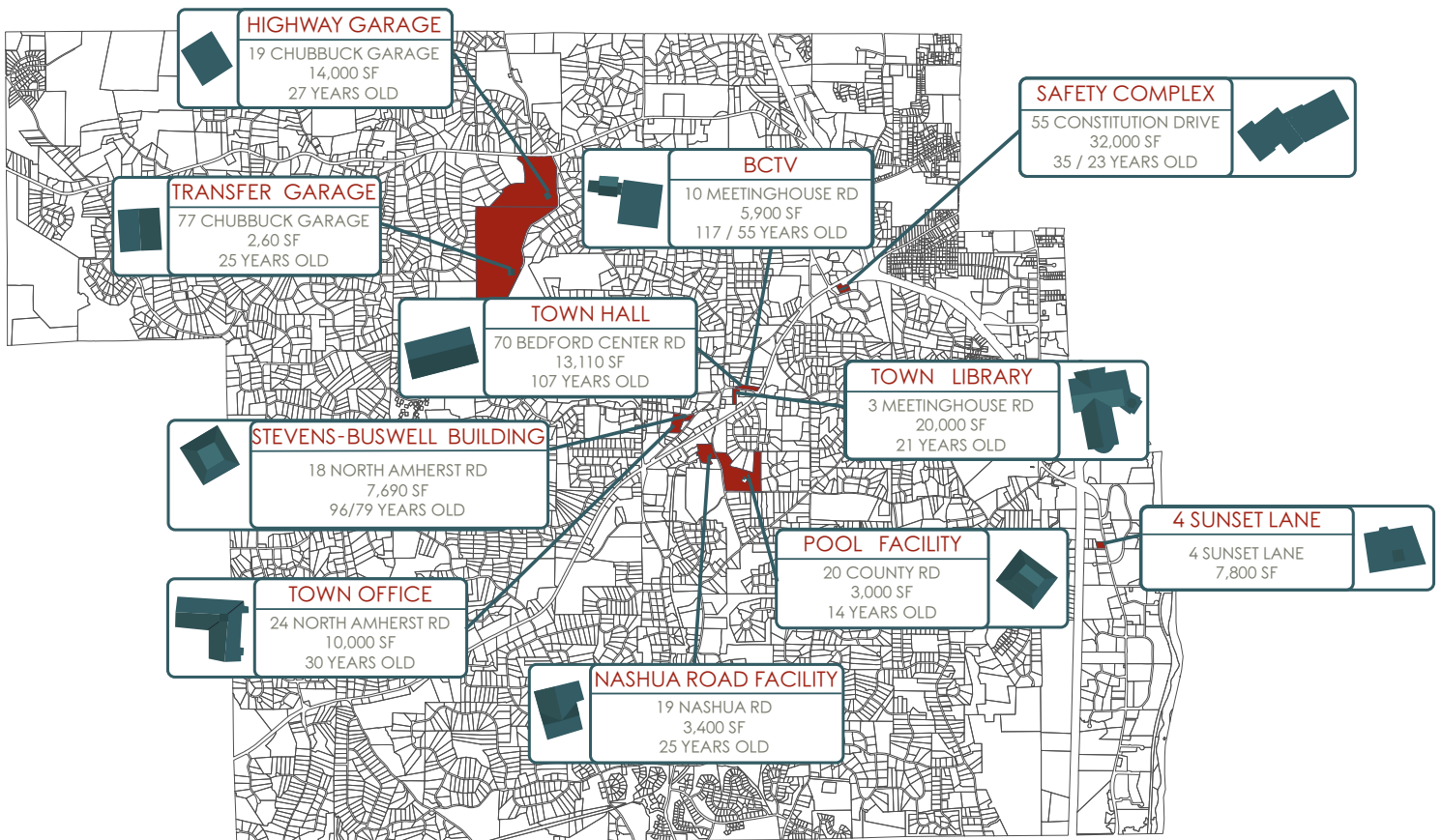


# Facilities Master Plan and Space Needs Assessment



TOWN OF BEDFORD, NEW HAMPSHIRE  
Municipal Facilities Master Plan and Space Needs Assessment  
Volume Two: Conceptual Scenarios and Option Comparisons  
April 17, 2018



This Page Intentionally Blank



**TAB ONE: Executive Summary**

**TAB TWO: Option Comparisons**

Option Comparisons Introduction

Scenario Summaries

- A. Base plus Options
- B. Base plus Options
- C. Base plus Options
- D. Base plus Options
- E. Base plus Options

**TAB THREE: Final Option Comparisons**

Final Option Comparisons Introduction

Scenario Summary

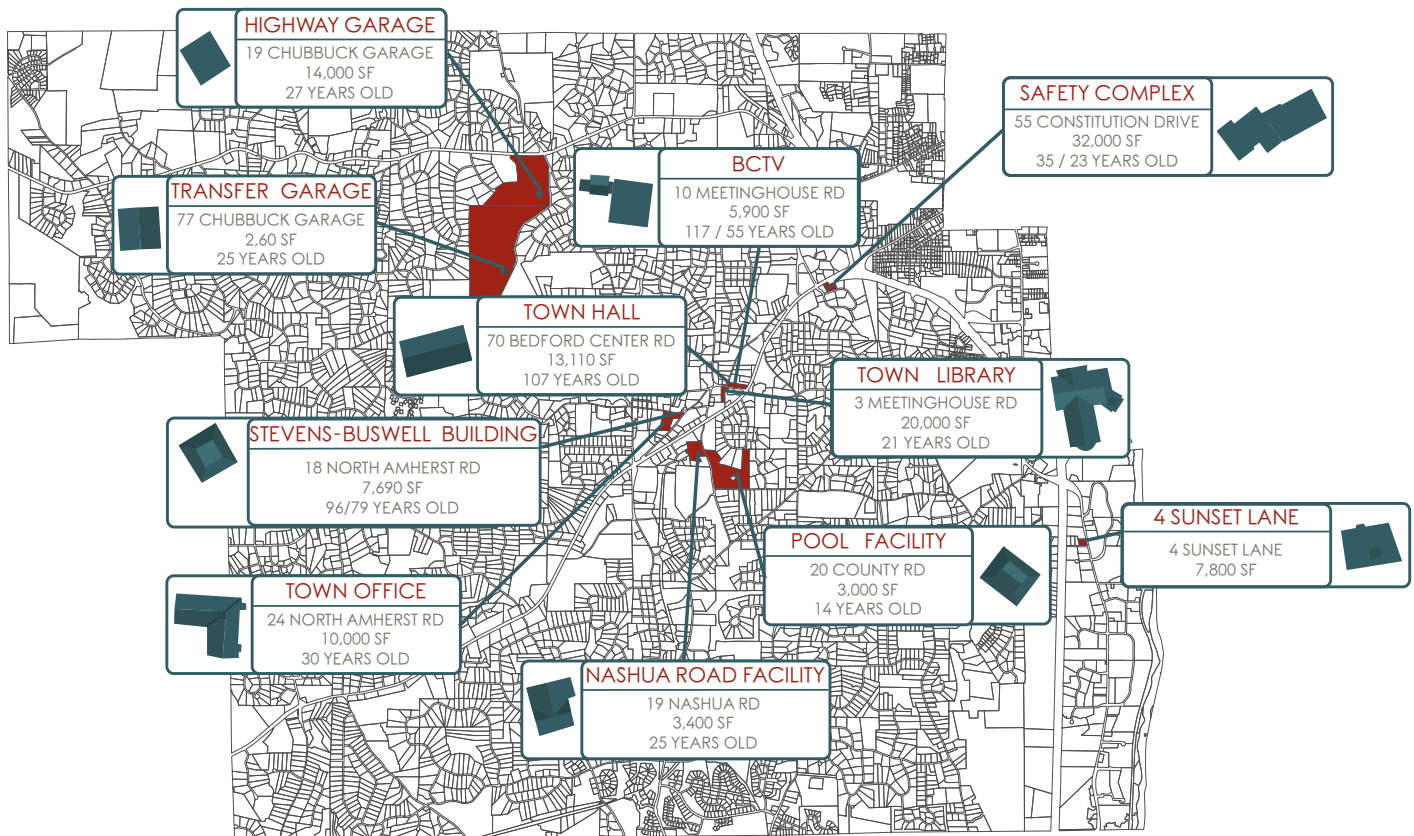
Cost Estimate

- F. Base plus Options
- G. Base plus Options
- H. Base plus Options

This Page Intentionally Blank

Phase Two of Harriman’s Master Plan study for the Town of Bedford, New Hampshire comprises a study of conceptual design scenarios. Each scenario utilizes the area calculations determined through the Space Needs Assessment and building conditions determined through the Existing Facilities Assessment. Using this data, Harriman developed 5 conceptual schemes and then 3 preferred schemes to represent possible uses for each town owned property and which departments will occupy that property.

Scenarios range widely in approach and scope. The variety of scenarios allowed the Master Planning Steering Committee to eliminate non-viable aspects and narrow considerations to the 3 preferred options. For example, Town owned and non-Town owned properties were considered in various scenarios to represent the range of options possible to achieve Bedford’s long-term vision.



Order of Magnitude (OoM) cost estimates were developed for all scenarios throughout the process to inform the Steering Committee of the relative financial impact of each design recommendation. All cost estimates include both construction cost and total project cost, which includes all soft costs to complete the project. These soft costs include design fees, permitting, etc. For options that include the purchase of new, non-Town owned properties, a cost was assigned using the assessed property value as a starting point. It is important to note that the purchase prices assigned are best guess estimates and not final negotiated sales prices. At the time of the conceptual scenario development, potential land purchases were hypothetical and no active real estate negotiations occurred.

Conceptual building layouts and cost estimates were developed for several buildings that were not variable from scenario to scenario. The higher level of development for these buildings: Town Library, Department of Public Works, and Police Department allowed for detailed feedback from Department Heads as the Team developed the preferred options.

Preferred adjacencies were taken into account so that similarly functioning departments could operate more efficiently through closer collaboration. Customer experience, critical operation needs, total cost impact, and reuse of existing Town buildings were other key considerations in the Conceptual Scenarios phase.

The 5 conceptual schemes are identified as A, B, C, D, and E. Each option includes a Base option within the scenario. Each facility site was assigned a letter key that is consistent through every scheme. Those properties are as follows:

- A – 4 Sunset Lane
- B – BCTV (including Annex)
- C – Highway Garage
- D – Library
- E – Nashua Road Facility
- F – Pool Facility
- G – Public Safety Complex (55 Constitution Drive)
- H – Stevens Buswell School
- I – Town Hall
- J – Town Office
- K – Transfer Station (including Recycling Center)
- L – 2 Constitution Drive (non-town-owned property analyzed for design possibilities)
- M – 15 Constitution Drive (non-town-owned property analyzed for design possibilities)
- N – 47 Constitution Drive (non-town-owned property analyzed for design possibilities)
- O – 270 South River Road (non-town-owned property analyzed for design possibilities)

The Base options and their affiliated design scenarios will be illustrated in greater detail in the following sections of this volume. Each base option comprises 6 sites that are “static” in nature, in that, there are no variable options incorporated for their future use. How they are presented is the best possible option for all of the design scenarios.

After review and considerations of the conceptual schemes, several themes emerged. Initial cost information revealed that extensive new construction was not a viable path. Maximizing use of existing Town buildings was also a priority which, in some cases, reduced optimal customer service for Town Office program. Consideration for a single renovated facility that housed multiple Town agencies was also removed from discussion due to operation conflicts and square footage incompatibility with the existing building.

The 3 preferred options are identified as F, G, and H. Similar to the 5 conceptual schemes, Base options were included as was a letter designation for each facility site. Primary initiatives included improvements to first responder facilities: Fire Department sub-station, Police Department, and Department of Public Works. Addition/renovation work to the Town Library and Transfer Station were also consistent initiatives.

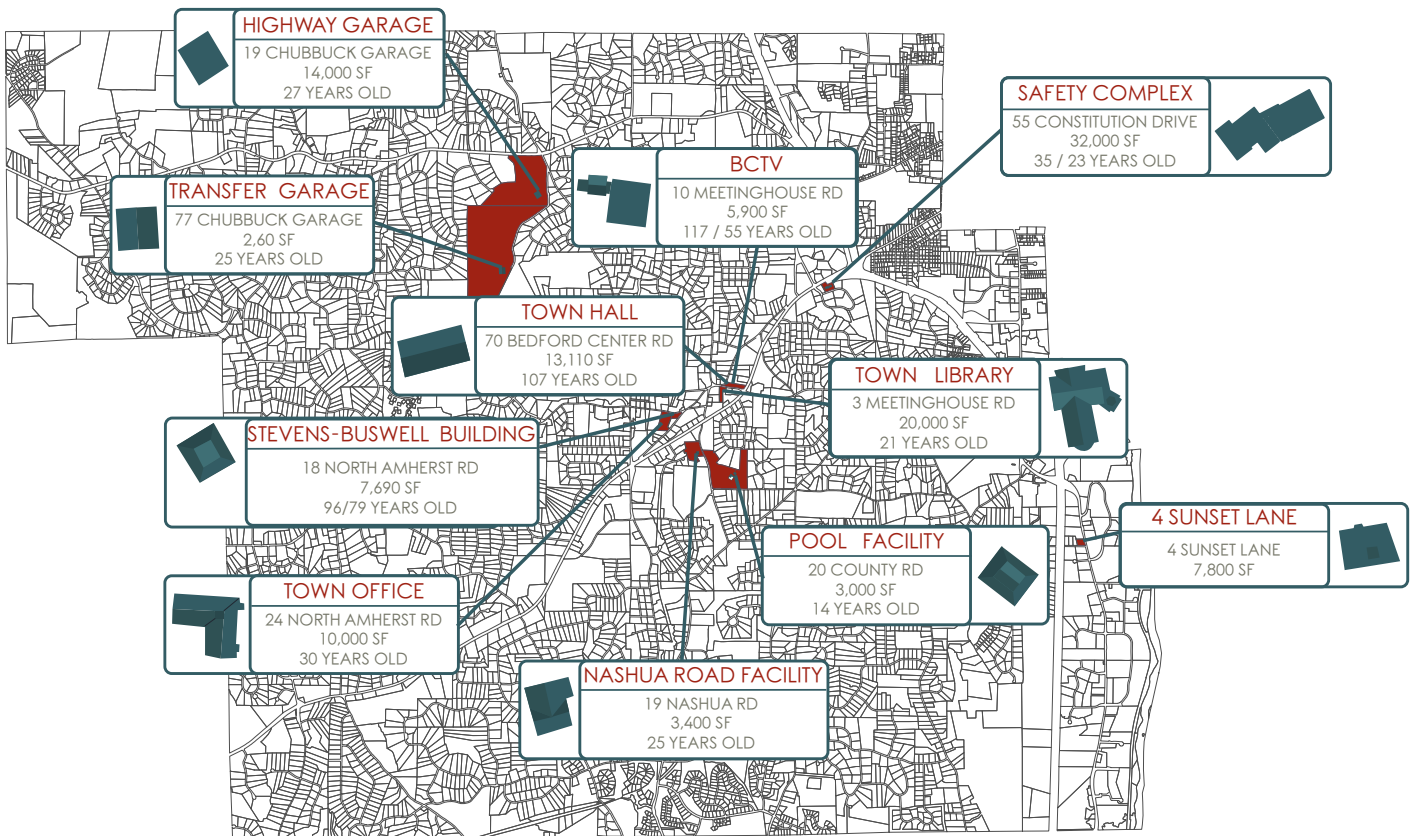
Option F meets all program and facility needs as outlined by the Space Needs Assessment and keeps all related municipal programs together for optimal customer service. Option G addresses all facilities with limited improvements but keeps customer service at a very high level. Option H reduced scope for several facilities that do not have significant deferred maintenance or program needs and is the lowest cost scenario. By limiting renovated and/or additional construction square footage, Option H does not provide the highest level of customer service, but municipal departments are strategically clustered to offer a very high level of service for most users.

Following a public review process with the Bedford Board of Selectmen, Options F, G, and H will be considered and a final Master Plan option will be chosen. Once the final option is selected, Volume 3, and the final Master Plan document will be created.

This Page Intentionally Blank

As noted in the Executive Summary, the Option Comparisons section includes five conceptual scheme options identified as A, B, C, D, and E. Each option designation includes a base scenario of static elements for six site/building locations. These base scenarios have a single recommendation and a single cost associated with them. In addition to the base scenarios, there are two to three variables for the remaining site/building locations that contain different design recommendations and/or different costs. Variations in scope and cost reflect variations on a basic theme that affect the cost and complexity of the scenario. For example, Option A contains a Base Option A and Options A1, A2, and A3.

This section begins with a Scenario Summary table to compare all Options A through E. The sections that follow begin with a summary narrative for each Option, summary information about each scenario, an order of magnitude cost table, and detailed narrative and graphic information for each scenario.





This Page Intentionally Blank

Site	Base A	Scenario A1	Scenario A2	Scenario A3	Base B	Scenario B1	Scenario B2	Scenario B3	Scenario B4	Scenario B5	Base C	Scenario C1	Base D	Scenario D1	Base E	Scenario E1
A 4 Sunset Drive	\$ 5,500,000				\$ 5,500,000						\$ (850,000)		\$ 5,500,000		\$ 5,500,000	
B1 BCTV		\$ 80,000	\$ 1,300,000	\$ 925,000		\$ 5,000,000	\$ (500,000)	\$ 1,300,000	\$ 1,300,000	\$ 1,500,000		\$ 3,600,000		\$ 1,900,000		\$ 1,900,000
B2 BCTV Annex		\$ 20,000	\$ 20,000	\$ 1,750,000		\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000		\$ 20,000		\$ 250,000		\$ 250,000
C Highway Garage	\$ 9,000,000				\$ 10,600,000						\$ 10,600,000		\$ 11,000,000		\$ 10,600,000	
D Library		\$ 8,700,000	\$ 8,700,000	\$ 8,700,000		\$ 8,700,000	\$ (1,850,000)	\$ 8,700,000	\$ 8,700,000	\$ 8,700,000		\$ 8,700,000		\$ 8,700,000		\$ 8,700,000
E Nashua Road Facility	\$ 1,800,000				\$ 100,000						\$ 100,000		\$ -		\$ 100,000	
F Pool Facility	\$ 400,000				\$ 400,000						\$ 400,000		\$ 400,000		\$ 400,000	
G Public Safety		\$ 8,000,000	\$ 25,500,000	\$ 24,000,000		\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 15,500,000		\$ 8,000,000		\$ 7,500,000		\$ 13,600,000
H Stevens Buswell		\$ 2,500,000	\$ 2,500,000	\$ 2,500,000		\$ 3,300,000	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)		\$ 2,400,000		\$ 2,500,000		\$ (175,000)
I Town Hall		\$ 11,800,000	\$ 7,200,000	\$ 2,800,000		\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000		\$ 2,800,000		\$ 5,100,000		\$ 5,100,000
J1 Town Office		\$ 2,600,000	\$ 2,700,000	\$ 5,600,000		\$ 3,500,000	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)		\$ 4,500,000		\$ 7,300,000		\$ (1,000,000)
J2 Shed at Town Office	\$ 11,000				\$ 11,000						\$ 11,000		\$ 11,000		\$ 11,000	
K1 Transfer Station	\$ 700,000				\$ 700,000						\$ 700,000		\$ 700,000		\$ 700,000	
K2 Recycle Center	\$ 500,000				\$ 500,000						\$ 500,000		\$ 500,000		\$ 500,000	
L 2 Constitution				\$ 830,000						\$ 830,000						\$ 830,000
M 15 Constitution							\$ 44,000,000	\$ 27,000,000	\$ 15,000,000							
N 47 Constitution		\$ 19,400,000	\$ 1,575,000							\$ 19,400,000				\$ 19,400,000		\$ 19,400,000
O 270 South River Road						\$ 20,650,000			\$ 20,650,000			\$ 29,150,000				
<b>Total Project Costs</b>	\$ 17,911,000	\$ 53,100,000	\$ 49,495,000	\$ 47,105,000	\$ 17,811,000	\$ 51,970,000	\$ 51,275,000	\$ 46,645,000	\$ 55,295,000	\$ 47,575,000	\$ 11,461,000	\$ 59,170,000	\$ 18,111,000	\$ 52,650,000	\$ 17,811,000	\$ 48,605,000
<b>Total Scenario Comparison with Base Costs</b>		\$ 71,011,000	\$ 67,406,000	\$ 65,016,000		\$ 69,781,000	\$ 69,086,000	\$ 64,456,000	\$ 73,106,000	\$ 65,386,000		\$ 70,631,000		\$ 70,761,000		\$ 66,416,000

This page intentionally left blank.

The following site specific scenarios are intended as a group that in conjunction with Options A1 through A3 will provide the necessary upgrades and renovations required by the towns recently evaluated program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites. They are universal for Option A1, Option A2 and Option A3.

Included in Base Option A are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road Renovation and Addition
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center

EXISTING SITE



**A**  
4 Sunset Dr  
4 Sunset Dr



**C**  
Highway Garage  
19 Chubuck Rd



**E**  
Nashua Road Facility  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>11,726 sf</b>

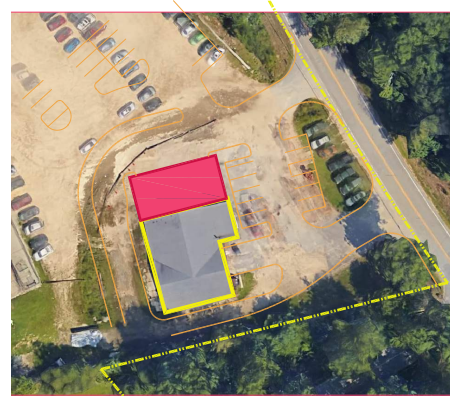
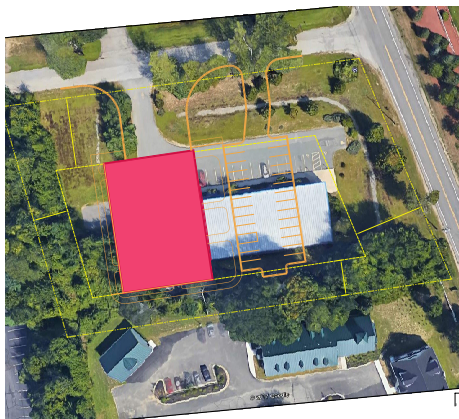
**Build Addition & Renovate Existing Highway Garage**

Renovate	13,828 sf
New Construction	28,042 sf
<b>Total Gross Area</b>	<b>41,870 sf</b>

**Add Addition & Renovate Existing Nashua Road Facility**

Renovate	3,736 sf
New Construction	2,041 sf
<b>Total Gross Area</b>	<b>5,777 sf</b>

PROPOSED SITE



ORDER OF MAGNITUDE COST

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$7,400,000
Soft Cost	\$1,600,000
<b>Total Project Costs</b>	<b>\$9,000,000</b>

**Approximate Cost**

Construction Costs	\$1,400,000
Soft Cost	\$400,000
<b>Total Project Costs</b>	<b>\$1,800,000</b>

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.



**J2**  
**Town Office Shed**  
24 North Amherst Rd



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>

**Addition & Renovation to Transfer Station and Recycle Center**

Transfer Station:

Renovate	2,678 sf
New Construction	315 sf
<b>Total Area</b>	<b>2993 sf</b>

Recycle Center:

Renovate	1,425 sf
New Construction	775 sf
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COST

**Approximate Cost**

Construction Costs	\$350,000
Soft Costs	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Costs	\$ 2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Costs	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>



Existing Facilities			Base A Options - In conjunction with Scenarios A1, A2 and A3										
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	buy sell costs	anticipated total project costs	
<b>A</b>	<b>4 Sunset Drive</b>				<b>11,726</b>					\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000
	1st floor	7,810			7,810								
	2nd floor						11,726						
	gross area	7,810											
<b>C</b>	<b>Highway Garage</b>				<b>41,870</b>					\$ 7,400,000	\$ 1,600,000	\$ -	\$ 9,000,000
	1st floor	10,952				13,828							
	2nd floor	2,876					28,042						
	gross area	13,828											
<b>E</b>	<b>Nashua Road Facility</b>				<b>5,777</b>					\$ 1,400,000	\$ 400,000	\$ -	\$ 1,800,000
	1st floor	3,736				3,736							
	2nd floor						2,041						
	gross area	3,736											
<b>F</b>	<b>Pool Facility</b>				<b>3,000</b>					\$ 350,000	\$ 50,000	\$ -	\$ 400,000
	1st floor	3,000				3,000							
	gross area	3,000					-						
<b>J2</b>	<b>Shed at Town Office</b>									\$ 9,000	\$ 2,000	\$ -	\$ 11,000
	1st floor	384				384							
	gross area	384											
<b>K1</b>	<b>Transfer Station</b>				<b>2,993</b>					\$ 600,000	\$ 100,000	\$ -	\$ 700,000
	1st floor	2,678				2,678							
	2nd floor						315						
	gross area	2,678											
<b>K2</b>	<b>Recycle Center</b>				<b>2,200</b>					\$ 400,000	\$ 100,000	\$ -	\$ 500,000
	1st floor	1,425				1,425							
	2nd floor						775						
	gross area	1,425											
<b>Total</b>	<b>32,861</b>	<b>32,861</b>		<b>224</b>	<b>67,567</b>	<b>8,194</b>	<b>24,667</b>	<b>42,900</b>	<b>-</b>	<b>\$ 14,559,000</b>	<b>\$ 3,352,000</b>	<b>\$ -</b>	<b>\$ 17,911,000</b>



**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed Master Plan for the Fire Department determined this site to be the best location for a new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department Substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a fire substation is placed at this location.

The Town benefits from locating the Fire Department Substation at this location with its proximity to South River Road's expanding residential and commercial growth.

The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

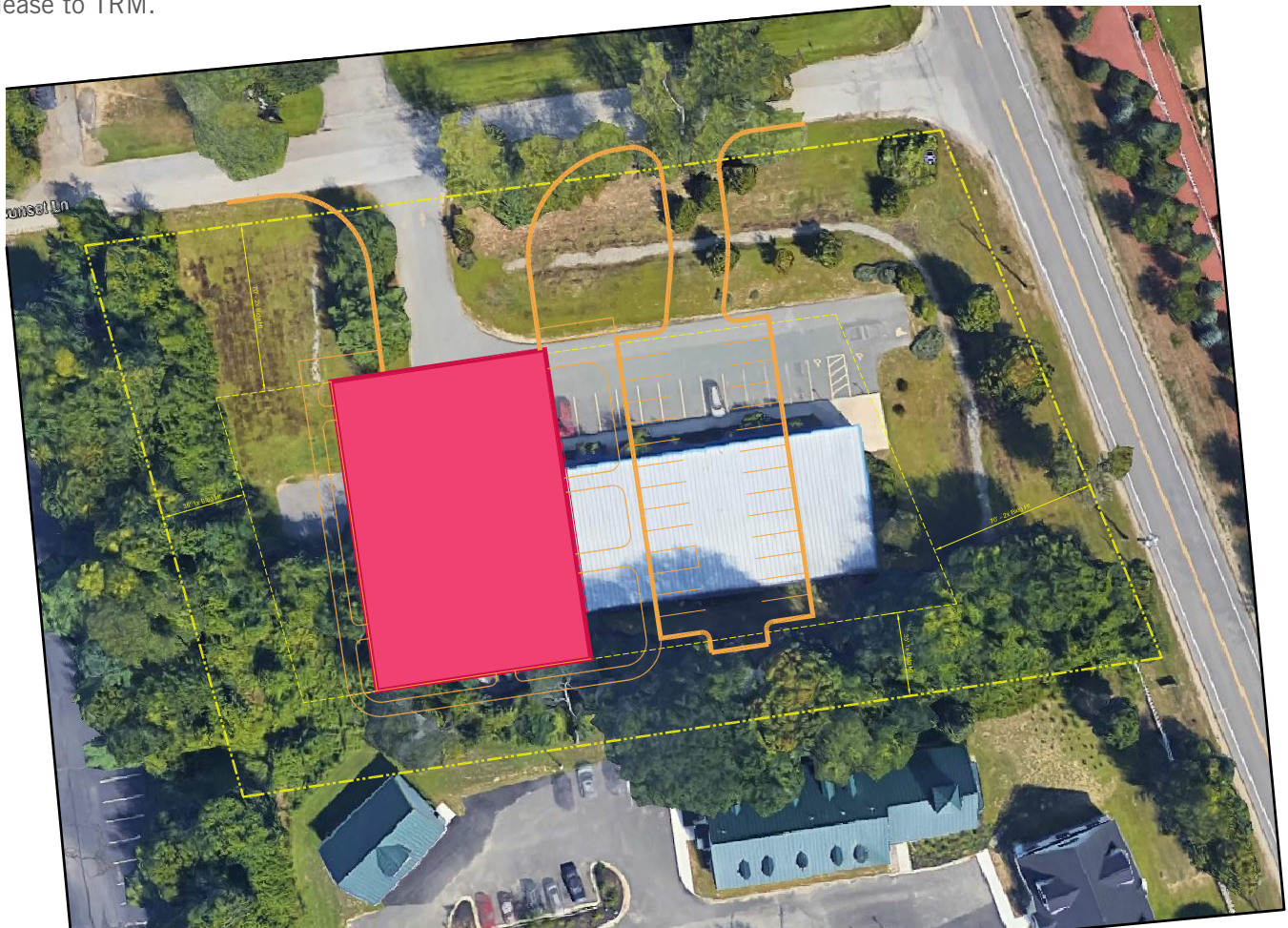
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders and plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allows for direct access to the salt barn for loading and direct egress from the site.



<b>Address</b>	19 Chubbuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	28,042 sf
<b>Total Gross Area</b>	41,870 sf
<b>Approximate Construction Cost</b>	\$7,400,000
<b>Approximate Total Project Costs</b>	\$9,000,000



PROPOSED SITE PLAN

**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. Renovations will include the addition of 2,041 square feet to expand the storage capacity and provide missing toilet facilities for staff.

This sites central location in town and close proximity to its municipal fields allow for staging of equipment and supplies in a relatively close location to all Town properties. However, it is an expense to the Town to expand this wood framed structure for storage and occasional occupancy by staff.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Renovate</b>	3,736 sf
<b>New Construction</b>	2,041 sf
<b>Total Gross Area</b>	5,777 sf
<b>Approximate Construction Cost</b>	\$1,400,000
<b>Approximate Total Project Costs</b>	\$1,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Pool Facility is a 3,000 square foot building constructed of masonry walls with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN

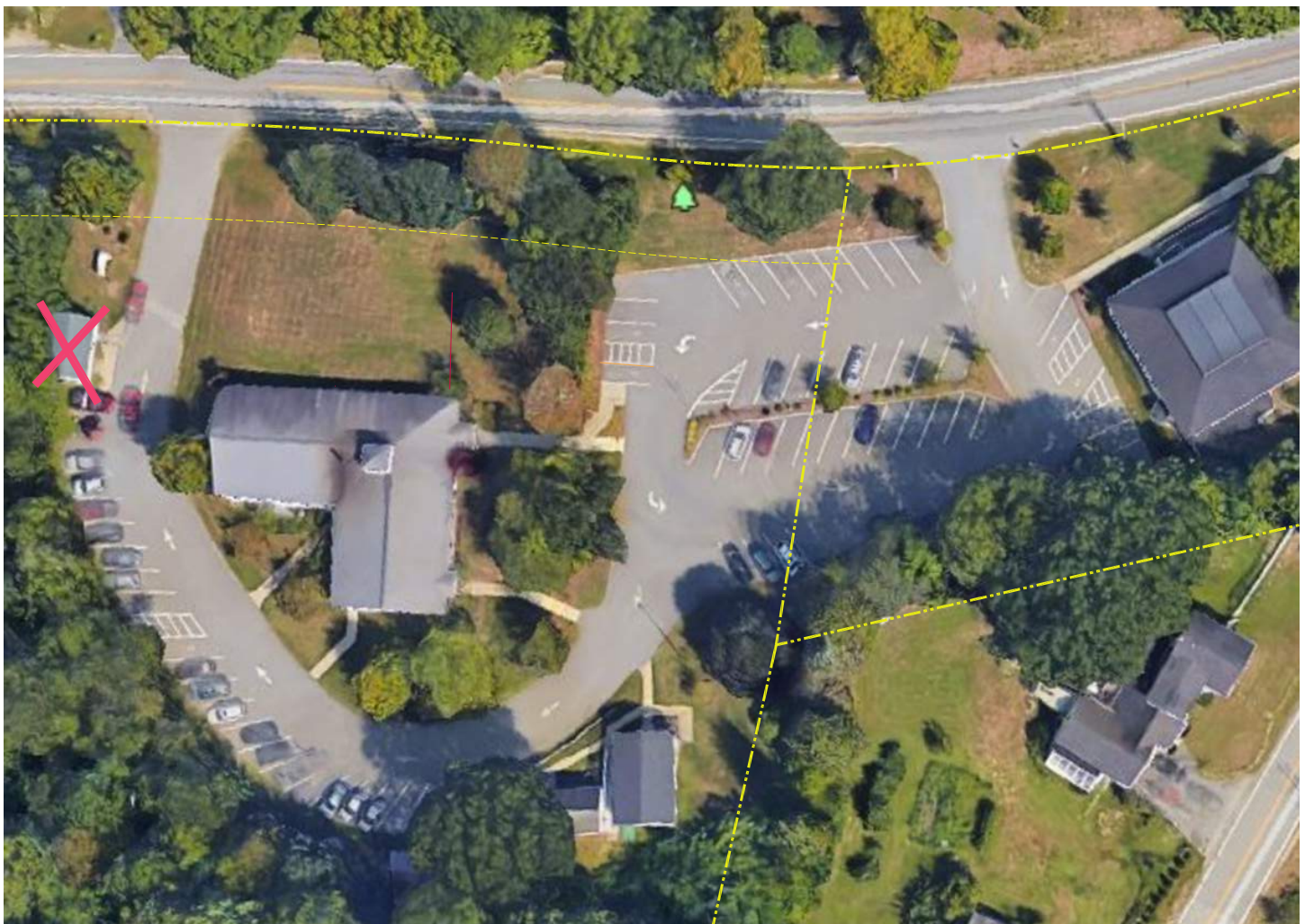
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the Town Office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the Town Office Maintenance Engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the Town Office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the Town Office and the highway garage will allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



# Base Option A - Site K1 & K2 Transfer Station & Recycle Center

Base Option A  
31 August 2017

## Summary of Improvements

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the Recycling Center for the Town Transfer Station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town's current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the Town.



<b>Address</b>	77 Chubbuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN

The following site scenarios are intended as a group that in conjunction with the Base Option A will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option A1 are the following sites to be upgraded/renovated:

Site B – BCTV and Annex

Site D - Town Library

Site G – Public Safety Complex

Site H- Steven's-Buswell Building

Site I – Town Hall

Site J1 – Town Office Building



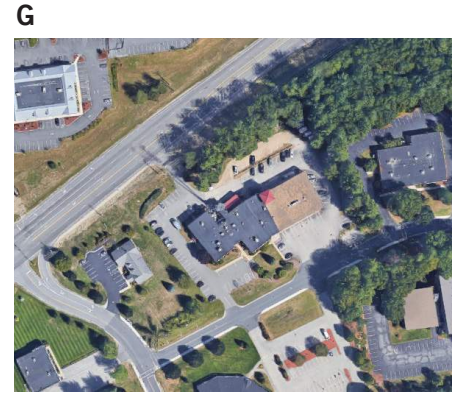


EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Demolish BCTV and BCTV Annex**

Build New Town Office & BCTV to connect with Town Hall (See Town Hall for Balance of Costs)

Total Gross Area See Town Hall

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station Only**

Renovate Existing	24,163 sf
Program space above req	2,809 sf
<b>Total Gross Area</b>	<b>26,972 sf</b>

OPTION A1



**N**  
**47 Constitution Dr**  
Demolish and Build New Police Station  
Total Gross Area 25,203 sf



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

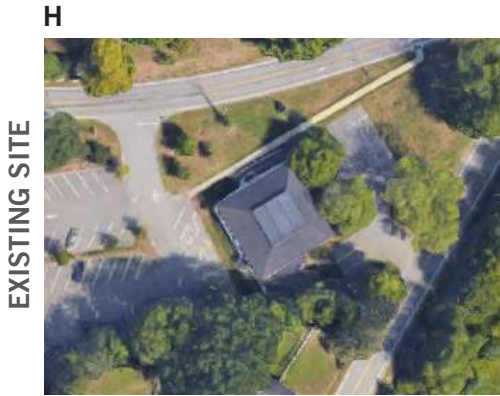
Construction Costs	\$75,000
Soft Cost	\$25,000
<b>Total Project Costs</b>	<b>\$100,000</b>

**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$20,200,000
Soft Cost	\$6,000,000
<b>Total Project Costs</b>	<b>\$26,200,000</b>



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Continue to Renovate Building per Plans**

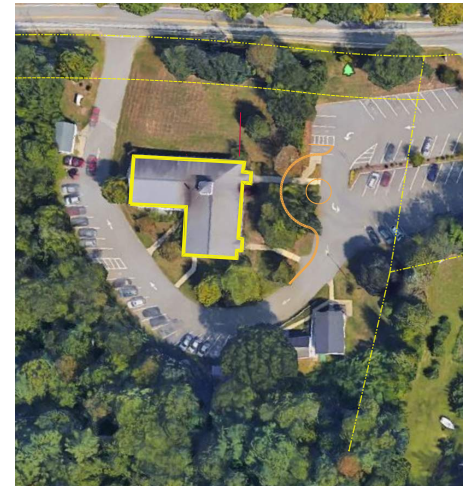
Renovation	7,247 sf
<b>Total Gross Area</b>	<b>7,247 sf</b>

**Renovate Town Hall & Add Addition for Town Office & BCTV**

Renovation	13,271 sf
New Construction	18,211 sf
<b>Total Gross Area</b>	<b>31,482 sf</b>

**Town Office Renovated to House Recreation Dept and DPW**

Renovation for Program	8,954 sf
Potential Space	1,414 sf
<b>Total Gross Area</b>	<b>10,368 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,000,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,500,000</b>

**Approximate Cost**

Construction Costs	\$ 9,500,000
Soft Cost	\$2,300,000
<b>Total Project Costs</b>	<b>\$11,800,000</b>

**Approximate Cost**

Construction Costs	\$2,100,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,600,000</b>



Existing Facilities				Scenario A1										
		gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	buy sell costs	anticipated total project costs	
<b>B1</b>	<b>BCTV</b>			<b>Demolish BCTV and build new BCTV and Town Office</b>										
	1st floor	5,088				5,088				\$ 60,000	\$ 20,000	\$ -	\$ 80,000	
	gross area	5,088												
<b>B2</b>	<b>BCTV Annex</b>			<b>Demolish Annex for Town Office and BCTV</b>										
	1st floor	980				1,820				\$ 15,000	\$ 5,000	\$ -	\$ 20,000	
	gross area	1,820												
<b>D</b>	<b>Library</b>			<b>Add program Space to Library</b>										
	1st floor	10,217			29,289					\$ 6,700,000	\$ 2,000,000	\$ -	\$ 8,700,000	
	2nd floor	10,182					20,399	8,890						
	gross area	20,399							2.11					
<b>G</b>	<b>Public Safety</b>			<b>Renovate for Fire Station Only Facility</b>										
	basement				22,663					\$ 6,200,000	\$ 1,800,000	\$ -	\$ 8,000,000	
	1st floor	21,731				8,000	22,663							
	gross area	34,972							1,500	2,809				
<b>N</b>	<b>47 Constitution</b>			<b>Build New Police Station</b>										
	basement				25,203					\$ 14,000,000	\$ 4,200,000	\$ 1,200,000	\$ 19,400,000	
	gross area	11,661	11,661			11,661		25,203						
<b>H</b>	<b>Stevens Buswell</b>			<b>Co-Use as Recreation Space with Community</b>										
	1st floor	3,437								\$ 2,000,000	\$ 500,000	\$ -	\$ 2,500,000	
	gross area	7,247					7,247							
<b>I</b>	<b>Town Hall</b>			<b>Renovate Town Hall and Add Addition for Town Office and BCTV</b>										
					5,992	BCTV Total Area								
					1,865	Assessor								
					2,979	Building Department								
					637	Town Clerk								
					4,343	Finance								
					879	IT Manager					\$ 9,500,000	\$ 2,300,000	\$ -	\$ 11,800,000
					2,965	Planning								
					823	Supervisor of the Checklist								
					2,156	Town Manager								
				4,415	Upper Level Stage									
				4,428	Basement									
	basement	4,428					4,428							
	1st floor	4,428						12,219						
	2nd floor	4,415						5,992						
	gross area	13,271												
<b>J1</b>	<b>Town Office</b>			<b>Town Office Becomes Rec Dept and DPW</b>										
					4,106	DPW Admin								
					420	Rec office					\$ 2,100,000	\$ 500,000	\$ -	\$ 2,600,000
					4,428	Rec office and first floor town hall area								
	basement						4,106	1,039						
	1st floor	5,145												
	2nd floor	5,223					4,848	375						
	gross area	10,368												
	<b>Total</b>	<b>91,585</b>	<b>104,826</b>	<b>15.54</b>	<b>117,592</b>	<b>26,569</b>	<b>72,534</b>	<b>52,305</b>	<b>5,723</b>	<b>\$ 40,575,000</b>	<b>\$ 11,325,000</b>	<b>\$ 1,200,000</b>	<b>\$ 53,100,000</b>	

**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and Radio Station, as well as town archive storage and office space for the Department of Public Works Facilities Director. These structures will be demolished in this scheme. A new 18,211 square foot building will be constructed on the site to house a new Town Office and will be attached to the historic Town Hall, providing a link that will provide code compliant restrooms and vertical circulation for the Town Hall. The following departments will be housed in this new structure: BCTV, Assessor, Building Department, Town Clerk, Finance, IT, Planning and Zoning, Supervisor of the Checklist and Town Manager.

Siting the Town Office at this location reinforces the village concept and consolidated nearly all departments either in one building or easily walkable distance from one another. This also provides a continuous use for the historic Town Hall as well as direct access for BCTV to Town departments.

A disadvantage to this plan is that parking is limited on this site.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Total Gross Area</b>	See Town Hall
<b>Approximate Construction Cost</b>	\$75,000
<b>Approximate Total Project Costs</b>	\$100,000



PROPOSED SITE PLAN



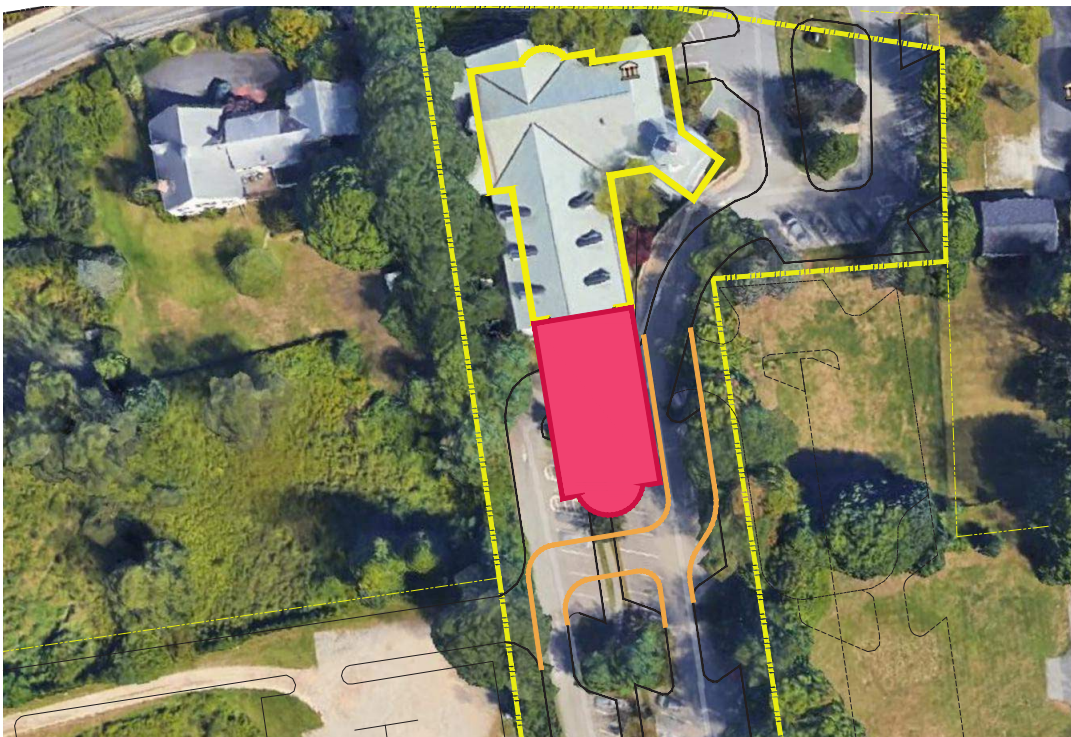
**Summary of Improvements**

The Library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the Library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The Library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



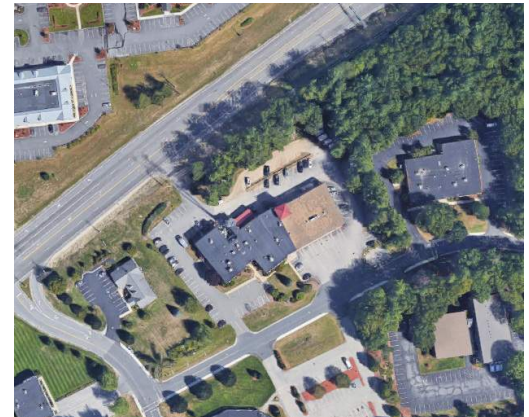
PROPOSED SITE PLAN

**Summary of Improvements**

The current Public Safety Complex is located on a 2.31 acre site in a business park directly off Highway 101. The Police Department is housed in a building originally constructed for office space in 1982. In 1994 an addition to the building was constructed to house the vehicle bays for the fire department and the office space was lightly renovated to house the Police Department. In order to meet the programming needs of the Police and Fire Departments, 47 Constitution Drive, an 11,661 square foot building next to the existing Safety Complex will be purchased and demolished. A new 25,203 square foot building will be constructed to house the program requirements of the Police Department.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking. The remaining 22,663 square feet (excluding lobby) will be renovated to current program requirements. The two story lobby will be renovated for the new entrance to the building.

