

March 23, 2015
Hubbardston, MA

TOWN OF HUBBARDSTON

“ Building Needs Assessment ”

Town Hall
#7 Main Street - Box 3
Hubbardston MA 01452



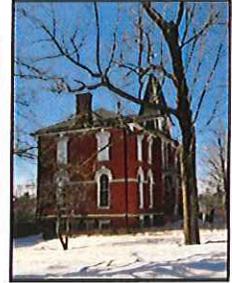
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HALE ARCHITECTS

Boston, Massachusetts 02130 USA

Index

Needs Study



Town of Hubbardston

Table of Contents:

<u>Page</u>	<u>Item</u>
	<i>Index</i>
1.	‘ Hubbardston’s Town Buildings Deficiencies Study ‘ * Introduction * Methodology
3.	‘ Summary of Town’s Critical Building Problems ‘
4.	‘ Town Building Needs Assessment ‘ Severity of Deficiencies (<i>Before</i>)
5.	‘ Town Building Needs Assessment ‘ Planned Facilities (<i>After</i>)
7.	‘ 3 Scenarios : A Plan for Town Structures ‘
8.	‘ Recent Town Studies for the Town of Hubbardston ‘
9.	‘ RS Means Cost Estimators ‘
10.	‘ Comparable MA Public Buildings - Built in the last 15 years ‘
11.	‘ Conclusions & Recommendations ‘
14.	Appendix ~ ‘ Spreadsheet Summaries and Charts ‘

' Hubbardston's Town Buildings Deficiencies Study'

Introduction

After our first Long Range Facilities Planning Committee meeting we left Hubbardston wondering ... *For how much longer can Hubbardston 'just get by' with it's current town buildings ?*

In the RFP the town's Scope-of-Work asked for an evaluation of the condition of all (non-school) buildings. It requested a plan or options of plans indicating which buildings need renovations or replacement. The RFP also requested recommendations on a prioritization of projects along with estimates of construction costs.

We've undertaken an evaluation of their current buildings and include a simple method to compare buildings with one another for prioritization.

Method

Reports

First, all previous reports were gathered that the town has commissioned in the last 15 years. Eight studies have been undertaken to determine the needs of the town's buildings. Three have reported on their conditions and made recommendations. Second, the town buildings have been reviewed for an update as to current conditions. Next, the LRFPC has added their observations about problems and deficiencies. Lastly, the Department heads have attended LRFPC meetings and added their concerns, warnings and advice about the condition of their buildings.

A Roster of Town Building Deficiencies

The List of Town building deficiencies is large and detailed. A spreadsheet is used to organize significant deficiencies with comments from staff and Chiefs of each Department. This allows for a simple comparison of different levels of critical needs between town buildings.

Rankings from this sheet are then carried over to the ' Current Building Conditions ' sheet.

1. Lists the sizes of buildings and makes a simple comparison with what past Programming Studies have concluded are necessary for a Town the size and population of Hubbardston.

It asks :

" What % of what they need are they currently operating with ? "

" How much space are they lacking ? "

" What's the general condition of current structures ? "

2. Lists an appraisal of the current facilities by their efficiencies.

It asks :

" How do these departments currently function ? "

" How well do the current floor plans work (for each Department) ? "

" What are the fundamental problems that Heads of Departments face ? "

3. Lays out the critical services that Department Chiefs need to (but cannot) provide.

It asks :

" What are the critical functions that you are currently lacking ? "

" What are the critical services that you simply cannot provide ? (Because you lack the space and equipment)

- 4a. Ranks the **severity** (and urgency) of the current facilities deficiencies .

It asks :

" Do you have Life Safety issues ? "

- 4b. Ranks the the current facilities **Code Compliance** deficiencies

It asks :

" Do you have other Building Code issues ? "

- 4c. Lists **critical improvements** needed by the current facilities.

It asks :

" What critical Renovations, Expansion and Improvements does your department need ? "

- 4d. Lists **urgent maintenance** and repairs department's currently need.

It asks :

" What critical Maintenance and Repairs does your department need ? "

' Critical Problems - Town Buildings Summary '

*See Chart **A** for detailed sheets (in Appendix)*

Slade Building

- * Handicap Accessibility violations are a problem for all departments.
- * The building envelope is not energy efficient.
- * The heating and cooling systems are very dated and not energy efficient.
- * The electrical and data systems are very out-of-date.
- * The buildings floor plan layouts have evolved over time and today function poorly.
- * All departments' square footages are woefully inadequate.

Jonas Clark Library Building

- * Numerous Handicap Accessibility violations are a problem for the Library and Town Offices.
- * The library operates with less than 20% of the floor area that programming recommends (to meet current Massachusetts Board of Library Commissioner's public library standards).
- * The historic building envelope is not very energy efficient. The heating and cooling systems are minimal and rudimentary at best.
- * The electrical and data systems are extremely inadequate and out-of-date.
- * The buildings floor plan layouts have barely changed from the 1875 original historic building.
- * Chimney, roofing and flashing leak problems need immediate attention.

