

DRAFT

Attendance: Gayle Weinstein, Jerry Sargent, Colleen Palmer, Ellen Uzenoff, Elise Major, Beth Gralnick, Allen Swerdlowe, Brian Humes, members of the public

Discussion/decision regarding the Public Safety Complex: Architect Brian Humes discussed the plans and the cost estimates (see attached.) Discussion ensued regarding the soft costs for the project, particularly the need to upgrade the Communication Center equipment. Ms. Weinstein said that Town Engineer John Conte is working with the State to see if the new Complex can share the existing septic system with Hurlbutt Elementary School. Once we receive approval, the engineering firm will assess capacity. There was still some concern regarding the size of the building, including the number of bathrooms. Dr. Palmer noted the importance of unisex bathrooms as it relates to transgender individuals. Mr. Humes explained that male and female bathrooms are necessary for code compliance. He will work with Chief Troxell and Mr. Swerdlowe to make additional reductions in square footage.

Discussion/decision regarding School and Town Facilities: Dr. Palmer stated that the Board of Education would like to hire KGD Architects to look at the feasibility of utilizing a wing of the Middle School for staff space in the future. Ms. Uzenoff stated that the BoE will not approve the recommended facilities plan until they obtain costs to relocate school personnel. Dr. Palmer would like to reallocate some existing capital funding from the Project Lead the Way account. Ms. Weinstein will check the wording in the budget to determine if the BoE needs to make the request from the Board of Finance.

Discussion/decision regarding the approval of minutes from the May 4th, 2015 Global Facilities Committee Meeting: Elise Major made a motion to approve the minutes. Jerry Sargent seconded the motion. Motion carried.

Respectfully submitted by Gayle Weinstein

April 27, 2015

Ms. Gayle Weinstein, First Selectman
Town of Weston
Weston Town Hall
56 Norfield Road
Weston, CT 06883

Re: Weston Public Safety Facility
Norfield Road / Weston Road
Weston, CT

Dear Ms. Weinstein:

As requested, I would like to summarize our activities related to the Weston Public Safety Facility project and comment on the anticipated costs of the project.

In September 2013, this office investigated the concept of adding additional square footage to the existing police department functions in a "Renovation / New Construction" approach to the north side of the existing Town Hall / Police building. Based upon the existing police department space (7,835 s.f.), a two-story addition with elevator was proposed to add 6,702 s.f. for a total police facility size of 14,537 s.f. This size compared to a Space Needs Assessment estimate of 14,300 gross s.f. determined in July 2013. Many factors were discussed to dismiss this concept as viable and preferred. Some of those items were:

- Poor vehicle circulation for police vehicles through public parking areas
- Minimum parking needs for public / police / fleet vehicles and other town services
- Disruption to police services during renovations / new construction
- Extended construction duration due to project phasing
- Costs of renovations were nearing, or exceeding, costs of new construction

In 2014, a concept of new construction was further investigated to the west of the existing Fire Headquarters. Since presenting schematic design plans and the anticipated size of proposed new construction to members of the Selectman, Bd. of Finance, and Building Committee in the Fall of 2014, the overall anticipated size of new construction has been reduced from 16,613 s.f. to 15,568 s.f., or an overall reduction of 1,045 s.f. (6.3%). These plan reductions were reviewed with the Weston Police Department and found to be acceptable. I have attached our latest square footage comparison chart, dated December 24, 2014, to further identify how the schematic

design compares to the Space Needs Assessment. As the attached chart illustrates, the space allocated for police use is in excess of the Space Needs Assessment by 489 s.f, while space allocated for use by the Fire Department has added 779 s.f.. This design concept has also enabled the project to serve as a "Public Safety Complex" (Police/Fire/EMS) instead of serving only the needs of the Police Department.

Further investigative work was performed by WMC Consulting Engineers, November 2014, to review and assess the area of proposed new construction for issues pertaining to on-site septic and storm water management. While a suitable on-site storm water management plan was proposed, the potential solution for on-site septic design proved more challenging. Several potential solutions to on-site septic design were presented for the Owner's review to determine the most feasible approach. Anticipated costs of each solution was also presented within the report.

