

Town of Lakeville



TOWN HALL/FIRE STATION FEASIBILITY STUDY

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SOCOTEC AE Consulting, LLC

BACKGROUND ON STUDY

- Funded in FY 2022 capital plan
- Committee members appointed by Select Board:
 1. Ari Sky, Town Administrator
 2. Richard LaCamera, Select Board Member
 3. Michael O'Brien, Fire Chief
 4. Nathan Darling, Building Commissioner
 5. Lillian Drane, Town Clerk



BACKGROUND ON STUDY

- Three (3) options were reviewed based on assessment of current and future space needs
 1. Renovate existing building to accommodate both Town Offices and Fire Department.
 2. Renovate for Fire Department and build new Town Hall.
 3. Renovate for Town Offices and build new Fire Station.



EXISTING SITE CONDITIONS

OVERVIEW OF FINDINGS

Existing Conditions – Town Hall



Accounting Dept. & HR Assistant's
office space



Meeting Space on upper 1st floor



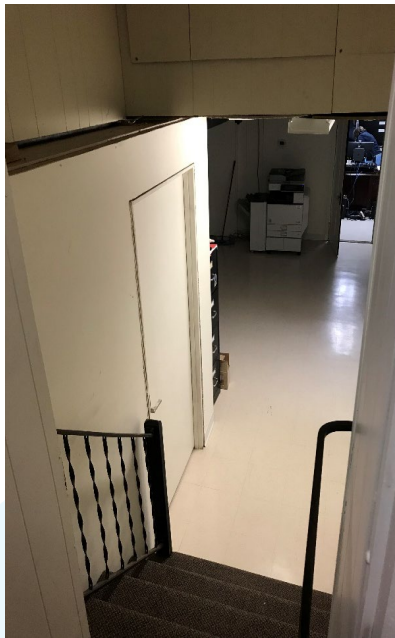
Restrooms on 2nd floor

OVERVIEW OF FINDINGS

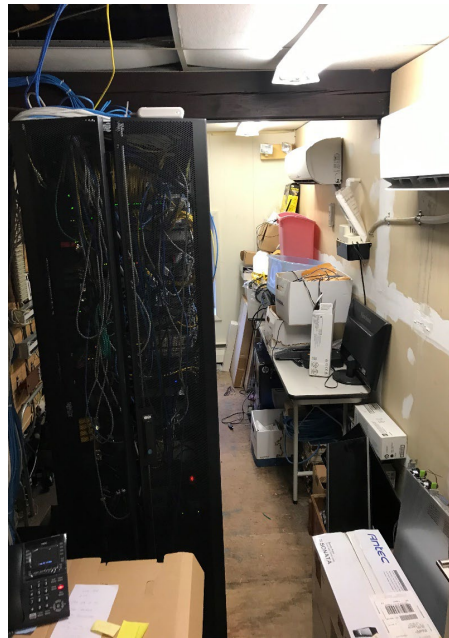
Existing Conditions – Town Hall



Door leading to attic space
& only access to lower 2nd
floor



Only access to lower 2nd floor



IT room



Basement

OVERVIEW OF FINDINGS

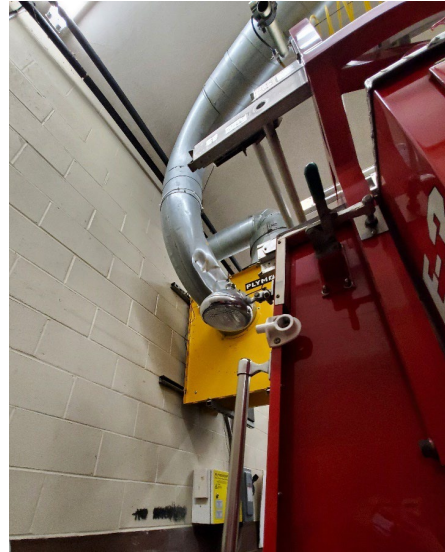
Existing Conditions – Fire Station



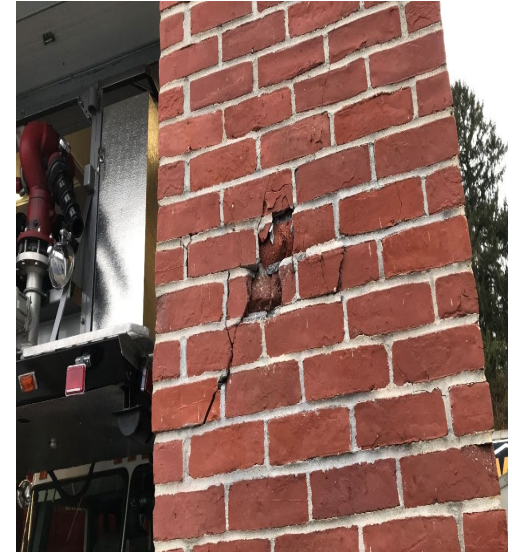
Rear Egress stair



Apparatus Bay



Plymovent

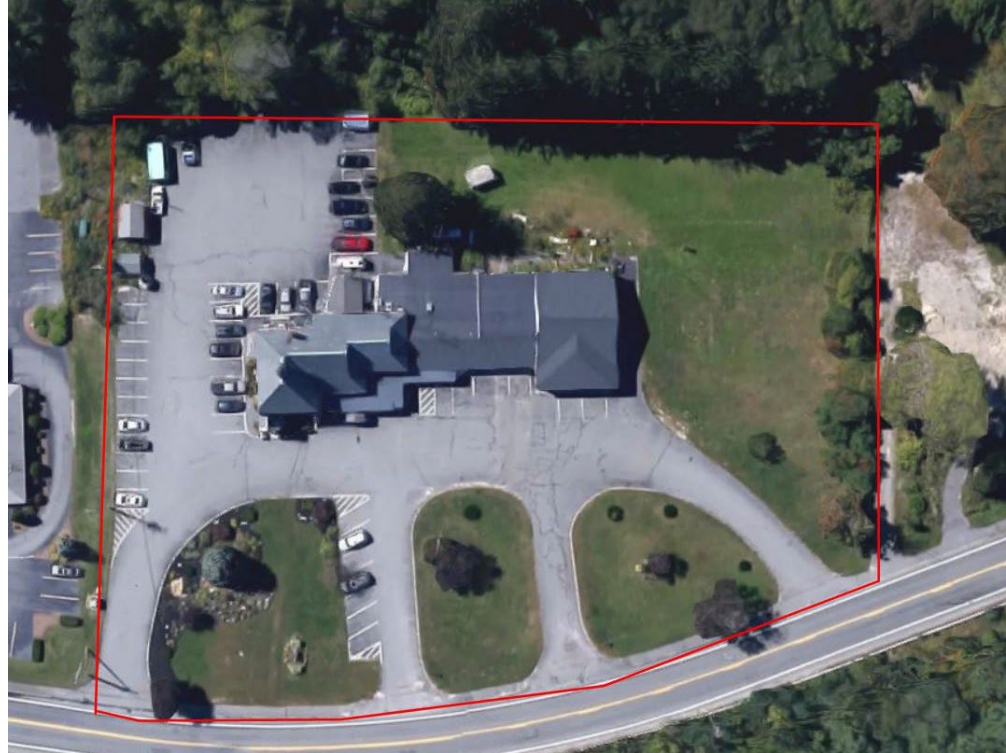


Damage to the structure

OVERVIEW OF FINDINGS

Site Limitations

- Septic
 - Capacity – Insufficient capacity
 - Location
- Taunton water main and right-of-way
- Apparatus bays undersized
- Proximity to Assawompsett Pond