Fire Station Building (1960) at Main Street

- * The structure needs a new roof.
- * Replace all current exterior siding, doors, windows and hardware.
- * The building envelope is minimally insulated and not energy efficient.
- * Assess and remediate all Hazardous Materials within the building.

Fire Station Building (1990) at Breezy Hill

- * Handicap Accessibility violations are a problem for the public and Meeting areas.
- * The structure needs an adequate ventilation system.
- * 'Stacking' ambulances is problematic in the apparatus bay.
- * Equipment space is rented not owned.

Highway Department Building

- * Handicap Accessibility violations are a problem for the public and Meeting areas.
- * The building envelope is minimally insulated and not energy efficient. Poor windows.
- * The roof and roof structure needs a design / engineering review; with follow-up remedial renovations.
- * The structure needs an adequate ventilation system.

Town Building Needs Assessment
“ Severity of Deficiencies “
(*Before*)

*See Chart **B** for detailed sheet (in Appendix)*

This chart is to illustrate the magnitude and urgency of deficiencies in the Hubbardston's current town buildings. These are broken down into five categories of weighted importance. From top to bottom these are 'weighted' 50 ... 40 ... 30 ... 20 ... and 10 to adjust for their overall importance in the facilities. Then each of the current facilities are judged for their relative ranking with other town buildings as to how severe the deficiency in that line item is.

A. The group at the top (50 weight) of the chart list the most urgent items.

B. The second group (40 weight) lists urgent of repairs. It reflects how well the Town Departments today are functioning within the constraints of their current buildings.

C. The third group (30 weight) reflects less important renovations and improvements that urgently need to be made to the current facilities.

D. The fourth group (20 weight) specifies deficiencies that are mentioned by Department heads needing attention but may not be emergency or extremely urgent measures. Department heads have mentioned that current building inefficiencies add considerable annual operating costs.

E. The fifth group (10 weight) lists items that would improve the function of the Town facility but are not absolutely essential according to current Codes and Building Standards.

Observations and Conclusions :

A. The town facility that functions worst (at the level it should be functioning) is the **Council on Aging**. This reflects the fact that the Council on Aging's facility is comprised of a one room space within the Slade Building. **Needs Score: 7.7**

B. Close behind is the **Police Department**. They are not able to provide the safe separation and compliance with legal protection requirements to meet current police facility minimums. This is due to being sandwiched into a tiny section of the Slade Building. They share that space with the Senior Citizen Room and Town Hall Offices. **Needs Score: 7.3**

C. Third is the **Jonas Clark Library**. The Director and Staff are forced to provide 21st-century services in a two room library that is hardly larger than when it was originally constructed in 1875. **Needs Score: 6.5**

D. Fourth is the **Fire Department**. It's suffers from being housed in two separate buildings over a mile distant from each other. The garage is packed with equipment and whose structure is in Poor condition; while the rest of the Fire Station is in a rental space 10 minutes away. **Needs Score: 5.7**

E. Last are the **Town Hall Offices** and the **DPW** facilities. Both of these facilities have adequate space but are hampered by a lack of maintenance in the case of the DPW, or town offices that are spread over two buildings in the Slade Building and the basement of the historic Clark Library. **Needs Scores: 3.7 (DPW) and 3.4 (Town Hall)**

F. Pivotal to the Town is the **Slade Building**. It was built in 1970s and was erected as an inexpensive structure which typically has a 40 year life span. It's becoming an increasingly expensive facility to maintain; an accelerating financial burden to Hubbardston. For the remaining years it could serve as a temporary Town Hall while a new facility is planned and built.

Town Building Needs Assessment “ Planned Facilities ”

(*After*)

See Chart **C** for detailed sheet (in Appendix)

This chart illustrates how well Hubbardston's current town Departments could function in the new facilities outlined in the Planned Scenario .

These are broken down into five categories of weighted importance. From top to bottom these are 'weighted' 50 ... 40 ... 30 ... 20 ... and 10 to adjust for their overall impact in the facilities. Then each of the current facilities are judged for their relative ranking with other town buildings as to the degree of success relative to the other departments.

A. The group at the top (50 weight) of the chart list the most salient criteria of the newly re-configured facility.

B. The second group (40 weight) reflects how well the Town Departments could function in their new facilities.

C. The third group (30 weight) reflects Geotechnical, Site Landscaping and Architectural advantages of town departments moving to new structures.

D. The fourth group (20 weight) reflects how well new facilities can solve the current building inefficiencies and bad design that add considerable annual operating costs.