This renovation moves the Police Department to an adjacent facility, freeing up needed programming space for the Fire Department. Additionally, the removal of the west wing allows the site to be developed for additional necessary parking.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	24,163 sf
<b>Program Space above Req</b>	2,809 sf
<b>Total Gross Area</b>	26,972 sf
<b>Approximate Construction Cost</b>	\$ 6,200,000
<b>Approximate Total Project Costs</b>	\$ 8,000,000

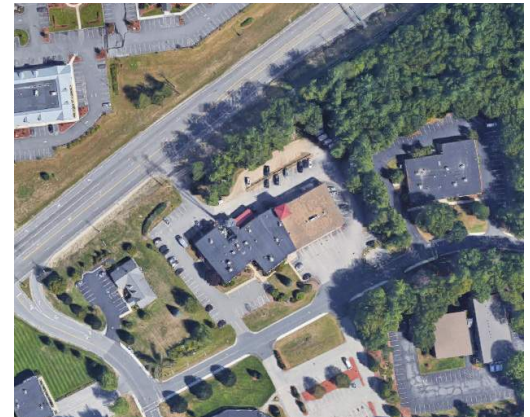


PROPOSED SITE PLAN



**Summary of Improvements**

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot police station will be constructed on the site following appropriate guidelines for the construction of a police facility. Secondary egress, as required for police properties, will be provided by crossing the fire department property to the town owned existing exit drive directly onto Highway 101. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage. This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. However, it does remove a valuable property from the tax rolls and doesn't provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish</b>	11,661 sf
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$14,000,000
<b>Approximate Total Project Costs</b>	\$19,400,000
<b>Purchase Cost</b>	\$1,200,000



PROPOSED SITE PLAN



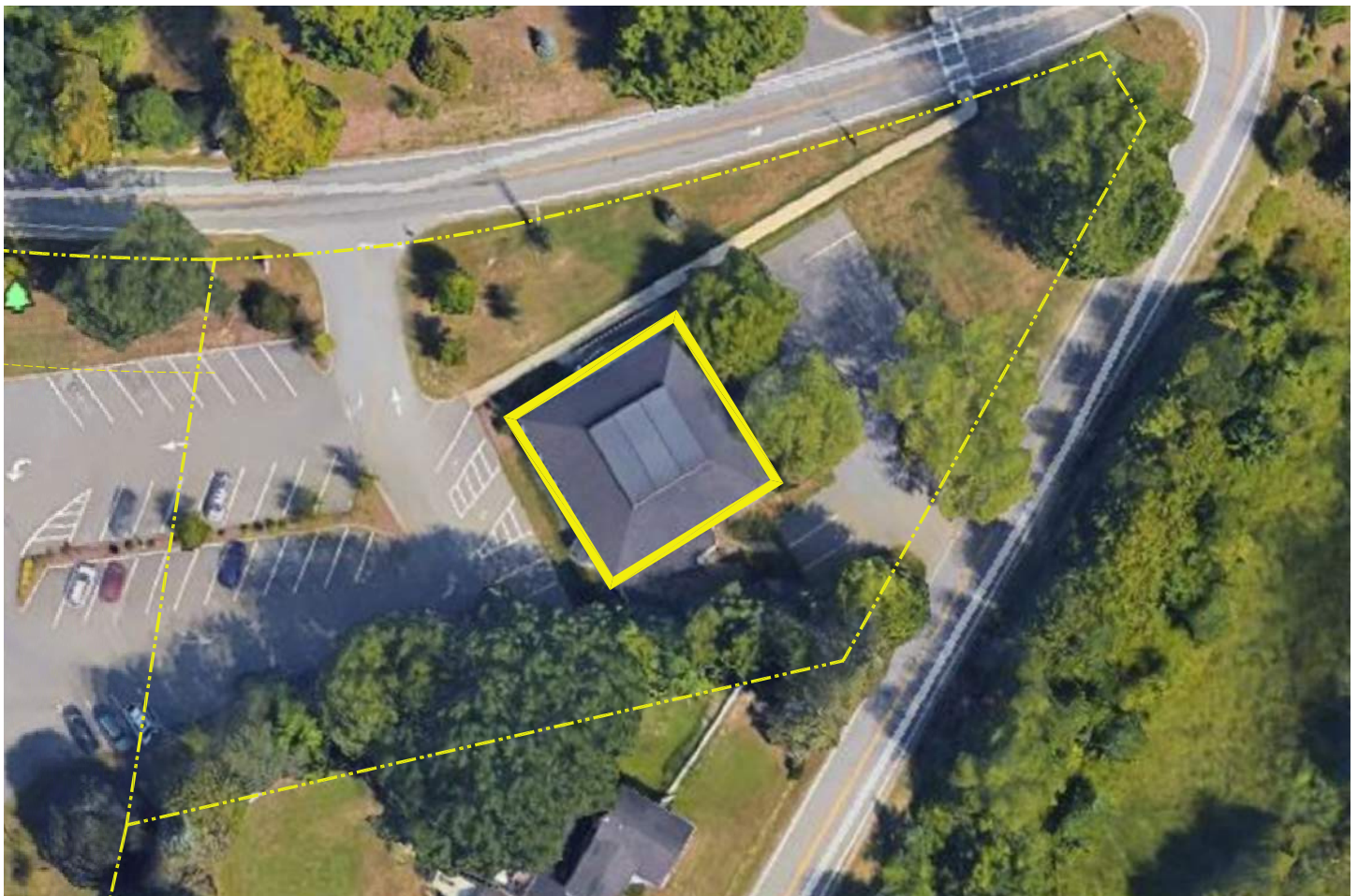
**Summary of Improvements**

The Stevens Buswell School was built to serve as a school in 1921 with an addition in 1938. It is currently 7,692 square feet. It had been occupied for town departments, but has been vacant for a number of years. Currently the Historical Society is renovating this structure into a Community Center and Historical Exhibit Museum. This scheme calls for the completion of renovations that have previously been planned to convert historic school house into a Community Center with meeting spaces. The Recreation Department will be located at this site to oversee the community center activities. Historical Society to occupy a portion for exhibit/library space.

The primary benefit to this scheme is the preservation of a vital part of the town’s history and provides citizen’s the opportunity to utilize the structure for community events.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>New Construction</b>	0 sf
<b>Total Gross Area</b>	7,247 sf
<b>Approximate Construction Cost</b>	\$2,000,000
<b>Approximate Total Project Costs</b>	\$2,500,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and Radio Station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA as well as a full renovation of the first floor into Town Office space. The structures currently housing BCTV and Town Archive Storage will be demolished. A new building will be constructed on the site and provide ADA compliant restrooms and vertical circulation to the performance space on the upper level. This building is listed on the National Register of Historic Places. Departments housed within this new structure include: BCTV, Assessor, Building Department, Town Clerk, Finance, IT, Planning and Zoning, Supervisor of the Checklist and Town Manager.

The remainder of the building will continue to house its current functions with upgrades to life safety and MEP as required.

Siting the town office at this location reinforces the village concept and consolidated nearly all departments either in one building or easily walkable distance from one another. This also provides a continuous use for the historic Town Hall as well as direct access for BCTV to Town departments.

A disadvantage to this plan is the loss of the first floor open meeting room, which would become part of the new Town Office. Parking is limited on this site.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271 sf
<b>New Construction</b>	18,211 sf
<b>Total Gross Area</b>	31,482 sf
<b>Approximate Construction Cost</b>	\$9,500,000
<b>Approximate Total Project Costs</b>	\$11,800,000



PROPOSED SITE PLAN



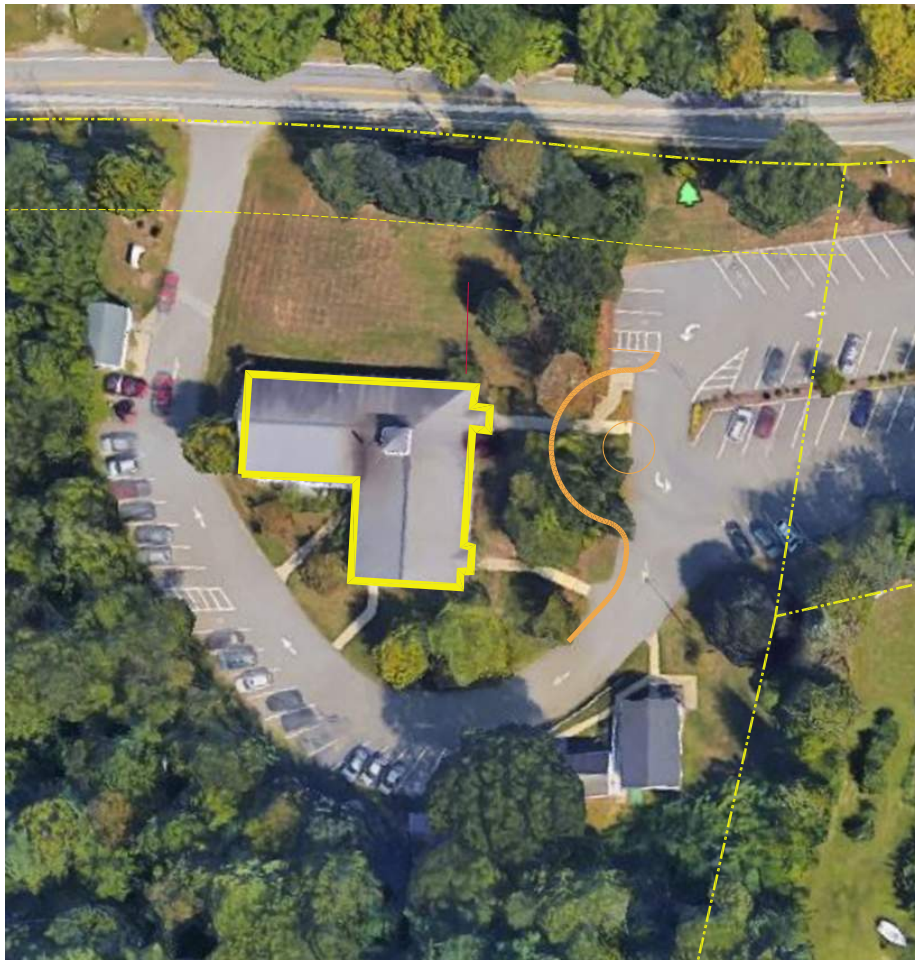
**Summary of Improvements**

The existing Town office was constructed in 1987 and comprises 10,368 square feet on a 2.64 acre site. This steel and wood framed building will be renovated into office space to house DPW administration and recreation department functions that do not fit into the Town Hall (exercise class space). Following renovation, there will be approximately 1,414 square feet of extra space available. A key benefit to this scheme is expansion of much needed office space for the department of public works. It also provides space for recreational programs being displaced by the Town Office relocation to the Town Hall. Parking for visitors will be significantly better at this site than at Town Hall.

A disadvantage is the need for sound separation between the office space of DPW and any recreational activities taking place in the building.



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Renovate</b>	8,954 sf
<b>New Construction</b>	1,414 sf
<b>Total Gross Area</b>	10,368 sf
<b>Approximate Construction Cost</b>	\$2,100,000
<b>Approximate Total Project Costs</b>	\$2,600,000



PROPOSED SITE PLAN



This Page Intentionally Blank

The following site scenarios are intended as a group that in conjunction with the Base Option A will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this included in Option A2 are the following sites to be upgraded/renovated:

Site B – BCTV and Annex

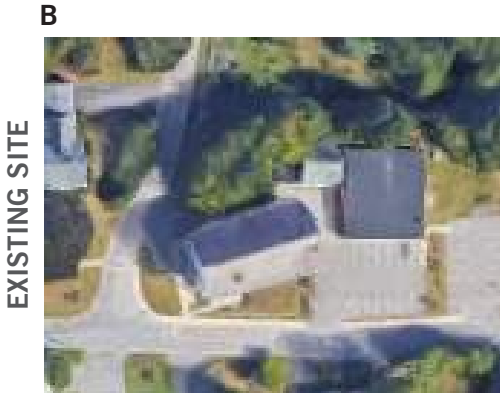
Site D - Town Library

Site G – Public Safety Complex

Site H- Steven's-Buswell Building

Site I – Town Hall

Site J1 – Town Office Building

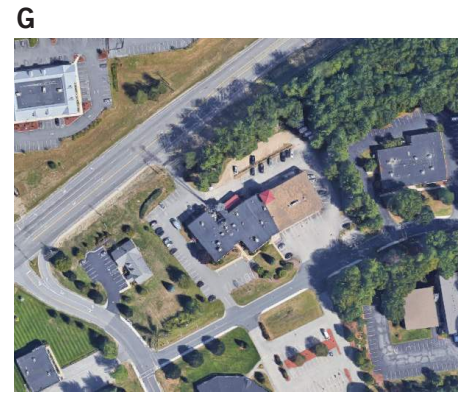


EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

**DESCRIPTION**

**Renovate Town Hall & Build New Addition for Balance of BCTV Program**

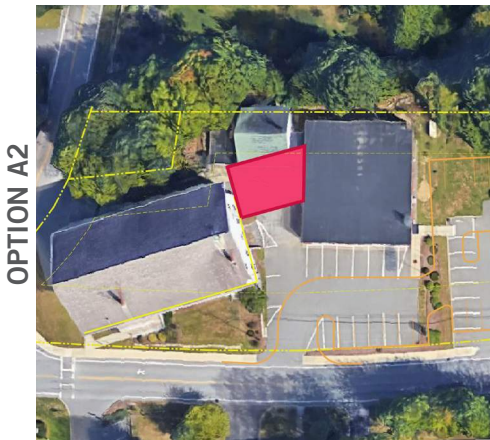
Renovation	5,088 sf
New Construction	904 sf
Demolish BCTV Annex	1,820 sf
<b>Total Gross Area</b>	<b>5,992 sf</b>

**Renovate Library & Build Addition**

Renovation	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station, Bldg Dept and Build New Police Station to East (Demo 2 Story West of Entry)**

Renovation	25,642 sf
New Construction	25,203 sf
Lobby Renovation	1,500 sf
Potential Space	2,809 sf
<b>Total Gross Area</b>	<b>55,154 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$1,015,000
Soft Cost	\$305,000
<b>Total Project Costs</b>	<b>\$1,320,000</b>

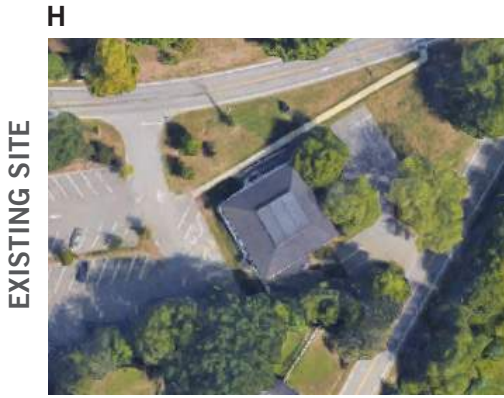
**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$20,750,000
Soft Cost	\$5,125,000
Purchase Cost	\$1,200,000
<b>Total Project Costs</b>	<b>\$27,075,000</b>





**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**EXISTING SITE**

**DESCRIPTION**

**Continue to Renovate Building per Plans**

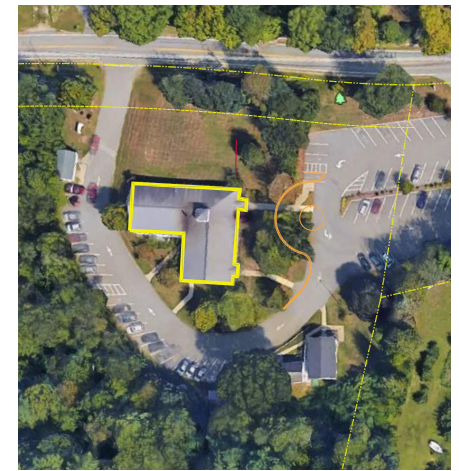
Renovation	7,247 sf
Total Gross Area	7,247 sf

**Renovate Town Hall & Add addition for Town Hall Connect of BCTV**

Renovation	13,271 sf
New Construction	9,240 sf
Total Gross Area	22,511 sf

**Renovate Town Office for Recreation and DPW Admin**

Renovation for Program	8,954 sf
Potential Space	1,414 sf
Total Program	10,368 sf



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,000,000
Soft Cost	\$500,000
Total Project Costs	\$2,500,000

**Approximate Cost**

Construction Costs	\$5,500,000
Soft Cost	\$1,700,000
Total Project Costs	\$7,200,000

**Approximate Cost**

Construction Costs	\$2,150,000
Soft Cost	\$550,000
Total Project Costs	\$2,700,000

Existing Facilities			Scenario A2										
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	buy sell costs	anticipated total project costs	
B1	<b>BCTV</b>		<b>Addition to BCTV for Remaining Program</b> 5,992 \$ 1,000,000 \$ 300,000 \$ - \$ 1,300,000										
	1st floor	5,088				5,088							
	2nd floor						904						
	gross area	5,088											
B2	<b>BCTV Annex</b>		<b>Demolish Annex and make room for Town Office</b> \$ 15,000 \$ 5,000 \$ - \$ 20,000										
	1st floor	980				1,820							
	2nd floor	840											
	gross area	1,820											
D	<b>Library</b>		<b>Add program Space to Library</b> 29,289 \$ 6,700,000 \$ 2,000,000 \$ - \$ 8,700,000										
	1st floor	10,217				20,399							
	2nd floor	10,182					8,890						
	gross area	20,399						2.11					
G	<b>Public Safety</b>		<b>Renovate for Fire / Building Dept and Add Police to East</b> 22,663 fire department 25,203 police department 2,979 building department \$20,500,000 \$ 5,000,000 \$ - \$ 25,500,000										
	basement					8,000							
	1st floor	21,731				22,663							
	2nd floor	13,241						1,500					
	gross area	34,972					2,979		25,203				
											2,809		
N	<b>47 Constitution</b>		<b>Demolish Existing Building for Expansion of Police Parking (no building)</b> \$ 250,000 \$ 125,000 \$ 1,200,000 \$ 1,575,000										
	1st floor	11,661				11,661							
	2nd floor												
	gross area	11,661											
H	<b>Stevens Buswell</b>		<b>Co-Use as Recreation Space with Community</b> \$ 2,000,000 \$ 500,000 \$ - \$ 2,500,000										
	1st floor	3,437				7,247							
	2nd floor	3,810											
	gross area	7,247											
I	<b>Town Hall</b>		<b>Renovate Town Hall and Add Addition for Town Office between Town Hall and BCTV</b> 1,865 Assessor 637 Town Clerk 4,343 Finance 879 IT Manager 2,965 Planning \$ 5,500,000 \$ 1,700,000 \$ - \$ 7,200,000 823 Supervisor of the Checklist 2,156 Town Manager 4,415 Town Hall Performance 4,428 Town Hall Basement										
	basement	4,428				4,428							
	1st floor	4,428						9,240					
	2nd floor	4,415				4,415							
	gross area	13,271					4,428						
J1	<b>Town Office</b>		<b>Town Office Becomes Recreation Dept and DPW Admin</b> 4,106 DPW - Administrative Areas 420 Recreation Office \$ 2,150,000 \$ 550,000 \$ - \$ 2,700,000 4,428 Recreation Area = to first floor of Town Hall										
	basement					4,106		1,039					
	1st floor	5,145											
	2nd floor	5,223				4,848		375					
	gross area	10,368											
<b>Total</b>		<b>99,738</b>	<b>99,738</b>	<b>2</b>	<b>117,592</b>	<b>21,481</b>	<b>80,602</b>	<b>44,237</b>	<b>5,723</b>	<b>\$ 38,115,000</b>	<b>\$ 10,180,000</b>	<b>\$ 1,200,000</b>	<b>\$ 49,495,000</b>



**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and Radio Station, as well as town archive storage and office space for the Department of Public Works Facilities Director. This scheme calls for the demolition of the Annex and relocation of the DPW Facilities Director to the DPW Administration location, as well as the renovation of 5,088 square feet of BCTV space and an addition to the existing BCTV building of approximately 904 square feet to house additional program space.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Demolish Annex</b>	1,820 sf
<b>New Construction</b>	904 sf
<b>Total Gross Area</b>	5,992 sf
<b>Approximate Construction Cost</b>	\$1,015,000
<b>Approximate Total Project Costs</b>	\$1,320,000



PROPOSED SITE PLAN



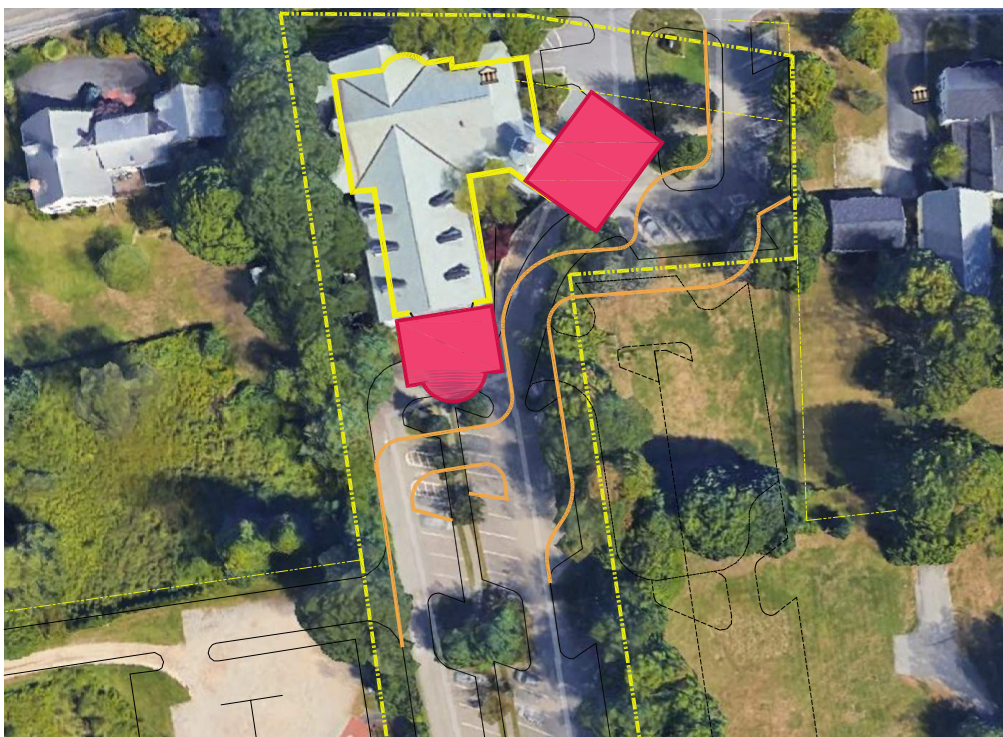
**Summary of Improvements**

The Library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the Library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The Library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, 47 Constitution Drive, an 11,661 square foot building next to the existing Safety Complex will be purchased and demolished. A new 25,203 square foot building will be constructed on the west end of 55 Constitution Drive and a parking lot will be developed on the 47 Constitution Drive site.

Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking.

The remaining 25,203 square feet (excluding lobby) will be renovated to house the Fire Department and Building Department. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

This renovation moves the Police Department to the other end of the complex, freeing up needed programming space for the Fire Department. Additionally, the removal of the west wing allows the site to be developed for additional necessary parking.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	25,642 sf
<b>New Construction</b>	25,203 sf
<b>Lobby Renovation</b>	1,500 sf
<b>Potential Space</b>	2,809 sf
<b>Total Gross Area</b>	55,154 sf
<b>Approximate Construction Cost</b>	\$20,500,000
<b>Approximate Total Project Costs</b>	\$25,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and new parking area will be developed on the site to serve the new Police Department space on the east end of the Public Safety Complex. Secondary egress, as required for Police properties, will be provided by crossing the Fire Department property to the town owned existing exit drive directly onto Highway 101. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

This development allows for a Police Station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the Department’s current organizational structure. Challenges to this scheme are the costs of removal of structures to expand parking, while simultaneously building a new structure.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish Existing Building</b>	
<b>New Construction</b>	25,203 sf
<b>Lobby Renovation</b>	1,500 sf
<b>Potential Space</b>	2,809 sf
<b>Total Gross Area</b>	55,154 sf
<b>Approximate Construction Cost</b>	\$250,000
<b>Approximate Total Project Costs</b>	\$1,575,000
<b>Purchase Cost</b>	\$1,200,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Stevens Buswell School was built to serve as a school in 1921 with an addition in 1938. It is currently 7,692 square feet. It had been occupied for town departments, but has been vacant for a number of years. Currently the Historical Society is renovating this structure into a Community Center and Historical Exhibit Museum. This scheme calls for the completion of renovations that have previously been planned to convert historic school house into a Community Center with meeting spaces. The Recreation Department will be located at this site to oversee the Community Center activities. The Historical society could occupy a portion for exhibit/library space.

The primary benefit to this scheme is the preservation of a vital part of the town’s history and provides citizen’s the opportunity to utilize the structure for community events.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>New Construction</b>	0 sf
<b>Total Gross Area</b>	7,247 sf
<b>Approximate Construction Cost</b>	\$2,000,000
<b>Approximate Total Project Costs</b>	\$2,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing BCTV will be renovated and an addition connecting this building to the Town Hall will be constructed.

The first floor of the Town Hall will be renovated into Town Office functions with the remainder of Town Office Departments to be housed in a new structure that connects to BCTV. This structure will be approximately 9,240 SF. The Town Hall will be completely renovated with current restrooms relocated to the new structure. The remainder of the Town Hall will continue to house its current functions with upgrades to life safety and MEP as required.

Town Departments to be included at this site include:

- Assessor – 1,865 SF
- Town Clerk – 637 SF
- Finance – 4,343 SF
- IT – 879 SF
- Planning – 2,965 SF
- Supervisor of the Checklist – 823 SF
- Town Manager – 2,156 SF
- Town Hall Performance Space – 4,415 SF
- Town Hall Basement – 4,428 SF

Siting the Town Office at this location reinforces the village concept and consolidated nearly all departments either in one building or easily walkable distance from one another. This also provides a continuous use for the historic Town Hall as well as direct access for BCTV to Town departments.

A disadvantage to this plan is that parking is limited on this site.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271 sf
<b>New Construction</b>	9,240 sf
<b>Total Gross Area</b>	22,511 sf
<b>Approximate Construction Cost</b>	\$5,500,000
<b>Approximate Total Project Costs</b>	\$7,200,000



PROPOSED SITE PLAN

**Summary of Improvements**

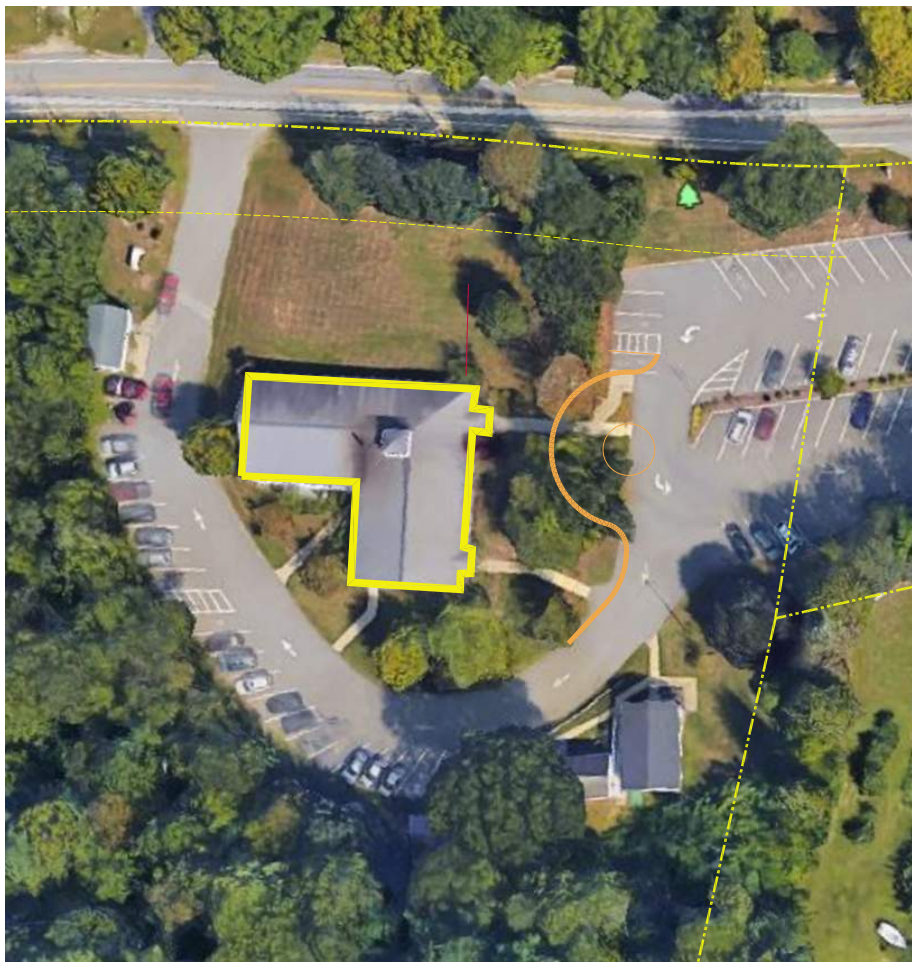
The existing Town office will be renovated into office space to house DPW administration and recreation department functions that do not fit into the Town Hall (exercise class space). Following renovation, there will be approximately 1,414 square feet of extra space available.

A key benefit to this scheme is expansion of much needed office space for the department of public works. It also provides space for recreational programs being displaced by the Town Office relocation to the Town Hall. Parking for visitors will be significantly better at this site than at Town Hall.

A disadvantage is the need for sound separation between the office space of DPW and any recreational activities taking place in the building.



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Renovate</b>	8,954 sf
<b>New Construction</b>	1,414 sf
<b>Total Gross Area</b>	10,368 sf
<b>Approximate Construction Cost</b>	\$2,150,000
<b>Approximate Total Project Costs</b>	\$2,700,000



PROPOSED SITE PLAN



This Page Intentionally Blank

The following site specific scenarios are intended as a group that in conjunction with the Base Option will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option A3 are the following sites to be upgraded/renovated:

Site B – BCTV and Annex,  
Site D - Town Library,  
Site G – Public Safety Complex,  
Site H- Steven’s-Buswell Building,  
Site I – Town Hall,  
Site J1 – Town Office Building

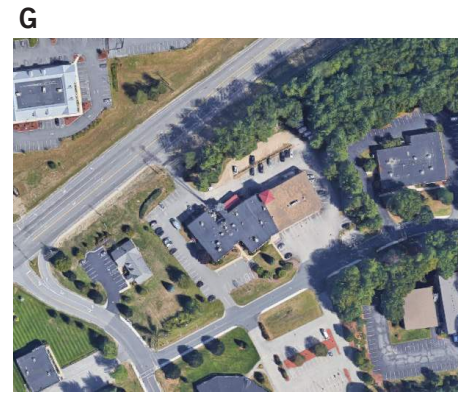


EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

**DESCRIPTION**

**Renovate BCTV and Annex for BCTV and Recreation**

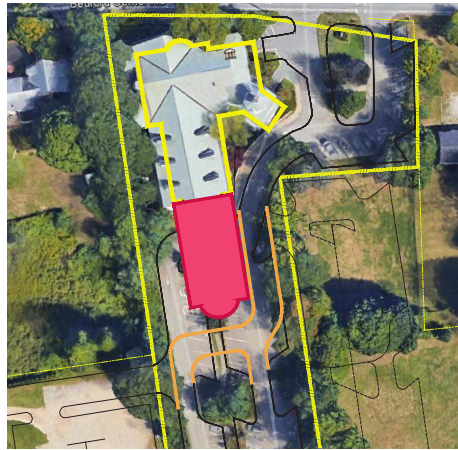
Renovate	6,908 sf
New Construction	3,610 sf
<b>Total Gross Area</b>	<b>10,518 sf</b>

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Department and Police Department**

Renovate	34,972 sf
New Construction	12,894 sf
<b>Total Gross Area</b>	<b>47,866 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,250,000
Soft Cost	\$425,000
<b>Total Project Costs</b>	<b>\$2,675,000</b>

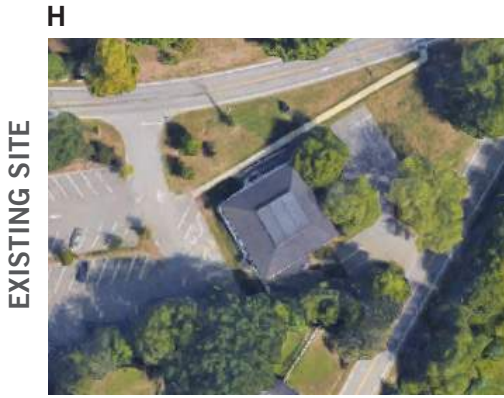
**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

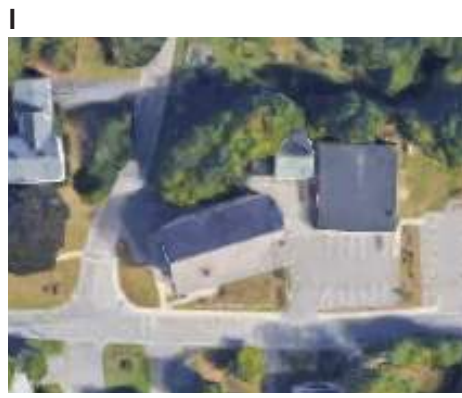
**Approximate Cost**

Construction Costs	\$18,750,000
Soft Cost	\$5,430,000
Purchase Cost	\$650,000
<b>Total Project Costs</b>	<b>\$24,830,000</b>





**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Continue to Renovate Building per Plans**

Renovation	7,247 sf
<b>Total Gross Area</b>	<b>7,247 sf</b>

**Renovated to Remain as Currently Programmed**

Renovation	13,271 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

**Town Office Renovation and Addition to House all Depts except DPW**

Renovation	10,368 sf
New Construction	6,279 sf
<b>Total Gross Area</b>	<b>16,647 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,000,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,500,000</b>

**Approximate Cost**

Construction Costs	\$2,200,000
Soft Cost	\$600,000
<b>Total Project Costs</b>	<b>\$2,800,000</b>

**Approximate Cost**

Construction Costs	\$4,300,000
Soft Cost	\$1,300,000
<b>Total Project Costs</b>	<b>\$5,600,000</b>

Existing Facilities			Scenario A3									
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	buy sell costs	anticipated total project costs
<b>BCTV</b>			<b>Renovate Existing Space for BCTV</b> 5,992 \$ 750,000 \$ 175,000 \$ - \$ 925,000									
<b>B1</b>	1st floor	5,088				5,088						
	2nd floor											
	gross area	5,088										
<b>BCTV Annex</b>			<b>Expand remainig BCTV Program into Annex Locate Rec</b> 420 Recreation Office									
<b>B2</b>	1st floor	980		4,106	DPW - Administrative Areas				\$ 1,500,000	\$ 250,000	\$ -	\$ 1,750,000
	2nd floor	840										
	gross area	1,820										
							904					
							420					
<b>Library</b>			<b>Add program Space to Library</b> 29,289 \$ 6,700,000 \$ 2,000,000 \$ - \$ 8,700,000									
<b>D</b>	1st floor	10,217				20,399						
	2nd floor	10,182					8,890					
	gross area	20,399										
<b>Public Safety</b>			<b>Renovate and Addition for Fire / Police Program</b> 22,663 fire department 25,203 police department \$ 18,600,000 \$ 5,400,000 \$ - \$ 24,000,000									
<b>G</b>	basement					34,972						
	1st floor	21,731					12,894					
	2nd floor	13,241										
	gross area	34,972										
<b>2 Constitution</b>			<b>Demolish Existing Building for Expansion of Site (no building)</b> \$ 150,000 \$ 30,000 \$ 650,000 \$ 830,000									
<b>L</b>	1st floor	3,500				3,500						
	2nd floor											
	gross area	3,500										
<b>Stevens Buswell</b>			<b>Co-Use as Recreation Space with Community</b> \$ 2,000,000 \$ 500,000 \$ - \$ 2,500,000									
<b>H</b>	1st floor	3,437				7,247						
	2nd floor	3,810										
	gross area	7,247										
<b>Town Hall</b>			<b>Town Hall Remains as currently Programmed</b> 4,415 Town Hall Performance 4,428 Town Hall First Floor 4,428 Town Hall Basement \$ 2,200,000 \$ 600,000 \$ - \$ 2,800,000									
<b>I</b>	basement	4,428				13,271						
	1st floor	4,428										
	2nd floor	4,415										
	gross area	13,271										
<b>Town Office</b>			<b>Town Office Expands to House all Departments except DPW Admin</b> 1,865 Assessor 2,979 Building Department 637 Town Clerk 4,343 Finance \$ 4,300,000 \$ 1,300,000 \$ - \$ 5,600,000 879 IT Manager 2,965 Planning 823 Supervisor of the Checklist 2,156 Town Manager									
<b>J1</b>	basement					10,368						
	1st floor	5,145					6,279					
	2nd floor	5,223										
	gross area	10,368										
<b>Total</b>	<b>91,577</b>	<b>91,577</b>	<b>3</b>	<b>117,592</b>	<b>3,500</b>	<b>93,165</b>	<b>31,674</b>	<b>-</b>	<b>\$ 36,200,000</b>	<b>\$ 10,255,000</b>	<b>\$ 650,000</b>	<b>\$ 47,105,000</b>



**Summary of Improvements**

This option calls for the renovation of 6,908 square feet of BCTV space and an addition to the existing BCTV building of approximately 3,610 square feet to house the Recreation Department and BCTV.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	6,908 sf
<b>New Construction</b>	3,610 sf
<b>Total Gross Area</b>	10,518 sf
<b>Approximate Construction Cost</b>	\$2,250,000
<b>Approximate Total Project Costs</b>	\$2,675,000



PROPOSED SITE PLAN



**Summary of Improvements**

Option 3 will provide for the total renovation of the existing Public Safety Complex to resolve program shortfalls for both Police and Fire Department. Building Department will be relocated. 2 Constitution Drive will be purchased and the building will be demolished to make way for additional parking for the Safety Complex. A 12,894 square foot addition will be added to the building on the west side (facing 2 Constitution site). This addition will house the Police Department, allowing the remainder of 55 Constitution Drive to be renovated for the Fire Department.

The Police department requires that covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	34,972 sf
<b>New Construction</b>	12,894 sf
<b>Total Gross Area</b>	47,866 sf
<b>Approximate Construction Cost</b>	\$18,600,000
<b>Approximate Total Project Costs</b>	\$24,000,000



PROPOSED SITE PLAN



**Summary of Improvements**

Option 3 will provide for the total renovation of the existing Public Safety Complex to resolve program shortfalls for both Police and Fire Department. Building Department will be relocated. 2 Constitution Drive will be purchased and the building will be demolished to make way for additional parking for the Safety Complex. A 12,894 square foot addition will be added to the building on the west side (facing 2 Constitution site). This addition will house the Police Department, allowing the remainder of 55 Constitution Drive to be renovated for the Fire Department.



**Address** 2 Constitution Dr

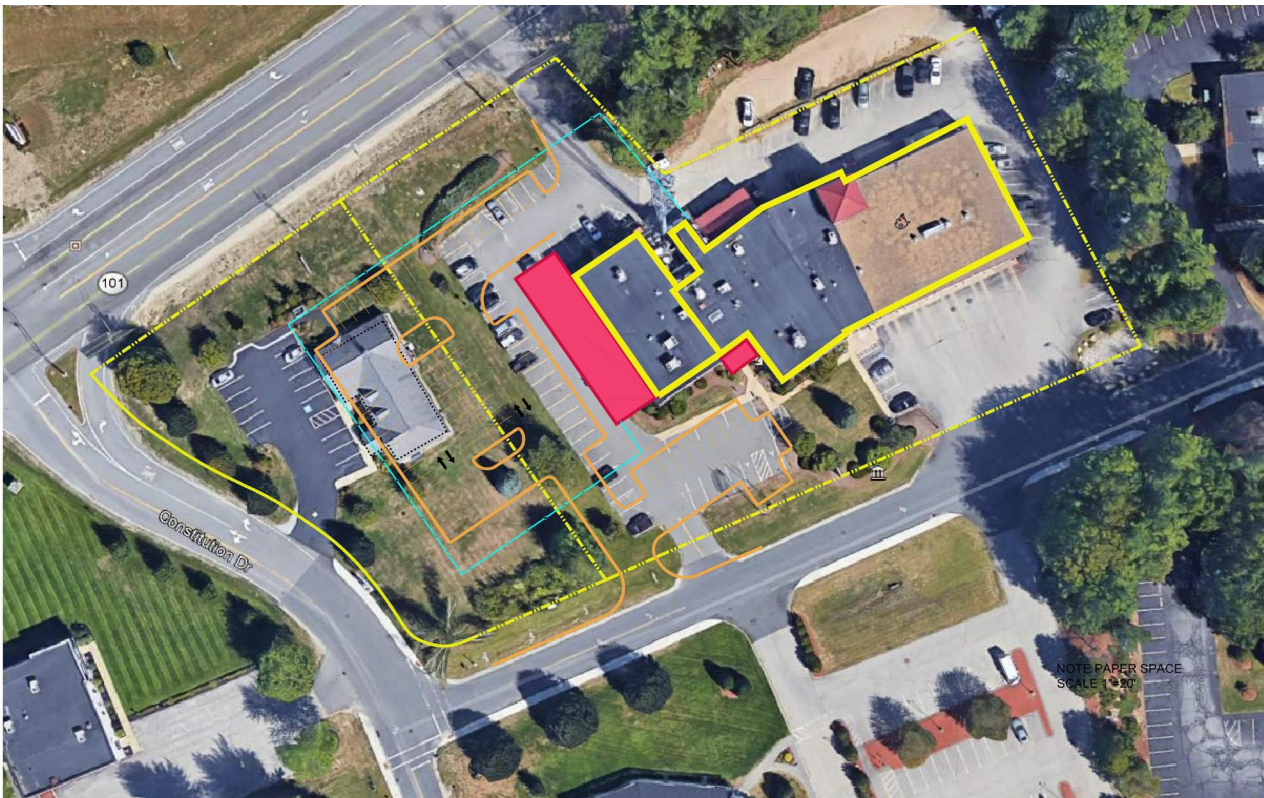
**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$150,000

**Approximate Total Project Costs** \$830,000

**Purchase Cost** \$650,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area and an addition to the entrance area. These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000

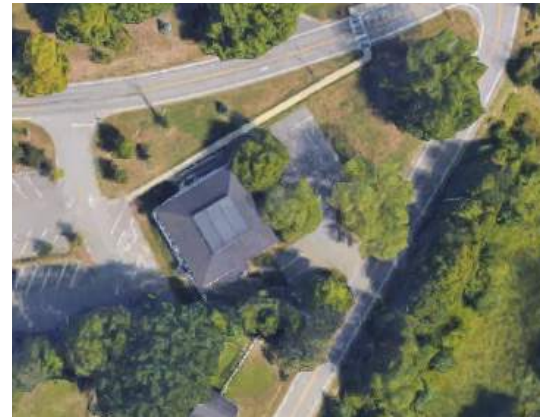


PROPOSED SITE PLAN



**Summary of Improvements**

Complete renovations that have previously been planned to convert historic school house into a Community Center with meeting spaces. Historical Society to occupy a portion for exhibit/library space.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>New Construction</b>	0 sf
<b>Total Gross Area</b>	7,247 sf
<b>Approximate Construction Cost</b>	\$2,000,000
<b>Approximate Total Project Costs</b>	\$2,500,000



PROPOSED SITE PLAN

**Summary of Improvements**

The entire Town Hall will be renovated (13,271 square feet) and remain as currently programmed for the Recreation Department.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271 sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing Town office will be renovated to house all departments except DPW Administration and Recreation Departments. To fit all program space into this building a new 6,279 square foot addition will be constructed to the north of the existing building.

Parking and approach/drop off will be reconfigured.



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Renovate</b>	10,368 sf
<b>New Construction</b>	6,279 sf
<b>Total Gross Area</b>	16,647 sf
<b>Approximate Construction Cost</b>	\$4,300,000
<b>Approximate Total Project Costs</b>	\$5,600,000



PROPOSED SITE PLAN



This Page Intentionally Blank

The following site specific scenarios are intended as a group that in conjunction with Options B1 through B5 will provide the required upgrades and renovations as necessitated by the towns program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites. They are universal for Option B1 and Option B2.

Included in Base Option B are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center

EXISTING SITE



**A**  
4 Sunset Dr  
4 Sunset Dr



**C**  
Highway Garage  
19 Chubbuck Rd



**E**  
Nashua Road Facility  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>19,536 sf</b>

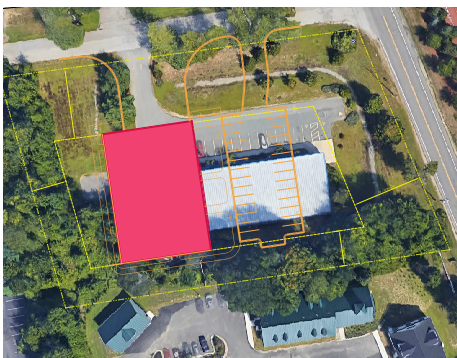
**Build Addition & Renovate Existing Highway Garage**

Renovate	13,828 sf
New Construction	33,819 sf
<b>Total Gross Area</b>	<b>47,647 sf</b>

**Demolish existing building and develop additional parking on site**

Demolish Space	3,736 sf
Develop Site for Parking	3,500 sf
<b>Total Gross Area</b>	<b>- sf</b>

PROPOSED SITE



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$8,600,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$10,600,000</b>

**Approximate Cost**

Construction Costs	\$80,000
Soft Cost	\$20,000
<b>Total Project Costs</b>	<b>\$100,000</b>



EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.



**J2**  
**Town Office Shed**  
24 North Amherst Rd



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>

**Addition & Renovation to Transfer Station and Recycle Center**

<b>Transfer Station:</b>	
Renovate	2,678 sf
New Construction	315 sf
<b>Total Area</b>	<b>2993 sf</b>

<b>Recycle Center:</b>	
Renovate	1,425 sf
New Construction	775 sf
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$350,000
Soft Cost	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Cost	\$2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Cost	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

Existing Facilities				Base B Options - B1, B2, B3, B4 and B5										
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs			
<b>A</b>	<b>4 Sunset Drive</b>			<b>New Fire Sub Station</b>	<b>11,726</b>			\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000			
	1st floor	7,810		Demo Existing Building	7,810									
	2nd floor			Build New Substation		11,726								
	gross area	7,810		Site Area	2.00									
<b>C</b>	<b>Highway Garage</b>			<b>Add Program Space to Highway Garage</b>	<b>41,870</b>	highwar garage		\$ 8,600,000	\$ 2,000,000	\$ -	\$ 10,600,000			
	1st floor	10,952			<b>5,777</b>	nashua road facility requirements								
	2nd floor	2,876		Renovate Existing Space		13,828								
	gross area	13,828		Build new addition		33,819								
				Site Area	61.26									
<b>E</b>	<b>Nashua Road Facility</b>			<b>Demolish existing building for parking</b>				\$ 80,000	\$ 20,000	\$ -	\$ 100,000.00			
	1st floor	3,736		Demolish Existing Building	3,736									
	2nd floor			Build Parking										
	gross area	3,736		Site Area	7.70									
<b>F</b>	<b>Pool Facility</b>			<b>Add program Space to Pool Facility</b>	<b>3,000</b>			\$ 350,000	\$ 50,000	\$ -	\$ 400,000			
	1st floor	3,000		Renovate Existing Space		3,000								
	gross area	3,000		Site Area										
<b>J2</b>	<b>Shed at Town Office</b>			<b>Demo Shed at Town Office</b>				\$ 9,000	\$ 2,000	\$ -	\$ 11,000			
	1st floor	384		Demo Existing Building	384									
	gross area	384		Site Area										
<b>K1</b>	<b>Transfer Station</b>			<b>Add program Space to Transfer Station</b>	<b>2,993</b>			\$ 600,000	\$ 100,000	\$ -	\$ 700,000			
	1st floor	2,678		Renovate Existing Space		2,678								
	2nd floor			Build new addition		315								
	gross area	2,678		Site Area	123.80									
<b>K2</b>	<b>Recycle Center</b>			<b>Add program Space to Recycle Center</b>	<b>2,200</b>			\$ 400,000	\$ 100,000	\$ -	\$ 500,000			
	1st floor	1,425		Renovate Existing Space		1,425								
	2nd floor			Build new addition		775								
	gross area	1,425		Site Area										
<b>Total</b>	<b>32,861</b>	<b>32,861</b>			<b>195</b>	<b>67,567</b>	<b>11,930</b>	<b>20,931</b>	<b>46,636</b>	<b>-</b>	<b>\$ 14,439,000</b>	<b>\$ 3,372,000</b>	<b>\$ -</b>	<b>\$ 17,811,000</b>

**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed master plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a fire substation is placed at this location.

