



# Public Safety Facility

Pepperell, MA

**Building Committee Update**

03.24.2022

# Programming Update



Pepperell  
Building  
Committee

# Program

**SITE NEEDS: 2.9 ACRES**

		Public Safety Facility	
New Programmed Area Name	Quantity	Programmed Area	
<b>S.1 Building Area</b>			
Building Footprint	2 story	26,988	s.f.
Future Building Growth (25% of programmed area)		6,747	s.f.
Subtotal:		35,735	s.f.
<b>S.2 Parking Area</b>			
Visitor Parking	8 spaces	1,320	s.f.
Visitor Handicapped Parking	1 spaces	270	s.f.
Internet Exchange Parking	2 spaces	330	s.f.
Police Staff Parking	20 spaces	3,300	s.f.
Police Staff Handicapped Parking	1 spaces	270	s.f.
Fire Staff Parking	8 spaces	1,320	s.f.
Fire On-Call Staff Parking	22 spaces	3,630	s.f.
Fire Staff Handicapped Parking	1 spaces	270	s.f.
EOC/Outside Agency Parking	22 spaces	3,630	s.f.
Oversize Fleet Parking (Trailers)	2 spaces	650	s.f.
Travel Lane Allowance		12,000	s.f.
Subtotal:		26,990	s.f.
<b>S.3 Site Utilities</b>			
Electrical Transformers		100	s.f.
Emergency Generator		200	s.f.
Communications Antenna Tower		500	s.f.
AC Equipment		400	s.f.
Dumpsters		240	s.f.
Storm Water Retention		6,300	s.f.
Subtotal:		7,740	s.f.
<b>S.4 Site Amenities</b>			
Covered Cruiser Parking (Carport)	10 spaces	1,650	s.f.
Impound Lot	5 spaces	1,000	s.f.
Memorial (incl. Flagpoles)		200	s.f.
Building Ground Sign		25	s.f.
Shared Staff Patio Area incl. Picnic Tables		400	s.f.
Small Fire Training Yard (Gravel Area for Car Prop)		400	s.f.
<b>Outdoor K9 Area (adjacent to Kennel)</b>		<b>130</b>	<b>s.f.</b>
Subtotal:		3,805	s.f.
<b>S.5 Setbacks and Green Space</b>			
Green space		29,700	s.f.
Setbacks		22,100	s.f.
Subtotal:		51,800	s.f.
<b>Summation</b>			
Minimum useable site area		126,070	s.f.
<b>Minimum useable site acreage</b>		<b>2.9</b>	<b>ac.</b>

