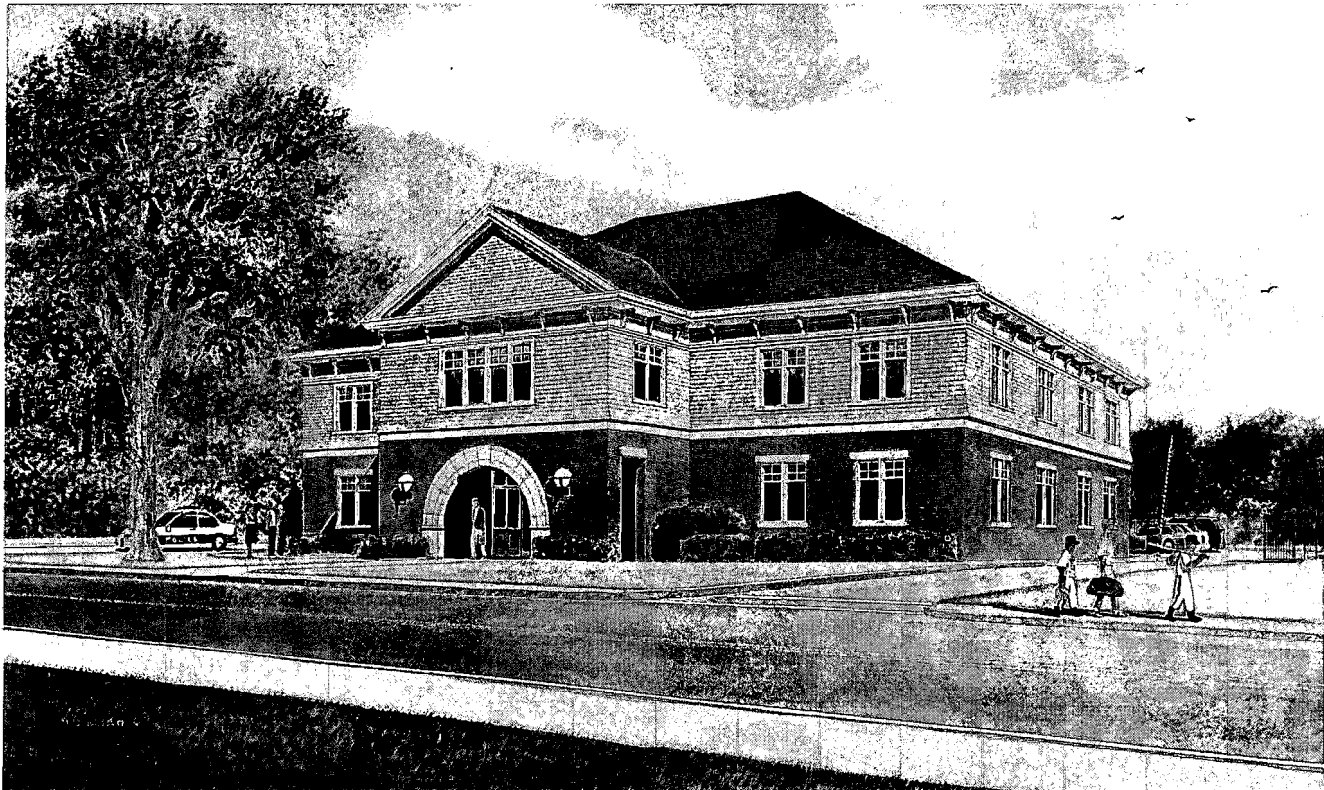




HOLT SCHOOL SITE: CONCEPT DESIGN

View of Proposed Police Station From Essex Street





HOLT SCHOOL SITE - PROBABLE PROJECT COST

Holt Site – Police Station New Construction (17,019sf) – Assumes Construction start of March 2009

Police Station Construction	6,262,051
Construction Contingency 7.5%	469,654
A&E fees 9.5%	594,895
Owner's Project Manager 3.5% (includes clerk of Works)	219,172
Soil Borings and Geotechnical	12,000
Printing and Mailing	13,000
Fixtures, Furniture & Equipment (allowance)	130,000
Technology and Communication (allowance)	470,000
Furniture and Technology procurement	35,000
Structural Oversight and Testing	20,000
Total	\$8,225,772

Above is without alternates:

Substitute GWB partitions for CMU at first floor corridors	(\$51,760)
Extend egress stairs and elevator to attic	\$136,690
Veneer Plaster in lieu of taped GWB	\$55,174

Holt Site - Recreation Building New Construction (800 sf) - Assumes construction start March 2009

Recreation Building Construction	225,000
Construction Contingency 7.5%	15,750
A&E fees 9.5%	21,375
Owner's Project Manager 3.5% (includes clerk of Works)	7,875
Soil Borings and Geotechnical	Included above
Printing and Mailing	Included above
Structural Oversight and Testing	Included above
Total	\$270,000



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"Construction Cost Consultants"

Whitman Police Station

Whitman, MA

February 5, 2008

GRAND SUMMARY

BASE ESTIMATE		\$6,262,051
RECREATION BUILDING	\$225,000	
<u>ALTERNATES</u>		
ALTERNATE NO. 1 - IN LIEU OF CMU AT THE FIRST FLOOR CORRIDOR SUBSTITUTE GWB PARTITION		(\$51,760)
ALTERNATE NO. 2 - ADD THE EXTENSION OF EGRESS STAIRS AND ELEVATOR TO THE ATTIC		\$136,690
ALTERNATE NO. 3 - IN LIEU OF LEVEL 4 (TAPE FINISH) AT GYPSUM BOARD SUBSTITUTE VENEER PLASTER		\$55,174



COST SUMMARY – BUILD NEW AT HOLT SCHOOL SITE

PROJECT:	Whitman Police Station	NO. OF SQ. FT.:	17,019
LOCATION:	Whitman, MA	COST PER SQ. FT.:	\$367.94
CLIENT:	Durland & VanVoorhis Architects	*GSF includes unfinished 2nd flr spaces	
DATE:	05-Feb-08		

No.: 08007

		DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 1 - GENERAL CONDITIONS		349,789	6%	20.55
DIVISION 2 - SITEWORK		675,548	11%	39.69
DIVISION 3 - CONCRETE		202,004	3%	11.87
DIVISION 4 - UNIT MASONRY		618,135	10%	36.32
DIVISION 5 - METALS		667,224	11%	39.20
DIVISION 6 - WOOD AND PLASTICS		162,297	3%	9.54
DIVISION 7 - THERMAL MOISTURE PROTECTION		281,490	4%	16.54
DIVISION 8 - DOORS AND WINDOWS		296,690	5%	17.43
DIVISION 9 - FINISHES		409,244	7%	24.05
DIVISION 10 - SPECIAL TIES		48,544	1%	2.85
DIVISION 11 - EQUIPMENT		1,750	0%	0.10
DIVISION 12 - FURNISHINGS		0	0%	0.00
DIVISION 13 - SPECIAL CONSTRUCTION		0	0%	0.00
DIVISION 14 - CONVEYING SYSTEMS		78,000	1%	4.58
DIVISION 15 - MECHANICAL		766,279	12%	45.02
DIVISION 16 - ELECTRICAL		510,570	8%	30.00

SUBTOTAL		5,067,563		297.76
OVERHEAD & PROFIT	10%	506,756	8%	29.78

SUBTOTAL		5,574,319		327.54
DESIGN CONTINGENCY	7.5%	418,074	7%	24.57

SUBTOTAL		5,992,393		352.10
ESCALATION (Winter 2009)	5%	269,658	4%	15.84
*Escalation Mid Point of Construction				
TOTAL		6,262,051	100%	\$367.94

**Excludes Computer, Telephone, Intercom and Radio System as well as Data and Telephone Equipment
*Assumes spread footing and favorable soil bearing characteristics



COST SUMMARY – BUILD NEW AT HOLT SCHOOL SITE

PROJECT: Whitman Police Station
LOCATION: Whitman, MA
CLIENT: Durland & VanVoorhis Architects
DATE: 05-Feb-08

Whitman Police Station
SECTION SUMMARY

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
01000 - GENERAL CONDITIONS	349,789	6%	20.55
02100 - SITE PREPARATION	85,106	1%	5.00
02200 - EARTHWORK	115,756	2%	6.80
02480 - LANDSCAPING	49,250	1%	2.89
02500 - PAVING AND CURBING	202,227	3%	11.88
02700 - SITE UTILITIES	179,950	3%	10.57
02870 - SITE IMPROVEMENTS (NOT SHOWN)	0	0%	0.00
03310 - CAST-IN-PLACE CONCRETE	202,004	3%	11.87
04200 - UNIT MASONRY*	618,135	10%	36.32
05110 - STRUCTURAL STEEL	246,400	4%	14.48
05300 - METAL DECKING	24,886	0%	1.46
05400 - LIGHT GAUGE METAL FRAMING	240,248	4%	14.12
05500 - MISCELLANEOUS METALS*	155,690	2%	9.15
06100 - ROUGH CARPENTRY	53,347	1%	3.13
06200 - FINISH CARPENTRY	63,000	1%	3.70
06400 - ARCHITECTURAL CASEWORK	45,950	1%	2.70
07100 - DAMPPROOFING, WATERPROOFING & CAULKING***	41,275	1%	2.43
07200 - BUILDING INSULATION	100,276	2%	5.89
07250 - SPRAY APPLIED FIREPROOFING	0	0%	0.00
07310 - ASPHALT FIBERGLASS SHINGLE ROOFING**	83,602	1%	4.91
07412 - CEMENTITIOUS SIDING	31,080	0%	1.83
07600 - SHEET METAL FLASHING**	25,257	0%	1.48

* SEPARATE FILED SUB-BID

** COMBINED FILED SUB-BID FOR ROOFING AND FLASHING

*** COMBINED FILED SUB-BID FOR WATERPROOFING, DAMPPROOFING & SEALANTS

Continued on page 3



COST SUMMARY – BUILD NEW AT HOLT SCHOOL SITE

PROJECT: Whitman Police Station
 LOCATION: Whitman, MA
 CLIENT: Durland & VanVoorhis Architects
 DATE: 29-Jan-08

Whitman Police Station SECTION SUMMARY (CONTINUED)

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
08120 - SECURITY DOOR, FRAME & FINISH HARDWARE	85,500	1%	5.02
08250 - DOOR OPENING ASSEMBLIES	94,960	2%	5.58
08300 - SPECIAL DOORS	25,000	0%	1.47
08410 - ALUMINUM ENTRANCES	0	0%	0.00
08520 - ALUMINUM WINDOWS*	52,080	1%	3.06
08710 - DOOR HARDWARE	0	0%	0.00
08810 - GLASS & GLAZING*	16,350	0%	0.96
09215 - GYPSUM WALLBOARD	194,034	3%	11.40
09310 - TILE*	32,424	1%	1.91
09511 - ACOUSTICAL CEILING SYSTEMS*	56,069	1%	3.29
09650 - RESILIENT FLOORING*	30,150	0%	1.77
09680 - CARPETING	26,894	0%	1.58
09720 - SEAMLESS EPOXY FLOORING	13,752	0%	0.81
09901 - PAINTING*	92,474	1%	5.43
10000 - MISCELLANEOUS SPECIALTIES	22,245	0%	1.31
10160 - TOILET PARTITIONS	2,950	0%	0.17
10500 - LOCKERS AND BENCHES	19,820	0%	1.16
10800 - TOILET AND SHOWER ACCESSORIES	3,529	0%	0.21
11000 - EQUIPMENT	0	0%	0.00
12000 - FURNISHINGS	0	0%	0.00
13000 - SPECIAL CONSTRUCTION	0	0%	0.00
14200 - ELEVATORS*	78,000	1%	4.58
15301 - FIRE PROTECTION*	84,740	1%	4.98
15401 - PLUMBING*	170,969	3%	10.05
15500 - HVAC*	510,570	8%	30.00
16000 - ELECTRICAL*	510,570	8%	30.00

