

**AGENDA**  
**Lakeville Select Board and acting as the**  
**Wage & Personnel Board as needed**

**Lakeville Public Library – 4 Precinct Street**  
**September 13, 2022 – 6:00 PM**

**PLEASE ASK IF ANYONE IS RECORDING THE MEETING**  
**AND ANNOUNCE CABLE TAPING (IF PRESENT)**

1. Select Board Announcements
2. Town Administrator Announcements
3. Presentation by SOCOTEC on the Town Hall/Fire Station Feasibility Study
4. Update on MBTA Communities Program and State Affordable Housing Requirements
5. Discuss process for consideration of Taunton Water Connection Applications
6. Update on Special Town Meeting Articles
7. Discuss and possible vote on Public Way Use Application from Charles River Wheelmen to use Lakeville Roads on September 18, 2022 for bike ride
8. Discuss and possible vote regarding request from Lakeville Lions to revise 1-day liquor license hours – September 17, 2022
9. Discuss and possible vote to allocate HCA Charitable Contribution proceeds for the Betty's Neck 20<sup>th</sup> Anniversary Celebration
10. New Business
11. Old Business: Update on Route 79 Project

**Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Lakeville Select Board arise after the posting of this agenda, they may be addressed at this meeting.**

**AGENDA ITEM #1  
SEPTEMBER 13, 2022**

**SELECT BOARD ANNOUNCEMENTS**

The Lakeville Lions Family Fall Festival will be held on September 17<sup>th</sup> (rain date September 18<sup>th</sup>) at their clubhouse on 170 Main Street. There will be food, kids games, pony rides, music, vendors and an animal area. Admission is free.

There are still some vacant positions available on the Cable Advisory Committee, Open Space Committee, Capital Expenditures Committee, Master Plan Implementation Committee, Energy Advisory Committee, and Zoning Board of Appeals. If you would be interested in volunteering on any of these groups, please submit a letter of interest to the Select Board's office by mail or email.



**AGENDA ITEM #2  
SEPTEMBER 13, 2022**

**TOWN ADMINISTRATOR ANNOUNCEMENTS**

**AGENDA ITEM #3  
SEPTEMBER 13, 2022**

**PRESENTATION BY SOCOTEC ON THE TOWN HALL/FIRE  
STATION FEASIBILITY STUDY**

Attached is the presentation that Socotec will be presenting to the Select Board.



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



## **Table of Contents**

Cover Page  
Table of Contents

### **Section 1**

Introduction

### **Section 2**

Executive Summary

### **Section 3 - Findings**

- I. Existing Building Conditions
- II. Site Information – Public Safety designated site adjacent to Ted Williams Camp - Bedford
- III. Site Information – Public Safety designated site adjacent to Ted Williams Camp - Precinct

### **Section 4 – Programming**

- I. Summary
- II. Matrix

### **Section 5 – Floor Plans**

- I. Existing
- II. Town Hall
- III. Fire Station

### **Section 6 – Cost & Schedule**

- I. Cost information
- II. High level Schedule

### **Section 7**

MEP Report

# 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 <sup>nd</sup> 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 2<sup>nd</sup> floor of Pump House. No elevator or lift.</p>





One of two small restrooms on upper level of 1<sup>st</sup> Floor. Not accessible. No storage for supplies.



Lockable file cabinets stored in hallway due to lack of space elsewhere.



Pump House entrance hallway. Filing and shared copier stored in publicly accessible space. Door to right leads to Town Administrator's office.



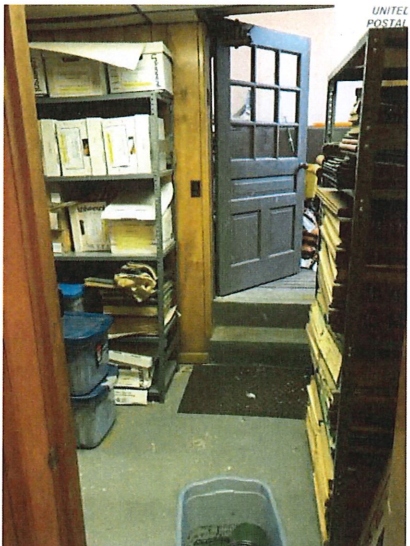


Town Planner's office. Limited space for growth.  
Note the wall that is part of the original exterior of the original Pump House building.



In order to move from the upper 1<sup>st</sup> floor to lower 1<sup>st</sup> floor (at grade), public/staff are required to use half flight of stairs and exit to right, inhibiting access to those with limited mobility.  
  
No clear signage to indicate route to lower 1<sup>st</sup> floor or prevent public from continuing down the stairs to the basement.



		<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>





Accounting Department and Human Resources assistant share an office space, which can cause issues with confidentiality/privacy.



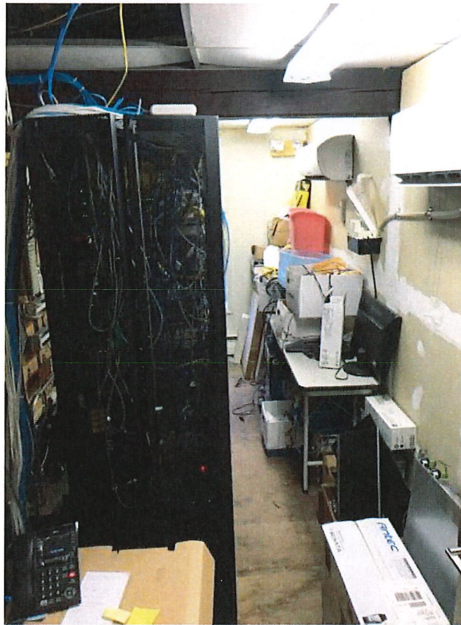
Small 2<sup>nd</sup> floor restrooms.



Door to right leads to attic space used as additional storage.  
Heavy metal door is only access from upper 2<sup>nd</sup> floor to lower 2<sup>nd</sup> floor.



To access lower 2<sup>nd</sup> floor.






IT room does not have sufficient space for storage and workstation. Split units do not sufficient cool space.

**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/alerts (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 2<sup>nd</sup> floor. This space is separated from bunk space by row of file cabinets.</p>
		<p>Chief's office located on 2<sup>nd</sup> floor. Limited storage and limited outlets. Deputy Chief's office has similar issues.</p>



The Day Room is accessible from the Dispatch room, restroom/shower, and locker room.  
Old electrical equipment is exposed on the wall.



Laundry/Extractor located outside of the restroom/shower and is only accessible from the Apparatus Bays through the locker and Day Room.






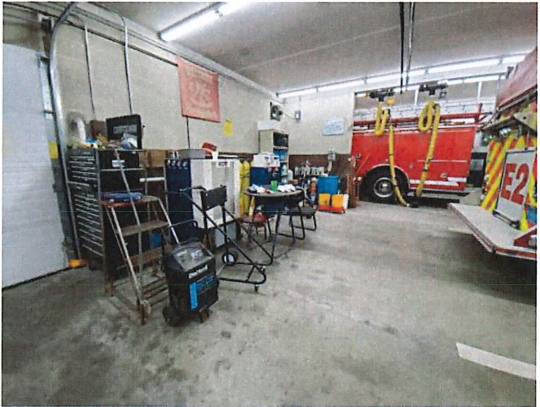
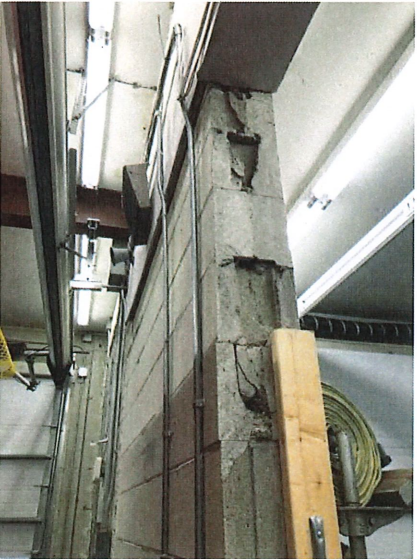
Toilet and shower used by the firefighters has no insulation and only 1 wythe of CMU, causing drafts and poor temperature control.

Limited janitorial storage.

There is no proper decontamination area for personnel returning from hazardous or biohazardous calls.



Storage of EMT supplies is only accessible through locker room. Storage space is insufficient and not secure.

		<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>





Limited clearance between vehicles and the top/sides of the bay openings.



Damage at the front of the bays caused by impacts.



Damage caused by impacts.





Radio tower with guy wires attached to the building at various points and causing damage in some locations.



Generator serving the building.