Regarding potential costs of the current design solution, I am currently under contract to perform a professional cost estimate based upon schematic design concepts. Until a professional cost estimate is performed, the Town of Weston can fairly accurately predict the anticipated costs of this project by utilizing cost data from recently completed police facility designs within the region. Based upon our experience in designing and competitively bidding police facility designs throughout CT and MA, we can advise you that new construction costs are approximately \$400/s.f. for municipal police facilities. In addition to construction and sitework costs (hard costs), the Owner should also anticipate project related fees and expenses (soft costs) and incorporate a project contingency allowance. In addition to the \$400/s.f. hard costs; soft costs are typically budgeted at an additional 20%, while contingency allowances are traditionally 10% of anticipated hard costs. Given these assumptions, the Town of Weston should anticipate a Total Project Cost of \$500 - \$530/s.f. ($\$400 + 20\% + 10\%$). The Owner should also factor into the anticipated budget some site features that would not be considered "normal", such as the on-site septic design solution.

The costs identified above only correspond to the proposed area of new construction and related sitework as further identified on schematic design drawings. All costs to renovate existing spaces for fire department, EMS, of Town Hall use are not included within this analysis and should be determined by the Owner based upon a plan of development, construction phasing, and related needs.

Further refinement of anticipated hard costs, soft costs, and project contingency allowances can be further analyzed and adjusted once the Owner has authorized the completion of a professional cost estimate. While this important step is necessary and recommended, I would only advise this to proceed if the schematic design solution is identified as your preferred solution to defined space needs.

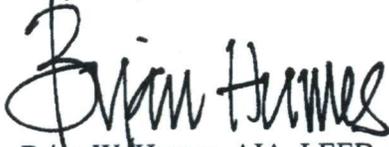
Ms. Gayle Weinstein

2

April 27, 2015

I trust that this satisfies your request for a project summary and estimated cost. If you need anything additional at this time, please do not hesitate to contact me.

Very Truly Yours,



Brian W. Humes, AIA, LEED AP
Jacunski Humes Architects, LLC

w/encl. Square Footage Comparison, December 24, 2015

projects.weston.policestudy.projectssummary

WESTON PUBLIC SAFETY FACILITY

SQUARE FOOTAGE COMPARISON

December 24, 2014

Police Headquarters Summary:

Summary Sheet	Space Needs Assessment	Schematic Plans	Deviation (s.f.)
Police Headquarters			
Public	400	507	107
Public Access Interview Rooms	80	110	30
Training Classroom / Meeting	630	626	(4)
Comm./ Dispatch Center	750	690	(60)
Dispatch Equipment	0	136	136
Administration	890	1,010	120
Detective Bureau	350	312	(38)
Regional Computer Crime Lab	500	375	(125)
Interview Room	60	65	5
Patrol Functions	2,900	2,907	7
I.T. / Data Equipment	125	133	8
Sally Port	450	454	4
Prisoner Processing	510	721	211
Detention	370	336	(34)
Evidence and Property	680	442	(238)
Vehicle Processing	0	396	396
Found Property Storage	250	116	(134)
Firearms Room	80	112	32
Department Equip. Storage Bay	600	311	(289)
Road Supply Storage	200	56	(144)
Emergency Management Storage	100	0	(100)
Custodial Services	80	88	8
Toilets	0	254	254
Mechanical	600	667	67
Circulation	w/in net to gross	w/in net to gross	w/in net to gross
Total Net Square Footage	10,605	10,824	219
Net to Gross Factor	x 1.35	x 1.37	
Total Gross Square Footage	14,300	14,789	489

