

Cost to Build New Stand-Alone Buildings: Police Station, Senior Center and Town Hall

Dedham Board of Selectmen

September 19, 2013



Background

- ∞ Prompted by the opportunity to consolidate facilities the Town engaged Beta Group, Inc. to provide information on program and costs for free-standing sites:
 - Police
 - Senior Center
 - Town Hall

Background

- ∞ **The study is intended to help residents answer some questions they might have:**
 - Have you considered an alternative to consolidating at Rustcraft ?
 - How much will it cost?
 - How long will it take?
- ∞ **The traditional approach has been to construct separate, stand-alone buildings, usually for a specific use**
- ∞ **The Beta Group report will be available on the Town website for the Rustcraft Road Project**
 - www.dedham-ma.gov/rustcraft

Alternatives

Building	Gross Sq Ft	New/Renovate	Stories
Police Option A	21,000	New	2
Police Option B	27,000	New	2
Senior Center	16,000	New	1
Town Hall Option A	35,000	New	2
Town Hall Option B	35,000	New and Renovate	2-3

Alternatives

Building	Project Initiation	Earliest Project Completion
Police Station	Fall 2013	Fall 2015
Senior Center	Fall 2015	Fall 2017
Town Hall	Fall 2017	Fall 2019

Inflation assumed at 4% per year.

Cost to Build

Building	Project Cost	Assumed Construction Start Date
Police Option A	\$11,963,000	In 2014
Police Option B	\$15,357,000	In 2014
Senior Center	\$ 8,595,000	In 2016
Town Hall Option A	\$21,740,000	In 2018
Town Hall Option B	\$16,563,000	In 2018

Note: Excludes site acquisition cost, if any.

Comparison with Rustcraft

Building	PROJECT COSTS	Year
Police Option A (21,000 sq ft new)	\$11,963,000	In 2014
Senior Center (16,000 sq ft new)	\$ 8,595,000	In 2016
Town Hall Option B (35,000 sq ft new/renovated)	\$16,563,000	In 2018

If built separately, these three buildings will cost approx. \$37,121,000.

Note: Excludes site acquisition cost, if any.

Comparison with Rustcraft

	3 Stand - Alone Buildings	Consolidated at Rustcraft
Total Cost	\$37.1 MM	\$28.0 MM
Timing	Duration at least 7 years Probably 2022/2025 before all 3 are built	Duration 2 years Likely 2015 or early 2016 completion
Sites	1) High Street @ Mt. Vernon recommended for Police. 2) Two other sites TBD	All at Rustcraft Road
Cost/Sq. Ft.	\$400 - \$450	\$250 +/-

- Questions? Comments?

End

∞ End of Cost to Build slides