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WESTMINSTER PUBLIC SAFETY



WESTMINSTER FIRE STATION

Westminster, Massachusetts
Space Needs Summary

Fire Facility

New Programmed Area Name		Program Area	Revised
1 .	Public		
1.01	Vestibule	80 s.f.	100
1.02	Lobby With Display Area	550 s.f.	163
1.03	Male Restroom	160 s.f.	160
1.04	Female Restroom	160 s.f.	160
Subtotal:		950 s.f.	583
2 .	Administration		
2.01	Meeting/Training/Library/Kitchenette	1400 s.f.	1031
2.02	Meeting Room Storage	144 s.f.	200
2.03	Conference Room	200 s.f.	0
2.04	Chief's Office	180 s.f.	180
2.05	Deputy Chief	160 s.f.	160
2.06	Shared Bunk	144 s.f.	144
2.07	Department Administrators Office	120 s.f.	120
2.08	Fire Prevention / Shared Office With EMS	300 s.f.	300
2.09	Workspace	100 s.f.	100
2.10	Records Storage	100 s.f.	100
2.11	Network/IT	200 s.f.	100
2.12	Male Restroom	60 s.f.	60
2.13	Female Restroom	60 s.f.	60
Subtotal:		3,168 s.f.	2555

3 .	Firefighters/EMTs		
3.01	Firefighter's/EMTs Day Room	300 s.f.	650
3.02	Kitchen	250 s.f.	0
3.03	Dining	200 s.f.	0
3.04	Exercise	400 s.f.	373
3.05	Bunkers/Bed	144 sf ea for 480 s.f.	432
3.06	Baths/Shower	180 s.f.	180
3.07	Lockers	250 s.f.	250
3.08	Housekeeping Storage	44 s.f.	44
3.09	Private Lobby	48 s.f.	48
Subtotal:		2,152 s.f.	1977
4 .	Apparatus/Training		
4.01	Apparatus Bays (12) - 6 double-deep	8320 s.f.	4881
4.02	Training Tower (Second egress stair)	600 s.f.	0
Subtotal:		8,920 s.f.	4881