## **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.



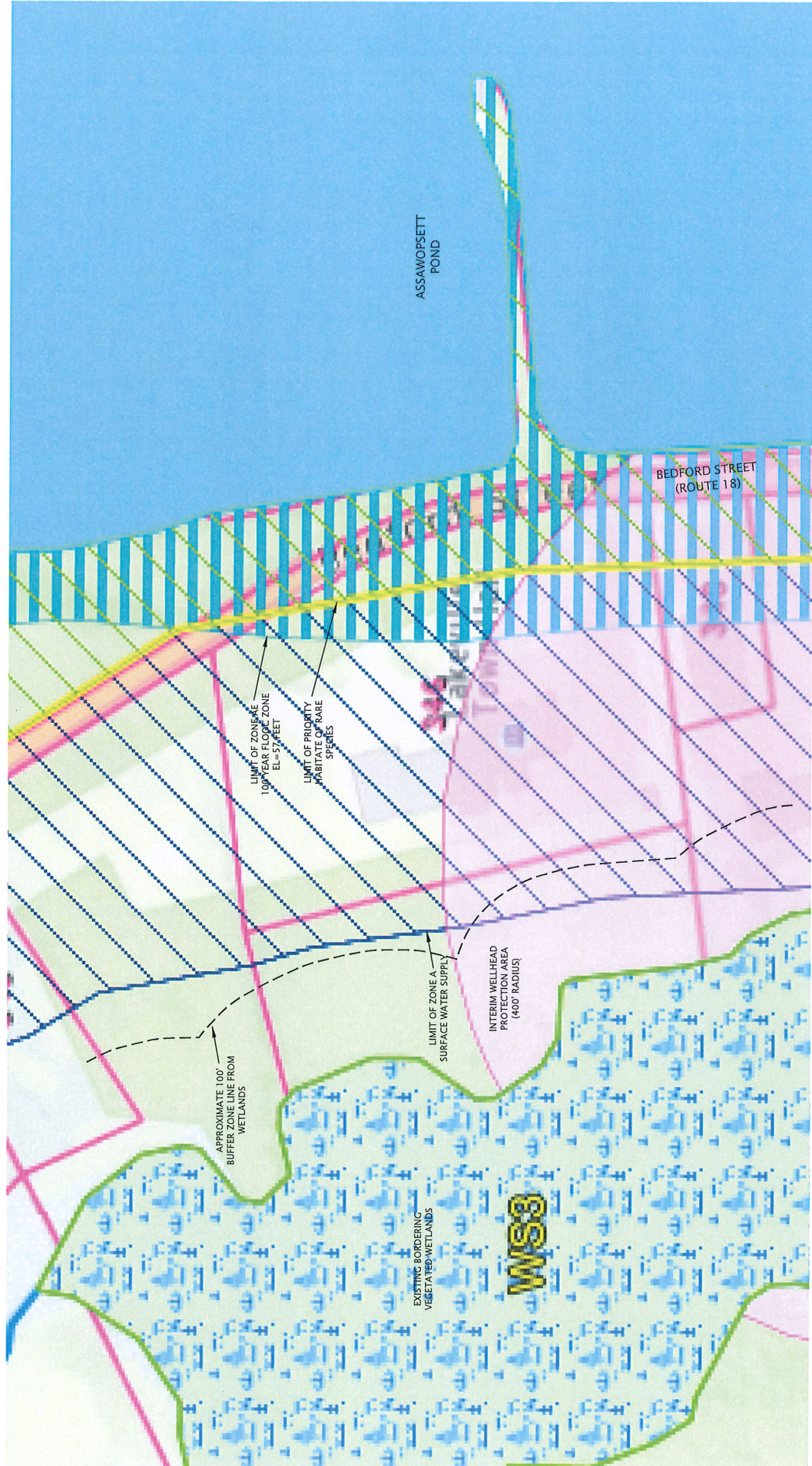


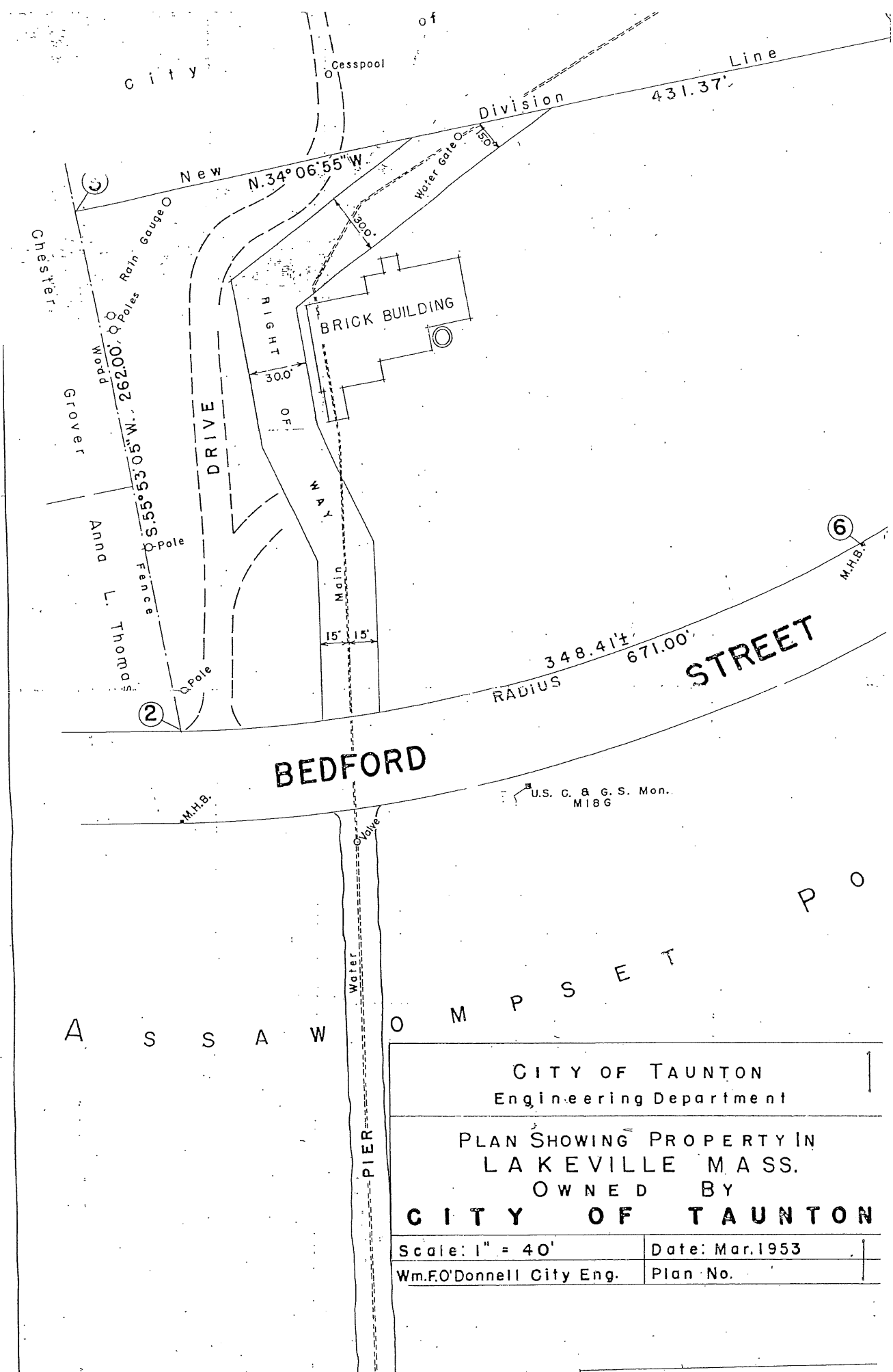
LAKEVILLE, MA  
TOWN HALL  
346 BEDFORD STREET - MASSGIS OVERLAY



SCALE: 1"=40'  
0' 30' 40' 80'

JUNE 20, 2022





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

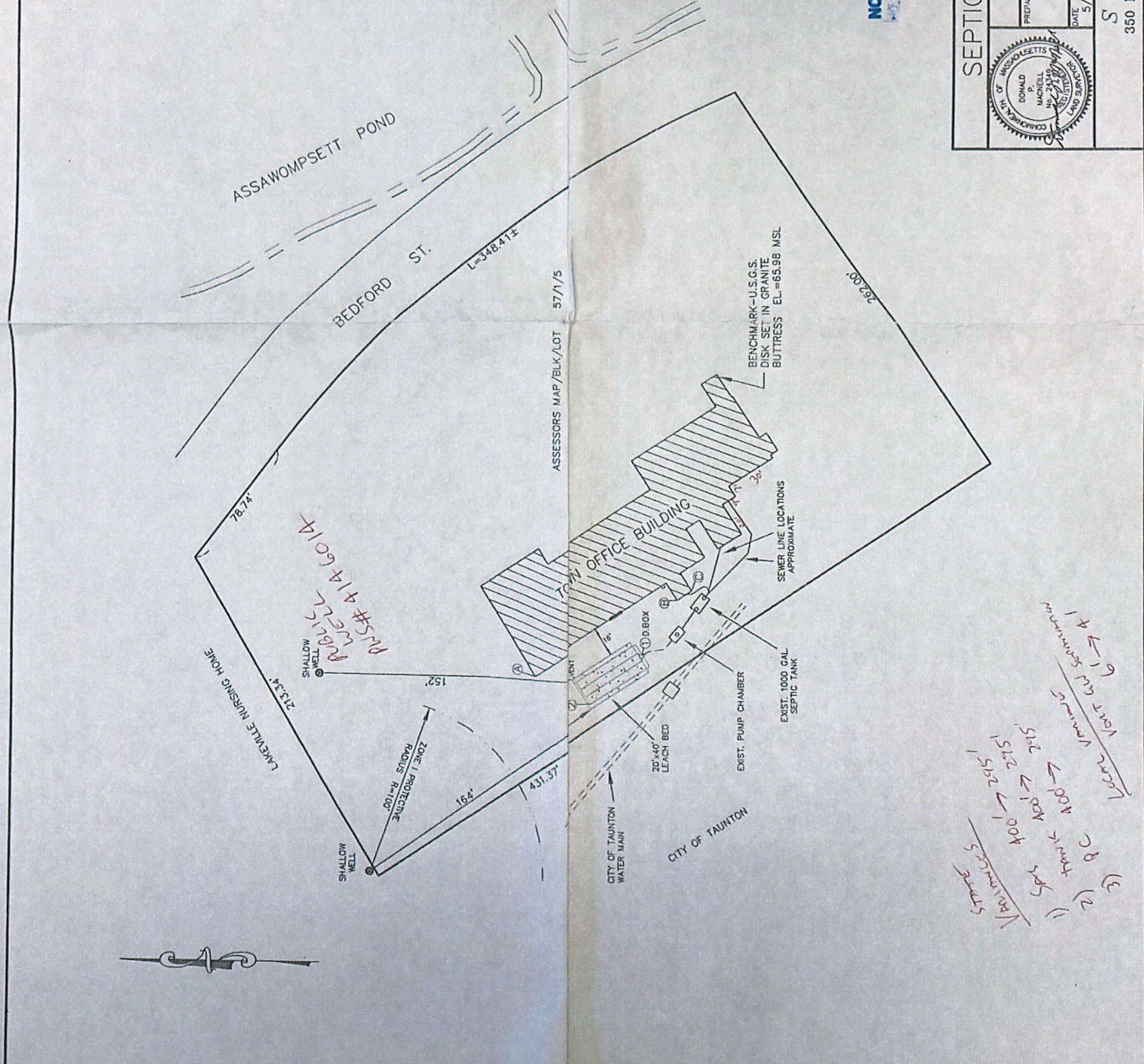


SYSTEM ELEVATIONS

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-2	79.0
B-1	38.0
C-1	47.5



I CERTIFY THAT THE LOCATIONS AND ELEVATIONS OF THE SEPTIC SYSTEM SHOWN ON THIS PLAN COMPLY WITH THE STATE AND TOWN REGULATIONS.