* SEPARATE FILED SUB-BID

** COMBINED FILED SUB-BID FOR ROOFING AND FLASHING

*** COMBINED FILED SUB-BID FOR WATERPROOFING, DAMPPROOFING & SEALANTS



ARMORY SITE - PROBABLE PROJECT COST

Armory Site – Renovation (17,227sf) – Assumes Construction start of March 2008

Construction	5,533,456
Construction Contingency 10%	553,345
A&E fees 10%	553,345
Owner's Project Manager 3.5% (includes clerk of Works)	193,670
Hazardous Materials inspection, bidding & oversight	10,000
Soil Borings and Geotechnical	12,000
Survey	4,500
Printing and Mailing	13,000
Fixtures, Furniture & Equipment (allowance)	130,000
Technology and Communication (allowance)	470,000
Furniture and Technology procurement	35,000
Structural Oversight and Testing	15,000
Total	7,523,316

Armory Site- New Construction (16,000sf) – Assumes Construction start of March 2008

Construction	6,061,560
Construction Contingency 7.5%	454,617
A&E fees 9.5%	575,848
Owner's Project Manager 3.5% (includes clerk of Works)	212,154
Hazardous Materials inspection, bidding & oversight	10,000
Soil Borings and Geotechnical	12,000
Survey	4,500
Printing and Mailing	13,000
Fixtures, Furniture & Equipment (allowance)	130,000
Technology and Communication (allowance)	470,000
Furniture and Technology procurement	35,000
Structural Oversight and Testing	20,000
Total	7,998,679

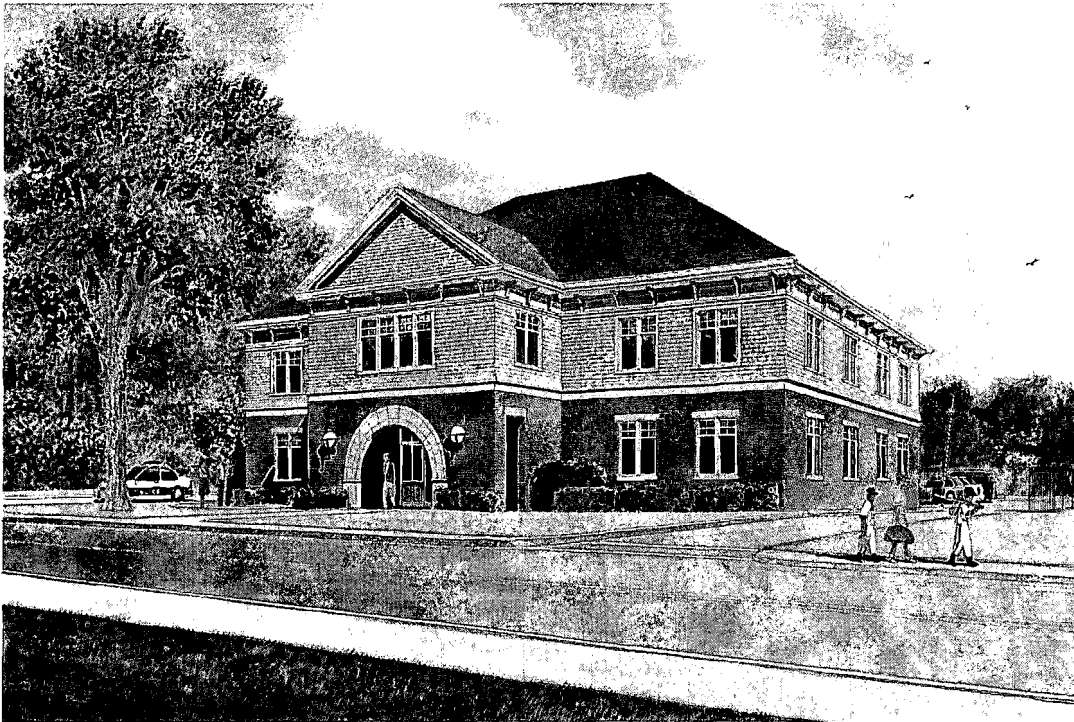
\$7,998,679 (new) minus 7,523,316 (Reno) = \$475,363

\$7,523,316 (Reno) divided by 7,998,679 (new) = .94%

1,000 sf = \$391,625

FEASIBILITY STUDY

February 7, 2008



Whitman Police Station

Whitman, Massachusetts

DURLAND VAN VOORHIS

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02740
#

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architects



ACKNOWLEDGEMENTS

The information contained in this report represents the first step in the process of improving public safety facilities in Whitman.

Successful completion of the Whitman Police Station Feasibility Study involved the thoughtful participation and hard work of many Whitman citizens. It has been a pleasure to work with the professionals and volunteers who have undertaken the important job of planning for Whitman's future. Work occurred from the late fall of 2006 through the late spring of 2007. Durland•Van Voorhis would like to thank the following groups and individuals for their valuable input and assistance in creating this document:

Town of Whitman Board Of Selectmen

Daniel L. Salvucci, Chairman * (Clerk, Building Committee)
Daniel E. Holbrook, Vice Chairman * (Vice Chair, Building Committee)
Brian J. Bezanson, Clerk
Dr. Carl F. Kowalski, Member
Margaret C. McGillivray, Member

Building Projects Committee:

Richard Anderson	Patricia McCarthy
William L. Capocci Jr.	Jonathan McCredie
Robert P. Curran	Dr. John McEwan
Patrick J. Fatyol	Eric Pretorius
Francis J. Lynam, Chairman	Edward R. Slocum
Christine May-Stafford	Aaron Taylor

Frank Lynam, Town Administrator

The project team for the Whitman Police Station Feasibility Study was comprised of Deborah Durland, RA and Bonne DeSousa at Durland•Van Voorhis, Architects; Christopher Garcia, Edward Galuska and Carlos DeSousa at Garcia, Galuska, DeSousa, Consulting Engineers; Alan Ankers, at Boston Building Consultants, Structural Engineers, and Peter Timothy at A. M. Fogarty Associates; Paul Matos and Kevin Fogue at G.A.F Engineering, Inc., surveyors.



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Part 3 Armory Site

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Tab 1



Part 1 – Report Summary



REPORT SUMMARY

As is the case in so many Massachusetts towns, the Whitman police force has “made do” for many years with less than ideal conditions. Squeezed into 7,500 sf at the back of the town hall, the current station has “certainly outlived its lifespan,” as former Chief of Police John Schnyer wrote in the 2004 Whitman Town Report. The list of the facility’s shortcomings include totally inadequate locker rooms and very few spaces that are ADA or MAAB compliant, a potential issue for the public, staff and disabled detainees. Because alterations have been made piecemeal over the years, twisting corridors abound, leading to inefficient use of space and compromised security.

The current department is extremely cramped in even its most basic functions. For example, records are squeezed into a variety of nooks and crannies and neither the small conference room nor the undersized assembly room is large enough for roll call or any type of public or volunteer meeting. The department also lacks the space (and telecommunications resources) to act as an emergency operations center or command post. In our post 9/11 world, more and more police stations are serving this function in America’s communities. Because of all these shortcomings, Whitman’s Capital Improvement Advisory Committee has called a new police station “the most overdue capital improvement in town.” In addition to addressing all the deficiencies of the current station, a new facility should also have up to date mechanical, telecommunications and data systems. Because of its central location, the 1958 Massachusetts National Guard Armory Building initially rose to the top of the list of potential sites for a new police station.

Durland ▪ Van Voorhis Architects was hired in January 2007 to execute a feasibility study to determine whether the armory building and site make sense for the development of a modern police facility that will serve Whitman for many years to come. The feasibility study consisted of the following components (which will be explained more fully below): an examination of some new police stations in towns with demographics similar to Whitman’s, an evaluation of the existing conditions at the armory,



REPORT SUMMARY

a determination of the space needs of the police department (after meetings w/ the police chief and others), some consideration of whether these needs can be met at the current armory building, an assessment of the costs of reusing the armory structure vs. building a new police facility on the armory site, and the eventual arrival at the preferred option of building a new police station at the former Holt School site.

In February of 2007, Project Architect Deborah Durland and committee members made a series of visits to new public safety facilities selected for their comparable size and demographics. These visits helped clarify priorities for the Whitman project, identified some shortcomings to avoid – and made vividly clear how Whitman’s existing police station falls short of modern standards for public safety facilities.

As part of the initial feasibility study process, mechanical, electrical, plumbing, structural and architectural surveys of the existing armory building were completed. (Full copies of these reports can be found in Appendix C of this document.) The overall consensus was that the existing masonry, concrete and wood structure of the armory is very sound, with only a few instances of water penetration and moisture damage due to older roofing and flashing. Like most edifices that are half a century old, the armory lacks most of the energy conservation features that are considered essential in modern buildings. In addition, the surveys determined that all of the building’s systems should be replaced.

During the same timeframe as the existing conditions review, Deborah Durland met with the interim police chief to develop a space needs program and determine the size of the proposed station. Subsequent meetings with the building committee refined the program size and other design criteria. Working together, team members came up with a proposed station of 17,873 gsf. More specifically, 1,863 sf were allocated for communications/dispatch (including lobby, dispatch, communications equipment rooms, toilet rooms), 1,825 sf for administrative offices (including chief, conference, reception records, court prosecutor),



REPORT SUMMARY

10,116 sf for officer and detective desk spaces, evidence, exercise and lockers), 2,955 sf for prisoner handling (including drive through sally port, booking and eight cells), and 1,114 sf for garage and storage (including maintenance and storage area for three cars and property storage.)

In addition to determining the space needs of a new police station, the building committee and police chief established some other priorities for the project. These included the following: safe vehicular routes onto and off of the site due to shared access with the fire department, parking for the fire department on the police station site because parking behind the fire station would be reduced by extensive use of the right of way, garage space for vehicle maintenance, energy efficiency, an efficient layout that properly addresses the required privacy, security and administration needs of modern police service and provides for current and future space needs.

As the feasibility study progressed, it became apparent that there were numerous ways in which the armory building was not suitable for reuse as a police station. The armory has a 6,000 sf space with 25' ceilings braced by laminated wood beams. It is the defining architectural feature of the building and high windows let in the majority of the structure's natural light. There was no obvious programmatic use for this large space and to carve it into smaller sections would create areas with no natural light or views. The excessively high ceiling would also add to operating and construction costs. The existing armory building also has an obvious front side that is oriented toward American Legion way, not toward the right of way. The building would need a new public entry on the north side. Since it was clear that the armory building had liabilities, the feasibility study's cost analysis included a comparison of the cost of reusing the armory building vs. tearing it down and building new on that site.

Since the existing building would need major modifications to the masonry walls and plank roof to be reused as a police station, the cost estimate determined that Whitman would only save about \$500,000 by renovating the old building, as opposed to constructing an all new facility. The committee weighed the additional costs of new construction against the



REPORT SUMMARY

inefficiencies of reusing the armory. A new two story facility would have a smaller footprint that would allow for more green space and better site planning, as well as far better energy efficiency. Unlike a renovated armory, it would also not have numerous interior rooms with no views or natural light.