Westminster, Massachusetts
Space Needs Summary

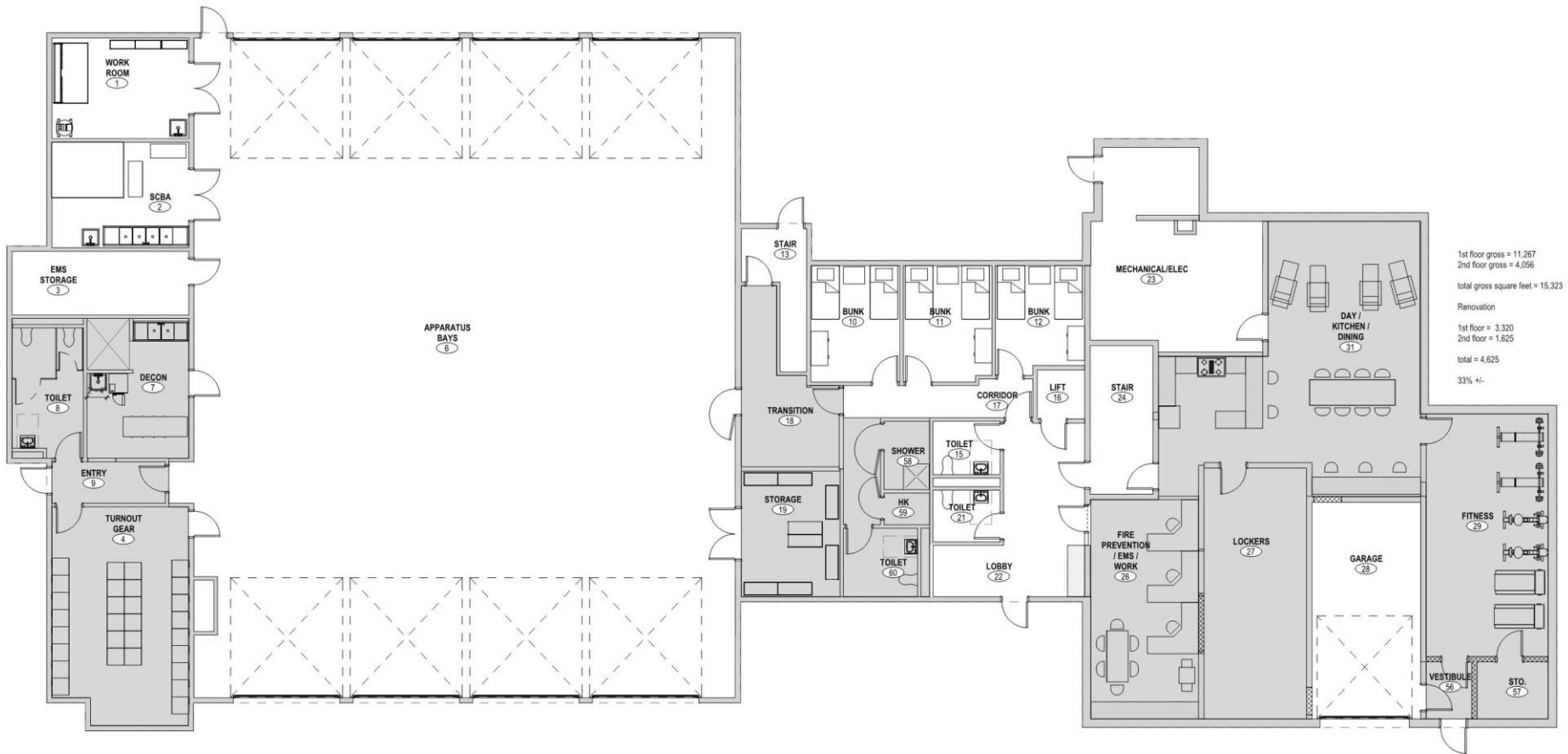
Fire Facility

New Programmed Area Name	Program Area	Revised
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5 .	Firematic Support		
5.01	Mezzanine	1280 s.f.	0
5.02	Storage Room #01	100 s.f.	100
5.03	Work Room	120 s.f.	120
5.04	Firematic DeCon/Laundry	168 s.f.	168
5.05	EMS Storage	64 s.f.	64
5.06	Air Room (SCBA)	200 s.f.	200
5.07	Turnout Gear	300 s.f.	300
5.08	Radio/Communications Room	144 s.f.	144
5.09	Unisex Restroom	60 s.f.	60
	Subtotal:	2,436 s.f.	1156

