where vehicles are parked 2 and 3 deep. There have been multiple occasions when Town hall employees have complained about the location of the firefighters' privately owned vehicles.
Turn Radius	Insufficient space to exit/enter bay with tower truck due to curbing/grass area at front of Town Hall/Apparatus Bay.
Exit to Road	No dedicated entrance/exit; blind turn at end of driveway on to main road.
Exterior Façade	Multiple impacts from vehicles when returning to station.

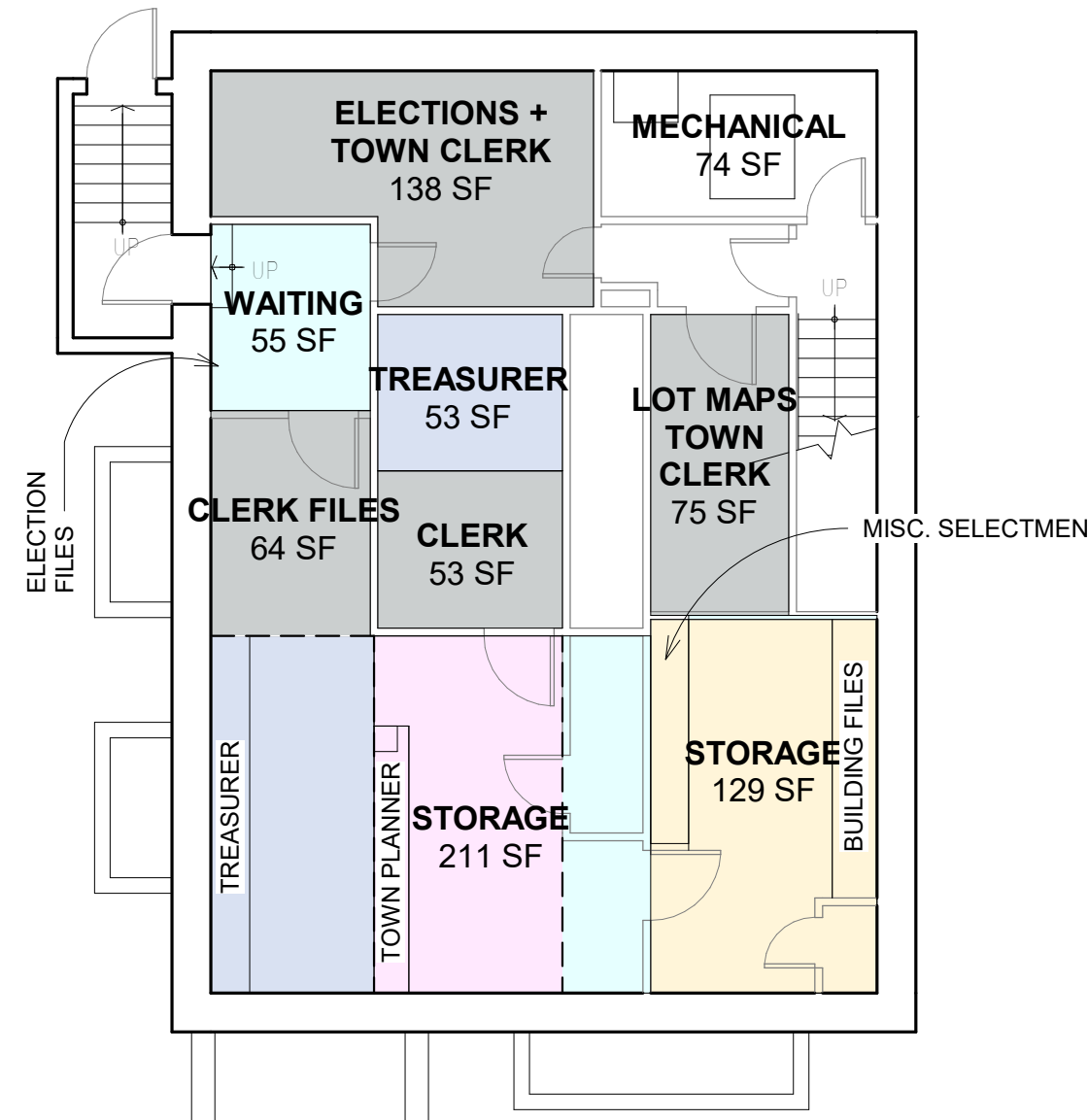
Needs

Bollards	Bollards would be helpful to prevent impact from vehicles entering the bays.
Clear Turn Radius	Adequate space to exit and enter bays. Drive through bay would be helpful.
Access to road	Dedicated entrance/exit to main road or traffic light/notification.
Training Space	Outdoor training area – currently use live structures for trainings; could be 20'x40' Conex-type structure

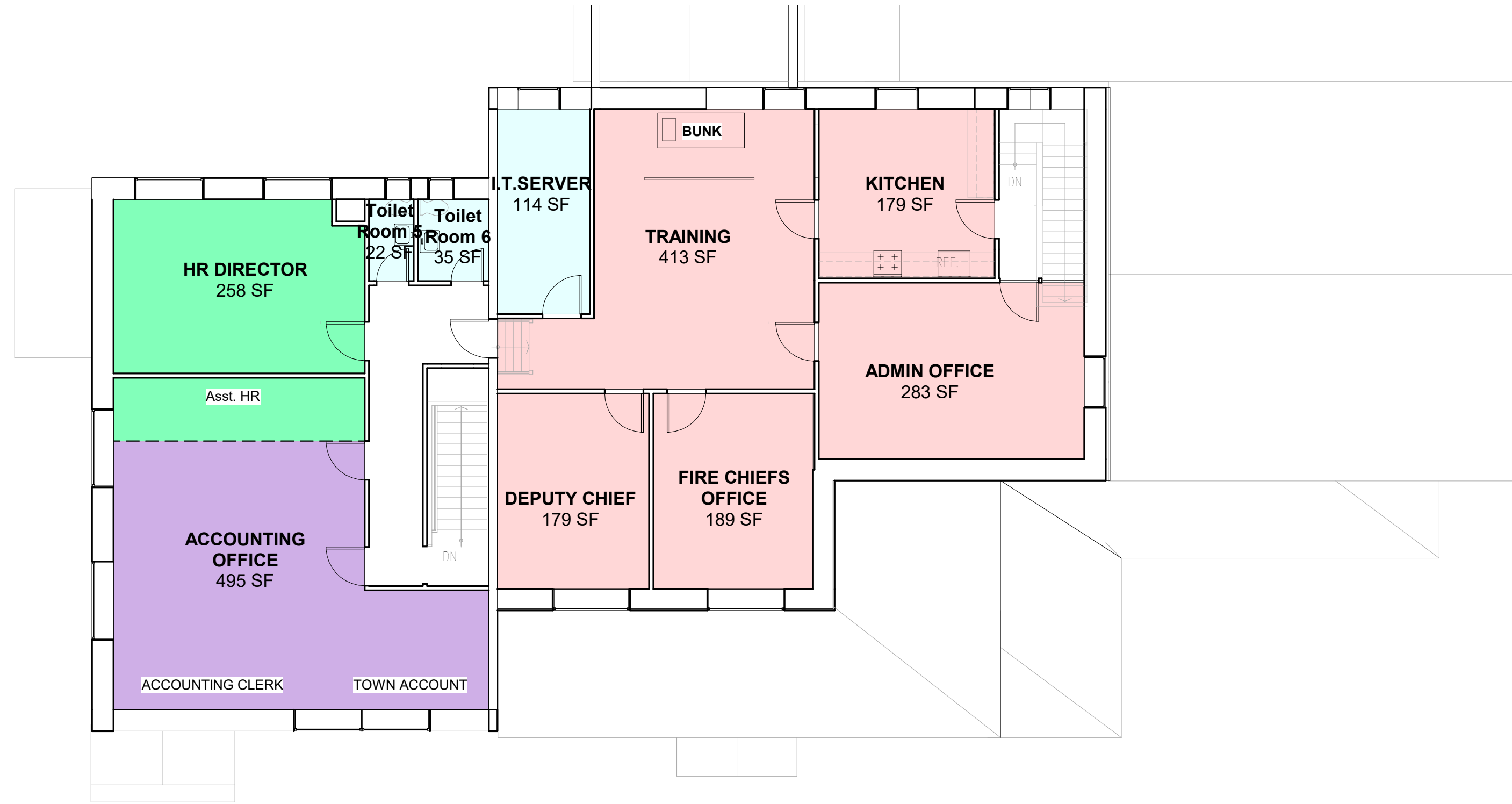
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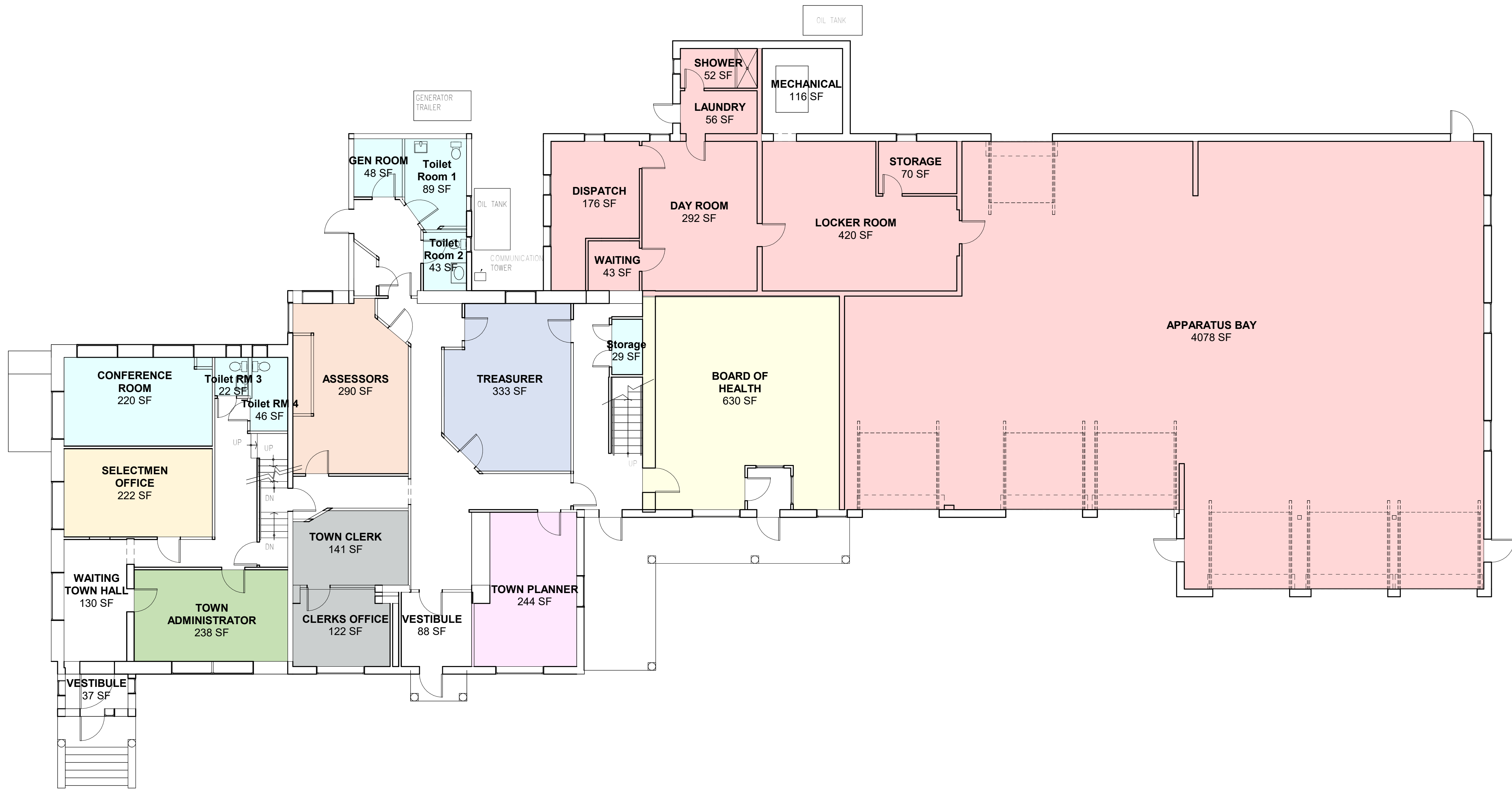
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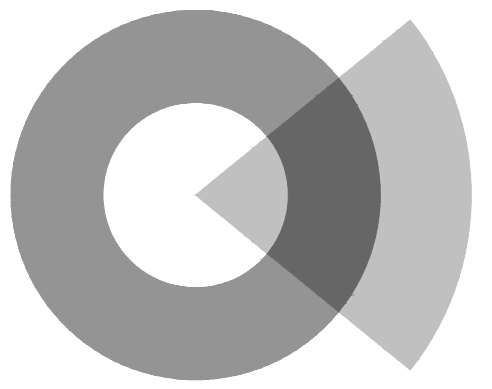
① Basement Existing
1/8" = 1'-0"