*Donald P. M. M. M.*

**NO INCREASE IN FLOW**

3416 Bedford Street

SEPTIC AS-BUILT PLAN (REPAIR)

PREPARED FOR	LAKEVILLE TOWN HALL LAKEVILLE, MASSACHUSETTS	JOB NO.	97-125
DATE	5/16/97	DRAWN	J.P.P.
SCALE	1" = 40'	DESIGN	J.P. & W.S.
CHECKED	DPN		
TOWN OF LAKEVILLE		DRG. NO.	

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

FILE COPY

59-1-5

*Notes*  
 (1) 30' x 40' x 1' → 25' ST  
 (2) 30' x 40' x 1' → 25' ST  
 (3) 30' x 40' x 1' → 25' ST  
 6' x 6' x 1' → 25' ST  
 6' x 6' x 1' → 25' ST



## **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



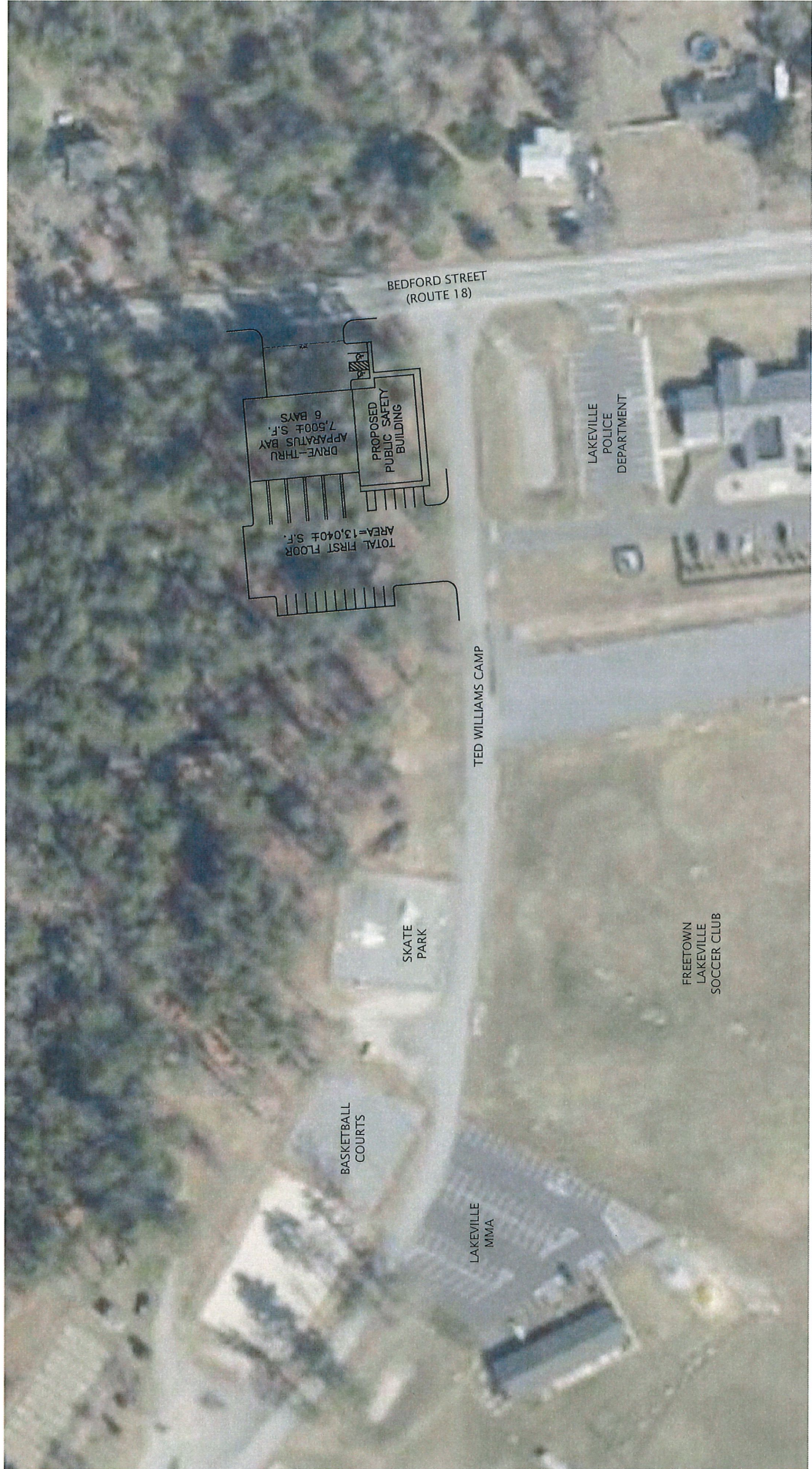




LAKEVILLE, MA  
CONCEPTUAL FIRE STATION  
BEDFORD STREET - 2ND OPTION - 2021 AERIAL PHOTO OVERLAY



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







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



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



# SECTION 4





## Town Offices Program

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

<b>B.</b>	<b>Town Planner</b>						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

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

<b>D.</b>	<b>Treasurer / Collector</b>						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

<b>F.</b>	<b>Town Administrator</b>						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

<b>G.</b>	<b>Selectmen</b>						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
	Additional Storage					Should be directly adjacent to TA		50 sf
	<i>Subtotal NSF</i>		222	sf		Move out of Basement or provide conditioned space		580 sf

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

<b>I.</b>	<b>HR</b>						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						
<b>A.</b>	<b>Building Department</b>							
Aa02	Building Department office	3.5	315	sf		Additional PT staff and Inspector workstations		400 sf
	Director Office							150 sf
	Plan Tables					Assumes 2		50 sf



## Town Offices Program

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

B. Conservation						Remarks	Proposed	
		Current Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
Bb01	<b>**Included in BoH Space</b>			sf				sf
	<i>Subtotal NSF</i>		0	sf				0 sf

A. Board of Health						Remarks	Proposed	
		Current Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
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
	<i>Subtotal NSF</i>		477	sf				750 sf

## Supporting Spaces

Area Description						Remarks	Proposed	
		Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
<b>J.</b>	<b>Supporting Spaces First Floor</b>							
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
	<b>3-stop Elevator, Machine Room &amp; Lobby</b>							500 sf
	<b>Janitors Closet</b>							30 sf
	<b>Storage Room</b>							120 sf
	<b>Conference Room #2</b>					smaller Conference Room - (10-15)		300 sf
	<i>Subtotal NSF</i>		868	sf				2,144 sf

K. Supporting Spaces Second Floor						Remarks	Proposed	
		Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
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
	<b>Storage</b>							30 sf
	<b>Multi-Purpose Room</b>							220 sf
	<i>Subtotal NSF</i>		171	sf				600 sf

L. Supporting Spaces - Archival Storage - Basement						Remarks	Proposed	
		Staff	Existing	SF	Floor		Floor	Total Area
			Total Area					
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 Total Area	SF	Floor		Floor	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
	<b>Misc/other shared additional</b>						<b>114</b>	
	<i>Subtotal NSF</i>		1,139			<i>Subtotal Proposed NSF</i>	1,253	
<b>M.</b>	<b>Supporting Spaces - Additional Archival Storage</b>							
	Building Department		498				500	
	Conservation Commission		267				275	
	<b>Accounting - additional</b>						<b>120</b>	
	Misc/other		174				174	
	<i>Subtotal NSF</i>		939	sf			1,069	sf

ALL Town Offices Total NSF  
ALL Town Offices Total GSF

6,348	
8,062	

26 employees

<i>Town Offices Proposed NSF</i>		10,959	
<i>Town Offices Proposed GSF*</i>		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 inspects 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 <sup>th</sup> 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)



<b>Town Administration</b>			
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 <sup>st</sup> Fl, Town Hall		
Public Access Priority	Limited		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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.

<b>Town Clerk</b>			
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 <sup>st</sup> 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



<b>Building Department</b>			
Primary Function	Building Code, inspection, building permits		
Current Adjacencies	Board of Health; Conservation; Facilities;		
Access to	Board of Health; Conservation; Facilities;		
Current Location	1 <sup>st</sup> 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.

<b>Board of Health/Conservation Office</b>				
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 <sup>st</sup> floor Old Library			
Public Access Priority	Frequent			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>		<b>COMMENTS</b>
Board of Health Office	1	630 SF	447 SF	Moving from 1 <sup>st</sup> 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.



<b>Conservation Commission</b>			
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 <sup>st</sup> Floor Old Library		
Public Access Priority	Frequent		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTS</b>
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

<b>Facilities</b>			
Primary Function	Maintain Town buildings throughout		
Current Adjacencies	n/a		
Access	n/a		
Current Location	n/a		
Public Access Priority	n/a		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTS</b>
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.



<b>Town Planner</b>			
Primary Function	New department		
Current Adjacencies	Treasurer/Collector; Town Clerk; Assessor's		
Access to	BoH, Building Department		
Current Location	1 <sup>st</sup> Fl, Town Hall		
Public Access Priority	?		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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.





<b>HR</b>			
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 <sup>nd</sup> Floor, Town Hall		
Public Access Priority	Limited		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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.

<b>Assessor</b>			
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 <sup>st</sup> 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.



<b>Treasurer/Collector</b>			
Primary Function	Collects payment of real estate taxes, excise taxes, and personal property taxes		
Current Adjacencies	Assessor, Town Clerk		
Access to			
Current Location	1 <sup>st</sup> 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 <sup>th</sup> 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.