E. The fifth group (10 weight) reflects important secondary items that improve the function of the Town facility.

Observations and Conclusions :

A. The town function that will benefit most from moving into a new facility is the **Council on Aging**. Their nascent Building Committee has arrived at a conceptual design and an Estimated Cost of Construction for their project on a new 12 acre site. The new center's design will provide space and services that are badly needed for Hubbardston's older residents. **New Facilities Score: 6.7**

B. The next town facility that most benefits from renovations and improvements is the **DPW Facility**. Working with their existing structure, new improvements to the building's roof, envelope and the addition of up-to-date Mechanical systems will boost the efficiency and usability of the structure. **New Facilities Score: 6.7**

C. The **Jonas Clark Library, Police and Fire Departments** will benefit tremendously from a renovated historic structure (library) or a new Safety Complex (police and fire). As envisioned, the Police Department and the Fire Department will share a building and have space they badly need under one roof and in one location. With careful construction and additional square footage the library can finally become a 'full service' library that provides for Hubbardston's patrons of all ages. **New Facilities Score: 6.3**

D. Finally, the **Town Hall Offices** can be brought together under one roof. This yields more offices, meeting rooms and public counters that are convenient and efficient for townsfolk trying to get town business taken care of. **New Facilities Score: 2.7** If Town Offices move to a new building their floor plan can be efficient and services can be provided in a modern setting. (Their score would be comparable to the other Town Departments. **New Facilities Score: 6.3**)

Commentary :

All of Hubbardston's facilities in this Study would benefit tremendously from updated structures. There is concern about legal liability stemming from inadequate facilities that make some mandated services impossible for most of the Town's various departments.

The Graph illustrates that [looking ahead] renovated, updated, improved and new Department buildings promote substantial improvements in the **services** that Town residents expect and pay taxes for .

' Three Scenarios for Town Structures '

Summary

Over a period of several years the Study Committee's **Scenario** moves Council of Aging, Police and Fire to new buildings on the new site. Soon after, Town offices move to a new building. This de-congests the cluster of town services at 7 Main Street and features the newly expanded Jonas Clark Library as the heart of Hubbardston's town center.

Scenario A

1. The master planning for the Town structures starts with the acquisition of a **12-acre parcel** on Gardner Road (Route 68) near the intersection with New Templeton Road.
2. Next the **Council on Aging** then builds a new structure towards the rear of the new site. This includes the planning and construction of many systems in common including : Site grading and contouring, an access road, separate emergency egress, a common on-site water source and sewerage, electric power, data and communication utilities.
3. Next the **Police** move from the Slade Building to a new **Safety Complex** with the **Fire Department** in a newly built shared facility.
4. With the Slade Building vacant, **Town Hall** offices can expand and use all of the space through a minor renovation of that structure. The long term plan is to move Town Hall offices to a new building on a new site. Then, raze the Slade building increasing parking and landscaping for the Library and school.
5. Next is to renovate the historic **Jonas Clark Library**. The town should support the Library Trustees in pursuing the next round of MBLC grant money. Grants due in spring 2017.
6. Finally, carry out improvements, renovations and expansion of the **DPW** facility down on route 68.

~ ~ ~

Scenario B

1. An alternative (briefly touched on) is to Move the **Library** to a new structure on a new site; and have **Town Offices** occupy all floors of a renovated **Jonas Clark Building**. The committee felt that this 'change of use' of the Library building would probably not be allowed under the conditions of the Jonas Clark gift.

Scenario C

1. A third alternative starts as above through #2 (above).
2. Next (only) the **Police** move from the Slade Building to a **new building** on the new site. The Fire stations remain in their current locations.
3. With the Slade Building vacant, **Town Hall** offices can expand and use all of the space through a minor renovation of that structure.
4. Next is to renovate the historic **Jonas Clark Library**. The town should support the Library Trustees in pursuing the next round of MBLC grant money. Grants due in spring 2017.
5. Build a new **Fire Station facility** on the current Main Street site. Expand the site with current town properties abutting the current site.
6. Finally, carry out improvements, renovations and expansion of the **DPW** facility down on route 68.

' Recent Town Studies for the Town of Hubbardston with Department Square Footages '

*See Chart **D** for detailed sheet (in Appendix)*

This summary lists studies paid for by the town of Hubbardston over the last 17 years, dating back to 1998. They include :

A Town facilities ' Needs Study ' by JS Roberts Architects	1998
A Town wide ' ADA Accessibility Study ' by JM Mazik, City Planner	2007
A ' Brick Failure Study ' for the Slade Building by Chenot Associates Architects	2009
A Town-wide ' Public Water & Wastewater Treatment Study ' by Weston & Sampson	2011
A ' Library Programming, Design and Costing Study ' by Hale Architects	2011
A Town facilities ' Deficiencies and Programming Study ' by Lamoureux/Pagano Archts.	2012

A 'Community Development Assessment for Housing' by MRPC Associates 2014

A 'Senior Center Conceptual Design' by Haynes Lieneck and Smith Architects 2014

These studies included evaluations of the current buildings and their conditions; some reports presented existing and proposed square footages; and some included skeletal Cost Estimates.