As the feasibility study progressed, it became clear that even an all new building on the former armory site would have liabilities as well. The armory site is “locked in,” with limited access to Washington Street, poorly placed fences and narrow access roads. To complicate matters further, the armory has an abutter that is dead set against having the new police station on that site. The committee began to discuss the possibility of placing the police station elsewhere and reusing the armory building for a new senior center – another pressing need in Whitman. A senior center would be less objectionable to the American Legion and, unlike the police station, would have less of a need for quick and easy egress from the site.

Since the town had approved the demolition of the former Holt School, that site came under consideration for a new police station. In order to fit it on the Holt site, Durland ▪ Van Voorhis Architects tweaked the new police facility plan that had been developed for the armory location. D ▪ VV developed a scheme for an attractive facility located on the Holt site that would have the energy efficiency of a two story building, and lower maintenance and operating costs. The building would have a smaller footprint and maximized green space and parking. The design also includes attic space above the garage and second floor that could be used for future expansion. Convenient access to a not-as-busy street would make it easier for officers to merge with traffic and respond to calls. The highly visible Holt site also has the advantage of being in close proximity to town hall and other town functions. As a final step in the feasibility study process, Durland ▪ Van Voorhis Architects also developed a scheme for a recreation building with toilet rooms and storage to serve the ball fields behind the proposed police station. Since the former Holt School site is strategically located with easy access to all parts of town, and large



REPORT SUMMARY

enough to accommodate an energy-efficient two story police facility, ample parking and an attractive border of green space, we recommend that the Town of Whitman continue to pursue the design of a new police station at this location.