# Program

SITE NEEDS: 2.9 ACRES

SPACE NEEDS: 43,346 SF

Shared Areas	
<b>1 . Public</b>	<ul style="list-style-type: none"> <li>1.01 Vestibule</li> <li>1.02 Lobby</li> <li>1.03 Public I</li> <li>1.04 Region</li> <li>1.05 Social S</li> <li>1.06 Male P</li> <li>1.07 Female</li> </ul>
<b>2 . Patriot Region</b>	<ul style="list-style-type: none"> <li>2.01 Dispatc</li> <li>2.02 Dispatc</li> <li>2.03 Dispatc</li> <li>2.04 Unisex I</li> <li>2.05 Break A</li> <li>2.06 Comm</li> <li>2.07 Prolong</li> </ul>
<b>3 . Community/T</b>	<ul style="list-style-type: none"> <li>3.01 Training</li> <li>3.02 Supply</li> <li>3.03 Defens</li> <li>3.04 Furnitur</li> <li>3.05 EOC Str</li> <li>3.06 Kitchen</li> </ul>
<b>4 . Fitness</b>	<ul style="list-style-type: none"> <li>4.01 Fitness</li> </ul>
<b>5 . Building Servi</b>	<ul style="list-style-type: none"> <li>5.01 Custod</li> <li>5.02 Facility</li> <li>5.03 Boiler R</li> </ul>
<b>6 . Vertical Circ</b>	<ul style="list-style-type: none"> <li>6.01 Stair</li> <li>6.02 Elev</li> <li>6.03 Elev</li> </ul>
<b>7 . Administration</b>	<ul style="list-style-type: none"> <li>7.01 Chief</li> <li>7.02 Adm</li> <li>7.03 Daily</li> <li>7.04 Plan</li> <li>7.05 Rec</li> <li>7.06 Offic</li> </ul>
<b>8 . Firefighters</b>	<ul style="list-style-type: none"> <li>8.01 Firef</li> <li>8.02 Kitch</li> <li>8.03 Firef</li> <li>8.04 Stor</li> <li>8.05 Unise</li> <li>8.06 Radi</li> <li>8.07 Laur</li> </ul>
<b>9 . Apparatus</b>	<ul style="list-style-type: none"> <li>9.01 App</li> <li>9.02 Train</li> </ul>
<b>10 . Firematic Support</b>	<ul style="list-style-type: none"> <li>10.01 Mezzanine</li> <li>10.02 Spare Gear/Equipment Storage</li> </ul>
<b>11 . Emergency Mana</b>	<ul style="list-style-type: none"> <li>11.01 Director's Of</li> <li>11.02 Emergency</li> </ul>
<b>12 . Records</b>	<ul style="list-style-type: none"> <li>12.01 Records/Cle</li> <li>12.02 Records Arc</li> <li>12.03 Central Pho</li> <li>12.04 Office Supp</li> </ul>
<b>13 . Patrol Facilities</b>	<ul style="list-style-type: none"> <li>13.01 Sergeants</li> <li>13.02 Report Prep</li> <li>13.03 Roll Call/Co</li> <li>13.04 Duty Bag Sto</li> <li>13.05 Juvenile Wa</li> <li>13.06 Quartermas</li> <li>13.07 Weapons Cl</li> <li>13.08 Ammunition</li> </ul>
<b>14 . Traffic</b>	<ul style="list-style-type: none"> <li>14.01 Equipment S</li> </ul>
<b>15 . Investigative</b>	<ul style="list-style-type: none"> <li>15.01 Detective Squad Room 250 s.f.</li> <li>15.02 Criminal Informant/Soft Interview Room 100 s.f.</li> <li>15.03 Equipment Storage Room 60 s.f.</li> <li>15.04 Sergeant's Office 144 s.f.</li> </ul>
<b>16 . Department Administration</b>	<ul style="list-style-type: none"> <li>16.01 Administrative Open Office Area 220 s.f.</li> <li>16.02 Reprographics/Work Area 25 s.f.</li> <li>16.03 Coffee Area 12 s.f.</li> <li>16.04 Lieutenant's Office 160 s.f.</li> <li>16.05 Deputy Chief's Office 180 s.f.</li> <li>16.06 Chief's Office 200 s.f.</li> <li>16.07 Unisex Restroom 90 s.f.</li> </ul>
<b>17 . Staff Facilities</b>	<ul style="list-style-type: none"> <li>17.01 Male Restroom/Shower 220 s.f.</li> <li>17.02 Male Locker Room 340 s.f.</li> <li>17.03 Female Restroom/Shower 180 s.f.</li> <li>17.04 Female Locker Room 100 s.f.</li> <li>17.05 Break Room 210 s.f.</li> <li>17.06 Miscellaneous Unisex Restroom 60 s.f.</li> </ul>
<b>18 . Prisoner Processing - continued</b>	<ul style="list-style-type: none"> <li>18.10 Detention Decon/Laundry 80 s.f.</li> </ul>
<b>19 .</b>	
<b>20 . Detention Facilities</b>	<ul style="list-style-type: none"> <li>20.01 Adult Male Cells (x2) 320 s.f.</li> <li>20.02 Adult Female Cells (x1) 160 s.f.</li> <li>20.03 Unisex Juvenile Cell (x1) 160 s.f.</li> <li>20.04 Restraint Area 50 s.f.</li> </ul>
<b>21 . Garage and Storage</b>	<ul style="list-style-type: none"> <li>21.01 Vehicle Storage Bay 520 s.f.</li> </ul>
<b>Summation</b>	<ul style="list-style-type: none"> <li>Facility net area: 33,343 s.f.</li> <li>Net to gross adjustment (30%) 10,003 s.f.</li> <li><b>Facility gross area total: 43,346 s.f.</b></li> </ul>



# Program

SITE NEEDS: 2.9 ACRES

SPACE NEEDS: 43,346 SF

REVISED SPACE NEEDS:  
41,130 SF  
[35,984 SF + 5,146 SF]