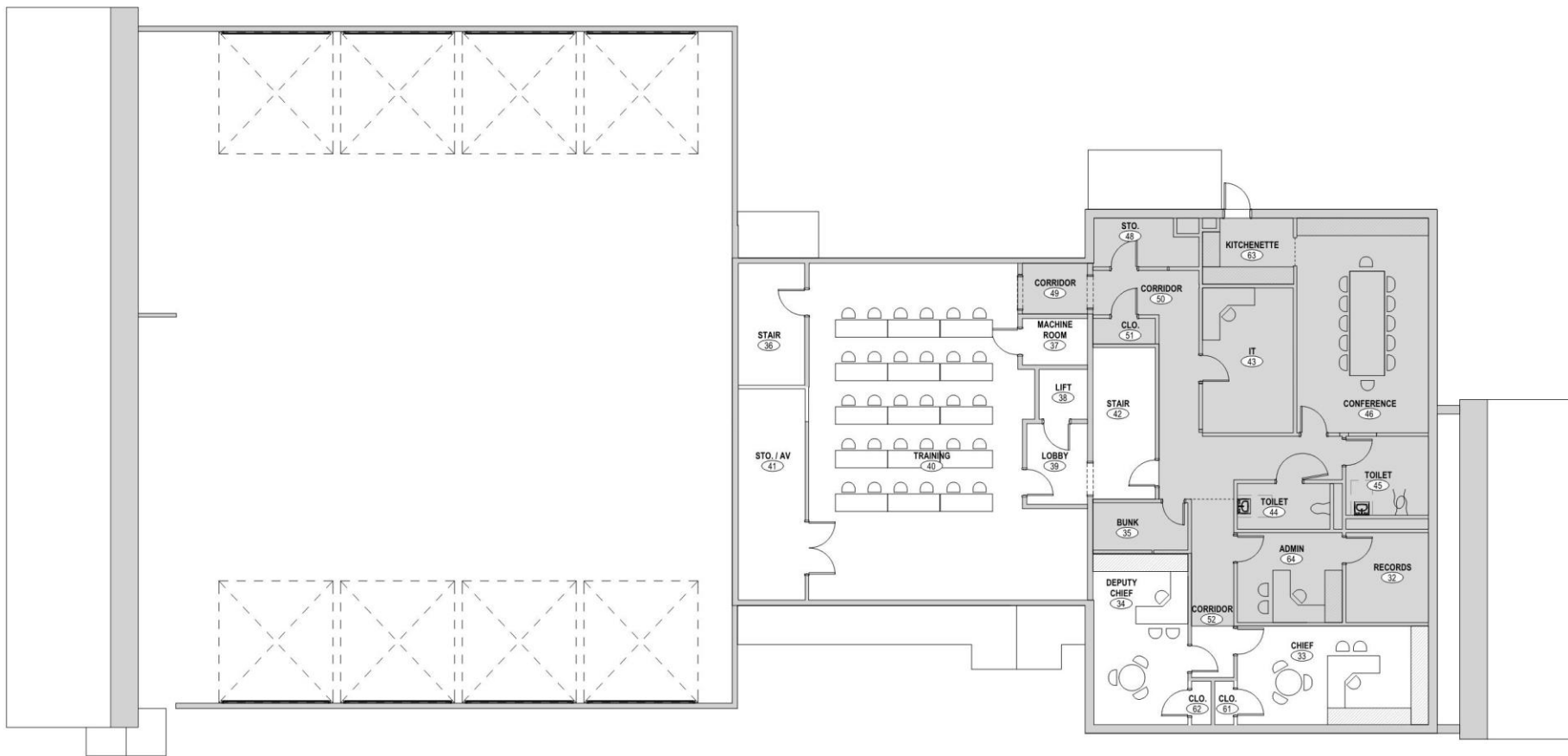
6 .	Support		
6.01	Custodial Closets x 2	96 s.f.	96
6.02	Mechanical Room	320 s.f.	320
6.03	Sprinkler Room	TBD s.f.	
6.04	Air Handling Equipment Room	TBD s.f.	
6.05	Electrical Room	TBD s.f.	
6.06	Emergency Electrical Room	TBD s.f.	
	Subtotal:	416 s.f.	416

7 .	Vehicle Circulation		
7.01	Stair x 2 x 2-floors	400 s.f.	400
7.02	Elevator x 2-floors	120 s.f.	120
7.03	Elevator Machine Room	60 s.f.	60
	Subtotal:	580 s.f.	580
	Summation		
	Facility net area:	18,622 s.f.	12,148
	Net to gross adjustment (20%)	3,724 s.f.	2,430
	Facility gross area total:	22,346 s.f.	14,578



1st floor gross = 11,267
 2nd floor gross = 4,056
 total gross square feet = 15,323
 Renovation
 1st floor = 3,320
 2nd floor = 1,625
 total = 4,945
 33% +/-

CONCEPTUAL GROUND FLOOR PLAN – FIRE STATION



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CONCEPTUAL UPPER LEVEL FLOOR PLAN – FIRE STATION

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
Renovation - Level A	2,184 s.f.	\$150.00 /s.f.	\$327,600
Renovation - Level B	2,761	\$100.00 /s.f.	\$276,100
Renovation - Level C	5,498	\$50.00 /s.f.	\$274,900
Renovation Apparatus Bays	4,880	\$75.00 /s.f.	\$366,000
HVAC replacement	LS		\$500,000
General Conditions (6%)			Included above
General Administrative O&P (5%)			Included above
Insurance			Included above
P&P Bond and Permit			Included above
Design Contingency (10%)			\$174,460
Owner Contingency (10%)			\$191,906
Escalation (summer 2025) @ 5% per year			\$454,926
	Subtotal:		\$2,565,892

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OPINION OF PROBABLE COST – FIRE STATION