<b>IT</b>			
Primary Function	Maintain computer/technology systems; house IT equipment including server rack		
Adjacencies	Fire Dept offices		
Access	n/a		
Current Location	2 <sup>nd</sup> Fl, Town Hall		
Public Access Priority	No Public Access		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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.

<b>Building Support Spaces</b>			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTS</b>
Restrooms	6	257 SF	1 accessible and 1 general (1 <sup>st</sup> Fl Town Hall, lower); 2 in 2 <sup>nd</sup> Fl, 2 1 <sup>st</sup> 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 <sup>st</sup> FL FD side; 1 boiler for TH (newer) and 1 for FD; oil
Mechanical Room (1 <sup>st</sup> 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)



<b>Entrances/Vestibules</b>			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
1 <sup>st</sup> Fl, Upper level Vestibule/Waiting	1	167 SF	Includes small vestibule and waiting area outside of TA office/Select Board Office
1 <sup>st</sup> 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<sup>st</sup> Fl lower with access to Treasurer, Clerk, and Assessor. 1<sup>st</sup> 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			Remarks			
			Existing		Proposed	
			Total Area		Total Area	
<b>M.</b>	<b>Fire Department</b>					
Mm01	Day Room		292	sf		600 sf
Mm12	Kitchen		179	sf		220 sf
Mm02	Locker Room		420	sf		sf
	<b>Gear Locker</b>				Exist 14 gear lockers. 35 dept size	400 sf
	<b>Personal lockers</b>				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
	<b>Unisex Restroom</b>				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 <b>gender neutral</b>	
	<b>Locker / Shower / Restroom</b>				Assume 1 for decon area use	400 sf
	<b>Locker / Shower / Restroom</b>					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 Drive-thru ideal for 3 engines.	7500 sf
Mm11	Training / Bunk		413	sf	Confirm # of staff (30-40)	900 sf
	<b>Separate Bunk</b>				5-6 bunks w/ gender separation (4/150 sf ea)	600 sf
Mm13	Admin Second Floor Office		283	sf		283 sf
	<b>Conference/Fire Prevention Off</b>					255 sf
	<b>scba compress, other</b>					200 sf
	<b>Decon Laundry</b>					75 sf
	<b>Exercise</b>				2 ellipticals, 2 treadmill, free weights	450 sf
	<b>IT</b>					50 sf
	<b>Electrical/mechanical</b>					200 sf
	<b>Fire Department Total NSF</b>		<b>6,430</b>			<b>13,963</b>
	<b>Fire Department Total GSF</b>		<b>8,166</b>	*		<b>19,548</b>
			*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.

<b>Apparatus Bay</b>			
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.



<b>Dispatch</b>			
Primary Function	Calls routed through Police Department and forwarded to Dispatch		
Adjacencies	Waiting Area, Dayroom,		
Access to			
Current Location	Town Hall		
Public Access Priority			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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

<b>Dayroom</b>			
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		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTS</b>
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.

<b>Locker Room</b>			
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 <sup>st</sup> Fl, 346 Bedford St		
Public Access Priority	N/a		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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.



<b>Office Space</b>			
Primary Function	Office space for Chief, Deputy Chief, FD administration and filing/storage		
Adjacencies	Admin space, Chief, Deputy Chief, Training/Bunk, Kitchen		
<b>Access to</b>			
Current Location	2 <sup>nd</sup> Fl, Town Hall		
Public Access Priority	High		
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTS</b>
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

Limited number of outlets, requiring use of multiple extension cords.

No meeting space

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

Separation to meet internally and if there is need to meet with public.

Storage

Additional filing/storage needed.

<b>Support spaces</b>			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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 <sup>st</sup> flr	1	70 SF	Mold issues
Kitchen	1	179 SF	2 <sup>nd</sup> 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 <sup>st</sup> to 2 <sup>nd</sup> 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.

<b>Exterior Space Needs</b>			
<b>SPACE</b>	<b>NO.</b>	<b>AREA</b>	<b>COMMENTs</b>
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



# SECTION 5





**SOCOTEC**  
 AE CONSULTING, LLC  
 250 DORCHESTER AVENUE  
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 www.socotec.us

**TOWN HALL &  
 FIRE STATION  
 FEASIBILITY  
 STUDY**



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

Drawing Title:

**TOWN HALL  
 EXISTING  
 CONDITIONS**

Revision:

**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

Submission:

**FEASIBILITY  
 STUDY**

Draw: 04/20/2022  
 Project Number: 02211950.1  
 Project Manager: JCB  
 Drawn By: BK  
 Date: 10/11/2021

**SK-01**



② Second Floor Existing  
 118' x 140'

① Basement Existing  
 118' x 140'

③ First Floor Existing  
 118' x 140'







# SOCOTEC

AE CONSULTING, LLC  
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socotec@socotec.us  
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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

Reference:

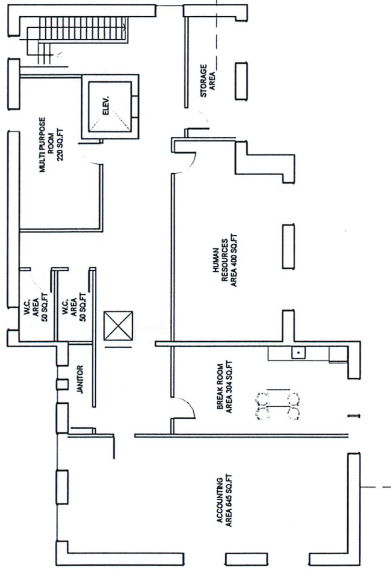
PROGRESS SET  
NOT FOR  
CONSTRUCTION

Scale:

### FEASIBILITY STUDY

Sheet:  
Project Number: CSE115601  
Project Manager: JSP  
Drawn By: BK  
Date: 10/1/17

# SK-03





# SECTION 6





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



Estimated Project Costs

	Fire Station	Town Hall
<b>Estimated Total Construction Cost</b>	<b>\$ 14,049,084</b>	<b>\$ 9,538,208</b>
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
<b>Soft Project Costs - Design</b>	<b>\$ 2,140,048</b>	<b>\$ 1,295,598</b>
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
<b>Other Fees/Costs</b>	<b>\$ 142,002</b>	<b>\$ 94,780</b>
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
<b>TOTAL PROJECT COST</b>	<b>\$ 16,331,134</b>	<b>\$ 10,928,586</b>

**THIS IS A PRELIMINARY BUDGET ONLY.**

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

**PM**

**&**

**C**

**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
<b>NEW CONSTRUCTION OPTION 1</b>				
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
<b>TOTAL OF ALL CONSTRUCTION</b>		17,500	\$750.28	<b>\$13,129,985</b>

**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
<b>TOWN HALL RENOVATION OPTION 2</b>				
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
<b>TOTAL OF ALL CONSTRUCTION</b>		15,000	\$578.07	<b>\$8,671,098</b>



**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)



**CONSTRUCTION COST SUMMARY**

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





Study Estimate

GFA 17,500

**CONSTRUCTION COST SUMMARY**

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



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

<b>TOTAL GROSS FLOOR AREA (GFA)</b>	<b>17,500 sf</b>
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**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**

**033000 CONCRETE**

Strip footings	79	CY
Foundation Walls	112	CY
Spread Footings and Piers	110	CY
<b>Total Foundation Concrete</b>	<b>301</b>	<b>CY</b>

Strip footings, typical, exterior

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

Foundation walls, typical, 16" thick

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

Spread Footing, 8'x8'x24" typical interior

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

Spread Footing, 7'x7'x24" typical exterior

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**

Strip footing and foundation wall

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

Spread footings

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



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**

58	<u>Miscellaneous</u>						
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	
62							
63	<b>A1020 SPECIAL FOUNDATIONS</b>						
64	No items in this section						
65	SUBTOTAL					-	
66							
67	<b>A1030 LOWEST FLOOR CONSTRUCTION</b>						
68							
69	033000 CONCRETE						
70	<u>Slab on grade, typical, 5" thick</u>	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		
76							
77	<u>Slab on grade at Apparatus Bay, 8" thick</u>	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		
83							
84	<u>Miscellaneous</u>						
85	Elevator pit	1	ea	35,000.00	NR		
86	Equipment pads - allow	1	ls	5,000.00	5,000		
87							
88	312000 EARTHWORK						
89	<u>Slabs</u>						
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		
93							
94	072100 THERMAL INSULATION						
95	Underslab insulation 2"	13,221	sf	2.50	33,053		
96	SUBTOTAL					236,903	
97							
98							
99	<b>TOTAL - FOUNDATIONS</b>						<b>\$633,446</b>

**A20 BASEMENT CONSTRUCTION**

104	<b>A2010 BASEMENT EXCAVATION</b>						
105	Excavation in Site						
106	SUBTOTAL						
107							
108	<b>A2020 BASEMENT WALLS</b>						
109	Retaining walls included above						
110	SUBTOTAL						

**TOTAL - BASEMENT CONSTRUCTION**

**B10 SUPERSTRUCTURE**

116	<b>B1010 FLOOR CONSTRUCTION</b>	127	tns				
117		14.51	lbs/gsf				





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**

118	033000	CONCRETE						
119		Concrete on Metal Deck @ Floor Deck						
120		WWF reinforcement	4,921	sf	1.50	7,382		
121		Concrete - 4-1/2" thick; 4,000 psi; normal weight	62	cy	140.00	8,680		
122		Place and finish concrete	4,279	sf	2.50	10,698		
123		Rebar to decks	1,284	lbs	1.50	1,926		
124								
125								
126	051200	STRUCTURAL STEEL FRAMING						
127		Structural steel framing, 13lbs/sf	28	tns	5,800.00	162,400		
128		Shear studs	856	ea	7.00	5,992		
129		Metal galvanized floor deck	4,279	sf	6.00	25,674		
130								
131	078400	FIREPROOFING/FIRESTOPPING						
132		Fireproofing to upper floors				NR		
133		Firestopping throughout	1	ls	5,000.00	5,000		
134		SUBTOTAL					227,752	
135								
136								
137	<b>B1020</b>	<b>ROOF CONSTRUCTION</b>						
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		1 1/2" Metal galvanized roof deck, typical	5,721	sf	5.00	28,605		
149								
150	078400	FIREPROOFING/FIRESTOPPING						
151		Fireproofing to roof framing				NR		
152		SUBTOTAL					708,781	
153								
154	<b>TOTAL - SUPERSTRUCTURE</b>							<b>\$936,533</b>

