

TOWN OF PRINCETON

Needs Assessment & Four Buildings Master Plan



Evaluation of
Alternatives

December 19,
2017

JWA

Agenda

- Bagg Hall Alternatives & Approximate Costs
- Public Safety Alternatives & Approximate Costs
- Options for Phasing
- Discussion & Next Steps

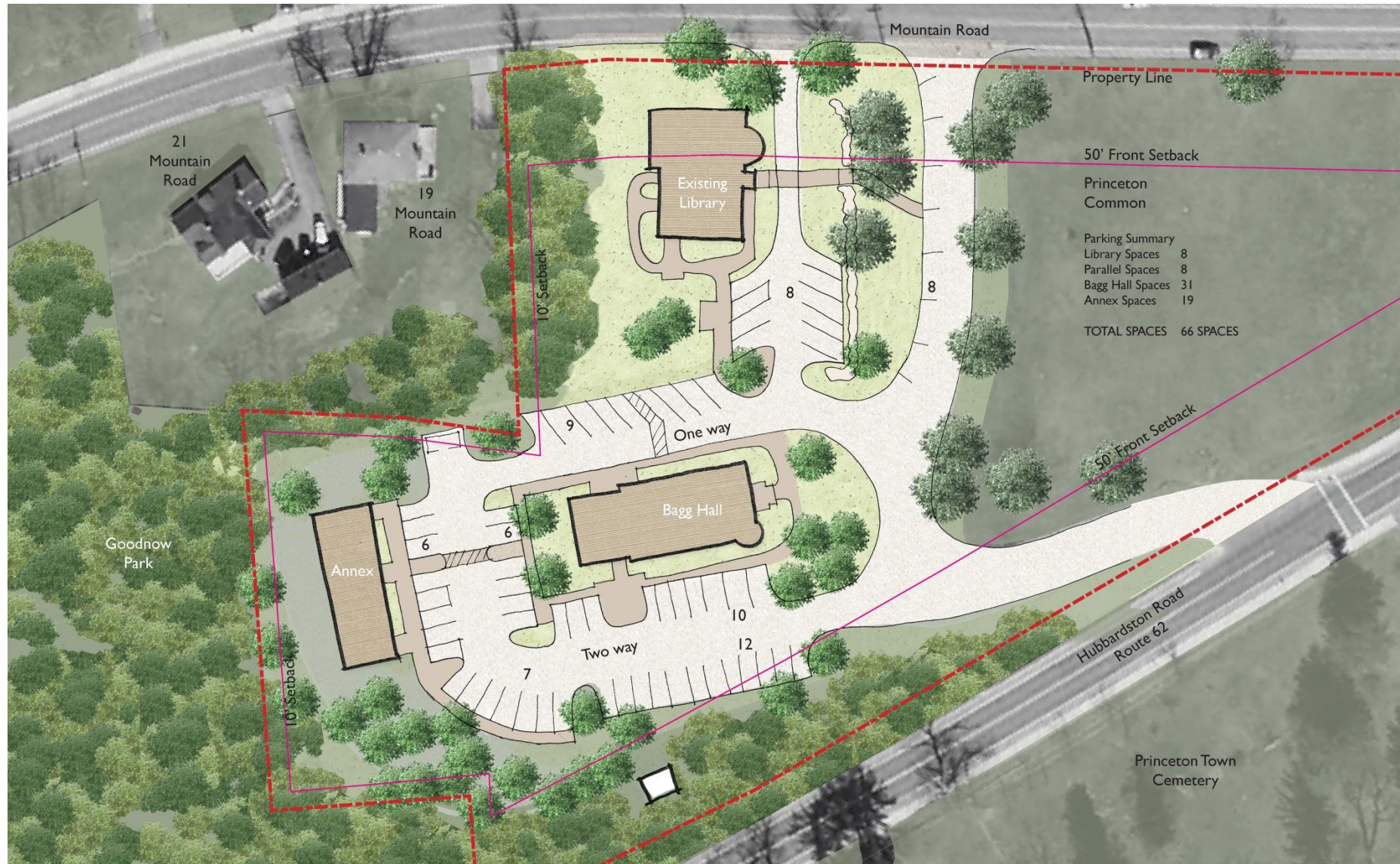


BAGG HALL ALTERNATIVES

OPTIONS BY PROGRAM

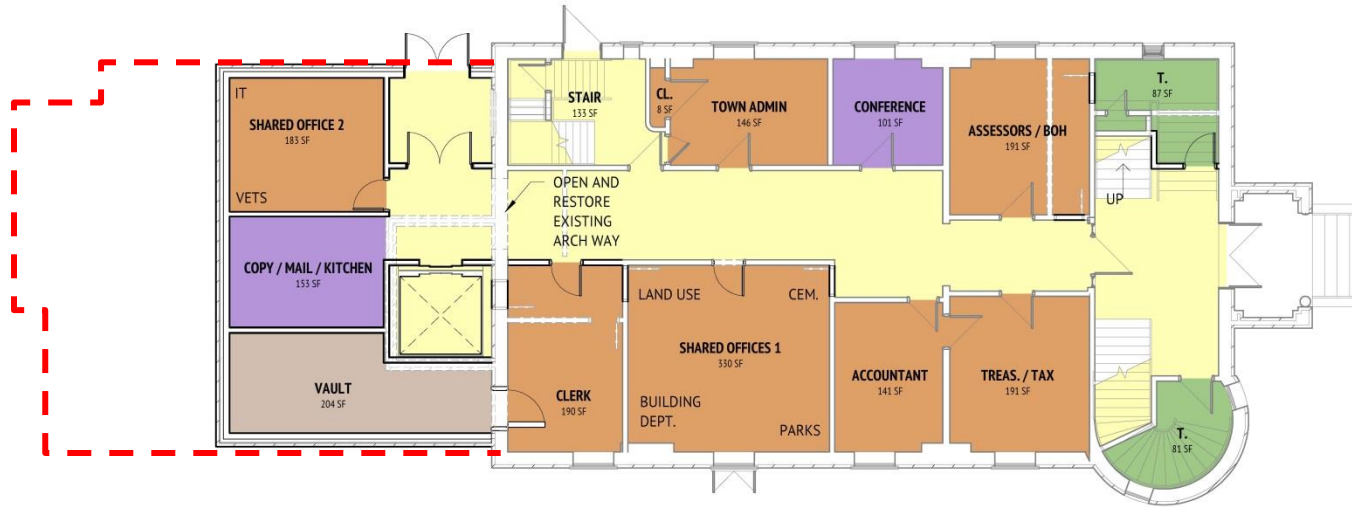
| Program | Option 1 | Option 2 | Option 3 |
|---------------|---|----------------------------------|----------------|
| Town Offices | Small Addition <i>Make it smaller!</i> | Medium Addition | Large Addition |
| Public Safety | Add/Reno at Princeton Center <i>Keep it as small as possible</i> | New Building at Princeton Center | |