Project Development and Equipment Costs

Designer Fees	\$320,737
Structural Peer Review Fee	\$0
Interior Furnishings and Loose Equipment	\$16,400
Furniture and Equipment Design Fees	\$0
Hazardous Materials Abatement	\$150,000
Hygenists Fees	\$25,000
Clerk of the Works/OPM Fee (5% of Construction Costs)	\$128,295
Survey and Borings	\$0
Materials Testing	\$12,829
Relocation Costs	\$0
Communications Equipment	\$0
Communications Consultant	\$0
Computer Equipment (owner provided estimate)	\$0
Bidding Expenses -Advertising and Reprographics	\$25,000
Site Acquisition Cost (owner provided estimate)	\$0
Bonding and Legal Fees (owner provided estimate)	\$0
Project Development Contingency (10%)	\$67,800
Subtotal:	\$746,061

Total Opinion of Probable Project Costs:

\$3,311,953

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OPINION OF PROBABLE COST – FIRE STATION



WESTMINSTER POLICE STATION

New Programmed Area Name	Program Area	Revised
1 . Public		
1.01 Vestibule	80 s.f.	60 s.f.
1.02 Lobby	450 s.f.	400 s.f.
1.03 Public Interview/Licensing Room	120 s.f.	120 s.f.
1.04 Male Restroom	160 s.f.	160 s.f.
1.05 Female Restroom	160 s.f.	160 s.f.
Subtotal:	970 s.f.	900 s.f.
2 . Dispatch Center		
2.01 Dispatch Center	450 s.f.	450 s.f.
2.02 Dispatch Supervisor	120 sf	80 s.f.
2.03 Unisex Restroom	65 s.f.	65 s.f.
2.04 Comm Eq. / IT	200 s.f.	200 s.f.
2.05 Break Area	135 s.f.	0 s.f.
Subtotal:	1105 s.f.	930 s.f.
3 . Records		
3.01 Records Archive	120 s.f.	120 s.f.
3.02 Central Photocopy	50 s.f.	50 s.f.
3.03 Office Supply Storage	10 s.f.	10 s.f.
Subtotal:	180 s.f.	180 s.f.
4 . Community/Training Room		
4.01 Training Room	1000 s.f.	1000 s.f.
4.02 Supply Storage	25 s.f.	25 s.f.
4.03 Furniture Storage	100 s.f.	100 s.f.
4.04 Kitchenette	20 s.f.	20 s.f.
Subtotal:	1145 s.f.	1145 s.f.

New Programmed Area Name	Program Area	Revised
5 . Patrol Facilities		
5.01 Sergeants	240 s.f.	120 s.f.
5.02 Patrol Conference	150 s.f.	0 s.f.
5.03 Report Preparation/Squad Room	200 s.f.	200 s.f.
5.04 Quartermaster Storage	80 s.f.	80 s.f.
5.05 Weapons Cleaning	40 s.f.	40 s.f.
5.06 Armory	40 s.f.	40 s.f.
Subtotal:	750 s.f.	480 s.f.
6 . Investigative		
6.01 Detective's Office	220 s.f.	140 s.f.
6.02 Interview Room	100 s.f.	0 s.f.
6.03 Equipment Storage Room	12 s.f.	12 s.f.
Subtotal:	332 s.f.	152 s.f.
7 . Department Administration		
7.01 Administrative Assistant	120 s.f.	120 s.f.
7.02 Reprographics/Work Area	20 s.f.	20 s.f.
7.03 Lieutenant's Office	160 s.f.	160 s.f.
7.04 Chief's Office	180 s.f.	180 s.f.
7.05 Conference Room	220 s.f.	220 s.f.
Subtotal:	700 s.f.	700 s.f.
8 . Staff Facilities		
8.01 Male Restroom/shower	210 s.f.	210 s.f.
8.02 Male Locker Room	400 s.f.	400 s.f.
8.03 Female Restroom/shower	160 s.f.	160 s.f.
8.04 Female Locker Room	110 s.f.	110 s.f.
8.05 Break Room	180 s.f.	180 s.f.
8.06 Miscellaneous Male Restroom	65 s.f.	0 s.f.
8.07 Miscellaneous Female Restroom	65 s.f.	65 s.f.
8.08 Fitness Center	400 s.f.	500 s.f.
Subtotal:	1590 s.f.	1625 s.f.