<b>B20</b>	<b>EXTERIOR CLOSURE</b>	12,314	SF	TOTAL CLOSURE AREA
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**B2010 EXTERIOR WALLS**

155							
156							
157	042000	MASONRY					
158		Brick veneer - 2 colors, utility	9,651	sf	40.00	386,040	
159		8" CMU backup	1,552	sf	25.00	38,800	
160		12" CMU backup at Apparatus bay	2,484	sf	32.00	79,488	
161		Precast sill/lintels	1	ls	10,000.00	10,000	
162		Staging to exterior wall	9,651	sf	4.50	Included	
163		Allowance for mock-up	1	ls	30,000.00	NR	
164							
165	052000	MISC. METALS					
166		Miscellaneous metals at cmu	4,036	sf	2.00	8,072	
167							
168	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
169		Air and vapor barrier	9,651	sf	7.50	72,383	
170		AVB at openings	821	lf	5.00	4,105	
171							
172							
173							
174							



Study Estimate

GFA 17,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>NEW FIRE STATION - OPTION 1</b>								
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		
185								
186	<b>B2020 WINDOWS</b>							
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		
197								
198	<b>B2030 EXTERIOR DOORS</b>							
199								
200	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		
229								
230	<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$1,399,634</b>	
231								



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

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**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 -

<b>TOTAL - ROOFING</b>						<b>\$506,843</b>
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**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





Study Estimate

GFA

17,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>NEW FIRE STATION - OPTION 1</b>							
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	<b>C1020 INTERIOR DOORS</b>						
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	<b>C1030 SPECIALTIES / MILLWORK</b>						
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		



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**

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	<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$816,506</b>

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**C20 STAIRCASES**

**C2010 STAIR CONSTRUCTION**

033000 CONCRETE							
Concrete fill to stairs	1	flt		2,500.00	2,500		
055000 MISCELLANEOUS METALS							
Metal pan stairs	1	flt		28,000.00	28,000		
Training stair	1	flt		45,000.00	45,000		
SUBTOTAL							75,500

**C2020 STAIR FINISHES**

090005 RESILIENT FLOORS							
Rubber treads and risers	122	lf		24.57	2,998		
Rubber tile at landings	150	sf		14.00	2,100		
SUBTOTAL							5,098

**TOTAL - STAIRCASES \$80,598**

**C30 INTERIOR FINISHES**



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**

407	<b>C3010 WALL FINISHES</b>							
408								
409	090002 TILE							
410	FRP in Trash/Recycling & Janitor closet, 4' high	496	sf	15.00	7,440			
411								
412	090007 PAINTING							
413	Paint interior walls	36,695	sf	0.90	33,026			
414	Misc. touch-up	17,500	gsf	0.50	8,750			
415								
416	SUBTOTAL					49,216		
417								
418	<b>C3020 FLOOR FINISHES</b>							
419								
420	033000 CONCRETE							
421	Sealed concrete at apparatus bay	7,500	sf	2.50	18,750			
422								
423	090002 TILE							
424	Large format porcelain tile	241	sf	32.00	7,712			
425	Porcelain tile base	150	lf	24.00	3,600			
426								
427	090005 RESILIENT FLOORS							
428	Sheet linoleum	7,013	sf	7.00	49,091			
429	Resilient athletic floor, Taraflex or similar, 9mm	488	sf	18.00	8,784			
430	Resilient base	1	ls	10,000.00	10,000			
431								
432	096810 TILE CARPETING							
433	Carpet tile	283	sf	5.50	1,557			
434								
435	096810 EPOXY FLOORING							
436	Epoxy flooring w/ integral base	1,100	sf	18.00	19,800			
437	SUBTOTAL					119,294		
438								
439	<b>C3030 CEILING FINISHES</b>							
440								
441	090003 ACOUSTICAL TILE							
442	2'x4' Armstrong, Calla	7,784	sf	8.00	62,272			
443	2'X2' Armstrong, Kitchen zone	115	sf	8.50	978			
444								
445	092900 GYPSUM BOARD ASSEMBLIES							
446	GWB ceilings	1,341	sf	14.00	18,774			
447	GWB soffit, allowance	1	ls	5,000.00	5,000			
448								
449	090007 PAINTING							
450	Paint to gwb ceiling and soffits	1,341	sf	1.50	2,012			
451	Paint to exposed ceilings	7,500	sf	2.00	15,000			
452	SUBTOTAL					104,036		
453								
454	<b>TOTAL - INTERIOR FINISHES</b>						<b>\$272,546</b>	
455								
456								
457	<b>D10 CONVEYING SYSTEMS</b>							
458								
459	<b>D1010 ELEVATOR</b>							
460	SUBTOTAL							
461								
462	<b>TOTAL - CONVEYING SYSTEMS</b>							
463								
464	<b>D13 SPECIAL CONSTRUCTION</b>							
465								





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**

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<b>D1313</b>	<b>SPECIAL CONSTRUCTION</b>						
	SUBTOTAL					-	
<b>TOTAL - SPECIAL CONSTRUCTION</b>							

<b>D20</b>	<b>PLUMBING</b>						
<b>D20</b>	<b>PLUMBING, GENERALLY</b>						
	Plumbing allowance	17,500	sf	26.00	455,000		
	SUBTOTAL					455,000	
<b>TOTAL - PLUMBING</b>							<b>\$455,000</b>

<b>D30</b>	<b>HVAC</b>						
<b>D30</b>	<b>HVAC, GENERALLY</b>						
	HVAC system; all electric VRF	17,500	sf	70.00	1,225,000		
	SUBTOTAL					1,225,000	
<b>TOTAL - HVAC</b>							<b>\$1,225,000</b>

<b>D40</b>	<b>FIRE PROTECTION</b>						
<b>D40</b>	<b>FIRE PROTECTION, GENERALLY</b>						
	Fire protection systems	17,500	sf	6.50	113,750		
	SUBTOTAL					113,750	
<b>TOTAL - FIRE PROTECTION</b>							<b>\$113,750</b>

<b>D50</b>	<b>ELECTRICAL</b>						
<b>D50</b>	<b>ELECTRICAL</b>						
	Electrical complete system	17,500	sf	50.00	875,000		
	SUBTOTAL					875,000	
<b>TOTAL - ELECTRICAL</b>							<b>\$875,000</b>

<b>E10</b>	<b>EQUIPMENT</b>						
<b>E10</b>	<b>EQUIPMENT, GENERALLY</b>						
<b>113100</b>	<b>APPLIANCES</b>						
	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		



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

<b>TOTAL - EQUIPMENT</b>							<b>\$69,500</b>
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**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

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

**E2020 MOVABLE FURNISHINGS**

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

<b>TOTAL - FURNISHINGS</b>							<b>\$241,241</b>
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**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

557		See Summary					
558							
559							
560		SUBTOTAL					

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

561		See Summary					
562							
563							
564		SUBTOTAL					

<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							
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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

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		

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	
<b>SITWORK NEW OPTION 1</b>								
62	<u>Storm water</u>							
63	Stormwater system; complete	70,195	sf	8.00	561,560			
64	SUBTOTAL					618,310		
65								
66	<b>G40 ELECTRICAL UTILITIES</b>							
67	<u>Site Electrical Civil Work</u>							
68	Concrete; primary, 2-4"	150	lf	14.00	2,100			
69	Concrete; secondary, 4-4"	50	lf	25.00	1,250			
70	Concrete; generator 4-4" , 2-2"	50	lf	32.00	1,600			
71	Concrete; communication 4-4"	275	lf	25.00	6,875			
72	Pad mount transformer pad	1	ea	2,200.00	2,200			
73	Excavation; primary, secondary, communication, generator	525	lf	25.00	13,125			
74	SUBTOTAL					27,150		
75								
76	<u>Power</u>							
77	Utility company back charges					By Owner		
78	Pole riser	1	ea	1,000.00	1,000			
79	Primary ductbank 2-4" empty conduit	150	lf	40.00	6,000			
80	Utility company pad mounted transformer					Utility co.		
81	Transformer pad					See Civil		
82	Secondary ductbank, 1000A	50	lf	280.00	14,000			
83	<u>Generator ductbank</u>							
84	Generator pad					See Civil		
85	800A & 100A feed inc controls	50	lf	275.00	13,750			
86	<u>Communications</u>							
87	Telecom ductbank 4-4" conduits	150	lf	80.00	12,000			
88	Site lighting allowance	70,195	sf	1.25	87,744			
89	SUBTOTAL					134,494		
90								
91	<b>G50 TRAFFIC CONTROL</b>							
92	New signaling					Assumed NR		
93	SUBTOTAL					Assumed NR		
94								
95	<b>TOTAL - SITE DEVELOPMENT</b>						<b>\$1,966,735</b>	