② Second Floor Existing
1/8" = 1'-0"



③ First Floor Existing
1/8" = 1'-0"



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TOWN HALL & FIRE STATION FEASIBILITY STUDY



**TOWN OF
LAKEVILLE**

346 Bedford St, Lakeville,
MA 02347

Drawing Title:

**TOWN HALL
EXISTING
CONDITIONS**

Revisions:

PROGRESS SET
NOT FOR
CONSTRUCTION

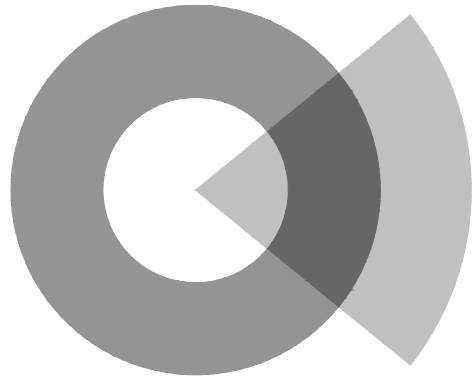
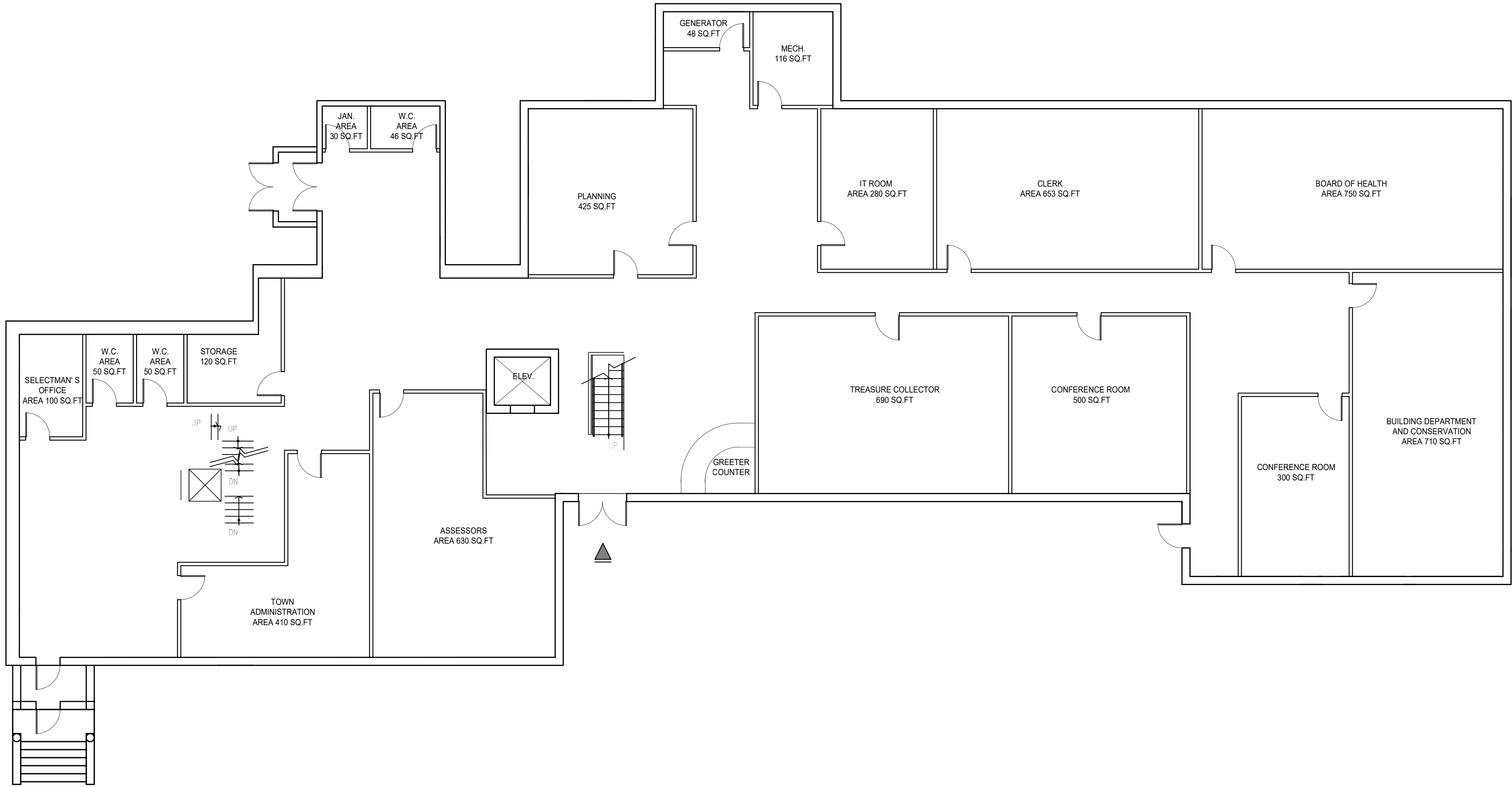
Submission:

**FEASIBILITY
STUDY**

Date: 09/02/2022
Project Number: CB211560.1
Project Manager: JDS
Drawn By: BK
Scale: 1/8" = 1'-0"

SK-01

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**TOWN HALL &
FIRE STATION
FEASIBILITY
STUDY**



**TOWN OF
LAKEVILLE**
346 Bedford St, Lakeville,
MA 02347

Drawing Title:
**TOWN HALL
PROPOSED
FIRST FLOOR
LAYOUT**

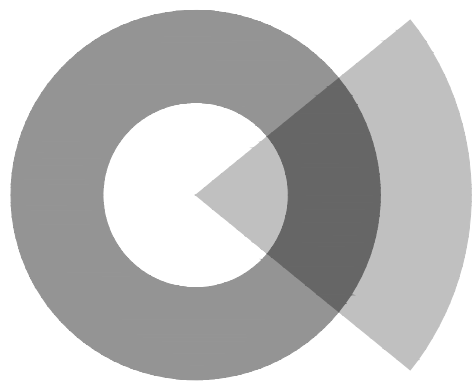
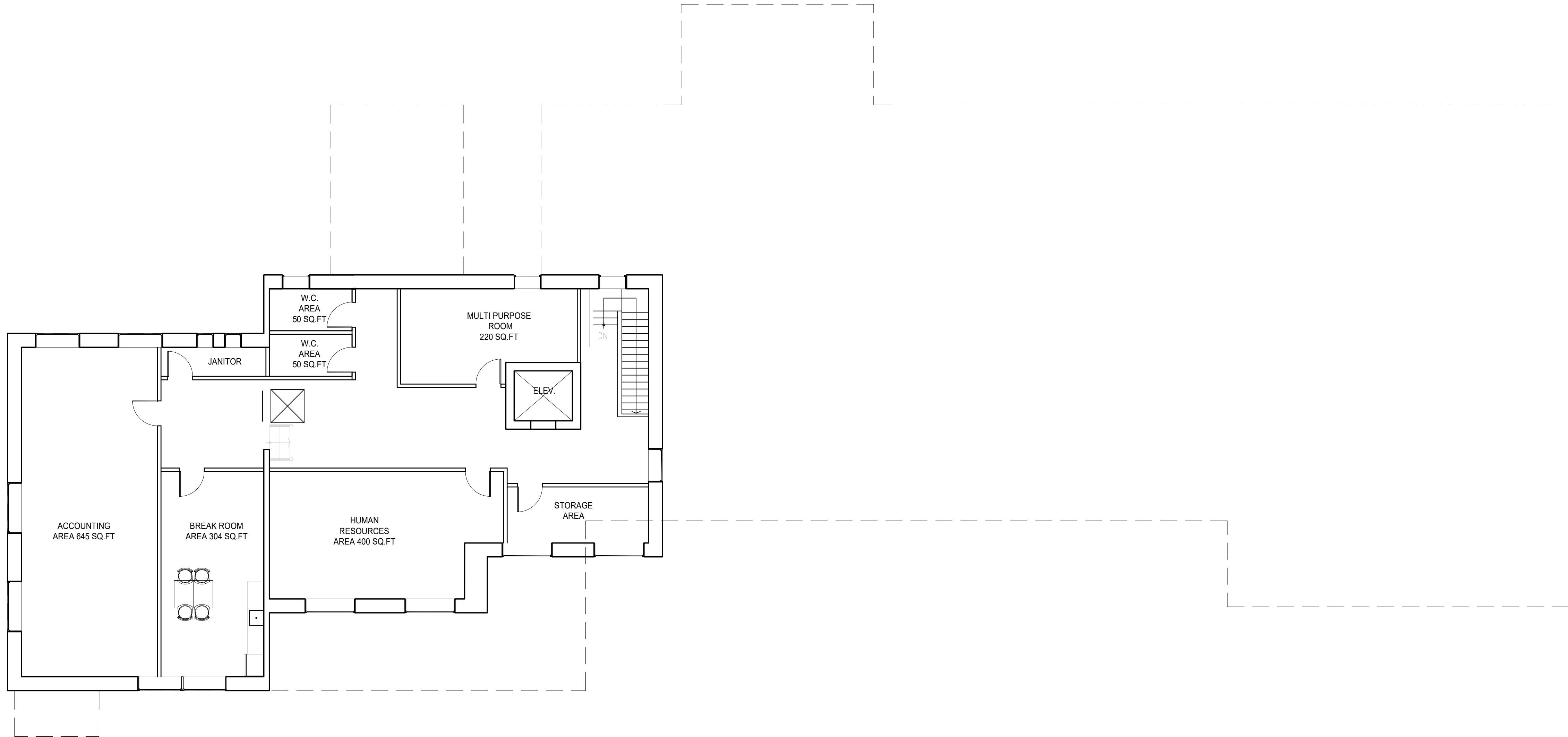
Revisions:
**PROGRESS SET
NOT FOR
CONSTRUCTION**

Submission:
**FEASIBILITY
STUDY**

Date: 09/02/2022
Project Number: CB211560.1
Project Manager: JDS
Drawn By: BK
Scale: 1/4" = 1'-0"

SK-02

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**TOWN HALL &
FIRE STATION
FEASIBILITY
STUDY**



**TOWN OF
LAKEVILLE**

346 Bedford St, Lakeville,
MA 02347

Drawing Title:

**PROPOSED
SECOND FLOOR
LAYOUT STUDY**

Revisions:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

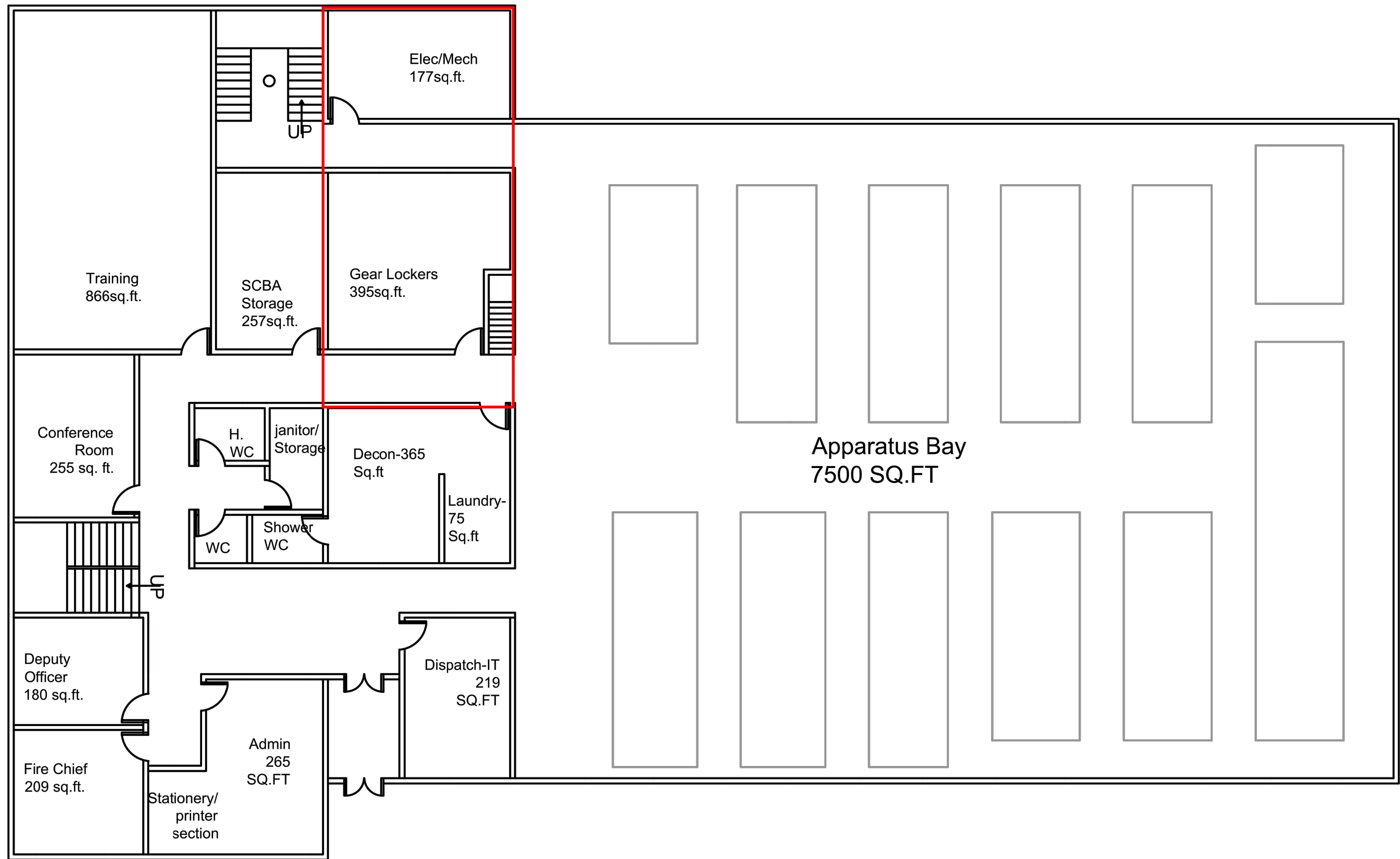
Submission:

**FEASIBILITY
STUDY**

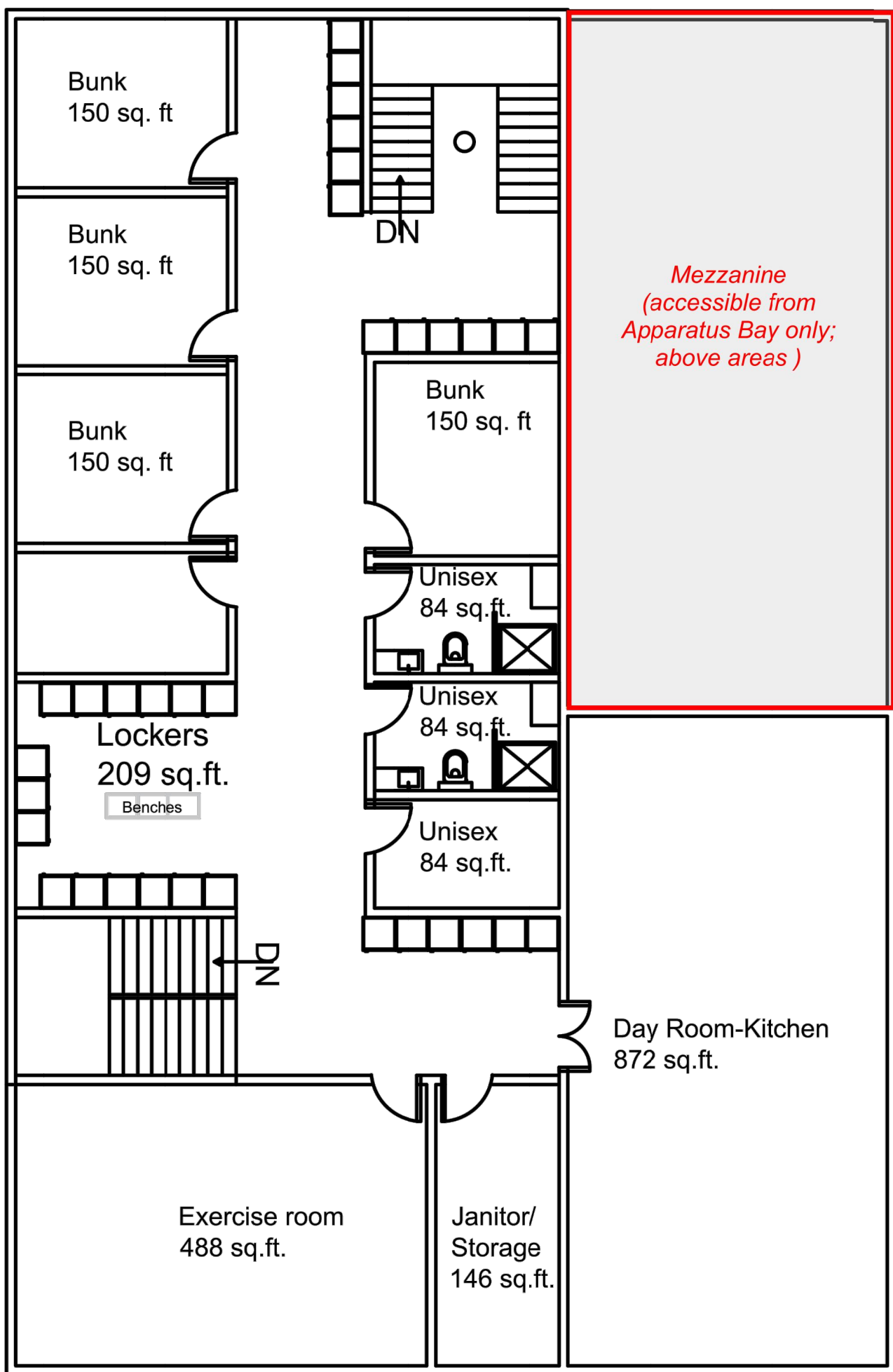
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Project Number: CB211560.1
Project Manager: JDS
Drawn By: BK
Scale: 1/4" = 1'-0"

SK-03

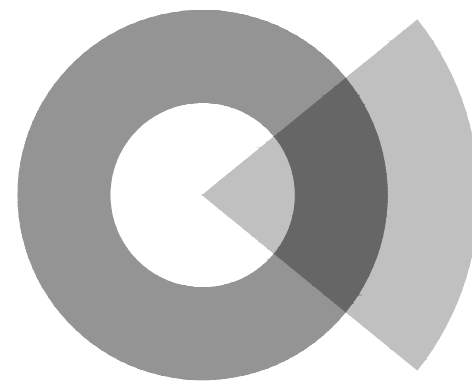
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1st Floor Plan
Total area: 13040 sq. ft.



2nd Floor Plan
Total area: 4148 sq. ft.



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TOWN HALL & FIRE STATION FEASIBILITY STUDY



TOWN OF LAKEVILLE

346 Bedford St, Lakeville,
MA 02347

Drawing Title:

PROPOSED FIRE STATION LAYOUT

Revisions:

PROGRESS SET
NOT FOR
CONSTRUCTION

Submission:

FEASIBILITY STUDY

Date: 09/02/2022
Project Number: CB211560.1
Project Manager: JDS
Drawn By: BK
Scale: 1/8" = 1'-0"

SK-04

SECTION 6



SOCOTEC AE Consulting, LLC
Town Hall Reno & New Fire Station Feasibility Study
Project No. CB211560.1
9/8/2022
Estimated Project Costs



	<u>Fire Station</u>	<u>Town Hall</u>
Estimated Total Construction Cost	\$ 14,049,084	\$ 9,538,208
Fire Station General Construction (per cost estimate)	\$ 13,129,985	
Town Hall Reno General Construction		\$ 8,671,098.00
Construction Contingency (7% new const./ 10% reno)	\$ 919,099	\$ 867,109.80
Soft Project Costs - Design	\$ 2,140,048	\$ 1,295,598
Architect (10%)	\$ 1,312,999	\$ 867,109.80
OPM Contract (3.5%)	\$ 459,549	\$ 303,488
Geotechnical (Fire Station only)	\$ 30,000	
Boundary Survey (Fire Station Only)	\$ 5,000	
Topographic survey (Fire Station Only)	\$ 7,500	
Permitting (submissions, fees, etc)	\$ 15,000	\$ 10,000
FF&E (Fixtures, Furniture & Equipment)	\$ 70,000	\$ 45,000
Telephones and Wi-Fi	\$ 25,000	\$ 25,000
Utility work orders and engineering (Fire Station Only)	\$ 15,000	
Communications Consultant (Fire Station Only)	\$ 100,000	
Radio/Antennas/Tower (Fire Station Only)	\$ 100,000	
Wetlands Scientist (Town Hall Only)		\$ 5,000
Hazardous Materials Testing (Town Hall Only)		\$ 15,000
Test cuts/contractor support (Town Hall Only)		\$ 25,000
Other Fees/Costs	\$ 142,002	\$ 94,780
Legal/Advertising	\$ 15,000	\$ 10,000
FF&E (Fixtures, Furniture & Equipment)	TBD	TBD
Telephones, Fiber, Wi-Fi	\$ 20,000	\$ 20,000
Tower Construction (Fire Station Only)	TBD	
Communications (Fire Station Only)	TBD	
Builders Risk Policy	TBD	TBD
Contingency (5% of Soft Costs)	\$ 107,002	\$ 64,780
TOTAL PROJECT COST	\$ 16,331,134	\$ 10,928,586

THIS IS A PRELIMINARY BUDGET ONLY.

THE NUMBERS AND THE SCOPES WILL BE FURTHER REFINED DURING THE DESIGN PHASE.



Study Estimate

Lakeville Town Hall + Fire Station

Lakeville, MA

**THIS IS A
CONSTRUCTION COST
ESTIMATE AND DOES
NOT INCLUDE SOFT
COSTS, FF&E, etc.**

PM&C LLC

20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007

Prepared for:

CBI a Socotec Company

June 20, 2022



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
NEW CONSTRUCTION OPTION 1				
NEW FIRE STATION		17,500	\$435.75	\$7,625,597
SITework				\$1,966,735
SUB-TOTAL		17,500	\$548.13	\$9,592,332
DESIGN AND PRICING CONTINGENCY	12%			\$1,151,080
ESCALATION - assume 1 yr	6.00%			\$575,540
SUB-TOTAL				\$11,318,952
GENERAL CONDITIONS	8.00%			\$905,516
GENERAL REQUIREMENTS	2.00%			\$226,379
BONDS	1.00%			\$113,190
INSURANCE	2.00%			\$226,379
PERMIT				NIC
SUB-TOTAL				\$12,790,416
OVERHEAD AND FEE	3.00%			\$339,569
TOTAL OF ALL CONSTRUCTION		17,500	\$750.28	\$13,129,985

**THIS IS A
CONSTRUCTION COST
ESTIMATE AND DOES
NOT INCLUDE SOFT
COSTS, FF&E, etc.**



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
TOWN HALL RENOVATION OPTION 2				
TH RENOVATION		15,000	\$371.13	\$5,566,962
SITEWORK - ALLOWANCE (10% of Building Costs)				\$556,696
SUB-TOTAL		15,000	\$408.24	\$6,123,658
DESIGN AND PRICING CONTINGENCY	12%			\$734,839
ESCALATION - assume 1 yr	6.00%			\$367,419
SUB-TOTAL				\$7,225,916
GENERAL CONDITIONS/PHASING	12.00% (8% GCs / 4% Phasing)			\$867,110
GENERAL REQUIREMENTS	2.00%			\$144,518
BONDS	1.00%			\$72,259
INSURANCE	2.00%			\$144,518
PERMIT				NIC
SUB-TOTAL				\$8,454,321
OVERHEAD AND FEE	3.00%			\$216,777
TOTAL OF ALL CONSTRUCTION		15,000	\$578.07	\$8,671,098



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

This Study estimate is based on drawings and outline narratives dated 2/16/22 prepared by CBI and their consultants. It also includes all direct construction costs, general contractor's overhead and fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment U.N.O
- Dispatch Equipment
- Communications Tower
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