OPTION 1 - SITE

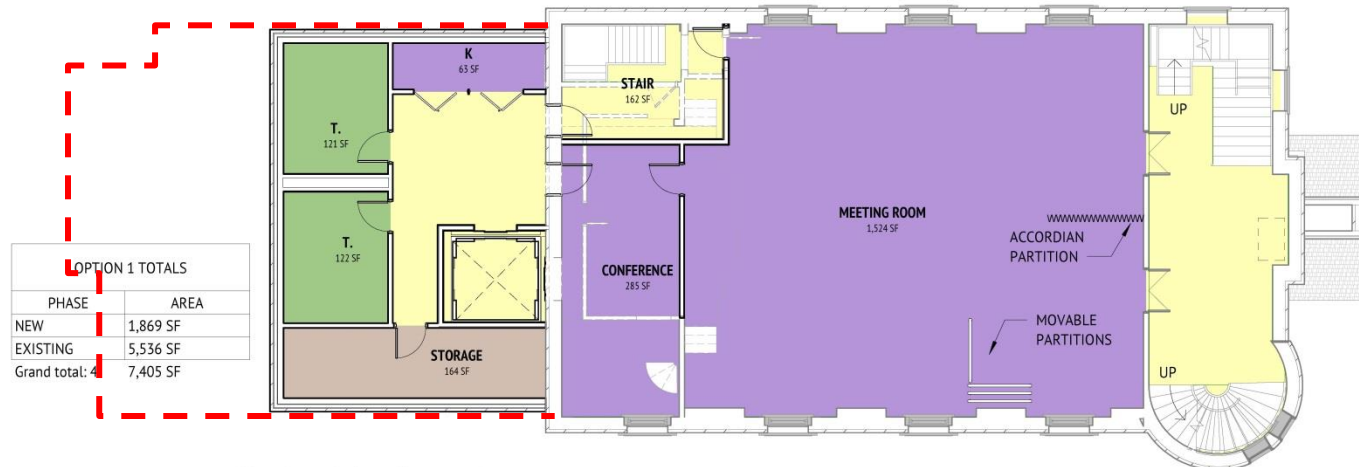


PRINCETON COMMON SITE
OPTION 1D- BAGG HALL ADDITION; TOWN ANNEX RENOVATION

OPTION 1 – FLOOR PLANS



1 Level 1 - Option 1
3/32" = 1'-0"



| OPTION 1 TOTALS | |
|-----------------|----------|
| PHASE | AREA |
| NEW | 1,869 SF |
| EXISTING | 5,536 SF |
| Grand total: | 7,405 SF |

2 Level 2 - Option 1
3/32" = 1'-0"

BAGG HALL – OPTION 1

| ROUGH PRICING | |
|----------------------------------|-------------------|
| ADDITION | \$ 545,000 |
| PREMIUM FOR ELEVATOR | \$ 350,000 |
| RENOVATION | \$ 1,080,000 |
| DEMOLITION | \$ 50,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 90,000 |
| SITework | \$ 600,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 550,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 3,265,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 4,100,000 |

Mountain Road

Property Line

50' Front Setback

Princeton Common

Parking Summary

| | |
|---------------------|-------------------|
| Library Spaces | 8 |
| Parallel Spaces | 8 |
| Bagg Hall Spaces | 87 |
| TOTAL SPACES | 103 SPACES |

