



ABBREVIATED FEASIBILITY STUDY

POLICE STATION AND TOWN HALL

March 7, 2024



PROJECT APPROACH

Steps Overview:



NEEDS
ASSESSMENT /
FACILITY
PROGRAMMING

SITE ANALYSIS



CONCEPT
DEVELOPMENT

TOTAL PROJECT
COST ESTIMATE

PROJECT APPROACH

1. Prepare a space needs matrix by assigning room dimensions to spaces identified by the Town.

NEEDS ASSESSMENT / FACILITY PROGRAMMING

 MASHPEE POLICE DEPARTMENT DRAFT Space Needs Program January 24, 2024									
Area/Room Title	Rm. Type	Occup's. of Rms	Rm. Area	Subtotal	Total	Existing Facility	Comments		
Command / Administration / Support									
Command									
Admin. Assistant	2.3	2	1	180 sf	180 sf	192	Hiring a second admin staffer		
Visitor Waiting	6.2	2	1	50 sf	50 sf	397			
Secure File Area	6.3	0	1	40 sf	40 sf	141	In Basement		
Chief's Office	1.9	1	1	275 sf	275 sf	258	+ 176.4 Lounge		
Captain's Office	1.6	1	1	200 sf	200 sf	274	+ 103.4 Locker/shower		
Admin Lt's Office	1.4	1	1	150 sf	150 sf	206			
Operations Lt's Office	1.4	1	1	150 sf	150 sf	129			
Toilet / Shower	7.2	0	1	90 sf	90 sf	167			
Conference Room	3.2	12	1	300 sf	300 sf	337	May be 12-14		
Coffee Area	6.1	0	1	15 sf	15 sf	0			
Command Total:					1450 sf	2102			
Information Technology									
IT Staff Workroom	1.1	1	1	100 sf	100 sf	0			
Testing/Burn-in/Parts area	6.4	0	1	60 sf	60 sf	0			
Computer Network Equipment Room	14.1	0	1	250 sf	250 sf	114	Incl. Radio +E911 Equip.		
IDF Closets	6.2	0	2	25 sf	50 sf				
IT Support Total:					460 sf	114			
Operations									
Patrol Division Administration									
Patrol /Admin Sergeant's Office	1.3	1	1	130 sf	130 sf	173	resp. for Body Cams		
Shift Supervising Sergeant	1.3	1	1	130 sf	130 sf	inc.blo.			
Patrol Sergeants' Shared Office	2.2	6	1	450 sf	450 sf	376	Cubicle Bullpen		
Library/Study	6.5	0	1	80 sf	80 sf				
Pat.Div.Supplies Storage Room	6.2	0	1	25 sf	25 sf	65			
Uniform Administration Total:					815 sf	614			

PROJECT APPROACH

2. Meet with key staff from the Police Department and Town Hall to review the spaces and room dimensions identified above. During this meeting, we will discuss key adjacencies to operations that will improve efficiencies and help us gain an overall understanding of operations. Some of the topics that may be discussed during this meeting may include:

- Description of the day-to-day operations
- Emergency (24 hours a day) operations
- Vehicle, equipment, and material storage requirements
- Public interaction
- Anticipated growth



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PROJECT APPROACH

- Revise the space needs matrix accordingly based on comments and feedback received from the down during the preceding step.

NEEDS ASSESSMENT / FACILITY PROGRAMMING

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PROJECT APPROACH

4. Complete a zoning review of the future parcel. We understand that the Town is considering developing land south of the Brentwood Recreation Center. The purpose of this zoning review will be to identify necessary building setbacks so that we can complete preliminary concept plans.

SITE ANALYSIS

NEEDS
ASSESSMENT /
FACILITY
PROGRAMMING



PROJECT APPROACH

NEE
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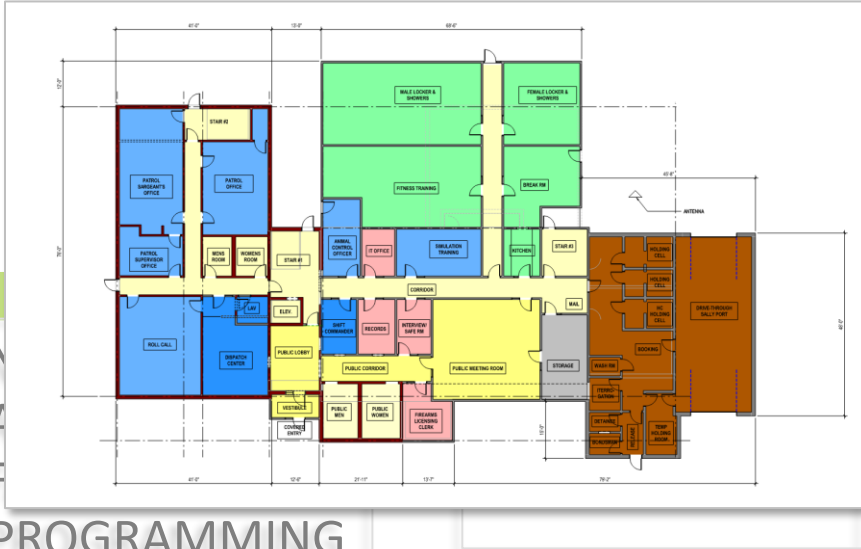
CONCEPT DEVELOPMENT

5. Develop building and site alternatives on the preferred site. Building alternatives will be created by piecing together the program into building block plans for each major space. The site plans will show the layout of driveways, buildings, circulation, and parking.

PROJECT APPROACH

PHASE 1

PROGRAMMING



CONCEPT DEVELOPMENT

- Each of the alternatives will be reviewed with the Town and comments incorporated accordingly to create a preferred site alternative and develop a conceptual level floor plan.

PROJECT APPROACH

- Prepare a conceptual cost estimate for the preferred building and site alternative. The estimate will be based on readily available costs per square-foot from recent similar projects. The cost estimate will also identify potential soft costs associated with the project including design contingencies, construction contingencies, construction manager costs, printing of bid documents, architectural and engineering design fees, and escalation. All costs will be projected to the anticipated year of construction as identified by the Town.

TOTAL PROJECT COST ESTIMATE

NEEDS
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FACILITY
PROGRAMM

1. Construction Costs			
HazMat Abatement		\$50,000	Allowance
Demolition		\$250,000	
Site Work	3.4 AC	\$2,040,000	
Main Building	24,500 SF	\$14,088,000	
Auxiliary Building	2,500 SF	\$875,000	
	<i>Subtotal:</i>	<i>\$17,303,000</i>	
Design/Estimating Contingency	@ 20%	\$3,461,000	
	Subtotal Direct Trade Costs:	\$20,764,000	
General Conditions & Overhead	@ 9.00%	\$1,869,000	
Insurance	@ 1.40%	\$317,000	
Bonds	@ 1.00%	\$230,000	
GC Fee (Profit)	@ 3.50%	\$811,000	
Permit Fee	@ 1.50%	Waived by Town	
	<i>Subtotal:</i>	<i>\$23,991,000</i>	
Escalation (to a mid 2025 Bid)	@ 10.00%	\$2,399,000	
	Total Construction Cost:	\$26,390,000	
2. Equipping Costs			
Loose Equipment		\$250,000	Allowance
AV Equipment		\$490,000	Allowance
Security / Access Control		\$540,000	Allowance
Furniture & Furnishings		\$370,000	Allowance

NEXT STEPS

- Complete abbreviated study
- Build project support
- Obtain appropriate project funding
- Complete Review and Confirmation
- Complete Design/Bidding/Construction