GFA 17,500

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
NEW FIRE STATION - OPTION 1				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$396,543			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$236,903	\$633,446	\$36.20	8.3%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$0			
A2020 Basement Walls	\$0	\$0	\$0.00	0.0%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$227,752			
B1020 Roof Construction	\$708,781	\$936,533	\$53.52	12.3%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$732,948			
B2020 Windows	\$328,233			
B2030 Exterior Doors	\$338,453	\$1,399,634	\$79.98	18.4%
B30 ROOFING				
B3010 Roof Coverings	\$506,843			
B3020 Roof Openings	\$0	\$506,843	\$28.96	6.6%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$377,968			
C1020 Interior Doors	\$92,471			
C1030 Specialties/Millwork	\$346,067	\$816,506	\$46.66	10.7%
C20 STAIRCASES				
C2010 Stair Construction	\$75,500			
C2020 Stair Finishes	\$5,098	\$80,598	\$4.61	1.1%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$49,216			
C3020 Floor Finishes	\$119,294			
C3030 Ceiling Finishes	\$104,036	\$272,546	\$15.57	3.6%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%



Lakeville Town Hall + Fire Station
Lakeville, MA

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Study Estimate

GFA 17,500

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
NEW FIRE STATION - OPTION 1					
D13 SPECIAL CONSTRUCTION					
D1313 Special Construction		\$0	\$0	\$0.00	0.0%
D20 PLUMBING					
D20 Plumbing		\$455,000	\$455,000	\$26.00	6.0%
D30 HVAC					
D30 HVAC		\$1,225,000	\$1,225,000	\$70.00	16.1%
D40 FIRE PROTECTION					
D40 Fire Protection		\$113,750	\$113,750	\$6.50	1.5%
D50 ELECTRICAL					
D5040 Complete Electrical Systems		\$875,000	\$875,000	\$50.00	11.5%
E10 EQUIPMENT					
E10 Equipment		\$69,500	\$69,500	\$3.97	0.9%
E20 FURNISHINGS					
E2010 Fixed Furnishings		\$241,241			
E2020 Movable Furnishings	NIC		\$241,241	\$13.79	3.2%
F20 HAZMAT REMOVALS					
F2010 Building Elements Demolition		\$0			
F2020 Hazardous Components Abatement		\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$7,625,597	\$435.75	100.0%



Study Estimate

GFA 17,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

GROSS FLOOR AREA CALCULATION

Level 1	13,221
Level 2	4,279

TOTAL GROSS FLOOR AREA (GFA)

17,500 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Strip footings	79	CY		
Foundation Walls	112	CY		
Spread Footings and Piers	110	CY		
Total Foundation Concrete	301	CY		
<u>Strip footings, typical, exterior</u>				
Formwork	1,084	sf	15.00	16,260
Re-bar	1,864	lbs.	2.00	3,728
Concrete material	63	cy	135.00	8,505
Placing concrete	63	cy	90.00	5,670
<u>Foundation walls, typical, 16" thick</u>				
Formwork	4,336	sf	20.00	86,720
Re-bar	8,672	lbs.	2.00	17,344
Concrete material	112	cy	135.00	15,120
Placing concrete	112	cy	90.00	10,080
Form shelf	542	lf	10.00	5,420
<u>Spread Footing, 8'x8'x24" typical interior</u>				
Formwork	512	sf	18.00	9,216
Re-bar	5,000	lbs	2.00	10,000
Concrete material	40	cy	135.00	5,400
Placing concrete	40	cy	90.00	3,600
<u>Spread Footing, 7'x7'x24" typical exterior</u>				
Formwork	1,456	sf	18.00	26,208
Re-bar	12,375	lbs	2.00	24,750
Concrete material	99	cy	135.00	13,365
Placing concrete	99	cy	90.00	8,910
Piers - allowance	11	cy	750.00	8,250
Allowance for thickened slab at load bearing masonry walls	16	cy	500.00	8,000

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Bituminous damproofing foundation wall and footing	3,252	sf	2.25	7,317
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072100 THERMAL INSULATION

Insulation	2,168	sf	3.00	6,504
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312000 EARTHWORK

<u>Strip footing and foundation wall</u>				
Excavation	984	cy	14.00	13,776
Remove off site	984	cy	18.00	17,712
Backfill with imported material	793	cy	38.00	30,134
<u>Spread footings</u>				
Excavation	347	cy	14.00	4,858
Remove off site	347	cy	18.00	6,246
Backfill with imported material	237	cy	38.00	9,006



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

58	Miscellaneous						
59	Gravel fill beneath footings, 6"	63	cy	40.00	2,520		
60	Perimeter drain	542	lf	22.00	11,924		
61	SUBTOTAL					396,543	

A1020 SPECIAL FOUNDATIONS

No items in this section

SUBTOTAL

-

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

70	Slab on grade, typical, 5" thick	5,721	sf				
71	Vapor barrier, heavy duty, 15 mil	5,721	sf	1.10	6,293		
72	WWF reinforcing	6,579	lbs	1.80	11,842		
73	Concrete - 5" thick	91	cy	148.00	13,468		
74	Placing concrete	91	cy	50.00	4,550		
75	Finishing and curing concrete	5,721	sf	3.00	17,163		

77	Slab on grade at Apparatus Bay, 8" thick	7,500	sf				
78	Vapor barrier, heavy duty, 15 mil	7,500	sf	1.10	8,250		
79	Rebar to slab; #4 @ 12" oc	22,500	lbs	2.00	45,000		
80	Concrete - 8" thick	195	cy	148.00	28,860		
81	Placing concrete	195	cy	50.00	9,750		
82	Finishing and curing concrete	7,500	sf	3.00	22,500		

Miscellaneous

85	Elevator pit	1	ea	35,000.00	NR		
86	Equipment pads - allow	1	ls	5,000.00	5,000		

312000 EARTHWORK

Slabs

90	Gravel base, 12" at 5" slab on grade	212	cy	38.00	8,056		
91	Gravel base, 18" at 8" slab on grade	417	cy	38.00	15,846		
92	Compact sub-grade	13,221	sf	0.55	7,272		

072100 THERMAL INSULATION

95	Underslab insulation 2"	13,221	sf	2.50	33,053		
96	SUBTOTAL					236,903	

TOTAL - FOUNDATIONS

\$633,446

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

Excavation in Site

SUBTOTAL

A2020 BASEMENT WALLS

Retaining walls included above

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

127 tns
14.51 lbs/gsf



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

118							
119	033000	CONCRETE					
120		Concrete on Metal Deck @ Floor Deck					
121		WWF reinforcement	4,921	sf	1.50	7,382	
122		Concrete - 4-1/2" thick; 4,000 psi; normal weight	62	cy	140.00	8,680	
123		Place and finish concrete	4,279	sf	2.50	10,698	
124		Rebar to decks	1,284	lbs	1.50	1,926	
125							
126							
127	051200	STRUCTURAL STEEL FRAMING					
128		Structural steel framing, 13lbs/sf	28	tns	5,800.00	162,400	
129		Shear studs	856	ea	7.00	5,992	
130		Metal galvanized floor deck	4,279	sf	6.00	25,674	
131							
132	078400	FIREPROOFING/FIRESTOPPING					
133		Fireproofing to upper floors				NR	
134		Firestopping throughout	1	ls	5,000.00	5,000	
135		SUBTOTAL					227,752
136							
137	B1020	ROOF CONSTRUCTION					
138	033000	CONCRETE					
139		WWF reinforcement	8,625	sf	1.50	12,938	
140		Concrete - 4-1/2" thick; 4,000 psi; normal weight	152	cy	140.00	21,280	
141		Place and finish concrete	7,500	sf	2.50	18,750	
142							
143	051200	STRUCTURAL STEEL FRAMING					
144		Structural steel framing, 15lbs/sf	99	tns	5,800.00	574,200	
145		Rooftop screen				NR	
146		Shear studs	1,144	ea	7.00	8,008	
147		Metal galvanized roof deck at low roofs and apparatus bay roof	7,500	sf	6.00	45,000	
148							
149		1 1/2" Metal galvanized roof deck, typical	5,721	sf	5.00	28,605	
150	078400	FIREPROOFING/FIRESTOPPING					
151		Fireproofing to roof framing				NR	
152		SUBTOTAL					708,781

		TOTAL - SUPERSTRUCTURE					\$936,533
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B20	EXTERIOR CLOSURE	12,314	SF	TOTAL CLOSURE AREA
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B2010 EXTERIOR WALLS

160							
161	042000	MASONRY					
162		Brick veneer - 2 colors, utility	9,651	sf	40.00	386,040	
163		8" CMU backup	1,552	sf	25.00	38,800	
164		12" CMU backup at Apparatus bay	2,484	sf	32.00	79,488	
165		Precast sill/lintels	1	ls	10,000.00	10,000	
166		Staging to exterior wall	9,651	sf	4.50	Included	
167		Allowance for mock-up	1	ls	30,000.00	NR	
168							
169	052000	MISC. METALS					
170		Miscellaneous metals at cmu	4,036	sf	2.00	8,072	
171							
172	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
173		Air and vapor barrier	9,651	sf	7.50	72,383	
174		AVB at openings	821	lf	5.00	4,105	



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

175	Miscellaneous sealants	9,651	sf	0.50	4,826		
176							
177	072100 THERMAL INSULATION						
178	Insulation, 3" rigid	9,651	sf	3.50	33,779		
179							
180	092900 GYPSUM BOARD ASSEMBLIES						
181	1/2" Gypsum sheathing	5,615	sf	3.00	16,845		
182	6" Metal stud backup at exterior wall	5,615	sf	10.00	56,150		
183	GWB to interior face of exterior wall	5,615	sf	4.00	22,460		
184	SUBTOTAL					732,948	

B2020 WINDOWS

187	061000 ROUGH CARPENTRY						
188	Wood blocking at openings	821	lf	4.00	3,284		
189							
190	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
191	Backer rod & double sealant	821	lf	9.00	7,389		
192							
193	080001 METAL WINDOWS						
194	Aluminum clad wood windows, B.O.D. Marvin Ultimate Clad	2,463	sf	120.00	295,560		
195	Storefront	200	sf	110.00	22,000		
196	SUBTOTAL					328,233	

B2030 EXTERIOR DOORS

199	052000 MISC. METALS						
201	Miscellaneous metal support at apparatus bay doors	10	loc	1,500.00	15,000		
202							
203	061000 ROUGH CARPENTRY						
204	Wood blocking at openings	509	lf	8.00	4,072		
205							
206	079200 JOINT SEALANTS						
207	Backer rod & double sealant	509	lf	9.00	4,581		
208							
209	081110 HOLLOW METAL						
210	Frames, single	4	ea	450.00	1,800		
211	12" Sidelight	4	ea	525.00	2,100		
212	Frames, double	1	ea	600.00	600		
213	HM, Single leaf door	4	ea	500.00	2,000		
214	HM, Double leaf door	1	pr	1,000.00	1,000		
215							
216	083050 OVERHEAD DOORS						
217	Glazed steel overhead apparatus doors; 14ft x 14ft	10	loc	27,440.00	274,400		
218							
219	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
220	Glazed aluminum entrance doors including frame and hardware; double	2	pr	10,000.00	20,000		
221							
222	087100 DOOR HARDWARE						
223	Hardware	6	leaf	1,200.00	7,200		
224	Auto opener	1	loc	4,500.00	4,500		
225							
226	090007 PAINTING						
227	Finish doors and frames	6	ea	200.00	1,200		
228	SUBTOTAL					338,453	