Existing Library

Bagg Hall

New Parking

10' Setback

50' Front Setback

Hubbardston Road
Route 62

Princeton Town Cemetery

Goodnow Park

21 Mountain Road

19 Mountain Road

One way

Two way

9

22

26

10

8

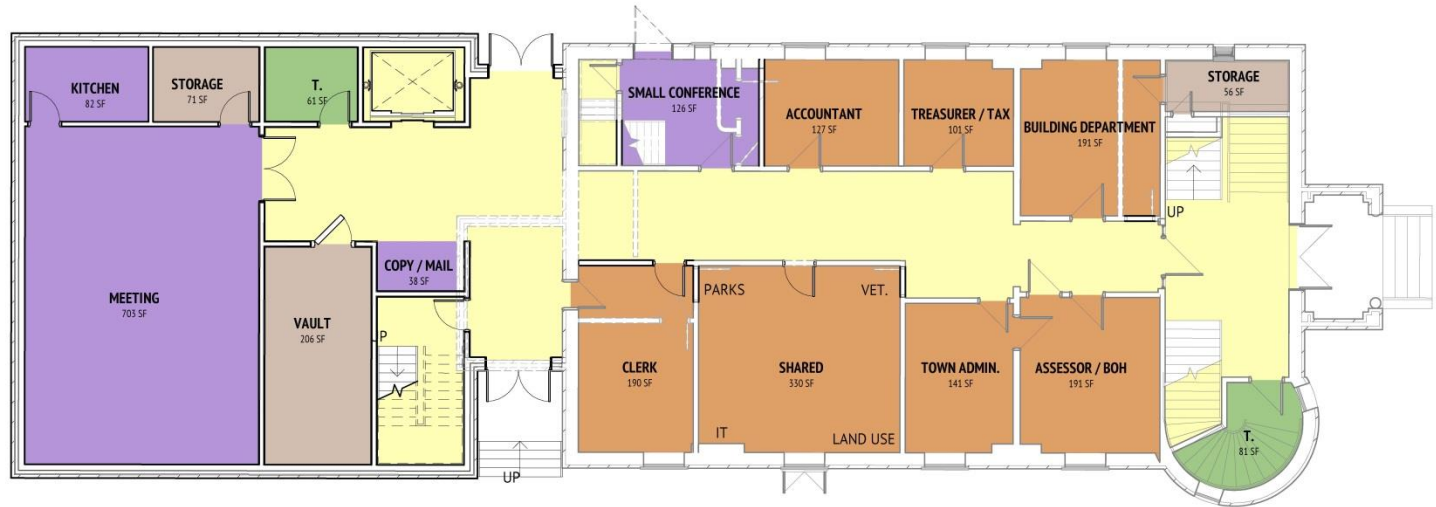
8

20

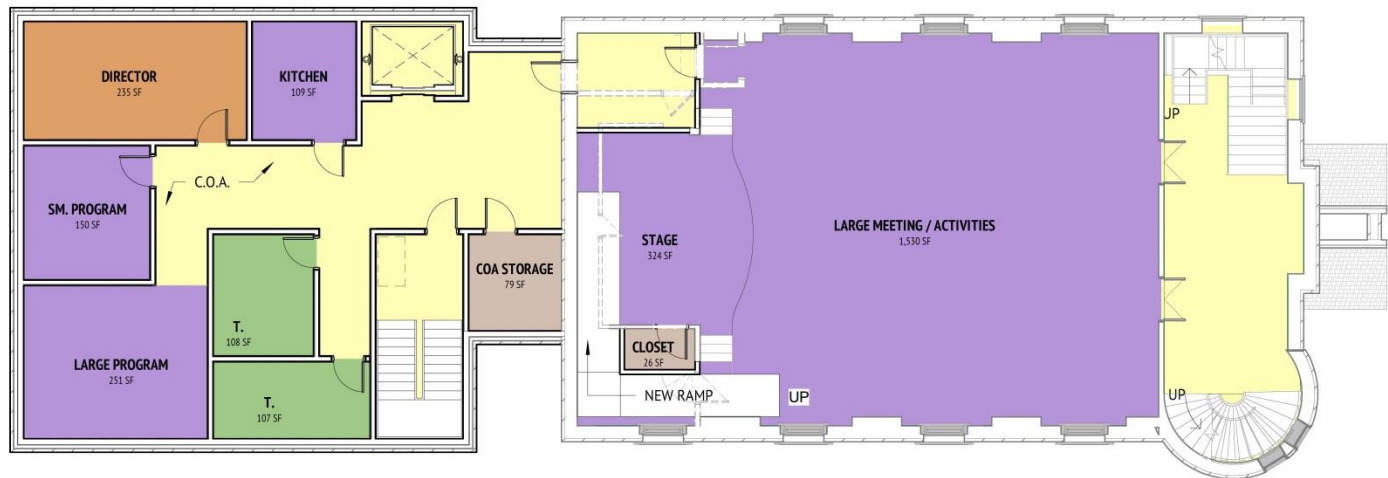
OPTION 1B- ADD SENIOR CENTER TO BAGG HALL, REPLACE TOWN ANNEX AND PUBLIC SAFETY WITH PARKING.



OPTION 2 - FLOOR PLANS



1 Level 1 - Option 2
3/32" = 1'-0"



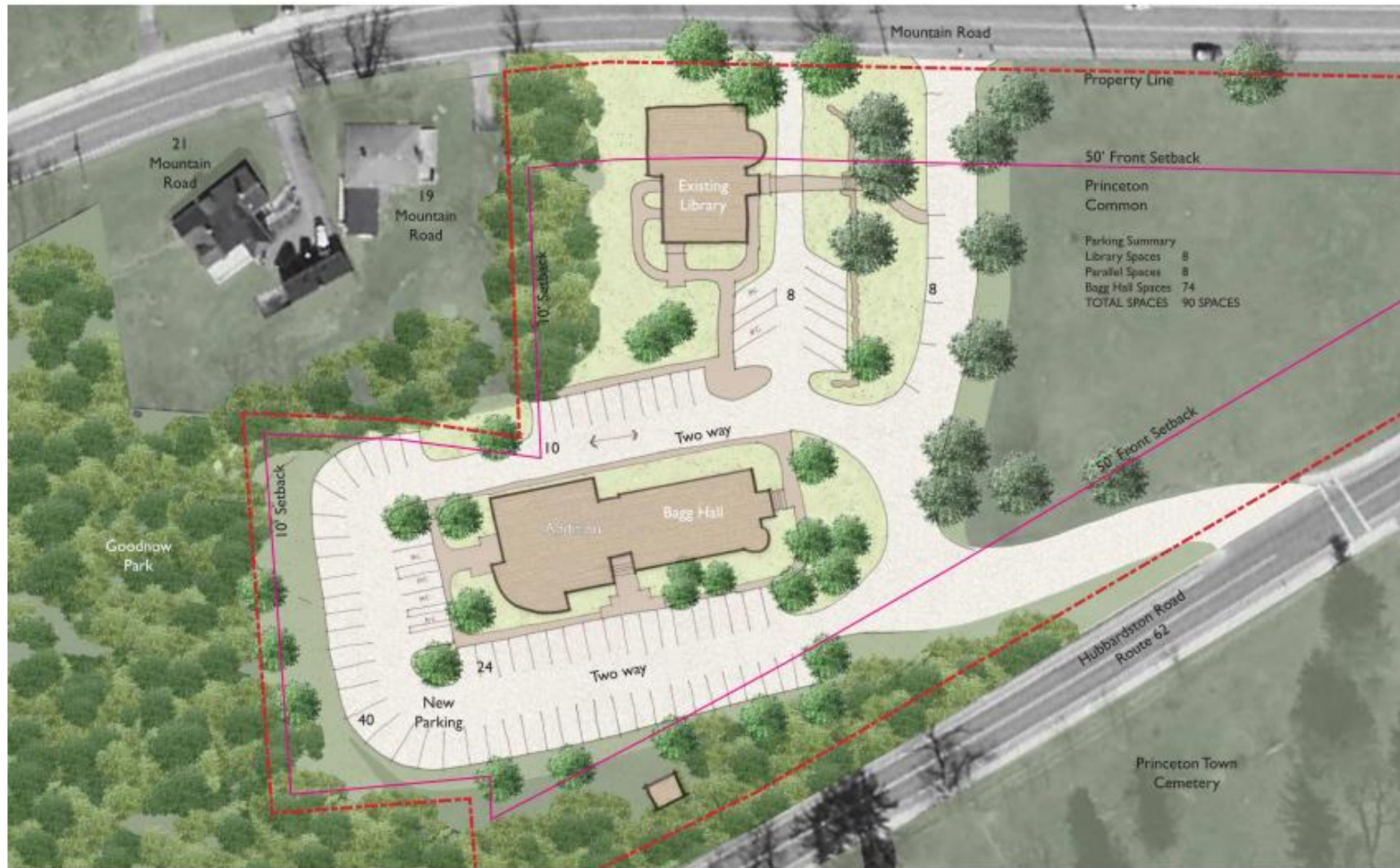
| OPTION 2 TOTALS | |
|-----------------|----------|
| PHASE | AREA |
| NEW | 4,145 SF |
| EXISTING | 5,536 SF |
| Grand total: 4 | 9,681 SF |