REVISIED PROGRAM – POLICE STATION – HAGER PARK

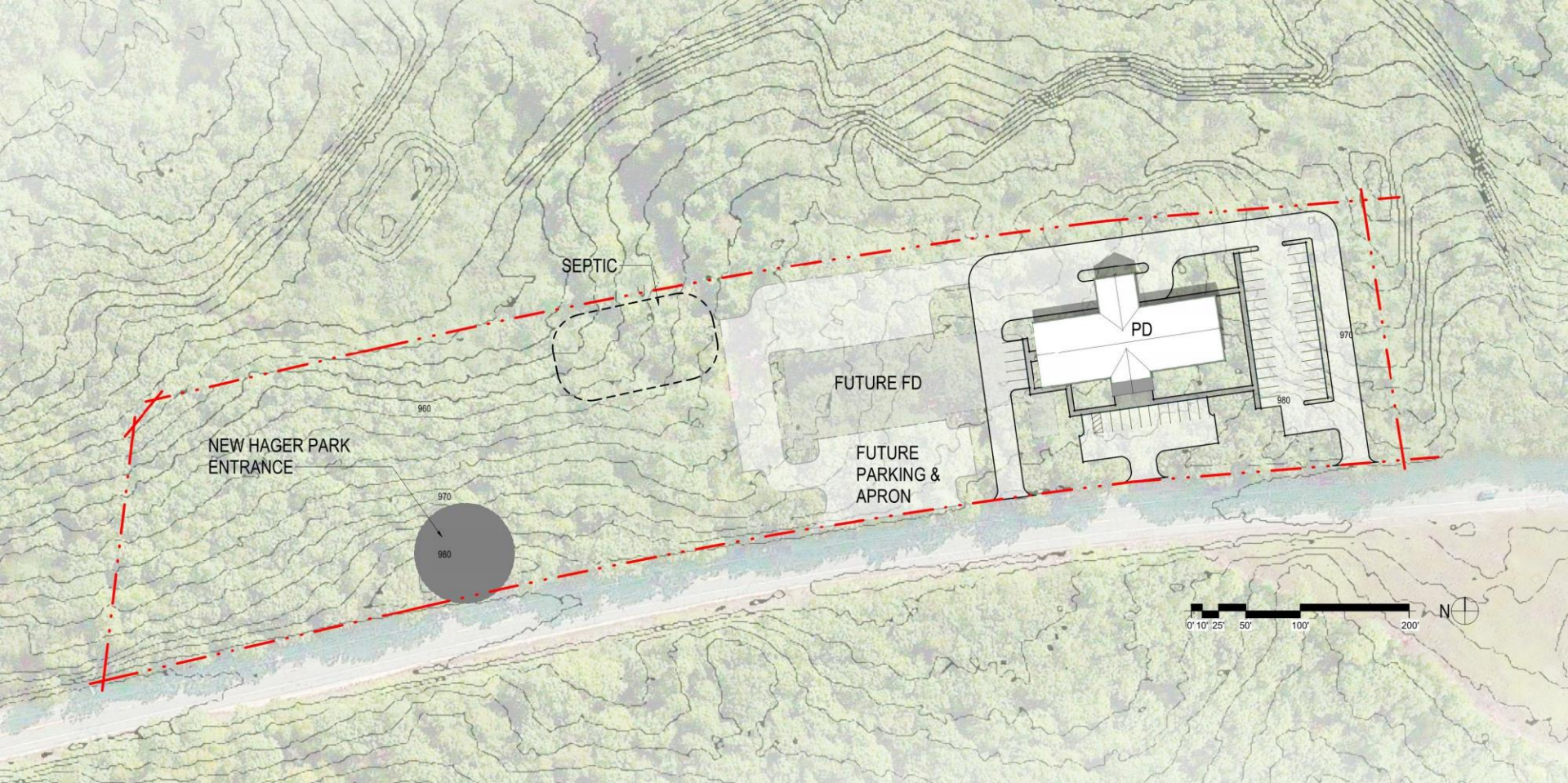
New Programmed Area Name	Program Area	Revised
9 . Property and Evidence		
9.01 Evidence Laboratory	150 s.f.	120 s.f.
9.02 Evidence Receiving	40 s.f.	0 s.f.
9.03 Evidence Storage	400 s.f.	400 s.f.
Subtotal:	590 s.f.	520 s.f.
10 . Prisoner Processing		
10.01 Sally Port (1-cruiser)	450 s.f.	450 s.f.
10.02 Processing Area	250 s.f.	250 s.f.
10.03 Holding Cell	50 s.f.	50 s.f.
10.04 Intoxilyzer Area	12 s.f.	12 s.f.
10.05 Custodial Closet	20 s.f.	20 s.f.
10.06 Interview Room	100 s.f.	100 s.f.
10.07 Detention Restroom/shower	50 s.f.	0 s.f.
Subtotal:	932 s.f.	882 s.f.
11 . Detention Facilities		
11.01 Unisex Cells (x3)	400 s.f.	400 s.f.
Subtotal:	400 s.f.	400 s.f.
12 . Vehicle Storage		
12.01 Maintenance Garage	0 s.f.	450 s.f.
12.02 Mechanic's Storage	40 s.f.	40 s.f.
Subtotal:	40 s.f.	490 s.f.
13 . Building Services		
13.01 Custodial Closets x 1	20 s.f.	20 s.f.
13.02 Facility Maintenance Storage	80 s.f.	80 s.f.
13.03 Boiler Room	200 s.f.	200 s.f.
13.04 Sprinkler Room	50 s.f.	50 s.f.
13.05 Air Handling Equipment Room	TBD s.f.	TBD s.f.
13.06 Electrical Room	80 s.f.	80 s.f.
13.07 Emergency Electrical Room	60 s.f.	60 s.f.
Subtotal:	490 s.f.	490 s.f.