TOTAL - EXTERIOR CLOSURE

\$1,399,634



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

B30 ROOFING

B3010 ROOF COVERINGS

055000 MISC. METALS

Roof ladders

1

ea

2,000.00

2,000

061000 ROUGH CARPENTRY

Roof blocking

13,221

sf

1.50

19,832

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous roof sealants

13,221

sf

0.25

3,305

070002 ROOFING AND FLASHINGS

Sloped roof

Asphalt shingle roof including ridge vent and underlayment

sf

9.50

NR

5" Vented nailbase insulation panel (1/2" sheathing, air space, 3 1/2" rigid insulation)

sf

10.00

3 1/2" Rigid insulation

sf

4.00

Vapor barrier

sf

1.00

Fire resistant deck sheathing

sf

2.50

Flat roof

EPDM roofing, 60mils

13,221

sf

16.00

211,536

1/2" coverboard

13,221

sf

3.00

39,663

Insulation, 6 1/2" sloped, installed in 2 layers

13,221

sf

10.00

132,210

Vapor barrier

13,221

sf

2.50

33,053

Fire resistant deck sheathing

13,221

sf

2.50

33,053

Miscellaneous

Pre-finished fascia at flat roof

542

lf

35.00

18,970

Miscellaneous roof flashings

13,221

sf

1.00

13,221

SUBTOTAL

506,843

B3020 ROOF OPENINGS

SUBTOTAL

-

TOTAL - ROOFING

\$506,843

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

042000 MASONRY

E; 8" CMU

2,128

sf

25.00

53,200

G; 12" CMU

2,472

sf

30.00

74,160

055000 MISCELLANEOUS METALS

Seismic clips

65

ea

160.00

10,400

Misc. metals to CMU

4,600

sf

1.00

4,600

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants at partitions

12,160

sf

0.30

3,648

080001 GLAZING

Storefront at vestibule

40

sf

110.00

4,400



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

289		Glazed partition @ Admin, exercise + day room	300	sf	110.00	33,000	
290							
291	092900	GYPSUM BOARD ASSEMBLIES					
292		6" MS w/ 1 lyr GWB es, acoustical batt insulation, 1 hr	12,160	sf	16.00	194,560	
293		SUBTOTAL					377,968
294							
295	C1020	INTERIOR DOORS					
296							
297	061000	ROUGH CARPENTRY					
298		Wood blocking at openings	601	lf	4.00	2,404	
299							
300	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
301		Backer rod & double sealant	601	lf	9.00	5,409	
302							
303	080001	GLAZING					
304		Glazing to sidelight at Training 154, 24" wide	1	ea	630.00	630	
305		Allowance for vision panels, glass lites in doors	1	ls	2,625.00	2,625	
306							
307	081110	HOLLOW METAL DOOR FRAMES					
308		Frames, single	33	ea	450.00	14,850	
309		Frames, double	2	pr	600.00	1,200	
310		Sidelight at Training 154, 24" wide	1	ea	490.00	490	
311							
312	081400	WOOD DOORS					
313		Single leaf door	33	ea	500.00	16,500	
314		Double leaf interior door	2	pr	1,000.00	2,000	
315		Allowance for sound gasketing, fire rated doors etc.	1	ls	2,312.50	2,313	
316		Access doors	1	ls	1,500.00	1,500	
317							
318	087100	DOOR HARDWARE					
319		Hardware, interior	37	leaf	1,000.00	37,000	
320							
321	090007	PAINTING					
322		Finish doors and frames	37	ea	150.00	5,550	
323		SUBTOTAL					92,471
324							
325	C1030	SPECIALTIES / MILLWORK					
326							
327	055000	MISCELLANEOUS METALS					
328		Interior bollards	20	ea	750.00	15,000	
329		Metal guard w/ 8' wide swing gates (2) at Training mezzanine	38	lf	300.00	11,400	
330		Miscellaneous metals throughout	17,500	gsf	2.00	35,000	
331							
332	064020	INTERIOR ARCHITECTURAL WOODWORK					
333							
334	061000	ROUGH CARPENTRY					
335		Backer panels in electrical closets	1	ls	2,000.00	2,000	
336		Wood blocking at interiors	17,500	gsf	1.00	17,500	
337							
338	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
339		Miscellaneous sealants throughout building	17,500	sf	1.25	21,875	
340							
341	080001	GLAZING					
342		Mirrors in Fitness	296	sf	60.00	17,760	
343		Mirrors in Personnel lockers	60	sf	60.00	3,600	
344							
345	101100	VISUAL DISPLAY SURFACES					
346		Display case in Public lobby; 4' wide w/ integral lighting and locking glass doors - allow	1	ls	7,500.00	7,500	



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NEW FIRE STATION - OPTION 1

347		Markerboards					
348		MB 4'x48'	6	ea	384.00	2,304	
349		MB 4x72'	10	ea	576.00	5,760	
350		Tack boards					
351		TB 4'x48'	6	ea	352.00	2,112	
352		TB 4x72'	2	ea	528.00	1,056	
353							
354	102005	WALL PROTECTION					
355		Corner guards - allow	1	ls	5,000.00	5,000	
356							
357	102110	TOILET COMPARTMENTS					
358							
359	102800	TOILET ACCESSORIES					
360		Single bathroom excluding electric hand dryer	6	rms	1,000.00	6,000	
361		Shower accessories; towel bar, curtain, rod and hooks	4	ea	750.00	3,000	
362		Folding shower seat	4	ea	1,000.00	4,000	
363		Janitors closet accessories	2	loc	500.00	1,000	
364							
365	104000	SIGNAGE					
366		Dedication plaque	1	ea	1,000.00	1,000	
367		Room Signs	35	loc	120.00	4,200	
368		Exterior building signage	1	ls	15,000.00	15,000	
369		Miscellaneous signage and graphics	1	ls	7,500.00	7,500	
370							
371	104400	FIRE PROTECTION SPECIALTIES					
372		Fire extinguisher cabinets	1	ls	3,000.00	3,000	
373		Defibrillator unit and cabinet	1	ea	3,500.00	3,500	
374							
375	105000	LOCKERS					
376		Turn-out Gear storage, wire mesh, 24"x20"x84"	60	ea	1,900.00	114,000	
377		Lockers room lockers; metal, 24"x24"x84"	60	ea	600.00	36,000	
378		SUBTOTAL					346,067
379							
380	TOTAL - INTERIOR CONSTRUCTION						\$816,506

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

386							
387	033000	CONCRETE					
388		Concrete fill to stairs	1	flt	2,500.00	2,500	
389							
390	055000	MISCELLANEOUS METALS					
391		Metal pan stairs	1	flt	28,000.00	28,000	
392		Training stair	1	flt	45,000.00	45,000	
393		SUBTOTAL					75,500
394							
395	C2020	STAIR FINISHES					
396							
397	090005	RESILIENT FLOORS					
398		Rubber treads and risers	122	lf	24.57	2,998	
399		Rubber tile at landings	150	sf	14.00	2,100	
400		SUBTOTAL					5,098
401							
402	TOTAL - STAIRCASES						\$80,598

C30 INTERIOR FINISHES



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

C3010 WALL FINISHES

090002 TILE

FRP in Trash/Recycling & Janitor closet, 4' high

496

sf

15.00

7,440

090007 PAINTING

Paint interior walls

36,695

sf

0.90

33,026

Misc. touch-up

17,500

gsf

0.50

8,750

SUBTOTAL

49,216

C3020 FLOOR FINISHES

033000 CONCRETE

Sealed concrete at apparatus bay

7,500

sf

2.50

18,750

090002 TILE

Large format porcelain tile

241

sf

32.00

7,712

Porcelain tile base

150

lf

24.00

3,600

090005 RESILIENT FLOORS

Sheet linoleum

7,013

sf

7.00

49,091

Resilient athletic floor, Taraflex or similar, 9mm

488

sf

18.00

8,784

Resilient base

1

ls

10,000.00

10,000

096810 TILE CARPETING

Carpet tile

283

sf

5.50

1,557

096810 EPOXY FLOORING

Epoxy flooring w/ integral base

1,100

sf

18.00

19,800

SUBTOTAL

119,294

C3030 CEILING FINISHES

090003 ACOUSTICAL TILE

2'x4' Armstrong, Calla

7,784

sf

8.00

62,272

2'X2' Armstrong, Kitchen zone

115

sf

8.50

978

092900 GYPSUM BOARD ASSEMBLIES

GWB ceilings

1,341

sf

14.00

18,774

GWB soffit, allowance

1

ls

5,000.00

5,000

090007 PAINTING

Paint to gwb ceiling and soffits

1,341

sf

1.50

2,012

Paint to exposed ceilings

7,500

sf

2.00

15,000

SUBTOTAL

104,036

TOTAL - INTERIOR FINISHES

\$272,546

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D13 SPECIAL CONSTRUCTION



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GFA 17,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

NEW FIRE STATION - OPTION 1

D1313 SPECIAL CONSTRUCTION

SUBTOTAL

-

TOTAL - SPECIAL CONSTRUCTION

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing allowance

17,500

sf

26.00

455,000

SUBTOTAL

455,000

TOTAL - PLUMBING

\$455,000

D30 HVAC

D30 HVAC, GENERALLY

HVAC system; all electric VRF

17,500

sf

70.00

1,225,000

SUBTOTAL

1,225,000

TOTAL - HVAC

\$1,225,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire protection systems

17,500

sf

6.50

113,750

SUBTOTAL

113,750

TOTAL - FIRE PROTECTION

\$113,750

D50 ELECTRICAL

D50 ELECTRICAL

Electrical' complete system

17,500

sf

50.00

875,000

SUBTOTAL

875,000

TOTAL - ELECTRICAL

\$875,000

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

113100 APPLIANCES

Gas cooktop

1

ea

8,000.00

8,000

Range hood w/ fire suppression

1

ea

15,000.00

15,000

Built-in wall oven

1

ea

5,500.00

5,500

Dishwasher, commercial grade

1

ea

2,000.00

2,000

Reach-in Freezer, commercial grade

1

ea

5,000.00

5,000

Side by Side Refrigerator, commercial grade

1

ea

5,000.00

5,000

Washer, residential

2

ea

1,750.00

3,500

Dryer, residential

2

ea

1,750.00

3,500

Under counter refrigerator in Training

1

ea

1,500.00

1,500

Residential fridge/freezer in Break

1

ea

1,500.00

1,500

Fume hood in Decon

1

ea

12,000.00

12,000

Commercial icemaking machine and storage

1

ea

5,000.00

5,000



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

GFA

17,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW FIRE STATION - OPTION 1

525	119000	MISCELLANEOUS EQUIPMENT					
526		Gear extractors, OFCI	2	ea	500.00	1,000	
527		Gear dryers, OFCI	2	ea	500.00	1,000	
528		Firepole				assume NR	
529		SUBTOTAL					69,500

530							
531		TOTAL - EQUIPMENT					\$69,500

532							
533							
534		E20 FURNISHINGS					

535
536 **E2010 FIXED FURNISHINGS**

537	122100	WINDOW TREATMENTS					
538		Manual shades at exterior glazing	2,463	sf	7.00	17,241	
539		Premium for motorized shades in Training room	300	sf	20.00	6,000	
540							
541	123553	CASEWORK					
542		Casework allowance	17,500	sf	12.00	210,000	
543							
544	124810	ENTRANCE FLOOR MAT AND FRAMES					
545		Entrance grates/walk-off mats	100	sf	80.00	8,000	
546		SUBTOTAL					241,241
547							

548		E2020 MOVABLE FURNISHINGS					
549		All movable furnishings to be provided and installed by owner					
550							
551		SUBTOTAL					NIC

552							
553		TOTAL - FURNISHINGS					\$241,241

554							
555							
556		F20 SELECTIVE BUILDING DEMOLITION					

557		F2010 BUILDING ELEMENTS DEMOLITION					
558		See Summary					
559		SUBTOTAL					
560							

561		F2020 HAZARDOUS COMPONENTS ABATEMENT					
562		See Summary					
563		SUBTOTAL					
564							

565							
566		TOTAL - SELECTIVE BUILDING DEMOLITION					



Study Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK NEW OPTION 1

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Site Demolitions and Relocations

Site construction fence/barricades	2,000	lf	18.00	36,000
Construction entrance	1	ls	15,000.00	15,000
Tree removal allowance	4	acres	12,000.00	48,000
Miscellaneous demolition	1	ls	10,000.00	10,000
Protect and maintain trees	1	ls	10,000.00	10,000

Site Earthwork

Strip and dispose of forest mat	2,200	cy	16.00	35,200
Cut + fills; AV 2ft access site	13,333	cy	8.00	106,664
Fine grading	3,548	sy	1.50	5,322
Ledge/Boulder removal allowance	1	ls	50,000.00	50,000

Erosion Control

Silt fence/erosion control	2,000	lf	11.00	22,000
Erosion control maintenance	1	ls	10,000.00	10,000

Hazardous Waste Remediation

Allowance for contaminated soils				Assume None Required
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SUBTOTAL 348,186

G20 SITE IMPROVEMENTS

Roadways and Parking Lots

70,195				
gravel base; 12" thick	2,600	cy	38.00	98,800
bituminous concrete; 4" thick	7,799	sy	28.00	218,372
Concrete apron at Apparatus Bays				
gravel base; 12" thick	519	cy	38.00	19,722
6" concrete paving	14,000	sf	12.00	168,000
VGC - allow	3,085	lf	45.00	138,825
Single solid lines, 4" thick	55	space	25.00	1,375
Wheelchair Parking	3	space	75.00	225
Other road markings	1	ls	2,000.00	2,000
HC curb cuts - allow	2	loc	350.00	700

Pedestrian Paving

Concrete paving				
gravel base; 8" thick	74	cy	38.00	2,812
4" concrete paving	3,000	sf	12.00	36,000

