



# PEPPERELL POLICE DEPARTMENT

59 MAIN STREET, P. O. BOX 295  
PEPPERELL, MASSACHUSETTS 01463  
PHONE 978-433-2424

ALAN S. DAVIS  
CHIEF

February 16, 2001

To: Robert Hanson, Town Administrator  
From: Alan S. Davis, Chief of Police

**Subject: Cost estimate for public safety complex renovations**

Enclosed you will find the "opinion of construction cost and proposed project budget" for the renovations to the current public safety complex on Main Street. As per our conversation yesterday I have enclosed copies for the Finance Committee, Capital Program Committee and Board of Selectmen to review.

I was somewhat astonished by the estimate and although I knew my guess of \$1.5 million would be low by today's construction cost I feel the almost \$4.5 million estimate is difficult for me to support. It raises many questions. Does the town wish to spend this type of money on a 100 year old building given the limitation of the overall site? If however, we are prepared to remain in this building for an indefinite time how long do we wait to renovate and what will the cost be then? Do we want to review other capital requests from the fire and ambulance departments and initiate the feasibility of meeting future needs in a new combined facility? Then what do we do with the existing building?

Although I alone cannot answer the questions raised I do know we must continue our forward progress in either maintaining (and renovating) our existing building or researching alternative ideas. I believe the time is right to make a determination and plan for the future. Without question the longer we wait the higher the cost, whether we renovate or build a new complex.

I remain optimistic that we can continue an open and positive dialogue between interested departments and committees that will lead to an appropriate decision to meet future needs. Please contact me if you or any committee members need clarification or answers that I could provide. Thank you.

cc:file/(3 enclosure copies)



**Town of Pepperell**



**Proposed  
Building Renovations and Code Improvements  
to the  
Pepperell Public Safety Building**

**Opinion of Construction Cost  
and  
Proposed Project Budget**

**09 February 2001**

**EXISTING BUILDING RENOVATION**  
**PEPPERELL PUBLIC SAFETY BUILDING**  
**PEPPERELL, MA**

**Summary of Project Budget**

**Part 1 - Construction Costs**

Total possible Construction Cost @

December 2001 Bid

\$3,046,274

Construction Contingency @ 13.5%

13.5% \$411,247

**\$3,457,521**

**Part 2 - Project Costs - "Soft Costs"**

Sub Total of Project Costs

\$808,090

Soft Cost Contingency @ 10%

10% \$80,409

Total Soft Costs

**\$888,499**

**TOTAL PROJECT PROJECT BUDGET**

**\$4,346,020**



**EXISTING BUILDING RENOVATION**  
**PEPPERELL PUBLIC SAFETY BUILDING**  
**PEPPERELL, MA**

**PART 1 - CONSTRUCTION COSTS**

**Breakdown of existing building size**

<b>Basement</b>	+/-	5,285 GSF
<b>First Floor</b>	+/-	5,285 GSF
<b>Second Floor</b>	+/-	5,285 GSF
<b>Third Floor</b>	+/-	5,285 GSF
<b>Total Building</b>	+/-	<b>21,140 GSF</b>

**Construction Costs**

Renovated Construction	21140 SF	\$127	\$2,684,780
Minimum Scope Site Construction	21140 SF	\$4	<u>\$84,560</u>
Net Construction Costs			\$2,769,340
Construction Escalation to Time of Bid @ 1% / month to December 2001	10 M	1%	<u>\$276,934</u>
Total possible Construction Cost @ Dec. 2001 Bid			\$3,046,274
Construction Contingency @ 13.5%		13.5%	<u>\$411,247</u>
<b><u>Total Possible Construction Cost Budget</u></b>			<b>\$3,457,521</b>



**EXISTING BUILDING RENOVATION**  
**PEPPERELL PUBLIC SAFETY BUILDING**  
**PEPPERELL, MA**

**PART 2 - PROJECT COSTS - "SOFT COSTS"**

**Professional - Basic Services**

Architectural/Engineering Fees \$335,090  
(Normal Architectural, Landscape architecture, HVAC,  
Plumbing, Fire Protection, Electrical, Site)

**Project Related Expenses - "Soft Costs"**

Administration / Legal \$7,500  
Relocation / Moving \$10,000  
Reproduction \$12,000  
Reimbursable Expenses \$20,000  
Soil test Borings w/ Geoetch Evaluation \$8,000  
Site Survey \$6,000  
Test Pits/Monitoring wells/soils evaluation (costs not budgeted this item) \$0  
Septic System Engineering(costs not budgeted this item) \$0  
Extraordinary Civil Engineering(costs not budgeted this item) \$0  
Voice / Data Engineering \$7,500  
Communications Consultant \$9,500  
Geotechnical/Environmental Engineering \$6,000  
Local / State Permitting(costs not budgeted this item) \$0  
Interior Design Consultant \$9,000  
Lose Furniture Design / Selection \$12,000  
Professional Detailed Quantity Estimating \$12,000  
Office Furniture \$85,000  
Equipment & Telephone System \$95,000  
Clerk of the Works (12 months) \$78,000  
Construction Testing \$7,500  
Structural Evaluation of Existing Building (Article 34 State Bldg. Code) \$4,000  
Article 13 Energy Code Audits \$4,000  
Abatement Testing \$6,000  
Abatement Engineering \$8,000  
Abatement Monitoring \$6,000  
Abatement(costs not budgeted this item) \$0  
Temporary Housing/Trailer rental \$60,000

Sub Total of Project Costs \$808,090

Soft Cost Contingency @ 10% \$80,809

**Total Soft Costs** \$888,899