New Programmed Area Name	Program Area	Revised
14 . Vertical Circulation		
N/A - programmed for single story		
Subtotal:	0 s.f.	0 s.f.
Summation		
Facility net area:	9,224 s.f.	8,894 s.f.
Net to gross adjustment (30%)	2,306 s.f.	2,224 s.f.
Facility gross area total:	11,530 s.f.	11,118 s.f.

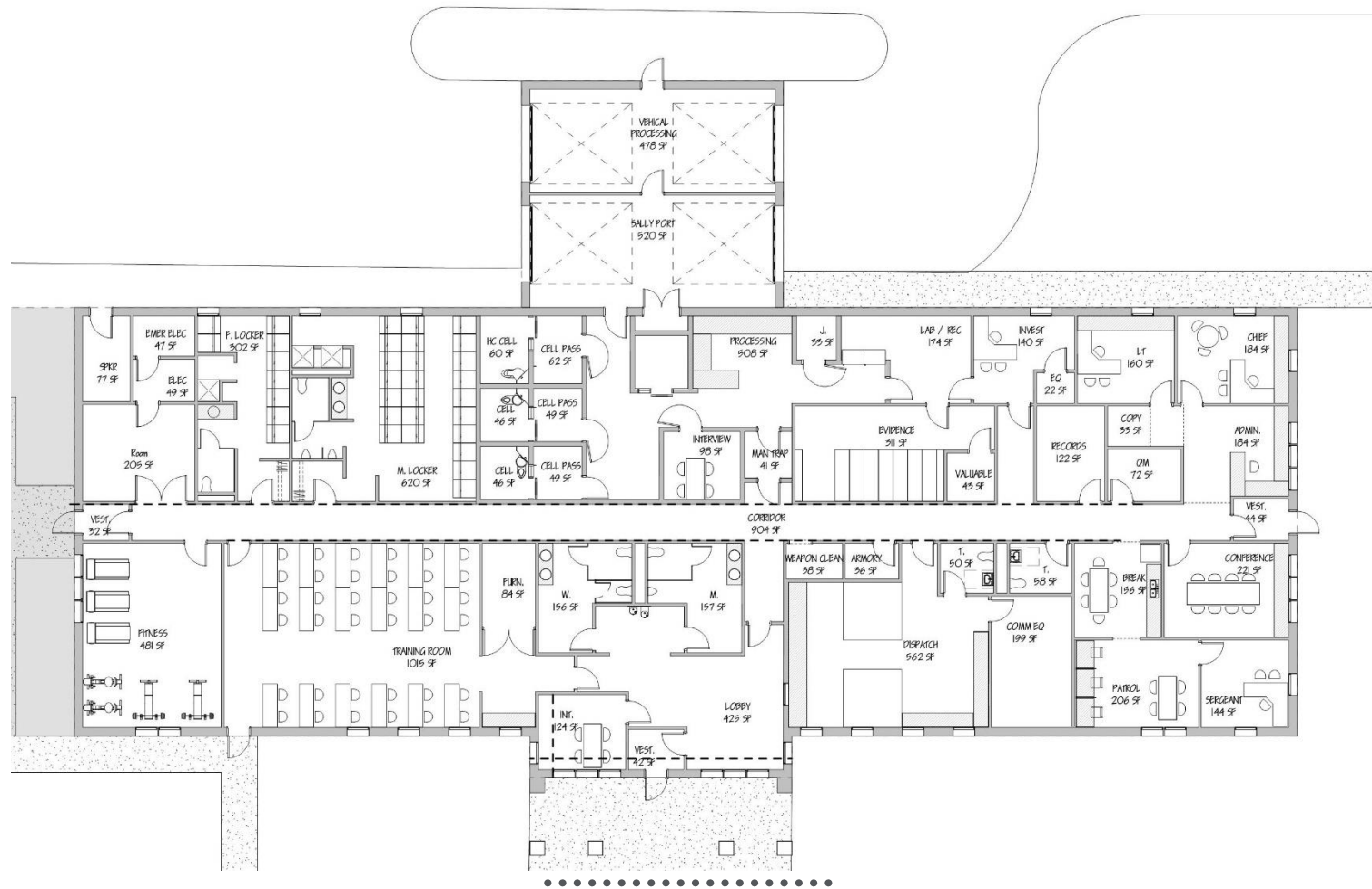
REVISÉD PROGRAM – POLICE STATION – HAGER PARK