For our study we have used square footages (SF's) from these studies :

Police station	6,635 ft. ²
Fire station	8,220 ft. ²
Library	12,008 ft. ²
Town offices	5,109 ft. ²
Highway department	10,00230 ft. ²
Council on Aging	6,250 ft. ²
.....	
Total	48,452 ft. ²

'RS Means Cost Estimators'

See Chart *E* for detailed sheet (in Appendix)

The 'RS Means Cost Estimator' sheet is an 'ECC' (Estimated Cost of Construction) of Hubbardston's buildings total project costs broken down by departments. It shows what individual department costs would be to move into a new building (or renovate) their current structures to standards and programming areas outlined in LPA's report. [Since there are no design plans to base estimating on, Means uses square footages, a high range building model with basic components, local cost adjustment, union wages, contractor OH&P, A/E fees. We've added OPM fees and a contingency against this estimate.]

Police and Fire should be integrated into a Safety Complex. To lower costs and increase efficiency, the Committee is interested in integrating these two facilities together letting them share several core functions. This saves them approximately 20% of the SF area and 20% of the Construction Cost, leaving them at approximately \$4.6 million for a new facility for a 12,000 square-foot new facility.

For **Council on Aging** services this report assumes a new building slightly over 6000 ft.². It's cost would be slightly less than \$2 million. Currently, the committee heading up the effort for a new Counsel on Aging building has obtained a grant from the State office of Administration and Finance for \$500,000 which lowers the cost for this facility to approximately \$1.5 million.

The **Historic Jonas Clark Library** is Hubbardston's jewel amongst its public buildings. This estimate is based on a planning and design report by Hale Associates in 2011 where several cost scenarios were outlined in their report. In this study we carry their final recommendation of a gross square footage of 12,000 ft.² that includes historic renovations and a modest addition. Total cost of \$4.8 million dollars. This amount could be drastically slashed. If the library Trustees would apply for the Massachusetts Board of Library Commissioners (MBLC) Library Construction Program, Hubbardston could receive approximately 60% of this cost as a direct grant from the state. If the library were to pursue this grant, the project cost would be lowered to slightly less than \$2 million for the Library's entire Construction Project cost.

Town Hall offices are assumed in this study to occupy all of the current Slade Building. (This assumes that the Council of Aging and Police functions currently in the Slade Building have moved out to new facilities on their new site.) A full office renovation of the Slade would be \$1,150,000. Alternatively, prices are shown for new Town Hall offices as a stand alone office on a new site. The building is approximately 5000 ft.² and the total cost would be \$1.45 million.

Lastly the **Highway Department** assumes in this study that it's 10,230 ft.² facility is upgraded with renovations as outlined, for proximately \$1.3 million.

Summary : Using the recommended square footages for each of the facilities it appears that without grants and without efficiencies gained by combining facilities, the Total Cost for Hubbardston's Town Buildings is approximately **\$15,920,000**. When grants for Council on Aging and Library are included, and Police and Fire stations are combined into a Safety Complex the total Projects Cost is potentially reduced by a third to **\$11,415,000**.

' Costs of Comparable Massachusetts Public Buildings Built in the last 15 years '

*See Charts **F** for detailed sheets (in Appendix)*

This lists Town buildings with Gross Square Footages and total Project Costs. The costs have been adjusted for inflation forward to 2105.

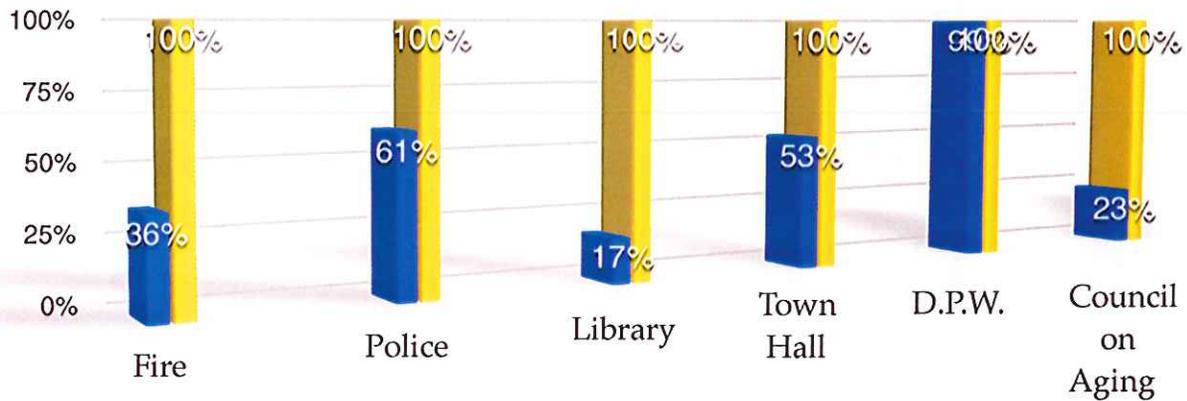
These Include :