Lakeville Town Hall + Fire Station  
Lakeville, MA

**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

Study Estimate

GFA 15,000

**CONSTRUCTION COST SUMMARY**

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



Study Estimate

GFA 15,000

**CONSTRUCTION COST SUMMARY**

<i>BUILDING SYSTEM</i>	SubTotal	TOTAL	\$/SF	%
<b>Town Hall Renovation - OPTION 2</b>				
<b>D40 FIRE PROTECTION</b>				
D40 Fire Protection	\$137,899	<b>\$137,899</b>	\$9.19	2.5%
<b>D50 ELECTRICAL</b>				
D5010 Service & Distribution	\$120,000			
D5020 Lighting & Power	\$222,750			
D5030 Communication & Security Systems	\$172,500			
D5040 Other Electrical Systems	\$59,250	<b>\$574,500</b>	\$38.30	10.3%
<b>E10 EQUIPMENT</b>				
E10 Equipment	\$1,350	<b>\$1,350</b>	\$0.09	0.0%
<b>E20 FURNISHINGS</b>				
E2010 Fixed Furnishings	\$86,540			
E2020 Movable Furnishings	NIC	<b>\$86,540</b>	\$5.77	1.6%
<b>F20 HAZMAT REMOVALS</b>				
F2010 Building Elements Demolition	\$255,000			
F2020 Hazardous Components Abatement		<b>\$255,000</b>	\$17.00	4.6%
<b>TOTAL DIRECT COST (Trade Costs)</b>		<b>\$5,566,962</b>	\$371.13	100.0%





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**

1	<b>GROSS FLOOR AREA CALCULATION AT NEW</b>							
2								
3	Basement				1,130			
4	First Floor				11,175			
5	Second Floor				2,695			
6								
7	<b>TOTAL GROSS FLOOR AREA (GFA)</b>					<b>15,000</b>	<b>\$f</b>	
8								
9								
10	<b>A10 FOUNDATIONS</b>							
11								
12	<b>A1010 STANDARD FOUNDATIONS</b>							
13	New foundations at OHD infills	60	lf	450.00	27,000			
14	New elevator pit	1	loc	45,000.00	45,000			
15	SUBTOTAL						45,000	
16								
17	<b>A1020 SPECIAL FOUNDATIONS</b>							
18	No work in this section							
19	SUBTOTAL							
20								
21	<b>A1030 LOWEST FLOOR CONSTRUCTION</b>							
22	Replace SOG due to MEP	1	ls	50,000.00	50,000			
23	SUBTOTAL						50,000	
24								
25	<b>TOTAL - FOUNDATIONS</b>						<b>\$95,000</b>	
26								
27								
28	<b>A20 BASEMENT CONSTRUCTION</b>							
29								
30	<b>A2010 BASEMENT EXCAVATION</b>							
31	No work in this section							
32	SUBTOTAL							
33								
34	<b>A2020 BASEMENT WALLS</b>							
35	No work in this section							
36	SUBTOTAL							
37								
38	<b>TOTAL - BASEMENT CONSTRUCTION</b>							
39								
40								
41	<b>B10 SUPERSTRUCTURE</b>							
42								
43	<b>B1010 FLOOR CONSTRUCTION</b>							
44	Opening in floors + new structure for elevator	1	ls	30,000.00	30,000			
45	SUBTOTAL						30,000	
46								
47	<b>B1020 ROOF CONSTRUCTION</b>							
48	Seismic upgrades	15,000	gsf	6.00	90,000			
49	New elevator override	1	ls	25,000.00	25,000			
50							115,000	
51								
52	<b>TOTAL - SUPERSTRUCTURE</b>						<b>\$145,000</b>	
53								
54								
55	<b>B20 EXTERIOR CLOSURE</b>							
56								
57	<b>B2010 EXTERIOR WALLS</b>	10,880	SF					
58								
59	042000 MASONRY							



Study Estimate

GFA 15,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>Town Hall Renovation - OPTION 2</b>							
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	<b>B2020 WINDOWS</b>	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	<b>B2030 EXTERIOR DOORS</b>						
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

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

112	Glazed aluminum entrance doors including frame and hardware; single	1	ea	5,500.00	5,500		
113	SUBTOTAL					66,840	
<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$1,205,731</b>

**B30 ROOFING**

119	<b>B3010 ROOF COVERINGS</b>	10,055	SF		-		
122	061000 ROUGH CARPENTRY						
123	Rough blocking	10,055	sf	0.50	5,028		
125	070002 ROOFING AND FLASHING						
126	<u>Roofing Demolition</u>						
127	Remove asphalt shingle roof	7,360	sf	3.00	22,080		
128	<u>Asphalt Shingle Roof System</u>						
129	Glass-mat roof sheathing	7,360	sf	1.65	12,144		
130	Continuous air-barrier membrane	7,360	sf	4.25	31,280		
131	Rigid roof insulation (8" rigid); vented nailboard	7,360	sf	12.00	88,320		
132	Roof underlayment	7,360	sf	1.00	7,360		
133	Asphalt shingle roof, sloped	7,360	sf	11.00	80,960		
134	<u>Miscellaneous Roofing</u>						
135	Attic insulation	2,695	sf	8.00	21,560		
136	Repairs to existing slate roof	1	ls	50,000.00	50,000		
137	Miscellaneous roof sealants & flashings	10,055	sf	2.00	20,110		
138	SUBTOTAL					338,842	
140	<b>B3020 ROOF OPENINGS</b>						
141	SUBTOTAL					-	
<b>TOTAL - ROOFING</b>							<b>\$338,842</b>

**C10 INTERIOR CONSTRUCTION**

148	<b>C1010 PARTITIONS</b>						
150	Allowance for new interior walls	15,000	gsf	30.00	450,000		
151	SUBTOTAL					450,000	
153	<b>C1020 INTERIOR DOORS</b>						
155	Allowance for new interior doors	15,000	gsf	6.50	97,500		
156	SUBTOTAL					97,500	
158	<b>C1030 SPECIALTIES / MILLWORK</b>						
160	055000 MISCELLANEOUS METALS						
161	Miscellaneous metals throughout building	15,000	sf	2.00	30,000		
163	061000 ROUGH CARPENTRY						
164	Backer panels in electrical closets	1	ls	1,000.00	1,000		
166	064020 INTERIOR ARCHITECTURAL WOODWORK						
167	Board of selectmen desk	1	ls	50,000.00	50,000		





Study Estimate

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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	<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$744,850</b>

**C20 STAIRCASES**

203	<b>C2010 STAIR CONSTRUCTION</b>							
205	Upgrade existing stairs for code	2	flt	8,000.00	16,000			
206	SUBTOTAL						16,000	
207								
208	<b>C2020 STAIR FINISHES</b>							
209	New stair finishes	2	flt	5,000.00	10,000			
210	SUBTOTAL						10,000	
211								
212	<b>TOTAL - STAIRCASES</b>							<b>\$26,000</b>

**C30 INTERIOR FINISHES**

218	<b>C3010 WALL FINISHES</b>						
220	Wall finishes	15,000	gsf	6.00	90,000		
221	SUBTOTAL						90,000
222							
223	<b>C3020 FLOOR FINISHES</b>						
224	Floor finishes	15,000	gsf	11.00	165,000		
225							
226							



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**

227 SUBTOTAL 165,000

228

229 **C3030 CEILING FINISHES**

230 Ceiling finishes 15,000 gsf 12.00 180,000

231 SUBTOTAL 180,000

232

233 **TOTAL - INTERIOR FINISHES 435,000**

234

235

236 **D10 CONVEYING SYSTEMS**

237

238 **D1010 ELEVATOR**

239 New ADA lift 1 ls 40,000.00 40,000

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

241 SUBTOTAL 220,000

242

243 **TOTAL - CONVEYING SYSTEMS \$220,000**

244

245 **D13 SPECIAL CONSTRUCTION**

246

247 **D1313 SPECIAL CONSTRUCTION**

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

249 SUBTOTAL \$75,000

250

251 **TOTAL - SPECIAL CONSTRUCTION \$75,000**

252

253 **D20 PLUMBING**

254

255 **D20 PLUMBING, GENERALLY**

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

257 Miscellaneous

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

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

260 SUBTOTAL 318,750

261

262 **TOTAL - PLUMBING \$318,750**

263

264

265 **D30 HVAC**

266

267 **D30 HVAC, GENERALLY**

268 Equipment, Ductwork, Pipework, Etc.

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

270 Controls

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

272 Balancing

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

274 Miscellaneous

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

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

277 SUBTOTAL 907,500

278

279 **TOTAL - HVAC \$907,500**

280



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**

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**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	
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Miscellaneous

System testing and flushing, coring, shop drawings, etc.	17,695	sf	0.75	13,271	
Fees & permits				Waived	

SUBTOTAL					137,899
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<b>TOTAL - FIRE PROTECTION</b>						<b>\$137,899</b>
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**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
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**D5020 LIGHTING & POWER**

Lighting & Branch Power

Lighting allowance (LED)	15,000	sf	8.00	120,000	
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Lighting controls

Lighting controls, local, daylight sensing and dimming	15,000	sf	1.20	18,000	
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Branch devices

Branch devices	15,000	sf	0.65	9,750	
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Lighting and branch circuitry

Branch & lighting circuitry	15,000	sf	5.00	75,000	
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SUBTOTAL					222,750
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**D5030 COMMUNICATION & SECURITY SYSTEMS**

Fire Alarm

Fire alarm system	15,000	sf	4.50	67,500	
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Telephone/Data/CATV

Telecommunications rough in & devices and cabling	15,000	sf	4.00	60,000	
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Security System

New Security system including intrusion detection, card access and CCTV	15,000	sf	2.00	30,000	
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Bi-Directional Amplification System

BDA system	15,000	sf	1.00	NR	
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Audio/Visual

AV rough-in and power to community rooms (devices and cabling by other)	15,000	sf	1.00	15,000	
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SUBTOTAL					172,500
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**D5040 OTHER ELECTRICAL SYSTEMS**

Miscellaneous





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**

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	
<b>TOTAL - ELECTRICAL</b>							<b>\$574,500</b>

**E10 EQUIPMENT**

<b>E10 EQUIPMENT, GENERALLY</b>							
<b>111250 PROJECTION SCREENS</b>							
351	Electrically operated screen	1	ea	12,000.00	NR		
<b>113100 APPLIANCES</b>							
354	Refrigerator	1	ea	1,000.00	1,000		
355	Microwave	1	ea	350.00	350		
<b>114000 FOOD SERVICE EQUIPMENT</b>							
358	Food service equipment to commercial kitchen	1	ea	90,000.00	NR		
359	SUBTOTAL					1,350	
<b>TOTAL - EQUIPMENT</b>							<b>\$1,350</b>

