

Proposal for the Development of Hubbardston Public Safety Complex and Town Offices

Introduction: Hubbardston is planning a transformative development at 48 Gardner Road to enhance our public safety infrastructure and town administrative operations. This proposal outlines a three-phase plan aimed at modernizing our facilities to better serve the community's needs.

Current Square Footage at 48 Gardner Road

Area	Current Square Footage (sq ft)	Notes
First Floor	11,180	Main operational area
Garage	560	Vehicle and equipment storage
Utility/Storage (Unfinished)	3,600	Utility and storage space
Porch (Open, Finished)	450	Additional space (Not included in total)
Second Floor	3,600	Additional offices and meeting rooms
Total	18,940	Total existing square footage

Phase 1: Initial Renovation and Preparation Estimate Breakdown

Category	Proposed Sq Ft	Low Cost per Sq Ft (\$)	High Cost per Sq Ft (\$)	Low Total Cost (\$)	High Total Cost (\$)
Building Purchase and Renovation				\$700,000	\$700,000
Code Compliance & Plans				\$200,000	\$250,000
New Roof	16,164	\$12	\$17	\$193,968	\$274,788
New Siding	5,760	\$10	\$15	\$57,600	\$86,400
New Windows	1440	\$20	\$30	\$28,800	\$43,200

Phase 2: Renovation and creation of Public Safety and Town Hall Space Estimate Breakdown

Category	Proposed Sq Ft	Low Cost per Sq Ft (\$)	High Cost per Sq Ft (\$)	Low Total Cost (\$)	High Total Cost (\$)
Fire Department Space	3,500	\$300	\$400	\$1,050,000	\$1,400,000
Police Department Space	3,500	\$300	\$400	\$1,050,000	\$1,400,000

Note: This document is for discussion purposes only and is subject to change based on community input and financial considerations.

Town Hall and Meeting Space	5,500	\$300	\$400	\$1,650,000	\$2,200,000
Shared Use Public Safety and Training Space	2,940	\$300	\$400	\$882,000	\$1,176,000
Apparatus Storage	3,500	\$300	\$400	\$1,050,000	\$1,400,000
Combined Totals	18,940			\$5,682,000	\$7,576,000

Phase 3: Additional Facilities

Category	Proposed Sq Ft	Low Cost per Sq Ft (\$)	High Cost per Sq Ft (\$)	Low Total Cost (\$)	High Total Cost (\$)
Additional Apparatus Storage and Sally Port (Pre Fab)	3,500	125	225	\$437,500	\$787,500
Emergency Generator				\$50,000	\$100,000
Combined Totals				\$487,500	\$887,500

Overall Project Summary:

Category	Low Total Cost (\$)	High Total Cost (\$)
Phase 1	\$1,101,568	\$1,261,188
Phase 2	\$5,682,000	\$7,576,000
Phase 3	\$487,500	\$887,500
Total Estimated Project Cost	\$7,271,068	\$9,724,688

Sources and Considerations:

- The data and cost estimates provided in this proposal are based on prevailing wage rates and industry standards for public construction projects. These figures have been sourced from recent bids and market analysis specific to our region. The Massachusetts Department of Labor Standards (DLS) issues prevailing wage rate schedules that must be adhered to for all public construction projects. Compliance with these rates ensures fair compensation for all workers involved (Mass.gov) (Mass.gov) (Mass.gov).
- The typical apparatus bay size for a fire station is designed to accommodate the largest vehicle in the fleet, including space for maintenance and storage of firefighting equipment. The standard size for a single apparatus bay is generally 20 feet wide by 40 feet deep, with a ceiling height of at least 14 feet.
- Property card details sourced from the property card for 48 Gardner Road.
- The proposed costs for new roofing and siding/windows, ranging from \$12 to \$17 per sq ft for roofing and \$10 to \$15 per sq ft for siding/windows, are consistent with industry standards, typically spanning from \$10 to \$20 per sq ft for roofing and \$10 to \$30 per sq ft for siding/windows. Public procurement for Phase One projects, including roofing, siding, and windows, is currently underway. For the renovation and/or construction of new public safety facilities and town hall buildings, the proposed range of \$300 to \$400 per sq ft falls within the industry standard of \$250 to \$450 per sq ft, contingent on specific requirements, finishes, and regional variations. Furthermore, the cost range of \$125 to \$225 per sq ft for pre-fabricated storage facilities is in alignment with the standard range of \$100 to \$250 per sq ft for comparable structures.
- The cost estimates for the new roof, siding, and windows are based on detailed measurements and industry standards. The roof's square footage, adjusted for slope, is calculated at 16,164 sq. ft., considering a 4:12 pitch to account for the additional surface area. The siding area is estimated at 5,760 sq. ft., derived from the building's perimeter and wall height, with adjustments for window and door openings. The window area, accounting for approximately 20% of the wall space, is estimated at 1,440 sq. ft. These measurements ensure accurate cost projections for the renovation, with current public procurement ongoing and final bid results available on August 14 at 12:00 PM
- **Regulatory Compliance:** All phases of this project will adhere to Massachusetts state and local regulations, including prevailing wage laws, building codes, environmental regulations, and public procurement laws. Compliance with OSHA standards and ensuring annual updates to prevailing wage rates for multi-year projects will also be maintained.

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