2 Level 2 - Option 2
3/32" = 1'-0"

BAGG HALL – OPTION 2

| ROUGH PRICING | |
|----------------------------------|-------------------|
| ADDITION | \$ 1,200,000 |
| PREMIUM FOR ELEVATOR | \$ 350,000 |
| RENOVATION | \$ 1,135,000 |
| DEMOLITION | \$ 50,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 90,000 |
| SITework | \$ 600,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 700,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 4,125,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 5,150,000 |

OPTION 3 - SITE



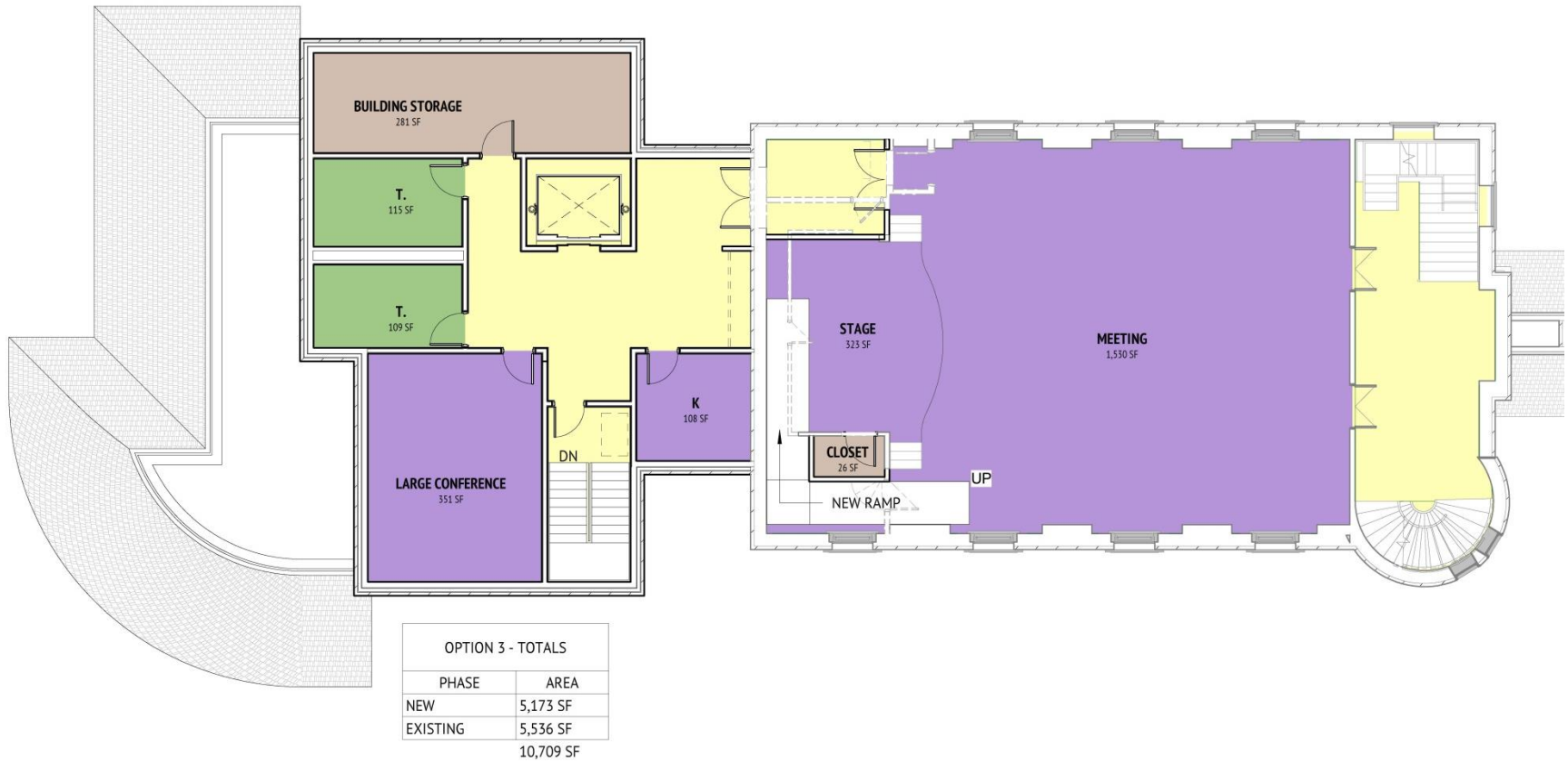
PRINCETON COMMON SITE

OPTION 1C- LARGER ADDITION WITH SENIOR CENTER, REPLACE TOWN ANNEX AND PUBLIC SAFETY WITH PARKING

OPTION 3 – 1ST FLOOR PLAN



OPTION 3 - 2ND FLOOR PLAN



BAGG HALL – OPTION 3

| ROUGH PRICING | |
|----------------------------------|-------------------|
| ADDITION | \$ 1,500,000 |
| PREMIUM FOR ELEVATOR | \$ 350,000 |
| RENOVATION | \$ 1,135,000 |
| DEMOLITION | \$ 50,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 90,000 |
| SITEWORK | \$ 600,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 760,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 4,485,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 5,600,000 |

BAGG HALL – PROGRAMMING SUMMARY

| PROGRAM | Option 1 | Option 2 | Option 3 |
|---------------------------------|----------|----------|----------|
| SQ FT ADDED | 1,689 | 4,145 | 5,297 |
| DEDICATED COA SPACE | 0 | 715 | 1,185 |
| COA LOCATED ON FIRST FLOOR | N/A | No | Yes |
| RETAINS STAGE | No | Yes | Yes |
| SPACE FOR OTHER BOARDS | Yes | No | No |
| PRIVATE OFFICES FOR DEPT. HEADS | Yes | Yes | Yes |