SQUARE FOOTAGE COMPARISON

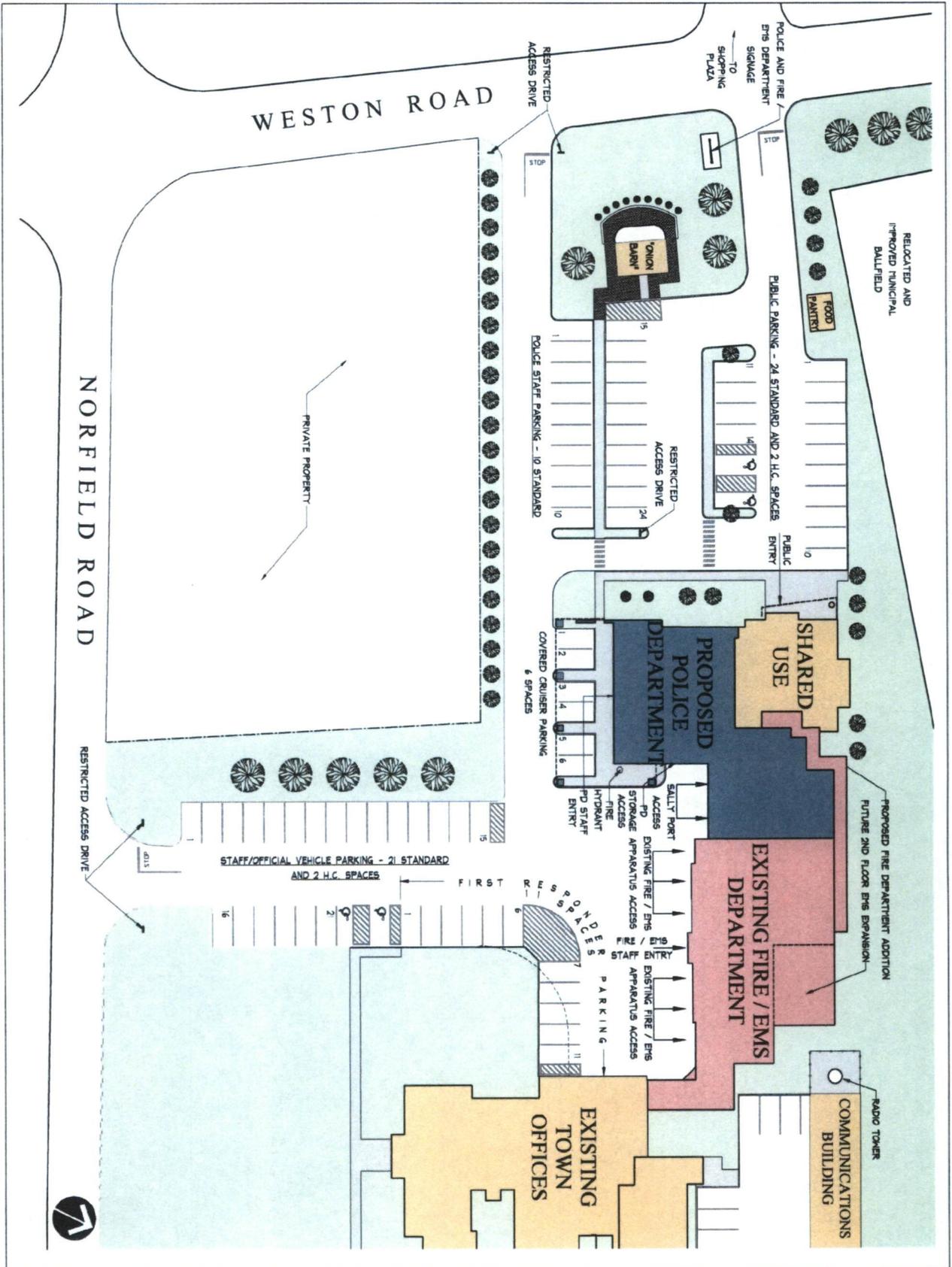
Fire Headquarters Summary

Summary Sheet	Space Needs Assessment	Schematic Plans	Deviation (s.f.)
Fire Headquarters			
Fire Office	0	103	103
Fire Department Corridor	0	676	676
Circulation	w/in net to gross	w/in net to gross	w/in net to gross
Total Net Square Footage	0	775	775
Net to Gross Factor		x 1.01	
Total Gross Square Footage	0	779	779

Public Safety Facility:

Summary Sheet	Space Needs Assessment	Schematic Plans	Deviation (s.f.)
Total Net Square Footage	10,605	11,599	994
Net to Gross Factor	x 1.35	x 1.39	
Total Gross Square Footage	14,300	15,568	1,268

Square footage comparisons are based upon Schematic Design documents, dated December 24, 2014.



PROJ. NO. J193
 SCALE: 1/8" = 1'-0"
 DATE: DEC. 24, 2004
C-1

**PROPOSED
 SITE
 PLAN**

JHHT
JACUNSKI HUNES
ARCHITECTS, LLC
 11 MARKET DRIVE
 WESTON, CT 06097
 TEL: 860-388-8871
 FAX: 860-388-8855

A NEW POLICE FACILITY
 FOR THE
TOWN OF WESTON
 56 NORFIELD ROAD WESTON, CONNECTICUT

(Empty space for notes or additional information)



