

FIRST STUDY

PROGRAM TOO LARGE RESULTING IN HIGH CONSTRUCTION COSTS

PARKING		
	REQUIRED	PLANNED
TOWN HALL	47	47
FIRE STATION	30	16
POLICE STATION	41	41
TOTAL	118	104

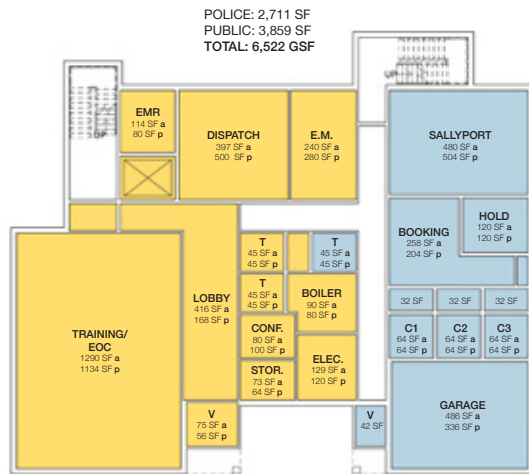
HIGH ROAD



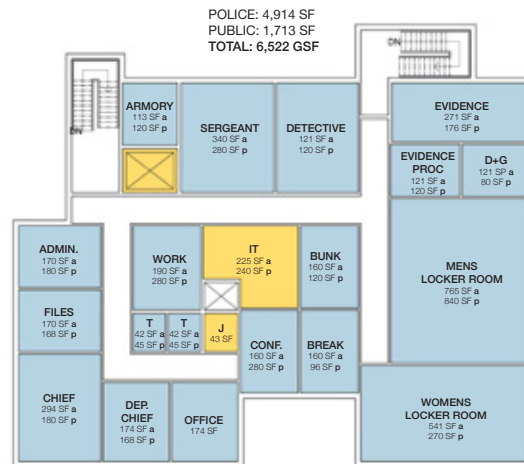
MORGAN AVENUE

POLICE STATION, 13,000 SF;
TOWN HALL, 12,665 SF

POLICE CONSTRUCTION (\$450/SF)	\$6.2 M
TOWN HALL CONSTRUCTION (\$350/SF)	\$4.7 M
DESIGN/OPM/TESTING	\$1.08 M
NETWORK/SECURITY/FURNISHINGS	\$750 K
BID/MOVING/UTILITY	\$145 K
CONTINGENCY	\$1.29 M
TOTAL	\$14.17 M



POLICE - FIRST FLOOR



POLICE - SECOND FLOOR



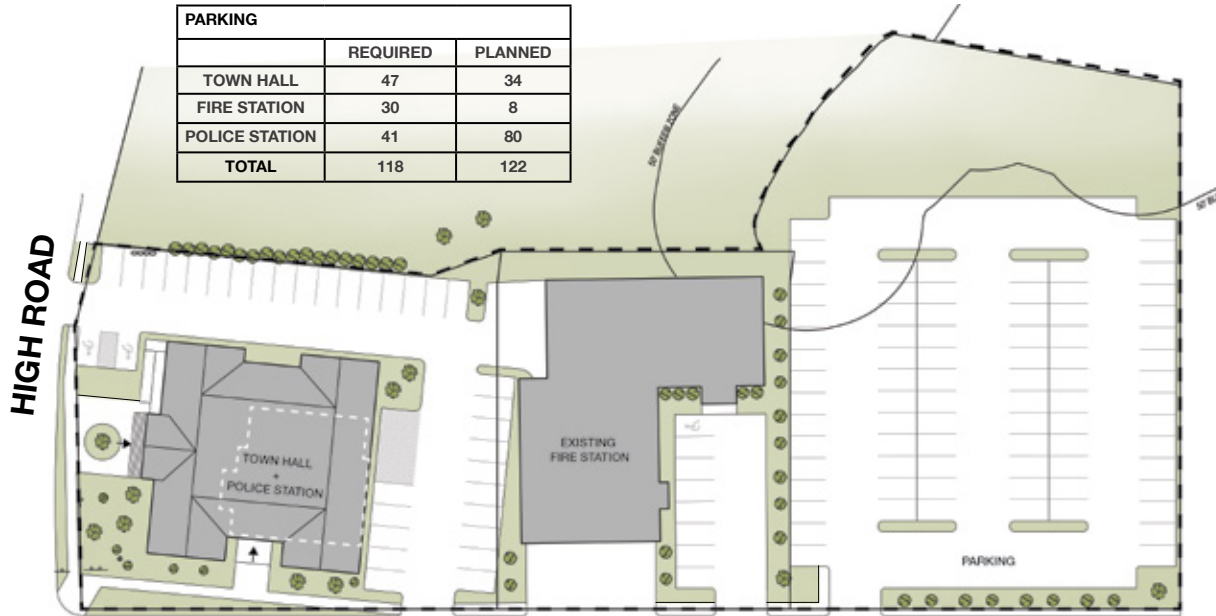
TOWN HALL - LOWER



TOWN HALL - UPPER

PROPOSED OPTION

PARKING		
	REQUIRED	PLANNED
TOWN HALL	47	34
FIRE STATION	30	8
POLICE STATION	41	80
TOTAL	118	122



MORGAN AVENUE



POLICE - FIRST FLOOR



TOWN HALL - SECOND FLOOR

POLICE STATION & TOWN HALL, 18,600 SF

CONSTRUCTION (\$450/SF) \$8.37 M

DESIGN/OPM/TESTING \$975 K

NETWORK/SECURITY/FURNISHINGS \$685 K

BID/MOVING/UTILITY \$150 K

TEMPORARY HOUSING \$750 K

CONTINGENCY \$1.07 M

TOTAL \$12 M

STRENGTHS:

EFFICIENT PROGRAM - NO DUPLICATION

SOLVES DANGEROUS DRIVEWAY ENTRANCES

MEETS PARKING REQUIREMENTS

ALLOWS FOR FUTURE FLEXIBILITY