Shared Areas			
<b>1 . Public</b>			
1.01	Vestib		
1.02	Lobby		
1.03	Public		
1.04	Social		
1.05	Male		
1.06	Female		
1.07	REMO		
<b>2 . Patriot Regio</b>			
2.01	Dispat		
2.02	Dispat		
2.03	Dispat		
2.04	Unisex		
2.05	Break		
2.06	Office		
2.07	REMO		
2.08	COMB		
<b>3 . Community/</b>			
3.01	Trainin		
3.02	Supply		
3.03	Defen		
3.04	Furnitu		
3.05	EOC S		
3.06	Kitche		
3.07	Depar		
<b>4 . Fitness</b>			
4.01	Fitness		
<b>5 . Building Serv</b>			
5.01	Custod		
5.02	Facility		
5.03	Boiler		
<b>6 . Vertical</b>			
6.01	S		
6.02	E		
6.03	E		
<b>7 . Admini</b>			
7.01	C		
7.02	A		
7.03	E		
7.04	F		
7.05	F		
7.06	C		
<b>8 . Firefight</b>			
8.01	F		
8.02	K		
8.03	F		
8.04	S		
8.05	U		
8.06	F		
8.07	L		
<b>9 . Appar</b>			
9.01	A		
9.02	T		
<b>10 . Firemat</b>			
10.01	M		
10.02	Spare Gear/Equipment stor		
10.03	Firematic Equipment Storage		
10.04	Work Room		
<b>11 . Emergency Ma</b>			
<b>11 . Emergency</b>			
11.01	Direct		
11.02	Emerg		
<b>12 . Records</b>			
12.01	Recor		
12.02	Recor		
12.03	Centr		
12.04	Office		
<b>13 . Patrol Facilit</b>			
13.01	Serge		
13.02	Report		
13.03	Roll Ce		
13.04	Duty B		
13.05	Juveni		
13.06	Quarte		
13.07	Weap		
13.08	Ammu		
<b>14 . Investigative</b>			
14.01	Defec		
14.02	Crimin		
14.03	Equipr		
14.04	Serge		
<b>15 . Department Administration</b>			
15.01	Administrative Open Office Area	220 s.f.	220 s.f.
15.02	Reprographics/Work Area	25 s.f.	25 s.f.
15.03	Coffee Area	12 s.f.	12 s.f.
15.04	Lieutenant's Office	160 s.f.	160 s.f.
15.05	Deputy Chief's Office	180 s.f.	180 s.f.
15.06	Chief's Office	200 s.f.	200 s.f.
15.07	Unisex Restroom	90 s.f.	90 s.f.
		887 s.f.	887 s.f.
<b>16 . Staff Facilities</b>			
16.01	Male Restroom/Shower	220 s.f.	220 s.f.
16.02	Male Locker Room	340 s.f.	340 s.f.
16.03	Female Restroom/Shower	180 s.f.	180 s.f.
16.04	Female Locker Room	100 s.f.	100 s.f.
16.05	Break Room	210 s.f.	210 s.f.
16.06	REMOVED UNISEX RESTROOM	60 s.f.	0 s.f.
		1,110 s.f.	1,050 s.f.
<b>17 . Property and Evidence</b>			
17.01	Evidence Laboratory	160 s.f.	160 s.f.
17.02	Evidence Receiving	100 s.f.	100 s.f.
17.03	Evidence Storage	240 s.f.	240 s.f.
17.04	Drugs/Weapons/Valuables Storage	170 s.f.	170 s.f.
		670 s.f.	670 s.f.
<b>18 . Prisoner Processing</b>			
18.01	Sally Port (1-bay, 2-cruisers deep)	880 s.f.	720 s.f.
18.02	Cruiser Supply	40 s.f.	40 s.f.
18.03	Decon Shower	50 s.f.	50 s.f.
<b>20 . Outbuilding</b>			
20.01	Apparatus Bays (4) - 4 single-deep	0 s.f.	2770 s.f.
20.02	Seasonal Outdoor Equipment Storage	165 s.f.	165 s.f.
20.03	Traffic Equipment Storage	180 s.f.	180 s.f.
20.04	Bulk Evidence Property	320 s.f.	320 s.f.
20.05	Vehicle Processing Bay	520 s.f.	520 s.f.
20.06	Vehicle Storage Bay	520 s.f.	520 s.f.
		1,705 s.f.	4,475 s.f.
<b>Summation</b>			
	Main Facility net area:	33,263 s.f.	27,680 s.f.
	Net to gross <i>building</i> adjustment (30%)	9,979 s.f.	8,304 s.f.
	<b>Main Facility Subtotal:</b>	<b>43,242 s.f.</b>	<b>35,984 s.f.</b>
	Outbuilding net area:	s.f.	4,475 s.f.
	Net to gross <i>outbuilding</i> adjustment (15%)	s.f.	671 s.f.
	<b>Outbuilding Subtotal:</b>	<b>s.f.</b>	<b>5,146 s.f.</b>
	<b>Facility Total:</b>	<b>43,242 s.f.</b>	<b>41,130 s.f.</b>