UPPER FLOOR: 5,790 SF

A NEW POLICE FACILITY
 FOR THE
TOWN OF WESTON

56 NORFIELD ROAD

WESTON, CONNECTICUT

JHJH
JACONSKI HUMES
 ARCHITECTS, LLC
 15 MASSIMO DRIVE
 SUITE 101
 HESKIN, CT 06037
 TEL: 860-288-0921
 FAX: 860-288-0925

PROPOSED
UPPER
FLOOR
PLAN

PROJ. NO.	DRAWING NO.
SCALE	DATE
1/8" = 1'-0"	DEC. 24, 2014
A-2	

**Weston Police Department
Weston, CT**

Area Comparisons - Space Needs vs. Proposed Weston Police Plan

February 6, 2015

	Population	Projected Sworn	Building Areas													
			Public	Classroom	Comm. Center	Admin./Records	Detective	Comp Lab/Outside Agency	Patrol	Patrol (Equalized)	Sally Port	Prisoner Processing	Detention	Evidence/Found Property	Armory	Core Spaces
Athal PD	11,299	32	545	1,000	540	1,580	600		2,490**	2,490	950	410	700	850	125	
Norwell PS	10,757	28	490	1,330		1,100	405		1,625**	1,975	1,000	480	475	680	115	
Winsted/Winchester PD	10,579	32	790	800	470	1,790	420		2,925**	3,275	1,050	400	570	1,050	200	
Schuate PD	10,361	23	305	650	430	1,305	330		1,650**	2,000	1,000	300	330	800	80	
Old Saybrook PD	10,242	30	350	1,160	675	1,705	775		3,180*	3,430	900	610	660	1,130	150	
Weston PD Proposed Plan	10,173	18	507	626	690	1,010	377	375	2,907*	2,907	850	721	336	558	112	8,937
Winchendon PD	9,611	20	580	930	550	1,200	380		2,300**	2,650	1,200	430	470	960	100	
Woodbridge PD	8,821	30	680	1,130	640	1,990	750	125	3,980*	4,230	975	660	470	960		
Putnam PD	8,760	26	635	1,160	555	1,525	890		2,980*	3,230	900	450	850	580	120	
Canton PD	8,744	17	305	475	455	775	250		1,205**	1,555	1,000	300	350	675	80	
Montague PD	8,489	25	500	1,380	575	1,075	430		1,875**	2,225	450	530	370	400	75	
Redding PD	8,264	22	305		550	860	150		2,045*	2,295	450	300	400	550	120	
Average Space Needs			499	967	557	1,326	480			2,689	894	466	498	766	116	9,934

New Police Facility
Weston, Connecticut
 Schematic Construction Cost Estimate Summary