EXISTING SITE PLAN – POLICE STATION – HAGER PARK



CONCEPTUAL SITE PLAN – POLICE STATION – HAGER PARK



CONCEPTUAL FLOOR PLAN- POLICE STATION – HAGER PARK



WEST ELEVATION



NORTH ELEVATION



CONCEPTUAL ELEVATIONS – POLICE STATION – HAGER PARK



EAST ELEVATION



SOUTH ELEVATION



CONCEPTUAL ELEVATIONS – POLICE STATION – HAGER PARK



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CONCEPTUAL RENDERING – POLICE STATION – HAGER PARK

Westminster, Massachusetts

Opinion of Probable Constuction Costs

Police Facility

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	11,240 s.f.	\$378.00 /s.f.	\$4,248,720
General Conditions (5%)			included above
General Administrative O&P (2.5%)			included above
Insurance (.85%)			included above
P&P Bond and Permit (1%)			included above
Design Contingency (10%)			\$424,872
Owner Contingency (10%)			\$467,359
Escalation (fall 2022) @ 3.5% per year			\$245,364
	Subtotal:		\$5,386,315

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OPINION OF PROBABLE COST – POLICE STATION – HAGER PARK

Project Development and Equipment Costs

Designer Fees	\$511,700
Structural Peer Review Fee	\$0
Interior Furnishings and Loose Equipment	\$168,600
Furniture and Equipment Design Fees	\$0
Hazardous Materials Abatement	\$0
Hygenists Fees	\$0
Clerk of the Works/OPM Fee (5% of Construction Costs)	\$269,316
Survey and Borings	\$0
Materials Testing	\$26,932
Relocation Costs	\$10,000
Communications Equipment	\$350,000
Communications Consultant	\$0
Computer Equipment (owner provided estimate)	\$0
Bidding Expenses -Advertising and Reprographics	\$25,000
Site Acquisition Cost (owner provided estimate)	\$0
Site Development Contingency	\$250,000
Bonding and Legal Fees (owner provided estimate)	\$0
Project Development Contingency (5%)	\$80,600
Subtotal:	\$1,692,147

Total Opinion of Probable Project Costs:

\$7,078,462

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OPINION OF PROBABLE COST – POLICE STATION – HAGER PARK



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