- A. Safety Complexes - (9) Recently built
- B. Police Stations - (12) Recently built
- C. Fire Stations - (12) Recently built
- D. Town Hall Offices - (4) Recently built
- E. Senior Centers - (6) Recently built
- F. DPW Public Works Buildings - (1) Recently built

' Building Deficiencies ~ Conclusions & Recommendations '

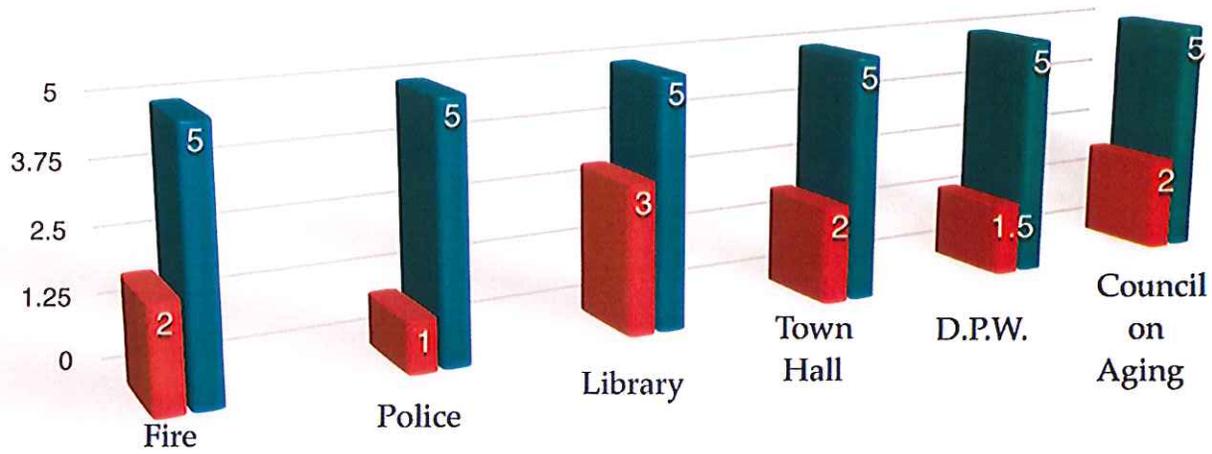
For this study we are focusing on five of the Town's most active departments (non-school). The client has asked for an evaluation of their buildings; and a prioritized list of ' what needs the most attention first' ?

An important yardstick is the Department's **Current Facilities Square Footage** spaces (SF's) compared to what their Department's programming specifies they *currently* need. Graphically the five Departments compare :

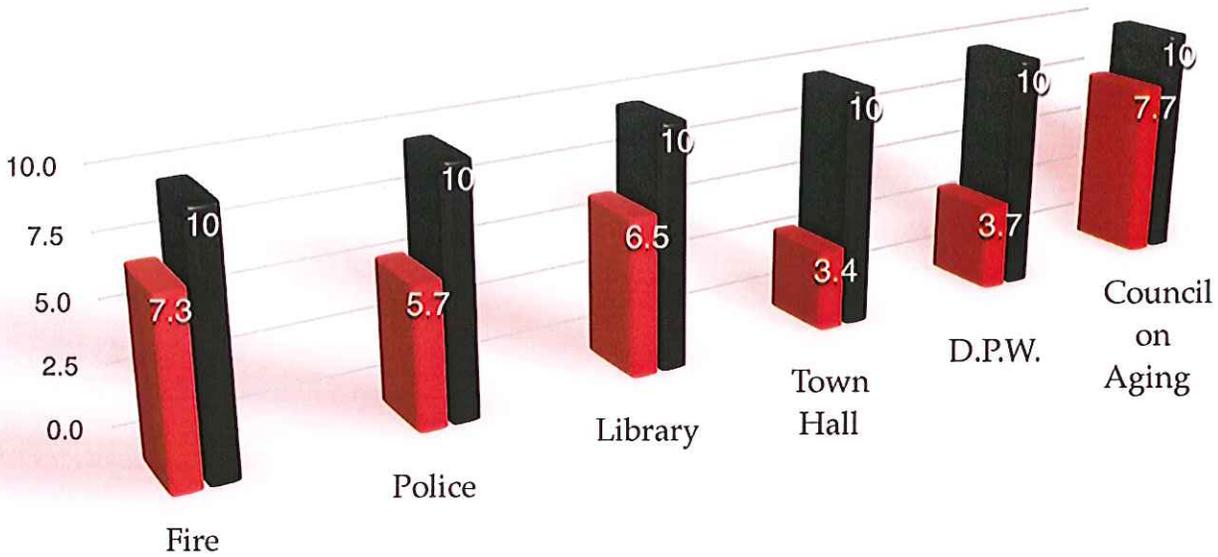


Clearly the only adequately housed department is the Highway Dept.. At the opposite end, most desperate for space are the Library, Police / Fire and Town Offices which have at best 50% of the space they need to function efficiently.