# Program

**SITE NEEDS: 2.9 ACRES**

**SPACE NEEDS: 43,346 SF**

**REVISED SPACE NEEDS:  
41,130 SF**  
[35,984 SF + 5,146 SF]

**REVISED SPACE NEEDS:  
45,201 SF**  
[40,054 SF + 5,146 SF]

Area	Code	Description	Original SF	Adjusted SF	Delta SF	
Shared Areas	1.01	Vestib				
	1.02	Lobby				
	1.03	Public				
	1.04	Social				
	1.05	Male				
	1.06	Female				
	1.07	REMO				
Patriot Region	2.01	Dispat				
	2.02	Dispat				
	2.03	Dispat				
	2.04	Unisex				
	2.05	Break				
	2.06	Office				
	2.07	REMO				
	2.08	COMB				
Community	3.01	Trainin				
	3.02	Supply				
	3.03	Defen				
	3.04	Furnitu				
	3.05	EOC S				
	3.06	Kitche				
	3.07	Depar				
Fitness	4.01	Fitness				
Building Serv	5.01	Custod				
	5.02	Facility				
	5.03	Boiler				
Building	6.01	S				
	6.02	E				
	6.03	E				
	6.04	E				
Firematic Sup	10.05	Firema				
	10.06	EMS S				
	10.07	SCBA				
	10.08	Turnou				
Vertical	7.01	C				
	7.02	A				
	7.03	E				
	7.04	E				
Admin	7.05	F				
	7.06	C				
	7.07	C				
	7.08	C				
Firefight	8.01	F				
	8.02	K				
	8.03	F				
	8.04	S				
	8.05	S				
	8.06	F				
	8.07	L				
Appar	9.01	A				
	9.02	T				
Firematic	10.01	M				
	10.02	Spare Gea				
	10.03	Firematic E				
	10.04	Work Room				
Records	12.01	Recor				
	12.02	Recor				
	12.03	Centr				
	12.04	Office				
Patrol Faciliti	13.01	Serve				
	13.02	Offi				
	13.03	Offi				
	13.04	Offi				
Investigati	14.01	Defe				
	14.02	Crim				
	14.03	Equi				
	14.04	Serg				
Department Administration	15.01	Administrative Open Office Area	220 s.f.	220 s.f.		
	15.02	Reprographics/Work Area	25 s.f.	25 s.f.		
	15.03	Coffee Area	12 s.f.	12 s.f.		
	15.04	Lieutenant's Office	160 s.f.	160 s.f.		
	15.05	Deputy Chief's Office	180 s.f.	180 s.f.		
	15.06	Chief's Office	200 s.f.	200 s.f.		
	15.07	Unisex Restroom	90 s.f.	90 s.f.		
			887 s.f.	887 s.f.		
	Staff Facilities	16.01	Male Restroom/Shower	220 s.f.	220 s.f.	
		16.02	Male Locker Room	340 s.f.	340 s.f.	
		16.03	Female Restroom/Shower	180 s.f.	180 s.f.	
		16.04	Female Locker Room	100 s.f.	100 s.f.	
		16.05	Break Room	210 s.f.	210 s.f.	
		16.06	REMOVED UNISEX RESTROOM	60 s.f.	0 s.f.	
			1,110 s.f.	1,050 s.f.		
Property and Evidence	17.01	Evidence Laboratory	160 s.f.	160 s.f.		
	17.02	Evidence Receiving	100 s.f.	100 s.f.		
	17.03	Evidence Storage	240 s.f.	240 s.f.		
	17.04	Drugs/Weapons/Valuables Storage	170 s.f.	170 s.f.		
		670 s.f.	670 s.f.			
Prisoner Processing	18.01	Intake	40 s.f.	40 s.f.		
	18.02	Processing	50 s.f.	50 s.f.		
	18.03	Processing	165 s.f.	165 s.f.		
	18.04	Processing	180 s.f.	180 s.f.		
Firearms Training	20.01	Firearms Training Range	0 s.f.	2100 s.f.		
	20.02	Ready Room	0 s.f.	100 s.f.		
	20.03	Control Room	0 s.f.	75 s.f.		
	20.04	Training Storage	0 s.f.	50 s.f.		
		0 s.f.	2,325 s.f.			
Adjustments to Programmatic Needs	13.01	Sergeants	320 s.f.	220 s.f.	320 s.f.	
	13.02	Report Preparation/Squad Room	288 s.f.	288 s.f.	576 s.f.	
	13.04	Duty Bag Storage	25 s.f.	25 s.f.	40 s.f.	
	1.04	Social Services & Regional Health Office	360 s.f.	360 s.f.	420 s.f.	
	16.02	Male Locker Room	340 s.f.	340 s.f.	400 s.f.	
	16.04	Female Locker Room	100 s.f.	100 s.f.	168 s.f.	
	16.01	Male Restroom/Shower	220 s.f.	220 s.f.	240 s.f.	
	16.03	Female Restroom/Shower	180 s.f.	180 s.f.	200 s.f.	
	(+)	SRO Office	- s.f.	- s.f.	120 s.f.	
	(+)	SRO Storage	- s.f.	- s.f.	15 s.f.	
		Subtotal			766 s.f.	
		Outbuilding Subtotal:		s.f.	5,146 s.f.	
		Facility Total:		43,242 s.f.	41,130 s.f.	

# Program

SITE NEEDS: 2.9 ACRES

SPACE NEEDS: 43,346 SF

REVISED SPACE NEEDS:  
41,130 SF

[35,984 SF + 5,146 SF]

REVISED SPACE NEEDS:  
45,201 SF

[40,054 SF + 5,146 SF]

Pepperell, Massachusetts			Original Program	VE Program	Final Program	Actual SF
<b>16 . Staff Facilities</b>						
16.01	Male Restroom/Shower	220 s.f.	220 s.f.	240 s.f.	220 s.f.	220 s.f.
16.02	Male Locker Room	340 s.f.	340 s.f.	400 s.f.	580 s.f.	580 s.f.
16.03	Female Restroom/Shower	180 s.f.	180 s.f.	200 s.f.	160 s.f.	160 s.f.
16.04	Female Locker Room	100 s.f.	100 s.f.	168 s.f.	265 s.f.	265 s.f.
16.05	Break Room	210 s.f.	210 s.f.	210 s.f.	225 s.f.	225 s.f.
16.06	REMOVED UNISEX RESTROOM	60 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
		1,110 s.f.	1,050 s.f.	1,218 s.f.	1,450 s.f.	1,450 s.f.
<b>Summation</b>						
Main Facility net area:		33,263 s.f.	27,680 s.f.	30,811 s.f.	32,707 s.f.	32,707 s.f.
Net to gross <i>building</i> adjustment (30%)		9,979 s.f.	8,304 s.f.	9,243 s.f.	7,443 s.f.	7,443 s.f.
<b>Main Facility Subtotal:</b>		<b>43,242 s.f.</b>	<b>35,984 s.f.</b>	<b>40,054 s.f.</b>	<b>40,150 s.f.</b>	<b>40,150 s.f.</b>
Outbuilding net area:		s.f.	4,475 s.f.	4,475 s.f.	4,165 s.f.	4,165 s.f.
Net to gross <i>outbuilding</i> adjustment (15%)		s.f.	671 s.f.	671 s.f.	360 s.f.	360 s.f.
<b>Outbuilding Subtotal:</b>		<b>s.f.</b>	<b>5,146 s.f.</b>	<b>5,146 s.f.</b>	<b>4,525 s.f.</b>	<b>4,525 s.f.</b>
<b>Facility Total:</b>		<b>43,242 s.f.</b>	<b>41,130 s.f.</b>	<b>45,201 s.f.</b>	<b>44,675 s.f.</b>	<b>44,675 s.f.</b>
<b>21 . Outbuilding</b>						
21.01	Apparatus Bays (4) - 4 single-deep	0 s.f.	2770 s.f.	2770 s.f.	2090 s.f.	2090 s.f.
21.02	Seasonal Outdoor Equipment Storage	165 s.f.	165 s.f.	165 s.f.	165 s.f.	165 s.f.
21.03	Traffic Equipment Storage	180 s.f.	180 s.f.	180 s.f.	200 s.f.	200 s.f.
21.04	Bulk Evidence Property	320 s.f.	320 s.f.	320 s.f.	320 s.f.	320 s.f.
21.05	Vehicle Processing Bay	520 s.f.	520 s.f.	520 s.f.	690 s.f.	690 s.f.
21.06	Vehicle Storage Bay	520 s.f.	520 s.f.	520 s.f.	700 s.f.	700 s.f.
		1,705 s.f.	4,475 s.f.	4,475 s.f.	4,165 s.f.	4,165 s.f.

