



UPDATE ASSESSMENT FOR THE PUBLIC SAFETY BUILDING

**WAKEFIELD, MASSACHUSETTS
REVISED AUGUST 12, 2019**



AGENDA

- Proposed Plan: Future Growth
- Project Costs
 - Updated Costs for Original Project
 - Costs for Individual Items



[illegible]

PROPOSED FIRST FLOOR PLAN

- PUBLIC
- POLICE SERVICE POINTS
- BUILDING SERVICES
- FIRE SERVICE POINT
- STAFF SUPPORT
- OPERATIONS
- ADMINISTRATION
- STAFF OFFICES
- FUTURE GROWTH



PROPOSED SECOND FLOOR PLAN

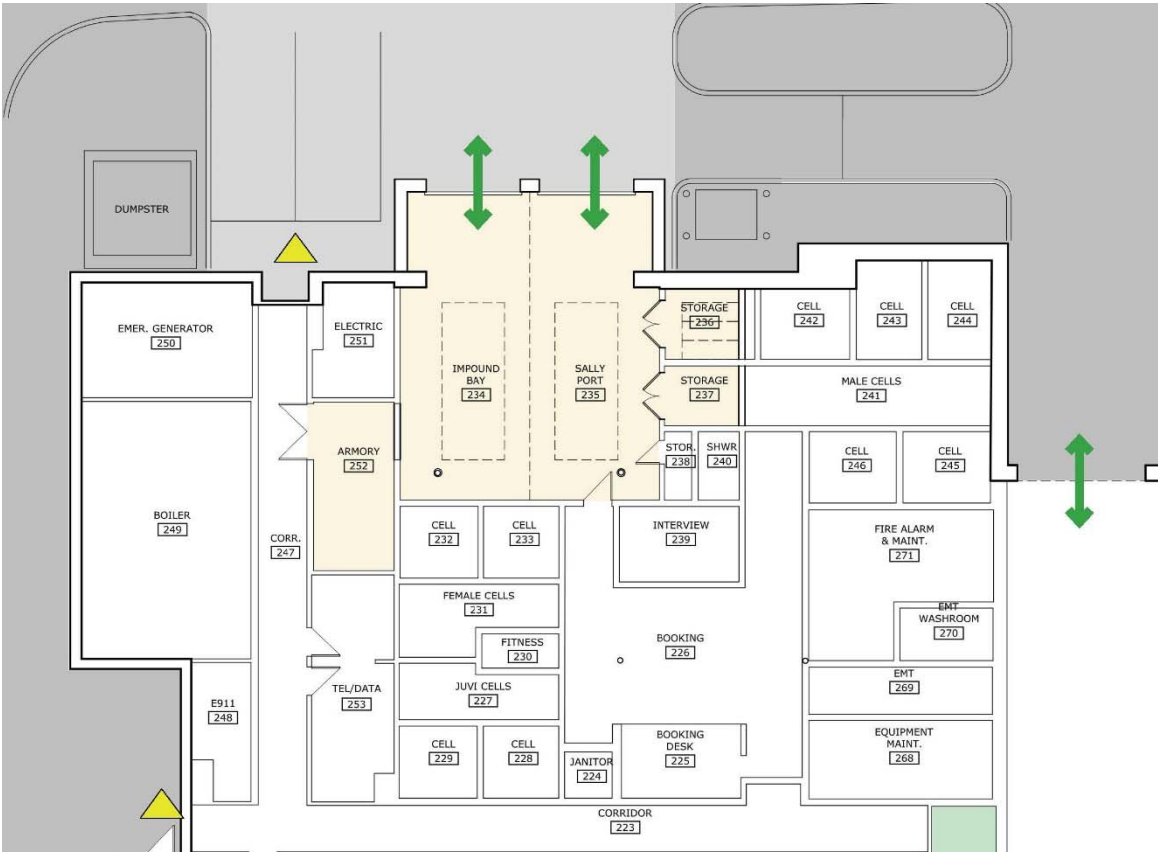


PROPOSED SECOND FLOOR PLAN

- PUBLIC
- POLICE SERVICE POINTS
- BUILDING SERVICES
- FIRE SERVICE POINT
- STAFF SUPPORT
- OPERATIONS
- ADMINISTRATION
- STAFF OFFICES
- FUTURE GROWTH



PROPOSED SECOND FLOOR PLAN



- PUBLIC
- POLICE SERVICE POINTS
- BUILDING SERVICES
- FIRE SERVICE POINT
- STAFF SUPPORT
- OPERATIONS
- ADMINISTRATION
- STAFF OFFICES
- FUTURE GROWTH

PROPOSED THIRD FLOOR PLAN

- PUBLIC
- POLICE SERVICE POINTS
- BUILDING SERVICES
- FIRE SERVICE POINT
- STAFF SUPPORT
- OPERATIONS
- ADMINISTRATION
- STAFF OFFICES
- FUTURE GROWTH



TOTAL PROJECT COSTS

- What would it cost to do the project, as is, if it were bid in the Fall of 2020?
 - *Construction Spring 2018 Bid*
 - *Hard Costs: \$4,897,267*
 - *Soft Costs: \$1,798,289*
 - *Owners Contingency: \$468,689*
 - *Total Probable Costs: \$7,164,245*
 - Hard Costs of Construction Fall 2020 Bid – 30 months escalation from May 2018 Estimate
 - Hard Costs: \$6,121,584
 - Soft Costs: \$2,274,111
 - Owners Contingency: \$587,699
 - **Total Probable Costs: \$8,983,393**