BAGG HALL – ALL OPTIONS

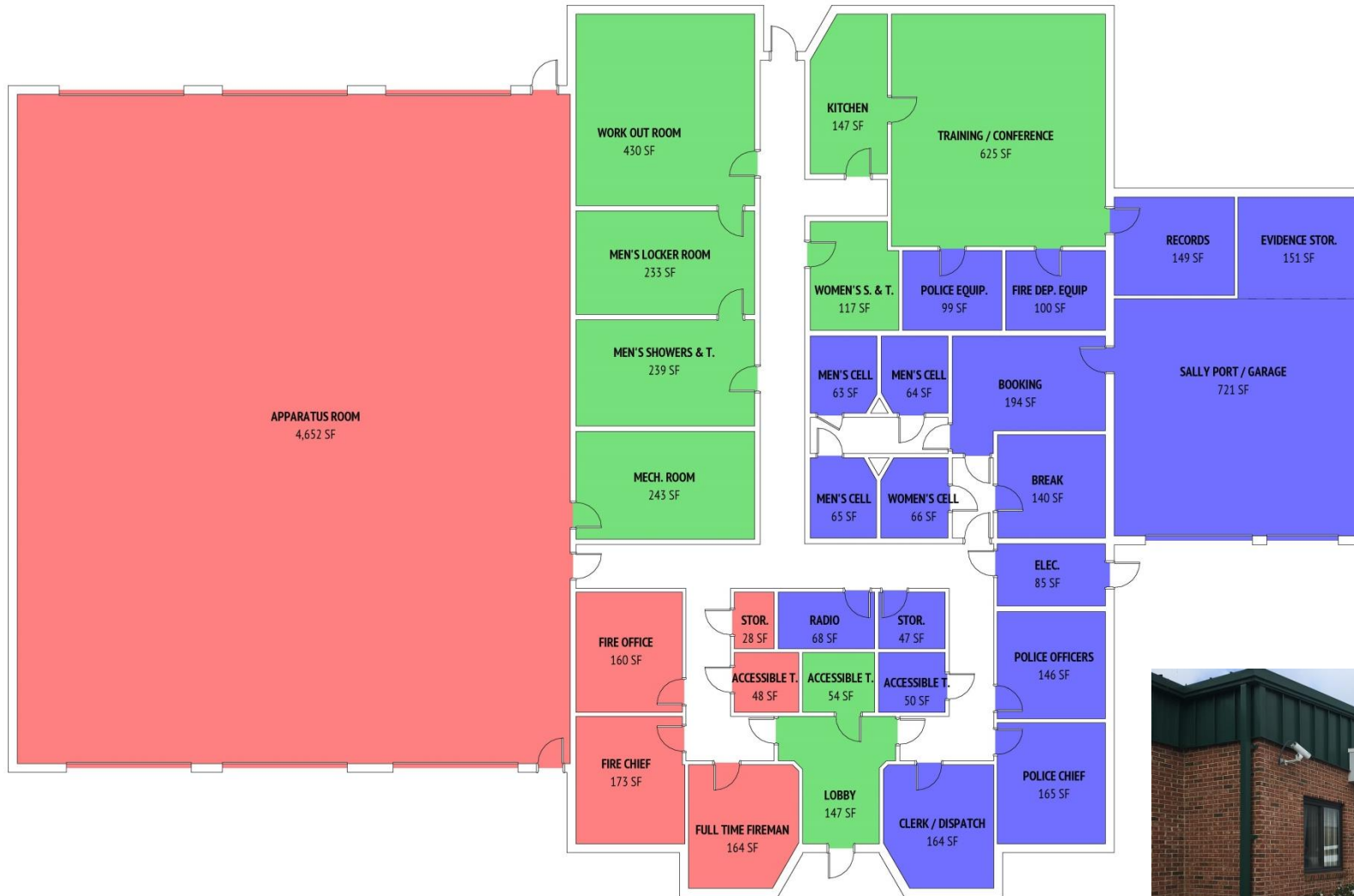
| ROUGH PRICING | Option 1 | Option 2 | Option 3 |
|----------------------------------|-------------------|-------------------|-------------------|
| ADDITION | \$ 545,000 | \$ 1,200,000 | \$ 1,500,000 |
| PREMIUM FOR ELEVATOR | \$ 350,000 | \$ 350,000 | \$ 350,000 |
| RENOVATION | \$ 1,080,000 | \$ 1,135,000 | \$ 1,135,000 |
| DEMOLITION | \$ 50,000 | \$ 50,000 | \$ 50,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 90,000 | \$ 90,000 | \$ 90,000 |
| SITework | \$ 600,000 | \$ 600,000 | \$ 600,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 550,000</u> | <u>\$ 700,000</u> | <u>\$ 760,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 3,265,000 | \$ 4,125,000 | \$ 4,485,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 4,100,000 | \$ 5,150,000 | \$ 5,600,000 |

PUBLIC SAFETY ALTERNATIVES

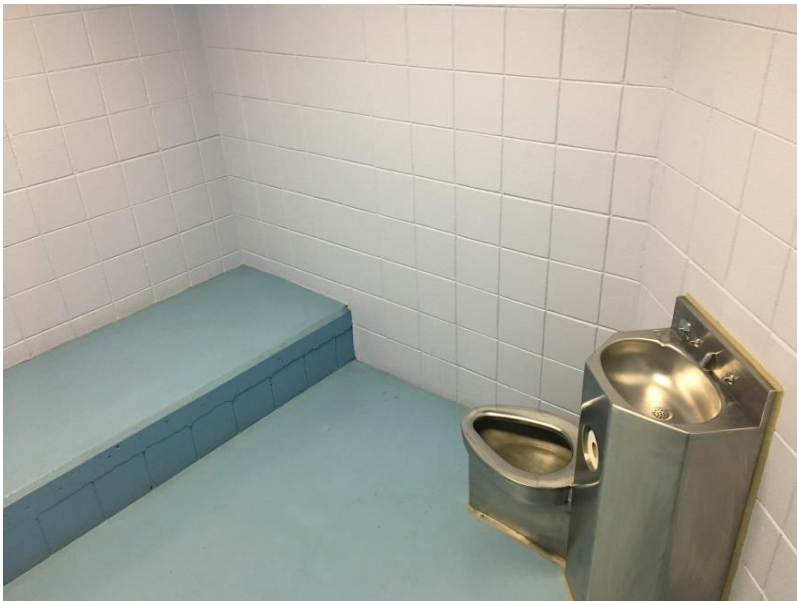
FACILITY COMPARISON

| | Population | Size of Complex | Year Built | Cost |
|------------|------------|-----------------|------------|-------------|
| Sunderland | 3,684 | 11,830 | 2004 | \$1.7 M |
| Hadley | 5,250 | 16,175 | 1996 | \$ 2.4M |
| Paxton | 4,806 | 23,575 | 2009 | \$8.7M Est. |
| Holden | 17,346 | 36,100 | 2010 | \$15.5M |
| | | | | |
| Princeton | 3,413 | ~ 16,000 | 2019 | |