**ACTUAL: 44,675 SF**  
**[40,150 SF + 4,525 SF]**

# Current Site Plan & Design Concepts



Pepperell  
Building  
Committee



A large, light-colored wooden building with a prominent balcony and a gabled roof. The building is situated on a hillside overlooking a calm lake. In the background, there is a dense forest of trees. The entire image is overlaid with a semi-transparent blue filter.

# Main Facility Design

Site Plan Options

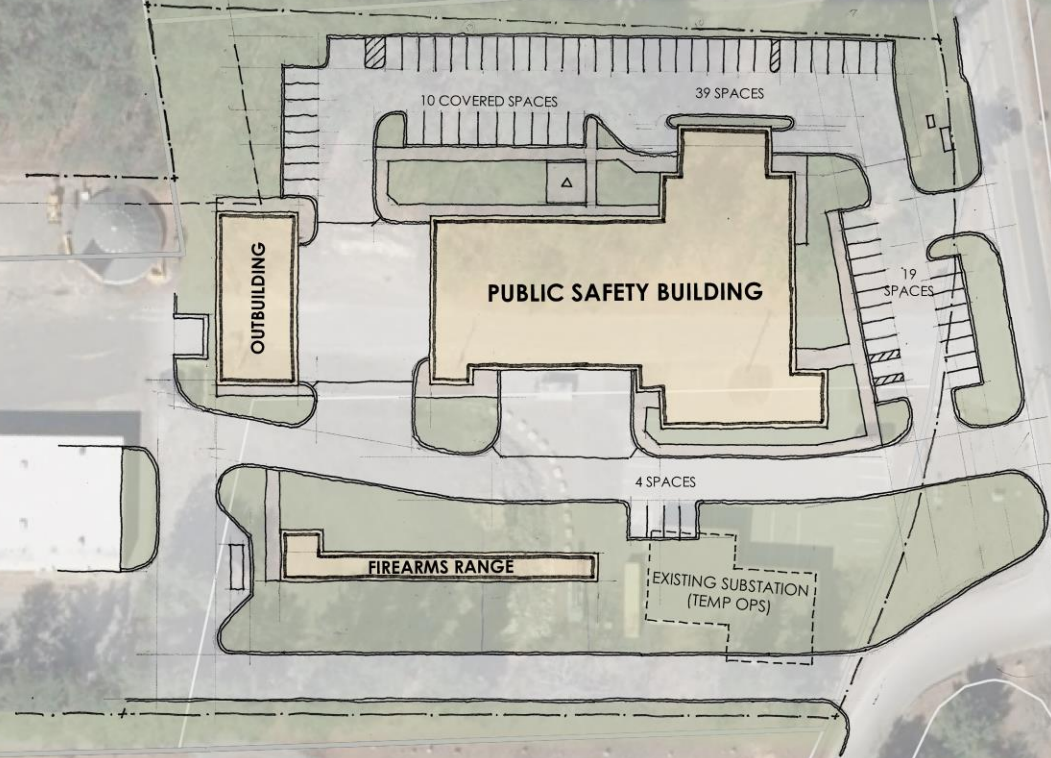


# PEPPERELL PUBLIC SAFETY CONCEPTUAL DESIGN

OPTION 1

SITE PLAN  
SCALE | 1" = 40'-0" PRINTED AT 1" = 100'-0

**Tecton**  
ARCHITECTS





# PEPPERELL PUBLIC SAFETY CONCEPTUAL DESIGN

SITE PLAN

SCALE | 1" = 40'-0" PRINTED AT 1" = 100'-0

**Tecton**  
ARCHITECTS

OPTION 2





A large, light-colored wooden building with a prominent gabled roof and a wide balcony with a wooden railing. The building is situated on a hillside overlooking a calm lake. In the background, there is a dense forest of trees under a cloudy sky. The entire image is overlaid with a semi-transparent dark blue filter.