Another critical yardstick is the **Overall Condition** of the buildings. Their ratings (Scale 1 ~ 5) :



In this chart, if a building is new and built to current Building Codes it would be a '5'. With the myriad of problems that Hubbardston's collection of structures has, the graph reflects the fact that the average condition is less than a "2". Which is 40% of what a new building would be. This 'Poor to 'Fair' condition is true for Police and DPW and the Main Street Fire Station. Current Town Hall and Council on Aging are only slightly higher.



In the graph above, the more problems and deficiencies in the individual buildings the higher the bar.

A '10' is a building that should be abandoned. Clearly Council on Aging, Fire, the Library and the Police are severely handicapped with their buildings and inability to have the space they need to function fully and efficiently.

Slade Building. Hubbardston has exploited the Slade Building since the mid-70's as a 'wood-framed industrial shed', originally intended as a temporary kindergarten, pre-school building. The Slade is nearing the end a building's practical life while at the same time town departments have long since outgrown the space they've been allocated within.

The Senior Center's Planning Committee has developed a feasibility design and obtained a handsome state grant to start the funding process and enable their move to a new site. Once vacated (and with Police also relocating to the new site) the Slade could be provisionally converted to Town Offices. Long term we recommend designing new Town Offices on a separate site. This frees up the Slade 'footprint' for parking and open landscaping. This removes emergency services from being located adjacent to the school and library.

In turn this would allow the library to initiate its historic renovations and expansion, and occupy all floors of the **Jonas Clark Library** building. The library with its stately historic presence and compelling park-like landscape setting can become a source of pride; and the heart of Hubbardston center.

The **Highway Department** is in average condition and has room on its site to expand. It needs a new addition with two more bays, public toilets and new DPW offices.

The Main Street **Fire Station** should be closed and their equipment moved to a new Safety Complex, shared with the Police Department. If this is not feasible the current facility should be replaced with a new enlarged facility on its current parcel combined with two abutting town parcels.

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During committee discussions there was a common perception that the Town is being increasingly burdened by its antiquated buildings. There is concern that the town is leaking operating money by its inability to have sufficient space to function. Example: All department **Offices** have to procure small quantities of office, facility and equipment due to a simple lack of adequate storage space. This necessitates buying small quantities at higher costs. This accumulates across the town's departments. It also means storage is often provided at inconvenient and remote locations. Example: some **Town records** are stored in the attic of Main Street Fire Station.

A great benefit of a new **Senior Center** is that for the first time it provides space for privacy and new services to adequately serve the Senior community. Currently, this is simply not possible. A new center makes for a more positive, uplifting and joyous experience for Hubbardston's elder residents.

Both Police and Fire Departments urgently need full-service buildings that provide separation, legal privacy and adequate facilities for staff and the public in their **Safety Complex**.

In renovations and new building construction 'well designed' architecture can improve staff morale, lessen down time and job turnover. This is well documented in commercial 'box' store design. A high level of design can be achieved without even spending more money! In public building design the Client's involvement and commitment is critical to design success.

Progress. The Long Range Facilities Planning Committee needs to advise the Select Board that more years of delay in replacing inefficient and antiquated town buildings is an increasingly expensive strategy. It makes the efficient delivery of town services more difficult and burdensome. It does not solve the long-term problem of needing to assure Hubbardston's residents that the Town can productively provide the full measure of public services that townspeople deserve and expect.

By adapting, improving and acting on the best **scenario** presented here, the LRFPC can recommend a smooth functioning town facilities plan that it is proud of and establishes a true 'town center' that anchors Hubbardston and it's next 50 years.

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Appendix

Spreadsheet Summaries and Charts

- A. Bldg Deficiency Roster 11x17
- B. Bldg Conditions (Before) 11x17
- C. Planned Facilities (After) 11x17
- D. Recent Town Bldg Studies
- E. RS Means - Project Costs chart
- F. Recent Public Bldgs (Comparables)