Tab 2



Part 2 – Holt School Site Concept Design

Rendering

Site Plan

Floor Plans

Elevations

Recreation Building Plan

Materials

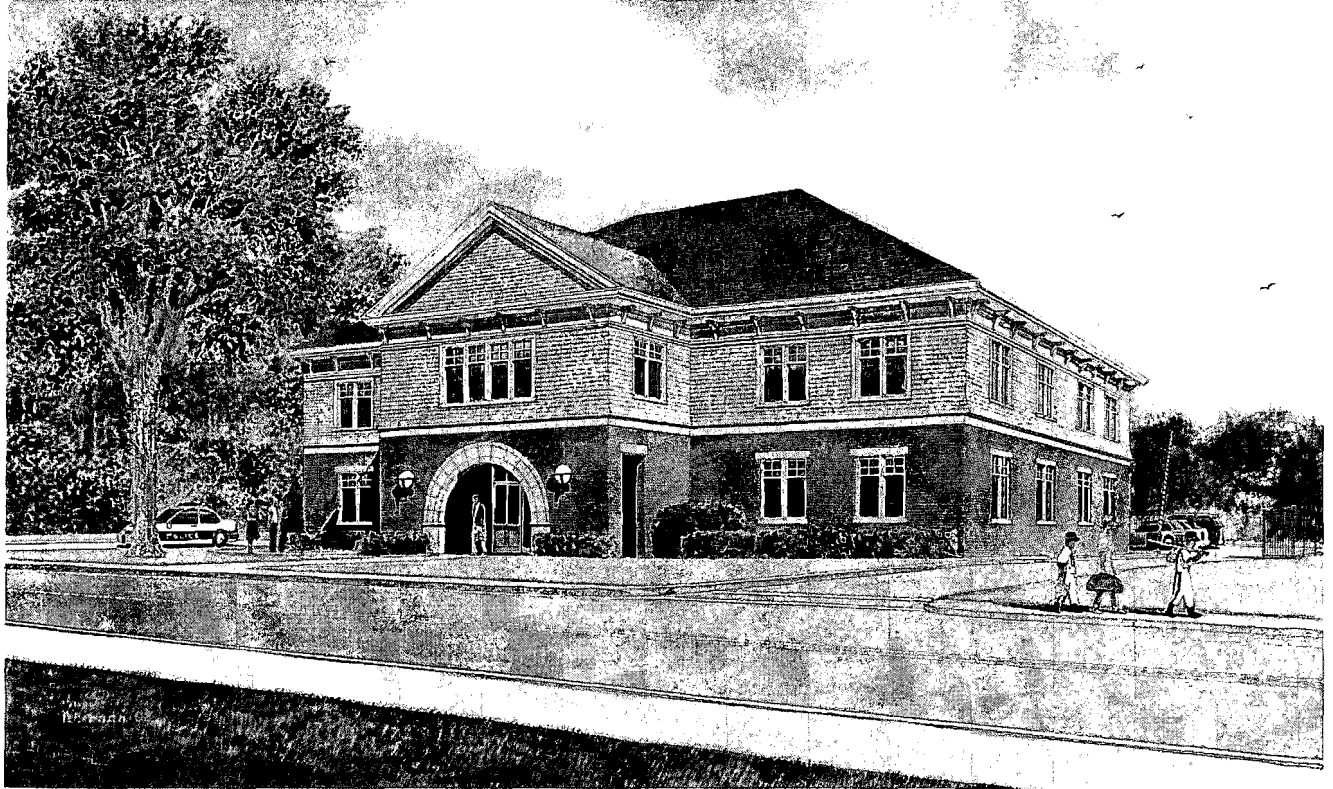
Probable Project Cost



HOLT SCHOOL SITE: CONCEPT DESIGN

Whitman Police Station
Feasibility Study – February 7, 2008

View of Proposed Police Station From Essex Street

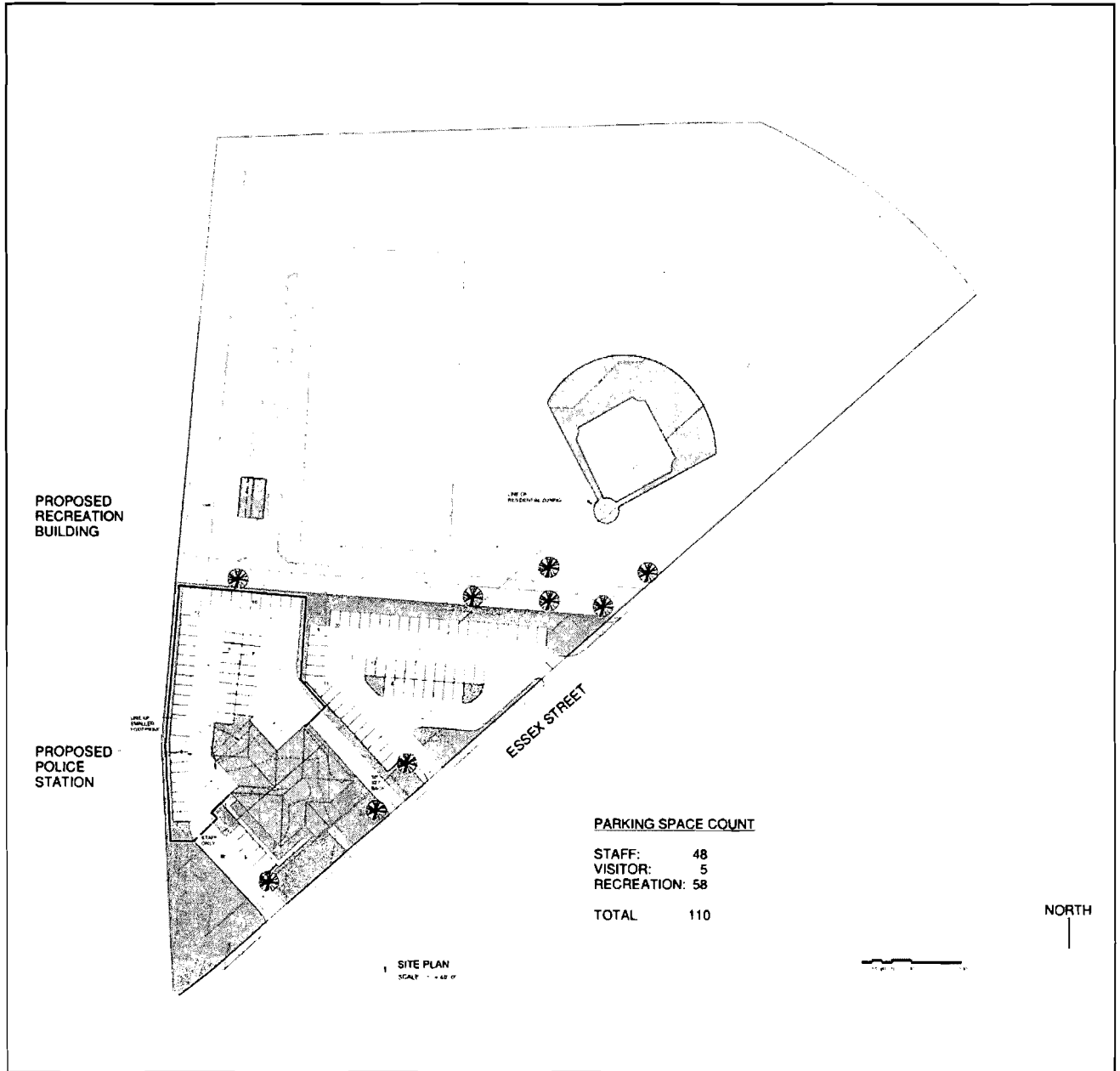




HOLT SCHOOL SITE – CONCEPT DESIGN

Whitman Police Station
Feasibility Study – February 7, 2008

Site Plan

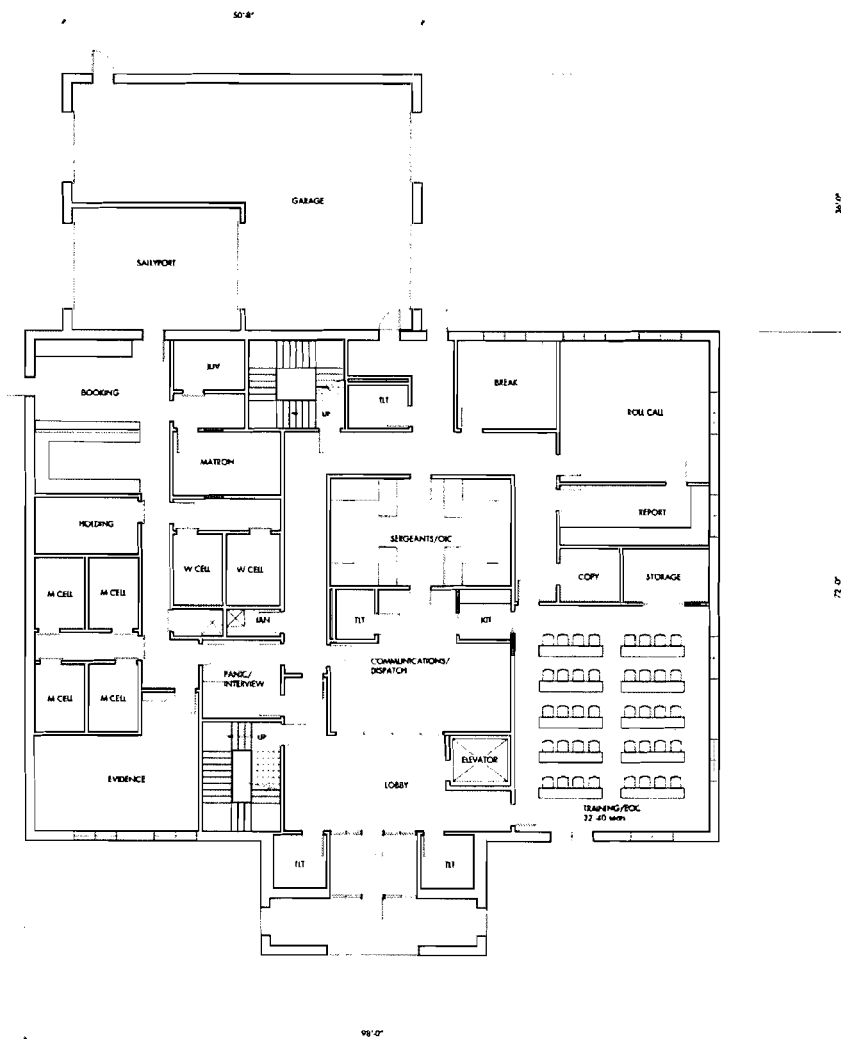




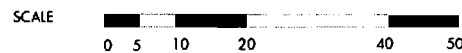
HOLT SCHOOL SITE – CONCEPT DESIGN

Whitman Police Station
Feasibility Study – February 7, 2008

First Floor Plan



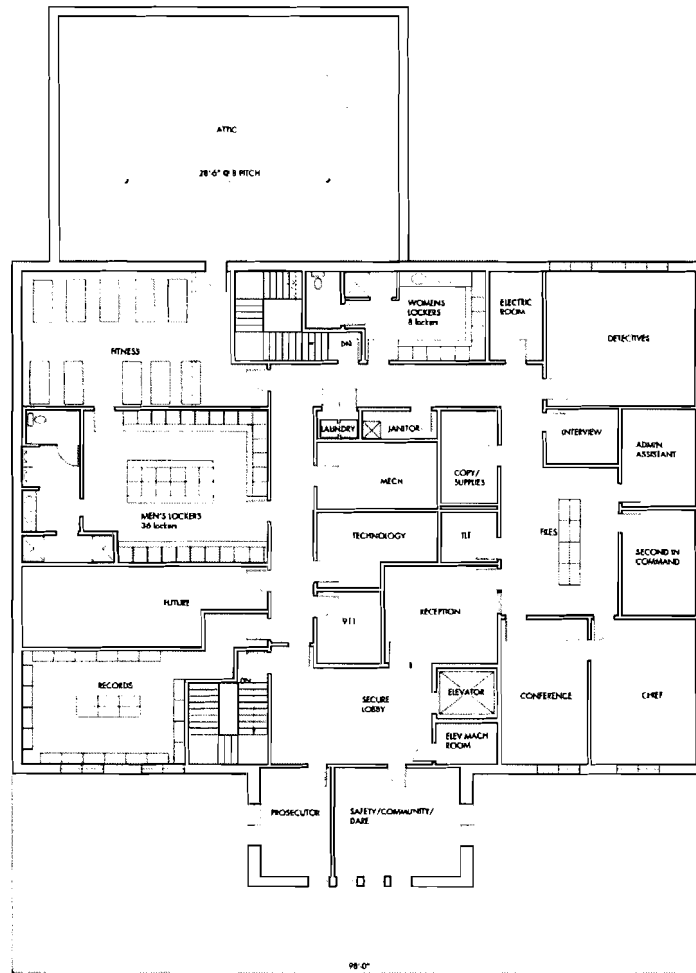
1 FIRST FLOOR PLAN - 9,136 SF + 315 SF
SCALE 1/8" = 1'-0"



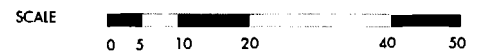


HOLT SCHOOL SITE – CONCEPT DESIGN

Second Floor Plan



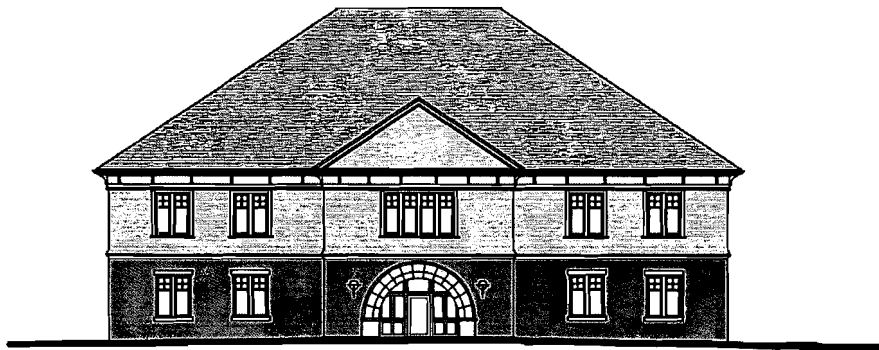
1 SECOND FLOOR PLAN - 7,568 SF
SCALE: 1/8" = 1'-0"



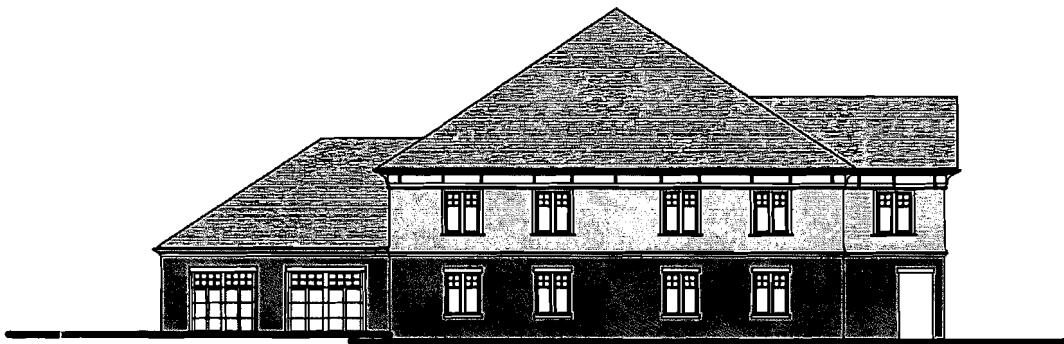


HOLT SCHOOL SITE – CONCEPT DESIGN

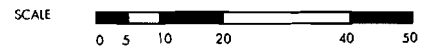
Elevations



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



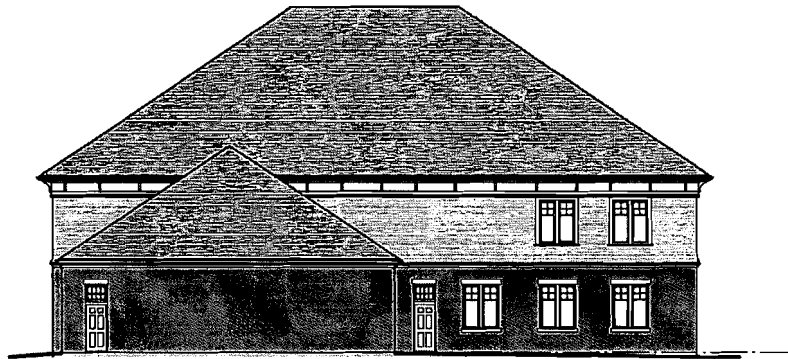
② EAST ELEVATION
SCALE: 1/8" = 1'-0"



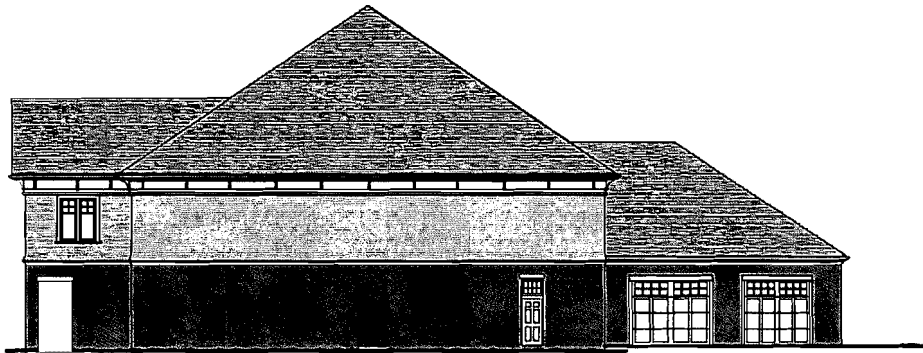


HOLT SCHOOL SITE – CONCEPT DESIGN

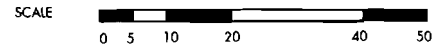
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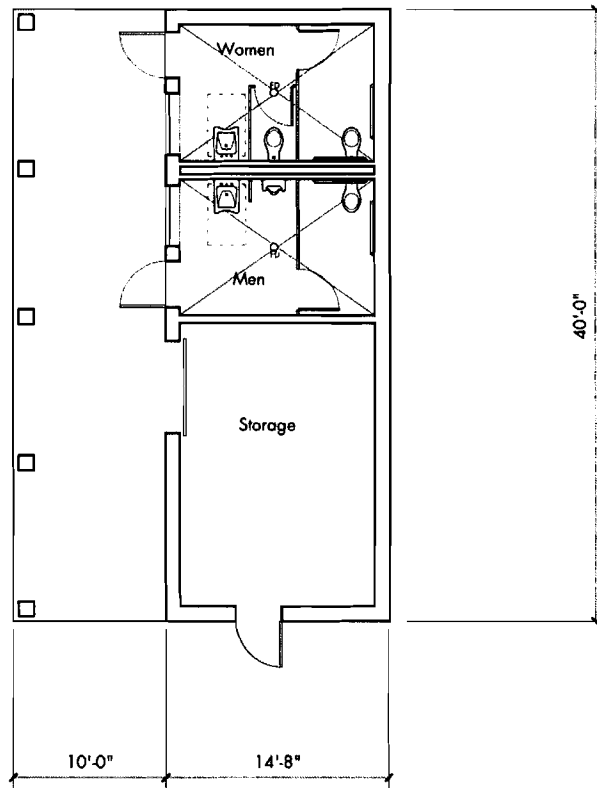


1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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





PROJECT NORTH





MATERIALS

Construction type: non-combustible.

Building Exterior:

Roof

- 40 year architectural asphalt shingle over #15 building felt with ice and water shield at the perimeter. Copper flashings and drip edge.

Gutters and down spouts

- Copper Gutters and downspouts

Exterior Wood:

Trim

- Azek with Fypon brackets at upper half.

Siding & construction

- Upper half of the building is pre-finished hardishingle with metal stud wall.
- Lower half of the building is brick with a masonry cavity wall
- Arch, sills and lintels shall be cast stone

Windows

- Aluminum casement, Kawneer or Efco

Doors

- Entrance – aluminum entrance - Kawneer or Efco
- Other doors - steel

Insulation

- Rigid insulation in cavity, perimeter and below slab.
- Batt insulation at second floor walls and attic.



MATERIALS

Building Interior:

Ceilings

- Acoustic tile

Walls

- 6" Ground face CMU at first floor. Glazed CMU at cells.
- 5/8" GWB with skim coat plaster painted, at the second floor.

Interior trim & Wainscot

- Wood wainscot and trim in lobby and meeting room.
- Wood trim at windows with corian sills.
- Wood base at second floor.

Doors

- Flush wood solid core with HM frames.
- Steel and polycarbonate cell fronts

Windows

- Bullet proof glass at Communications

Floors

- Ceramic tile lobbys, lockers and toilet rooms.
- Concrete in the cell/booking area area.
- Carpet at meeting room and offices
- VT at corridors, roll call, break, evidence and utilitarian type spaces.
- Computer access flooring over depressed slab at Communications.
- Athletic flooring at fitness

Cabinets and counters

- Plastic laminate with fir edge, stain and poly.
- Custom grade wood cabinets

Steel stairs - One stair to extend to attic and provide an add alternate to extend the elevator and the other stair to the attic.