ITEM	New Police Station		New EMS Addition		
	TOTAL	\$/SF for Building	TOTAL	\$/SF for Building	
1	Sitework Preparation	\$41,500	N/A	\$15,150	N/A
2	Site Excavation	\$82,625	N/A	\$0	N/A
3	Site Utilities	\$960,000	N/A	\$0	N/A
4	Site Paving, Concrete and Curbing	\$254,455	N/A	\$2,500	N/A
5	Site Amenities	\$20,100	N/A	\$0	N/A
6	Landscaping	\$31,150	N/A	\$1,000	N/A
7	Subtotal Sitework	\$1,389,830	N/A	\$18,650	N/A
8	Building Excavation	\$43,880	\$2.77	\$7,630	\$5.09
9	Concrete	\$215,260	\$13.57	\$24,700	\$16.47
10	Masonry	\$193,680	\$12.21	\$0	\$0.00
11	Structural Steel	\$473,863	\$29.88	\$0	\$0.00
12	Miscellaneous Metal	\$98,825	\$6.23	\$2,500	\$1.67
13	Rough Carpentry	\$254,750	\$16.06	\$38,600	\$25.73
14	Finish Carpentry	\$89,780	\$5.66	\$8,020	\$5.35
15	Moisture Protection/Roofing	\$234,254	\$14.77	\$23,405	\$15.60
16	Insulation	\$83,603	\$5.27	\$15,625	\$10.42
17	Windows, Glass and Metal Panels	\$127,605	\$8.05	\$20,000	\$13.33
18	Doors, Frames and Hardware	\$206,450	\$13.02	\$15,225	\$10.15
19	Drywall	\$487,713	\$30.75	\$59,565	\$39.71
20	Acoustical Ceiling	\$41,000	\$2.59	\$5,360	\$3.57
21	Flooring and Tile	\$148,533	\$9.37	\$18,471	\$12.31
22	Painting	\$107,925	\$6.80	\$10,690	\$7.13
23	Specialties/Accessories	\$112,064	\$7.07	\$7,516	\$5.01
24	Appliances	\$12,000	\$0.76	\$2,600	\$1.73
25	Elevator	\$96,100	\$6.06	\$0	\$0.00
26	Plumbing	\$292,960	\$18.47	\$61,100	\$40.73
27	Fire Protection	\$129,593	\$8.17	\$9,375	\$6.25
28	HVAC	\$526,056	\$33.17	\$37,500	\$25.00
29	Electric	\$509,285	\$32.11	\$28,000	\$18.67
30	Integrated Technology	\$206,180	\$13.00	\$13,500	\$9.00
31	Subtotal Building	\$4,691,357	\$295.80	\$409,382.00	\$272.92
32					
33	Total for Sitework and Building	\$6,081,187	N/A	\$428,032	N/A
34					
35	General Conditions	\$844,332	\$41.07	\$42,803	\$27.29
36	OH and Fee (3%)	\$207,766	\$10.11	\$14,125	\$9.01
37	Winter Weather Protection/ Temporary Heat	In Gen. Cond.	In Gen. Cond.	in Gen. Cond.	in Gen. Cond.
38	Subtotal	\$7,133,284	\$346.97	\$484,960	\$309.22
39					
40	Performance and Payment Bond (1%)	\$71,333	\$3.47	\$4,850	\$3.09
41	Subtotal	\$7,204,617	\$350.44	\$489,810	\$312.31
42					
43	Estimating Contingency (5%)	\$360,231	\$17.52	\$24,490	\$15.62
44	Construction Contingency	By Owner	By Owner	By Owner	By Owner
45	Subtotal	\$7,564,848	\$367.97	\$514,300	\$327.93
46					
47	Escalation (5% assuming bids by Summer 2016)	\$378,242	\$18.40	\$25,715	\$16.40
	PROJECT TOTAL	\$7,943,090	\$386.36	\$540,015	\$344.32
	NOTES:				
	1. Pricing is based upon prevailing wage.				
	2. The estimate assumes project will be bid in the summer of 2016.				
	3. The estimate assume the construction duration is 14 months.				
	4. Removal and disposal of contaminated soil is not included.				
	5. Removal of ledge is not included.				
	6. The estimate excludes the cost of tel/data equipment and dispatch console.				

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Town Engineer's Office

RECEIVED

JUL 30 2015

TOWN OF WESTON
SELECTMAN'S OFFICE

July 30, 2015

Connecticut Department of Environmental Protection
Attention: Antoanela L. Daha
Sanitary Engineer
Subsurface Disposal and Agriculture Program
Water Permitting and Enforcement Division
Bureau of Materials Management and Compliance Assurance
79 Elm Street
Hartford, CT 06106-5127

Re: Town of Weston
Proposed Police Department

Dear Ms. Daha:

Enclose are preliminary plans of the proposed addition to the existing town hall site to construct a new police department. Also enclosed is a site plan of the existing town hall site and the school south house site plan. At this time the consultant is searching an area close to the proposed addition that is adequate to install a septic system. Because the site and the Town of Weston does not have city sewers the existing site has other septic fields in close to the proposed site for the police department. Also there are existing and proposed drainage systems that put further constraints in finding additional area to construct a new septic field.

The Town would like to know if your department would consider allowing the consultant to connect into the school south house septic system if the consultant can prove there is adequate capacity to handle the additional flows.

If you have any questions or require further information please contact my office at any time.

A handwritten signature in cursive script that reads "John Conte". The letters are fluid and connected, with a prominent loop at the start of the first name.

John Conte P.E.

John Conte

From: Daha, Antoanela <Antoanela.Daha@ct.gov>
Sent: Thursday, July 16, 2015 1:14 PM
To: John Conte
Subject: Weston Website Contact

Importance: Low

We are still trying to figure out to best approach to go forward with your proposal. A map showing the entire town property with all the buildings and systems if possible would be very helpful. Please see my contact information below.
Antoanela

Antoanela L. Daha
Sanitary Engineer

Subsurface Disposal and Agriculture Program
Water Permitting and Enforcement Division
Bureau of Materials Management and Compliance Assurance
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
P: 860.424.3876 | F: 860.424.4074 | E: antoanela.daha@ct.gov