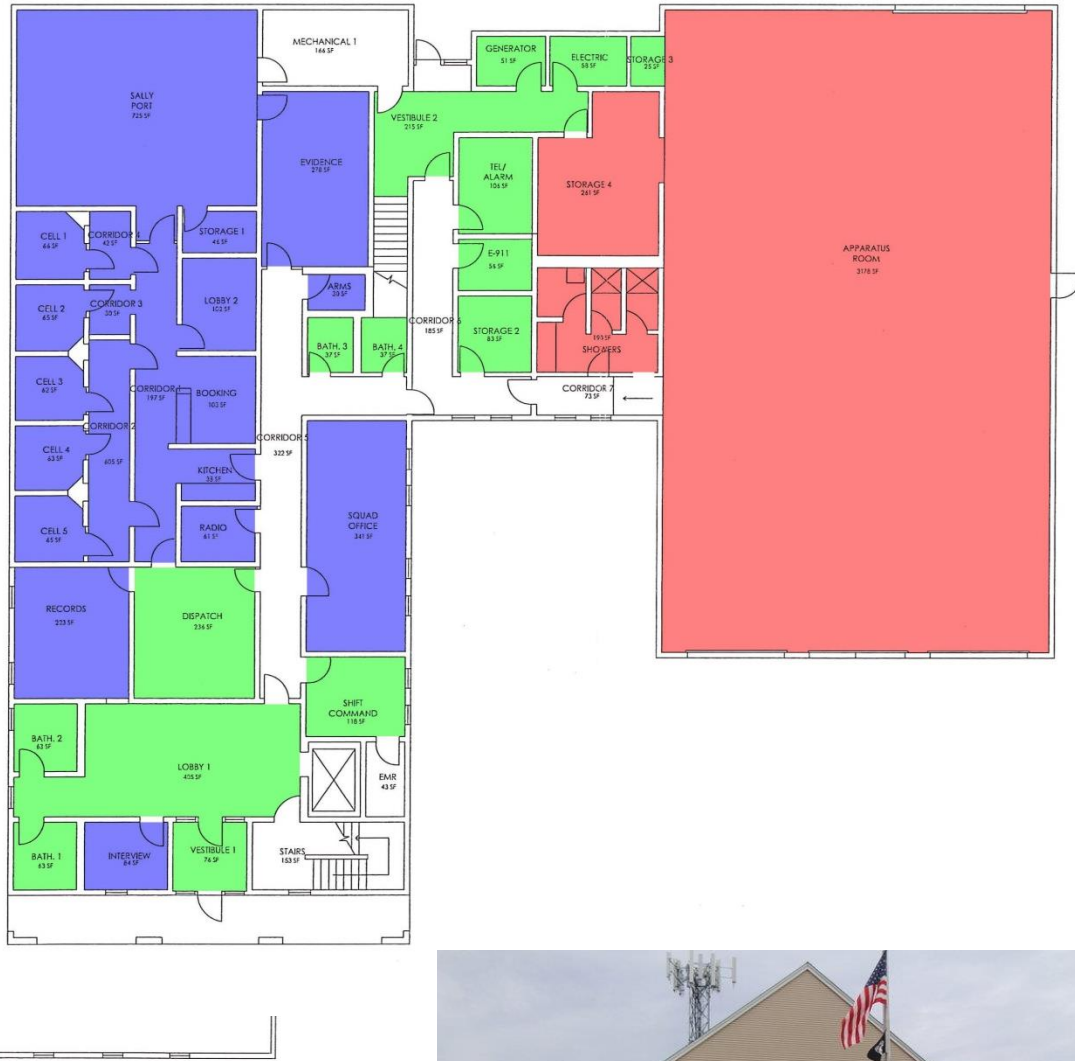
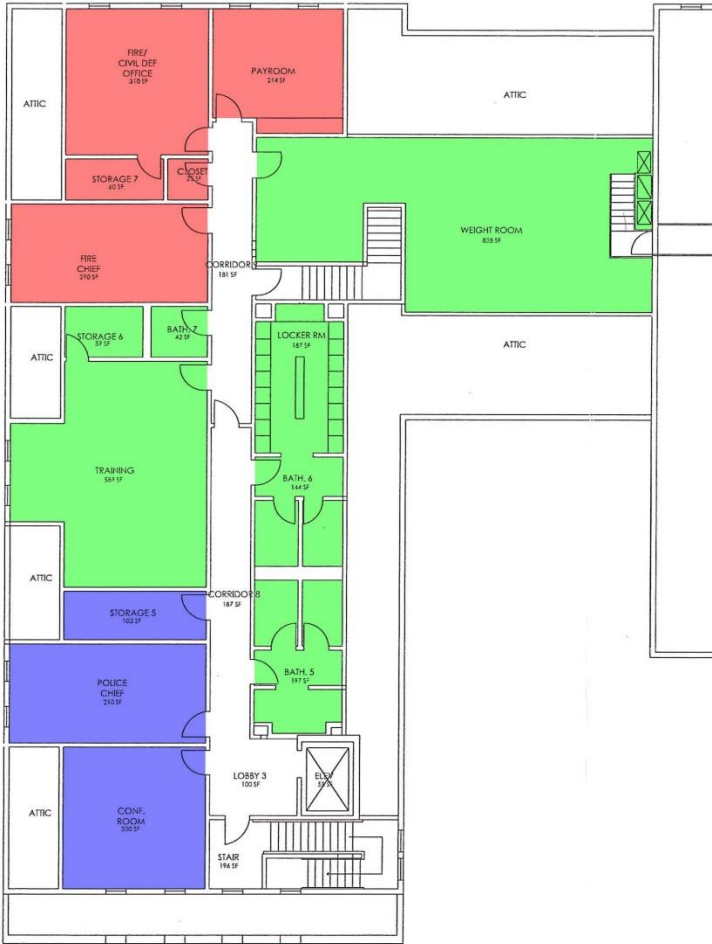
SUNDERLAND