Hubbardston, MA

Town Building Needs Assessment

The Planned Facilities ~ Items

Item #	Description	1		2		3		4		5		6	
		Wtd. Pts.	Pts.										
1	Cost to acquire the Land (and any additional land)	50	0	50	0	50	0	50	0	50	0	50	0
2	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
3	Green Design potential	50	0	50	0	50	0	50	0	50	0	50	0
4	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
5	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
6	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
7	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
8	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
9	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
10	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
11	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
12	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
13	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
14	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
15	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
16	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
17	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
18	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
19	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
20	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
21	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
22	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
23	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
24	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
25	Future Expansion / Adequacy of new Design and Site. Additional area	50	0	50	0	50	0	50	0	50	0	50	0
26	Overall (weighted) Score	1000	97	3,160	96	3,190	96	3,210	96	2,700	95	3,000	95
27	Average			6.2	1	6.3	2	6.3	3	6.7	4	6.7	5

Key: Weight

50 - Critical
40 - Urgent
30 - Very Important
20 - Important
10 - Less Important
0 - Barely

Points

5 - Highest
4 - High
3 - Middle
2 - Fair
1 - Low
0 - Barely

Combined 6.2



Town Buildings
New Facilities ~ Score



(The HIGHER the Bar the the BETTER the department Facility can function in a new / renovated facility.)

Hubbardston

**Town Studies
(last 15 years)**

Hale Associates, Architects
Boston, MA

Author	Items	Date	Existing SF	Proposed SF	Estimated Cost	Est Cost (in 2015 dollars)
J.S. Roberts, Architects <i>Town Facilities Needs Study</i>	Fire Station	1998	4,260	10,195	~	~
	Town Offices		3,800	6,210	~	~
	Police Station		2,338	6,635	~	~
J.M. Mazik, AICP <i>Accessibility Study</i>	Slade Building	2007	~	~	\$77,950	\$96,658
	Town Voting Area <i>(missing pages 29 thru 36 of Plan)</i>		~	~	\$46,000	\$57,040
	Public Ways: Sidewalks & Curb Ramps		~	~	\$264,000	\$327,360
Chenot Assoc., Architects <i>Brick Failure Study</i>	Slade Building	2009	~	~	\$104,261	\$90,447
Weston & Sampson, Assoc, Engineers <i>Public Water & Sewer Study</i>	Decentralized Wastewater Treatment Facility	2011	~	~	\$8,260,000	\$9,251,200
	Public Groundwater Supply Facility		~	~	\$4,100,000	\$4,592,000
Stephen Hale & Assoc., Architects <i>Library Design & Costing</i>	Library	2011	1,770	12,008	\$4,462,000	\$4,863,580
Lamoureux Pagano, Architects <i>Town Facilities Study</i>	Fire Station	2012	3,282	8,220	\$2,750,000	\$2,997,500
	Town Offices		3,425	5,109	\$1,595,000	\$1,738,650
	Police Station		2,420	3,087	\$1,100,000	\$1,199,000
	Library		1,770	12,008	\$4,462,000	\$4,863,580
	Highway Department		6,400	10,230	\$1,050,000	\$1,144,500
	Council on Aging		1,250	3,800	\$1,375,000	\$1,498,750
M.R.P.C. <i>Community Development Assessment</i>	Housing / Economic Development ~ Action Plan	2014	~	~	~	~
Haynes, Lieneck & Smith, Architects <i>Senior Center - Conceptual Design</i>	Council on Aging	2014	1,250	6,250	~	\$2,000,000

RS MEANS' COST ESTIMATORS	Building Type	2015 SF data	SF (adjusted)	\$/SF	SUB-TOTAL	ESTIMATE CONTINGENCY @ 10%	O.P.M. fee @ 3%	TOTAL ESTIMATE Adjusted to 2016	TOTAL ESTIMATE (Adjusted for Grants, Bldg. Financing, Combined Facility etc.)	\$/SF	\$/SF
	Fire Station	8,220		300	\$2,539,980	\$253,998	\$ 83,819	\$2,877,797	~	350	
	Police Station	6,635		413	\$2,822,463	\$282,246	\$ 93,141	\$3,197,850	~	482	
	Fire Station and Police Station (combined)	14,855	11,884					\$6,075,648	\$4,860,518	\$409	
	Town Offices	5,109		256	\$1,347,141	\$134,714	\$ 44,456	\$1,526,311	~	299	
	Library	12,008		362	\$4,477,303	\$447,730	\$147,751	\$5,072,784	\$2,282,752.87	422	
	Highway Department	10,230		115	\$1,211,744	\$121,174	\$ 39,988	\$1,332,918	~	130	
	Council on Aging	6,250		270	\$1,738,125	\$173,813	\$ 57,358	\$1,911,938	\$1,411,937.50	306	
	Total Sq. Footage	48,452	45,481								
						TOTALS		\$15,919,598	\$11,414,437	\$329	\$251