Site Improvements

Flag pole and base	1	ea	6,000.00	6,000
Bollards	18	ea	1,100.00	19,800
Entrance sign	1	ea	15,000.00	15,000
Parking signage	1	ls	5,000.00	5,000
Allowance for miscellaneous site furnishings; bike racks, trash receptacles etc.	1	ls	35,000.00	35,000

Landscaping

Import topsoil	159	cy	50.00	7,950
Seed to lawn areas	8,610	sf	0.35	3,014
Plantings - allowance	1	ls	60,000.00	60,000

SUBTOTAL 838,595

G30 CIVIL MECHANICAL UTILITIES

Water

New water service	140	lf	110.00	15,400
Gate valve	1	ea	2,000.00	2,000
Connect to existing 8" water main	1	ls	10,000.00	10,000

Sanitary

6" PVC Sewer	200	lf	60.00	12,000
Clean -out	1	ea	850.00	850
Clean and reline existing sewer from property line to sewer main - allow	1	ls	1,500.00	1,500

Oil/Water separator	1	ls	10,000.00	10,000
Connect to existing mains	1	ls	5,000.00	5,000



Study Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK NEW OPTION 1							
	<u>Storm water</u>						
	Stormwater system; complete	70,195	sf	8.00	561,560		
	SUBTOTAL					618,310	
G40	ELECTRICAL UTILITIES						
	<u>Site Electrical Civil Work</u>						
	Concrete; primary, 2-4"	150	lf	14.00	2,100		
	Concrete; secondary, 4-4"	50	lf	25.00	1,250		
	Concrete; generator 4-4" , 2-2"	50	lf	32.00	1,600		
	Concrete; communication 4-4"	275	lf	25.00	6,875		
	Pad mount transformer pad	1	ea	2,200.00	2,200		
	Excavation; primary, secondary, communication, generator	525	lf	25.00	13,125		
	SUBTOTAL					27,150	
	<u>Power</u>						
	Utility company back charges					By Owner	
	Pole riser	1	ea	1,000.00	1,000		
	Primary ductbank 2-4" empty conduit	150	lf	40.00	6,000		
	Utility company pad mounted transformer					Utility co.	
	Transformer pad					See Civil	
	Secondary ductbank, 1000A	50	lf	280.00	14,000		
	<u>Generator ductbank</u>						
	Generator pad					See Civil	
	800A & 100A feed inc controls	50	lf	275.00	13,750		
	<u>Communications</u>						
	Telecom ductbank 4-4" conduits	150	lf	80.00	12,000		
	Site lighting allowance	70,195	sf	1.25	87,744		
	SUBTOTAL					134,494	
G50	TRAFFIC CONTROL						
	New signaling					Assumed NR	
	SUBTOTAL					Assumed NR	
TOTAL - SITE DEVELOPMENT							\$1,966,735



Lakeville Town Hall + Fire Station
Lakeville, MA

Study Estimate

**THIS IS A
CONSTRUCTION COST
ESTIMATE AND DOES
NOT INCLUDE SOFT
COSTS, FF&E, etc.**

**The scope will be further
refined and evaluated
during the design phase.**

20-Jun-22

GFA 15,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Town Hall Renovation - OPTION 2				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$45,000			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$50,000	\$95,000	\$6.33	1.7%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$30,000			
B1020 Roof Construction	\$115,000	\$145,000	\$9.67	2.6%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$714,630			
B2020 Windows	\$424,261			
B2030 Exterior Doors	\$66,840	\$1,205,731	\$80.38	21.7%
B30 ROOFING				
B3010 Roof Coverings	\$338,842			
B3020 Roof Openings	\$0	\$338,842	\$22.59	6.1%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$450,000			
C1020 Interior Doors	\$97,500			
C1030 Specialties/Millwork	\$197,350	\$744,850	\$49.66	13.4%
C20 STAIRCASES				
C2010 Stair Construction	\$16,000			
C2020 Stair Finishes	\$10,000	\$26,000	\$1.73	0.5%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$90,000			
C3020 Floor Finishes	\$165,000			
C3030 Ceiling Finishes	\$180,000	\$435,000	\$29.00	7.8%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$220,000	\$220,000	\$14.67	4.0%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction	\$75,000	\$75,000	\$5.00	1.3%
D20 PLUMBING				
D20 Plumbing	\$318,750	\$318,750	\$21.25	5.7%
D30 HVAC				
D30 HVAC	\$907,500	\$907,500	\$60.50	16.3%



Lakeville Town Hall + Fire Station
Lakeville, MA

20-Jun-22

Study Estimate

GFA 15,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM

SubTotal

TOTAL

\$/SF

%

Town Hall Renovation - OPTION 2

D40 FIRE PROTECTION

D40	Fire Protection	\$137,899	\$137,899	\$9.19	2.5%
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D50 ELECTRICAL

D5010	Service & Distribution	\$120,000			
D5020	Lighting & Power	\$222,750			
D5030	Communication & Security Systems	\$172,500			
D5040	Other Electrical Systems	\$59,250	\$574,500	\$38.30	10.3%

E10 EQUIPMENT

E10	Equipment	\$1,350	\$1,350	\$0.09	0.0%
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E20 FURNISHINGS

E2010	Fixed Furnishings	\$86,540			
E2020	Movable Furnishings	NIC	\$86,540	\$5.77	1.6%

F20 HAZMAT REMOVALS

F2010	Building Elements Demolition	\$255,000			
F2020	Hazardous Components Abatement		\$255,000	\$17.00	4.6%

TOTAL DIRECT COST (Trade Costs)

		\$5,566,962	\$371.13	100.0%
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Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

GROSS FLOOR AREA CALCULATION AT NEW

Basement	1,130
First Floor	11,175
Second Floor	2,695

TOTAL GROSS FLOOR AREA (GFA)

15,000 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

New foundations at OHD infills	60	lf	450.00	27,000	
New elevator pit	1	loc	45,000.00	45,000	
SUBTOTAL					45,000

A1020 SPECIAL FOUNDATIONS

No work in this section	
SUBTOTAL	

A1030 LOWEST FLOOR CONSTRUCTION

Replace SOG due to MEP	1	ls	50,000.00	50,000	
SUBTOTAL					50,000

TOTAL - FOUNDATIONS

\$95,000

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No work in this section	
SUBTOTAL	

A2020 BASEMENT WALLS

No work in this section	
SUBTOTAL	-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

Opening in floors + new structure for elevator	1	ls	30,000.00	30,000	
SUBTOTAL					30,000

B1020 ROOF CONSTRUCTION

Seismic upgrades	15,000	gsf	6.00	90,000	
New elevator override	1	ls	25,000.00	25,000	
					115,000

TOTAL - SUPERSTRUCTURE

\$145,000

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

10,880	SF	-
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042000 MASONRY



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

60	Infill brick + CMU wall at apparatus bay OHD	600	sf	100.00	60,000		
61	Brick, ETR, clean and repoint	10,280	sf	30.00	308,400		
62	Brick, premium for repair/replace damaged	1	ls	15,000.00	15,000		
63							
64	052000 MISC. METALS						
65	Misc. metals at exterior walls	600	sf	2.00	1,200		
66							
67	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
68	Air/Vapor barrier to exterior wall	10,880	sf	7.00	76,160		
69	Air/Vapor barrier at exterior opes	907	lf	4.50	4,082		
70	Miscellaneous sealants	10,880	sf	0.25	2,720		
71							
72	072100 THERMAL INSULATION						
73	Spray foam insulation	10,880	sf	4.00	43,520		
74	Insulation at window openings	907	lf	2.50	2,268		
75							
76	092900 GYPSUM BOARD ASSEMBLIES						
77	Furring to CMU	10,880	sf	9.50	103,360		
78	GWB lining	10,880	sf	4.00	43,520		
79							
80	Miscellaneous						
81	Scaffold/staging to exterior walls	13,600	sf	4.00	54,400		
82	SUBTOTAL					714,630	
83							
84	B2020 WINDOWS	2,720	SF				
85							
86	061000 ROUGH CARPENTRY						
87	Wood blocking at exterior opes	907	lf	14.00	12,698		
88							
89	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
90	Backer rod & sealant at exterior opes	907	lf	9.00	8,163		
91							
92	080001 METAL WINDOWS						
93	Replace existing windows	2,720	sf	145.00	394,400		
94							
95	089000 LOUVERS						
96	Louvers - allow	50	sf	80.00	4,000		
97							
98	101400 SIGNAGE						
99	Building signage allowance	1	ls	5,000.00	5,000		
100	SUBTOTAL					424,261	
101							
102	B2030 EXTERIOR DOORS						
103	061000 ROUGH CARPENTRY						
104	Wood blocking at door openings	17	lf	11.00	187		
105							
106	079200 JOINT SEALANTS						
107	Backer rod & sealant to exterior doors	17	lf	9.00	153		
108							
109	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
110	Auto door opener	1	set	6,000.00	6,000		
111	Glazed aluminum entrance doors including frame and hardware; double	5	pr	11,000.00	55,000		



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

Glazed aluminum entrance doors including frame and hardware; single

1

ea

5,500.00

5,500

SUBTOTAL

66,840

TOTAL - EXTERIOR CLOSURE

\$1,205,731

B30 ROOFING

B3010 ROOF COVERINGS

10,055

SF

-

061000 ROUGH CARPENTRY

Rough blocking

10,055

sf

0.50

5,028

070002 ROOFING AND FLASHING

Roofing Demolition

Remove asphalt shingle roof

7,360

sf

3.00

22,080

Asphalt Shingle Roof System

Glass-mat roof sheathing

7,360

sf

1.65

12,144

Continuous air-barrier membrane

7,360

sf

4.25

31,280

Rigid roof insulation (8" rigid); vented nailboard

7,360

sf

12.00

88,320

Roof underlayment

7,360

sf

1.00

7,360

Asphalt shingle roof, sloped

7,360

sf

11.00

80,960

Miscellaneous Roofing

Attic insulation

2,695

sf

8.00

21,560

Repairs to existing slate roof

1

ls

50,000.00

50,000

Miscellaneous roof sealants & flashings

10,055

sf

2.00

20,110

SUBTOTAL

338,842

B3020 ROOF OPENINGS

SUBTOTAL

-

TOTAL - ROOFING

\$338,842

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Allowance for new interior walls

15,000

gsf

30.00

450,000

SUBTOTAL

450,000

C1020 INTERIOR DOORS

Allowance for new interior doors

15,000

gsf

6.50

97,500

SUBTOTAL

97,500

C1030 SPECIALTIES / MILLWORK

055000 MISCELLANEOUS METALS

Miscellaneous metals throughout building

15,000

sf

2.00

30,000

061000 ROUGH CARPENTRY

Backer panels in electrical closets

1

ls

1,000.00

1,000

064020 INTERIOR ARCHITECTURAL WOODWORK

Board of selectmen desk

1

ls

50,000.00

50,000



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

168	Reception desk allow	1	ls	7,500.00	7,500		
169	Misc. millwork	15,000	sf	2.00	30,000		
170							
171	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
172	Miscellaneous sealants throughout building	15,000	sf	1.50	22,500		
173							
174	101100 VISUAL DISPLAY SURFACES						
175	Marker boards/tackboards	1	ls	5,000.00	5,000		
176							
177	101400 DISPLAY CASES						
178	Display case allowance	1	ls	2,500.00	2,500		
179							
180	101400 SIGNAGE						
181	Building directory/room signs/graphics	15,000	gsf	1.00	15,000		
182							
183	102110 TOILET COMPARTMENTS						
184	ADA	4	ea	1,800.00	7,200		
185	Standard	6	ea	1,600.00	9,600		
186							
187	102800 TOILET ACCESSORIES						
188	WC, gang	4	rms	2,100.00	8,400		
189	WC, single	4	rms	1,575.00	6,300		
190	Janitors	2	rms	300.00	600		
191							
192	104400 FIRE PROTECTION SPECIALTIES						
193	Fire extinguisher cabinets	5	ea	350.00	1,750		
194							
195	105113 LOCKERS						
196	Lockers					NR	
197	SUBTOTAL						197,350
198							
199	TOTAL - INTERIOR CONSTRUCTION						\$744,850

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

206	Upgrade existing stairs for code	2	flt	8,000.00	16,000		
207	SUBTOTAL						16,000
208							
209	C2020 STAIR FINISHES						
210							
211	New stair finishes	2	flt	5,000.00	10,000		
212	SUBTOTAL						10,000

TOTAL - STAIRCASES

\$26,000

C30 INTERIOR FINISHES

C3010 WALL FINISHES

221	Wall finishes	15,000	gsf	6.00	90,000		
222	SUBTOTAL						90,000

C3020 FLOOR FINISHES

225	Floor finishes	15,000	gsf	11.00	165,000		
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Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

SUBTOTAL 165,000

C3030 CEILING FINISHES

Ceiling finishes 15,000 gsf 12.00 180,000

SUBTOTAL 180,000

TOTAL - INTERIOR FINISHES

435,000

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

New ADA lift 1 ls 40,000.00 40,000

New Elevator; two stop 1 ls 180,000.00 180,000

SUBTOTAL 220,000

TOTAL - CONVEYING SYSTEMS

\$220,000

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

Vault complete, allow 1 ls 75,000.00 75,000

SUBTOTAL \$75,000

TOTAL - SPECIAL CONSTRUCTION

\$75,000

D20 PLUMBING

D20 PLUMBING, GENERALLY

New plumbing equipment + piping; complete system 15,000 sf 18.00 270,000

Miscellaneous

Cut and cap existing for removal by GC 15,000 ls 2.00 30,000

Testing, Coring, sleeves & fire stopping, etc. 1 ls 18,750.00 18,750

SUBTOTAL 318,750

TOTAL - PLUMBING

\$318,750

D30 HVAC

D30 HVAC, GENERALLY

Equipment, Ductwork, Pipework, Etc.