# Main Facility Design

Floor Plans and Elevations





PEPPERELL, MA  
CONCEPTUAL DESIGN

PUBLIC SAFETY FACILITY  
GROUND LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Tecton**  
ARCHITECTS



PEPPERELL, MA  
CONCEPTUAL DESIGN

PUBLIC SAFETY FACILITY  
UPPER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Tecton**  
ARCHITECTS



FRONT ELEVATION  
3/32" = 1'-0"



REAR ELEVATION  
3/32" = 1'-0"



SIDE ELEVATION (CEMETERY)  
3/32" = 1'-0"



SIDE ELEVATION (POST OFFICE)  
3/32" = 1'-0"







**Perspective View from Entry Drive (Lowell Road)**





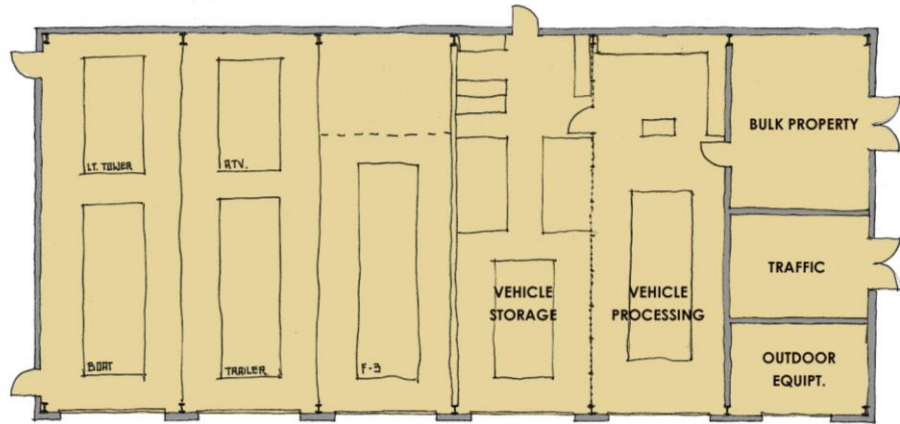
**Perspective View from Highway Department | Rear of Site**



A large, light-colored wooden outbuilding with a gabled roof and a balcony, situated on a stone foundation. The building is located near a body of water, with a dense forest in the background. The entire image is overlaid with a dark blue tint.

# Outbuilding

## Floor Plan Options



OPTION 1 | NEW CONSTRUCTION



OPTION 2 | SUBSTATION RENOVATION

# Outbuilding Floorplan Options

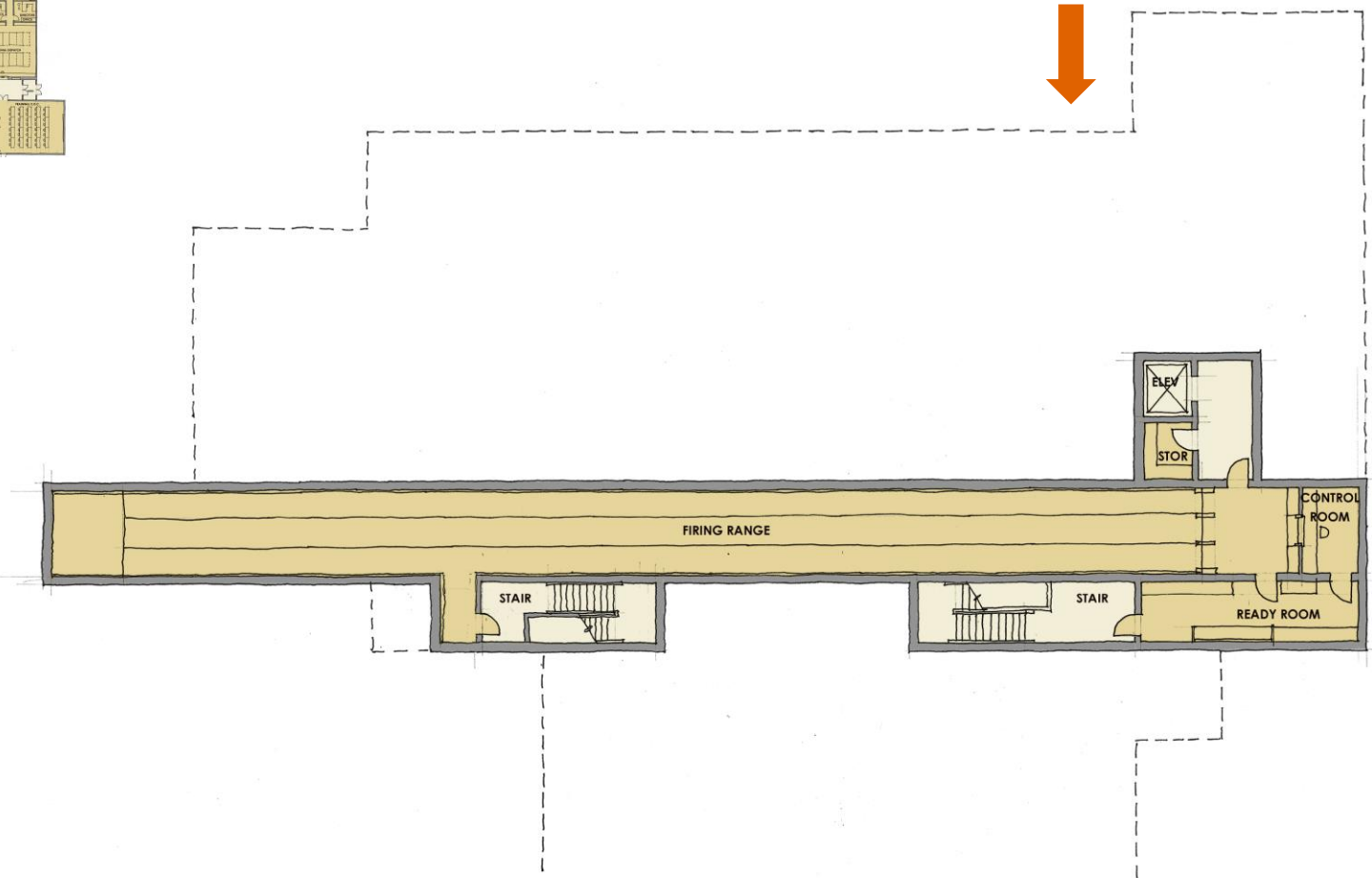
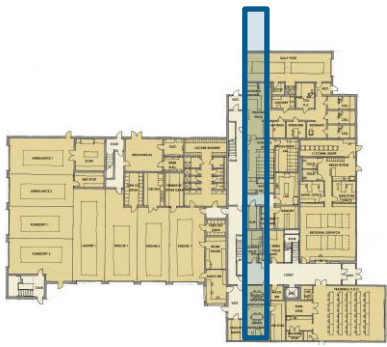