HOLT SCHOOL SITE - PROBABLE PROJECT COST

Holt Site – Police Station New Construction – Assumes Construction start of March 2009

	*Feasibility Study Feb 7, 2008		July 17, 2008	
		17,019 square feet		16,000 square feet
Police Station Construction		6,262,051		**5,729,640
Construction Contingency	7.5%	469,654	5%	286,482
A&E fees 9.5%		594,895		571,500
Owner's Project Manager 3.5% (includes clerk of Works)		219,172		210,500
Soil Borings and Geotechnical		12,000		12,000
Printing and Mailing		13,000		13,000
Fixtures, Furniture & Equipment (allowance)		130,000		100,000
Technology and Communication (allowance)		470,000		370,000
Furniture and Technology procurement		35,000	By Owner	0
Structural Oversight and Testing		20,000		20,000
Total		\$8,225,772		\$7,293,122
Total if 5% escalation removed				***\$7,053,464

*Above (2/7/08) is without alternates:

Substitute GWB partitions for CMU at first floor corridors	(\$51,760)
Extend egress stairs and elevator to attic	\$136,690
Veneer Plaster in lieu of taped GWB	\$55,174

** Square area reduced 1,019sf (fitness and future) @ \$327 (\$333,758)

GWB @ first floor in lieu of CMU	(\$49,295)
Reduced landscaping by	(\$10,000)
Reduced Design contingency to 5%	(\$139,358)

*** Escalation of 5% (\$269,658) Cost estimator recommends 5 % escalation will continue.

Note: Moving costs are not in the above estimate



HOLT SCHOOL SITE - PROBABLE PROJECT COST

Holt Site – Police Station New Construction (17,019sf) – Assumes Construction start of March 2009

Police Station Construction	6,262,051
Construction Contingency 7.5%	469,654
A&E fees 9.5%	594,895
Owner's Project Manager 3.5% (includes clerk of Works)	219,172
Soil Borings and Geotechnical	12,000
Printing and Mailing	13,000
Fixtures, Furniture & Equipment (allowance)	130,000
Technology and Communication (allowance)	470,000
Furniture and Technology procurement	35,000
Structural Oversight and Testing	20,000
Total	\$8,225,772

Above is without alternates:

Substitute GWB partitions for CMU at first floor corridors	(\$51,760)
Extend egress stairs and elevator to attic	\$136,690
Veneer Plaster in lieu of taped GWB	\$55,174

Holt Site - Recreation Building New Construction (800 sf) - Assumes construction start March 2009

Recreation Building Construction	225,000
Construction Contingency 7.5%	15,750
A&E fees 9.5%	21,375
Owner's Project Manager 3.5% (includes clerk of Works)	7,875
Soil Borings and Geotechnical	Included above
Printing and Mailing	Included above
Structural Oversight and Testing	Included above
Total	\$270,000

Tab A



Appendix A - Space Needs Program

Introduction

Staffing and Vehicles

Overview

Detail Area Requirements

SPACE NEEDS PROGRAM

Introduction

The program on the following pages addresses space needs for a police facility that can serve Whitman's needs for the next 20-40 years. The areas are summarized by functional requirement:

Communications, Administration and Operations: 13,804 gsf
Lobby, Dispatch, Offices, Exercise

Prisoner Handling: 2,955 gsf
Sally port, Booking, Prisoner cells

Garage & Storage: 1,114 gsf
Vehicular and property storage

Total Proposed Area: 17,873 gsf

Total Existing Armory Area: 16,020+/-

The Space Needs Program (list of rooms and projected areas) is based on surveys and interviews with members of the Whitman Police Department, as well as industry standards. Room areas are shown in net square feet and, where applicable, with proposed dimensions. The total building area is determined by adding all proposed room areas, and then multiplying the total by a factor that accounts for "non-assignable" area: walls, structure, corridors, and mechanical-custodial space. The garage space has no non-assignable factor; Administration and Operations have a 1.35 factor; and prisoner handling has a 1.5 factor which addresses the special requirements of restraining prisoners as well as the typically small spaces.

Staffing and vehicles

In 2006, 26 full-time staff and officers, 20 auxiliary officers, and 5 reserve officers served in three shifts as follows:

Day: 10 (Includes base shift – 1 Dispatch, 1 Sergeant and 2 patrol – plus Chief, Detective, Administrative Assistant, DARE/School Resource Officer, Safety Officer and Court Prosecutor.

Evening: 5 (base shift + 1 Detective)

Night: 4 (base shift)

Over the next 5 years the Chief anticipates adding 2 new staff members: a Lieutenant and Second in Command. Also in the future, the Chief anticipates that the number of dedicated dispatch staff will grow. In 20 years, growth is anticipated to be capped at 30 - 35 officers and civilian personnel.

The Police Department currently has twelve departmental cars and two motorcycles. If additional vehicles are added to the fleet they will not require more garage space than currently programmed.

SPACE NEEDS PROGRAM

Overview

**WHITMAN POLICE STATION
SPACE NEEDS SUMMARY**

PROJECT OVERVIEW

Item	Existing GSF	Proposed GSF	Notes/ Summary of Requirements
COMMUNICATIONS / DISPATCH (includes lobby, dispatch, communications equipment rooms, public toilets)		1,863	Non-assignable factor (for walls, mechanical, corridors) = 1.35 at Comm., Admin., Operations., 1.5 at Prisoner Handling 1.0 for Garage & Storage
ADMINISTRATIVE OFFICES (Includes Chief, conference, reception, administration records, court prosecutor)		1,825	
OPERATIONS includes officer and detective desk space, evidence, exercise, lockers,		10,116	
PRISONER HANDLING Includes drive through sally-port, booking, 8 cells		2,955	
GARAGE AND STORAGE Maintenance and storage area for 3 cars, property storage		1,114	
TOTAL EXISTING AREA		7,800 GSF	
TOTAL PROPOSED AREA		17,873 GSF	
TOTAL AREA EXISTING ARMORY :		16,020 GSF	ADDITIONAL AREA REQUIRED: 1,853 GSF

SPACE NEEDS PROGRAM

Detailed Area Requirements

WHITMAN POLICE STATION SPACE NEEDS PROGRAM

1 Room Name	Proposed Area (nsf)	Proposed Dimension	Proposed Area Totals	Notes
COMMUNICATIONS / DISPATCH				
Lobby	250			
Vestibule	80	8X10		
Communications / Dispatch	500			2 Consoles + room for expansion, provide kitchenette and toilet room in area. Upgrade Equipment
Command / OIC / Supervisor	80			Separate from, but adjacent to Dispatch
Public Toilets (M&W)	2 55	110		Enough for training
911 Equipment room	40			Upgrade Equipment
Technology closet	200			
Panic room/ Interview	120			
		SUBTOTAL	1,380 nsf	+ non assign (483) = 1863 gsf
ADMINISTRATIVE OFFICES				
Chief	300	14x 22		include wardrobe or closet for uniforms, etc
Administrative Assistant	120	10x12		
Files & office supplies	75	10x 7.5		
Reception	120	10x12		
Cool closet	10	2x5		
Unisex toilet	55	7x8		
Copy/ collating area	75	10x 7.5		
Second in Command	150	10x15		
Court Prosecutor	120	10x12		Can be remote from Admin
Records	75	10x 7.5		10-12 file cabinets. Controlled by Public Prosecutor's office
Conference	252	18x14		Seats 8
		SUBTOTAL	1,352 nsf	+ non assign (473) = 1825 gsf
OPERATIONS				
Briefing / Roll call	400	25x16		8 people
Report writing	150			4 station (30 sf each) plus LEAPS terminal
Training/ EOC / Community Room	2,100	38x55		Sized for 50 (full department)
EOC storage	50	5x10		
Break/ Kitchen	308	22x14		Fully equipped, range, fullsize refrigerator, microwave, sink. Vending machines nearby or if inside add 15 sf per machine
Sergeants' Office	350			Shared office for 6 (40 sf work area ea. + 110sf)
Detectives' Office	350			Shared office for 4-6 (40 sf work area ea. + 110sf)
Interview (Detectives)	120	10x12		Near but not in detectives' office
Lieutenant's Office	150	10x15		Private office near chief
Safety/ Community Office	300			Shared office for 4 (40 sf work area ea. + 140 sf)
Evidence Processing Area	85			Inside Evidence Area
Evidence Room	350	18x24		
Armory	80	8x10		Near Garage with climate control
Exercise room	1,200	30x40		+/- 10 machines @ avg 120 sf per machine
Storage for Aux and Res.	100			
Lockers – Men 30 pers.	900			2-3' lockers with power for charging radios/flashlights etc
Showers/ Toilets – M	incl above			Provide a small section (6-10) of smaller lockers for reserve officers
Lockers – Women 5-8 pers	350			
Showers / Toilets - W	incl above			
Reserve Officer lockers	incl above			Provide a small section (6-10) of smaller lockers for reserve officers
Washer dryer closet/area	50	7x7		Large machines (stacking okay)
Custodial closet	25	5x5		
Maintenance Equip. storage	75	10x7.5		
		SUBTOTAL	7,493 nsf	+ non assign (2623) = 10,116 gsf

SPACE NEEDS PROGRAM

Detailed Area Requirements

Room Name	Proposed Area (nsf)	Proposed Dimensions	Proposed Area Totals	Notes
PRISONER HANDLING				
Sally part	600	24 x 25		Sized for ambulance (Drive through would be good)
Holding Cell	120			Generous size Handicapped Accessible
Men's Cells	6 70	420		
Women's Cells	2 70	140		
Juvenile Cells	2 70	140		
Shower		30		
Matron's Office		120		Adjacent to juvenile and women's cell
Booking		400		Ring for handcuffs in front Access to breathalyzer and camera area
		SUBTOTAL	1,970	nsf '+ non assign (915) = 2955 gsf
GARAGE AND STORAGE				
Garage	864	36x24		3 Cars, designed for vehicle maintenance tire rack and supplies
Property Storage		250		fenced in area in garage or a room near the garage
Maintenance Equip. Storage		nc.		
		SUBTOTAL	1,114	nsf '+ non assign
<hr/>				
TOTAL NET SQUARE FEET	13,309			
NON ASSIGNABLE @ PRISONER 50%	985			
NON ASSIGNABLE @ GARAGE NA	0			
ALL OTHER NON ASSIGNABLE 35% (Stairs, walls, mechanical)	3,579			
<hr/>				
TOTAL GROSS SQUARE FEET	17,873	GSF		

Tab B



Appendix B – Detailed Cost Estimate
Holt School Site

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

**STUDY
COST ESTIMATE**

**Whitman Police Station
Whitman, MA**

Prepared For:

Durland & VanVoorhis Architects
628 Pleasant Street - Suite 332
New Bedford, MA 02740
(508) 993-6567
FAX: (508) 993-6581

Prepared By:

A. M. Fogarty & Associates, Inc.
175 Derby Street - Suite 5
Hingham, MA 02043
(781) 749-7272
FAX: (781) 740-2652

5-Feb-08

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

A.M. Fogarty
& Assoc., Inc.