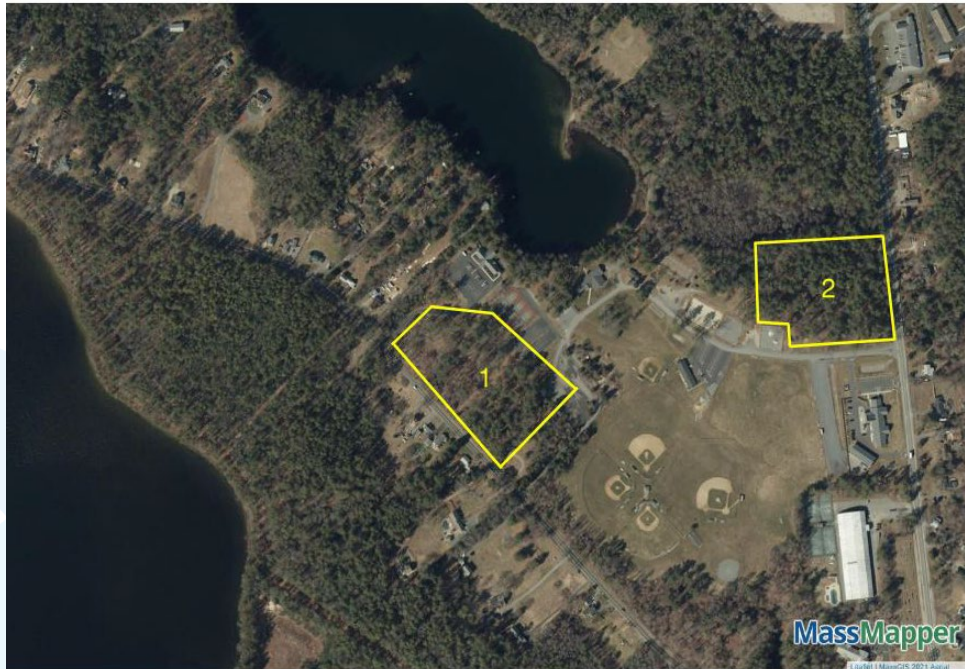
ALTERNATE SITES EVALUATED

Alternate Sites Evaluated for Fire Station

Parcels previously designated for public safety use adjacent to Ted Williams Camp

- 1) Precinct Street (adjacent to Council on Aging)
- 2) Bedford Street (adjacent to Police Station)

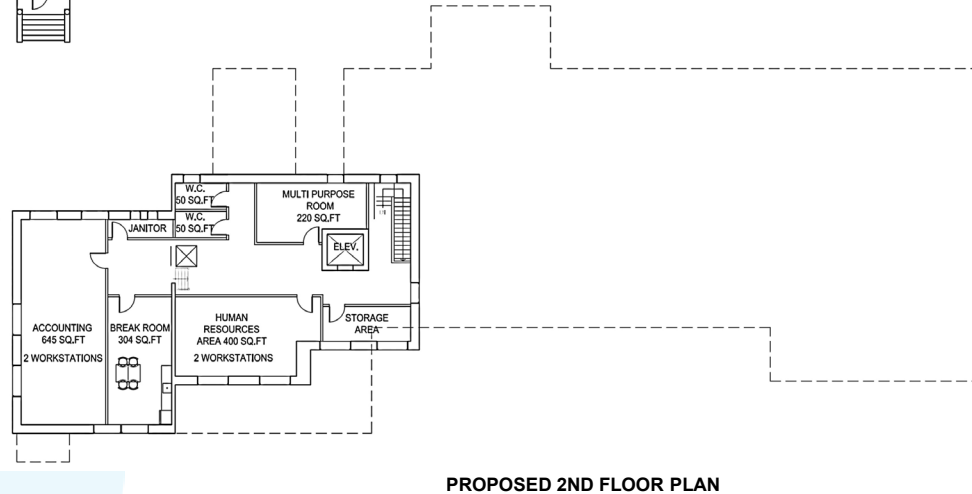
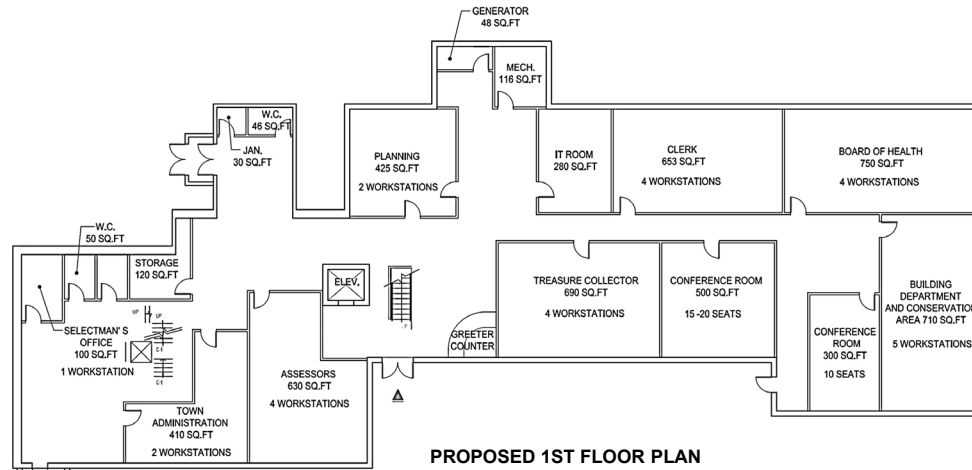
Ted Williams Camp