A large, light-colored wooden building with a prominent balcony and a gabled roof, situated on a hillside overlooking a calm lake. The scene is set against a backdrop of dense trees and a cloudy sky. The entire image is overlaid with a semi-transparent dark blue filter.

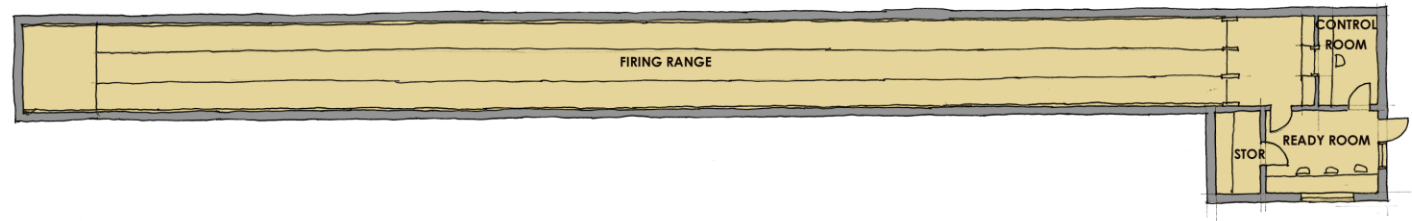
# Firearms Range

Floor Plan Options





# Basement Level Floor Plan



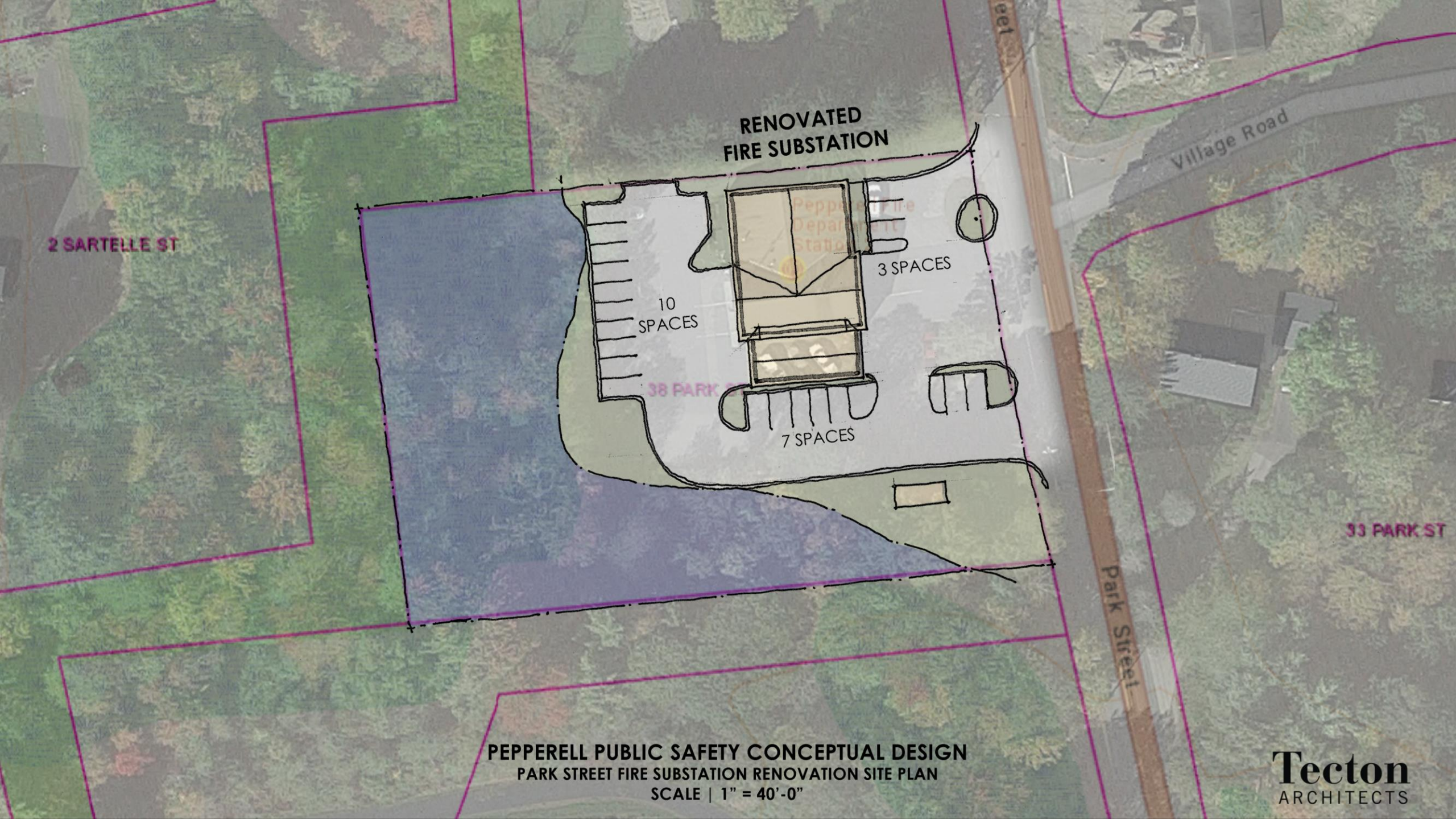
# Standalone Firearms Range



# Park Street Substation

Site Plan, Floor Plan & Elevations





2 SARTELLE ST

RENOVATED  
FIRE SUBSTATION

10  
SPACES

3 SPACES

7 SPACES

38 PARK ST

Village Road

33 PARK ST

Park Street

**PEPPERELL PUBLIC SAFETY CONCEPTUAL DESIGN**  
**PARK STREET FIRE SUBSTATION RENOVATION SITE PLAN**  
SCALE | 1" = 40'-0"

**Tecton**  
ARCHITECTS

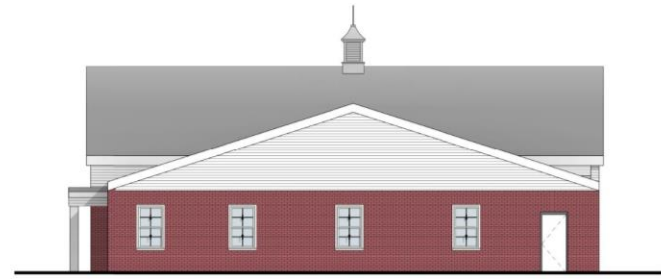




# Substation Renovation Floor Plan



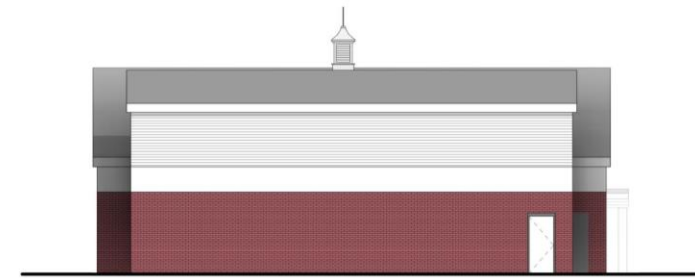
SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"

# Substation Renovation Elevations



# Budget



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Building  
Committee

# High Level Opinion of Probable Costs

BASED ON CURRENT \$/SF

NEXT STEP: THIRD-PARTY  
PROFESSIONAL  
ESTIMATOR FOR AN  
ACCURATE OPINION

Title	Square Footage	Hard Costs (Construction)	Soft Costs (Designer, Project Management, FFE, etc.)	Total Costs