The Town benefits from locating the fire department substation at this location with its proximity to South River Road's expanding residential and commercial growth. The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

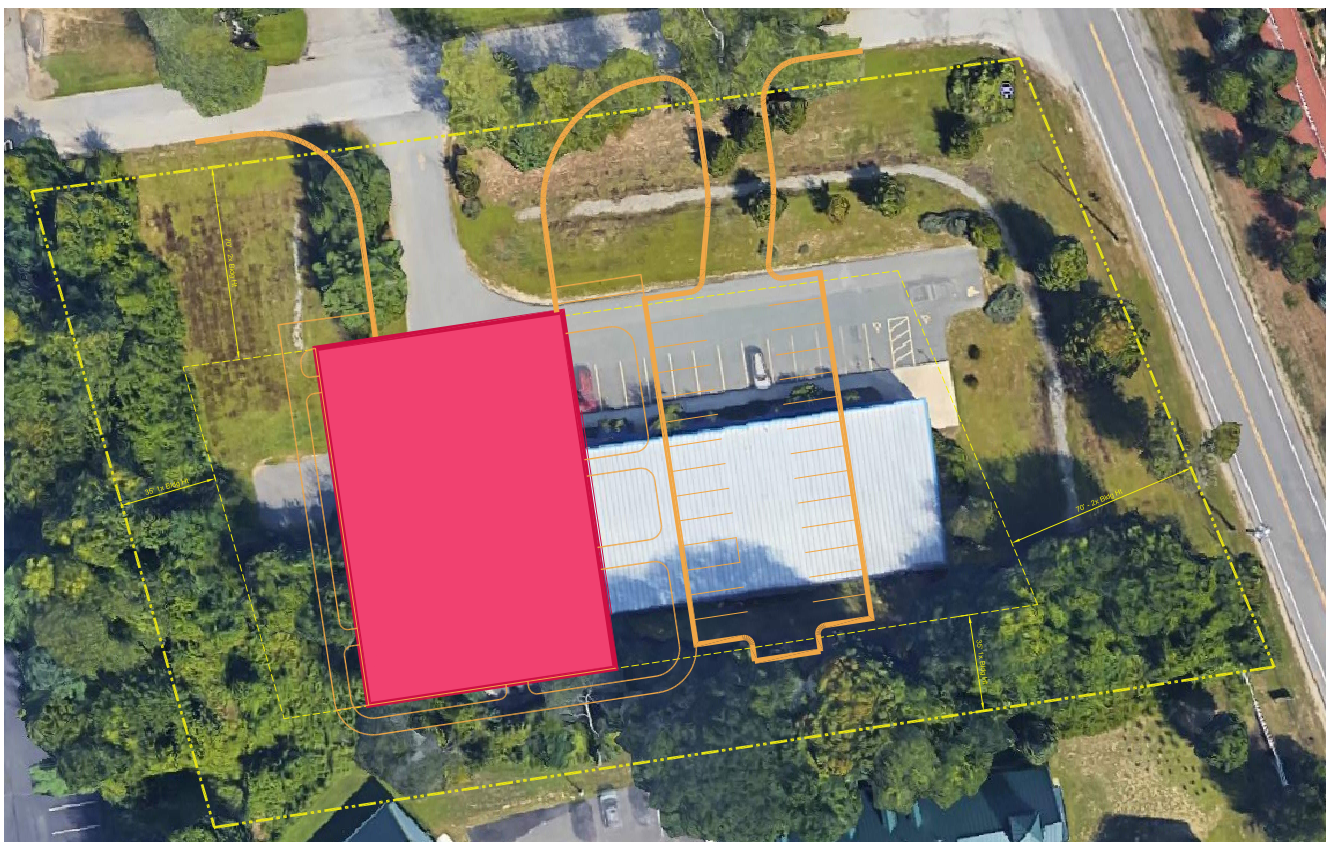
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

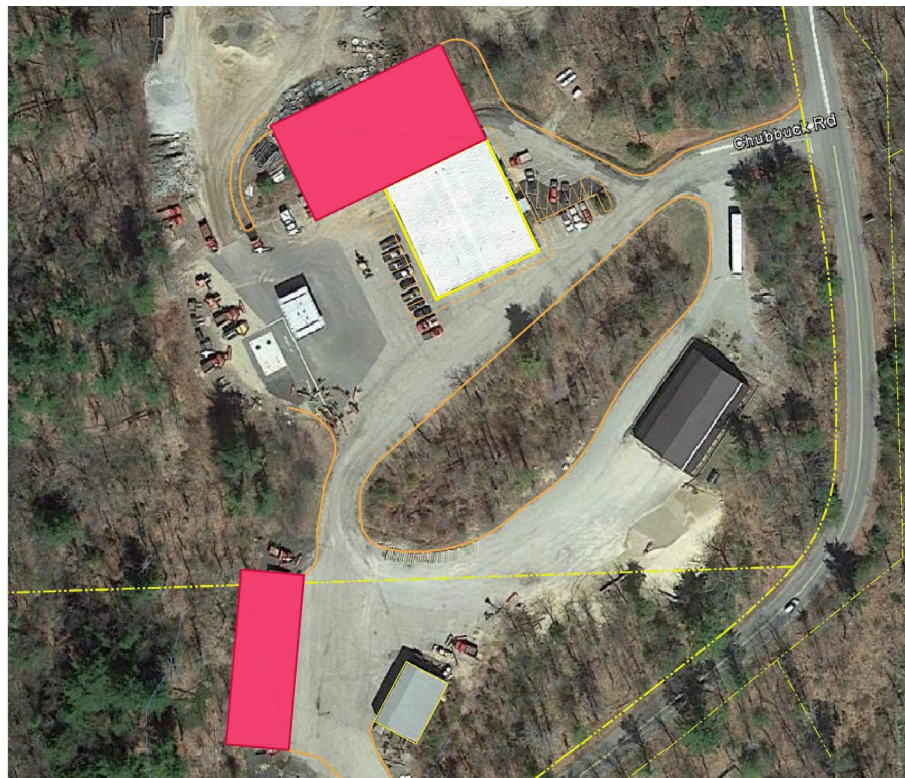
The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders as plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.



<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	33,819 sf
<b>Total Gross Area</b>	41,870 sf
<b>Approximate Construction Cost</b>	\$8,600,000
<b>Approximate Total Project Costs</b>	\$10,600,000



PROPOSED SITE PLAN

### Summary of Improvements

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. Renovations will include the addition of 2,041 square feet to expand the storage capacity and provide missing toilet facilities for staff.

This sites central location in town and close proximity to its municipal fields allow for staging of equipment and supplies in a relatively close location to all town properties. However, it is an expense to the town to expand this wood framed structure for storage and occasional occupancy by staff.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Demolish Building</b>	3,736 sf
<b>Build Parking</b>	3,500 sf
<b>Total Gross Area</b>	- sf
<b>Approximate Construction Cost</b>	\$80,000
<b>Approximate Total Project Costs</b>	\$100,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Pool house is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN



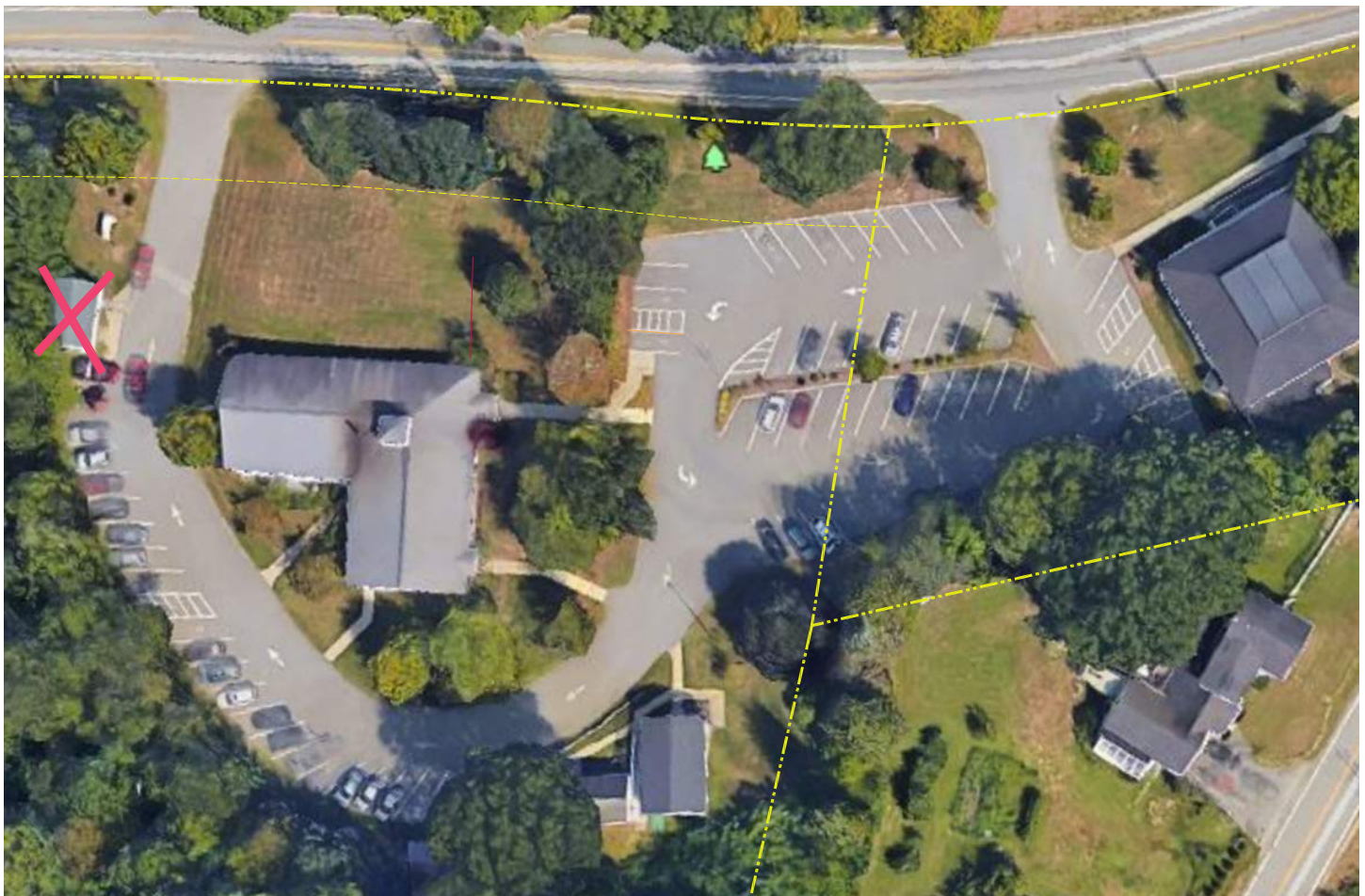
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the town office maintenance engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the town office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the town office and the highway garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN

**Summary of Improvements**

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the town transfer station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town’s current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



<b>Address</b>	77 Chubbuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN



The following site specific scenarios are intended as a group that in conjunction with the Base Option B will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option 4 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site O – 270 South River Road



**B1 & B2**

EXISTING SITE



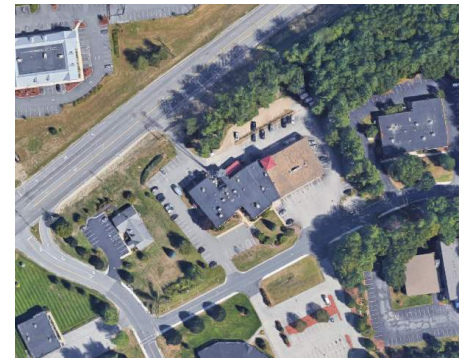
**BCTV & BCTV Annex**  
10 Meetinghouse Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate Existing and Build Addition for Remaining Program and Rec Department, build connector**

Renovation	5,088 sf
Addition + Connector	2,404 sf
<b>Total Gross Area</b>	<b>7,492 sf</b>

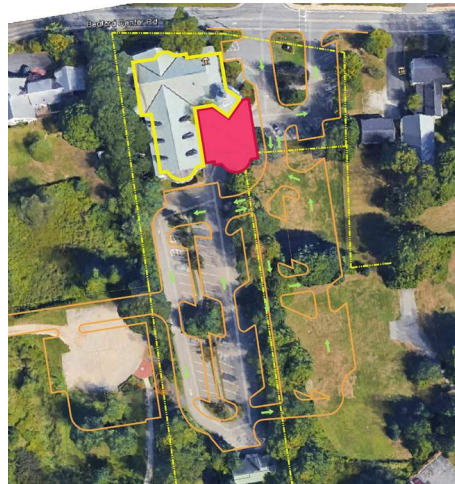
**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station Only Facility**

Demolish West of Entry	8,000 sf
Renovate Remaining	22,663 sf
Renovate Lobby for Entry	1,500 sf
Excess Program Req.	2,809 sf
<b>Total Gross Area</b>	<b>26,972 sf</b>

OPTION B1



**270 South River Rd**  
270 South River Rd

**Build new Police Station**

Demolish Existing	5,000 sf
New Construction	25,203 sf
<b>Total Gross Area</b>	<b>25,203 sf</b>

**O**



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,015,000
Soft Cost	\$1,005,000
<b>Total Project Costs</b>	<b>\$5,020,000</b>

**Approximate Cost**

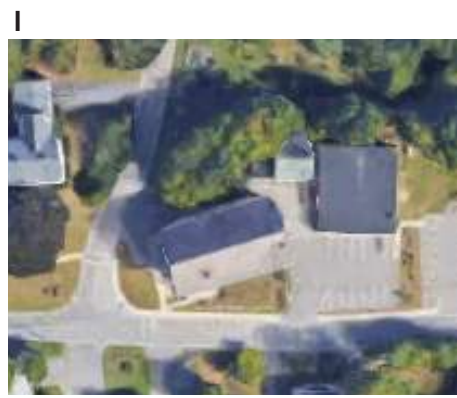
Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$21,700,000
Soft Cost	\$6,300,000
Purchase Cost	\$650,000
<b>Total Project Costs</b>	<b>\$28,650,000</b>



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Renovate and Build Addition for part of Town Office space**

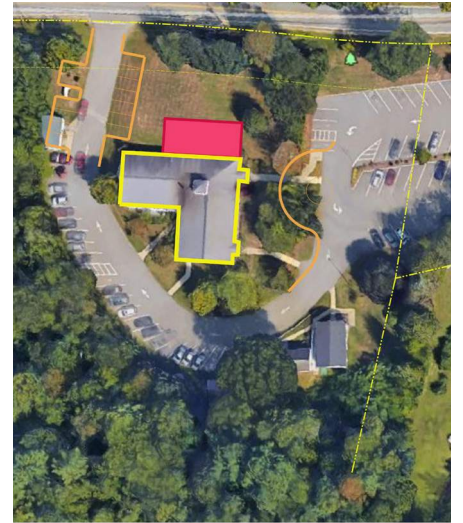
Renovation	7,247	sf
New Construction	1,600	sf
<b>Total Gross Area</b>	<b>8,847</b>	<b>sf</b>

**Renovate Town Hall for Existing program and build connector to BCTV**

Renovation	13,271	sf
New Construction	1,500	sf
<b>Total Gross Area</b>	<b>14,771</b>	<b>sf</b>

**Renovate Town Office for DPW, Assessor, Building, and Planning**

Renovation	10,368	sf
New Construction	1,547	sf
<b>Total Gross Area</b>	<b>11,915</b>	<b>sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,600,000
Soft Cost	\$700,000
<b>Total Project Costs</b>	<b>\$3,300,000</b>

**Approximate Cost**

Construction Costs	\$2,200,000
Soft Cost	\$600,000
<b>Total Project Costs</b>	<b>\$2,800,000</b>

**Approximate Cost**

Construction Costs	\$2,700,000
Soft Cost	\$800,000
<b>Total Project Costs</b>	<b>\$3,500,000</b>



Additional Sites			Scenario B1									
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>B1</b>	<b>BCTV</b>				<b>5,992</b>	bctv program			\$ 2,900,000	\$ 800,000	\$ -	\$ 3,700,000
	<b>Remaining Program and Recreation department</b>			<b>420</b>	Recreation Department Office							
	1st floor	5,088			Renovate Existing Building	5,088						
	2nd floor				Build New Addition for BCTV Rec Department		904					
	gross area	5,088			Add Connector to Town Hall			1,500				
<b>B2</b>	<b>BCTV Annex</b>								\$ 15,000	\$ 5,000	\$ -	\$ 20,000
	<b>Demolish Annex and make room for Town Office</b>											
	1st floor	980			Demo Existing Building	1,820						
	2nd floor	840			Site Area							
	gross area	1,820										
<b>D</b>	<b>Library</b>				<b>29,289</b>				\$ 6,700,000	\$ 2,000,000	\$ -	\$ 8,700,000
	<b>Add program Space to Library</b>											
	1st floor	10,217			Renovate Existing Space	20,399						
	2nd floor	10,182			Build new addition		8,890					
	gross area	20,399			Site Area	2.11						
<b>G</b>	<b>Public Safety</b>				<b>22,663</b>				\$ 6,200,000	\$ 1,800,000	\$ -	\$ 8,000,000
	<b>Renovate for Fire Station Only Facility</b>											
	basement				demo 2-story area west of entry	8,000						
	1st floor	21,731			renovate remaina building (excluding lobby)	22,663						
	gross area	34,972			renovate 2-story lobby for entry		1,500					
					space above program requirement		2,809					
					Site Area	2.31						
<b>H</b>	<b>Stevens Buswell</b>				<b>2,156</b>	Town Manager						
	<b>Renovation and addition for Part of Town Office Space</b>				<b>637</b>	Town Clerk						
	1st floor	3,437			<b>4,343</b>	Finance			\$ 2,600,000	\$ 700,000	\$ -	\$ 3,300,000
	2nd floor	3,810			<b>879</b>	IT Manager						
	gross area	7,247			<b>823</b>	Supervisor of the Checklist						
					Renovate building for town offices space	7,247						
					Balance of Program in Addition		1,591					
					Site Area							
<b>I</b>	<b>Town Hall</b>				<b>4,415</b>	Town Hall Performance			\$ 2,200,000	\$ 600,000	\$ -	\$ 2,800,000
	<b>Town Hall Remains as currently Programmed</b>				<b>4,428</b>	Town Hall First Floor						
	basement	4,428			<b>4,428</b>	Town Hall Basement						
	1st floor	4,428			renovate building for current use	13,271						
	2nd floor	4,415										
	gross area	13,271										
<b>J1</b>	<b>Town Office</b>				<b>1,865</b>	Assessor						
	<b>Renovation and addition for Part of Town Office Space</b>				<b>2,979</b>	Building Department						
	basement				<b>4,106</b>	DPW - Administrative Areas			\$ 2,700,000	\$ 800,000	\$ -	\$ 3,500,000
	1st floor	5,145			<b>2,965</b>	Planning						
	2nd floor	5,223			Existing Space to be Renovated	10,368						
	gross area	10,368			Addition to be constructed		1,547					
<b>O</b>	<b>270 South River Road - purchase</b>				<b>25,203</b>	police station			\$ 15,500,000	\$ 4,500,000	\$ 650,000	\$ 20,650,000
	<b>Build New Police Station</b>											
	1st floor				demolish existing building	5,607						
	gross area	5,607			Site Area	5.20		25,203				

**Total** \$ 117,592 \$ 15,427 \$ 79,036 \$ 38,136 \$ 5,809 \$ 38,815,000 \$ 11,205,000 \$ 650,000 \$ 50,670,000



**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and radio station, as well as town archive storage and office space for the Department of Public Works facilities director. This scheme calls for the demolition of the Annex and relocation of the DPW Facilities Director to the DPW Administration location, as well as the renovation of 5,088 square feet of BCTV space and an addition to the existing BCTV building of approximately 904 square feet to house additional program space.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Addition + Connector</b>	2,404
<b>Demolish Existing</b>	1,820
<b>Total Gross Area</b>	7,492 sf
<b>Approximate Construction Cost</b>	\$4,015,000
<b>Approximate Total Project Costs</b>	\$5,020,000



PROPOSED SITE PLAN



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot. This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, The Police Department will be relocated and 8,000 sf +/- structure on the west end of the facility will be removed for site development of much needed parking for the remaining Fire Department and Building Department.

Of the existing 34,972 square feet of existing building, the remaining 25,203 square feet (excluding lobby) will be renovated. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available.

This renovation moves the police department off site, freeing up needed programming space for the fire department. Additionally, the removal of the west wing allows the site to be developed for additional necessary parking.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	26,972 sf
<b>Total Gross Area</b>	47,866 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$8,000,000



PROPOSED SITE PLAN



**Summary of Improvements**

270 South River Road is a 5,607 square foot building, constructed in 1930 on a 5.2 acre lot with direct access onto South River Road. For this scheme, the existing structure will be demolished and 25,203 square foot police station will be developed on the site. Secondary egress, as required for police properties, will be provided by having two direct access points onto South River Road on opposite ends of the property.

The police department requires that covered parking be provided for 20 fleet vehicles. Interior storage will be provided for the one incident Command Vehicle, one motorcycle and two radar trailers.

This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure.

Challenges to this scheme are the costs of removal of structures, while simultaneously building a new structure.



<b>Address</b>	270 South River Rd
<b>Site Size</b>	5.20 Acres
<b>Demolish Building</b>	
<b>Build New Police Station</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$15,500,000
<b>Approximate Total Project Costs</b>	\$20,650,000
<b>Purchase Cost</b>	\$650,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Stevens Buswell School was built to serve as a school in 1921 with an addition in 1938. It is currently 7,692 square feet. It had been occupied for town departments, but has been vacant for a number of years. This scheme calls for the the conversion of this historic school house into additional Town Office space to provide a better customer interface experience for tax payers. The primary benefit to this scheme is the preservation of a vital part of the town’s history and provides citizen’s the opportunity to utilize the structure for community events.



Departments to be relocated to this building include:

- Town Manager – 2,156 square feet
- Town Clerk – 637 square feet
- Finance Department – 4,343 square feet
- Supervisor of the Checklist – 823 square feet
- IT – 879 square feet

<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>New Construction</b>	1,600 sf
<b>Total Gross Area</b>	10,447 sf
<b>Approximate Construction Cost</b>	\$2,600,000
<b>Approximate Total Project Costs</b>	\$3,300,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. The structure will be fully renovated to serve its current function with upgrades to life safety and MEP as required.

This also provides a continuous use for the historic Town Hall.

A disadvantage to this plan is that parking is limited on this site.

There is cost associated with renovations to an historic structure with no day to day town department requirements. However, it's preservation provides a vital link in the historic district and guarantees this part of Bedford town history will be preserved for continued use by the town.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271sf
<b>New Construction</b>	1,500 sf
<b>Total Gross Area</b>	14,771 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing Town office will be renovated into office space to house the remaining departments not moved into the Stevens Buswell School. Following renovation, there will be approximately 1,414 square feet of extra space available.

A key benefit to this scheme is expansion of much needed office space for each department and the creation of a Town Office campus to maximize staff efficiencies and improve customer interface.

The existing Town office will be renovated to house the following departments:

- Assessor – 1,865 square feet
- Building Department – 2,979 square feet
- DPW Admin – 4,106 square feet
- Planning – 2,965 square feet



**Address** 24 North Amherst Rd

**Site Size** 5.30 Acres

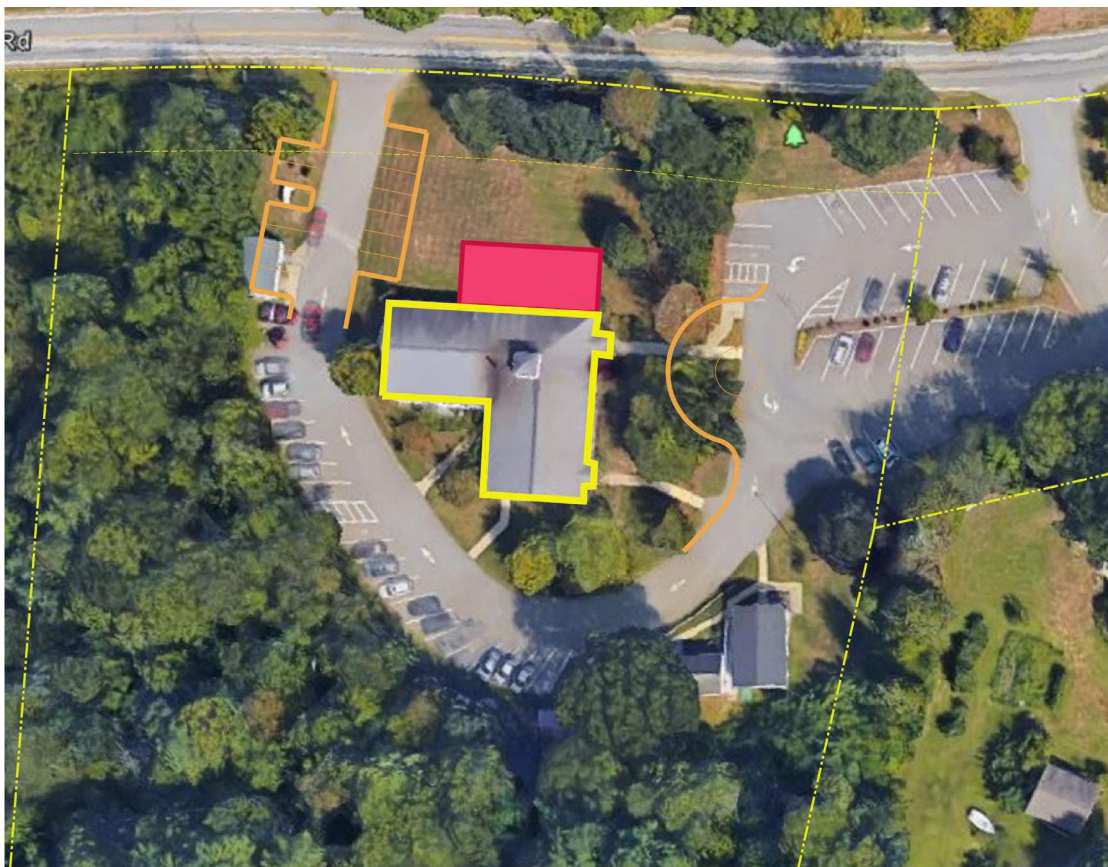
**Renovate** 10,368 sf

**New Construction** 1,547 sf

**Total Gross Area** 11,915 sf

**Approximate Construction Cost** \$2,700,000

**Approximate Total Project Costs** \$3,500,000



This Page Intentionally Blank



The following site specific scenarios are intended as a group that in conjunction with the Base Option B will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option 5 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site O – 270 South River Road

**B1, B2 & I**

EXISTING SITE



**BCTV & BCTV Annex, Town Hall**  
10 Meetinghouse Rd  
70 Bedford Center Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Sell BCTV and Annex, Renovate Town Hall for Existing Program**

Town Hall Renovation	13,271 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

**Sell Library**

**Renovate for Fire Station Only Facility**

Demolish West of Entry	8,000 sf
Renovate Remaining	22,663 sf
Renovate Lobby for Entry	1,500 sf
Excess Program Req.	2,809 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

OPTION B2



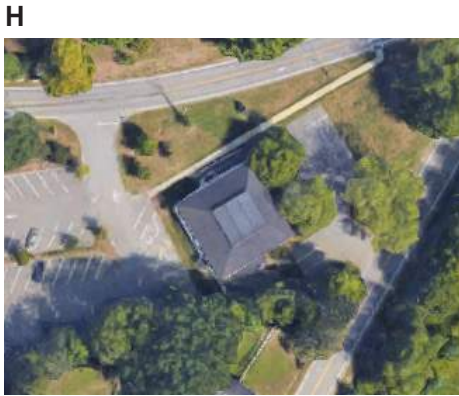
ORDER OF  
MAGNITUDE COSTS

<b>Approximate Cost</b>	
Construction Costs	\$000,000
Soft Cost	\$000,000
Sell cost	\$500,000
<b>Total Project Costs</b>	<b>\$000,000</b>

<b>Approximate Cost</b>	
Sell cost	\$1,850,000

<b>Approximate Cost</b>	
Construction Costs	\$6,200,000
Soft Cost	\$1,800,000
<b>Total Project Costs</b>	<b>\$8,000,000</b>

EXISTING SITE



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Office**  
24 North Amherst Rd



**15 Constitution Drive**

DESCRIPTION

Sell Stevens-Buswell

Sell Town Office Building

Acquire Building for Consolidating  
Town Services

Renovate for Program	83,107 sf
Excess Program Req	14,159 sf
<b>Total Gross Area</b>	<b>97,266 sf</b>

OPTION B2



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Sell cost                      \$175,000

**Approximate Cost**

Sell cost                      \$1,000,000

**Approximate Cost**

Construction Costs	\$30,000,000
Soft Cost	\$6,000,000
Purchase cost	\$8,000,000
<b>Total Project Costs</b>	<b>\$44,000,000</b>



Additional Sites			Scenario B2									
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>BCTV</b>			<b>Sell BCTV (cost to be confirmed)</b>									
B	1st floor	5,088									\$ (500,000)	\$ (500,000)
	gross area	5,088										
<b>BCTV Annex</b>			<b>Sell BCTV Annex (see BCTV)</b>									
B2	1st floor	980										
	2nd floor	840										
	gross area	1,820										
<b>Library</b>			<b>Sell Library</b>									
D	1st floor	10,217									\$ (1,850,000)	\$ (1,850,000)
	2nd floor	10,182										
	gross area	20,399										
<b>Public Safety</b>			<b>Renovate for Fire Station Only Facility</b>									
G	basement				22,663				\$ 6,200,000	\$ 1,800,000	\$ -	\$ 8,000,000
	1st floor	21,731				8,000						
	gross area	34,972				22,663		1,500				
								2,809				
	Site Area		2.31									
<b>Stevens Buswell</b>			<b>Sell Stevens Buswell</b>									
H	1st floor	3,437									\$ (175,000)	\$ (175,000)
	2nd floor	3,810										
	gross area	7,247										
<b>Town Hall</b>			<b>Town Hall Remains as currently Programmed</b>									
I	basement	4,428			4,415	Town Hall Performance			\$ 2,200,000	\$ 600,000	\$ -	\$ 2,800,000
	1st floor	4,428										
	2nd floor	4,415				8,843						
	gross area	13,271						4,428				
<b>Town Office</b>			<b>Sell Town Office Building</b>									
J1	basement										\$ (1,000,000)	\$ (1,000,000)
	1st floor	5,145										
	2nd floor	5,223										
	gross area	10,368										
<b>15 Constitution</b>			<b>Acquire Building for Consolidating Town Services</b>									
M					1,865	Accessor						
					637	Town Clerk						
					4,343	Finance						
					879	IT Manager						
					2,965	Planning						
					823	Supervisor of the Checklist						
					2,156	Town Manager			\$ 30,000,000	\$ 6,000,000	\$ 8,000,000	\$ 44,000,000
					4,106	DPW - Administrative Areas						
					5,992	BCTV						
					25,203	Police						
					4,428	Recreation + to first floor of Town Hall						
					420	Recreation						
					29,289	Library						
					2,979	Building Department						
						83,107	renovate for program space					
							add cost for renovation of police					
							Add premium for library and bctv					
							space above program requirement		14,159			
	gross area	97,266										
	Site Area											
<b>Total</b>	<b>52,617</b>	<b>163,124</b>	<b>4</b>	<b>117,592</b>	<b>8,000</b>	<b>114,613</b>	<b>-</b>	<b>22,896</b>	<b>\$ 38,400,000</b>	<b>\$ 8,400,000</b>	<b>\$ 4,475,000</b>	<b>\$ 51,275,000</b>

**Summary of Improvements**

The BCTV buildings would be sold and BCTV would move to 15 Constitution with all other town operations.



**Address** 10 Meetinghouse Rd  
**Site Size** 2.96 Acres  
**Sell BCTV & Annex**  
**Total Gross Area** - sf  
**Sale Price** \$500,000



PROPOSED SITE PLAN

**Summary of Improvements**

The existing library would be sold and the library would move to 15 Constitution Drive with all other town operations.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Sell Building</b>	
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$1,850,000



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 15 Constitution with other town departments.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking. The remaining 25,203 square feet (excluding lobby) will be renovated to current program requirements. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Demolish West of Entry</b>	8,000 sf
<b>Renovate</b>	22,663 sf
<b>Renovate Lobby for Entry</b>	1,500 sf
<b>Space Above Program Req</b>	2,809 sf
<b>Total Gross Area</b>	34,972 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$8,000,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Stevens Buswell building would be sold.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Sell Building</b>	
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$175,000



**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. The structure will be fully renovated to serve its current function with upgrades to life safety and MEP as required.

This also provides a continuous use for the historic Town Hall.

A disadvantage to this plan is that parking is limited on this site.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Town Office would be sold and all operations would move to 15 Constitution Drive.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres  
**Sell Building**  
**Total Gross Area** - sf  
**Sale Price** \$1,000,000

**Summary of Improvements**

15 Constitution Drive is a two story steel framed commercial office building built in 1988. It sits on a 9.09 acre site and comprises 97,266 square feet of interior space. For this option, the town would purchase the structure and renovate the entire structure to house all town operations, except for the fire department and Town Hall.

The Police Department requires that covered parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

The benefit of such a move would be increased efficiency between Town departments through shared services as well as shared program space as well as “one-stop shopping” for tax payers and town customers, including contractors who must currently travel between two locations across town to secure building permits.

Concerns about this move; include the cost of construction to modify this office space into a Police Station designed for current standards, the consolidation of all town services outside the historic district, the appearance of a “mega-mall” appearance to town office patrons.



<b>Address</b>	15 Constitution Dr
<b>Site Size</b>	9.09 Acres
<b>Renovate</b>	83,107
<b>Space above program req</b>	14,159
<b>Total Gross Area</b>	97,266 sf
<b>Approximate Construction Cost</b>	\$30,000,000
<b>Approximate Total Project Costs</b>	\$44,000,000
<b>Purchase Cost</b>	\$8,000,000



PROPOSED SITE PLAN

This Page Intentionally Blank



The following site specific scenarios are intended as a group that in conjunction with the Base Option B will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option B3 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site M – 15 Constitution Drive

**B1, B2 & I**

EXISTING SITE



**BCTV & BCTV Annex, Town Hall**  
10 Meetinghouse Rd  
70 Bedford Center Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate and Add Addition to BCTV  
Demolish Annex, and Renovate Town  
Hall for Existing Program**

BCTV Renovation	5,088 sf
Addition	904 sf
<b>Total Gross Area</b>	<b>5,992 sf</b>

Town Hall Renovation	8,843 sf
Unprogrammed Space	4,428 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

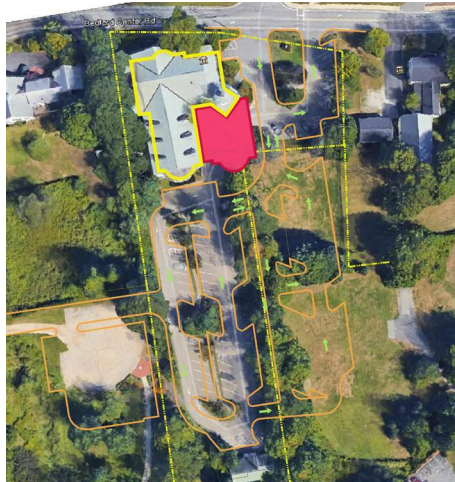
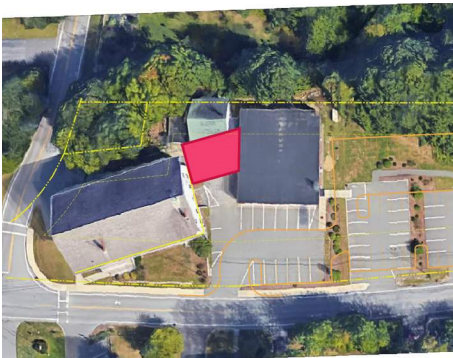
**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station Only  
Facility**

Demolish West of Entry	8,000 sf
Renovate Remaining	22,663 sf
Renovate Lobby for Entry	1,500 sf
Excess Program Req.	2,809 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

OPTION B3



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$1,015,000
Soft Cost	\$305,000
<b>Total Project Costs</b>	<b>\$1,320,000</b>

**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$6,200,000
Soft Cost	\$1,800,000
<b>Total Project Costs</b>	<b>\$8,000,000</b>

EXISTING SITE

H



**Stevens-Buswell Building**  
18 North Amherst Rd

J1



**Town Office**  
24 North Amherst Rd

M



**15 Constitution Drive**

DESCRIPTION

Sell Stevens-Buswell

Sell Town Office Building

Acquire Building for Consolidating  
Town Services

Renovate for Program	50,804 sf
Excess Program Req	46,462 sf
<b>Total Gross Area</b>	<b>97,266 sf</b>

OPTION B3



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Sell cost                      \$175,000

**Approximate Cost**

Sell cost                      \$1,000,000

**Approximate Cost**

Construction Costs	\$16,000,000
Soft Cost	\$3,000,000
Purchase cost	\$8,000,000
<b>Total Project Costs</b>	<b>\$27,000,000</b>



Additional Sites				Scenario B3									
		gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
B	<b>BCTV</b>		<b>Addition to BCTV for Remaining Program</b> 5,992										
	1st floor	5,088					5,088			\$ 1,000,000	\$ 300,000	\$ -	\$ 1,300,000
	gross area	5,088						904					
B2	<b>BCTV Annex</b>		<b>Demolish Annex</b> \$ 15,000 \$ 5,000 \$ - \$ 20,000										
	1st floor	980				1,820							
	gross area	1,820											
D	<b>Library</b>		<b>Add program Space to Library</b> 29,289 \$ 6,700,000 \$ 2,000,000 \$ - \$ 8,700,000										
	1st floor	10,217					20,399						
	gross area	20,399						8,890					
G	<b>Public Safety</b>		<b>Renovate for Fire Station Only Facility</b> 22,663 \$ 6,200,000 \$ 1,800,000 \$ - \$ 8,000,000										
	basement						8,000						
	gross area	34,972					22,663		1,500	2,809			
H	<b>Stevens Buswell</b>		<b>Sell Stevens Buswell</b> \$ (175,000) \$ (175,000)										
	1st floor	3,437											
	gross area	7,247											
I	<b>Town Hall</b>		<b>Town Hall Remains as currently Programmed</b> 4,415 Town Hall Performance \$ 2,200,000 \$ 600,000 \$ - \$ 2,800,000										
	basement	4,428											
	gross area	13,271											
J1	<b>Town Office</b>		<b>Sell Town Office Building</b> \$ (1,000,000) \$ (1,000,000)										
	basement												
	gross area	10,368											
M	<b>15 Constitution</b>		<b>Acquire Building for Consolidating Town Services</b> 1,865 Accessor 637 Town Clerk 4,343 Finance 879 IT Manager 2,965 Planning 823 Supervisor of the Checklist \$ 16,000,000 \$ 3,000,000 \$ 8,000,000 \$ 27,000,000 2,156 Town Manager 4,106 DPW - Administrative Areas 25,203 Police 4,428 Recreation + to first floor of Town Hall 420 Recreation 2,979 Building Department										
							50,804						
	gross area	97,266							46,462				
<b>Total</b>		<b>52,617</b>	<b>163,124</b>	<b>4</b>	<b>117,592</b>	<b>9,820</b>	<b>107,797</b>	<b>9,794</b>	<b>55,199</b>	<b>\$ 32,115,000</b>	<b>\$ 7,705,000</b>	<b>\$ 6,825,000</b>	<b>\$ 46,645,000</b>

**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and radio station, as well as town archive storage and office space for the Department of Public Works facilities director. This scheme calls for the demolition of the Annex and relocation of the DPW Facilities Director to the DPW Administration location, as well as the renovation of 5,088 square feet of BCTV space and an addition to the existing BCTV building of approximately 904 square feet to house additional program space.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Addition</b>	904 sf
<b>Demolish Existing Annex</b>	1,820 sf
<b>Total Gross Area</b>	5,992 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,300,000



PROPOSED SITE PLAN



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot. This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 15 Constitution with other town departments.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking. The remaining 25,203 square feet (excluding lobby) will be renovated to current program requirements. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	26,972 sf
<b>Total Gross Area</b>	26,972 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$8,000,000



PROPOSED SITE PLAN

**Summary of Improvements**

Steven's-Buswell Building would be sold.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Sell Building</b>	- sf
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$175,000



**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. The structure will be fully renovated to serve its current function with upgrades to life safety and MEP as required.

This also provides a continuous use for the historic Town Hall.

A disadvantage to this plan is that parking is limited on this site.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	8,,843 sf
<b>Unprogrammed Space</b>	4,428 sf
<b>Total Gross Area</b>	13, 271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Town Office would be sold and all operations would move to 15 Constitution Drive.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres  
**Sell Building** - sf  
**Total Gross Area** - sf  
**Sale Price** \$1,000,000

**Summary of Improvements**

15 Constitution Drive is a two story steel framed commercial office building built in 1988. It sits on a 9.09 acre site and comprises 97,266 square feet of interior space. For this option, the town would purchase the structure and renovate the entire structure to house all town operations, except for the fire department and Town Hall.

The police department requires that covered parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

The benefit of such a move would be increased efficiency between Town departments through shared services as well as shared program space as well as “one-stop shopping” for tax payers and town customers, including contractors who must currently travel between two locations across town to secure building permits.

Concerns about this move; include the cost of construction to modify this office space into a Police Station designed for current standards, the consolidation of all town services outside the historic district, the appearance of a “mega-mall” appearance to town office patrons.



<b>Address</b>	15 Constitution Dr
<b>Site Size</b>	9.09 Acres
<b>Renovate</b>	50,804 sf
<b>Space above program req</b>	46,462 sf
<b>Total Gross Area</b>	97,266 sf
<b>Approximate Construction Cost</b>	\$16,000,000
<b>Approximate Total Project Costs</b>	\$27,000,000
<b>Purchase Cost</b>	\$8,000,000



PROPOSED SITE PLAN

This Page Intentionally Blank



The following site specific scenarios are intended as a group that in conjunction with the Base Option B will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option B4 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site M – 15 Constitution Drive
- Site O – 270 South River Road

**B1, B2 & I**

EXISTING SITE



**BCTV & BCTV Annex, Town Hall**  
10 Meetinghouse Rd  
70 Bedford Center Rd

DESCRIPTION

**Renovate and Add Addition to BCTV  
Demolish Annex, and Renovate Town  
Hall for Existing Program**

BCTV Renovation	5,088 sf
Addition	904 sf
<b>Total Gross Area</b>	<b>5,992 sf</b>

Town Hall Renovation	8,843 sf
Unprogrammed Space	4,428 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

OPTION B4



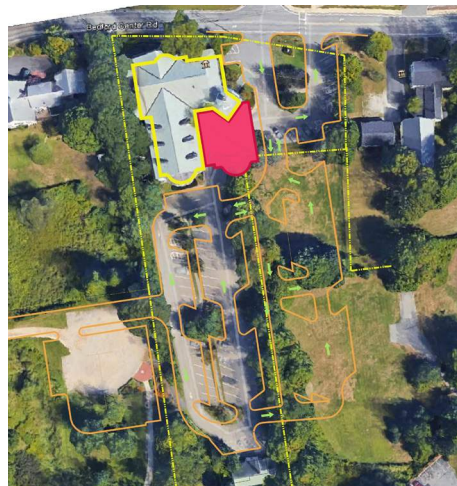
**D**



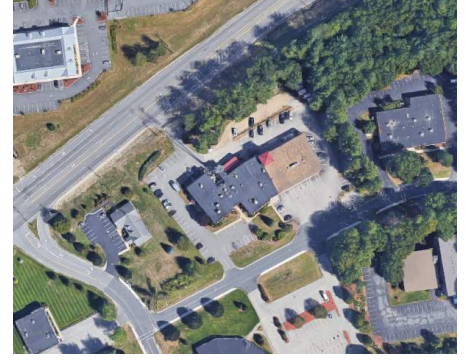
**Town Library**  
3 Meetinghouse Rd

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>



**G**



**Public Safety Complex**  
55 Constitution Dr

**Renovate for Fire Station Only  
Facility**

Demolish West of Entry	8,000 sf
Renovate Remaining	22,663 sf
Renovate Lobby for Entry	1,500 sf
Excess Program Req.	2,809 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

**O**

**270 South River Rd**  
270 South River Rd

**Build new Police Station**

Demolish Existing	
New Construction	25,203 sf
<b>Total Gross Area</b>	<b>25,203 sf</b>



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$1,015,000
Soft Cost	\$305,000
<b>Total Project Costs</b>	<b>\$1,320,000</b>

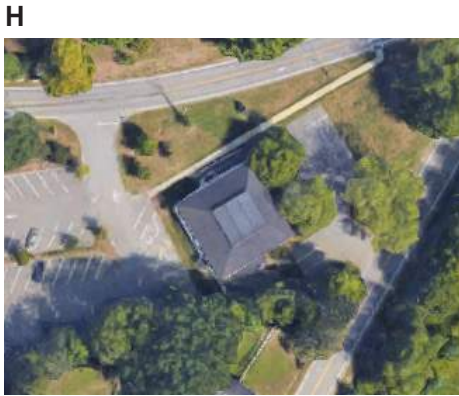
**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$21,700,000
Soft Cost	\$6,300,000
Purchase Cost	\$650,000
<b>Total Project Costs</b>	<b>\$28,650,000</b>

EXISTING SITE



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Office**  
24 North Amherst Rd



**15 Constitution Drive**

DESCRIPTION

Sell Stevens-Buswell

Sell Town Office Building

Acquire Building for Consolidating  
Town Services

Renovate for Program	25,601 sf
Excess Program Req	71,665 sf
<b>Total Gross Area</b>	<b>97,266 sf</b>

OPTION B4



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Sell cost                      \$175,000

**Approximate Cost**

Sell cost                      \$1,000,000

**Approximate Cost**

Construction Costs      \$5,800,000  
Soft Cost                      \$1,200,000  
Purchase cost                \$8,000,000  
**Total Project Costs      \$15,000,000**



Additional Sites			Scenario B4											
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs			
<b>BCTV</b>			<b>Addition to BCTV for Remaining Program</b>											
B1	1st floor	5,088		5,992		5,088			\$ 1,000,000	\$ 300,000	\$ -			
	gross area	5,088					904							
<b>BCTV Annex</b>			<b>Demolish Annex</b>											
B2	1st floor	980			1,820				\$ 15,000	\$ 5,000	\$ -			
	gross area	1,820												
<b>Library</b>			<b>Add program Space to Library</b>											
D	1st floor	10,217		29,289		20,399			\$ 6,700,000	\$ 2,000,000	\$ -			
	gross area	20,399					8,890							
<b>Public Safety</b>			<b>Renovate for Fire Station Only Facility</b>											
G	basement			22,663	8,000				\$ 6,200,000	\$ 1,800,000	\$ -			
	gross area	34,972				22,663		1,500						
<b>Stevens Buswell</b>			<b>Sell Stevens Buswell</b>											
H	1st floor	3,437									\$ (175,000)			
	gross area	7,247												
<b>Town Hall</b>			<b>Town Hall Remains as currently Programmed</b>											
I	basement	4,428		4,415		8,843			\$ 2,200,000	\$ 600,000	\$ -			
	gross area	13,271						4,428						
<b>Town Office</b>			<b>Sell Town Office Building</b>											
J1	1st floor	5,145									\$ (1,000,000)			
	gross area	10,368												
<b>15 Constitution</b>			<b>Acquire Building for Consolidating Town Services</b>											
M				1,865	637	4,343	879	2,965	823	2,156	4,106	4,428	420	2,979
	gross area	97,266							\$ 5,800,000	\$ 1,200,000	\$ 8,000,000			
<b>270 South River Road - purchase</b>			<b>Build New Police Station</b>											
O	1st floor			25,203		5,607			\$ 15,500,000	\$ 4,500,000	\$ 650,000			
	gross area	5,607					25,203							
<b>Total</b>	<b>52,617</b>	<b>163,124</b>	<b>10.82</b>	<b>117,592</b>	<b>15,427</b>	<b>82,595</b>	<b>34,997</b>	<b>80,401</b>	<b>\$ 37,415,000</b>	<b>\$ 10,405,000</b>	<b>\$ 7,475,000</b>			

**Summary of Improvements**

The BCTV buildings would be demolished and the site prepped for parking and BCTV would move to 15 Constitution with all other town operations.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Addition</b>	904 sf
<b>Demolish Existing Annex</b>	1,820 sf
<b>Total Gross Area</b>	5,992 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,300,000



PROPOSED SITE PLAN



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot. This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 270 South River Road. The Building Department would move to 15 Constitution Drive.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking. The remaining 25,203 square feet (excluding lobby) will be renovated to current program requirements. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	26,972 sf
<b>Total Gross Area</b>	26,972 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$8,000,000



PROPOSED SITE PLAN



**Summary of Improvements**

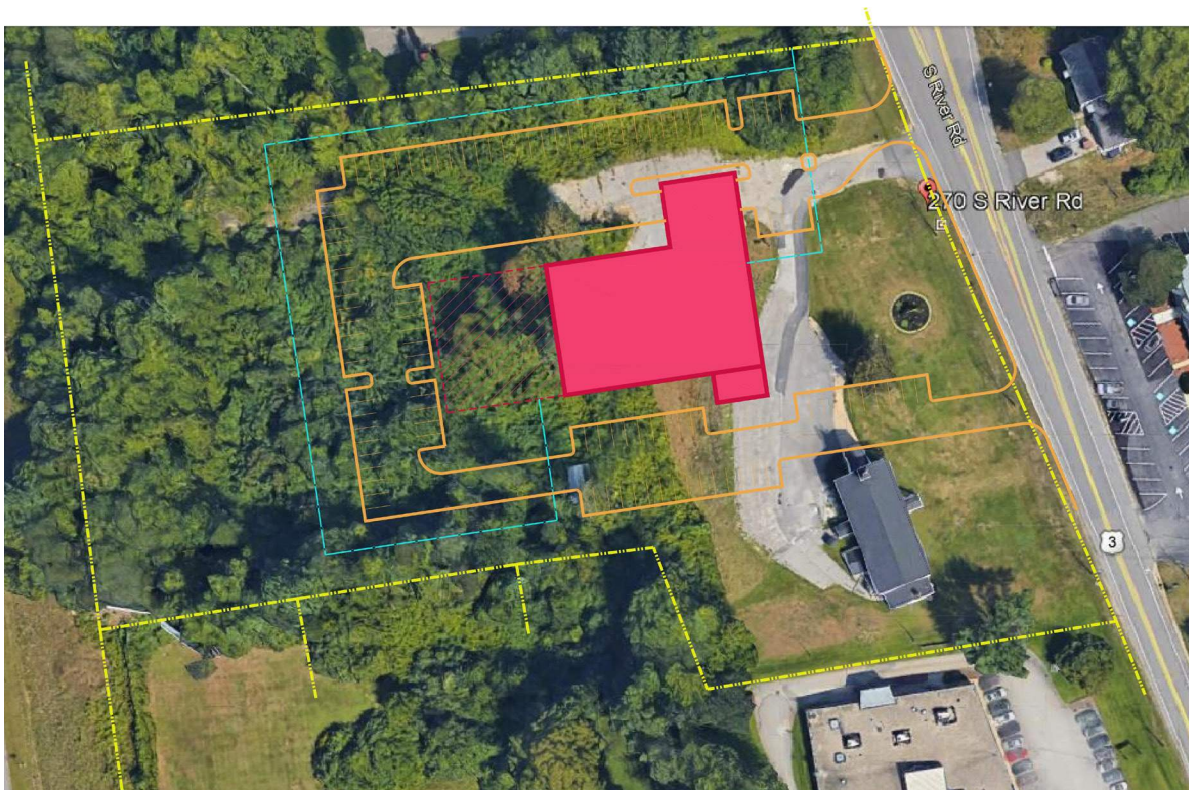
270 South River Road is a 5,607 square foot building, constructed in 1930 on a 5.2 acre lot with direct access onto South River Road. For this scheme, the existing structure will be demolished and 25,203 square foot police station will be developed on the site. Secondary egress, as required for police properties, will be provided by having two direct access points onto South River Road on opposite ends of the property.