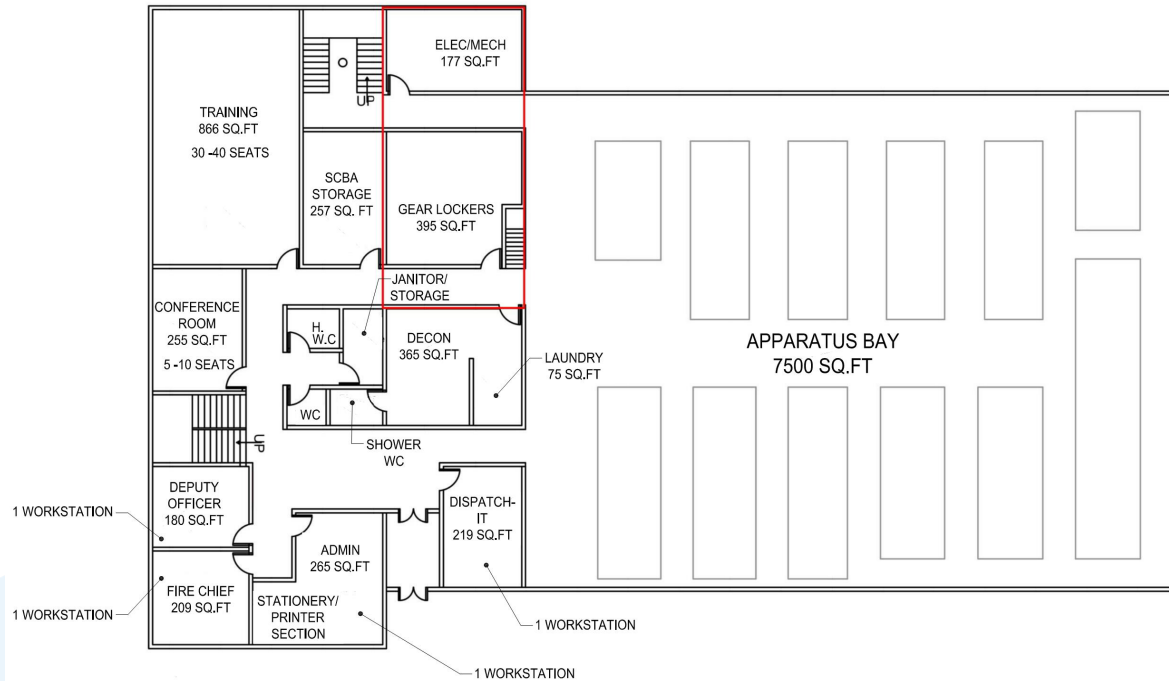


PROPOSED PROGRAMMING & LAYOUTS

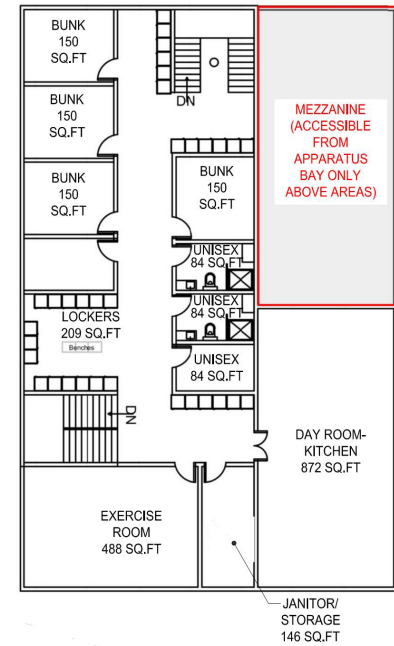
TOWN HALL



FIRE STATION



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



OPINION OF PROBABLE COSTS

Opinion of Probable Cost – Schematic Design Phase

	<u>Fire Station</u> (Schematic Design Only)	<u>Town Hall</u> (Schematic Design Only)
Estimated Total Construction Cost <i>(included for reference; not included in totals since they are not schematic design-phase costs)</i>	\$ 13,129,985.00	\$ 8,671,098.00
Fire Station General Construction (per cost estimate)	\$ 13,129,985.00	
Town Hall Reno General Construction		\$ 8,671,098.00
Soft Project Costs - Design	\$ 212,102.29	\$ 199,750.86
Architect	\$ 137,864.84	\$ 121,395.37
OPM Contract	\$ 49,237.44	\$ 43,355.49
Geotechnical (Fire Station only)	\$ 20,000.00	
Boundary Survey (Fire Station Only)	\$ 5,000.00	
Topographic survey (Fire Station Only)		
Communications (Fire Station Only)		
Radio/Antennas/Tower (Fire Station Only)		
Wetlands Scientist (Town Hall Only)		
Hazardous Materials Testing (Town Hall Only)		\$ 10,000.00
Test cuts/contractor support (Town Hall Only)		\$ 25,000.00
Misc Other	\$ 2,000.00	\$ 2,000.00
Legal/Fees/Advertising	\$ 2,000.00	\$ 2,000.00
Permitting (submission fees, etc)		
FF&E (Fixtures, Furniture & Equipment)		
Telephones and Wi-Fi		
Utility work orders and engineering (Fire Station Only)		
Contingency (5% of Soft Costs)		
TOTAL ESTIMATED SCHEMATIC DESIGN PHASE COST	\$ 214,102.29	\$ 201,750.86
TOTAL COMBINED		\$ 415,853.15

- Preliminary only.
- To be further refined during design.
- Assumptions made.
- Opportunities for value engineering.

Opinion of Probable Project Costs

	<u>Fire Station</u>	<u>Town Hall</u>
Estimated Total Construction Cost	\$ 14,049,083.95	\$ 9,538,207.80
Fire Station General Construction (per cost estimate)	\$ 13,129,985.00	