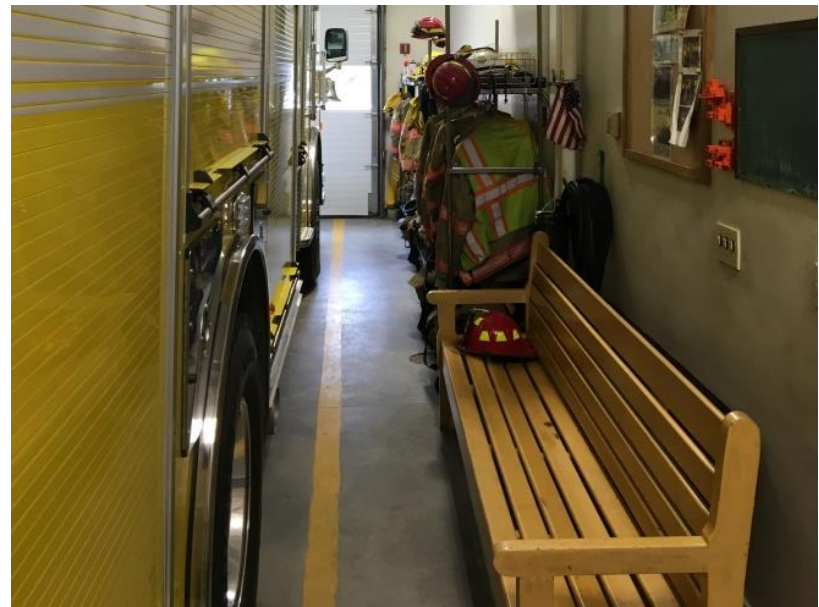
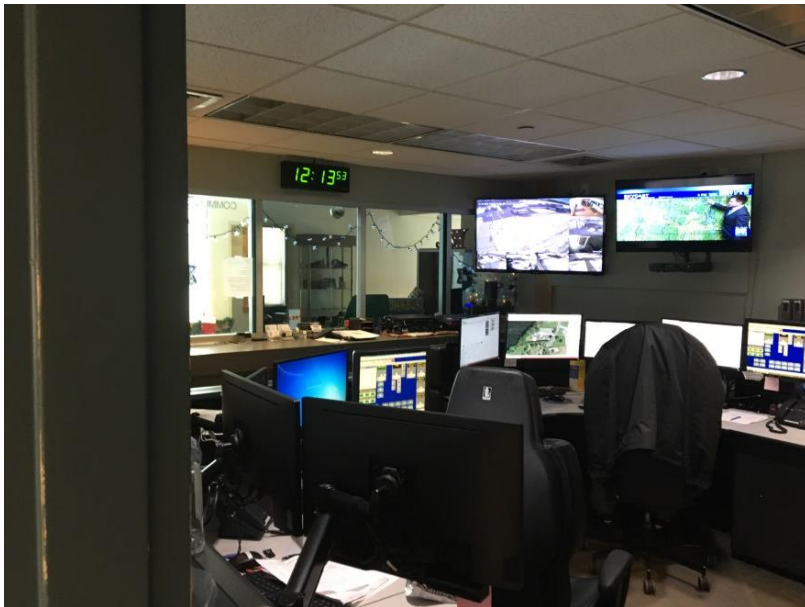
SUNDERLAND



HADLEY



HADLEY



Summary of Meeting with Chiefs

- **Need for 2 Fire Stations confirmed due to response time:**
 - land area of 35 square miles
 - topographic range
 - on call staff come mostly from other communities
- **Sharing Space:**
 - Training/Community Meeting Room
 - Locker Rooms
 - Fitness Room
 - Lobby
- Chiefs will review program to further reduce spaces

PUBLIC SAFETY PROGRAM – IN PROCESS

| SPACE | PROPOSED | SUNDERLAND | HADLEY |
|-------------------------------|----------|------------|--------|
| Public Lobby | 250 | 122 | 405 |
| Training Room | 700 | 625 | 589 |
| Fitness Room | 750 | 430 | 728 |
| Break Room | 250 | 140 | 252 |
| Other Shared | 600 | 589 | 528 |
| | | | |
| Police Offices | 960 | 475 | 749 |
| Sallyport / Police Parking | 800 | 721 | 725 |
| Booking / Interview / Lock-up | 280 | 458 | 610 |
| Other Police | 880 | 453 | 592 |
| | | | |
| Fire Offices | 670 | 497 | 685 |
| Fire Bunk Rooms | 300 | 0 | 0 |
| Apparatus Bays | 4,320 | 4,616 | 3,778 |
| Other Fire | 700 | 0 | 389 |
| | | | |
| TOTAL GROSS SQ FT | 16,000* | 11,830 | 16,175 |