The police department requires that covered parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. Challenges to this scheme are the costs of removal of structures, while simultaneously building a new structure.



<b>Address</b>	270 South River Rd
<b>Site Size</b>	5.20 Acres
<b>Demolish Building</b>	
<b>Build New Police Station</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$15,500,000
<b>Approximate Total Project Costs</b>	\$20,650,000
<b>Purchase Cost</b>	\$650,000



PROPOSED SITE PLAN

Option B4 - Site H  
Stevens-Buswell Building

Option B4  
31 August 2017

**Summary of Improvements**

Steven's-Buswell Building would be sold.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Sell Building</b>	- sf
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$175,000



**Summary of Improvements**

The entire Town Hall will be renovated (13,271 square feet) and remain as currently programmed for the recreation department.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	8,843 sf
<b>Unprogrammed Space</b>	4,428 sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Town Office would be sold and all operations would move to 15 Constitution Drive.



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Sell Building</b>	- sf
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$1,000,000



**Summary of Improvements**

15 Constitution Drive is a two story steel framed commercial office building built in 1988. It sits on a 9.09 acre site and comprises 97,266 square feet of interior space. For this option, the town would purchase the structure and renovate the entire structure to house all town operations, except for the fire department and Town Hall.

The benefit of such a move would be increased efficiency between Town departments through shared services as well as shared program space as well as “one-stop shopping” for tax payers and town customers, including contractors who must currently travel between two locations across town to secure building permits.

Concerns about this move; include the cost of construction to modify this office space into a Police Station designed for current standards, the consolidation of all town services outside the historic district, the appearance of a “mega-mall” appearance to town office patrons.



<b>Address</b>	15 Constitution Dr
<b>Site Size</b>	9.09 Acres
<b>Renovate</b>	25,203 sf
<b>Space above program req</b>	71,665 sf
<b>Total Gross Area</b>	97,266 sf
<b>Approximate Construction Cost</b>	\$5,800,000
<b>Approximate Total Project Costs</b>	\$15,000,000
<b>Purchase Cost</b>	\$8,000,000



PROPOSED SITE PLAN



The following site specific scenarios are intended as a group that in conjunction with the Base Option B will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option 5 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site L – 2 Constitution Drive
- Site N – 47 Constitution Drive

**B1 & B2**

EXISTING SITE



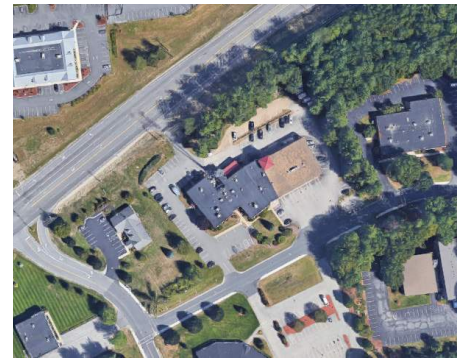
**BCTV & BCTV Annex**  
10 Meetinghouse Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate Existing and Build New Addition for BCTV**

Renovation	5,088 sf
Addition	904 sf
<b>Total Gross Area</b>	<b>5,992 sf</b>

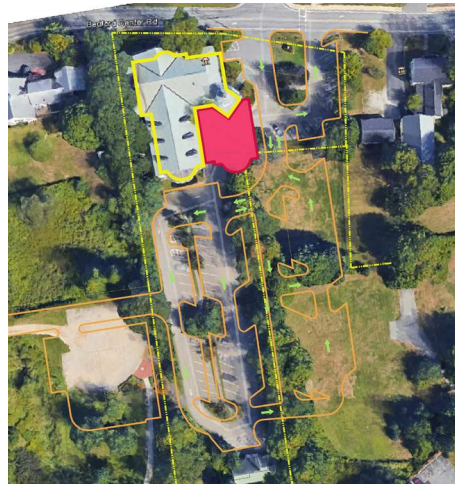
**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station and add Town Offices**

Renovate	34,972 sf
New Construction	12,572 sf
<b>Total Gross Area</b>	<b>47,544 sf</b>

OPTION B5



**L**

**2 Constitution Dr**

Demolish 2 Constitution Dr for Expanded Parking at Safety Complex

**N**

**47 Constitution Dr**

Demolish Existing Building and Build new Police Station

New Construction	25,203 sf
<b>Total Gross Area</b>	<b>25,203 sf</b>



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$1,215,000
Soft Cost	\$305,000
<b>Total Project Costs</b>	<b>\$1,520,000</b>

**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$26,150,000
Soft Cost	\$7,730,000
Purchase Cost	\$1,850,000
<b>Total Project Costs</b>	<b>\$35,730,000</b>



EXISTING SITE

**Stevens-Buswell Building**  
18 North Amherst Rd

**Town Hall**  
70 Bedford Center Rd

**Town Office**  
24 North Amherst Rd

DESCRIPTION

Sell Stevens-Buswell

Renovate Town Hall for Existing program

Sell Town Office Building

Renovation	8,843 sf
Unprogrammed space	4,428 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

OPTION B5



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Sell Cost \$175,000

**Approximate Cost**

Construction Costs \$2,200,000  
Soft Cost \$600,000

**Total Project Costs \$2,800,000**

**Approximate Cost**

Sell Cost \$1,000,000





**Summary of Improvements**

The BCTV buildings would be demolished and the site prepped for parking and BCTV would move to 15 Constitution with all other town operations.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Addition</b>	904 sf
<b>Demolish Existing</b>	1,820 sf
<b>Total Gross Area</b>	7,492 sf
<b>Approximate Construction Cost</b>	\$1,215,000
<b>Approximate Total Project Costs</b>	\$1,520,000



PROPOSED SITE PLAN



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot. This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



# Option B5 - Site G Public Safety Complex

Option B5  
31 August 2017

## Summary of Improvements

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 47 Constitution with other town departments.

The existing Safety Complex will be renovated to house the Fire Department and all Town departments. The existing 34,972 square feet of existing building renovated for the existing fire and building department and all town services will be located in the wing previously occupied by the Police Department. A two story addition on the west side will be constructed to house the remaining 12,572 square feet of needed program space.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	34,972 sf
<b>New Construction</b>	12,572 sf
<b>Total Gross Area</b>	47,544 sf
<b>Approximate Construction Cost</b>	\$12,000,000
<b>Approximate Total Project Costs</b>	\$15,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

2 Constitution Drive is Wood Frame commercial building built in 1971 on a 1.06 acre lot bordered by Constitution Drive and Highway 101. It is currently occupied by a credit union. This scheme calls for the demolition of the structure and redevelopment of the property as parking for the renovated and expanded town offices at 55 Constitution Drive.



**Address** 2 Constitution Dr

**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$150,000

**Approximate Total Project Costs** \$830,000

**Purchase Cost** \$650,000



# Option B5 - Site H Stevens-Buswell Building

Option B5  
31 August 2017

## Summary of Improvements

The Stevens Buswell building would be sold.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Sell Building</b>	
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$175,000



**Summary of Improvements**

The entire Town Hall will be renovated (13,271 square feet) and remain as currently programmed for the recreation department.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	8,843 sf
<b>Unprogrammed Space</b>	4,428 sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Town Office would be sold.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres  
**Sell Building**  
**Total Gross Area** - sf  
**Sale Price** \$1,000,000



# Option B5 - Site N 47 Constitution Drive

Option B5  
31 August 2017

## Summary of Improvements

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot police station will be constructed on the site following appropriate guidelines for the construction of a police facility. Secondary egress, as required for police properties, will be provided by crossing the fire department property to the town owned existing exit drive directly onto Highway 101.

This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. However, it does remove a valuable property from the tax rolls and doesn't provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish Existing Building</b>	
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$14,000,000
<b>Approximate Total Project Costs</b>	\$19,400,000
<b>Purchase Cost</b>	\$1,200,000



PROPOSED SITE PLAN



The following site specific scenarios are intended as a group that in conjunction with Option C1 will provide the required upgrades and renovations as necessitated by the towns program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites. They are universal for Option C1.

Included in Base Option C are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road Facility
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center

EXISTING SITE



**A**  
4 Sunset Dr  
4 Sunset Dr



**C**  
Highway Garage  
19 Chubbuck Rd



**E**  
Nashua Road Facility  
19 Nashua Rd

DESCRIPTION

Sell Property

Build Addition & Renovate Existing Highway Garage

Demolish existing building and develop additional parking on site

Renovate	13,828 sf
New Construction	33,819 sf
<b>Total Gross Area</b>	<b>47,647 sf</b>

Demolish Space	3,736 sf
Develop Site for Parking	3,500 sf
<b>Total Gross Area</b>	<b>- sf</b>

PROPOSED SITE



ORDER OF MAGNITUDE COSTS

Approximate Cost

Sell price \$850,000

Approximate Cost

Construction Costs \$8,600,000  
Soft Cost \$2,000,000

Total Project Costs \$10,600,000

Approximate Cost

Construction Costs \$80,000  
Soft Cost \$20,000

Total Project Costs \$100,000

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.



**J2**  
**Town Office Shed**  
24 North Amherst Rd



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>

**Addition & Renovation to Transfer Station and Recycle Center**

Transfer Station:

Renovate	2,678 sf
New Construction	315 sf
<b>Total Area</b>	<b>2,993 sf</b>

Recycle Center:

Renovate	1,425 sf
New Construction	775 sf
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$350,000
Soft Cost	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$9,000
Soft Cost	\$2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Cost	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>



Existing Facilities		Base C Options - in conjunction with Scenarios C1									
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>4 Sunset Drive</b>		<b>Sell Property</b>									
A	1st floor 7,810									\$ (850,000)	\$ (850,000)
	2nd floor										
	gross area 7,810	Site Area	2.00								
<b>Highway Garage</b>		<b>Add Program Space to Highway Garage</b>									
C	1st floor 10,952		41,870	highwar garage				\$ 8,600,000	\$ 2,000,000	\$ -	\$ 10,600,000
	2nd floor 2,876		5,777	nashua road facility requirements	13,828						
	gross area 13,828					33,819					
		Site Area	61.26								
<b>Nashua Road Facility</b>		<b>Demolish existing building for parking</b>									
E	1st floor 3,736							\$ 80,000	\$ 20,000	\$ -	\$ 100,000.00
	2nd floor				3,736						
	gross area 3,736	Site Area	7.70								
<b>Pool Facility</b>		<b>Add program Space to Pool Facility</b>									
F	1st floor 3,000		3,000					\$ 350,000	\$ 50,000	\$ -	\$ 400,000
	gross area 3,000				3,000						
		Site Area									
<b>Shed at Town Office</b>		<b>Demo Shed at Town Office</b>									
J2	1st floor 384							\$ 9,000	\$ 2,000	\$ -	\$ 11,000
	gross area 384	Site Area			384						
<b>Transfer Station</b>		<b>Add program Space to Transfer Station</b>									
K1	1st floor 2,678		2,993					\$ 600,000	\$ 100,000	\$ -	\$ 700,000
	2nd floor				2,678						
	gross area 2,678	Site Area	123.80			315					
<b>Recycle Center</b>		<b>Add program Space to Recycle Center</b>									
K2	1st floor 1,425		2,200					\$ 400,000	\$ 100,000	\$ -	\$ 500,000
	2nd floor				1,425						
	gross area 1,425	Site Area				775					
<b>Total</b>	<b>32,861 32,861</b>	<b>195</b>	<b>55,841</b>	<b>4,120</b>	<b>20,931</b>	<b>34,910</b>	<b>-</b>	<b>\$ 10,039,000</b>	<b>\$ 2,272,000</b>	<b>\$ (850,000)</b>	<b>\$ 11,461,000</b>

Base Option C - Site A  
4 Sunset Drive

Base Option C  
31 August 2017

**Summary of Improvements**

Sell the property which is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres  
**Sell Property**  
**Sale Price** \$850,000

**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders as plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.



<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	33,819 sf
<b>Total Gross Area</b>	47,647 sf
<b>Approximate Construction Cost</b>	\$8,600,000
<b>Approximate Total Project Costs</b>	\$10,600,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. Given its current condition, all current programming needs at this site would be relocated to the Highway Garage and the building would be demolished. Given its direct adjacency to the high school student parking lot that is shared for the ball fields, the property would be best suited as expanded parking.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Demolish Building</b>	3,736 sf
<b>Build Parking</b>	3,500 sf
<b>Total Gross Area</b>	- sf
<b>Approximate Construction Cost</b>	\$80,000
<b>Approximate Total Project Costs</b>	\$100,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Pool house is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing, staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into individual spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN



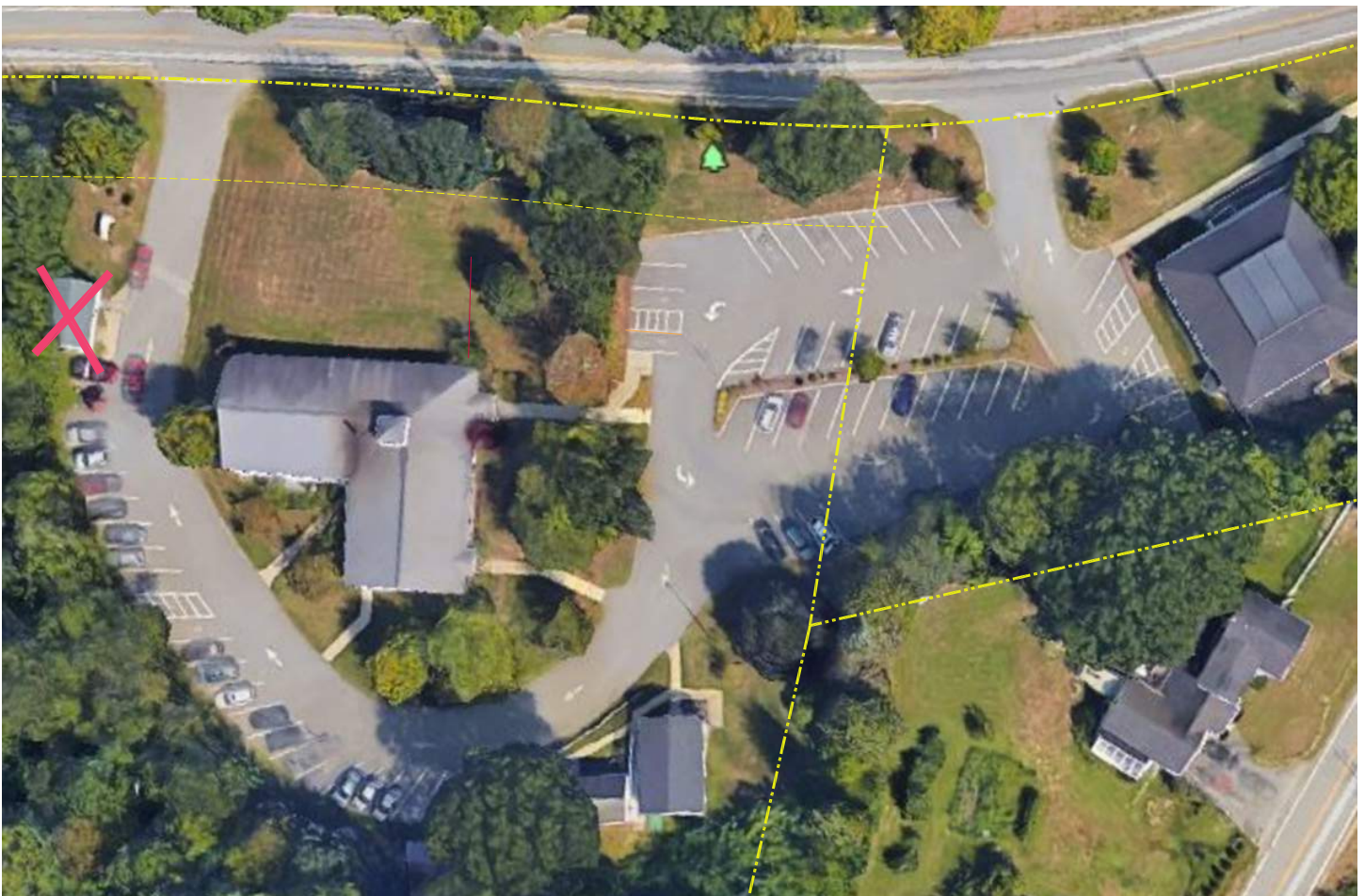
### Summary of Improvements

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the town office maintenance engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the town office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the town office and the highway garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



**Summary of Improvements**

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

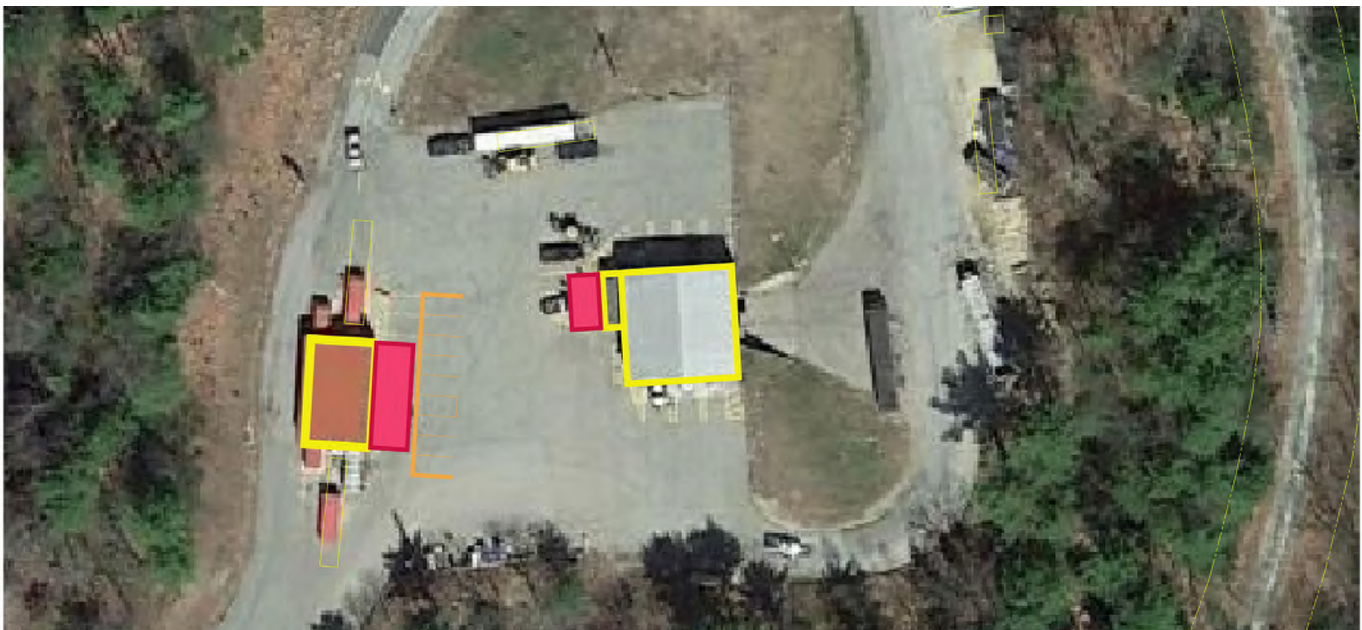
Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the town transfer station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town’s current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



<b>Address</b>	77 Chubuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN

The following site specific scenarios are intended as a group that in conjunction with the Base Option C will provide the required upgrades and renovations as necessitated by the towns program needs. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option C1 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex,
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven’s-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building
- Site O – 270 South River Road

**B1 & B2**

EXISTING SITE



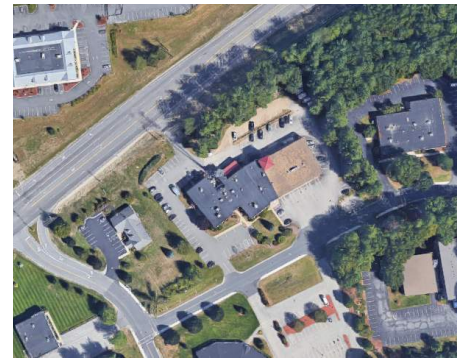
**BCTV & BCTV Annex**  
10 Meetinghouse Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

Renovate Existing and Build Addition for Remaining Program and Rec Department, build connector  
Demolish Existing Annex

Renovation	5,088 sf
Addition + Connector	2,404 sf
<b>Total Gross Area</b>	<b>7,492 sf</b>

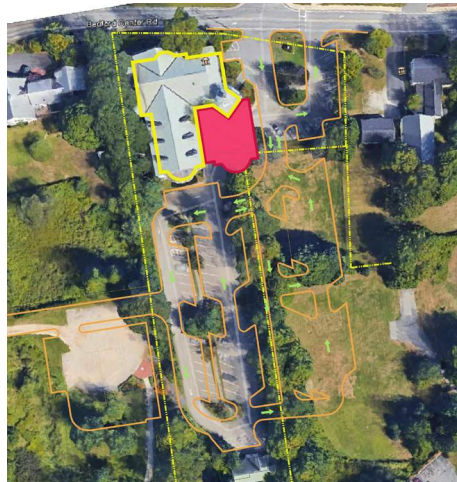
Renovate Library & Build Addition

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

Renovate for Fire Station Only Facility

Demolish West of Entry	8,000 sf
Renovate Remaining	22,663 sf
Renovate Lobby for Entry	1,500 sf
Excess Program Req.	2,809 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

OPTION C1



**O**

**270 South River Rd**  
270 Souther River Rd

Build new Police Station and Fire Substation

Demolish Existing	5,607 sf
New Construction	36,929 sf
<b>Total Gross Area</b>	<b>36,929 sf</b>



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$2,915,000
Soft Cost	\$705,000
<b>Total Project Costs</b>	<b>\$3,620,000</b>

**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

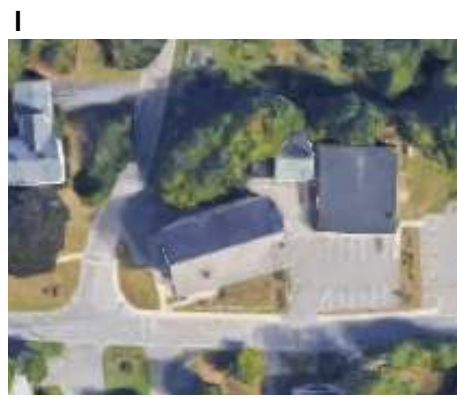
**Approximate Cost**

Construction Costs	\$28,200,000
Soft Cost	\$8,300,000
Purchase Cost	\$650,000
<b>Total Project Costs</b>	<b>\$37,150,000</b>





**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Renovate and Build Addition for part of Town Office space**

Renovation	7,247	sf
<b>Total Gross Area</b>	<b>7,247</b>	<b>sf</b>

**Renovate Town Hall for Existing program and build connector to BCTV**

Renovation	13,271	sf
<b>Total Gross Area</b>	<b>13,271</b>	<b>sf</b>

**Renovate and Build Addition for part of Town Office space**

Renovation	10,368	sf
New Construction	3,250	sf
<b>Total Gross Area</b>	<b>13,618</b>	<b>sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$1,900,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,400,000</b>

**Approximate Cost**

Construction Costs	\$2,200,000
Soft Cost	\$600,000
<b>Total Project Costs</b>	<b>\$2,800,000</b>

**Approximate Cost**

Construction Costs	\$3,500,000
Soft Cost	\$1,000,000
<b>Total Project Costs</b>	<b>\$4,500,000</b>





**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and radio station, as well as town archive storage and office space for the Department of Public Works facilities director. This scheme calls for the demolition of the Annex and relocation of the DPW Facilities Director to the DPW Administration location, as well as the renovation of 5,088 square feet of BCTV space and an addition to the existing BCTV building of approximately 904 square feet to house additional program space. Also included is a connector to the Town Hall comprising 1,500 square feet.

A key advantage to this option is leaving the broadcast infrastructure in place and not moving it. But a downside is a lack of parking on the property.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	5,088 sf
<b>Build Addition &amp; Connector</b>	2,404 sf
<b>Demolish Existing</b>	1,820 sf
<b>Total Gross Area</b>	7,492 sf
<b>Approximate Construction Cost</b>	\$2,915,000
<b>Approximate Total Project Costs</b>	\$3,620,000



PROPOSED SITE PLAN



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the entrance wing flanking the existing south wing into the courtyard area. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



**Summary of Improvements**

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 270 South River Road with other town departments. The existing Safety Complex will be renovated to house the Fire Department and the Building Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be demolished to make way for site improvements, including parking. The remaining 25,203 square feet (excluding lobby) will be renovated to current program requirements. The two story 1,500 square foot lobby will be renovated for the new entrance to the building and the building will have approximately 2,809 square feet of surplus space available.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Demolish West of Entry</b>	8,000 sf
<b>Renovate</b>	22,663 sf
<b>Renovate Lobby for Entry</b>	1,500 sf
<b>Space Above Program Req</b>	2,809 sf
<b>Total Gross Area</b>	34,972 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$8,000,000



PROPOSED SITE PLAN - SITE G



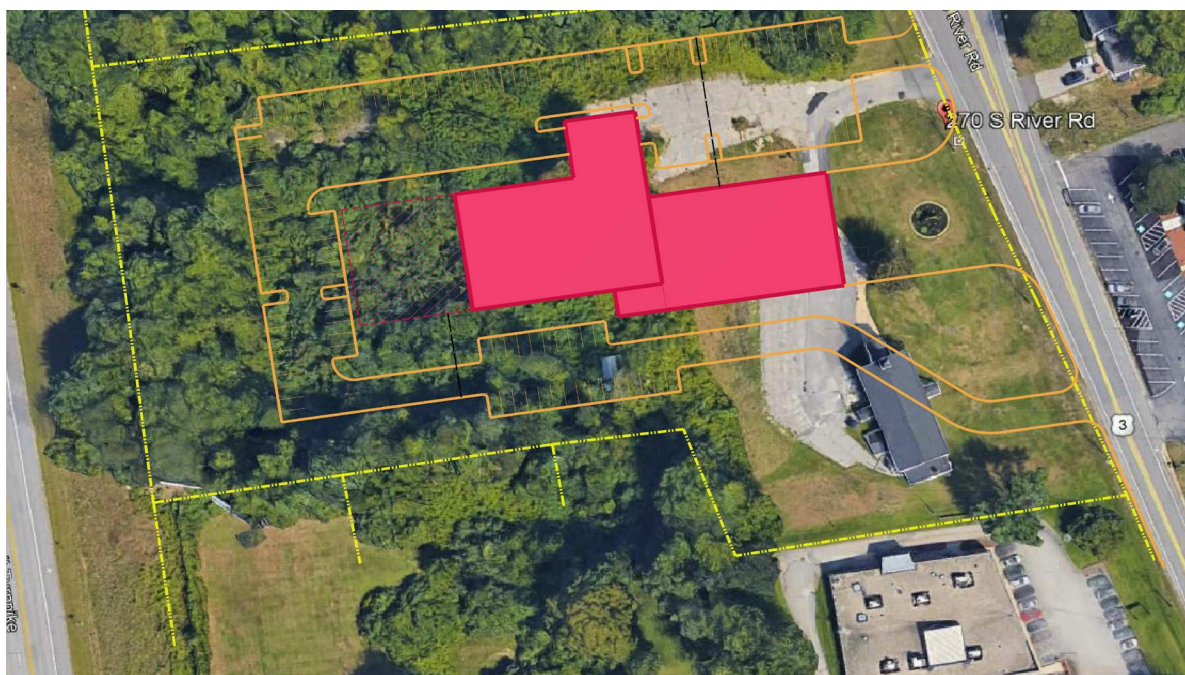
**Summary of Improvements**

270 South River Road is a 5,607 square foot building, constructed in 1930 on a 5.2 acre lot with direct access onto South River Road. For this scheme, the existing structure will be demolished and 25,203 square foot police station and an 11,726 square foot Fire Department substation will be developed on the site. Secondary egress, as required for police properties, will be provided by having two direct access points onto South River Road on opposite ends of the property. The police department requires that covered parking be provided for 20 fleet vehicles. Interior storage will be provided for the one incident Command Vehicle, one motorcycle and two radar trailers.

This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Cohabitation by the fire department will allow for the sharing of mutually beneficial program spaces. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. A key benefit to this scheme is the location of the police station and a fire department substation in the fastest growing residential and commercial area of the town. Challenges to this scheme are the costs of removal of structures, while simultaneously building a new structure as well as relocation of the communication infrastructure necessary for the police department from 55 Constitution Drive to this site.



<b>Address</b>	270 South River Rd
<b>Site Size</b>	5.20 Acres
<b>Demolish Building</b>	
<b>Build New Police And Fire Substation</b>	36,929 sf
<b>Total Gross Area</b>	36,929 sf
<b>Approximate Construction Cost</b>	\$22,000,000
<b>Approximate Total Project Costs</b>	\$29,150,000
<b>Purchase Cost</b>	\$650,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Stevens Buswell School was built to serve as a school in 1921 with an addition in 1938. It is currently 7,692 square feet. It had been occupied for town departments, but has been vacant for a number of years. This scheme calls for the conversion of this historic school house into additional Town Office space to provide a better customer interface experience for tax payers. The primary benefit to this scheme is the preservation of a vital part of the town’s history and provides citizen’s the opportunity to utilize the structure for community events.



Departments to be relocated to this building include:

- Town Manager – 2,156 square feet
- Town Clerk – 637 square feet
- Finance Department – 4,343 square feet

<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>Total Gross Area</b>	7,247 sf
<b>Approximate Construction Cost</b>	\$1,900,000
<b>Approximate Total Project Costs</b>	\$2,400,000



PROPOSED SITE PLAN

**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex. This building is listed on the National Register of Historic Places. Renovations to the structure will include upgrades for compliance with ADA as well as life safety upgrades to the entire building in order to continue with its present occupancy and use. A connector to BCTV will provide needed upgrades to the vertical circulation of the building as well as an opportunity to locate new ADA compliant toilet rooms.

Preserving this structure for future generations preserves an important part of the Town of Bedford history and reinforces the village concept. This also provides a continuous use for the historic Town Hall as well as direct access to BCTV.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271 sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing Town office will be renovated into office space to house the remaining departments not moved into the Stevens Buswell School. Following renovation, there will be approximately 1,414 square feet of extra space available.

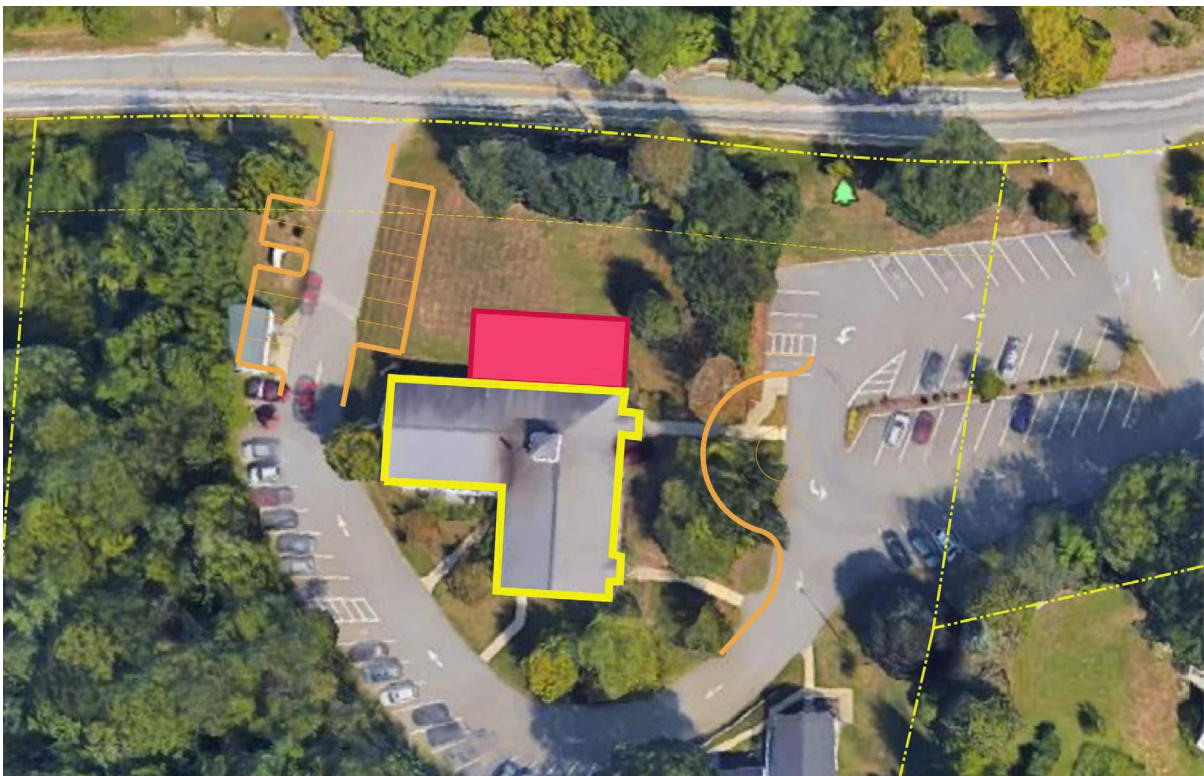
A key benefit to this scheme is expansion of much needed office space for each department and the creation of a Town Office campus to maximize staff efficiencies and improve customer interface.

The existing Town office will be renovated to house the following departments.

- Assessor – 1,865 square feet
  - Building Department – 2,979 square feet
  - DPW Admin – 4,106 square feet
  - Planning – 2,965 square feet
- The existing Town office will be renovated to house the following departments.
- Assessor – 1,865 square feet
  - Building Department – 2,979 square feet
  - DPW Admin – 4,106 square feet
  - Planning – 2,965 square feet
  - IT Manager – 879 square feet



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Renovate</b>	10,368 sf
<b>New Construction</b>	3,250 sf
<b>Total Gross Area</b>	13,618 sf
<b>Approximate Construction Cost</b>	\$3,500,000
<b>Approximate Total Project Costs</b>	\$4,500,000



PROPOSED SITE PLAN



This Page Intentionally Blank

The following site specific scenarios are intended as a group that in conjunction with Option D1 will provide the required upgrades and renovations required by the towns recently evaluated program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites. They are universal for Option D1.

Included in Base Option D are the following sites to be upgraded/renovated:

Site A – 4 Sunset Drive Fire Department Substation

Site C – Highway Garage Addition and Renovation

Site E – Nashua Road Renovation and Addition

Site F- Pool Facility Renovation

Site J2 – Town Office DPW Shed

Site K – Transfer Station and Recycle Center



EXISTING SITE



**4 Sunset Dr**  
4 Sunset Dr



**Highway Garage**  
19 Chubuck Rd



**Nashua Road Facility**  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>11,726 sf</b>

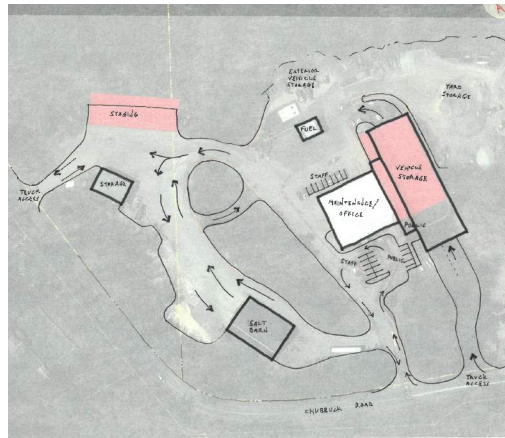
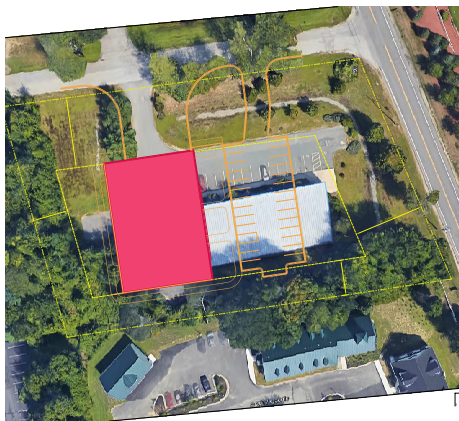
**Build Addition & Renovate Existing Highway Garage**

Renovate	13,828 sf
New Construction	28,042 sf
<b>Total Gross Area</b>	<b>41,870 sf</b>

**No Work This Scenario**

<b>Total Gross Area</b>	<b>5,777 sf</b>
-------------------------	-----------------

PROPOSED SITE



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$8,800,000
Soft Cost	\$2,200,000
<b>Total Project Costs</b>	<b>\$11,000,000</b>

**Approximate Cost**

Construction Costs	\$1,400,000
Soft Cost	\$400,000
<b>Total Project Costs</b>	<b>\$1,800,000</b>

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

DESCRIPTION



**J2**  
**Town Office Shed**  
24 North Amherst Rd

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

**Addition & Renovation to Transfer Station and Recycle Center**

<b>Transfer Station:</b>	
Renovate	2,678 sf
<u>New Construction</u>	<u>315 sf</u>
<b>Total Area</b>	<b>2993 sf</b>

<b>Recycle Center:</b>	
Renovate	1,425 sf
<u>New Construction</u>	<u>775 sf</u>
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$350,000
Soft Costs	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Costs	\$ 2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Costs	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

Existing Facilities			Base D Options - In conjunction with Scenarios D1										
	gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	buy sell costs	anticipated total project costs	
A	<b>4 Sunset Drive</b>												
	1st floor	7,810							\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000	
	2nd floor				7,810								
	gross area	7,810					11,726						
C	<b>Highway Garage</b>												
	1st floor	10,952		41,870					\$ 8,800,000	\$ 2,200,000	\$ -	\$ 11,000,000	
	2nd floor	2,876			5,777	Nashua Road Facility							
	gross area	13,828					13,828						
E	<b>Nashua Road Facility</b>												
	1st floor	3,736							\$ -	\$ -	\$ -	\$ -	
	2nd floor												
	gross area	3,736											
F	<b>Pool Facility</b>												
	1st floor	3,000							\$ 350,000	\$ 50,000	\$ -	\$ 400,000	
	gross area	3,000											
J2	<b>Shed at Town Office</b>												
	1st floor	384							\$ 9,000	\$ 2,000	\$ -	\$ 11,000	
	gross area	384											
K1	<b>Transfer Station</b>												
	1st floor	2,678		2,993					\$ 600,000	\$ 100,000	\$ -	\$ 700,000	
	2nd floor												
	gross area	2,678					315						
K2	<b>Recycle Center</b>												
	1st floor	1,425							\$ 400,000	\$ 100,000	\$ -	\$ 500,000	
	2nd floor												
	gross area	1,425						775					
<b>Total</b>		<b>32,861</b>	<b>32,861</b>	<b>224</b>	<b>67,567</b>	<b>8,194</b>	<b>20,931</b>	<b>46,636</b>	<b>-</b>	<b>\$ 14,559,000</b>	<b>\$ 3,552,000</b>	<b>\$ -</b>	<b>\$ 18,111,000</b>



**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed master plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a fire substation is placed at this location.

The Town benefits from locating the fire department substation at this location with its proximity to South River Road's expanding residential and commercial growth.