Town Hall Reno General Construction		\$ 8,671,098.00
Construction Contingency (7% new const./ 10% reno)	\$ 919,098.95	\$ 867,109.80
Soft Project Costs - Design	\$ 2,140,047.98	\$ 1,295,598.23
Architect (10%)	\$ 1,312,998.50	\$ 867,109.80
OPM Contract (3.5%)	\$ 459,549.48	\$ 303,488.43
Geotechnical (Fire Station only)	\$ 30,000.00	
Boundary Survey (Fire Station Only)	\$ 5,000.00	
Topographic survey (Fire Station Only)	\$ 7,500.00	
Permitting (submissions, fees, etc)	\$ 15,000.00	\$ 10,000.00
FF&E (Fixtures, Furniture & Equipment)	\$ 70,000.00	\$ 45,000.00
Telephones and Wi-Fi	\$ 25,000.00	\$ 25,000.00
Utility work orders and engineering (Fire Station Only)	\$ 15,000.00	
Communications Consultant (Fire Station Only)	\$ 100,000.00	
Radio/Antennas/Tower (Fire Station Only)	\$ 100,000.00	
Wetlands Scientist (Town Hall Only)		\$ 5,000.00
Hazardous Materials Testing (Town Hall Only)		\$ 15,000.00
Test cuts/contractor support (Town Hall Only)		\$ 25,000.00
Other Fees/Costs	\$ 142,002.40	\$ 94,779.91
Legal/Advertising	\$ 15,000.00	\$ 10,000.00
FF&E (Fixtures, Furniture & Equipment)	TBD	TBD
Telephones, Fiber, Wi-Fi	\$ 20,000.00	\$ 20,000.00
Tower Construction (Fire Station Only)	TBD	
Communications (Fire Station Only)	TBD	
Builders Risk Policy	TBD	TBD
Contingency (5% of Soft Costs)	\$ 107,002.40	\$ 64,779.91
TOTAL PROJECT COST	\$ 16,331,134.32	\$ 10,928,585.94

- Preliminary only.
- To be further refined during design.
- Assumptions made.
- Opportunities for value engineering.



PRELIMINARY TIMELINE

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- November Town Meeting – November 14, 2022
 - Request funds for Schematic Design only.
- Designer Selection – February 28, 2023
- Schematic Design – May 3, 2023
- Spring Town Meeting – May 11, 2023
 - Full funding request based on developed designs.



THANK YOU!