ADD/RENO - SITE



PRINCETON CENTER SITE
OPTION 1 - ADD RENO

ADD/RENO – FLOOR PLAN



PUBLIC SAFETY– ADD/RENO

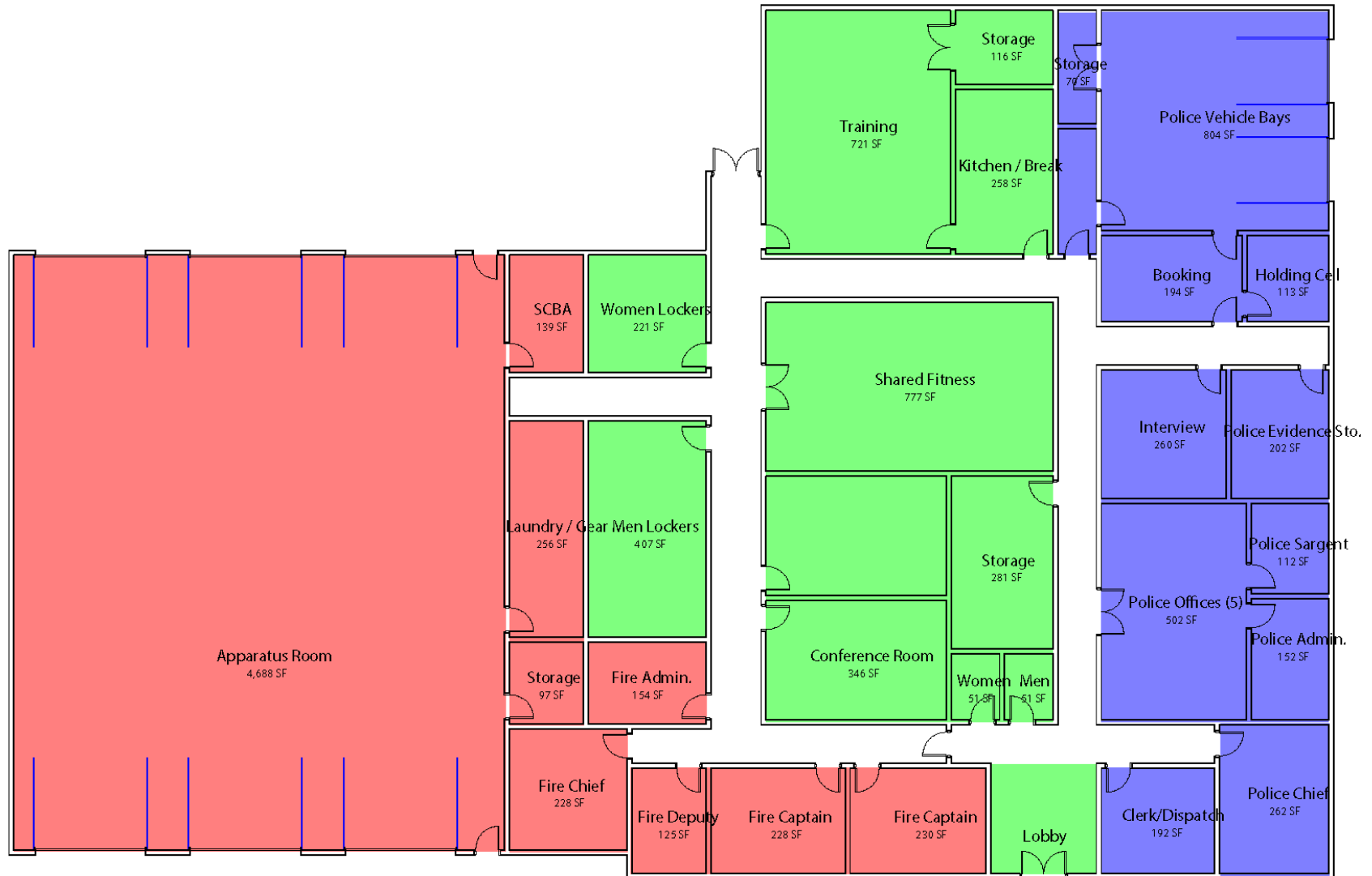
| ADDITION | \$ 3,960,000 |
|----------------------------------|---------------------|
| RENOVATION | \$ 1,200,000 |
| DEMOLITION | \$ 40,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 128,000 |
| SITework | \$ 500,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 1,187,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 7,015,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 9,100,000 |

ALL NEW - SITE



PRINCETON CENTER SITE
OPTION2- NEW PUBLIC SAFETY BUILDING

ALL NEW – FLOOR PLAN



PUBLIC SAFETY– ALL NEW

| ADDITION | \$ 5,280,000 |
|----------------------------------|---------------------|
| RENOVATION | -- |
| DEMOLITION | \$ 80,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 128,000 |
| SITework | \$ 500,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 1,212,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 7,200,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 9,000,000 |

PUBLIC SAFETY– OPTIONS

| | Add/Reno | All New |
|----------------------------------|---------------------|---------------------|
| ADDITION | \$ 3,960,000 | \$ 5,280,000 |
| RENOVATION | \$ 1,200,000 | -- |
| DEMOLITION | \$ 40,000 | \$ 80,000 |
| HAZARDOUS MATERIALS (Allowance) | \$ 128,000 | \$ 128,000 |
| SITework | \$ 500,000 | \$ 500,000 |
| GC MARKUPS, ESCALATION, ETC | <u>\$ 1,187,000</u> | <u>\$ 1,212,000</u> |
| APPROX. TOTAL CONSTRUCTION COSTS | \$ 7,015,000 | \$ 7,200,000 |
| APPROX. TOTAL PROJECT COSTS | \$ 9,100,000 | \$ 9,000,000 |

INITIAL PHASING OPTIONS

APPROACHES

Long Version


- Shore up Bagg Hall
 - ~ \$250 - \$350,000
 - New Public Safety
 - Add/Reno OR New
 - ~ \$9M

*** pause ***
 - Add on to Bagg Hall
 - Minimal Addition
 - Save Annex
 - ~ \$4.1M + Escalation

*** pause ***
 - New Senior / Community Center
 - At location of Annex
 - ~ \$4M? + Escalation?
- 

Medium Version

- Shore up Bagg Hall
 - ~ \$250 - \$350,000
 - New Public Safety
 - Add/Reno OR New
 - ~ \$9M

*** pause ***
 - Add on to Bagg Hall
 - Maximum Addition
 - Demo Annex
 - ~ \$5.6M + Escalation
- 

Short Version

- New Public Safety
 - Add/Reno OR New
 - ~ \$9M
- Add on to Bagg Hall
 - ~ \$4.1M, \$5.2M OR \$5.6M

DISCUSSION & NEXT STEPS

Outstanding Info

- **DRAFT AUL (Activity and Use Limitation Plan) for the Princeton Commons Site from Tighe and Bond to understand the anticipated limit of disturbance allowable on the site**
- **Has the Town ever talked with DEP to get permission or a waiver for their existing private well at the Town Hall from being considered a public water supply?**
- **Do any of the part time staff occupy two positions within Town—in essence counting as 1 full time person rather than 2 part time?**

Next Steps

- **Design Options**
 - Preferred phasing approach?
- **Refine Design**
- **Develop 3D Renderings**
- **More Detailed Cost Estimate**
- **Next Meeting**
 - Tuesday January 9th or 16th?
- **Draft Report Due January 31st**
- **Public Meetings in February**
- **Town Meeting in May**

THANK YOU



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