New Public Safety Facility Complex	37,400 sf	\$25.2M – \$27.1M (SQ FT PRICE RANGE OF \$675-\$725)	\$6.3M – \$6.8M	<b>\$31.5M – \$33.9M</b>
Jersey Street Station Renovation as Outbuilding	5,100 sf	\$0.8M – \$1.3M (SQ FT PRICE RANGE OF \$150-\$250)	\$200K – \$325K	<b>\$1M – \$1.6M</b>
New Outbuilding	4,525 sf	\$2.2M – \$2.75M (SQ FT PRICE RANGE OF \$450-\$550)	\$550K – \$690K	<b>\$2.75M – \$3.4M</b>
New Firearms Range	2,750 sf	\$1M – \$1.4M (SQ FT PRICE RANGE OF \$400-\$500)	\$250K – \$350K	<b>\$1.25M – \$1.75M</b>
Park Street Substation Renovation	2,000 sf	\$1.5M (LUMP SUM ESTIMATE)	\$375K	<b>\$1.9M</b>
<b>Grand Total</b>				<b>\$35.6M – \$40.9M*</b>

\* Low end of grand total range assumes renovation of existing Jersey St facility. High end assumes construction of new outbuilding.



# Next Steps



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# Potential Next Steps

**SPRING TOWN MEETING 2023**

**REQUEST FOR DESIGN PHASE FUNDING**

**COST ESTIMATION**

COST ESTIMATION

COST ESTIMATION

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTATION

BIDDING

CONSTRUCTION ADMINISTRATION

MAY 2022

SEPTEMBER 2022

FEBRUARY 2023

JUNE 2023

**COMPLETION OF STUDY**

COMMUNITY OUTREACH  
ADDITIONAL PUBLIC PRESENTATIONS

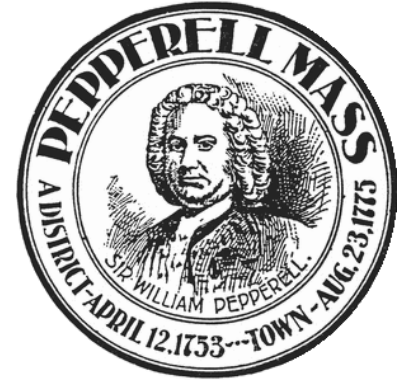
**REQUEST FOR FULL PROJECT FUNDING**





# Thank you!

## Questions & Comments?



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