175 Derby St., Suite 5, Hingham, MA 02043
TEL: (781) 749-7272 • FAX: (781) 740-2652
ptim@amifogarty.com

"Construction Cost Consultants"

**Whitman Police Station
Whitman, MA**

February 5, 2008

GRAND SUMMARY

BASE ESTIMATE		\$6,262,051
RECREATION BUILDING	\$225,000	
<u>ALTERNATES</u>		
ALTERNATE NO. 1 - IN LIEU OF CMU AT THE FIRST FLOOR CORRIDOR SUBSTITUTE GWB PARTITION		(\$51,760)
ALTERNATE NO. 2 - ADD THE EXTENSION OF EGRESS STAIRS AND ELEVATOR TO THE ATTIC		\$136,690
ALTERNATE NO. 3 - IN LIEU OF LEVEL 4 (TAPE FINISH) AT GYPSUM BOARD SUBSTITUTE VENEER PLASTER		\$55,174

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

PROJECT:	Whitman Police Station	NO. OF SQ. FT.:	17,019
LOCATION:	Whitman, MA	COST PER SQ. FT.:	\$367.94
CLIENT:	Durland & VanVoorhis Architects	*GSF includes unfinished 2nd flr spaces	
DATE:	05-Feb-08		

No.: 08007

		DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 1 - GENERAL CONDITIONS		349,789	6%	20.55
DIVISION 2 - SITEWORK		675,548	11%	39.69
DIVISION 3 - CONCRETE		202,004	3%	11.87
DIVISION 4 - UNIT MASONRY		618,135	10%	36.32
DIVISION 5 - METALS		667,224	11%	39.20
DIVISION 6 - WOOD AND PLASTICS		162,297	3%	9.54
DIVISION 7 - THERMAL MOISTURE PROTECTION		281,490	4%	16.54
DIVISION 8 - DOORS AND WINDOWS		296,690	5%	17.43
DIVISION 9 - FINISHES		409,244	7%	24.05
DIVISION 10 - SPECIALTIES		48,544	1%	2.85
DIVISION 11 - EQUIPMENT		1,750	0%	0.10
DIVISION 12 - FURNISHINGS		0	0%	0.00
DIVISION 13 - SPECIAL CONSTRUCTION		0	0%	0.00
DIVISION 14 - CONVEYING SYSTEMS		78,000	1%	4.58
DIVISION 15 - MECHANICAL		766,279	12%	45.02
DIVISION 16 - ELECTRICAL		510,570	8%	30.00

SUBTOTAL		5,067,563		297.76
OVERHEAD & PROFIT	10%	506,756	8%	29.78

SUBTOTAL		5,574,319		327.54
DESIGN CONTINGENCY	7.5%	418,074	7%	24.57

SUBTOTAL		5,992,393		352.10
ESCALATION (Winter 2009)	5%	269,658	4%	15.84
*Escalation Mid Point of Construction		-----		
TOTAL		6,262,051	100%	\$367.94

**Excludes Computer, Telephone, Intercom and Radio System as well as Data and Telephone Equipment
*Assumes spread footing and favorable soil bearing characteristics

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

PROJECT: Whitman Police Station
 LOCATION: Whitman, MA
 CLIENT: Durland & VanVoorhis Architects
 DATE: 05-Feb-08

*Whitman Police Station
 SECTION SUMMARY*

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
01000 - GENERAL CONDITIONS	349,789	6%	20.55
02100 - SITE PREPARATION	85,106	1%	5.00
02200 - EARTHWORK	115,756	2%	6.80
02480 - LANDSCAPING	49,250	1%	2.89
02500 - PAVING AND CURBING	202,227	3%	11.88
02700 - SITE UTILITIES	179,950	3%	10.57
02870 - SITE IMPROVEMENTS (NOT SHOWN)	0	0%	0.00
03310 - CAST-IN-PLACE CONCRETE	202,004	3%	11.87
04200 - UNIT MASONRY*	618,135	10%	36.32
05110 - STRUCTURAL STEEL	246,400	4%	14.48
05300 - METAL DECKING	24,886	0%	1.46
05400 - LIGHT GAUGE METAL FRAMING	240,248	4%	14.12
05500 - MISCELLANEOUS METALS*	155,690	2%	9.15
06100 - ROUGH CARPENTRY	53,347	1%	3.13
06200 - FINISH CARPENTRY	63,000	1%	3.70
06400 - ARCHITECTURAL CASEWORK	45,950	1%	2.70
07100 - DAMPPROOFING, WATERPROOFING & CAULKING***	41,275	1%	2.43
07200 - BUILDING INSULATION	100,276	2%	5.89
07250 - SPRAY APPLIED FIREPROOFING	0	0%	0.00
07310 - ASPHALT FIBERGLASS SHINGLE ROOFING**	83,602	1%	4.91
07412 - CEMENTITIOUS SIDING	31,080	0%	1.83
07600 - SHEET METAL FLASHING**	25,257	0%	1.48

* SEPARATE FILED SUB-BID

** COMBINED FILED SUB-BID FOR ROOFING AND FLASHING

*** COMBINED FILED SUB-BID FOR WATERPROOFING, DAMPPROOFING & SEALANTS

Continued on page 3

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

PROJECT: Whitman Police Station
LOCATION: Whitman, MA
CLIENT: Durland & VanVoorhis Architects
DATE: 05-Feb-08

Whitman Police Station
SECTION SUMMARY (CONTINUED)

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
08120 - SECURITY DOOR, FRAME & FINISH HARDWARE	85,500	1%	5.02
08250 - DOOR OPENING ASSEMBLIES	81,260	1%	4.77
08300 - SPECIAL DOORS	25,000	0%	1.47
08410 - ALUMINUM ENTRANCES	36,500	1%	2.14
08520 - ALUMINUM WINDOWS*	52,080	1%	3.06
08710 - DOOR HARDWARE	0	0%	0.00
08810 - GLASS & GLAZING*	16,350	0%	0.96
09215 - GYPSUM WALLBOARD	176,082	3%	10.35
09310 - TILE*	32,424	1%	1.91
09511 - ACOUSTICAL CEILING SYSTEMS*	56,069	1%	3.29
09650 - RESILIENT FLOORING*	30,150	0%	1.77
09680 - CARPETING	26,894	0%	1.58
09720 - SEAMLESS EPOXY FLOORING	13,752	0%	0.81
09901 - PAINTING*	73,874	1%	4.34
10000 - MISCELLANEOUS SPECIALTIES	22,245	0%	1.31
10160 - TOILET PARTITIONS	2,950	0%	0.17
10500 - LOCKERS AND BENCHES	19,820	0%	1.16
10800 - TOILET AND SHOWER ACCESSORIES	3,529	0%	0.21
11000 - EQUIPMENT	0	0%	0.00
12000 - FURNISHINGS	0	0%	0.00
13000 - SPECIAL CONSTRUCTION	0	0%	0.00
14200 - ELEVATORS*	78,000	1%	4.58
15301 - FIRE PROTECTION*	84,740	1%	4.98
15401 - PLUMBING*	170,969	3%	10.05
15500 - HVAC*	510,570	8%	30.00
16000 - ELECTRICAL*	510,570	8%	30.00

** SEPARATE FILED SUB-BID

*** COMBINED FILED SUB-BID FOR ROOFING AND FLASHING

**** COMBINED FILED SUB-BID FOR WATERPROOFING, DAMPPROOFING & SEALANTS

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 1 - GENERAL CONDITIONS				
01000 - GENERAL CONDITIONS				
General Conditions (6% of project total)	1	LS		349,789

				349,789
DIVISION 2 - SITEWORK				
02050 - DEMOLITION				
			NOT INCLUDED	-----
				0
02080 HAZARDOUS MATERIAL ABATEMENT				
			NOT INCLUDED	-----
				0
02100 - SITE PREPARATION				
Site - Remove Existing:				
Strip existing site	94,892	SF	0.50	47,446
Site utilities	1	LS	5,000.00	5,000
Construction fence	1,400	LF	12.50	17,500
Construction gate	1	EA	1,200.00	1,200
Erosion control	1,400	LF	4.30	6,020
Strip and stack topsoil-6" (60% site)	780	CY	3.00	2,340
Sawcut pavement @ entries	100	LF	6.00	600
Misc. site preparation	1	LS	5,000.00	5,000

				85,106
02200 - EARTHWORK				
Site:				
Site grading - 100%	10,542	SY	0.80	8,434
Site cut & fill - allow	94,892	SF	0.25	23,723
Excavate site amenities	1	LS	2,500.00	2,500
12" Gravel base @ drive	1,873	CY	22.00	41,206
8" Gravel base @ walk	157	CY	24.00	3,768
Exc. & bf @ perim roof drain line	444	LF	20.00	8,880
Misc. earthwork	1	LS	5,000.00	5,000
Building:				

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Foundation excavation	475	CY	15.00	7,125
Foundation backfill (on site matl)	325	CY	12.50	4,063
8" Gravel base - bldg.	233	CY	26.00	6,058
Misc. building earthwork	1	LS	5,000.00	5,000
*Excludes ledge removal				
*Assumes reasonably level site				

				115,756
02480 - LANDSCAPING				
Prune/protect trees to remain	1	LS	5,000.00	5,000
Planting - allow	1	LS	25,000.00	25,000
Loam & seed - allow	3,500	SY	5.50	19,250

				49,250
02440 - SITE IMPROVEMENTS				
Site sign	By Others			
Conc. light pole and base - allow	7	EA	2,800.00	19,600
Dumpster:				
Conc. pad (1 EA)	90	SF	12.00	1,080
Fence	32	LF	45.00	1,440
Gate	12	LF	50.00	600
Generator:				
Gate - dbl	1	EA	1,500.00	1,500
Fence	35	LF	45.00	1,575
6" Crushed stone surface yard	9	CY	60.00	540
Parking signage	1	LS	1,000.00	1,000
Bollards @ mech/elec - allow	10	EA	310.00	3,100
Flag pole w/conc. base	1	EA	3,800.00	3,800
Retaining wall		NIC		
Parking control system	By Others			
Impound fence	108	LF	28.00	3,024
Impound gate	1	LS	1,000.00	1,000
Misc. site improvements	1	LS	5,000.00	5,000

				43,259
02500 - PAVING AND CURBING				
Precast conc. curb	1,955	LF	19.00	37,145
Bituminous drive	5,621	SY	23.00	129,283
Concrete walk	6,390	SF	4.10	26,199

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DETAILED COST ESTIMATE - HOLT SCHOOL SITE

Whitman Police Station 2/5/2008

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
-------------	----------	------	-----------	-------

Concrete apron - 5" @ OH dr	350	SF	6.00	2,100
Street patch @ utilities	1	LS	5,000.00	5,000
Pavement striping	1	LS	1,500.00	1,500
Misc. pavement markings	1	LS	1,000.00	1,000

202,227

02700 - SITE UTILITIES

Electrical:

Transformer pad	1	EA	1,500.00	1,500
Emergency generator pad	1	EA	1,500.00	1,500
Concrete duct bank - elec - allow	150	LF	50.00	7,500
Concrete duct bank - tele/FA - allow	150	LF	50.00	7,500

Drainage:

Downspout connection	8	EA	450.00	3,600
Perimeter roof drain line	500	LF	26.00	13,000
Gas and sand trap	1	EA	4,500.00	4,500
Floor drain holding tank (2500 gal)	1	EA	4,000.00	4,000
Catch basin	6	EA	2,275.00	13,650
Manhole	2	EA	2,500.00	5,000
Drainage pipe	900	LF	42.00	37,800
Infiltration sys. - allow	2,500	SF	18.00	45,000

Water:

Fire hydrant - NIC				
Dom. service - allow	150	LF	45.00	6,750
Fire service - allow	150	LF	60.00	9,000
Gate valve	2	EA	950.00	1,900
Street connection	1	LS	5,000.00	5,000

Sanitary:

12" PVC Sanitary line	150	LF	35.00	5,250
Sanitary Man Hole	1	EA	2,500.00	2,500
Street connection	1	LS	5,000.00	5,000

Gas Service:

By Others

*Site utilities include excavation and backfill

179,950

DIVISION 3 - CONCRETE

03310 - CAST-IN-PLACE CONCRETE

Perim. wall footing (3'x1')	50	CY	395.00	19,750
Int. column footing (48 EA @ 3'x3')	16	CY	500.00	8,000
16" Int. found. wall - 4'	88	CY	725.00	63,800
Pier/pilaster - allow	10	CY	750.00	7,500

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Page 7

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Form trench drain	28	LF	35.00	980
Thicken slab @ CMU	15	CY	155.00	2,325
5" Slab on grade - office	7,628	SF	4.60	35,089
6" Slab on grade - garage	1,823	SF	5.25	9,571
Slab vapor barrier - 100%	9,451	SF	0.10	945
Elev. Mat	4	CY	500.00	2,000
Elev. pit wall	5	CY	650.00	3,250
Concrete sealant - detention	1,836	SF	1.00	1,836
3" N.W. deck fill - 2nd flr	7,536	SF	3.10	23,362
3" N.W. deck fill - attic	1,823	SF	3.10	5,651
Garage/sallyport - sealer	1,823	SF	0.65	1,185
Mech pads	1	LS	2,000.00	2,000
Holding bench (1 EA)	14	LF	70.00	980
Cell bunk (7 EA)	54	LF	70.00	3,780
Misc. concrete	1	LS	10,000.00	10,000

				202,004

DIVISION 4 - MASONRY*

04200 - UNIT MASONRY*

Exterior:

Brick veneer - entry porch	700	SF	32.00	22,400
Brick veneer - bldg	5,150	SF	32.00	164,800
8" CMU back up	5,150	SF	22.50	115,875
Masonry flashing	600	LF	7.50	4,500
CMU dampproofing	5,150	SF	2.00	10,300

Precast Conc. Trim:

Wind. sill	66	LF	65.00	4,290
OH door, window lintel	131	LF	70.00	9,170
Decorative entry arch (dbl face)	24	LF	600.00	14,400
*Excludes lintels, banding and water table trim				

Interior:

Ground face Corridor partition	2,112	SF	26.00	54,912
Ground face premium cost at reinforced CMU	1,056	SF	8.00	8,448
8" CMU elev. shaft wall/mach rm	1,172	SF	22.00	25,784
12" CMU garage sep	1,152	SF	23.50	27,072
8" CMU - sallyport	504	SF	22.00	11,088
8" CMU stair hall	1,968	SF	22.00	43,296
8" CMU - cell/det. area	4,080	SF	22.00	89,760
Intake/Cell bunk curb - 2'	68	SF	30.00	2,040
Misc. Interior Masonry	1	LS	10,000.00	10,000
*Excludes glazed CMU				

				618,135

DIVISION 5 - METALS

Prepared by: A. M. Fogarty & Associates, Inc.
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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
05110 - STRUCTURAL STEEL				
Second flr framing (10 lbs/7568 sf)	38	TONS	3,200.00	121,600
Attic flr framing (10 lbs/1828 sf)	9	TONS	3,200.00	28,800
Supplemental roof framing (5 lbs/11878 sf)	30	TONS	3,200.00	96,000

				246,400
05300 - METAL DECKING				
2"x18 Ga. comp deck - bldg	7,568	SF	2.65	20,055
2"x18 Ga. comp deck - attic	1,823	SF	2.65	4,831

				24,886
05400 - LIGHT GAUGE METAL FRAMING				
6" X 18 GA Ext. wall frame	5,028	SF	6.75	33,939
1/2" Dens glass sheathing	5,028	SF	2.90	14,581
8" Roof joist/purlins	11,878	SF	16.00	190,048
Roof over frame	280	SF	6.00	1,680

				240,248
05500 - MISCELLANEOUS METALS*				
Metal pan stair	2	FLTS	14,000.00	28,000
Cell plumb chase access	5	EA	2,600.00	13,000
Holding/Cell security ceiling	952	SF	62.00	59,024
Booking cuff rail (1 EA)	5	LF	55.00	275
Cell security vent	9	EA	750.00	6,750
Loose lintels - CMU	100	LF	22.00	2,200
Elev. frame, pit ladder, louver and sump grate	1	LS	3,500.00	3,500
Galv. Lintel - oh door	60	LF	50.00	3,000
Trench drain grate	24	LF	48.00	1,152
Angle frame @ CMU partitions	1	LS	10,000.00	10,000
OH door frames	5	EA	350.00	1,750
Slab edge angle - Galv	60	LF	32.00	1,920
Bollard @ OH door	18	EA	450.00	8,100
Misc. Metals	17,019	GSF	1.00	17,019

				155,690

DIVISION 6 - WOOD & PLASTICS

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station 2/5/2008

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
-------------	----------	------	-----------	-------

06100 - ROUGH CARPENTRY

5/8" Ply roof sheathing	12,158	SF	2.20	26,748
Frame rake extension 12"	40	SF	7.50	300
Frame ext. soffit 24"	372	SF	7.50	2,790
Perim blk - wind., louvers & doors	1	LS	15,000.00	15,000
Misc. rough carpentry	17,019	GSF	0.50	8,510
*Excludes attic framing				
*Partitions framing included in 09250				

				53,347

06200 - FINISH CARPENTRY

Interior:				
Coat rod w/shelf	30	LF	24.00	720
Window trim	456	LF	12.00	5,472
Window sill/apron - 12"	120	LF	22.00	2,640
Misc. finish carpentry	17,019	GSF	0.50	8,510
Exterior - PVC Trim:				
Window trim	312	LF	6.00	1,872
Rake trim	40	LF	22.00	880
Fascia/frieze trim	340	LF	50.00	17,000
12" Soffit	444	SF	7.00	3,108
Fascia @ low roof	123	LF	16.00	1,968
Flared 2nd flr band	318	LF	25.00	7,950
2nd Flr bracket	60	EA	125.00	7,500
Entry vest ceiling	240	SF	12.00	2,880
Misc. exterior trim	1	LS	2,500.00	2,500
*Excludes wall base, door trim, chair rail, picture rail, crown mold & bumper rail				

				63,000

06400 - ARCHITECTURAL CASEWORK

Casework w/Solid Surface Counter:				
Lavatory ctr (2 EA)	14	LF	250.00	3,500
Breath wall cab	20	LF	150.00	3,000
Breath base cab w/ctr	20	LF	325.00	6,500
Booking ctr	26	LF	350.00	9,100
Report writing counter	26	LF	175.00	4,550
Casework w/Plastic Laminate Counters:				
Kitchen Cabinets:				
Base cab, ctr. & wall cab.	12	LF	400.00	4,800
Dispatch kitchenette	1	LS	5,000.00	5,000

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Shower Surrounds:				
Corian shw base w/7' sides - 3'	3	EA	1,500.00	4,500
Misc. Architectural Casework	1	LS	5,000.00	5,000
*Countertops includes bracket @ 4' oc max				
				----- 45,950
DIVISION 7 - THERMAL AND MOISTURE PROTECTION				
07100 - DAMPPROOFING, WATERPROOFING & CAULKING***				
Air and vapor barrier	5,028	SF	2.70	13,576
Foundation dampproofing - 4'	1,776	SF	2.50	4,440
Metallic wpg. - elev. Pit	195	SF	32.00	6,240
Misc. joint sealants	17,019	GSF	1.00	17,019
				----- 41,275
07200 - BUILDING INSULATION				
Rigid found insulation - 2"	1,776	SF	2.75	4,884
2" Rigid perim. insul - 2'	888	SF	2.40	2,131
Rigid wall insulation - 2"	10,178	SF	2.65	26,972
4" Nailable rigid roof insul	12,158	SF	5.25	63,830
2" Rigid @ floor overhang	240	SF	4.00	960
Firestopping	1	LS	1,500.00	1,500
				----- 100,276
07250 - SPRAY APPLIED FIREPROOFING				
		NIC		
				----- 0
07310 - ASPHALT FIBERGLASS SHINGLE ROOFING**				
Asphalt shingle - 30 yr Arch.	12,158	SF	4.25	51,672
Waterproofing underlayment - 100%	12,158	SF	2.60	31,611
Ridge vent	40	LF	8.00	320
*Excludes fiberglass roof deck protection				
				----- 83,602

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
07412 - CEMENTITIOUS SIDING				
Clapboard siding	4,440	SF	7.00	31,080

				31,080
07600 - SHEET METAL FLASHING**				
Snow guards @ entrances	1	LS	2,000.00	2,000
Alum. gutter	444	LF	28.00	12,432
Alum. downspouts	180	LF	24.00	4,320
Elev. vent	1	EA	550.00	550
Soffit vent	444	LF	2.15	955
Misc. roof flashing	1	LS	5,000.00	5,000

				25,257
DIVISION 8 - DOORS AND WINDOWS				
08120 - SECURITY DOOR, FRAME & FINISH HARDWARE				
Sliding cell dr assembly	9	EA	7,500.00	67,500
Security window	2	EA	4,000.00	8,000
Security hardware	1	LS	10,000.00	10,000
*Includes security glazing and electric hdw				

				85,500
08250 - DOOR OPENING ASSEMBLIES				
Interior Door, Frame and Finish Hardware:				
Detention area stl door, frame & hdw	7	EA	2,750.00	19,250
Stair hall - sgl	4	EA	2,300.00	9,200
Lobby/corridor - sgl	1	EA	2,300.00	2,300
Elec/mech/jan - sgl	5	EA	675.00	3,375
Storage - sgl	3	EA	675.00	2,025
Storage - dbl pocket	1	EA	950.00	950
Conf/Office - sgl	26	EA	850.00	22,100
Common toilet/locker rm	6	EA	750.00	4,500
Comm. - sgl	1	EA	1,200.00	1,200
Fitness rm - sgl	1	EA	900.00	900
Kitchen - sgl pocket	2	EA	750.00	1,500
Secure lobby - sgl	2	EA	2,200.00	4,400
Laundry - dbl	1	EA	700.00	700
HM Frame:				
Lobby security window 3'	48	SF	70.00	3,360
Int. office window	75	SF	40.00	3,000

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. int window and sidelite frames	1	LS	2,500.00	2,500

				81,260
08300 - SPECIAL DOORS				
O.H. Door - 12'x10'	5	EA	4,000.00	20,000
Access panels	1	LS	5,000.00	5,000

				25,000
08410 - ALUMINUM ENTRANCES				
Exterior Doors:				
Egress HM door, frame, transom & hdw - sgl	3	EA	8,500.00	25,500
Entry and vestibule - sgl	2	EA	5,500.00	11,000

				36,500
08520 - ALUMINUM WINDOWS*				
Alum. clad wd. window	840	SF	62.00	52,080
*Includes glass and glazing				
*Excludes bullet proof glazing				

				52,080
08710 - DOOR HARDWARE				
*Included in Sections 08120, 08250 and 08400				

				0
08810 - GLASS & GLAZING*				
Interior Glass & Glazing:				
Misc. door glazing	1	LS	5,000.00	5,000
Security glazing lobby	48	SF	150.00	7,200
Office window	75	SF	22.00	1,650
Misc. int. windows and sidelites	1	LS	2,500.00	2,500
*Glass and glazing also included in Section 08120, 08400 and 08500				
*Excludes fitness rm mirrors				