The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

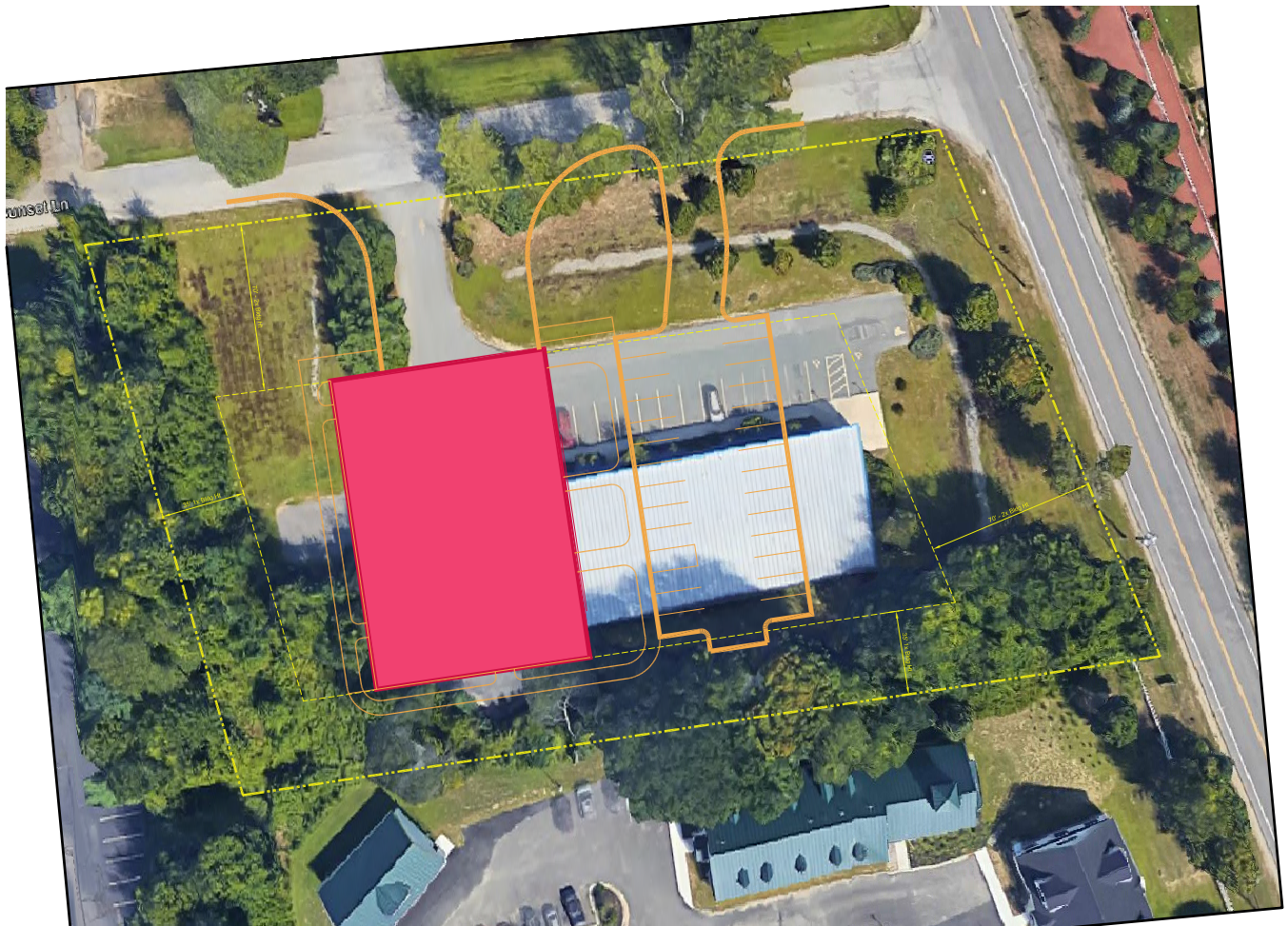
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

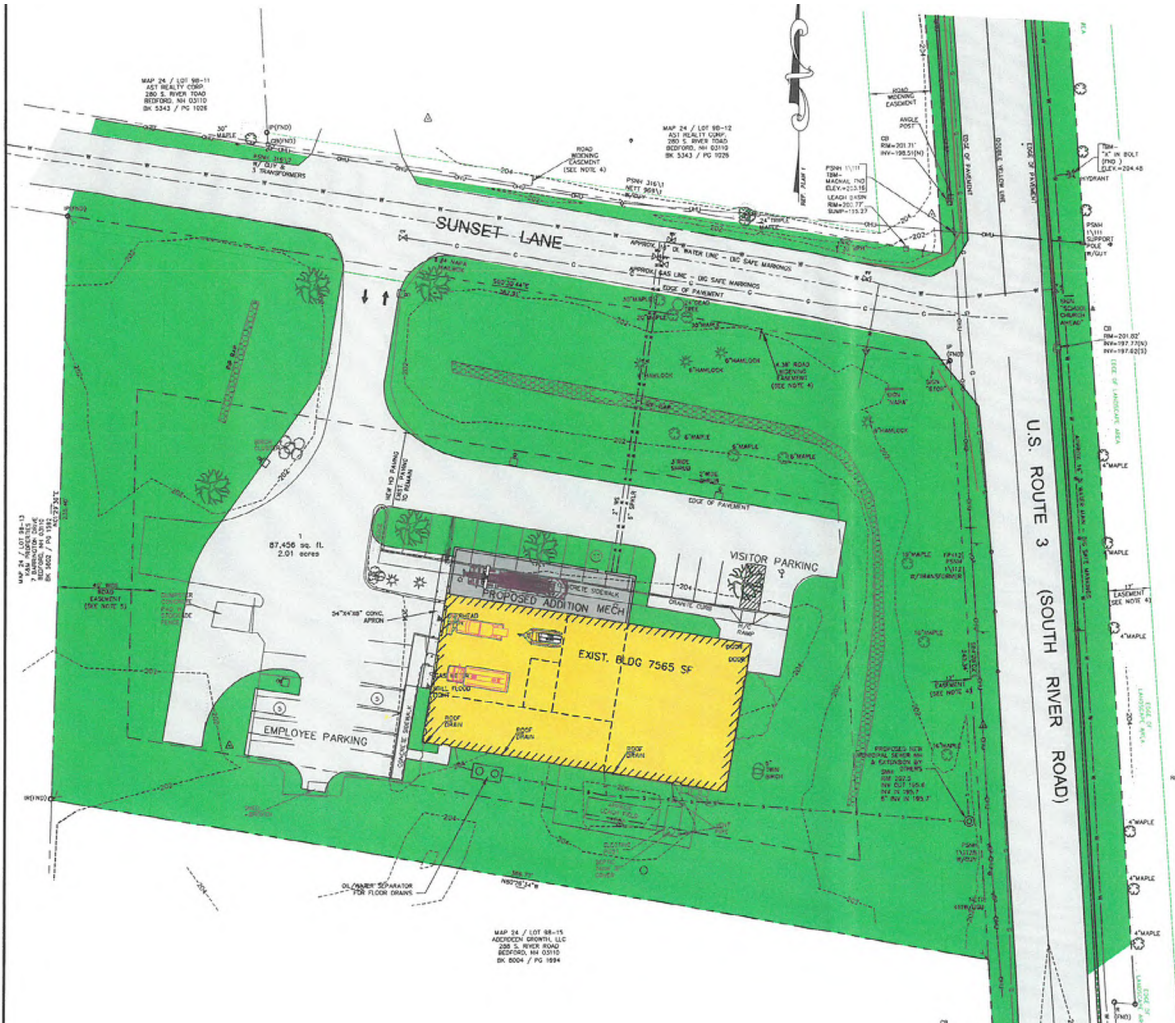
**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN





**NOT**  
1. REFER  
2. CHECK  
3. PARCE  
4. PARCE  
5. PARCE  
AND MAIN  
PG 11

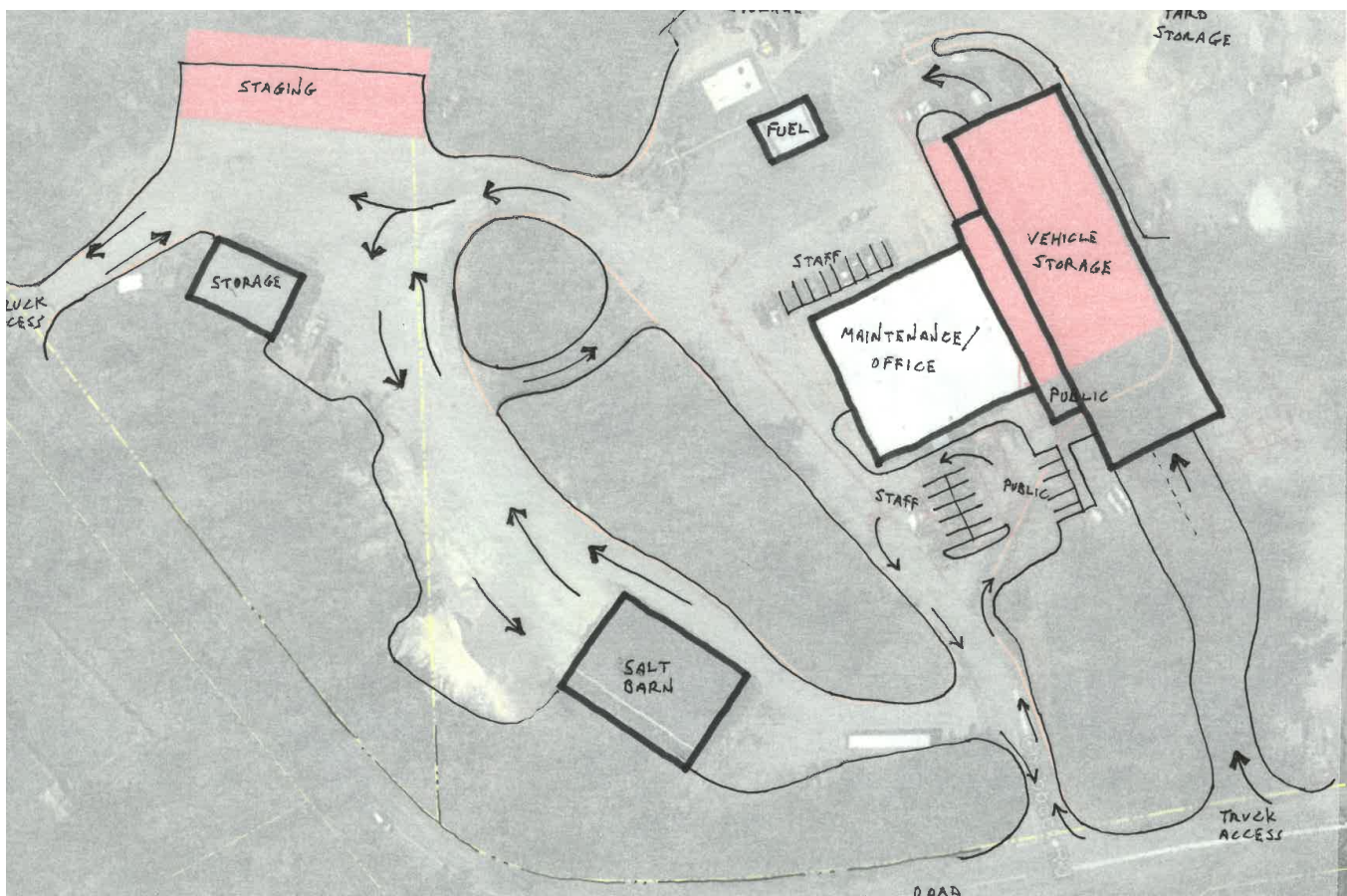
**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.

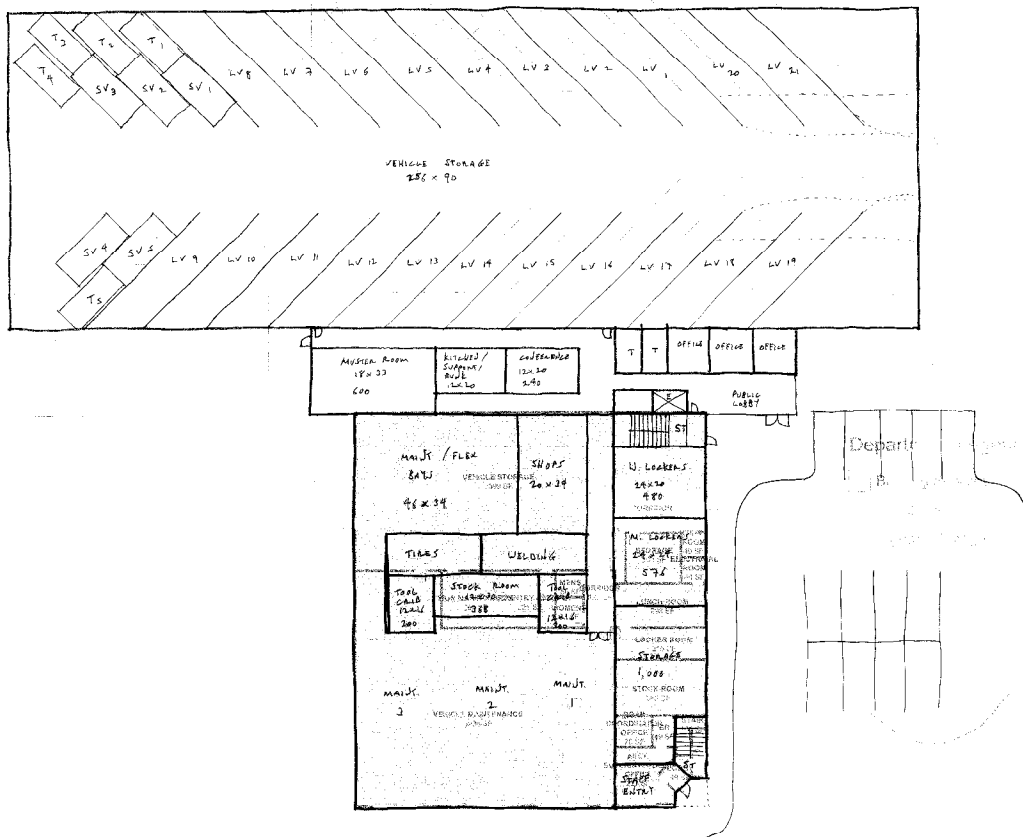


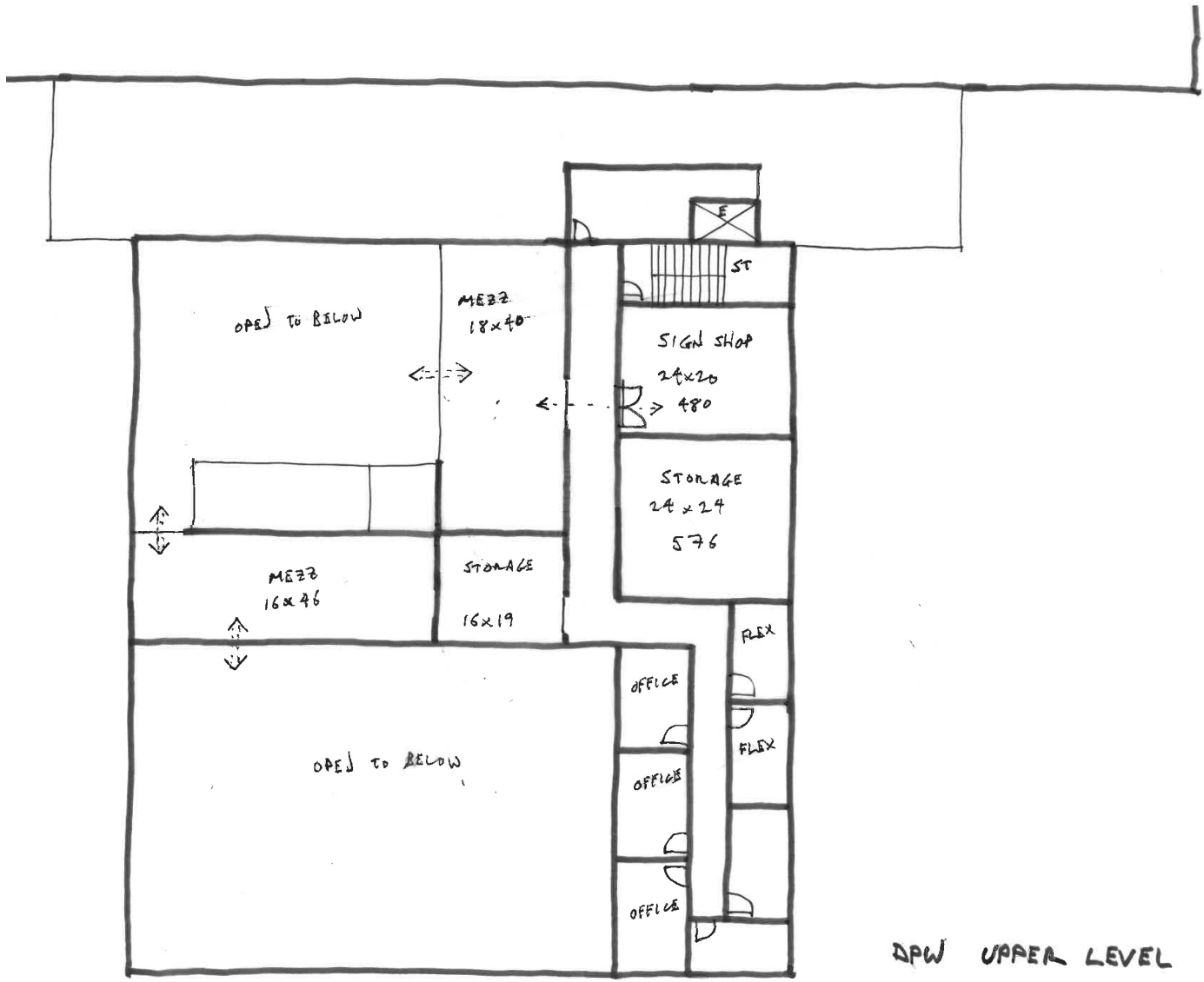
<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	28,042 sf
<b>Total Gross Area</b>	41,870 sf
<b>Approximate Construction Cost</b>	\$ 8,800,000
<b>Approximate Total Project Costs</b>	\$11,000,000



PROPOSED SITE PLAN







DPW UPPER LEVEL

1/16" = 1'-0"

This Page Intentionally Blank



**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games.

This sites central location in town and close proximity to its municipal fields allow for staging of equipment and supplies in a relatively close location to all town properties. However, it is an expense to the town to expand this wood framed structure for storage and occasional occupancy by staff.



**Address** 19 Nashua Rd  
**Site Size** 7.70 Acres

**Total Gross Area** 5,777 sf  
**Approximate Construction Cost** \$ 0  
**Approximate Total Project Costs** \$ 0

**Summary of Improvements**

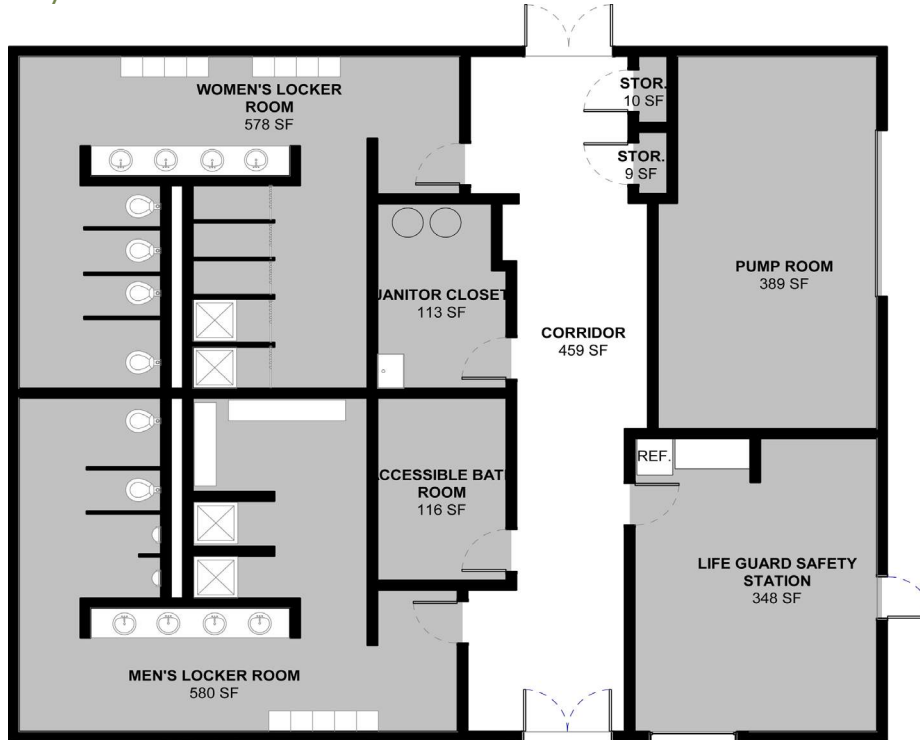
The Pool house is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



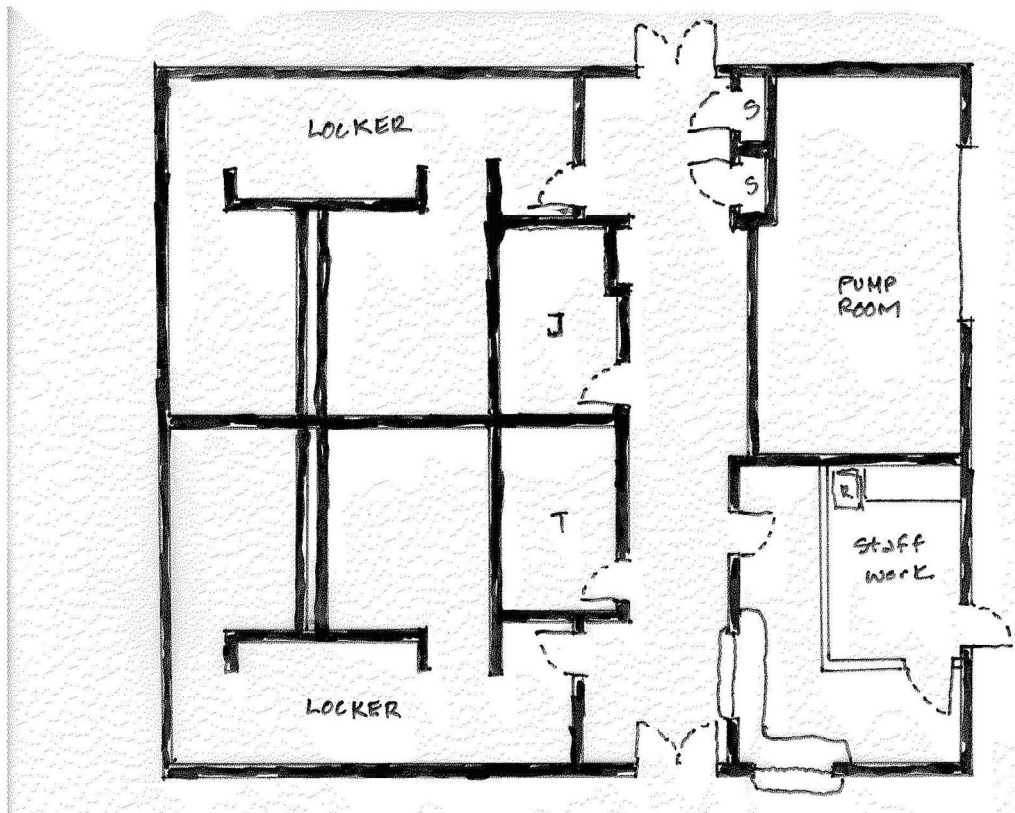
<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN



Existing Plan



Proposed Plan



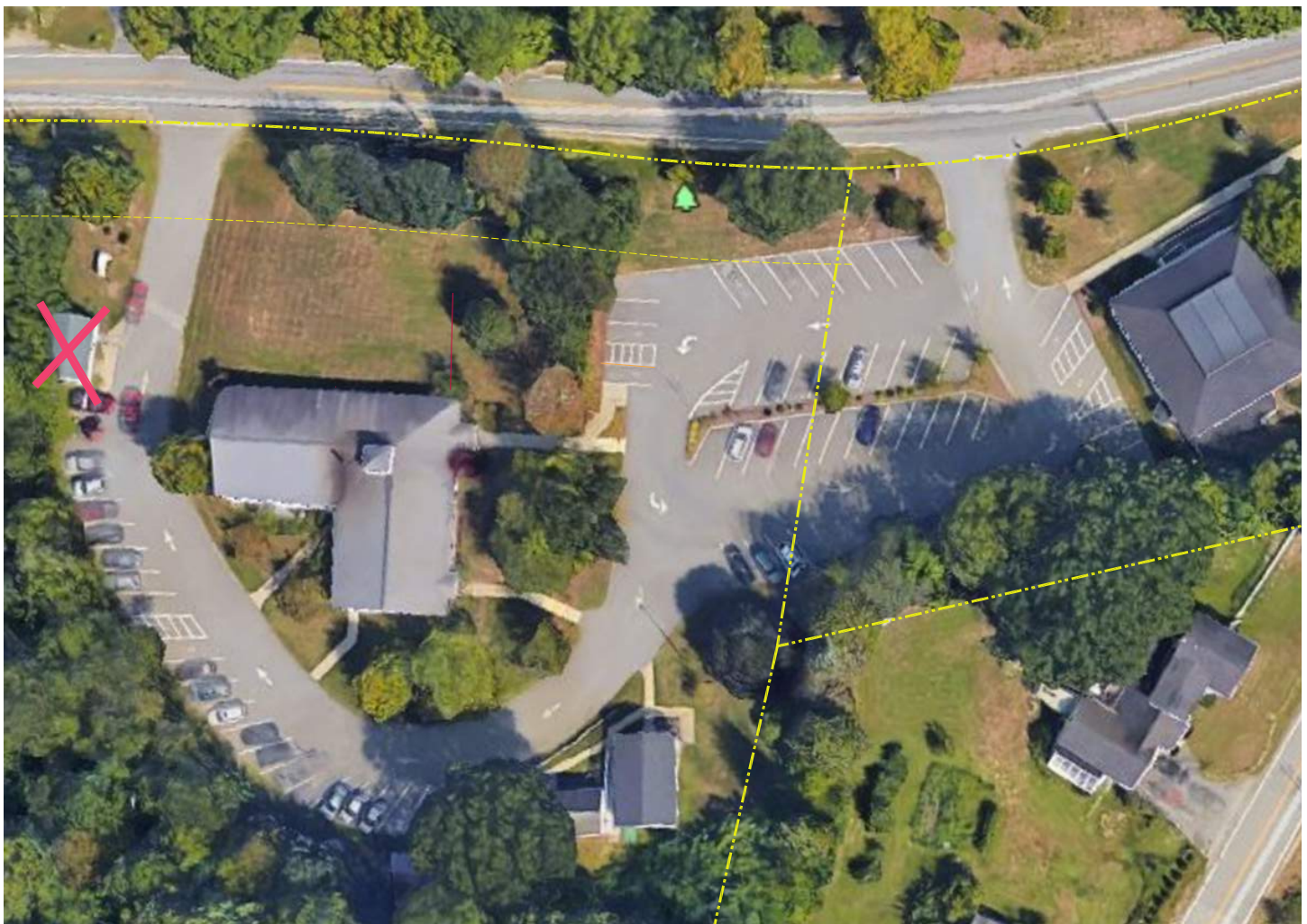
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the town office maintenance engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the town office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the town office and the highway garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN

# Base Option D - Site K1 & K2 Transfer Station & Recycle Center

Base Option D  
28 September 2017

## Summary of Improvements

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the town transfer station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town's current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



**Address** 77 Chubbuck Rd

**Site Size** 123.80 Acres

**Transfer Station:**  
**Renovate** 2,678 sf

**New Construction** 315 sf

**Total Gross Area** 2,993 sf

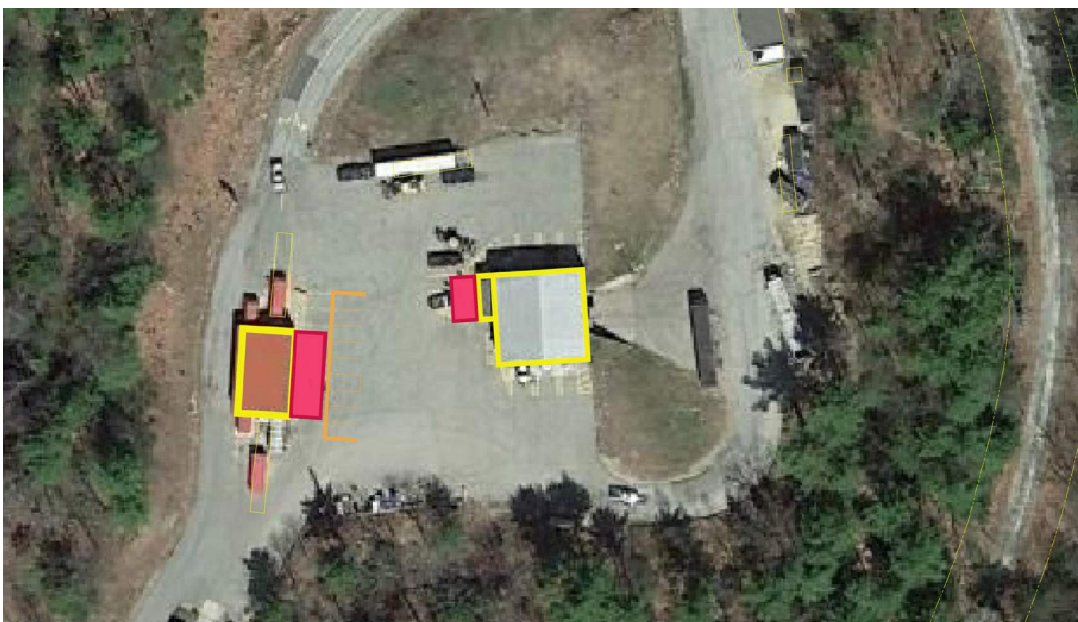
**Recycle Center:**  
**Renovate** 1,425 sf

**New Construction** 775 sf

**Total Gross Area** 2,200 sf

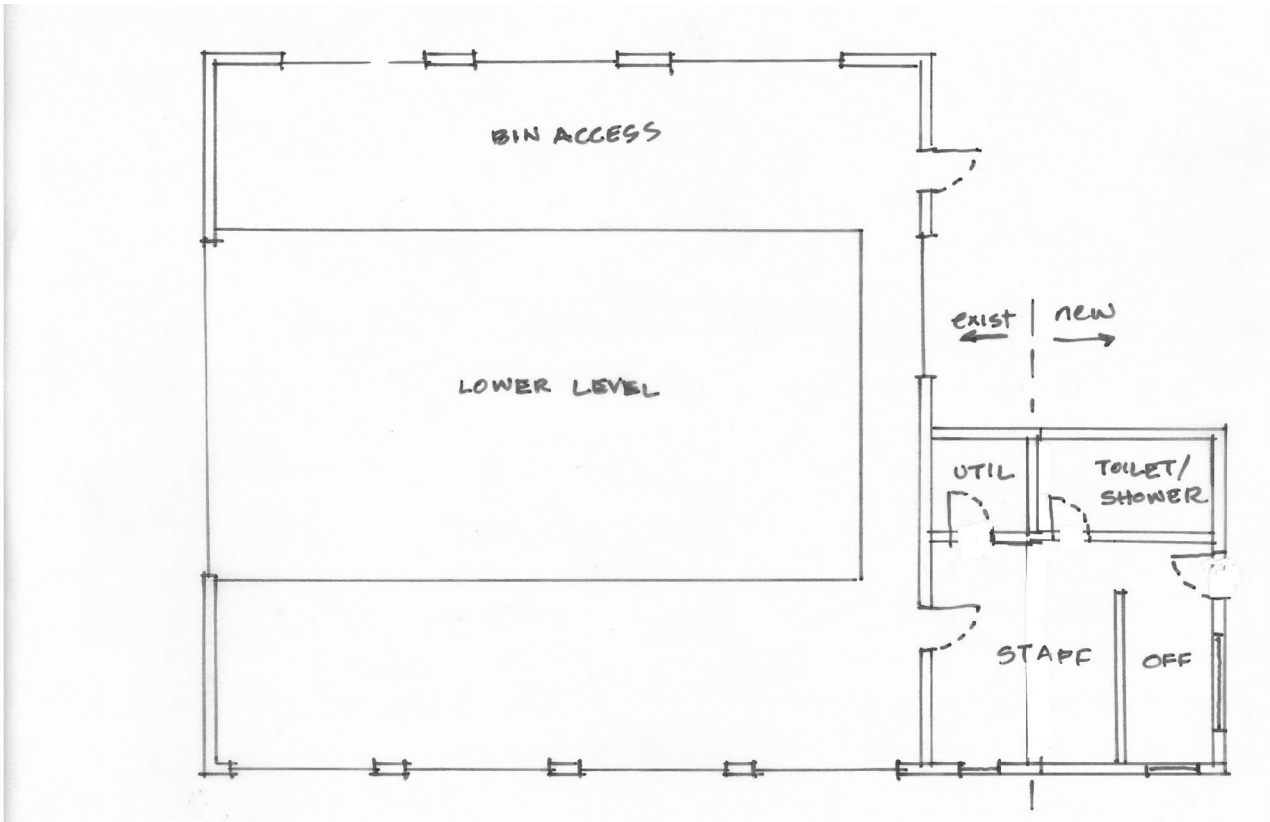
**Approximate Construction Cost** \$1,000,000

**Approximate Total Project Costs** \$1,200,000

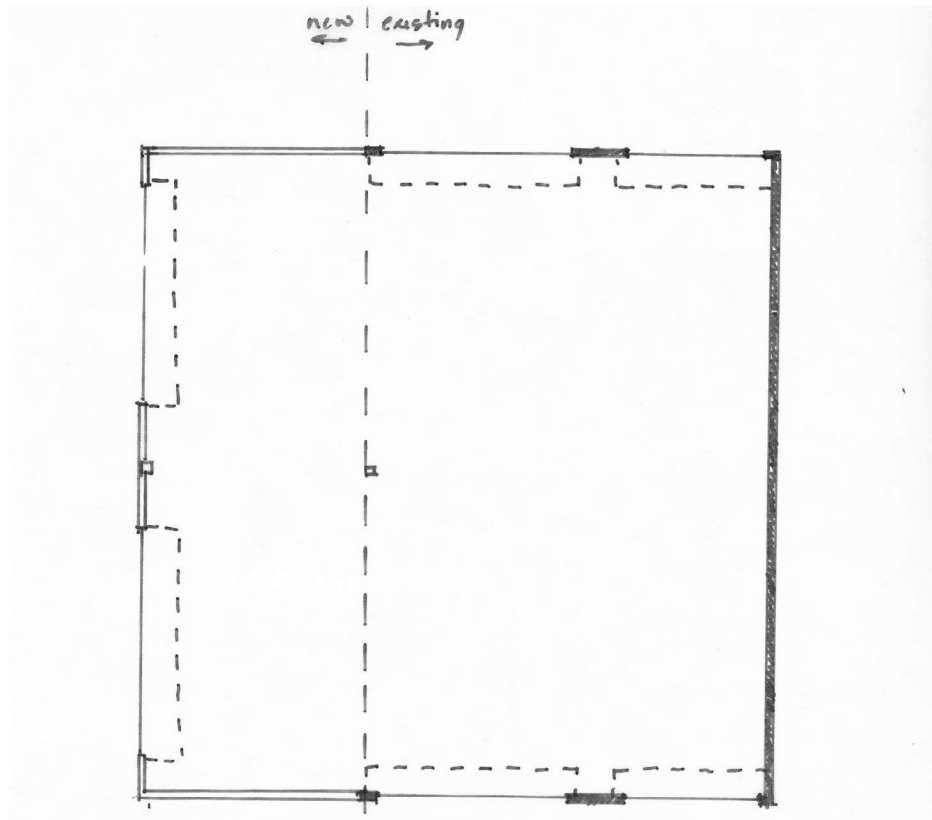


PROPOSED SITE PLAN





Transfer Station





The following site scenarios are intended as a group that in conjunction with the Base Option A will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option A1 are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex
- Site D - Town Library
- Site G – Public Safety Complex
- Site H- Steven's-Buswell Building
- Site I – Town Hall
- Site J1 – Town Office Building



EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd

DESCRIPTION

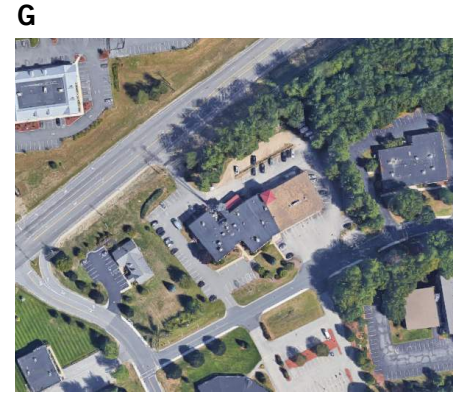
**Renovate BCTV and BCTV Annex**  
Renovate Existing structures for BCTV programming.



**Town Library**  
3 Meetinghouse Rd

**Renovate Library & Build Addition**

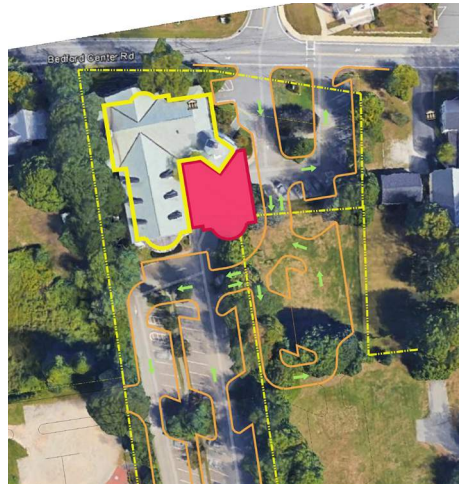
Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>



**Public Safety Complex**  
55 Constitution Dr

**Renovate for Fire Station and Town Office**

Renovate Existing	22,263 sf
Program space above req	10,809 sf
<b>Total Gross Area</b>	<b>33,972 sf</b>



**N**  
**47 Constitution Dr**  
Demolish and Build New Police Station  
**Total Gross Area** 25,203 sf



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$1,100,000
Soft Cost	\$1,050,000
<b>Total Project Costs</b>	<b>\$2,150,000</b>

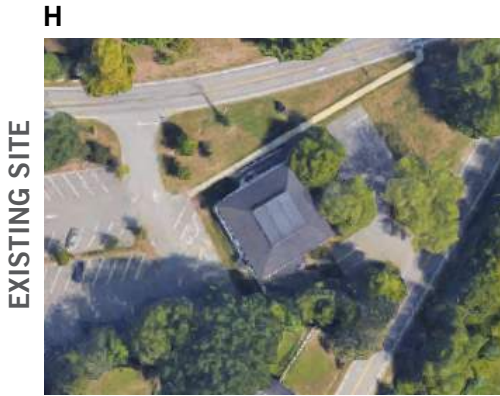
**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

Construction Costs	\$19,800,000
Soft Cost	\$5,900,000
Purchase	\$1,200,000
<b>Total Project Costs</b>	<b>\$26,900,000</b>





**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Continue to Renovate Building per Plans**

Renovation	7,247 sf
Total Gross Area	7,247 sf

**Renovate Town Hall & Add Addition for Town Office & BCTV**

Renovation	13,271 sf
Total Gross Area	13,271 sf

**Town Office Renovated to House Existing function**

Renovation for Program	10,368 sf
Addition with 2nd Level	10,806 sf
Total Gross Area	21,174 sf

**OPTION A1**



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,000,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,500,000</b>

**Approximate Cost**

Construction Costs	\$ 3,900,000
Soft Cost	\$1,200,000
<b>Total Project Costs</b>	<b>\$5,100,000</b>

**Approximate Cost**

Construction Costs	\$6,200,000
Soft Cost	\$1,600,000
<b>Total Project Costs</b>	<b>\$7,800,000</b>





**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and radio station, as well as town archive storage and office space for the Department of Public Works facilities director. These structures will be renovated in this scheme. DPW Facilities Director will be moved to the Town Office to co-habitate with DPW Admin. The Annex structure will be renovated to house a conference room and storage for BCTV and the Radio Station.

A disadvantage to this plan is that parking is limited on this site.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Total Gross Area</b>	5,992 sf
<b>Approximate Construction Cost</b>	\$1,100,000
<b>Approximate Total Project Costs</b>	\$2,150,000



PROPOSED SITE PLAN

This Page Intentionally Blank



**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area. Additional parking will be created to the east of the existing back lot.

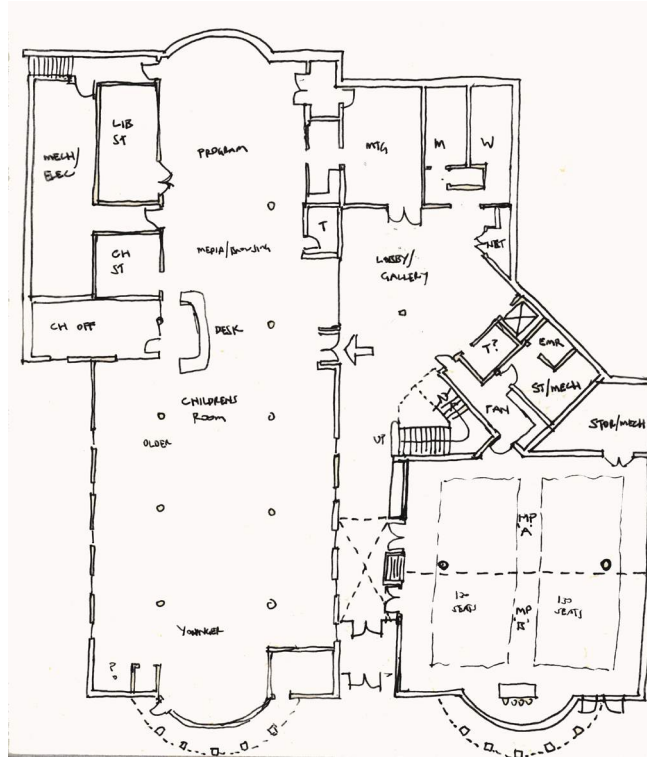
This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



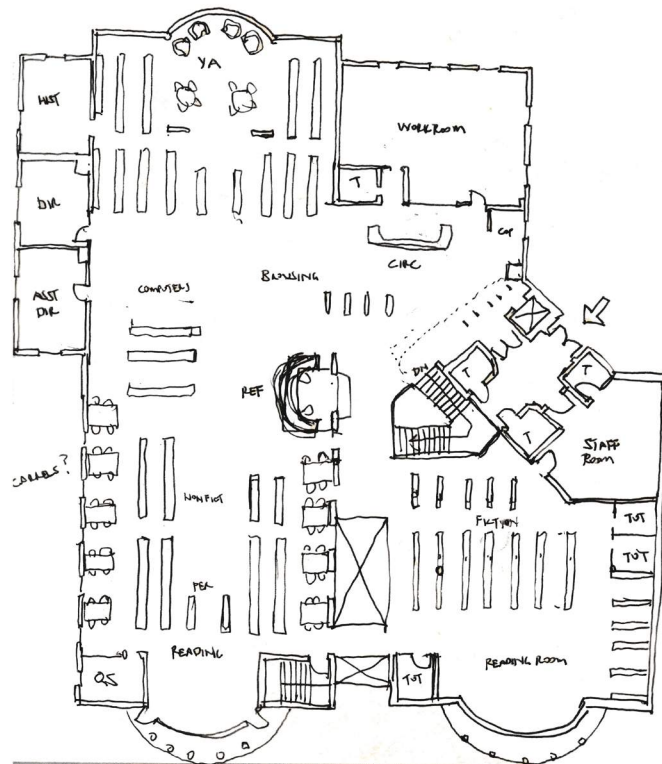
<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN



First Level Proposed Plan



Second Level Proposed Plan

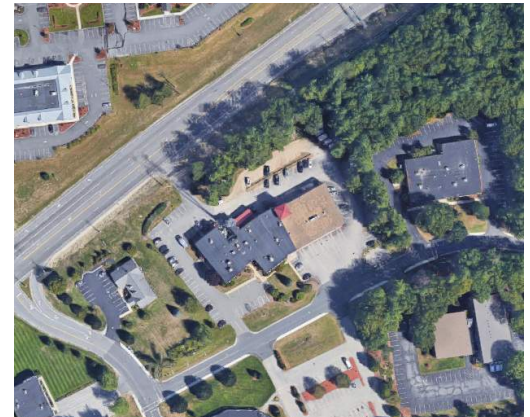


**Summary of Improvements**

The current Public Safety complex is located on a 2.31 acre site in a business park directly off Highway 101. The Police Department is housed in a building originally constructed for office space in 1982. In 1994 an addition to the building was constructed to house the vehicle bays for the fire department and the office space was lightly renovated to house the police department. In order to meet the programming needs of the Police and Fire Departments, 47 Constitution Drive, an 11,661 square foot building next to the existing Safety Complex will be purchased and demolished. A new 25,203 square foot building will be constructed to house the program requirements of the police department.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 +/- square feet) will be left vacant. The remaining 22,663 square feet (excluding lobby) will be renovated to current program requirements. The two story lobby will be renovated for the building.

This renovation moves the police department to an adjacent facility, freeing up needed programming space for the fire department. Additionally, the removal of the west wing allows the site to be developed for additional necessary parking.

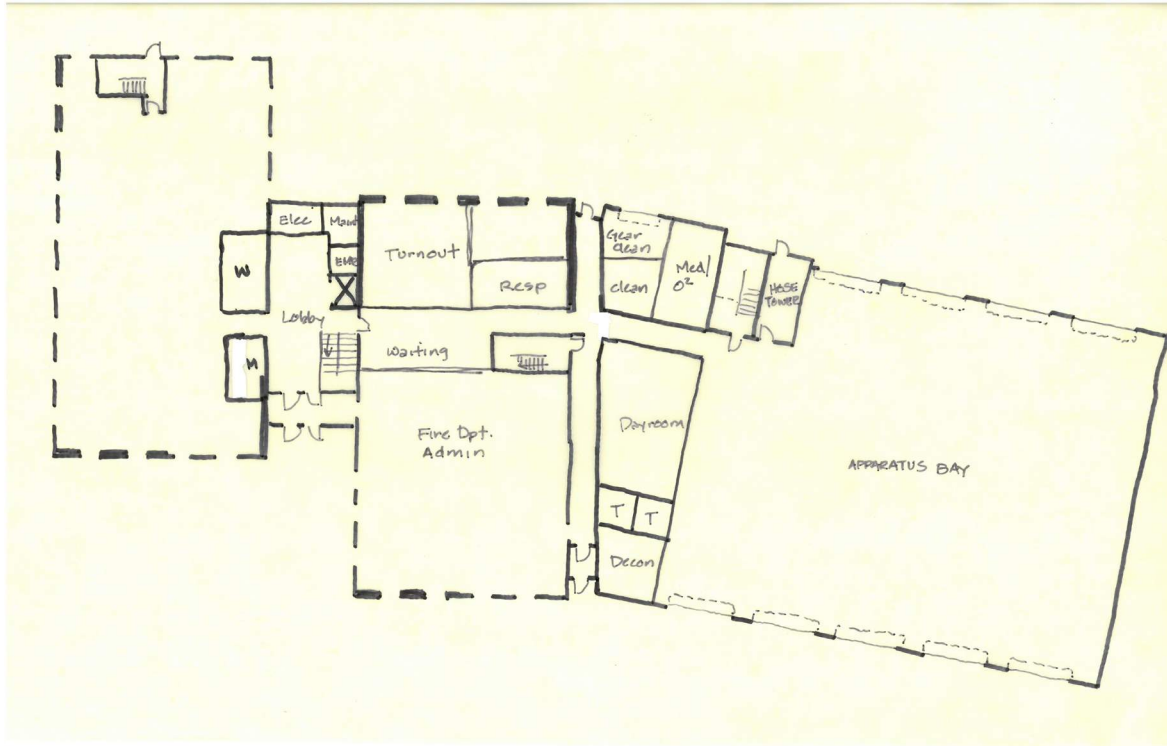


<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	22,263 sf
<b>Program Space above Req</b>	10,809 sf
<b>Total Gross Area</b>	33,972 sf
<b>Approximate Construction Cost</b>	\$ 5,800,000
<b>Approximate Total Project Costs</b>	\$ 7,500,000

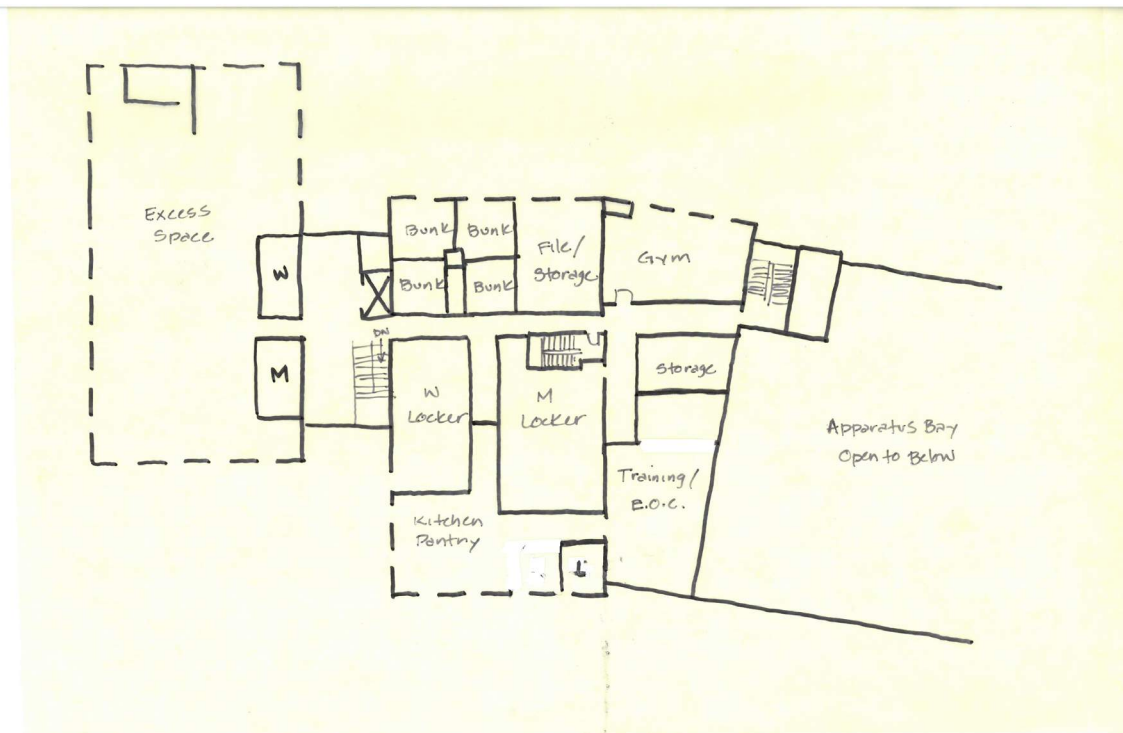


PROPOSED SITE PLAN





First Level Proposed Plan



Second Level Proposed Plan









POLICE DEPARTMENT FLOOR PLAN  
UPPER LEVEL SCALE: 1/16" = 1'-0"  
0 10' 20' 30'

FLOOR PLATE =  
11,390 GSF

Second Level Proposed Plan

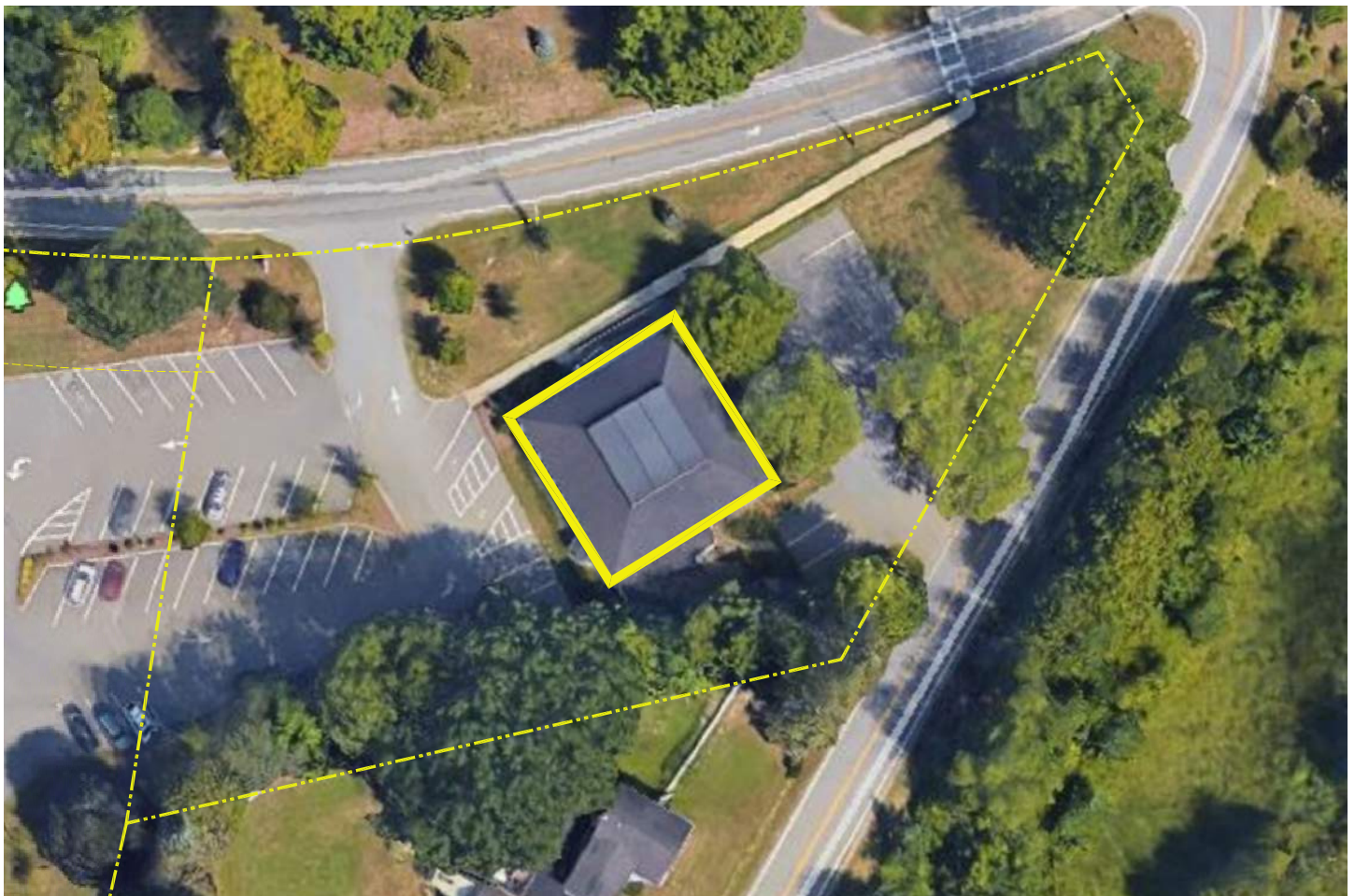
**Summary of Improvements**

The Stevens Buswell School was built to serve as a school in 1921 with an addition in 1938. It is currently 7,692 square feet. It had been occupied for town departments, but has been vacant for a number of years. Currently the Historical Society is renovating this structure into a Community Center and Historical Exhibit museum. This scheme calls for the completion of renovations that have previously been planned to convert historic school house into a Community Center with meeting spaces. The Recreation Department will be located at this site to oversee the community center activities. Historical society to occupy a portion for exhibit/library space.