New all electric VRF system with ERV ventilation 15,000 sf 50.00 750,000

Controls

Automatic temperature controls, DDC 15,000 sf 6.50 97,500

Balancing

System testing & balancing 15,000 sf 1.00 15,000

Miscellaneous

Cut and cap existing for removal by GC 1 ls 7,500.00 7,500

Commissioning support, testing, shop drawings, coring, etc. 15,000 sf 2.50 37,500

SUBTOTAL 907,500

TOTAL - HVAC

\$907,500



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation - OPTION 2

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Equipment & valves

New fire service

1

ls

45,000.00

45,000

Fire pump

1

ea

Excluded

Piping & Heads

Sprinkler heads with piping; includes attic

17,695

sf

4.50

79,628

Miscellaneous

System testing and flushing, coring, shop drawings, etc.

17,695

sf

0.75

13,271

Fees & permits

Waived

SUBTOTAL

137,899

TOTAL - FIRE PROTECTION

\$137,899

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal & Emergency Power

Replace electrical service, panelboards and distribution

15,000

sf

6.00

90,000

Emergency generator & service

ETR

Equipment Wiring

HVAC equipment

1

ls

22,500.00

22,500

Other equipment

1

ls

7,500.00

7,500

SUBTOTAL

120,000

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED)

15,000

sf

8.00

120,000

Lighting controls

Lighting controls, local, daylight sensing and dimming

15,000

sf

1.20

18,000

Branch devices

Branch devices

15,000

sf

0.65

9,750

Lighting and branch circuitry

Branch & lighting circuitry

15,000

sf

5.00

75,000

SUBTOTAL

222,750

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system

15,000

sf

4.50

67,500

Telephone/Data/CATV

Telecommunications rough in & devices and cabling

15,000

sf

4.00

60,000

Security System

New Security system including intrusion detection, card access and CCTV

15,000

sf

2.00

30,000

Bi-Directional Amplification System

BDA system

15,000

sf

1.00

NR

Audio/Visual

AV rough-in and power to community rooms (devices and cabling by other)

15,000

sf

1.00

15,000

SUBTOTAL

172,500

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation - OPTION 2

336	Cut and cap existing for removal by GC	1	ls	7,500.00	7,500		
337	Lightning protection	15,000	sf	0.45	6,750		
338	Temp power and lights	15,000	sf	1.00	15,000		
339	Commissioning support, shop drawings, testing, labelling etc.	15,000	sf	2.00	30,000		
340	Fees & Permits	1	ls		Waived		
341	SUBTOTAL					59,250	

TOTAL - ELECTRICAL	\$574,500
---------------------------	------------------

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

111250	PROJECTION SCREENS						
	Electrically operated screen	1	ea	12,000.00	NR		
113100	APPLIANCES						
	Refrigerator	1	ea	1,000.00	1,000		
	Microwave	1	ea	350.00	350		
114000	FOOD SERVICE EQUIPMENT						
	Food service equipment to commercial kitchen	1	ea	90,000.00	NR		
	SUBTOTAL					1,350	

TOTAL - EQUIPMENT	\$1,350
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT						
	Horizontal blinds at interior glazing				NR		
	Roller shades at exterior glazing	2,720	sf	7.00	19,040		
123553	CASEWORK						
	Casework allowance	15,000	gsf	4.00	60,000		
124810	ENTRANCE FLOOR MAT AND FRAMES						
	Entry mats & frames	100	sf	75.00	7,500		
	SUBTOTAL					86,540	

E2020 MOVABLE FURNISHINGS

	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	

TOTAL - FURNISHINGS	\$86,540
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

	<u>Structural</u>						
	SOG for new MEP, allow	1	ls	10,000.00	10,000		
	Form openings	1	ls	5,000.00	5,000		
	Interior gut demolition	15,000	gsf	8.00	120,000		



Study Estimate

GFA

15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation - OPTION 2

MEP Demolition

Remove MEP (cut and cap included in trades)

15,000

gsf

2.00

30,000

SUBTOTAL

165,000

F2020 HAZARDOUS COMPONENTS ABATEMENT

HazMat allowance

15,000

gsf

6.00

90,000

SUBTOTAL

\$90,000

TOTAL - SELECTIVE BUILDING DEMOLITION

\$255,000




Town of Lakeville Town Hall/Fire Station Potential Schedule

ID	Task Mod	Task Name	Duration	Start	Finish																																																
1	➡	Study Phase	52 days	Fri 9/2/22	Mon 11/14/22	5/22	6/22	Qtr 3	7/22	8/22	9/22	Qtr 4	10/22	11/22	12/22	Qtr 1	1/23	2/23	3/23	Qtr 2	4/23	5/23	6/23	Qtr 3	7/23	8/23	9/23	Qtr 4	10/23	11/23	12/23	Qtr 1	1/24	2/24	3/24	Qtr 2	4/24	5/24	6/24	Qtr 3	7/24	8/24	9/24	Qtr 4	10/24	11/24	12/24	Qtr 1	1/25	2/25	3/25	Qtr 2	4/25
2	➡	SOCOTEC to submit study	1 day	Fri 9/2/22	Fri 9/2/22																																																
3	➡	Select Board Meeting	1 day	Tue 9/13/22	Tue 9/13/22																																																
4	➡	SOCOTEC to provide initial design phase funding	5 days	Wed 9/14/22	Tue 9/20/22																																																
5	➡	SOCOTEC to provide proposal for Town Meeting	5 days	Wed 9/14/22	Tue 9/20/22																																																
6	➡	Preparation for Town Meeting	20 days	Wed 9/21/22	Tue 10/18/22																																																
7	➡	Town Meeting	1 day	Mon 11/14/22	Mon 11/14/22																																																
8	➡	Designer Selection	72 days	Mon 11/21/22	Tue 2/28/23																																																
9	➡	Draft RFQ	5 days	Mon 11/21/22	Fri 11/25/22																																																
10	➡	Town Review	5 days	Mon 11/28/22	Fri 12/2/22																																																
11	➡	Finalize	2 days	Mon 12/5/22	Tue 12/6/22																																																
12	➡	Advertise in Central Register	1 day	Thu 1/5/23	Thu 1/5/23																																																
13	➡	Available to Designers	1 day	Wed 1/11/23	Wed 1/11/23																																																
14	➡	Briefing Session	1 day	Wed 1/18/23	Wed 1/18/23																																																
15	➡	Deadline for Questions	1 day	Fri 1/20/23	Fri 1/20/23																																																
16	➡	Subssions are Due	1 day	Wed 1/25/23	Wed 1/25/23																																																
17	➡	Review/Top 3	6 days	Thu 1/26/23	Thu 2/2/23																																																
18	➡	Interviews (if needed)	1 day	Tue 2/7/23	Tue 2/7/23																																																
19	➡	Notice of Award	1 day	Tue 2/14/23	Tue 2/14/23																																																
20	➡	Proposal/Contract Negotiation	10 days	Wed 2/15/23	Tue 2/28/23																																																
21	➡	SD	46 days	Wed 3/1/23	Wed 5/3/23																																																
22	➡	SD Submission	5 wks	Wed 3/1/23	Tue 4/4/23																																																
23	➡	Town/OPM Review & Comm	2 wks	Wed 4/5/23	Tue 4/18/23																																																
24	➡	Architect to update SD Submission	2 wks	Thu 4/20/23	Wed 5/3/23																																																
25	🌟	SPRING TOWN MEETING	1 day	Thu 5/11/23	Thu 5/11/23																																																
26	➡	DD	51 days	Wed 5/17/23	Wed 7/26/23																																																
27	➡	DD Submission	2 mons	Wed 5/17/23	Tue 7/11/23																																																
28	➡	Town/OPM Review & Comm	2 wks	Wed 7/12/23	Tue 7/25/23																																																
29	➡	Proceed to CD	1 day	Wed 7/26/23	Wed 7/26/23																																																
30	➡	Permitting	35 days	Thu 5/4/23	Wed 6/21/23																																																
31	➡	Conservation Commission	20 days	Thu 5/4/23	Wed 5/31/23																																																
32	➡	NHESP	35 days	Thu 5/4/23	Wed 6/21/23																																																
33	➡	Zoning Board of Appeals	20 days	Thu 5/4/23	Wed 5/31/23																																																
34	➡	Prequal	82 days	Wed 7/26/23	Thu 11/16/23																																																
35	➡	RFP	12 days	Wed 7/26/23	Thu 8/10/23																																																
36	➡	Available	1 day	Fri 8/11/23	Fri 8/11/23																																																
37	➡	FSB Due	1 day	Mon 8/28/23	Mon 8/28/23																																																
38	➡	GC Due	1 day	Mon 9/4/23	Mon 9/4/23																																																
39	➡	Review	2.5 mons	Tue 9/5/23	Mon 11/13/23																																																
40	➡	Notice to bidders	3 days	Tue 11/14/23	Thu 11/16/23																																																
41	➡	CD	86 days	Thu 7/27/23	Thu 11/23/23																																																
42	➡	65% CD Submission	2 mons	Thu 7/27/23	Wed 9/20/23																																																
43	➡	Town/OPM Review	2 wks	Thu 9/21/23	Wed 10/4/23																																																
44	➡	100% CD submission	1 mon	Thu 10/19/23	Wed 11/15/23																																																
45	➡	Review/Final comments	1 wk	Thu 11/16/23	Wed 11/22/23																																																
46	➡	Proceed to Bid	1 day	Thu 11/23/23	Thu 11/23/23																																																
47	➡	Bidding	50 days	Mon 11/27/23	Fri 2/2/24																																																
48	➡	Advertise	1 day	Mon 11/27/23	Mon 11/27/23																																																
49	➡	Available	1 day	Fri 12/1/23	Fri 12/1/23																																																
50	➡	Walkthrough	1 day	Fri 12/8/23	Fri 12/8/23																																																
51	➡	FSB Questions	1 day	Tue 12/19/23	Tue 12/19/23																																																

Lakeville Town Hall/Fire Station
Date: Thu 9/8/22

Task		Summary
Split		Project Summary
Milestone		Inactive Task

	Inactive Milestone
	Inactive Summary
	Manual Task

Duration-only
Manual Summary Rollup
Manual Summary

- Start-only
- Finish-only
- External Tasks

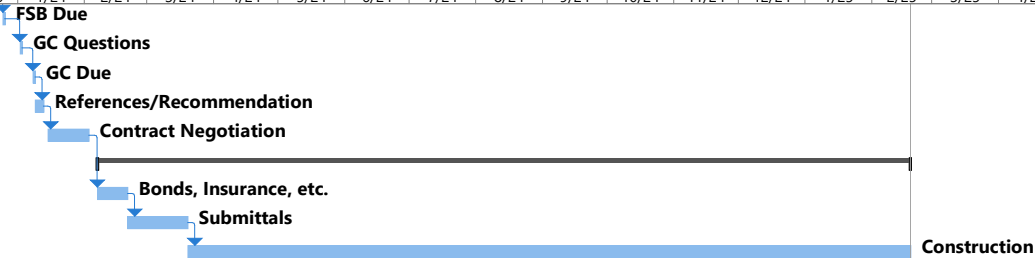
[External Milestone	<
]	Deadline	→
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Manual Progress



Town of Lakeville
Town Hall/Fire Station Potential Schedule

ID	Task Mode	Task Name	Duration	Start	Finish																																																												
						5/22	6/22	Qtr 3		7/22	8/22	9/22	Qtr 4		10/22	11/22	12/22	Qtr 1		1/23	2/23	3/23	Qtr 2		4/23	5/23	6/23	Qtr 3		7/23	8/23	9/23	Qtr 4		10/23	11/23	12/23	Qtr 1		1/24	2/24	3/24	Qtr 2		4/24	5/24	6/24	Qtr 3		7/24	8/24	9/24	Qtr 4		10/24	11/24	12/24	Qtr 1		1/25	2/25	3/25	Qtr 2		4/25
52		FSB Due	1 day	Mon 12/25/23	Mon 12/25/23																																																												
53		GC Questions	1 day	Tue 1/2/24	Tue 1/2/24																																																												
54		GC Due	1 day	Mon 1/8/24	Mon 1/8/24																																																												
55		References/Recommendatio	4 days	Tue 1/9/24	Fri 1/12/24																																																												
56		Contract Negotiation	15 days	Mon 1/15/24	Fri 2/2/24																																																												
57		Construction	270 days	Wed 2/7/24	Tue 2/18/25																																																												
58		Bonds, Insurance, etc.	2 wks	Wed 2/7/24	Tue 2/20/24																																																												
59		Submittals	1 mon	Wed 2/21/24	Tue 3/19/24																																																												
60		Construction	12 mons	Wed 3/20/24	Tue 2/18/25																																																												



SECTION 7





Lakeville Town Hall & Fire Station
346 Bedford Street
Lakeville, MA

MEPFP Evaluation



Prepared For:

Rick Almeida, AIA, NCARB, LEED AP
CBI Consulting, LLC - A SOCOTEC COMPANY
250 Dorchester Avenue
Boston, MA 02127

January 19, 2022



FIRE PROTECTION

Fire Protection Existing Conditions

- There is currently no sprinkler system within the building.