**E20 FURNISHINGS**

<b>E2010 FIXED FURNISHINGS</b>							
<b>122100 WINDOW TREATMENT</b>							
369	Horizontal blinds at interior glazing				NR		
370	Roller shades at exterior glazing	2,720	sf	7.00	19,040		
<b>123553 CASEWORK</b>							
373	Casework allowance	15,000	gsf	4.00	60,000		
<b>124810 ENTRANCE FLOOR MAT AND FRAMES</b>							
376	Entry mats & frames	100	sf	75.00	7,500		
377	SUBTOTAL					86,540	
<b>E2020 MOVABLE FURNISHINGS</b>							
All movable furnishings to be provided and installed by owner							
381	SUBTOTAL					NIC	
<b>TOTAL - FURNISHINGS</b>							<b>\$86,540</b>

**F20 SELECTIVE BUILDING DEMOLITION**

<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
<i>Structural</i>							
389	SOG for new MEP, allow	1	ls	10,000.00	10,000		
391	Form openings	1	ls	5,000.00	5,000		
392	Interior gut demolition	15,000	gsf	8.00	120,000		



Study Estimate

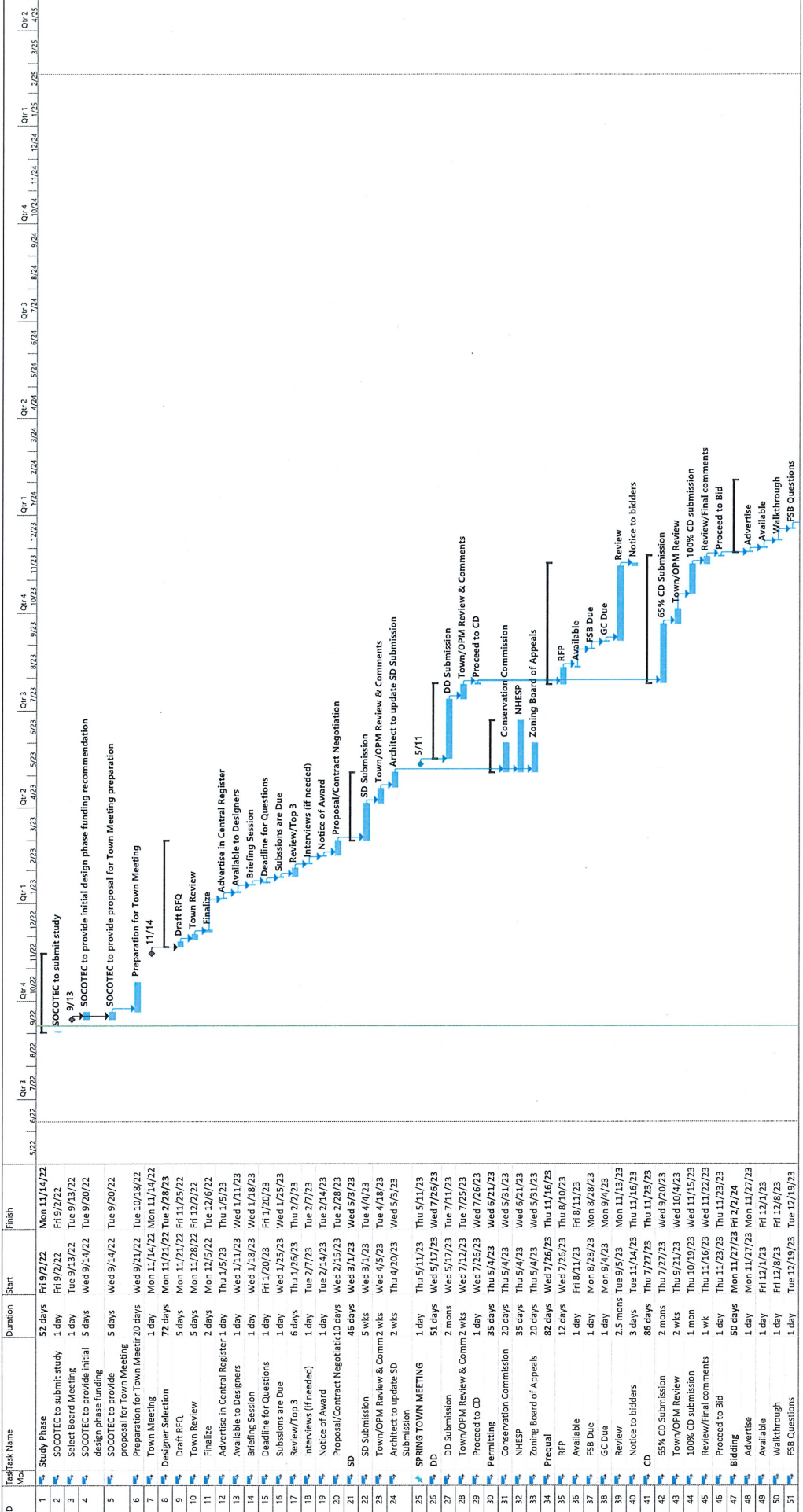
GFA 15,000

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

393	<u>MEP Demolition</u>						
394	Remove MEP (cut and cap included in trades)	15,000	gsf	2.00	30,000		
395	SUBTOTAL					165,000	
396							
397	<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>						
398	HazMat allowance	15,000	gsf	6.00	90,000		
399	SUBTOTAL					\$90,000	
400							
401	<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>						<b>\$255,000</b>

Town of Lakeville  
Town Hall/Fire Station Potential Schedule



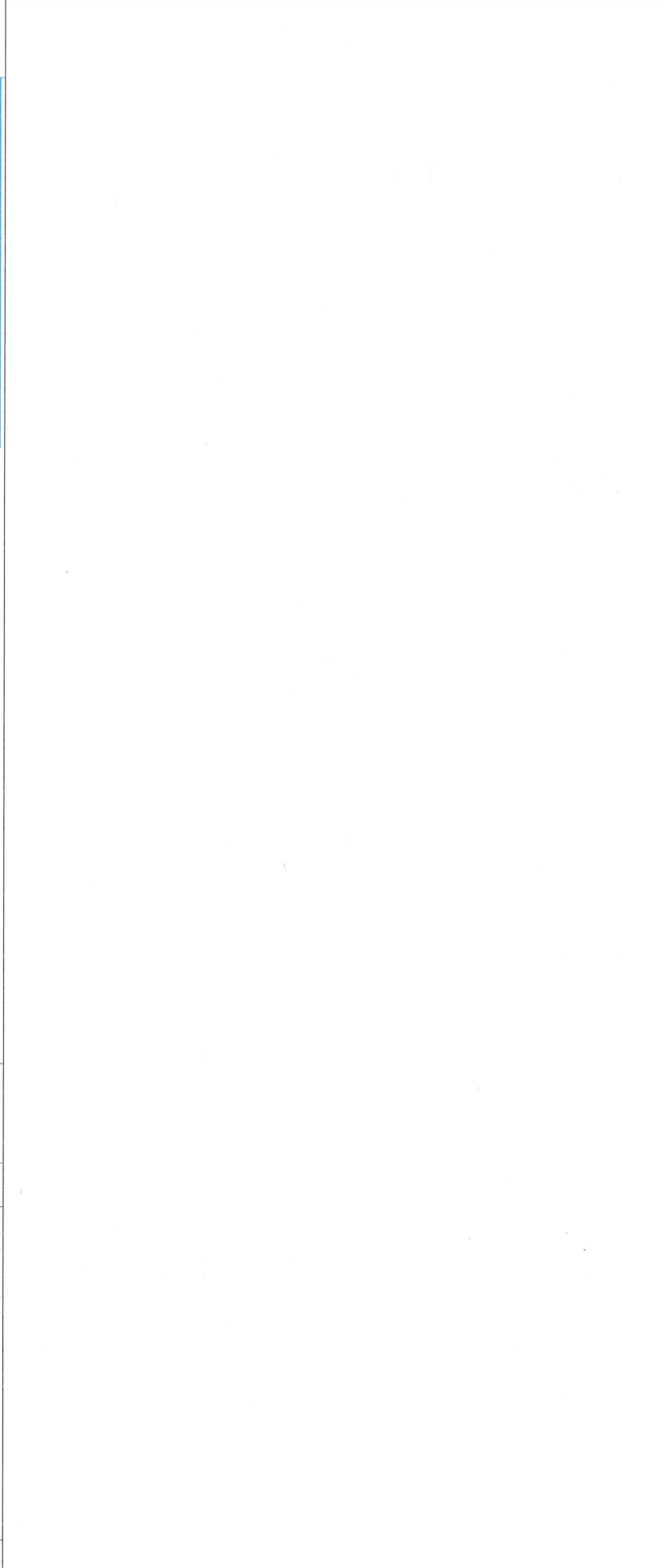
ID	Task/Task Name	Duration	Start	Finish
1	Study Phase	52 days	Fri 9/2/22	Mon 11/14/22
2	SOCOTEC to submit study	1 day	Fri 9/2/22	Fri 9/2/22
3	Select Board Meeting	1 day	Tue 9/13/22	Tue 9/13/22
4	SOCOTEC to provide initial design phase funding	5 days	Wed 9/14/22	Tue 9/20/22
5	SOCOTEC to provide proposal 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 11/21/22	Fri 11/25/22
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	Submissions 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	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 5/16/23	Wed 6/21/23
31	Conservation Commission	20 days	Thu 5/16/23	Wed 5/31/23
32	NHESP	35 days	Thu 5/16/23	Wed 6/21/23
33	Zoning Board of Appeals	20 days	Thu 5/16/23	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