The primary benefit to this scheme is the preservation of a vital part of the town’s history and provides citizen’s the opportunity to utilize the structure for community events.



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Renovate</b>	7,247 sf
<b>New Construction</b>	0 sf
<b>Total Gross Area</b>	7,247 sf
<b>Approximate Construction Cost</b>	\$2,000,000
<b>Approximate Total Project Costs</b>	\$2,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. A new building will be constructed on the site and provide ADA compliant restrooms and vertical circulation to the performance space on the upper level. This building is listed on the National Register of Historic Places. The building will continue to house its current functions with upgrades to life safety and MEP as required.

A disadvantage to this plan is the lack of parking is limited on this site.



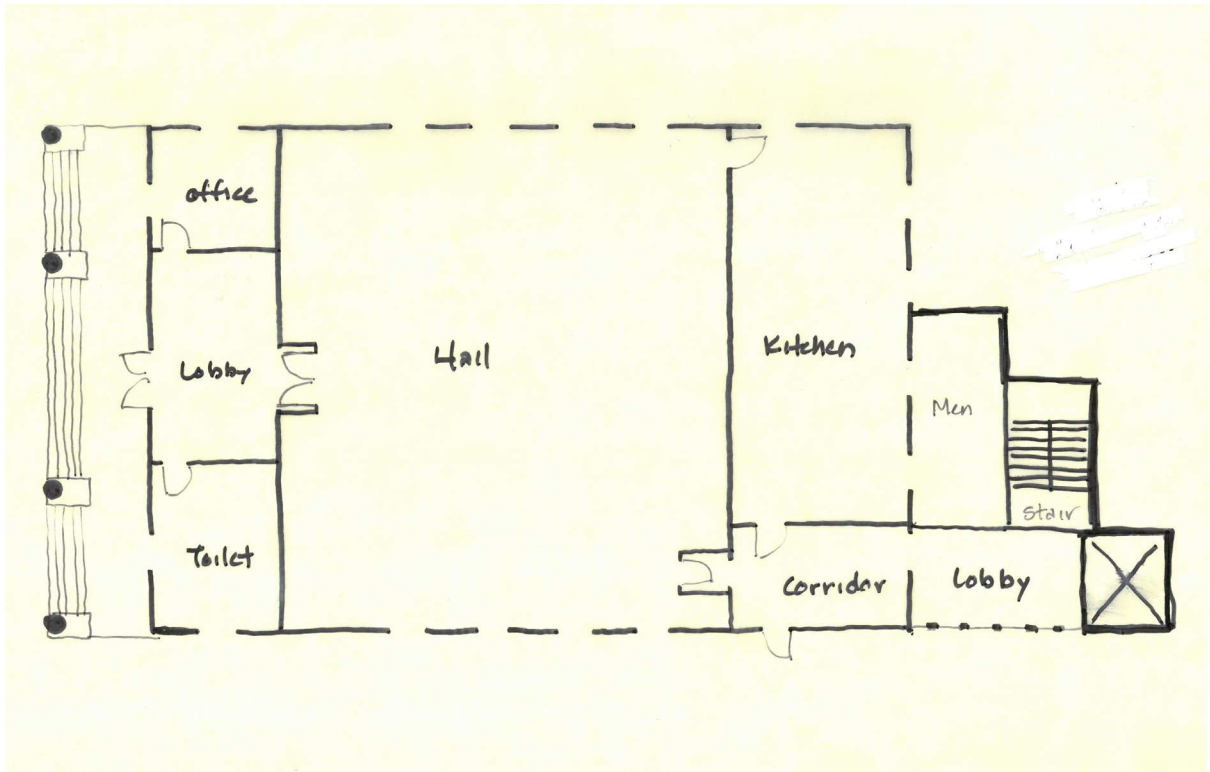
**Address** 70 Bedford Center Rd  
**Site Size** 2.96 Acres  
**Renovate** 13,271 sf

**Total Gross Area** 13,271 sf  
**Approximate Construction Cost** \$3,900,000  
**Approximate Total Project Costs** \$5,100,000

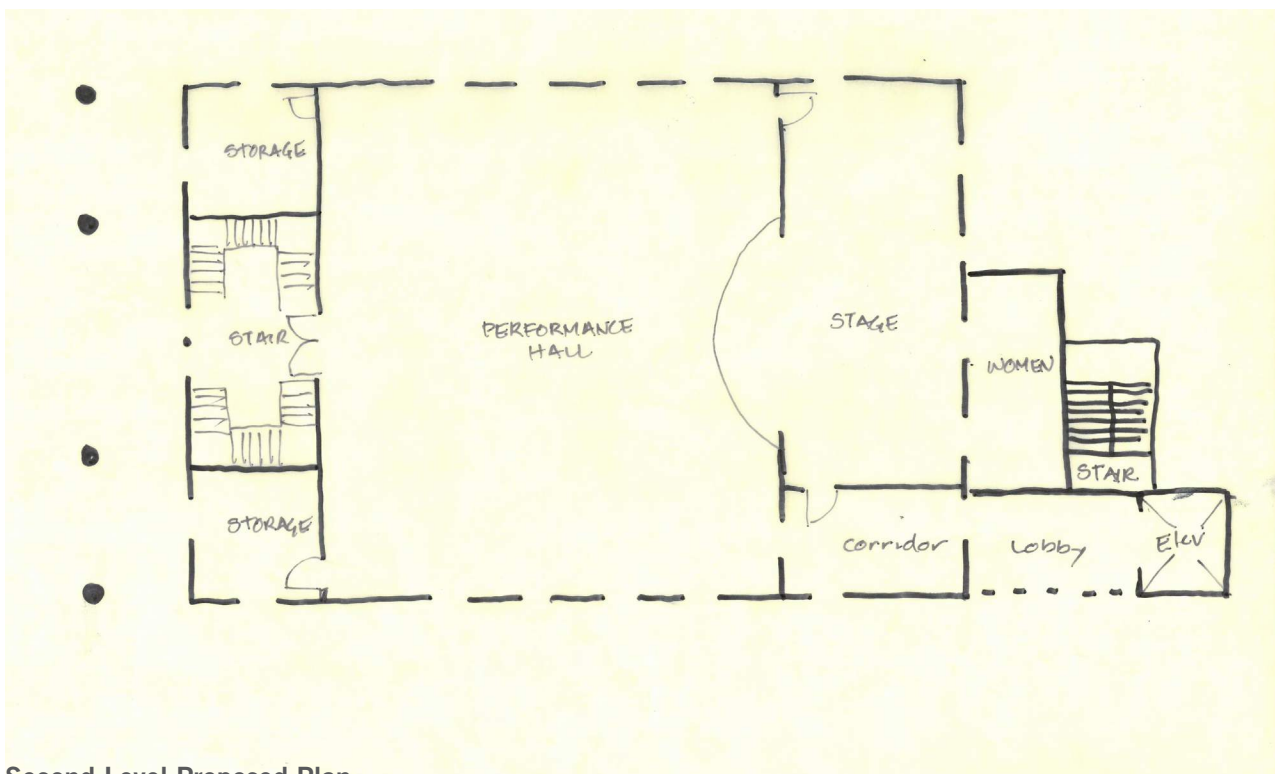


PROPOSED SITE PLAN





First Level Proposed Plan



Second Level Proposed Plan

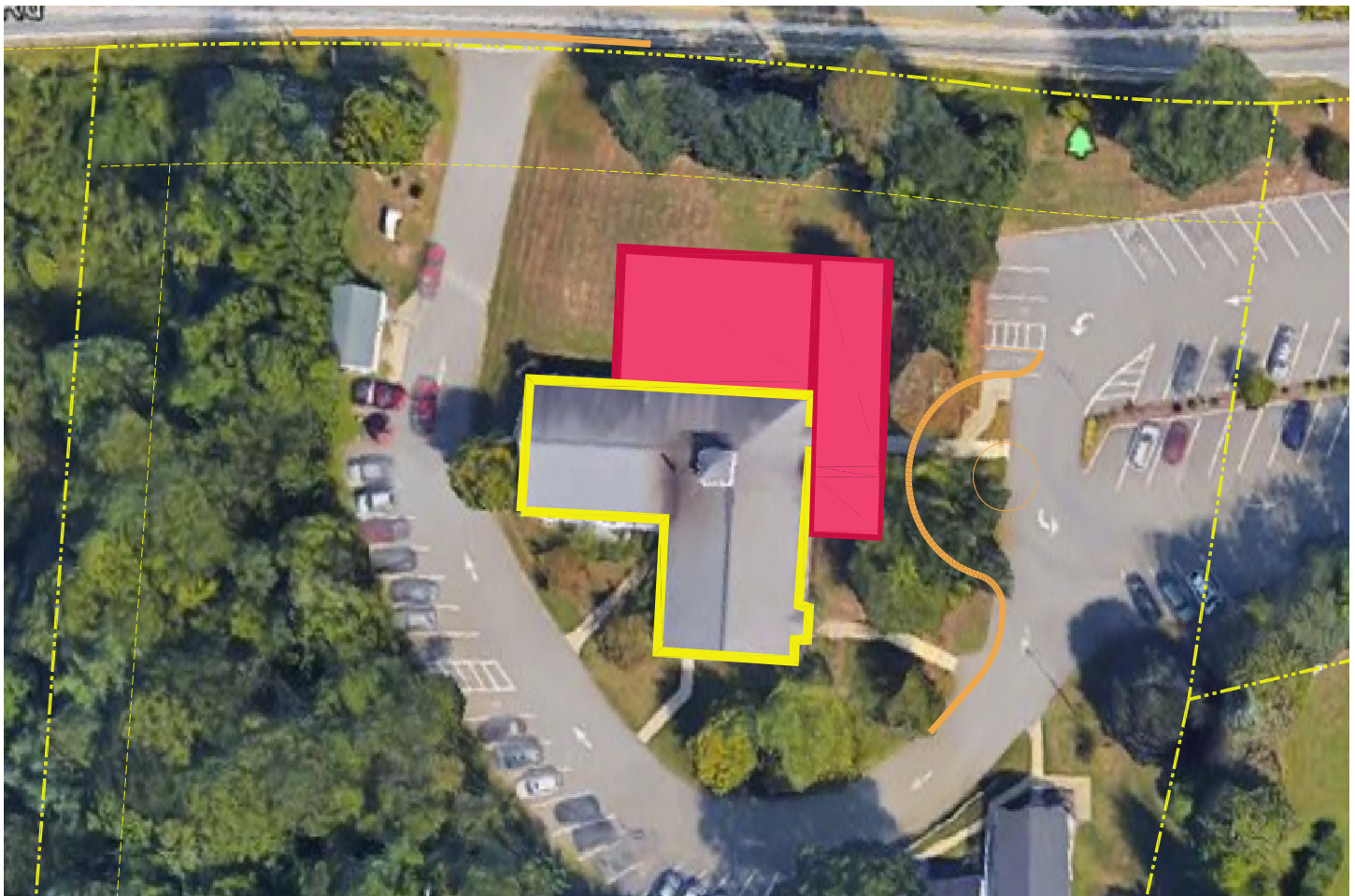
**Summary of Improvements**

The existing Town office was constructed in 1987 and comprises 10,368 square feet on a 2.64 acre site. This steel and wood framed building will be renovated into office space to house all town departments, except fire and police. To fit all departments into this building, an addition comprising 10,806 sf will be needed.

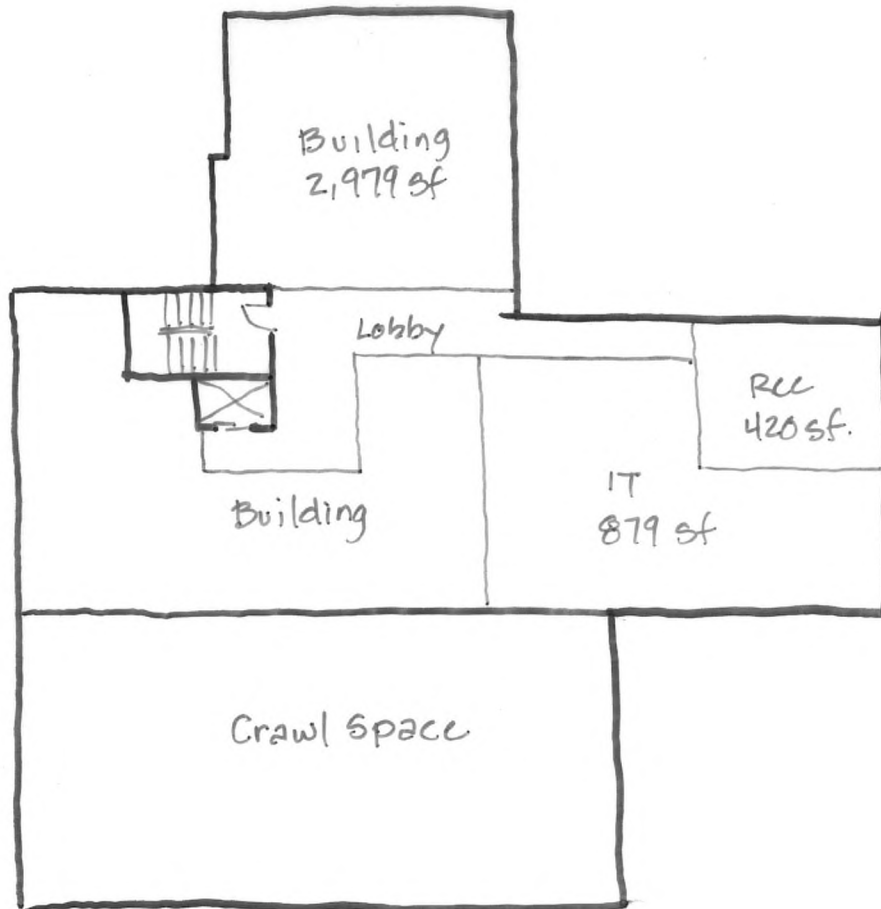
A key benefit to this scheme is expansion of much needed office space for all departments. Parking will continue to be an issue at busy times. But locating here re-inforces a "village feel".



<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Renovate</b>	10,368 sf
<b>New Construction</b>	10,806 sf
<b>Total Gross Area</b>	21,174 sf
<b>Approximate Construction Cost</b>	\$6,200,000
<b>Approximate Total Project Costs</b>	\$7,800,000

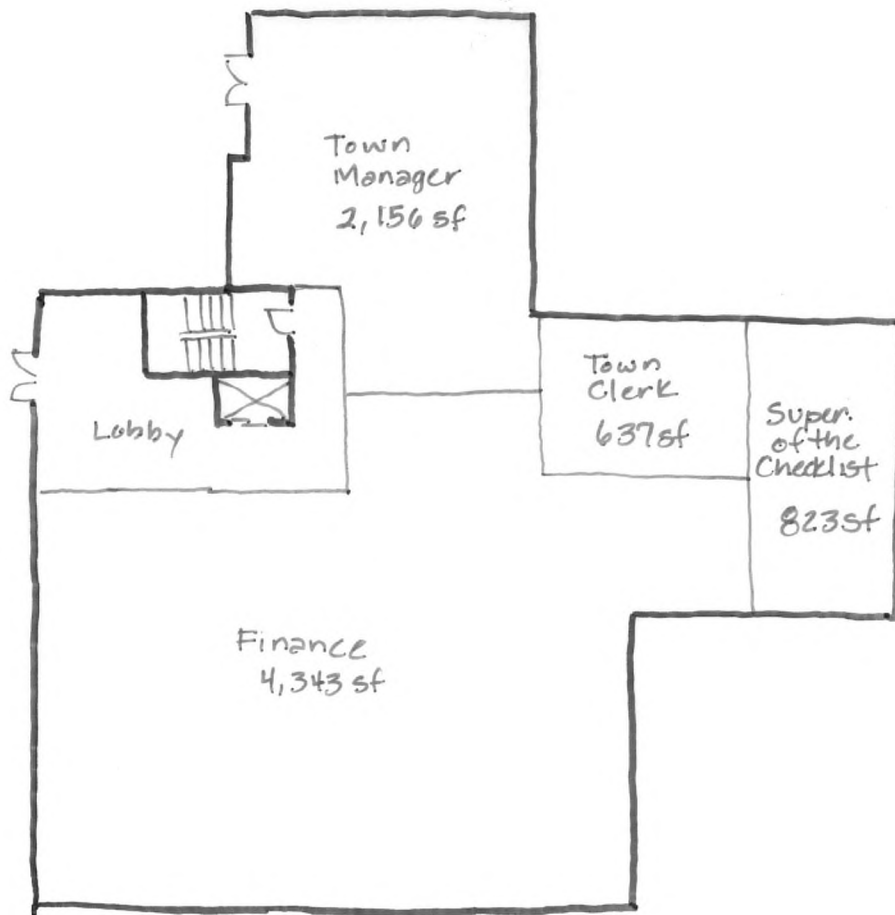


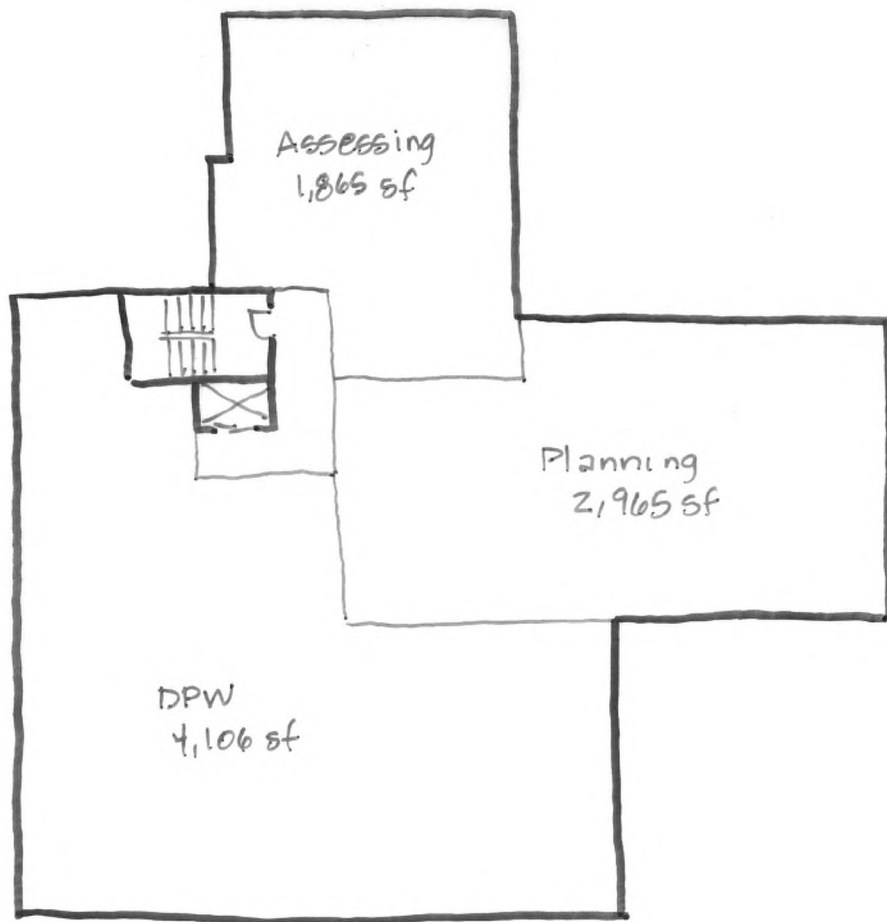
PROPOSED SITE PLAN



Garden Level Proposed Plan







The following site specific scenarios are intended as a group that in conjunction with Options B1 through B5 will provide the required upgrades and renovations as necessitated by the towns program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites. They are universal for Option B1 and Option B2.

Included in Base Option B are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center



EXISTING SITE



**A**  
4 Sunset Dr  
4 Sunset Dr



**C**  
Highway Garage  
19 Chubbuck Rd



**E**  
Nashua Road Facility  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>19,536 sf</b>

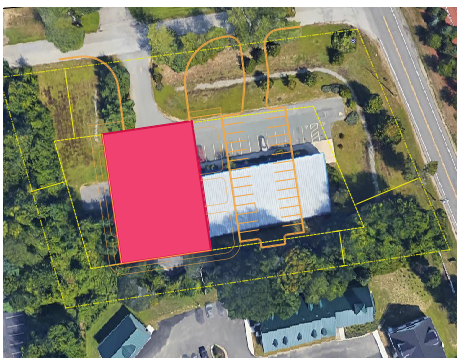
**Build Addition & Renovate Existing Highway Garage**

Renovate	13,828 sf
New Construction	33,819 sf
<b>Total Gross Area</b>	<b>47,647 sf</b>

**Demolish existing building and develop additional parking on site**

Demolish Space	3,736 sf
Develop Site for Parking	3,500 sf
<b>Total Gross Area</b>	<b>- sf</b>

PROPOSED SITE



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$8,600,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$10,600,000</b>

**Approximate Cost**

Construction Costs	\$80,000
Soft Cost	\$20,000
<b>Total Project Costs</b>	<b>\$100,000</b>

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.



**J2**  
**Town Office Shed**  
24 North Amherst Rd



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>

**Addition & Renovation to Transfer Station and Recycle Center**

<b>Transfer Station:</b>	
Renovate	2,678 sf
New Construction	315 sf
<b>Total Area</b>	<b>2993 sf</b>

<b>Recycle Center:</b>	
Renovate	1,425 sf
New Construction	775 sf
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$350,000
Soft Cost	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Cost	\$2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Cost	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

Existing Facilities				Base E Options - E1							
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>4 Sunset Drive</b>				<b>New Fire Sub Station</b>	<b>11,726</b>			\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000
A	1st floor	7,810		Demo Existing Building	7,810						
	2nd floor			Build New Substation		11,726					
	gross area	7,810		Site Area	2.00						
<b>Highway Garage</b>				<b>Add Program Space to Highway Garage</b>	<b>41,870</b>	highway garage		\$ 8,600,000	\$ 2,000,000	\$ -	\$ 10,600,000
C	1st floor	10,952		Renovate Existing Space	13,828						
	2nd floor	2,876		Build new addition		33,819					
	gross area	13,828		Site Area	61.26						
<b>Nashua Road Facility</b>				<b>Demolish existing building for parking</b>				\$ 80,000	\$ 20,000	\$ -	\$ 100,000.00
E	1st floor	3,736		Demolish Existing Building	3,736						
	2nd floor			Build Parking							
	gross area	3,736		Site Area	7.70						
<b>Pool Facility</b>				<b>Renovate Program Space</b>	<b>3,000</b>			\$ 350,000	\$ 50,000	\$ -	\$ 400,000
F	1st floor	3,000		Renovate Existing Space	3,000						
	gross area	3,000		Site Area							
<b>Shed at Town Office</b>				<b>Demo Shed at Town Office</b>				\$ 9,000	\$ 2,000	\$ -	\$ 11,000
J2	1st floor	384		Demo Existing Building	384						
	gross area	384		Site Area							
<b>Transfer Station</b>				<b>Add program Space to Transfer Station</b>	<b>2,993</b>			\$ 600,000	\$ 100,000	\$ -	\$ 700,000
K1	1st floor	2,678		Renovate Existing Space	2,678						
	2nd floor			Build new addition		315					
	gross area	2,678		Site Area	123.80						
<b>Recycle Center</b>				<b>Add program Space to Recycle Center</b>	<b>2,200</b>			\$ 400,000	\$ 100,000	\$ -	\$ 500,000
K2	1st floor	1,425		Renovate Existing Space	1,425						
	2nd floor			Build new addition		775					
	gross area	1,425		Site Area							
<b>Total</b>	<b>32,861</b>	<b>32,861</b>			<b>11,930</b>	<b>20,931</b>	<b>46,636</b>	<b>\$ 14,439,000</b>	<b>\$ 3,372,000</b>	<b>\$ -</b>	<b>\$ 17,811,000</b>



**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed master plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a fire substation is placed at this location.

The Town benefits from locating the fire department substation at this location with its proximity to South River Road's expanding residential and commercial growth. The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

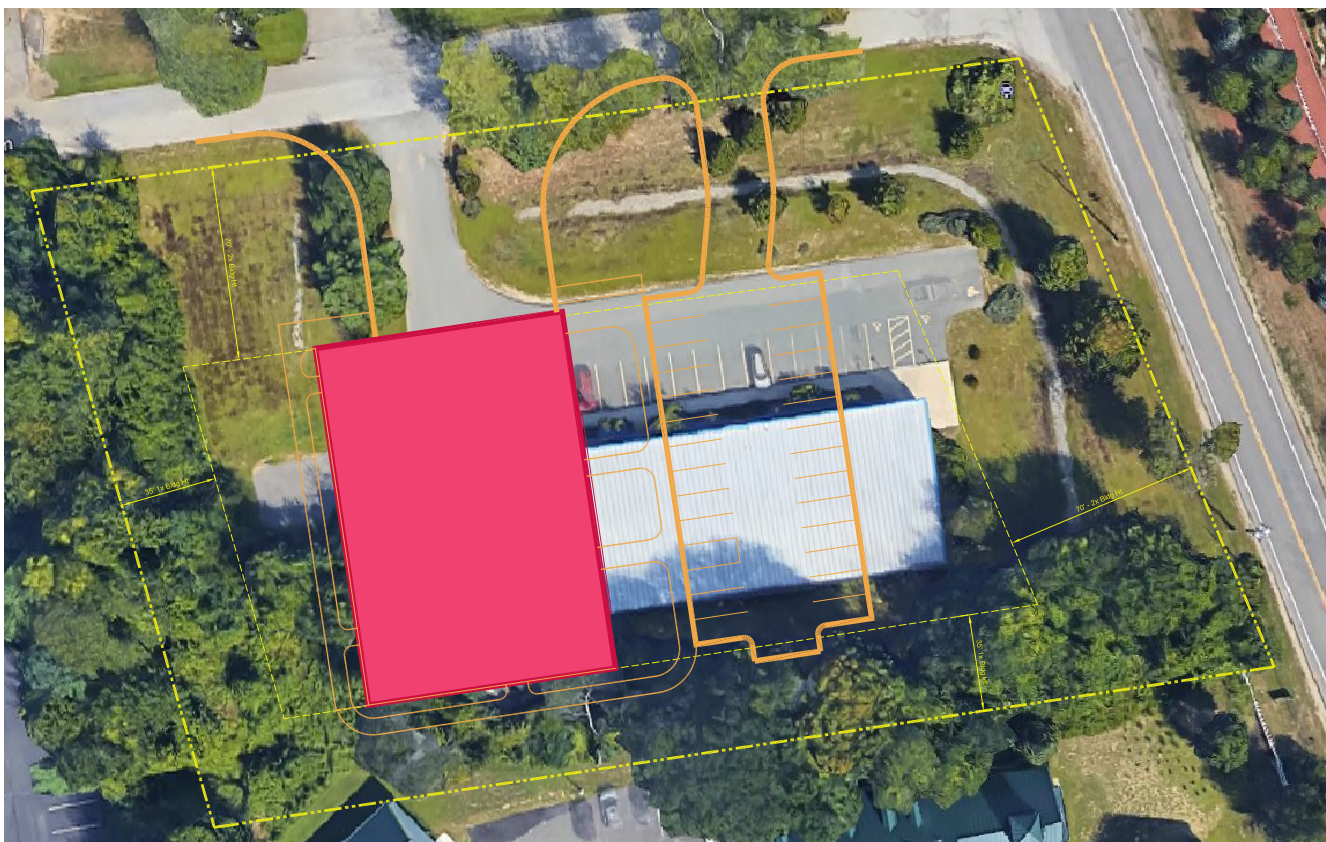
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

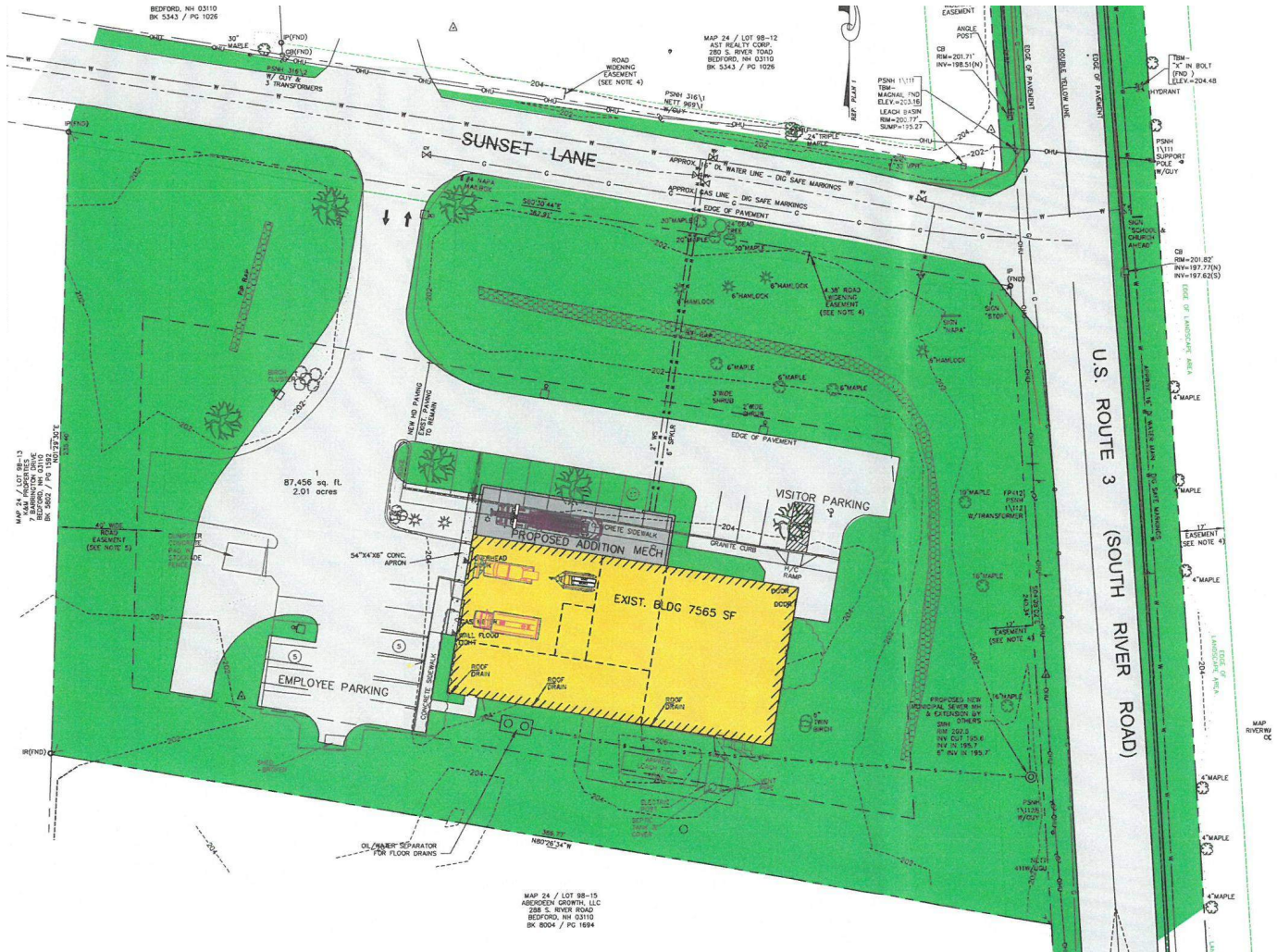
**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN







**Summary of Improvements**

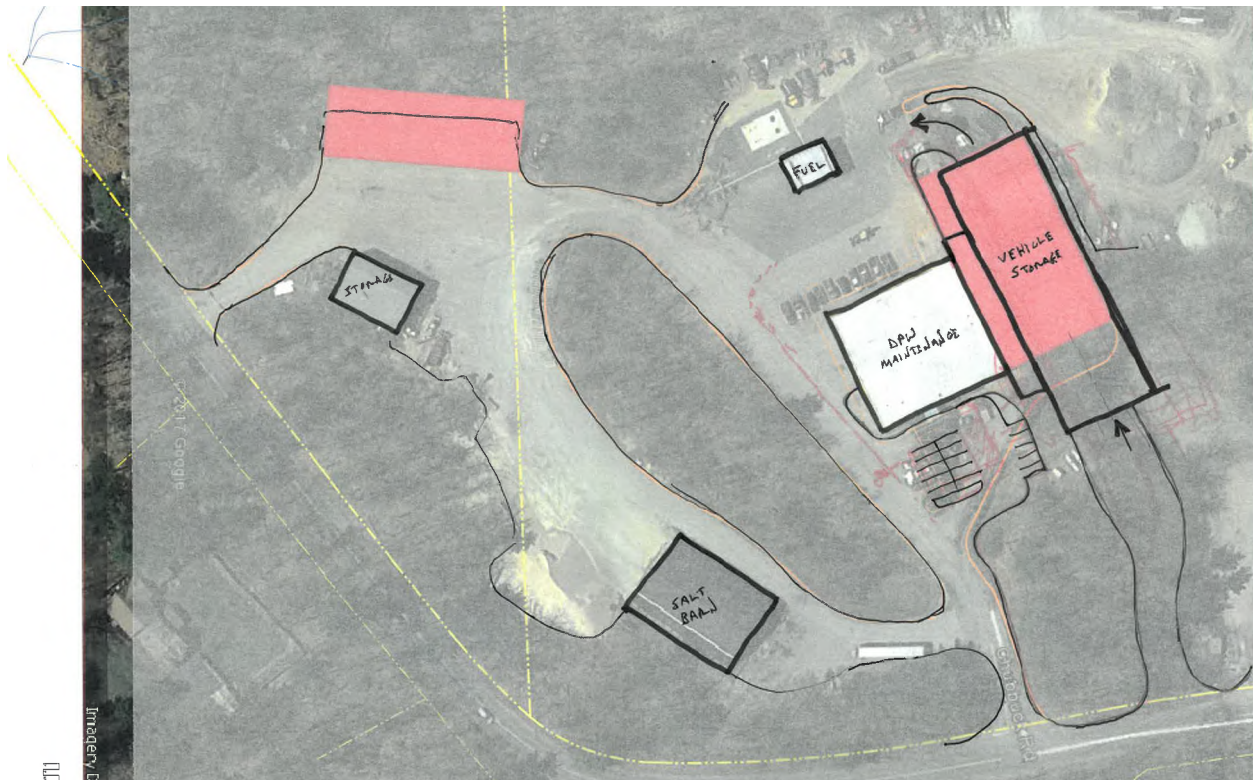
The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders and plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.

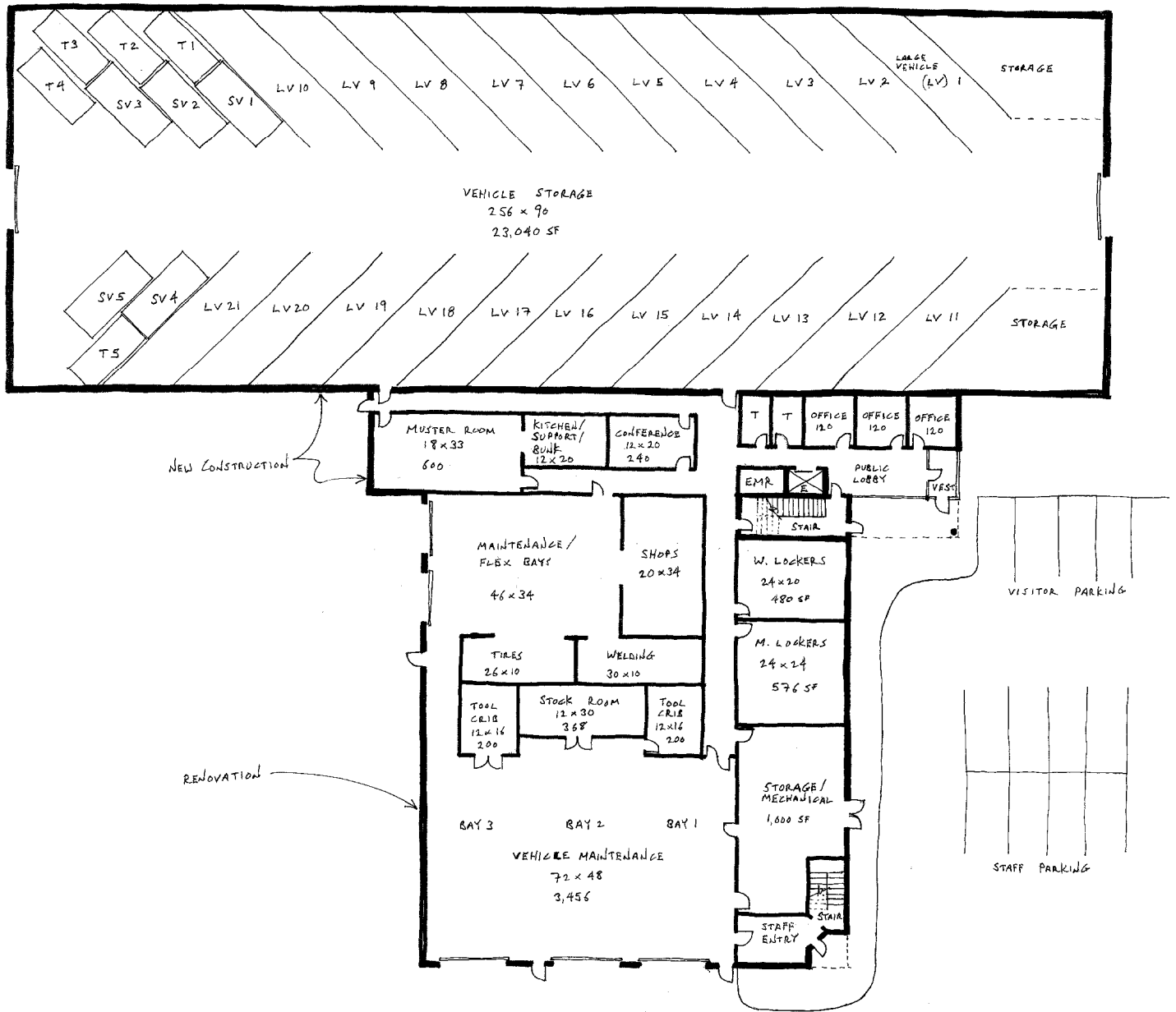


<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	33,819 sf
<b>Total Gross Area</b>	41,870 sf
<b>Approximate Construction Cost</b>	\$8,600,000
<b>Approximate Total Project Costs</b>	\$10,600,000

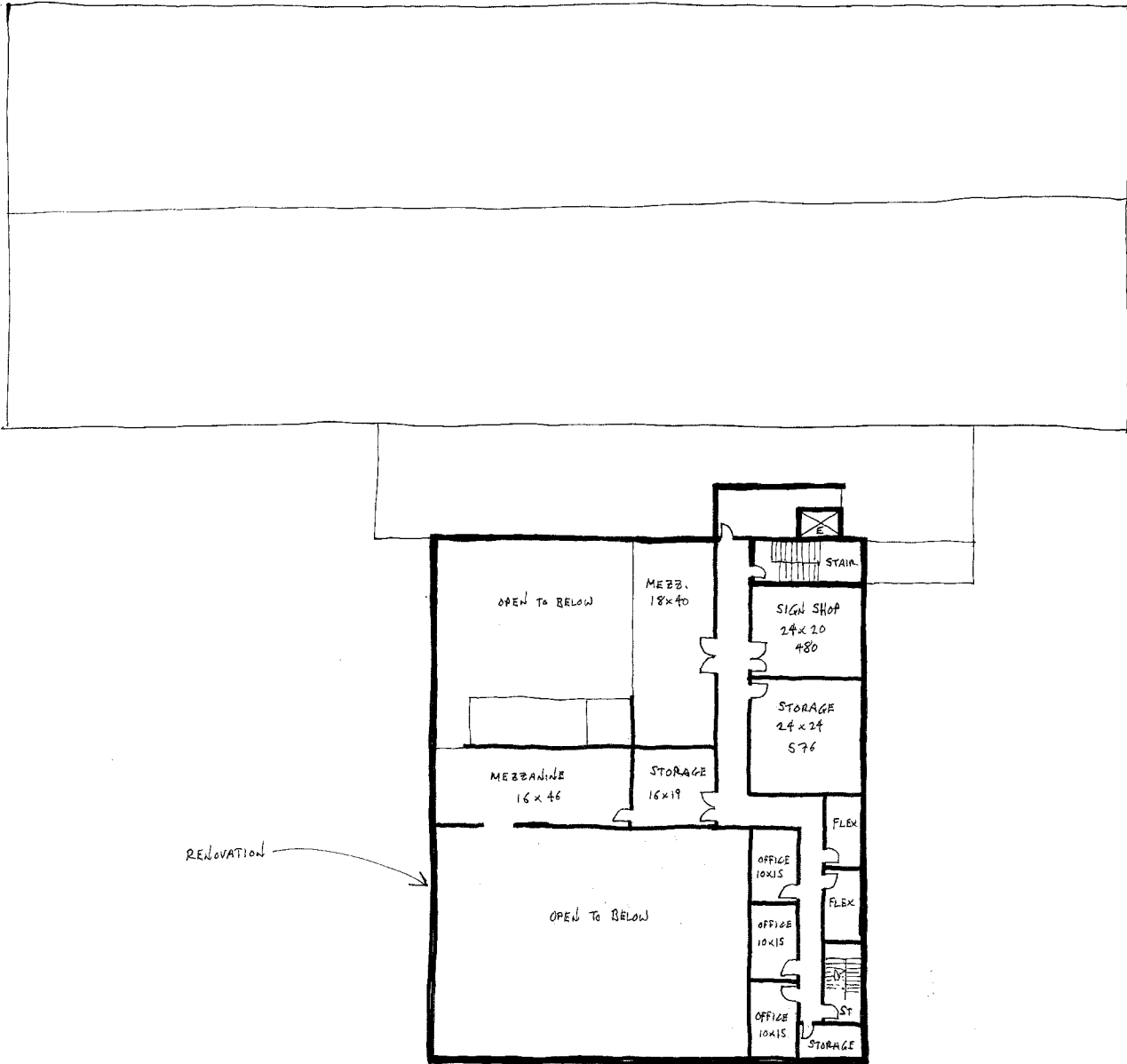


PROPOSED SITE PLAN





HIGHWAY GARAGE FLOOR PLAN  
LOWER LEVEL SCALE: 1/8" = 1'-0"  
0 10' 20' 30'



HIGHWAY GARAGE FLOOR PLAN

**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. Renovations will include the addition of 2,041 square feet to expand the storage capacity and provide missing toilet facilities for staff.