Fire Protection Recommendations

- Given this extent of the renovations, the Town will require a sprinkler system, a new NFPA-13 system would be installed. A dry system would be provided for both the Garage areas and any unheated portions of the attic. A wet system would be provided for heated spaces within the Office, Breakroom, Bathrooms, Locker Rooms, Hallway-Renovation, Addition or other conditioned areas. All combustible interstitial spaces with greater than 6" of free space shall be provided with sprinkler coverage.

End of Fire Protection Section

PLUMBING***Plumbing Existing Conditions******Town Hall Building Area***

- Plumbing fixtures are standard residential grade porcelain type.
- Domestic hot water is generated through an indirect hot water heater.



Existing Toilet



Indirect Hot Water Heater



Water Filtration



Plumbing Fixture

Fire Department Building Area

- Plumbing fixtures are standard residential grade porcelain type
- Domestic hot water is generated through an electric hot water heater with integral storage.

- The garage area does not have floor drains.



Existing Toilet



Domestic Hot Water Heater

Plumbing Recommendations

Town Hall Building Area

- Both the bathrooms plumbing fixtures appear to be aging, and served their useful life and do not meet current codes for accessibility and water conservation.
- The domestic hot water heater appears to be approx. to be 5 years old and within its expected lifetime of (10) years
- In general new plumbing systems are recommended. New utilities would be brought to the building. New plumbing fixtures and related piping shall be provided. All piping shall copper/cast iron in accordance with 248 CMR. Scope would include a new electric hot water heater.

Fire Department Building Area

- In general, both the bathrooms plumbing fixtures appear to be aging, and served their useful life and do not meet current codes for accessibility and water conservation.
- The domestic hot water heater appears to be approx. to be 5 years old and approaching the end of its expected lifetime of (5) years.
- In general, new plumbing systems are recommended. New utilities would be brought to the building. New plumbing fixtures and related piping shall be provided. All piping shall copper/cast iron in accordance with 248 CMR. Scope would include a new electric hot water heater.
- Provide oil and sand separator as required by code, should there be no municipal sanitary available; at tight tank shall be provided.

End of Plumbing Section

HEATING, VENTILATING AND AIR CONDITIONING

HVAC Existing Conditions

Town Hall Building Area

- The heating is through an oil fired Viesman hot water boiler. Oil is piped to the boilers from an outdoor oil tank.
- Hot water is circulated throughout the building with (6) zone pumps. Hot water supply and return piping distributed the hot water throughout the building. On a call for heat by the space thermostat, the zone pump energizes and operates.
- Space heating is through finned tube radiation, wall radiators and convectors.
- Bathroom exhaust is provided with ceiling exhaust fans.
- Space c Building ventilation is through natural ventilation and operable windows.
- Cooling is provided through several split systems (ducted and ductless).



Hot Water Boiler



Bathroom Ceiling Fan



Cooling – Ductless Fan Coil Unit



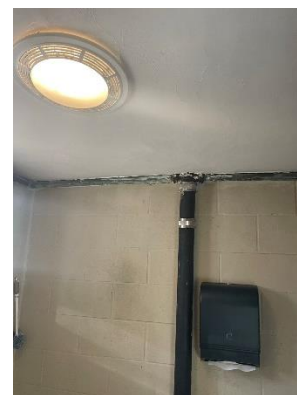
Fuel Oil Tank

Fire Department Building Area

- The heating is through an oil fired Burnham steam boiler. Oil is piped to the boilers from an outdoor oil tank.
- Steam is distributed throughout the building with steam supply and condensate drain pipe.
- Space heating is through finned tube radiation, wall radiators and convectors.
- Garage bays are heated with unit heaters with steam coils.
- Bathroom exhaust is provided with ceiling exhaust fans.
- Space cooling in the office area is provided through a ductless split system.
- Building ventilation is through natural ventilation and operable windows.



Steam Boiler



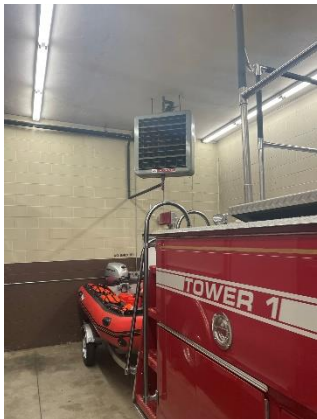
Bathroom Ceiling Fan



Cooling – Ductless Fan Coil Unit



Vehicle Exhaust System



Unit Heater - Steam



Plymovent – Vehicle Exhaust System



Fuel Oil Tank

HVAC Recommendations

Town Hall Building Area

- The Town Hall hot water boiler and pumps appears to be 5-10 years old and have 10 years left to its useful life expectancy. The existing piping systems, finned tube radiator and radiators vary in age and condition. The heating system should be replaced.
- The cooling systems are in various states of operational condition and age. The cooling systems should be replaced.
- BLW would recommend heating and cooling to be provided with a new all electric VRF heat pump system. New air cooled heat pumps shall be installed outdoors, new fan coils throughout the spaces as needed for zone controls, central valve controller, refrigerant pipe and controls.
- Provide mechanical ventilation through energy recovery ventilation units. Ventilation air and exhaust air shall be provided with a new ductwork distribution system and air outlets.

Fire Department Building Area

- The Fire Department boiler appears to be 5-10 years old and have 10 years left to its useful life expectancy. The existing piping systems, finned tube radiator and radiators vary in age and condition. The heating system should be replaced.
- The cooling systems are in various states of operational condition and age. The cooling systems should be replaced.
- BLW would recommend heating and cooling to be provided with a new all electric VRF heat pump system. New air cooled heat pumps shall be installed outdoors, new fan coils throughout the spaces as needed for zone controls, central valve controller, refrigerant pipe and controls.
- Provide mechanical ventilation through energy recovery ventilation units. Ventilation air and exhaust air shall be provided with a new ductwork distribution system and air outlets.
- Provide new garage general exhaust and controls.
- Plymovent exhaust system shall remain.

End of HVAC Section

Electrical Existing Conditions

- Main electrical service is fed overhead from an Eversource Utility pole-mounted transformer and terminates in the main service circuit breaker/current transformer cabinet (400A, 120/240V, 3-phase, 4W, manufactured by Federal Pacific Electric located in the basement/lower level of the town hall. There is one existing meter for the entire building. The CTC cabinet and distribution panels have all reached their expected useful lives.
- The fire alarm system is a conventional analog, zoned control panel manufactured by FCI. The system detection included system smoke detectors, in office, heat detectors in corridors, bathrooms and truck bays, system horn/strobes, strobe-only devices in bathrooms, system manual pull stations at egress doors. The notification coverage appeared to be inadequate. The existing system is functioning, but is in trouble-alert and has surpassed its expected useful life.
- Lighting consisted of inefficient fluorescent 2'x4' recessed fixtures, 4' industrial fixtures, 8' industrial fixtures, surface 1'x4' fixtures. Many fixture lenses have either been damaged, are yellowed with age, or missing completely. All fixtures have exceeded their expected lifespan and are inefficient. All fixtures are controlled by wall switches.
- Exit signs are illuminated (with the exception of one) but coverage is not adequate. The exit signs have approached their expected useful life.
- There is an existing exterior weatherproof enclosed diesel, located on the exterior of the building. The generator was manufactured by Generac. The rating of the generator is 100KW, 120/208V, 3-phase. The generator backs up the entire facility. The generator was installed 6 months, as of the date of the visit. It appears to be in excellent working condition, is maintained annually, exercised weekly, was installed in 2021. Continuing the maintenance and exercising, the generator has an additional 30 to 35 years of expected life. The generator turns on automatically when there is a utility outage, via the existing new 400 Amp Generac Automatic Transfer Switch. The ATS also appears to be in excellent condition with an additional 30 to 35 years of life remaining.
- The quantity of wall receptacles appears to be inadequate, as indicated by the number of plugmold devices being utilized throughout the facility.



400 Amp 120/208V Service



120/208 Volt Panelboard



1-Phase Panel



1-Phase Load Center



Panelboard



Main Service Breaker – 400 Amps



FCI Conventional FACP



Smoke Detector



Heat Detector



Broken Heat Detector



Smoke Detector



Manual Pullstation



Horn/Strobe



Manual Pullstation



Lighting



Lighting



Industrial (ineff.) Strip



Fluorescent Strip



Surface Wraparound



Cracked Lens



2'x4' / 2'x2' Fluorescents



Illuminated Exit Sign



Non-Illuminated Exit Sign



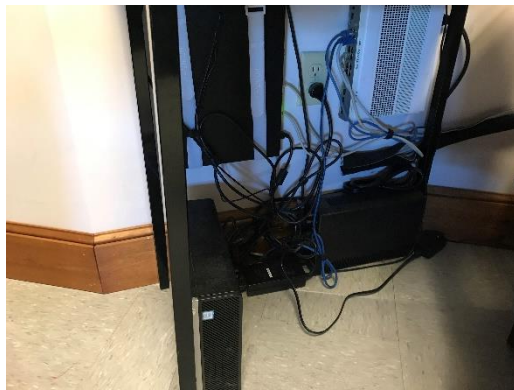
Diesel Generator



Automatic Transfer Switch



Diesel Tank



Plugmold



Receptacle



Non-GFCI Receptacles



Wall Switch

Electrical Recommendations

- The existing 400 Amp service has reached its useful life and is inadequate for a proposed renovation/reuse of the existing building. The service should be upgraded to a minimum of 1,000 amp, 120/208V, 3-phase, 4-wire service, if the entire building was to be renovated.
- A new 1,000 amp, 120/208 volt 3-phase service should be installed, fed from a new Eversource padmounted transformer. The service would include a new switchboard with a main disconnect/utility current transformer section. New panelboards should be provided throughout the facility to feed new receptacles, new lighting, new HVAC equipment.
- The electrical switchgear shall be provided with provisions in the gear, to accept power from future or proposed solar photovoltaic system.
- New receptacles and branch wiring should be provided throughout, to eliminate the need for plugmold devices.
- The Fire alarm control panel should be upgraded to a new addressable fire alarm control panel, and new notification devices (speaker/strobes and strobe-only devices) and actuation devices (pull stations, heat and smoke detectors).
- Illuminated exit signs should be added to replace all the existing exit signs. New self-contained emergency lights should be provided throughout to provide an average of 1-footcandle throughout the means of egresses.
- Exterior emergency lights should be provided at all egress doors.
- Exterior wall packs should be replaced with LED efficient wall packs.
- Interior light fixtures should all be replaced with similar type fixtures containing LED lamps.
- The generator and automatic transfer switch should continually be maintained and exercised. The existing generator size might not support a total renovation of the building. Further analysis would be required during design to calculate the future needs of the building.
- Automatic lighting controls (sensors) should be provided for all interior light fixtures.

End of Electrical Section