Town of Lakeville  
Town Hall/Fire Station Potential Schedule

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



Lakeville Town Hall/Fire Station  
Date: Thu 9/6/22

Task Split Milestone

Summary Project Summary Inactive Task

Inactive Milestone Inactive Summary Manual Task

Duration-only Manual Summary Rollup Manual Summary External Tasks

Start-only Finish-only External Tasks

External Milestone Deadline Progress

Manual Progress

# 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*

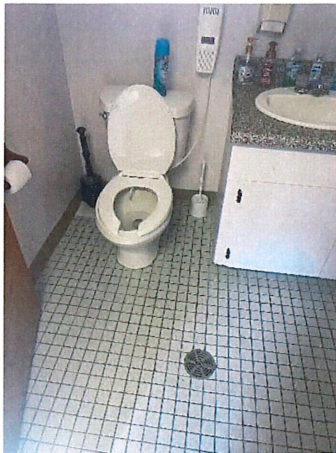
- Given this extent of the renovations, the Town will require a sprinkler system, a new NFPA-13 system would be installed. A dry system would be provided for both the Garage areas and any unheated portions of the attic. A wet system would be provided for heated spaces within the Office, Breakroom, Bathrooms, 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 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

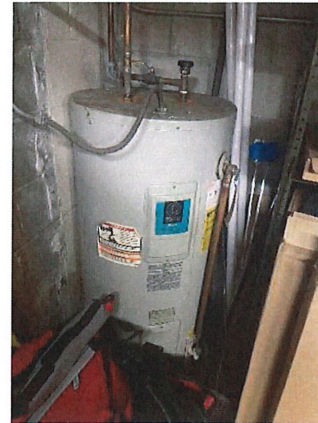
***Fire Department Building Area***

- 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***

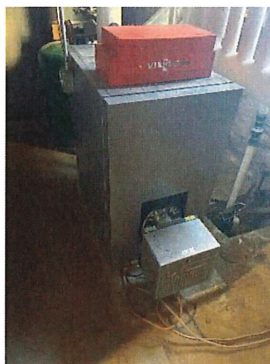


## HEATING, VENTILATING AND AIR CONDITIONING

### *HVAC Existing Conditions*

#### *Town Hall Building Area*

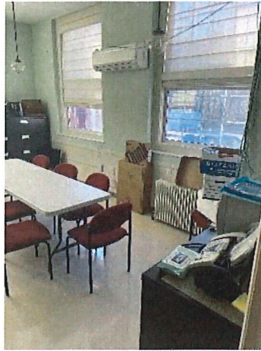
- The heating is through an oil fired Viesman hot water boiler. Oil is piped to the boilers from an outdoor oil tank.
- Hot water is circulated throughout the building with (6) zone pumps. Hot water supply and return piping distributed the hot water throughout the building. On a call for heat by the 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).



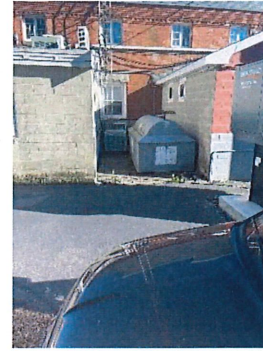
Hot Water Boiler



Bathroom Ceiling Fan



Cooling – Ductless Fan Coil Unit



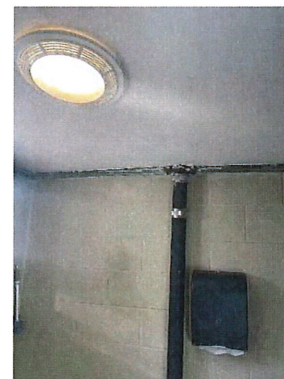
Fuel Oil Tank

***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



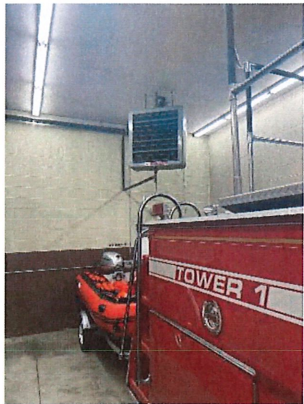
Bathroom Ceiling Fan



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.





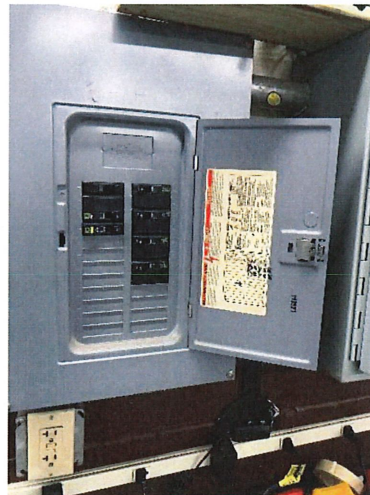
*400 Amp 120/208V Service*



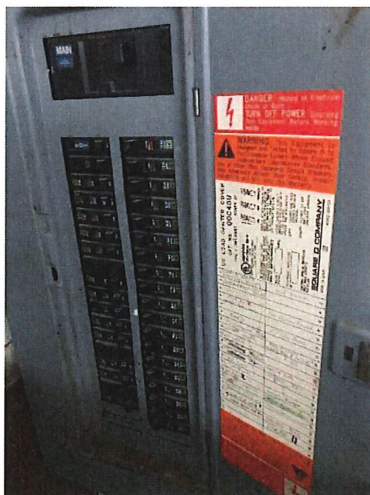
*120/208 Volt Panelboard*



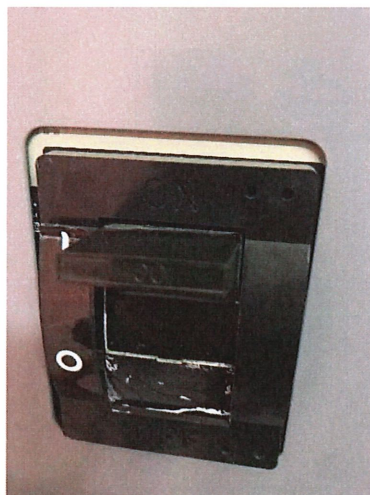
*1-Phase Panel*



*1-Phase Load Center*



*Panelboard*



*Main Service Breaker - 400 Amps*





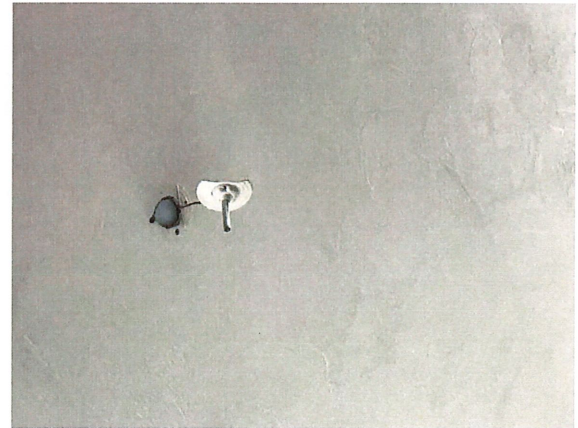
*FCI Conventional FACP*



*Smoke Detector*



*Heat Detector*



*Broken Heat Detector*



*Smoke Detector*



*Manual Pullstation*



*Horn/Strobe*



*Manual Pullstation*



*Lighting*



*Lighting*



*Industrial (ineff.) Strip*



*Fluorescent Strip*

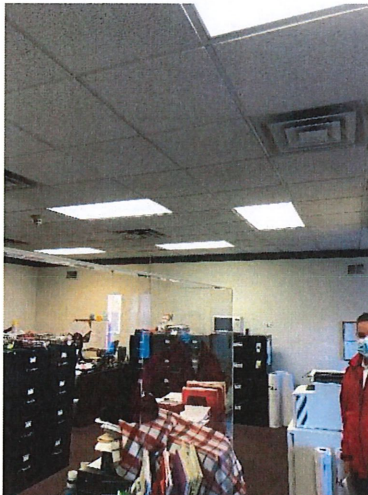




*Surface Wraparound*



*Cracked Lens*



*2'x4' / 2'x2' Fluorescents*



*Illuminated Exit Sign*



*Non-Illuminated Exit Sign*

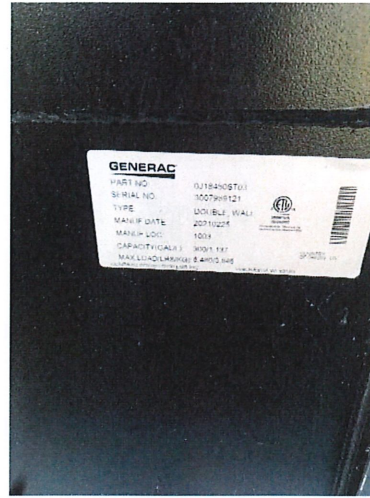


*Diesel Generator*

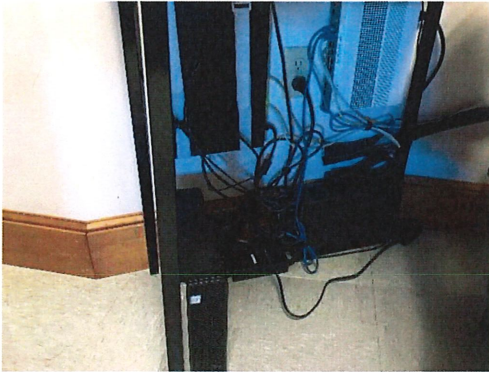




*Automatic Transfer Switch*



*Diesel Tank*



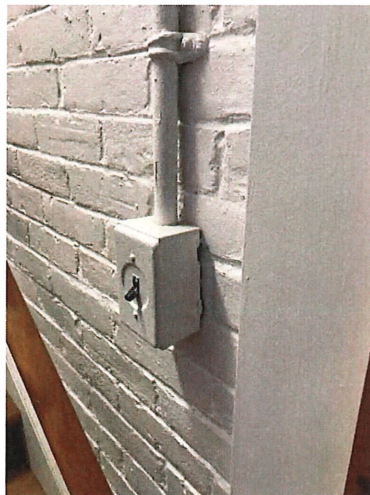
*Plugmold*



*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***