This sites central location in town and close proximity to its municipal fields allow for staging of equipment and supplies in a relatively close location to all town properties. However, it is an expense to the town to expand this wood framed structure for storage and occasional occupancy by staff.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Demolish Building</b>	3,736 sf
<b>Build Parking</b>	3,500 sf
<b>Total Gross Area</b>	- sf
<b>Approximate Construction Cost</b>	\$80,000
<b>Approximate Total Project Costs</b>	\$100,000



PROPOSED SITE PLAN



**Summary of Improvements**

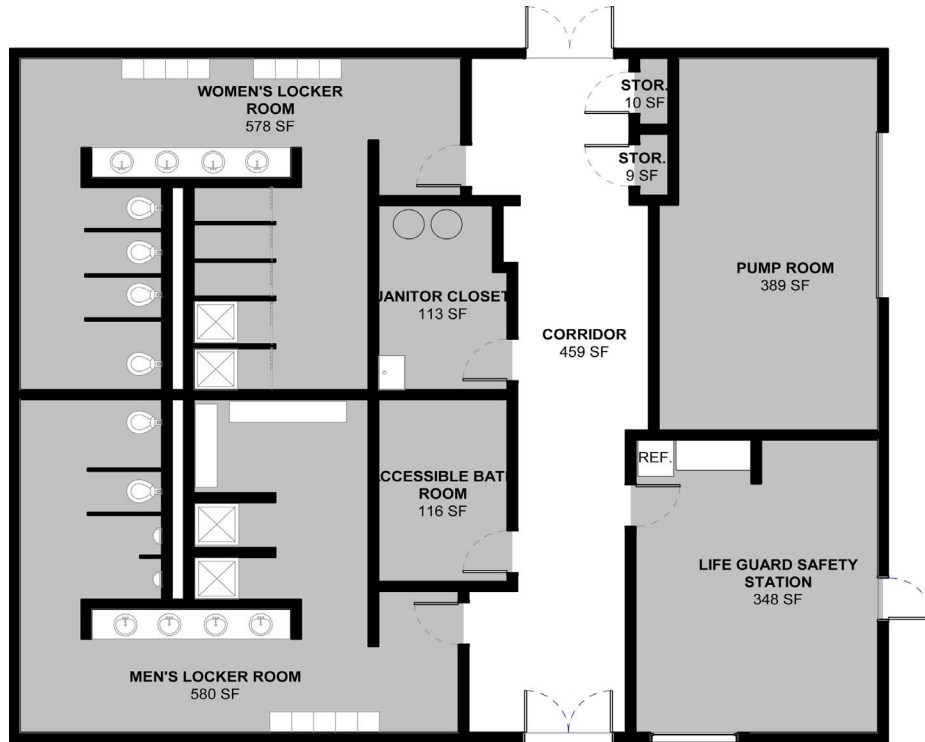
The Pool house is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



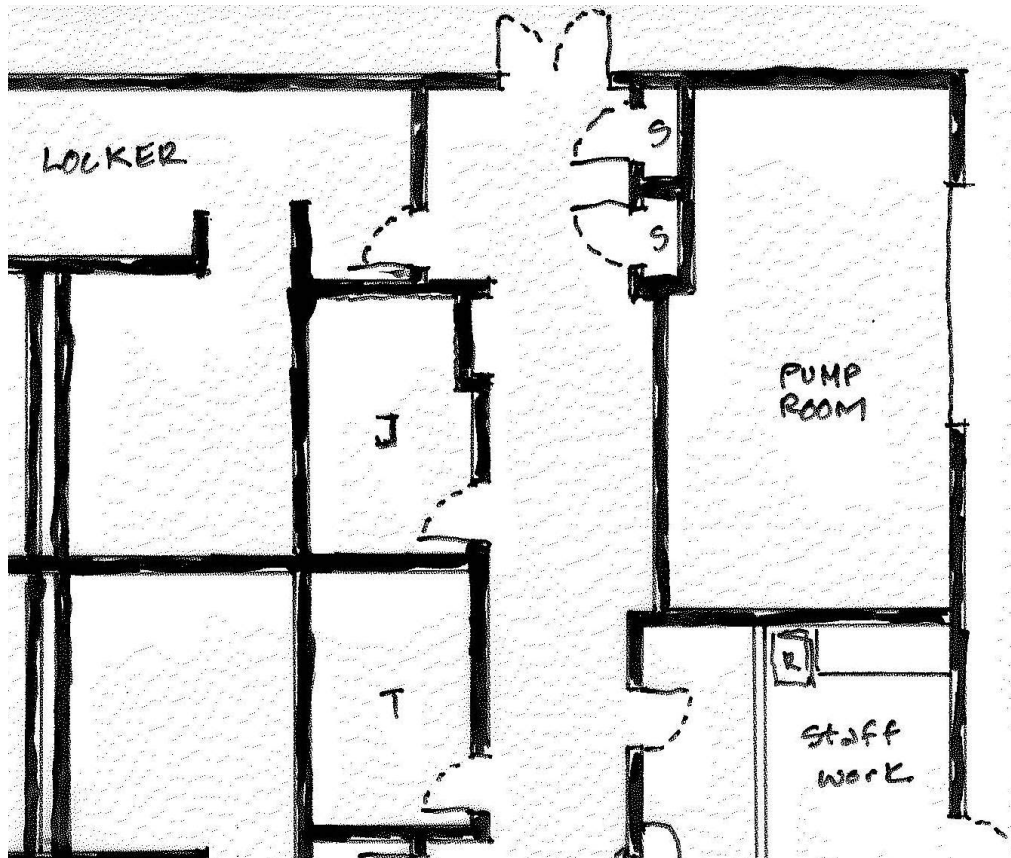
<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN



Existing Plan



Proposed Plan

**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the town office maintenance engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the town office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the town office and the highway garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



**Summary of Improvements**

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the town transfer station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town’s current recycling program.

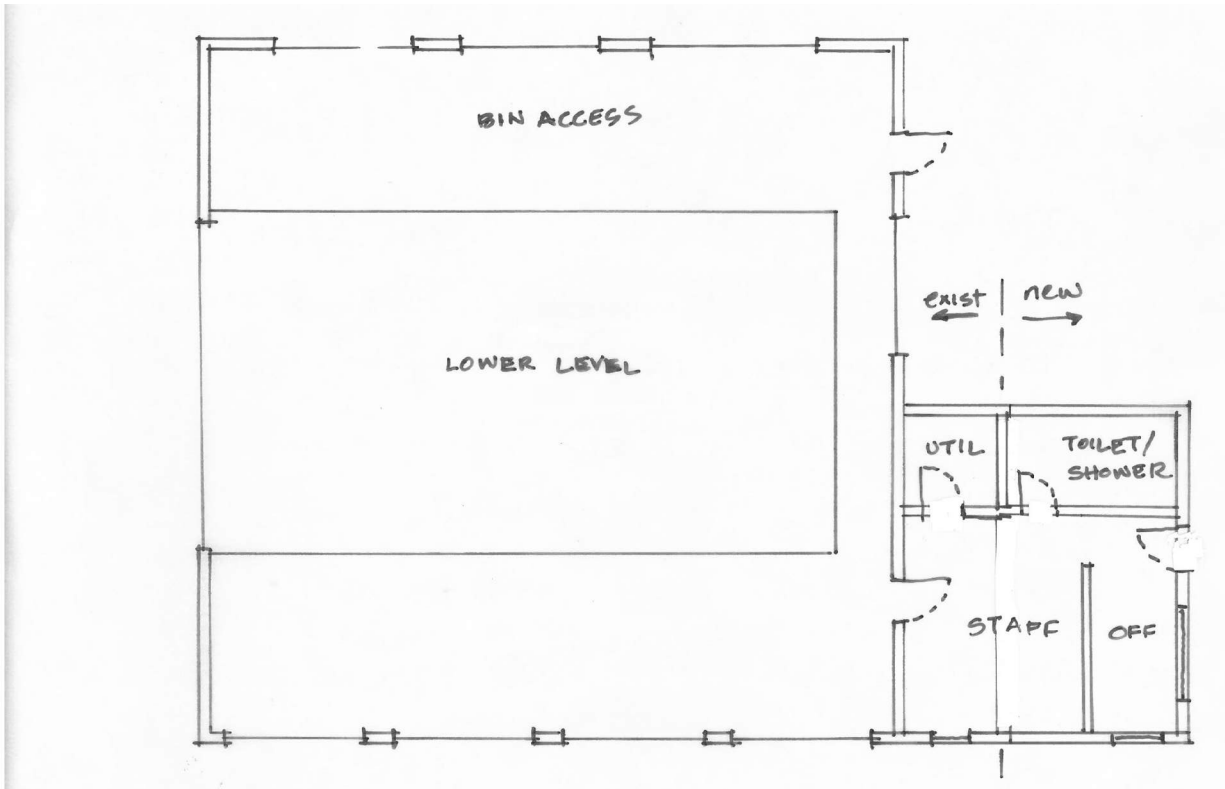
Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



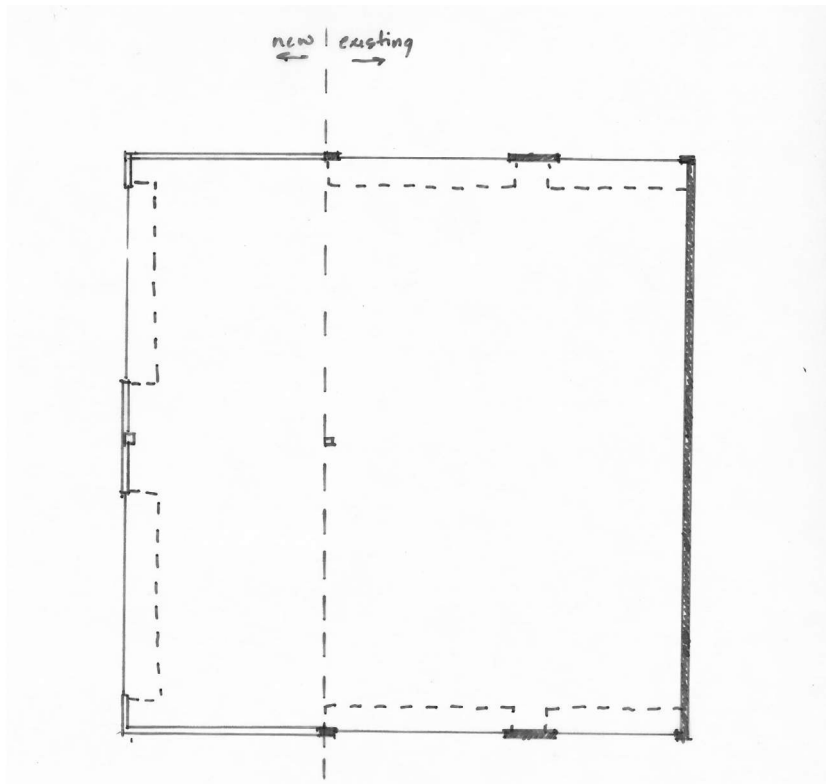
<b>Address</b>	77 Chubbuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN



TRANSFER STATION



RECYCLING STATION



**B1 & B2**

EXISTING SITE



**BCTV & BCTV Annex**  
10 Meetinghouse Rd

**D**



**Town Library**  
3 Meetinghouse Rd

**G**



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate Existing and Build New Addition for BCTV**

Renovation	5,088 sf
Addition	904 sf
<b>Total Gross Area</b>	<b>5,992 sf</b>

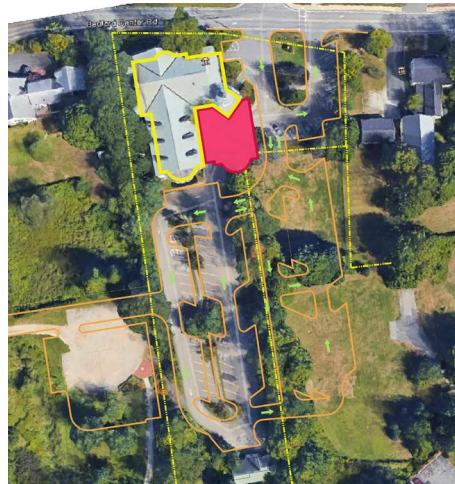
**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station and add Town Offices**

Renovate	34,972 sf
New Construction	8,865 sf
<b>Total Gross Area</b>	<b>43,837 sf</b>

OPTION B5



**L**

**2 Constitution Dr**

Demolish 2 Constitution Dr for Expanded Parking at Safety Complex

**N**

**47 Constitution Dr**

Demolish Existing Building and Build new Police Station

New Construction	25,203 sf
<b>Total Gross Area</b>	<b>25,203 sf</b>



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$1,100,000
Soft Cost	\$1,050,000
<b>Total Project Costs</b>	<b>\$2,150,000</b>

**Approximate Cost**

Construction Costs	\$6,700,000
Soft Cost	\$2,000,000
<b>Total Project Costs</b>	<b>\$8,700,000</b>

**Approximate Cost**

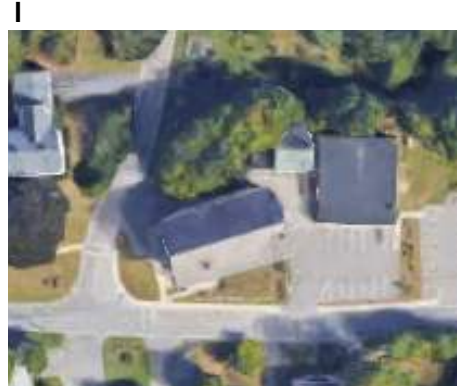
Construction Costs	\$24,750,000
Soft Cost	\$7,230,000
Purchase Cost	\$1,850,000
<b>Total Project Costs</b>	<b>\$33,730,000</b>





EXISTING SITE

**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

DESCRIPTION

Sell Stevens-Buswell or Gift to Historical Society

Renovate Town Hall for Existing program

Sell Town Office Building

Renovation	13,271 sf
<b>Total Gross Area</b>	<b>13,271 sf</b>

OPTION B5

ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Sell Cost \$175,000

**Approximate Cost**

Construction Costs \$2,200,000  
Soft Cost \$600,000

Total Project Costs \$2,800,000

**Approximate Cost**

Sell Cost \$1,000,000

# Cost Estimate

Additional Sites				Scenario E1							
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>B1</b>	<b>BCTV</b>			<b>Addition to BCTV for Remaining Program and Recreation department</b>							
			5,992	bctv program				\$ 900,000	\$ 1,000,000	\$ -	\$ 1,900,000
	1st floor	5,088			5,088						
	gross area	5,088									
<b>B2</b>	<b>BCTV Annex</b>			<b>Renovate Annex for Balance of BCTV Program</b>							
					904			\$ 200,000	\$ 50,000	\$ -	\$ 250,000
	1st floor	980									
	gross area	1,820					916				
<b>D</b>	<b>Library</b>			<b>Add program Space to Library</b>							
			29,289					\$ 6,700,000	\$ 2,000,000	\$ -	\$ 8,700,000
	1st floor	10,217			20,399						
	gross area	20,399				8,890					
<b>G</b>	<b>Public Safety</b>			<b>Renovate for Fire Station and add Town Offices</b>							
			22,663	Fire Station							
			1,865	Accessor							
			637	Town Clerk							
			4,343	Finance							
			879	IT Manager				\$ 10,600,000	\$ 3,000,000	\$ -	\$ 13,600,000
			2,965	Planning							
			823	Supervisor of the Checklist							
			2,156	Town Manager							
			4,106	DPW - Administrative Areas							
		420	Recreation Department								
		2,979	Building Department								
	basement			renovate for town offices	12,309						
				new const							
				balance of town office		8,865					
	1st floor	21,731		renovate building for fire stationj	22,663						
				renovate 2-story lobby for entry							
	gross area	34,972		space above program requirement							
				Site Area	2.31						
<b>H</b>	<b>Stevens Buswell</b>			<b>Sell or gift to Bedford Historical Society</b>							
									\$ (175,000)	\$ (175,000)	
	gross area	7,247									
<b>I</b>	<b>Town Hall</b>			<b>Renovate Town Hall for Current Program and Renovate for Circulation and Restrooms</b>							
			4,428	First Floor Community Room remains							
			4,415	Upper Level Stage Reamins				\$ 3,200,000	\$ 800,000	\$ -	\$ 4,000,000
			4,428	Basement Remains Storage							
	basement	4,428		renovate building for current use	13,271						
	1st floor	4,428		first floor is unprogrammed space							
	2nd floor	4,415		renoate for circulation and restrooms							
	gross area	13,271									
<b>J1</b>	<b>Town Office</b>			<b>Sell Town Office Building</b>							
									\$ (1,000,000)	\$ (1,000,000)	
	gross area	10,368									
<b>L</b>	<b>2 Constitution</b>			<b>Demolish Existing Building for Expansion of Site (no building)</b>							
								\$ 150,000	\$ 30,000	\$ 650,000	\$ 830,000
	1st floor	3,500		demolish existing building	3,500						
	gross area	3,500		provide parking for police							
				Site Area	1.06						
<b>N</b>	<b>47 Constitution</b>			<b>Build New Police Station</b>							
			25,203					\$ 14,000,000	\$ 4,200,000	\$ 1,200,000	\$ 19,400,000
				demolish existing building	11,661						
				build new police station		25,203					
	basement			Site Area	1.66						
	1st floor	11,661									
	gross area	11,661									

**Total**      67,778      81,019      8.34      117,592      15,161      74,634      42,958      916      \$ 35,750,000      \$ 11,080,000      \$ 675,000      \$ 47,505,000

**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and radio station, as well as town archive storage and office space for the Department of Public Works facilities director. These structures will be renovated in this scheme. DPW Facilities Director will be moved to the Town Office to co-habitate with DPW Admin. The Annex structure will be renovated to house a conference room and storage for BCTV and the Radio Station.

A disadvantage to this plan is that parking is limited on this site.



**Address** 10 Meetinghouse Rd  
**Site Size** 2.96 Acres  
**Renovate** 5,992 sf

**Area above Program** 916 sf  
**Total Gross Area** 6,908 sf  
**Approximate Construction Cost** \$1,100,000  
**Approximate Total Project Costs** \$2,150,000



PROPOSED SITE PLAN



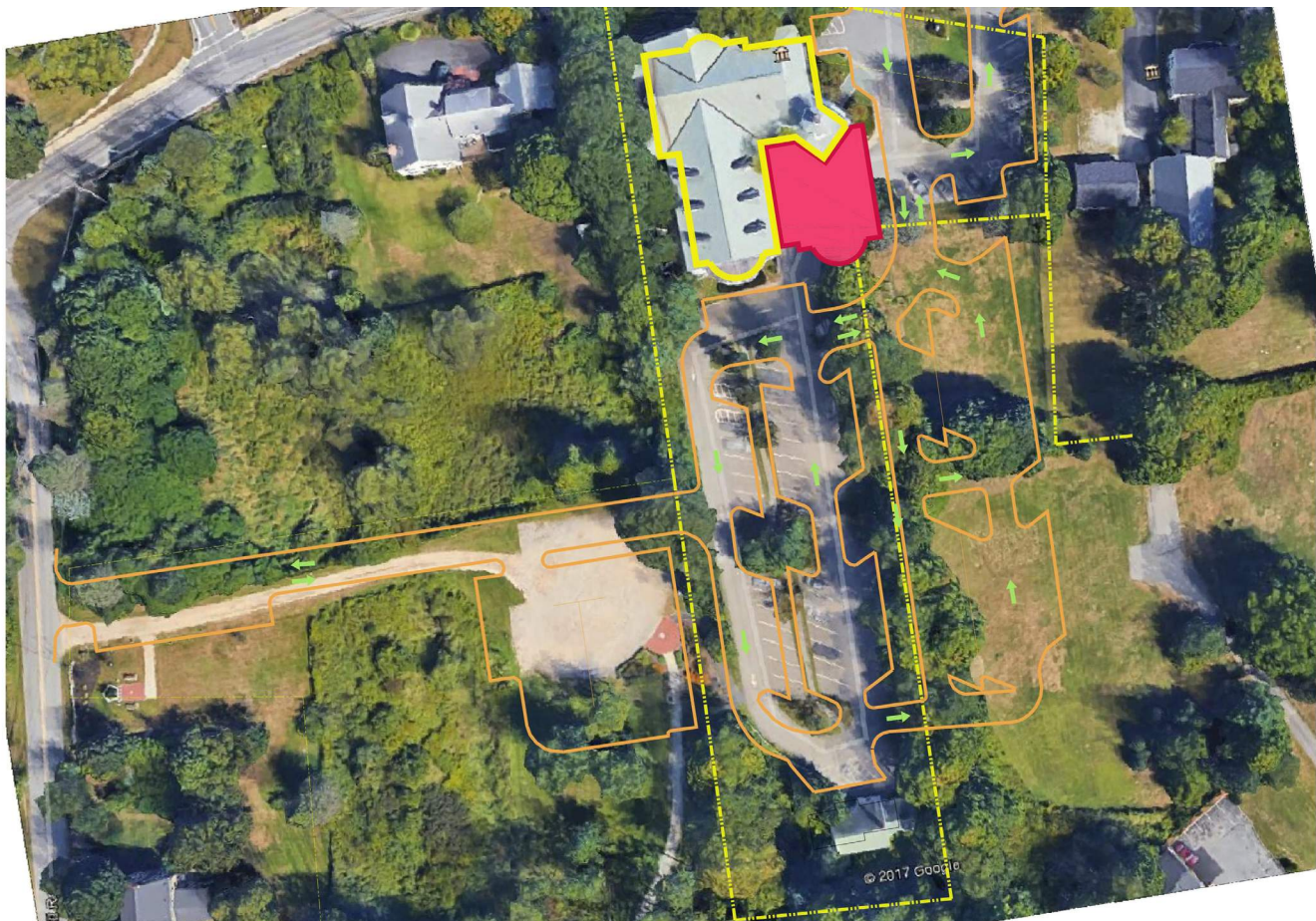
**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area as well as an addition from the entrance wing to the east. Additional parking will be created to the east of the existing back lot. This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

These renovations will necessitate the reconfiguration of the entrance drive to the property and additional parking added to the site.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$6,700,000
<b>Approximate Total Project Costs</b>	\$8,700,000



PROPOSED SITE PLAN





# Option E1 - Site G Public Safety Complex

Option E.1  
28 September 2017

## Summary of Improvements

In order to meet the programming needs of the Police and Fire Departments, the Police Department would move to 47 Constitution Drive with other town departments.

The existing Safety Complex will be renovated to house the Fire Department and all Town departments. The existing 34,972 square feet of existing building renovated for the existing fire and building department and all town services will be located in the wing previously occupied by the Police Department. A two story addition on the west side will be constructed to house the remaining 12,572 square feet of needed program space.

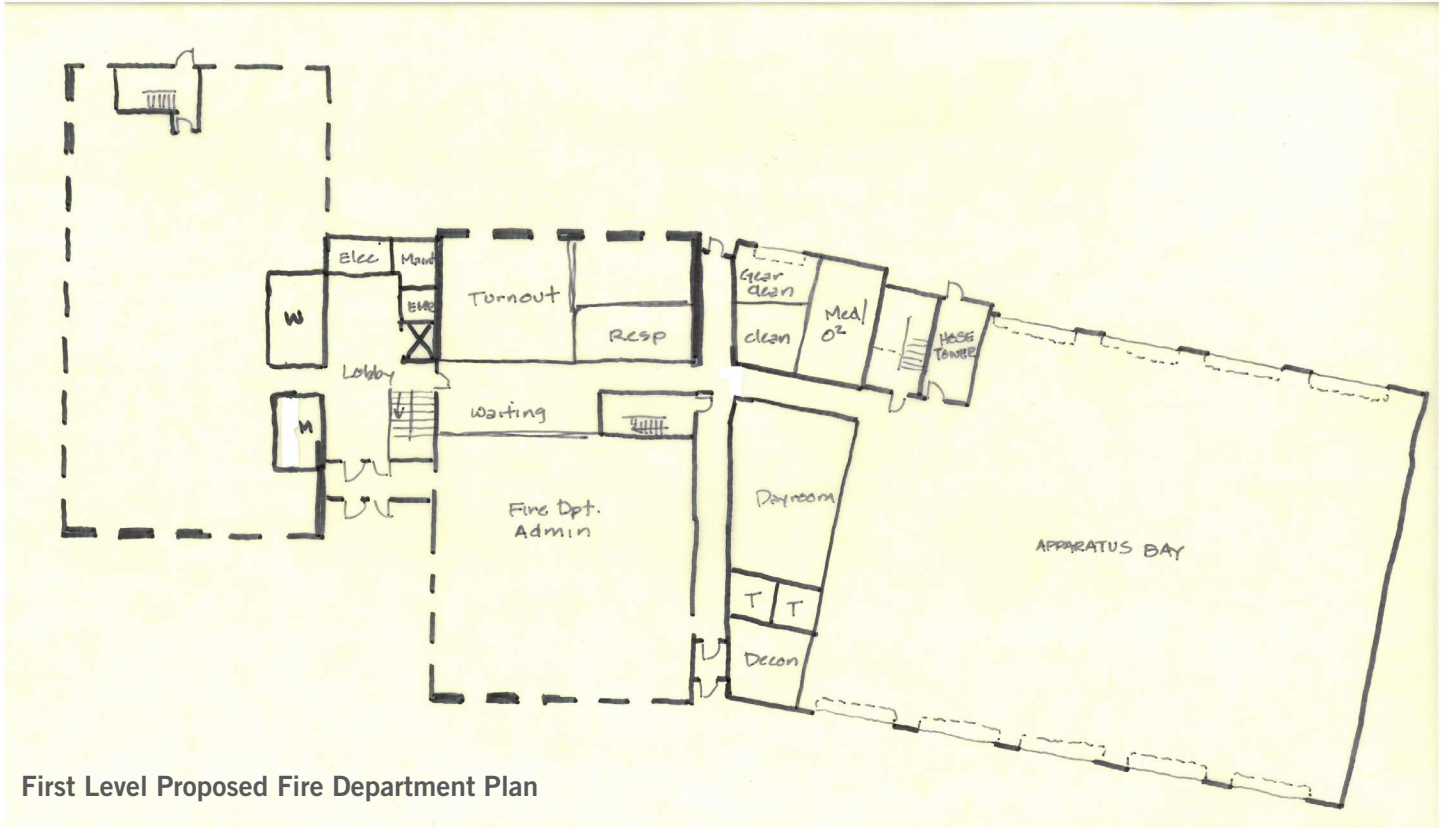


<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	34,972 sf
<b>New Construction</b>	8,865 sf
<b>Total Gross Area</b>	43,837 sf
<b>Approximate Construction Cost</b>	\$10,600,000
<b>Approximate Total Project Costs</b>	\$13,600,000

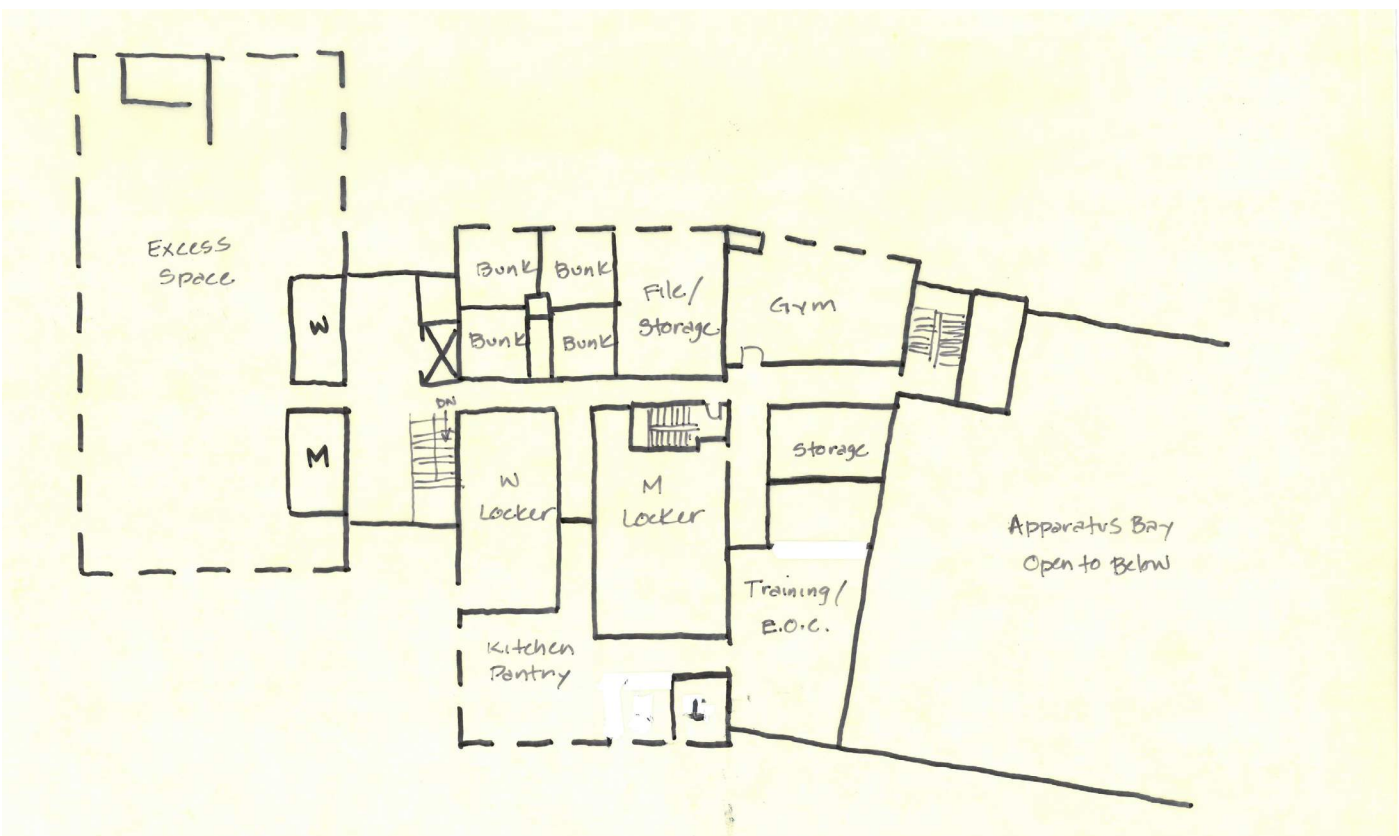


PROPOSED SITE PLAN

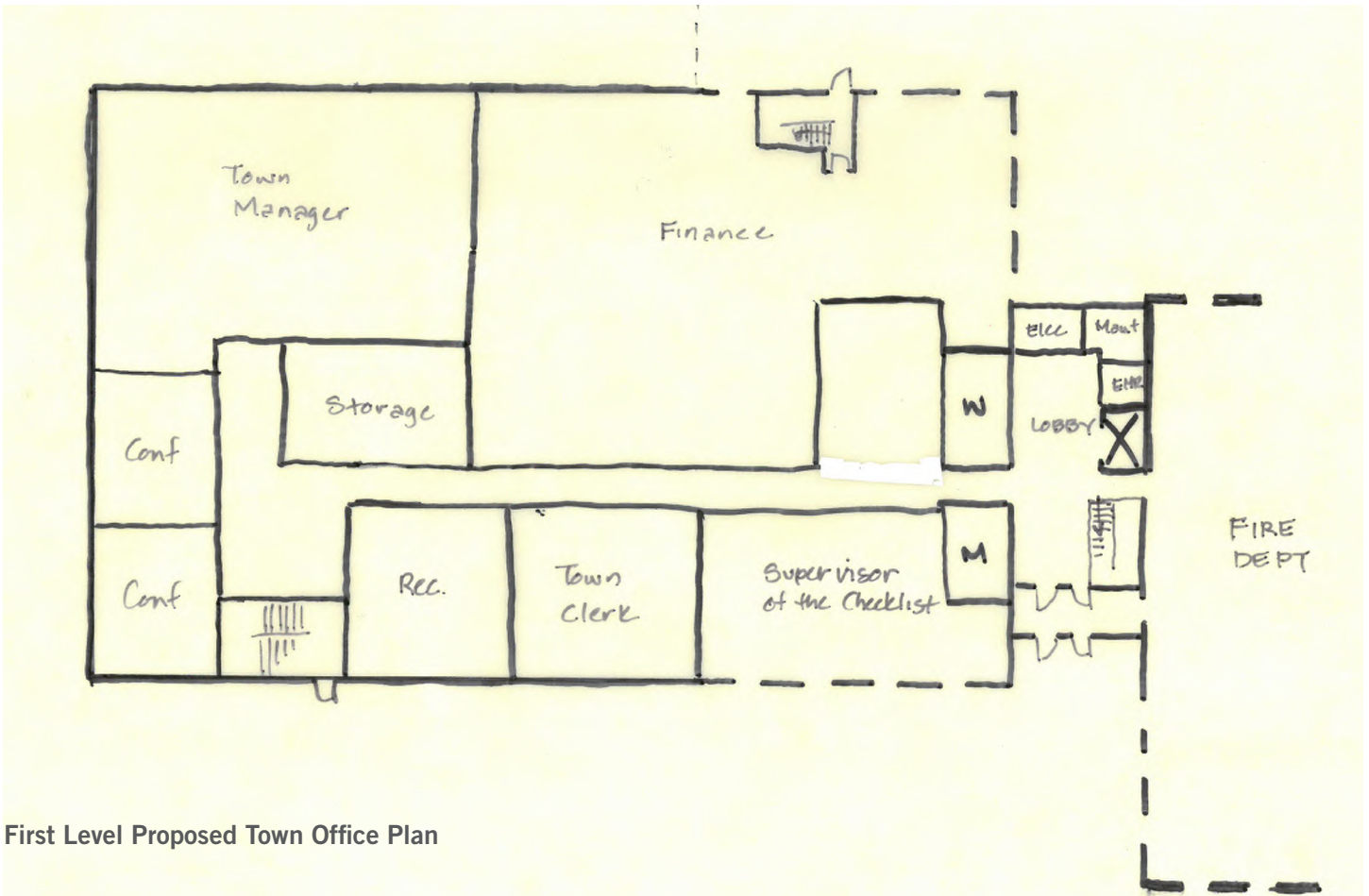




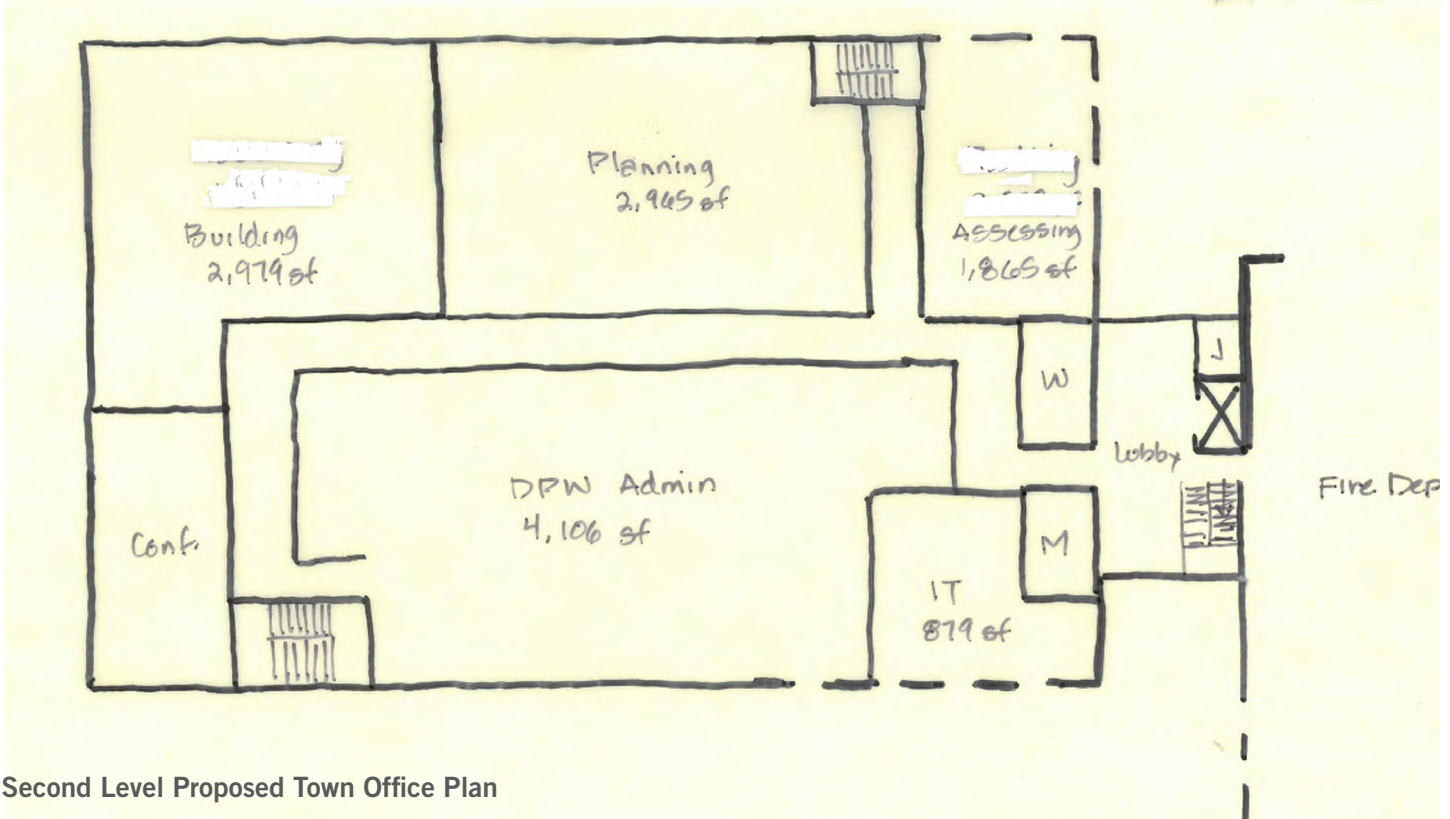
First Level Proposed Fire Department Plan



Second Level Proposed Fire Department Plan



First Level Proposed Town Office Plan



Second Level Proposed Town Office Plan



**Summary of Improvements**

2 Constitution Drive is a wood frame commercial building built in 1971 on a 1.06 acre lot bordered by Constitution Drive and Highway 101. It is currently occupied by a credit union. This scheme calls for the demolition of the structure and redevelopment of the property as parking for the renovated and expanded town offices at 55 Constitution Drive.



**Address** 2 Constitution Dr

**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$150,000

**Approximate Total Project Costs** \$830,000

**Purchase Cost** \$650,000





**Summary of Improvements**

The Stevens Buswell building would be sold or gifted to the Historical Society



<b>Address</b>	18 North Amherst Rd
<b>Site Size</b>	1.20 Acres
<b>Sell Building</b>	
<b>Total Gross Area</b>	- sf
<b>Sale Price</b>	\$175,000

**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and radio station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. A new building will be constructed on the site and provide ADA compliant restrooms and vertical circulation to the performance space on the upper level. This building is listed on the National Register of Historic Places.

The building will continue to house its current functions with upgrades to life safety and MEP as required.

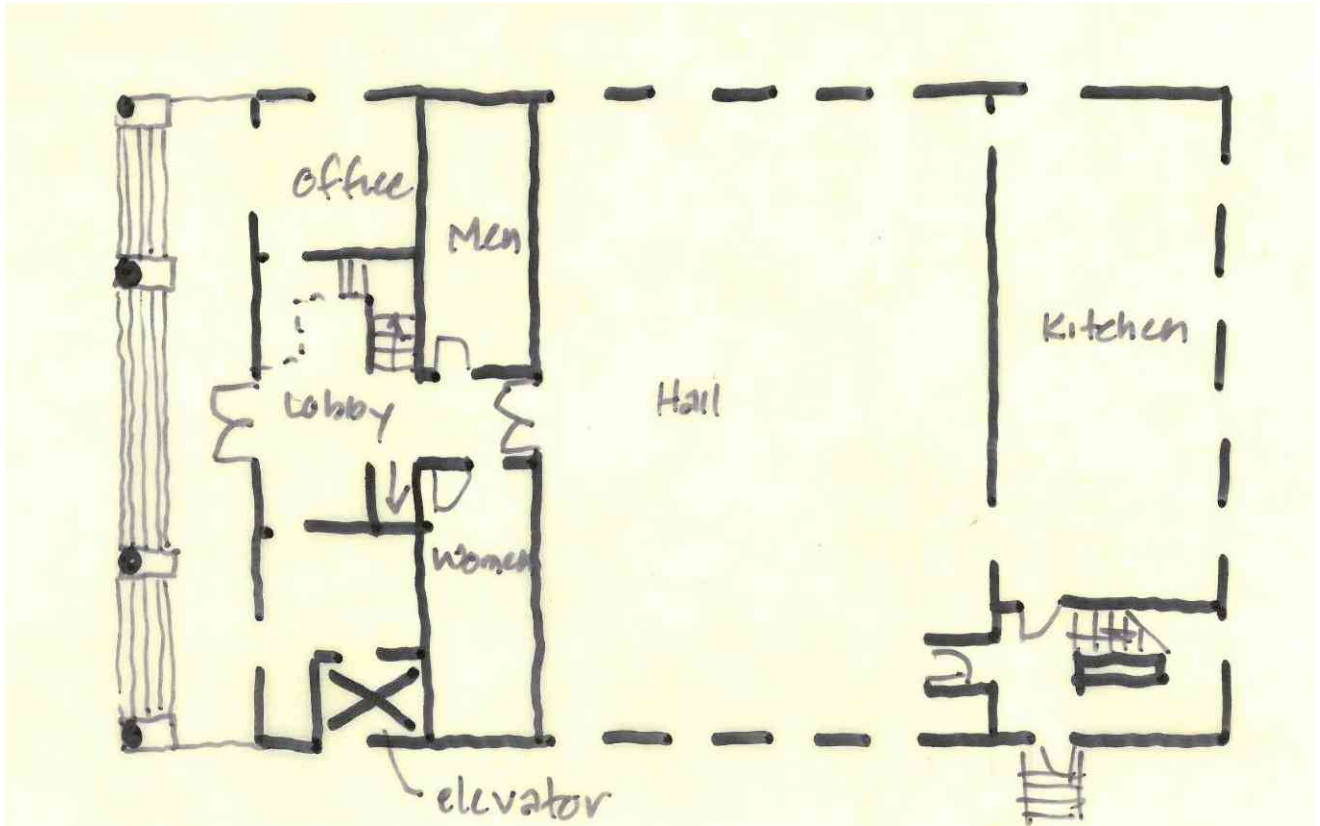
A disadvantage to this plan is the lack of parking is limited on this site.



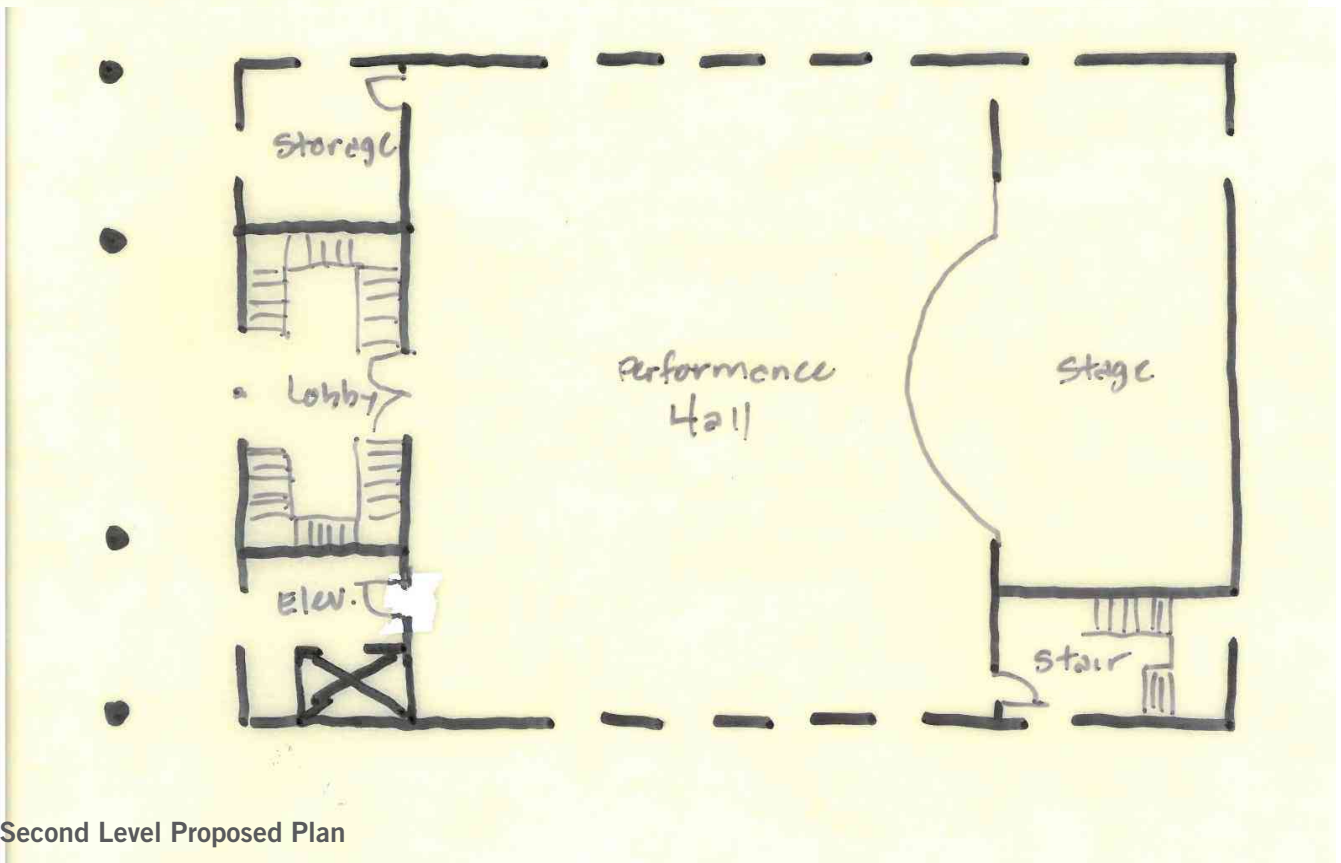
<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	8,843 sf
<b>Unprogrammed Space</b>	4,428 sf
<b>Total Gross Area</b>	13,271 sf
<b>Approximate Construction Cost</b>	\$2,200,000
<b>Approximate Total Project Costs</b>	\$2,800,000



PROPOSED SITE PLAN



First Level Proposed Plan



Second Level Proposed Plan



**Summary of Improvements**

The Town Office would be sold.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres  
**Sell Building**  
**Total Gross Area** - sf  
**Sale Price** \$1,000,000

# Option E1 - Site N 47 Constitution Drive

Option E.1  
28 September 2017

## Summary of Improvements

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot police station will be constructed on the site following appropriate guidelines for the construction of a police facility. Secondary egress, as required for police properties, will be provided by crossing the fire department property to the town owned existing exit drive directly onto Highway 101.

This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. However, it does remove a valuable property from the tax rolls and doesn't provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish Existing Building</b>	
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$14,000,000
<b>Approximate Total Project Costs</b>	\$19,400,000
<b>Purchase Cost</b>	\$1,200,000



PROPOSED SITE PLAN

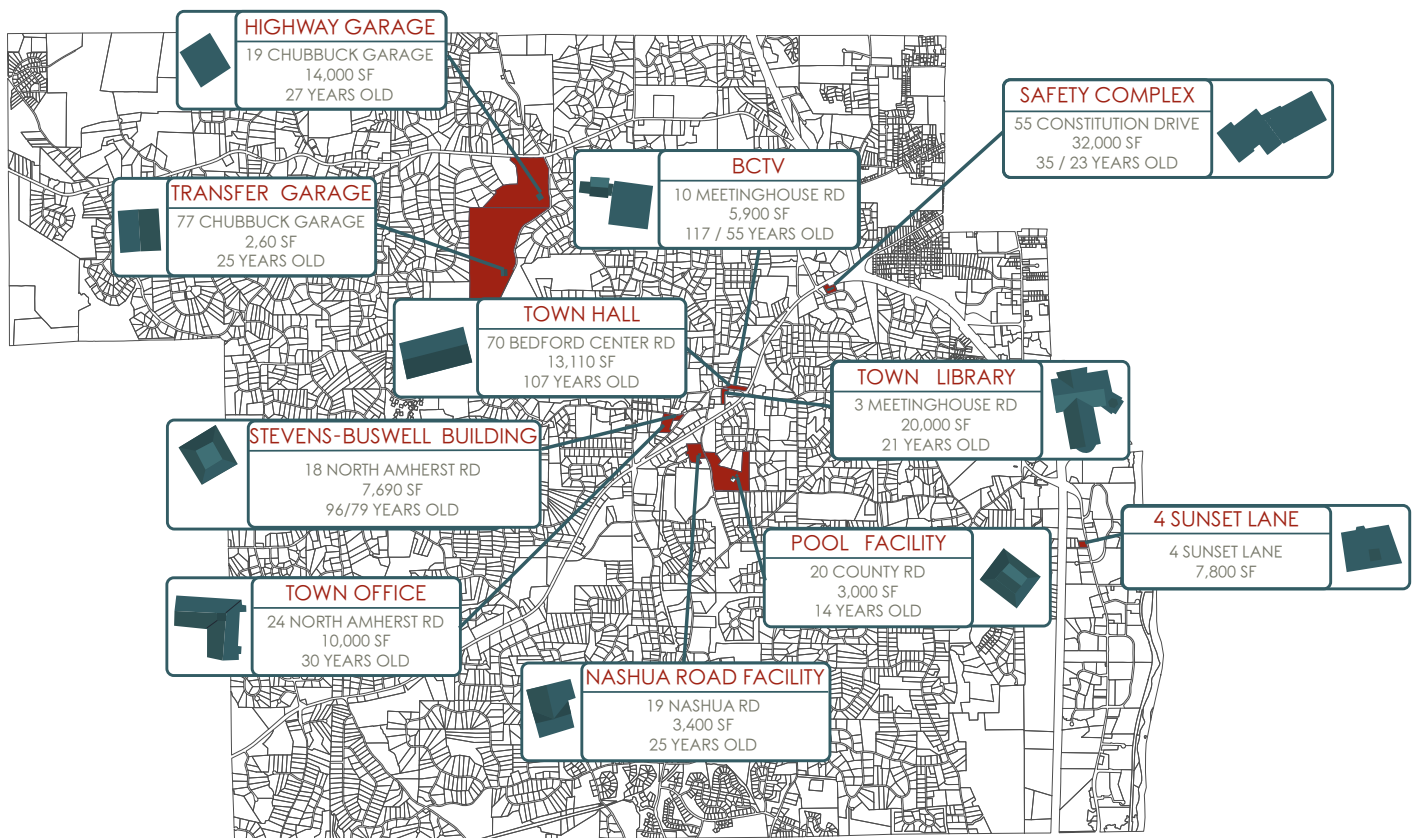




This Page Intentionally Blank

As noted in the Executive Summary, the Final Option Comparisons section includes three preferred options identified as F, G, and H. Similar to the previous section, each option designation includes a base scenario of static elements for six site/building locations. These base scenarios have a single recommendation and a single cost associated with them. In addition to the base scenarios, there is a single set of design recommendations and costs. For example, Option F contains a Base Option F and Preferred Option F.