				16,350

DIVISION 9 - FINISHES

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
09215 - GYPSUM WALLBOARD				
2 Hr gyp clg @ elev/mach rm/mach.	270	SF	8.00	2,160
5/8" Gyp @ ext. wall	5,028	SF	2.20	11,062
Int. Partitions:				
Typical interior	9,936	SF	8.50	84,456
Plumbing part.	528	SF	6.50	3,432
2 Hr. @ mech rm	720	SF	5.50	3,960
Furr & gyp @ CMU	1,800	SF	5.50	9,900
Gyp ceiling - allow	2,500	SF	8.00	20,000
Gyp ceiling - garage/sallyport	1,828	SF	6.00	10,968
Gyp ceiling - stair halls	750	SF	7.50	5,625
Misc. gyp soffits	1	LS	7,500.00	7,500
Misc. gypsum wallboard	17,019	GSF	1.00	17,019
*Partitions include sound attenuation				
*Assumes 3 coat tape finish				

				176,082
09310 - TILE*				
Laundry Rm (1 EA):				
Ceramic floor tile	24	SF	14.00	336
Ceramic tile wall base	16	LF	8.00	128
Janitor Closet (2 EA):				
Ceramic floor tile	100	SF	14.00	1,400
Ceramic wall tile - 3'	30	SF	8.00	240
Toilet Room:				
Ceramic floor tile - thin set	420	SF	14.00	5,880
Ceramic wall tile - 3'	264	SF	13.25	3,498
Ceramic wall tile - 8' wet wall	33	SF	13.25	437
*Excludes shower wall tile				
*Shower base included in Section 15400				
Granite Tile (12"x12"x3/8"):				
Lobby flooring	410	SF	32.00	13,120
Lobby base	72	LF	8.00	576
Kitchen/Kitchenette:				
Ceramic backsplash tile - 24"	25	SF	15.00	375
Detention:				
Ceramic flr tile	36	SF	14.00	504
Shw ceramic wall tile - 9'	220	SF	15.00	3,300
Wpg membrane upper flr tile	324	SF	7.50	2,430
Marble threshold	4	EA	50.00	200

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				32,424
09511 - ACOUSTICAL CEILING SYSTEMS*				
ACT - 2'x2'	10,385	SF	4.50	46,733
MR ACT 2'x2x3/4 - toilet rms	410	SF	6.00	2,460
ACT - 2'x2' secure area	1,146	SF	6.00	6,876
				56,069
09650 - RESILIENT FLOORING*				
VCT - corr/kitchen/break/lobby	6,164	SF	3.00	18,492
Wall base	2,200	LF	1.95	4,290
Rubber stair tread	198	LFR	16.00	3,168
Rubber floor tile - stair hall/land	600	SF	7.00	4,200
				30,150
09680 - CARPETING				
Carpet	747	SY	32.00	23,904
Carpet - fitness rm	65	SY	46.00	2,990
				26,894
09720 - SEAMLESS EPOXY FLOORING				
Epoxy flooring - cell/booking/holding	1,146	SF	12.00	13,752
*Includes 8" base				13,752
09901 - PAINTING*				
Ext. painting (PVC trim)	1	LS	7,500.00	7,500
Interior painting	17,019	GSF	3.90	66,374
				73,874
DIVISION 10 - SPECIALTIES				
10000 - MISCELLANEOUS SPECIALTIES				
Misc. marker and tacker boards	1	LS	1,500.00	1,500
White board mtg 4'	64	SF	28.00	1,792
Alum. louvers - allow	1	LS	1,000.00	1,000
Fire extinguishers w/cab	4	EA	350.00	1,400

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Interior signage system	17,019	GSF	0.15	2,553
Chain link fence (secure storage)	1	LS	5,000.00	5,000
Sliding C.L. Gate	1	LS	1,500.00	1,500
Pistol locker	2	EA	2,500.00	5,000
Safe - NIC				
Weapons discharge station -NIC				
Monopole - NIC				
Central vacuum system - NIC				
Projection screen - NIC				
Misc. specialties	1	LS	2,500.00	2,500

				22,245
10160 - TOILET PARTITIONS				
Std. partition	2	EA	1,300.00	2,600
Urinal screen	1	EA	350.00	350

				2,950
10500 - LOCKERS AND BENCHES				
Police locker 30" x 24" x 72"	44	EA	275.00	12,100
Property locker 12" - sgl	10	EA	200.00	2,000
12" Wood bench	88	LF	65.00	5,720

				19,820
10800 - TOILET AND SHOWER ACCESSORIES				
TP dispenser	6	EA	45.00	270
Soap dispenser	6	EA	38.00	228
Paper towel dispenser/disposal	6	EA	175.00	1,050
Shower curtain, hooks and rod	3	EA	32.00	96
Framed mirror	8	EA	145.00	1,160
Mop & broom holder	2	EA	75.00	150
Coat hooks	1	LS	75.00	75
Misc. locker room accessories	1	LS	500.00	500

				3,529
DIVISION 11 - EQUIPMENT				
11450 - RESIDENTIAL APPLIANCES				
Refrigerator - full size	1	EA	900.00	900

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Microwave	1	EA	450.00	450
Refrigerator - under counter	1	EA	400.00	400
Washer/dryer - NIC				
				----- 1,750
DIVISION 12 - FURNISHINGS				
12000 - FURNISHINGS				
12600 OFFICE FURNITURE AND PARTITIONS - NIC				
12500 WINDOW TREATMENT - NIC				
12690 ENTRANCE MAT - NIC				
				----- 0
DIVISION 13 - SPECIAL CONSTRUCTION				
13000 - SPECIAL CONSTRUCTION				
				----- 0
DIVISION 14 - CONVEYING SYSTEMS				
14200 - ELEVATORS*				
Passenger elevator	2	STOP	39,000.00	78,000
				----- 78,000
DIVISION 15 - MECHANICAL				
15301 - FIRE PROTECTION*				
Sprinkler system - Bmt - 2nd	17,019	GSF	4.50	76,586
Sprinkler system - attic	1,812	GSF	4.50	8,154
*Excludes fire pump				
				----- 84,740
15401 - PLUMBING*				
Fixtures:				
Mop sink	2	EA	3,300.00	6,600
Water closet	6	EA	3,300.00	19,800

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station				2/5/2008
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Lavatory wall hung	4	EA	3,300.00	13,200
Lavatory ctr. mtd	4	EA	3,300.00	13,200
Urinal	2	EA	3,300.00	6,600
Shower	3	EA	3,300.00	9,900
Kitchenette sink	1	EA	3,300.00	3,300
Washer/dryer connection	1	EA	1,500.00	1,500
Detention shower	1	EA	5,500.00	5,500
Booking sink	1	EA	3,300.00	3,300
Drinking fountain	2	EA	3,300.00	6,600
Cell lav - toilet combo	6	EA	6,200.00	37,200
Wall mount eye wash	1	EA	3,600.00	3,600
Trench drain connection	2	EA	700.00	1,400
Gas/sand trap	1	LS	4,000.00	4,000
Hose bib - allow	4	EA	500.00	2,000
Wall hydrant	3	EA	500.00	1,500
Floor drains - allow	9	EA	750.00	6,750
Water heater	1	LS	3,000.00	3,000
Gas piping	1	LS	5,000.00	5,000
Misc. plumbing	17,019	GSF	1.00	17,019

				170,969
15500 - HVAC*				
HVAC	17,019	GSF	30.00	510,570
*Excludes plymovent system				

				510,570
DIVISION 16 - ELECTRICAL				
16000 - ELECTRICAL*				
Electrical	17,019	GSF	30.00	510,570
*Includes emergency generator				

				510,570

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

PROJECT: Whitman Police Station
LOCATION: Whitman, MA
CLIENT: Durland & VanVoorhis Architects
DATE: 05-Feb-08

No.: 08007

ALTERNATES

ALTERNATE NO. 1 - IN LIEU OF CMU AT THE FIRST FLOOR CORRIDOR SUBSTITUTE GWB PARTITION	-51,760
ALTERNATE NO. 2 - ADD THE EXTENSION OF EGRESS STAIRS AND ELEVATOR TO THE ATTIC	136,690
ALTERNATE NO. 3 - IN LIEU OF LEVEL 4 (TAPE FINISH) AT GYPSUM BOARD SUBSTITUTE VENEER PLASTER	55,174

DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station - Alternates 2/5/2008

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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ALTERNATE NO. 1 - IN LIEU OF CMU AT THE FIRST FLOOR SECURE AREAS (EXCLUDING CELLS) SUBSTITUTE GWB PARTITION

Deduct:				
Ground face Corridor partition	-2,112	SF	26.00	-54,912
Ground face premium cost at reinforced CM	-1,056	SF	8.00	-8,448
Loose lintel	-28	LF	26.00	-728
Add:				
Gyp Partition	2,112	SF	8.50	17,952
Furr corr wall	1,056	SF	5.50	5,808
Misc. Carpentry	1	LS	1,000.00	1,000

SUBTOTAL				-39,328
GENERAL CONDITIONS		6 %		-2,360

SUBTOTAL				-41,688
OVERHEAD & PROFIT		10 %		-4,169

SUBTOTAL				-45,856
CONTINGENCY		7.5 %		-3,439

SUBTOTAL				-49,296
ESCALATION		5 %		-2,465

TOTAL ALTERNATE NO. 1				-51,760
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ALTERNATE NO. 2 - ADD THE EXTENSION OF EGRESS STAIRS AND ELEVATOR TO THE ATTIC

Add:				
8" CMU stair hall	984	SF	22.00	21,648
8" CMU elev. shaft wall/mach rm	480	SF	22.00	10,560
Metal pan stair	2	FLTS	14,000.00	28,000
Misc. Metals	1	LS	50.00	50
Stair hall - sgl	2	EA	2,300.00	4,600
Passenger elevator	1	STOP	39,000.00	39,000

SUBTOTAL				103,858
GENERAL CONDITIONS		6 %		6,231

SUBTOTAL				110,089
OVERHEAD & PROFIT		10 %		11,009

SUBTOTAL				121,098
CONTINGENCY		7.5 %		9,082

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WHITMAN POLICE STATION 2-08.xls

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DETAILED COST ESTIMATE – HOLT SCHOOL SITE

Whitman Police Station - Alternates 2/5/2008

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				130,181
ESCALATION		5 %		6,509
TOTAL ALTERNATE NO. 2				136,690
ALTERNATE NO. 3 - IN LIEU OF LEVEL 4 (TAPE FINISH) AT GYPSUM BOARD SUBSTITUTE VENEER PLASTER				
Add:				
Veneer plaster	27,948	SF	1.50	41,922
SUBTOTAL				41,922
GENERAL CONDITIONS		6 %		2,515
SUBTOTAL				44,437
OVERHEAD & PROFIT		10 %		4,444
SUBTOTAL				48,881
CONTINGENCY		7.5 %		3,666
SUBTOTAL				52,547
ESCALATION		5 %		2,627
TOTAL ALTERNATE NO. 3				55,174

Tab C



Appendix C - Existing Conditions

Holt School Site - Survey

Armory Site –

Existing Building Drawings

Architectural Survey

Structural Report

Civil Report

Plumbing Report

Fire Protection

Mechanical Report

Electrical Report

Tab E

APPENDIX E – ALTERNATE DESIGNS

Holt School Alternate Site Plan