TOTAL PROJECT COSTS

- What would it cost to replace all the windows?
 - **\$287,547 Total Hard Costs**
 - \$189,058 Replacement
 - \$98,489 GC Costs, Design + Pricing Contingency, Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 25%): \$359,434**

TOTAL PROJECT COSTS

- What would it cost to replace all the roofs?
 - **\$766,365 Total Hard Costs**
 - \$502,100 Replacement
 - \$264,265 GC Costs, Design + Pricing Contingency, Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - Mix of TPO + Asphalt Shingles
 - Not many Sub-Bidders Available

Total Hard and Soft Costs (at 25%): \$957,956

TOTAL PROJECT COSTS

- What would it cost to replace the boiler systems/other mechanical systems?
 - Based on the report the three boilers are each Lochinvar model PBN1500. Each boiler is rated for a gas input of 1500 CFH and a heating output of 1,290 MBH. The report did indicate that boilers were being serviced at the time of visit and should be replaced within the next 5 years (Report was issued Dec 2016).
 - GGD would recommend that all three boilers be replaced as part of a boiler replacement project. Estimated project cost would include removal of existing boiler, provide three (3) new 1500 MBH boilers with new branch piping/insulation, gas & condensate piping, boiler pumps, and controls.
 - GGD would recommend keeping boilers in currently installed location to minimize downstream piping costs. If boilers were relocated to upper floor there would be additional HW, Gas, condensate piping, breeching, and control costs as many of the utilities would have to be relocated.

TOTAL PROJECT COSTS

- What would it cost to replace the boiler systems/other mechanical systems?
 - **\$224,796 Total Allowance**
 - \$141,060
 - \$83,736 GC Costs, Design + Pricing Contingency, Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 25%): \$280,995**

TOTAL PROJECT COSTS

- What would it cost to change the steel structure in the parking garage?
 - **\$830,458 Total Hard Costs**
 - \$500,000 Replacement
 - \$330,458 GC Costs, Design + Pricing Contingency, Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 25%): \$1,038,073**

TOTAL PROJECT COSTS

- What would it cost to upgrade Emergency Generator?
 - **\$374,851 Total Hard Costs**
 - \$250,000 Replacement
 - \$124,851 GC Costs, Design + Pricing Contingency, Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 25%): \$468,564**

TOTAL PROJECT COSTS

- The rooms that house 911 Systems and the Computers have had water issues – what can we do about that?
 - Replace Roofing and Flashings

TOTAL PROJECT COSTS

- The emergency generator went down recently – the system is tested but the switch broke. What can be done? Can we go to diesel inside?
 - In reviewing the generator issue with GGD: the generator seemed to be in good condition, but what this possibly means to GGD is that the ATS or automatic transfer switch failed. That can be easily replaced.
 - GGD would not recommend replacing the generator with a diesel.
 - Owner would need to install a large fuel storage tank somewhere on site and the cost of a generator replacement for a 300KVA would be on the order of \$200,000.00 for equipment alone, plus any work related to new location.

TOTAL PROJECT COSTS

- What would it cost to build an entirely new PD elsewhere?
 - Option 1: Includes covered parking similar to what exists currently
 - New Building of 39,406SF at \$550 Sf
 - Site Development at \$45 SF
 - **\$26,260,158 Total Hard Costs**
 - \$23,446,570
 - \$2,813,588 Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 30%): \$34,138,205**

TOTAL PROJECT COSTS

- What would it cost to build an entirely new PD elsewhere?
 - Option 2: No covered parking included except for sally port, impound parking + small equipment parking
 - New Building of 29,443 SF at \$550 Sf
 - Site Development at \$45 SF
 - **\$19,620,815 Total Hard Costs**
 - \$17,518,585
 - \$2,102,230 Escalation/Market
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 30%): \$25,507,059**

TOTAL PROJECT COSTS

- What would cost to tear down the original PD building that had been renovated and build new in place?
 - **\$9,886,268 Total Hard Costs**
 - \$8,827,025 Demolition, Construction of Temporary Walls + New Addition
 - \$1,059,243 Escalation/Market
 - Potential Issues:
 - Unknown geotechnical – Police Station is not a slab on grade but has grade beams supported by piers + footings
 - New construction is separated but has two types of foundations: slab on grade + grade beams with caissons (soils would not support loads)
 - 15 months escalation from July 2019 Estimate
 - **Total Hard and Soft Costs (at 30%): \$12,852,148**

TOTAL PROJECT COSTS

- What would it cost to do the project, with new roofing under RTU's only, replacement of windows in PD only, + new boilers, if it were bid in the Fall of 2020?
 - Hard Costs of Construction Fall 2020 Bid – 30 months escalation from May 2018 Estimate + 15 months escalation from July 2019 Estimate

	Fall 2020 Base	Additional Items	Totals ALL
Hard Costs	\$6,121,584	\$428,743	\$6,550,327
Soft Costs	\$2,274,111	\$173,567	\$2,447,678
Owners Contingency	\$587,699	\$42,161	\$629,860
Total Probable Costs	\$8,983,393	\$644,473	\$9,627,866

THANK YOU