SAFETY COMPLEX						
	Pop	SF	COST	2015 - \$\$\$	2015 - \$/sf	
Lunenburg	10,086	26,000	\$5,250,000	\$7,455,000	\$287	
Seekonk	13,722	24,000	\$5,500,000	\$7,645,000	\$319	
Ashburnham	6,081	22,000	\$7,500,000	\$9,525,000	\$433	
Bolton	4,897	23,300	\$4,800,000	\$5,808,000	\$249	
Paxton	4,806	28,000	\$7,700,000	\$9,317,000	\$333	
Granby	6,132	15,000	\$6,500,000	\$7,475,000		
Holden	17,346	15,000	\$8,993,000			
Nantucket	10,172	60,000	~	\$24,000,000	\$400	
Foxborough	16,865	39,000	12500000	15500000	\$397	
Total	90,107	252,300	\$58,743,000	\$86,725,000	\$344	
	How SF per population ?					
	2.80					
	Hubbarston pop. (2010)					
	4,382					
	Recommended SF					
	Police + Fire Complex					
	12,270				\$4,217,530	

POLICE						
	Pop	SF	cost 2008	2008 - \$/sf	2015 - \$\$\$	2015 - \$/sf
Sherborn	4,217	8,000	\$3,638,331	\$455	\$4,402,381	\$550
Orleans	6,315	18,100	\$6,489,000	\$359	\$7,851,690	\$434
Holliston	13,941	14,871	\$5,200,000	\$350	\$6,292,000	\$423
Harvard	6,001	9,000	\$3,142,900	\$349	\$3,802,909	\$423
Ayer	7,369	12,800	\$4,428,000	\$346	\$5,357,880	\$419
Palmer	12,140	23,000	\$7,400,000	\$322	\$7,844,000	\$341
Hampden	5,139	6,300	\$2,900,000	\$460	\$2,987,000	\$474
Hanson	9,956	14,260	\$4,604,400	\$323	\$5,571,324	\$391
Littleton	8,714	14,100	\$4,400,700	\$312	\$5,324,847	\$378
Hopkinton	14,307	17,500	\$5,159,000	\$295	\$6,242,390	\$357
North Brookfield	4,680	8,000	\$3,000,000	\$375	\$3,540,000	\$443
Whitman	14,489	16,000	\$5,000,000	\$313	\$5,450,000	\$341
Harwich	12,243	20,500	\$7,300,000	\$356	\$8,614,000	\$420
Total	119,511	182,431	\$62,662,331	\$343	\$73,280,421	\$402
						Use this number
	How SF per population ?					
	1.5					
	Hubbarston pop. (2010)					
	4,382					
	Recommended SF					
	Police only					
	6,689					\$2,686,906

FIRE		Pop	SF	cost 2008	2008 - \$/sf	2015 - \$\$\$	2015 - \$/sf
Ayer		7,427	14,000	~	~	\$3,400,000	\$265
Chappaquiddick		179	3,000	\$1,200,000	~	\$1,560,000	\$567
Townsend		13,941	14,871	\$5,200,000	\$350	\$6,292,000	\$423
Grafton		17,765	9,000	\$8,100,000	\$900	\$9,801,000	\$1,089
Great Barrington		7,369	12,800	\$4,428,000	\$346	\$5,357,880	\$419
Seekonk		12,140	23,000	\$7,400,000	\$322	\$7,844,000	\$341
Shrewsbury		35,608	6,300	\$2,900,000	\$460	\$2,987,000	\$474
South Attleboro		14,531	16,700	\$2,358,305	~	\$2,853,549	\$171
Sterling		9,956	14,260	\$4,604,400	\$323	\$5,571,324	\$391
Tully		8,714	14,100	\$4,400,700	\$312	\$5,324,847	\$378
Westport		14,307	17,500	\$5,159,000	\$295	\$6,242,390	\$357
Mashpee		14,006	6,300	~	~	1100000	\$175
Total		155,943	151,831	45,750,405	\$3,307	\$58,333,990	\$384
	How SF per population ?	0.97					
	Hubbarston pop. (2010)	4,382					
	Recommended SF						
	Fire only						
	4,266						\$1,639,186

**Council
on Aging**

	Pop	SF	COST	2015 - \$\$\$	Add: Contingency @ 10%	2015 - \$/sf
Agawam	18,482	25,000	\$6,500,000	\$6,890,000	\$7,579,000	\$303
Westminster	7,277	7,400	\$2,400,000	\$2,472,000	\$2,719,200	\$367
Barre	5,398	5,699	\$952,350	\$1,323,767	\$1,456,143	\$256
Marlborough	38,499	22,625	\$6,500,000	\$6,500,000	\$7,150,000	\$316
Franklin	33,092	16,000	\$6,000,000	\$7,440,000	\$8,184,000	\$512
Marshfield	25,000	15,600	\$4,000,000	\$5,440,000	\$5,984,000	\$384
Total	127,748	92,324	\$26,352,350	\$30,065,767	\$33,072,343	

How SF per
population ?

0.72

Hubbarston pop.
(2010)

4,382

\$358

Recommended
SF

3,167

\$1,134,444