This section begins with a Scenario Summary table to compare all Options F through G. The sections that follow begin with a summary narrative for each Option, summary information about each scenario, an order of magnitude cost table, and detailed narrative and graphic information for each scenario.



This Page Intentionally Blank



Town of Bedford  
Scenario Comparison

Harriman  
17 April 2018

Site	Preferred Option F		Preferred Option G		Preferred Option H	
	Base Preferred	Preferred	Base Preferred	Preferred	Base Preferred	Preferred
A 4 Sunset Drive	\$ 5,500,000		\$ 5,500,000		\$ 5,500,000	
B1 BCTV		\$ -		\$ -		\$ -
B2 BCTV Annex		\$ 375,000		\$ 250,000		\$ -
C Highway Garage	\$ 8,939,743		\$ 6,800,000		\$ 1,200,000	
D Library		\$ 4,874,749		\$ 4,874,749		\$ 4,874,749
E Nashua Road Facility	\$ 55,000		\$ 215,000		\$ -	
F Pool Facility	\$ 400,000		\$ 300,000		\$ -	
G Public Safety		\$ 13,600,000		\$ 6,800,000		\$ 9,600,000
H Stevens Buswell		\$ -		\$ 2,500,000		\$ -
I Town Hall		\$ 5,100,000		\$ 1,300,000		\$ -
J1 Town Office		\$ (1,000,000)		\$ 6,000,000		\$ 2,700,000
J2 Shed at Town Office	\$ 11,000		\$ 11,000		\$ 11,000	
K1 Transfer Station	\$ 700,000		\$ 700,000		\$ 700,000	
K2 Recycle Center	\$ 500,000		\$ 500,000		\$ 500,000	
L 2 Constitution		\$ 830,000		\$ -		\$ -
M 15 Constitution						
N 47 Constitution		\$ 16,868,406		\$ 16,868,406		\$ 16,868,406
O 270 South River Road						
<b>Total Project Costs</b>	\$ 16,105,743	\$ 40,648,155	\$ 14,026,000	\$ 38,593,155	\$ 7,911,000	\$ 34,043,155
<b>Total Scenario Comparison with Base Costs</b>	\$	\$ 56,753,898	\$	\$ 52,619,155	\$	\$ 41,954,155

This Page Intentionally Blank

The following site specific scenarios are intended as a group that in conjunction with Preferred Option F will provide the required upgrades and renovations required by the towns recently evaluated program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites.

Included in Base Option F are the following sites to be upgraded/renovated:

Site A – 4 Sunset Drive Fire Department Substation

Site C – Highway Garage Addition and Renovation

Site E – Nashua Road Demolition

Site F- Pool Facility Renovation

Site J2 – Town Office DPW Shed

Site K – Transfer Station and Recycle Center





**4 Sunset Dr**  
4 Sunset Dr

**EXISTING SITE**

**DESCRIPTION**

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>11,726 sf</b>



**Highway Garage**  
19 Chubuck Rd

**Build Addition & Renovate Existing Highway Garage**

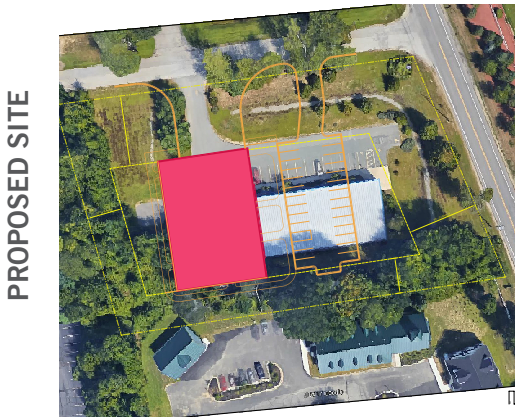
Renovate	13,828 sf
New Construction	28,042 sf
<b>Total Gross Area</b>	<b>41,870 sf</b>



**Nashua Road Facility**  
19 Nashua Rd

**Demolish Existing Nashua Road Facility**

Demolition	3,736 sf
	0 sf
<b>Total Gross Area</b>	<b>3,736 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$6,351,161
Soft Cost	\$2,588,582
<b>Total Project Costs</b>	<b>\$8,939,743</b>

**Approximate Cost**

Construction Costs	\$50,000
Soft Cost	\$5,000
<b>Total Project Costs</b>	<b>\$55,000</b>

EXISTING SITE

F



**Pool Facility**  
20 Country Rd.

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>

J2



**Town Office Shed**  
24 North Amherst Rd

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>

K



**Transfer Station & Recycle Center**  
19 Chubbuck Rd

**Addition & Renovation to Transfer Station and Recycle Center**

Transfer Station:

Renovate	2,678 sf
New Construction	315 sf
<b>Total Area</b>	<b>2993 sf</b>

Recycle Center:

Renovate	1,425 sf
New Construction	775 sf
<b>Total Gross Area</b>	<b>2,200 sf</b>

DESCRIPTION

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$350,000
Soft Costs	\$50,000
<b>Total Project Costs</b>	<b>\$400,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Costs	\$ 2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Costs	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>A</b>	<b>4 Sunset Drive</b>		<b>New Fire Sub Station</b>	<b>11,726</b>				\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000
	1st floor	7,810	Demo Existing Building	7,810							
	2nd floor		Build New Substation			11,726					
	gross area	7,810	Site Area:	2.00							
<b>C</b>	<b>Highway Garage (DPW)</b>		<b>Add Program Space to Highway Garage</b>	<b>41,870</b>	highway garage			\$ 6,351,161	\$ 2,588,582	\$ -	\$ 8,939,743
				<b>5,777</b>	nashua road facility requirements						
	1st floor	10,952	Renovate Existing Space		13,828						
	2nd floor	2,876	Build new addition			33,819					
	gross area	13,828	Site Area:	61.26							
											estimated area is 5,087 smaller than required program
<b>E</b>	<b>Nashua Road Facility</b>		<b>Demolish existing building</b>					\$ 50,000	\$ 5,000	\$ -	\$ 55,000
	1st floor	3,736	Demolish Existing Building	3,736							
	2nd floor		Build Parking								
	gross area	3,736	Site Area:	7.70							
<b>F</b>	<b>Pool Facility</b>		<b>Renovate Program Space</b>	<b>3,000</b>				\$ 350,000	\$ 50,000	\$ -	\$ 400,000
	1st floor	3,000	Renovate Existing Space		3,000						
	gross area	3,000									
			Site Area								
<b>J2</b>	<b>Shed at Town Office</b>		<b>Demo Shed at Town Office</b>					\$ 9,000	\$ 2,000	\$ -	\$ 11,000
	1st floor	384	Demo Existing Building	384							
	gross area	384	Site Area								
<b>K1</b>	<b>Transfer Station</b>		<b>Add program Space to Transfer Station</b>	<b>2,993</b>				\$ 600,000	\$ 100,000	\$ -	\$ 700,000
	1st floor	2,678	Renovate Existing Space		2,678						
	2nd floor		Build new addition			315					
	gross area	2,678	Site Area:	123.80							
<b>K2</b>	<b>Recycle Center</b>		<b>Add program Space to Recycle Center</b>	<b>2,200</b>				\$ 400,000	\$ 100,000	\$ -	\$ 500,000
	1st floor	1,425	Renovate Existing Space		1,425						
	2nd floor		Build new addition			775					
	gross area	1,425	Site Area								
<b>Total</b>	<b>32,861</b>	<b>32,861</b>	<b>195</b>	<b>67,567</b>	<b>11,930</b>	<b>20,931</b>	<b>46,636</b>	<b>\$ 12,160,161</b>	<b>\$ 3,945,582</b>	<b>\$ -</b>	<b>\$ 16,105,743</b>



**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed master plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department Substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a Fire Substation is placed at this location.

The Town benefits from locating the Fire Department Substation at this location with its proximity to South River Road's expanding residential and commercial growth.

The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

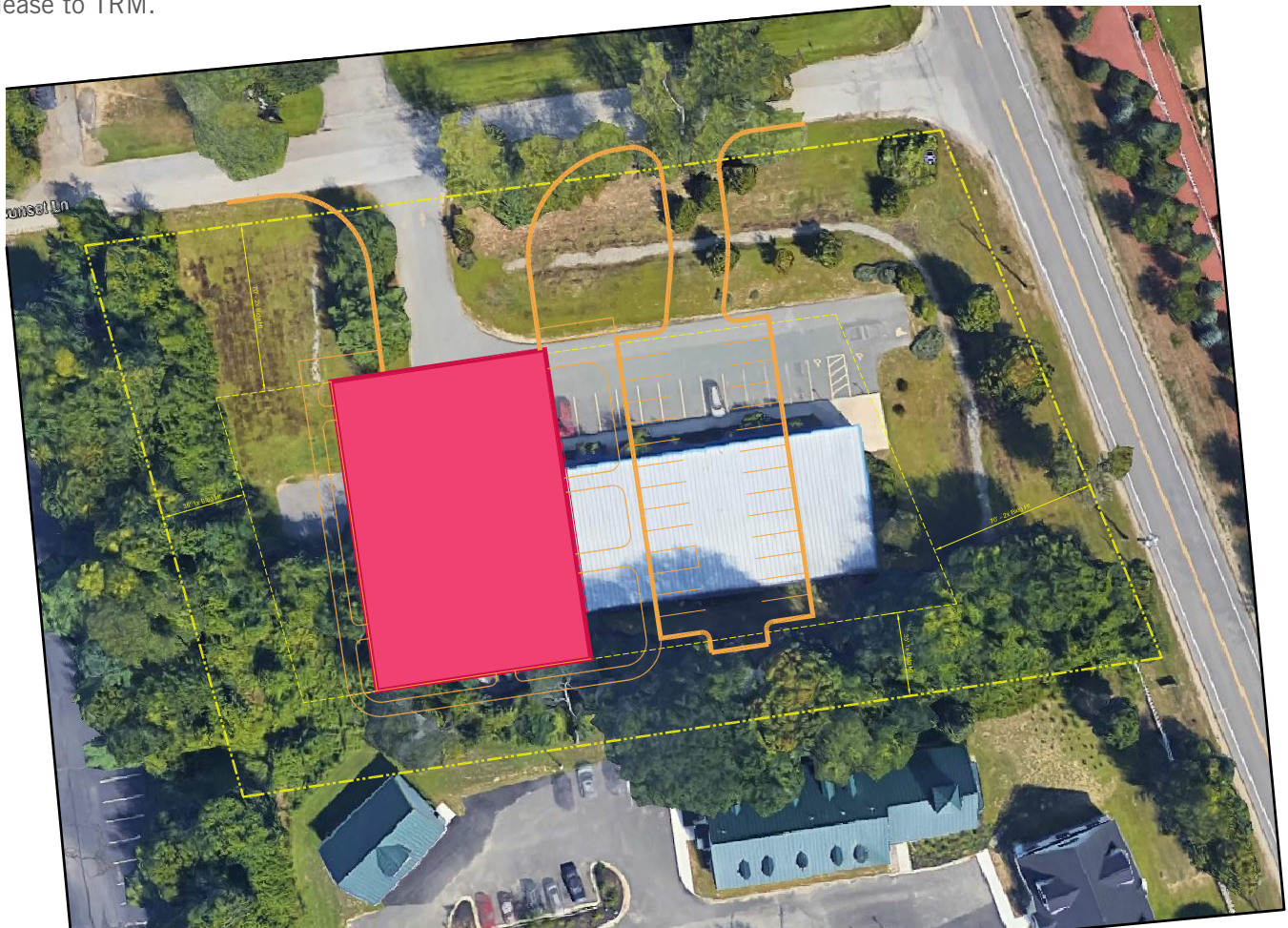
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders and plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.



<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	13,828 sf
<b>New Construction</b>	28,042 sf
<b>Total Gross Area</b>	41,870 sf
<b>Approximate Construction Cost</b>	\$6,300,000
<b>Approximate Total Project Costs</b>	\$8,817,407



PROPOSED SITE PLAN

**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games.

For this scheme, the existing structure will be demolished and expanded parking will take its place.



**Address** 19 Nashua Rd

**Site Size** 7.70 Acres

**Demolition** 3,736 sf

**Total Gross Area** 3,736 sf

**Approximate Construction Cost** \$ 50,000

**Approximate Total Project Costs** \$ 55,000



**Summary of Improvements**

The Pool House is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$350,000
<b>Approximate Total Project Costs</b>	\$400,000



PROPOSED SITE PLAN

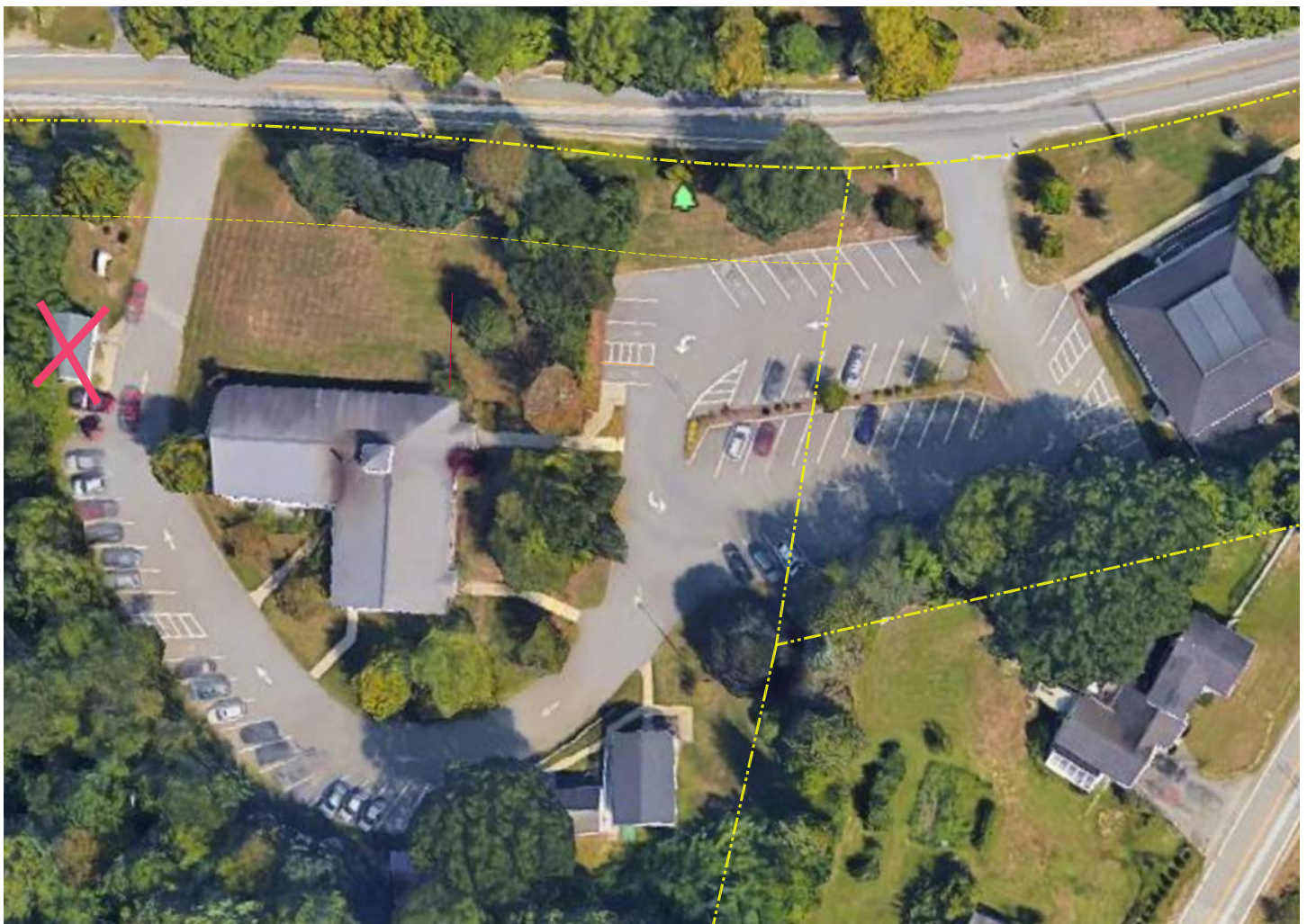
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the Town Office Maintenance Engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the Town Office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the Town Office and the Highway Garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



# Base Option F - Site K1 & K2 Transfer Station & Recycle Center

Base Option F  
9 March 2018

## Summary of Improvements

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the Town Transfer Station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town's current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



**Address** 77 Chubbuck Rd

**Site Size** 123.80 Acres

**Transfer Station:**  
**Renovate** 2,678 sf

**New Construction** 315 sf

**Total Gross Area** 2,993 sf

**Recycle Center:**  
**Renovate** 1,425 sf

**New Construction** 775 sf

**Total Gross Area** 2,200 sf

**Approximate Construction Cost** \$1,000,000

**Approximate Total Project Costs** \$1,200,000



PROPOSED SITE PLAN



The following site scenarios are intended as a group that in conjunction with the Base Option F will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Preferred Option F are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex
- Site D - Town Library
- Site G – Public Safety Complex
- Site I – Town Hall
- Site J1 – Town Office Building
- Site L - 2 Constitution Drive
- Site N - 47 Constitution Drive

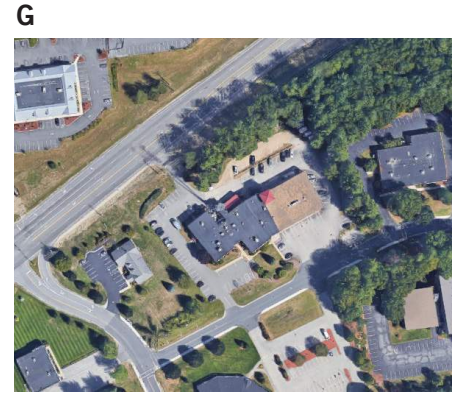


EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate BCTV and BCTV Annex**

Renovate existing structure to meet program 1,820 sf

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station and Town Offices**

Renovate for Fire Station	22,663 sf
Renovate for Offices	12,264 sf
New Const for Offices	8,865 sf
<b>Total Gross Area</b>	<b>43,792 sf</b>

Construction Costs	\$10,600,000
Soft Costs	\$3,000,000
2 Constitution	\$830,000
<b>Total Project Costs</b>	<b>\$14,430,000</b>

OPTION F

**N**

**47 Constitution Dr**  
Demolish and Build New Police Station

---

<b>Total Gross Area</b>	<b>25,203 sf</b>
-------------------------	------------------



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

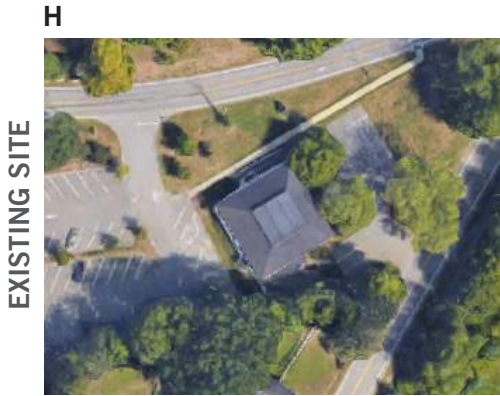
Construction Costs	\$300,000
Soft Cost	\$75,000
<b>Total Project Costs</b>	<b>\$375,000</b>

**Approximate Cost**

Construction Costs	\$3,073,467
Soft Cost	\$1,801,282
<b>Total Project Costs</b>	<b>\$4,874,749</b>

**Approximate Cost**

Construction Costs	\$9,537,628
Soft Costs	\$4,330,778
Land Purchase	3,000,000
<b>Total Project Costs</b>	<b>\$16,868,406</b>



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Sell or Gift to Bedford Historical Society**

Renovation	0 sf
<b>Total Gross Area</b>	<b>0 sf</b>

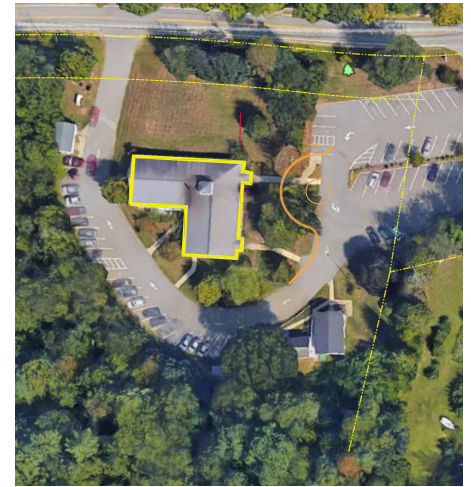
**Renovate Town Hall with Current Program and Addition for Circulation and Restrooms**

Renovation	13,271 sf
New Construction	1,500 sf
<b>Total Gross Area</b>	<b>14,771 sf</b>

**Town Office sold on open market. Town functions moved to Public Safety**

Renovation for Program	0 sf
Potential Space	0 sf
<b>Total Gross Area</b>	<b>0 sf</b>

**OPTION F**



<b>ORDER OF MAGNITUDE COSTS</b>	<b>Approximate Cost</b>	<b>Approximate Cost</b>	<b>Approximate Cost</b>			
	Construction Costs	\$0	Construction Costs	\$3,900,000	Construction Costs	\$0
	Soft Cost	\$0	Soft Cost	\$1,200,000	Soft Cost	\$0
	<b>Total Project Costs</b>	<b>\$0</b>	<b>Total Project Costs</b>	<b>\$5,100,000</b>	<b>Total Project Costs</b>	<b>-\$1,000,000</b>



Existing Facilities		Preferred Option - Base F									
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>4 Sunset Drive</b>		<b>New Fire Sub Station 11,726</b>									
A	1st floor 7,810			Demo Existing Building 7,810				\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000
	2nd floor			Build New Substation		11,726					
	gross area 7,810			Site Area: 2.00							
<b>Highway Garage (DPW)</b>		<b>Add Program Space to Highway Garage 41,870 highway garage</b>									
C	1st floor 10,952			Renovate Existing Space	13,828			\$ 6,259,464	\$ 2,557,943	\$ -	\$ 8,817,407
	2nd floor 2,876			Build new addition		33,819					
	gross area 13,828			Site Area: 61.26							
		estimated area is 5,087 then required program									
<b>Nashua Road Facility</b>		<b>Demolish existing building</b>									
E	1st floor 3,736			Demolish Existing Building 3,736				\$ 50,000	\$ 5,000	\$ -	\$ 55,000
	2nd floor			Build Parking							
	gross area 3,736			Site Area: 7.70							
<b>Pool Facility</b>		<b>Renovate Program Space 3,000</b>									
F	1st floor 3,000			Renovate Existing Space	3,000			\$ 350,000	\$ 50,000	\$ -	\$ 400,000
	gross area 3,000			Site Area							
<b>Shed at Town Office</b>		<b>Demo Shed at Town Office</b>									
J2	1st floor 384			Demo Existing Building 384				\$ 9,000	\$ 2,000	\$ -	\$ 11,000
	gross area 384			Site Area							
<b>Transfer Station</b>		<b>Add program Space to Transfer Station 2,993</b>									
K1	1st floor 2,678			Renovate Existing Space	2,678			\$ 600,000	\$ 100,000	\$ -	\$ 700,000
	2nd floor			Build new addition		315					
	gross area 2,678			Site Area: 123.80							
<b>Recycle Center</b>		<b>Add program Space to Recycle Center 2,200</b>									
K2	1st floor 1,425			Renovate Existing Space	1,425			\$ 400,000	\$ 100,000	\$ -	\$ 500,000
	2nd floor			Build new addition		775					
	gross area 1,425			Site Area							
<b>Total</b>	<b>32,861 32,861</b>		<b>195 67,567</b>	<b>11,930 20,931</b>	<b>46,636</b>	<b>-</b>	<b>\$ 12,068,464</b>	<b>\$ 3,914,943</b>	<b>\$ -</b>	<b>\$ 15,983,407</b>	

**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and Radio Station, as well as town archive storage and office space for the Department of Public Works Facilities Director.

For this scheme the structure will be renovated to add needed office and conference space.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Total Gross Area</b>	6,908
<b>Approximate Construction Cost</b>	\$300,000
<b>Approximate Total Project Costs</b>	\$375,000

**Summary of Improvements**

The Library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the Library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The Library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



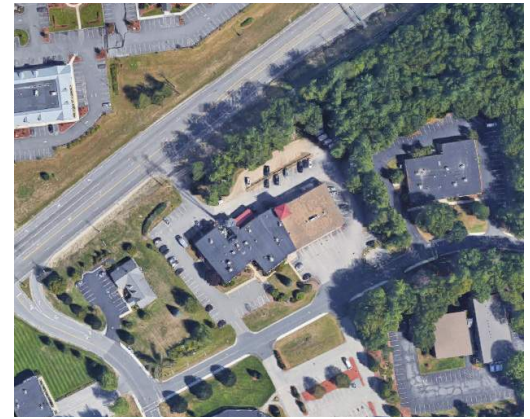
<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$3,073,467
<b>Approximate Total Project Costs</b>	\$4,874,749



**Summary of Improvements**

The current Public Safety complex is located on a 2.31 acre site in a business park directly off Highway 101. The Police Department is housed in a building originally constructed for office space in 1982. In 1994 an addition to the building was constructed to house the vehicle bays for the Fire Department and the office space was lightly renovated to house the Police Department. In order to meet the programming needs of the Police and Fire Departments, 47 Constitution Drive, an 11,661 square foot building next to the existing Safety Complex will be purchased and demolished. A new 25,203 square foot building will be constructed to house the program requirements of the Police Department.

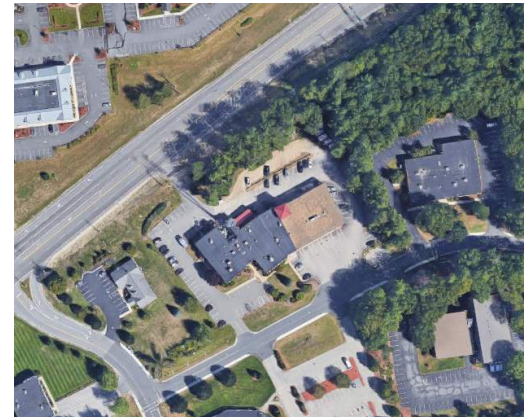
The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be renovated to house Town Office Functions relocated from 24 North Amherst Road.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	34,972 sf
<b>Program Space above Req</b>	0 sf
<b>Total Gross Area</b>	34,972 sf
<b>Approximate Construction Cost</b>	\$ 10,600,000
<b>Approximate Total Project Costs</b>	\$ 13,600,000

**Summary of Improvements**

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot Police Station will be constructed on the site following appropriate guidelines for the construction of a Police facility. Secondary egress, as required for Police properties, will be provided by crossing the Fire Department property to the town owned existing exit drive directly onto Highway 101. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage. This development allows for a Police Station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. However, it does remove a valuable property from the tax rolls and doesn't provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish</b>	11,661 sf
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$9,537,628
<b>Approximate Total Project Costs</b>	\$16,868,406
<b>Purchase Cost</b>	\$3,000,000



PROPOSED SITE PLAN



**Summary of Improvements**

Preferred Option F will provide for the total renovation of the existing Public Safety Complex to resolve program shortfalls for both Police and Fire Department. Building Department will be relocated. 2 Constitution Drive will be purchased and the building raised to make way for additional parking for the Safety Complex. A 12,894 square foot addition will be added to the building on the west side (facing 2 Constitution site). This addition will house the Police Department, allowing the remainder of 55 Constitution Drive to be renovated for the Fire Department.



**Address** 2 Constitution Dr

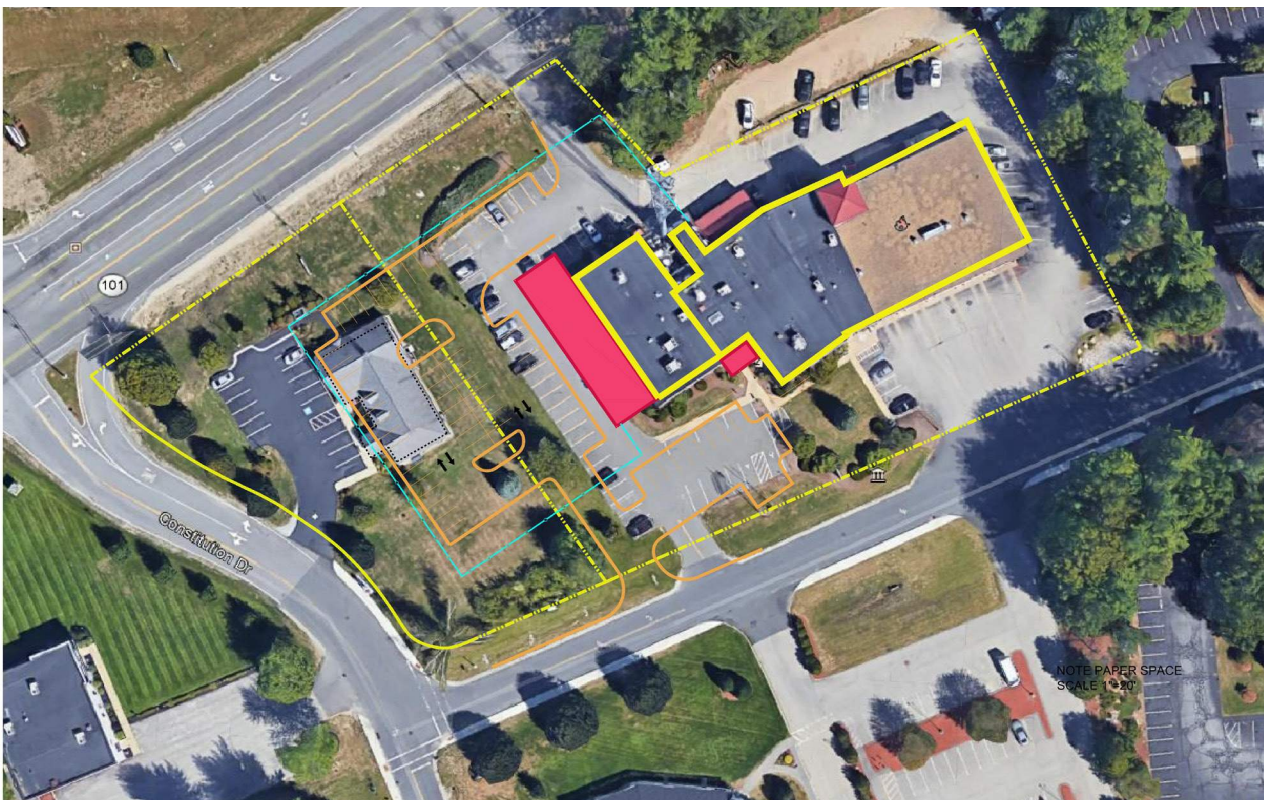
**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$150,000

**Approximate Total Project Costs** \$830,000

**Purchase Cost** \$650,000



PROPOSED SITE PLAN



**Summary of Improvements**

The Town Hall was constructed in 1910 as the third public meetinghouse on this 2.96 acre site. The site is also shared with BCTV and Radio Station as well as the BCTV Annex, housing town archives and DPW Facilities Director office space. Renovations to the structure will include upgrades for compliance with ADA. A Small exterior addition to house a new elevator and new restrooms will be constructed.



<b>Address</b>	70 Bedford Center Rd
<b>Site Size</b>	2.96 Acres
<b>Renovate</b>	13,271 sf
<b>Additional Space</b>	1,500 sf
<b>Total Gross Area</b>	14771 sf
<b>Approximate Construction Cost</b>	\$3,900,000
<b>Approximate Total Project Costs</b>	\$5,100,000

**Summary of Improvements**

The existing Town Office was constructed in 1987 and comprises 10,368 square feet on a 2.64 acre site. This steel and wood framed building will be renovated into office space to house DPW administration and recreation department functions that do not fit into the Town Hall (exercise class space). Following renovation, there will be approximately 1,414 square feet of extra space available. A key benefit to this scheme is expansion of much needed office space for the Department of Public Works. It also provides space for recreational programs being displaced by the Town Office relocation to the Town Hall. Parking for visitors will be significantly better at this site than at Town Hall.

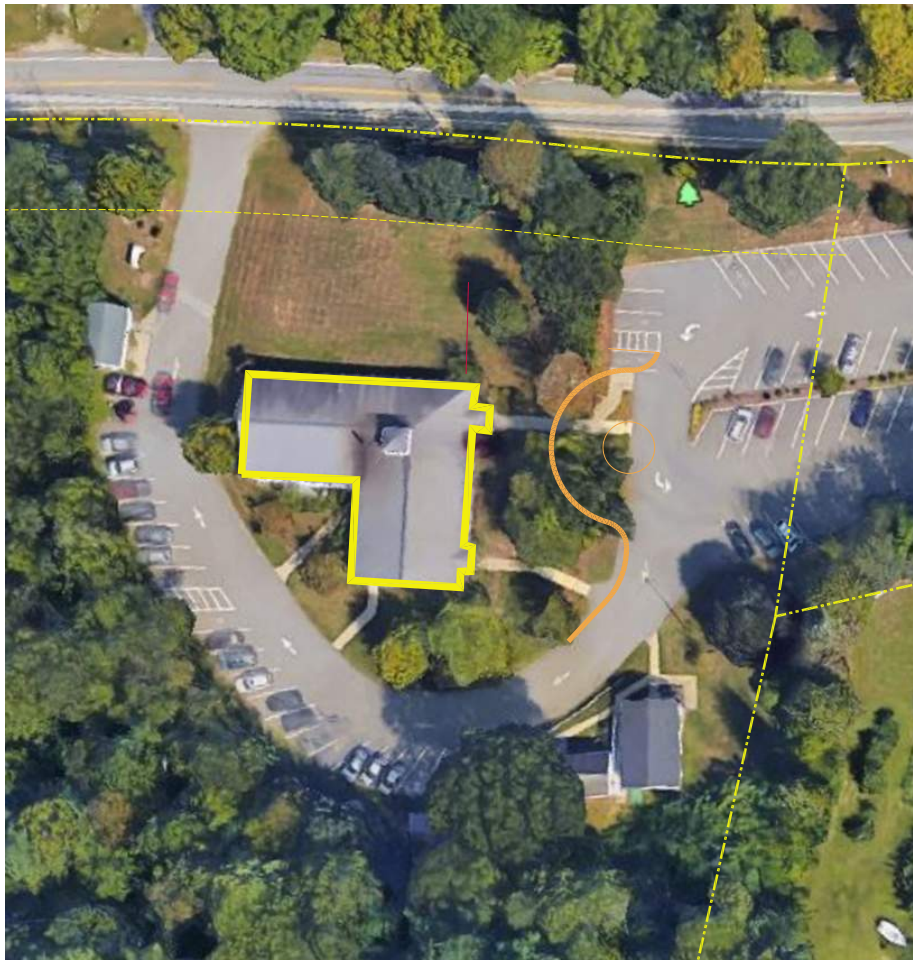
A disadvantage is the need for sound separation between the office space of DPW and any recreational activities taking place in the building.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres

**Total Gross Area** 10,368 sf  
\$

**Approximate Total Project Costs** -\$1,000,000



PROPOSED SITE PLAN

This Page Intentionally Blank



The following site specific scenarios are intended as a group that in conjunction with Preferred Option G will provide the required upgrades and renovations required by the towns recently evaluated program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites.

Included in Base Option G are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road Demolition and new storage building
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center

EXISTING SITE



**4 Sunset Dr**  
4 Sunset Dr



**Highway Garage**  
19 Chubuck Rd



**Nashua Road Facility**  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>11,726 sf</b>

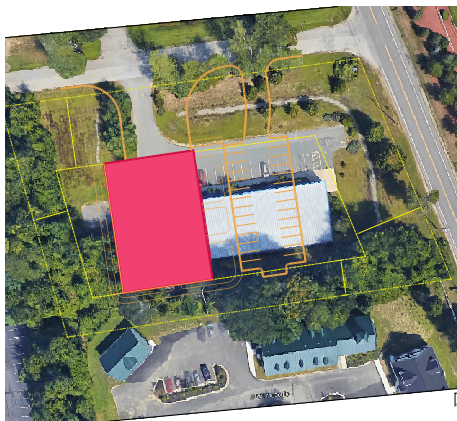
**Build Addition & Renovate Existing Highway Garage**

Minimal Renovation	9,000 sf
Built Small Addition	15,850 sf
New Entry	3,000 sf
Open Air Vehicle Storage	4,000 sf
<b>Total Gross Area</b>	<b>36,678 sf</b>

**Demolish existing Nashua Road Facility and construct new storage**

Demolition	3,736 sf
New Storage	2,000 sf
<b>Total Gross Area</b>	<b>2,000 sf</b>

PROPOSED SITE



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$5,500,000
Soft Cost	\$1,300,000
<b>Total Project Costs</b>	<b>\$6,800,000</b>

**Approximate Cost**

Construction Costs	\$500,000
Soft Cost	\$125,000
<b>Total Project Costs</b>	<b>\$625,000</b>

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	3,000 sf
<b>Total Gross Area</b>	<b>3,000 sf</b>



**J2**  
**Town Office Shed**  
24 North Amherst Rd

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

**New Entry Gate - move scales down the road only**

Transfer Station:

Renovate	2,678 sf
<b>New Construction</b>	<b>315 sf</b>
<b>Total Area</b>	<b>2993 sf</b>

Recycle Center:

Renovate	1,425 sf
<b>New Construction</b>	<b>775 sf</b>
<b>Total Gross Area</b>	<b>2,200 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$250,000
Soft Costs	\$50,000
<b>Total Project Costs</b>	<b>\$300,000</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Costs	\$ 2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Costs	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>



Existing Facilities				Preferred Base G									
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs		
A	<b>4 Sunset Drive</b>		<b>New Fire Sub Station</b>	<b>11,726</b>				\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000		
	1st floor	7,810	Demo Existing Building	7,810									
	2nd floor		Build New Substation			11,726							
	gross area	7,810	Site Area	2.00									
C	<b>Highway Garage (DPW)</b>		<b>Build Minimal</b>	<b>41,870</b>	highway garage			\$ 5,500,000	\$ 1,300,000	\$ -	\$ 6,800,000		
			<b>5,777</b>	nashua road facility requirements									
	1st floor	10,952	Renovate Existing Space - minimal Renovations	9,900									
	2nd floor	2,876	Build new addition - smaller			15,850							
			Build New Entry			3,000							
	gross area	13,828	Open Air vehicle Storage			4,000							
		Site Area	61.26										
E	<b>Nashua Road Facility</b>		<b>Demolish existing building build Storage</b>					\$ 195,000	\$ 20,000	\$ -	\$ 215,000		
	1st floor	3,736	Demolish Existing Building	3,736									
	2nd floor		Build Storage			1,000							
	gross area	3,736	Site Area	7.70									
F	<b>Pool Facility</b>		<b>Freshen up existing</b>	<b>3,000</b>				\$ 250,000	\$ 50,000	\$ -	\$ 300,000		
	1st floor	3,000	Renovate Existing Space	3,000									
	gross area	3,000											
			Site Area										
J2	<b>Shed at Town Office</b>		<b>Demo Shed at Town Office</b>					\$ 9,000	\$ 2,000	\$ -	\$ 11,000		
	1st floor	384	Demo Existing Building	384									
	gross area	384	Site Area										
K1	<b>Transfer Station</b>		<b>Add program Space to Transfer Station</b>	<b>2,993</b>				\$ 600,000	\$ 100,000	\$ -	\$ 700,000		
	1st floor	2,678	Renovate Existing Space	2,678									
	2nd floor		Build new addition			315							
	gross area	2,678	Site Area	123.80									
K2	<b>Recycle Center</b>		<b>Add program Space to Recycle Center</b>	<b>2,200</b>				\$ 400,000	\$ 100,000	\$ -	\$ 500,000		
	1st floor	1,425	Renovate Existing Space	1,425									
	2nd floor		Build new addition			775							
	gross area	1,425	Site Area										
<b>Total</b>	<b>32,861</b>	<b>32,861</b>		<b>195</b>	<b>67,567</b>	<b>11,930</b>	<b>17,003</b>	<b>36,666</b>	<b>-</b>	<b>\$ 11,354,000</b>	<b>\$ 2,672,000</b>	<b>\$ -</b>	<b>\$ 14,026,000</b>

**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed Master Plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department Substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a Fire Substation is placed at this location.

The Town benefits from locating the Fire Department Substation at this location with its proximity to South River Road's expanding residential and commercial growth.

The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

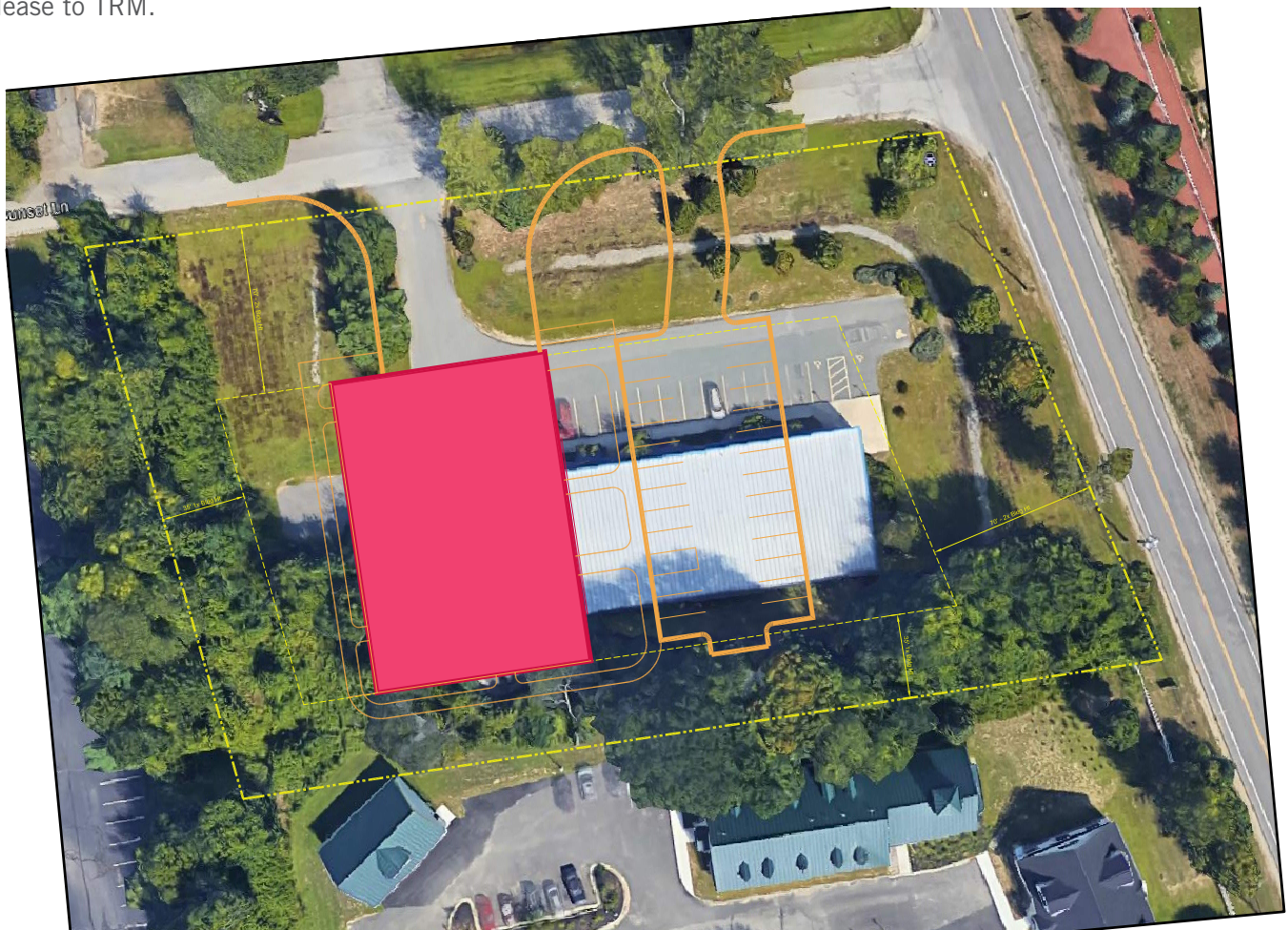
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN



**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. In order to provide vehicular storage for the entire fleet of vehicles the town owns, the program calls for an additional 28,042 square feet as well as renovation to the existing spaces to upgrade the inadequate lunchroom and provide much needed staff meeting space. Missing program spaces, such as a staff bunk room and an expanded locker/shower area will be undertaken as well. Interior finishes will be upgraded to more durable, facility appropriate materials.

Site constraints preclude a “one building” solution. Harriman proposes an addition to the existing space as well as a second vehicle storage barn on the lower level of the property to house dump trucks, front end loaders and plows.

The advantage of this particular scheme is the ability for the town to phase its construction at this site possibly spreading the expenditure out over a number of fiscal cycles. Additionally, locating the plows in a separate building on the lower level of the site allow for direct access to the salt barn for loading and direct egress from the site.



<b>Address</b>	19 Chubuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	9,000 sf
<b>New Construction</b>	22,850sf
<b>Total Gross Area</b>	36,678 sf
<b>Approximate Construction Cost</b>	\$5,500,000
<b>Approximate Total Project Costs</b>	\$6,800,000



PROPOSED SITE PLAN



**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. The existing structure will be demolished in this scheme and replaced with a 1,000 sf storage building.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Demolition</b>	3,736 sf
<b>New Construction</b>	2,000 sf
<b>Total Gross Area</b>	2,000 sf
<b>Approximate Construction Cost</b>	\$195,000
<b>Approximate Total Project Costs</b>	\$215,000

**Summary of Improvements**

The Pool House is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	3,000 sf
<b>Total Gross Area</b>	3,000 sf
<b>Approximate Construction Cost</b>	\$250,000
<b>Approximate Total Project Costs</b>	\$300,000



PROPOSED SITE PLAN

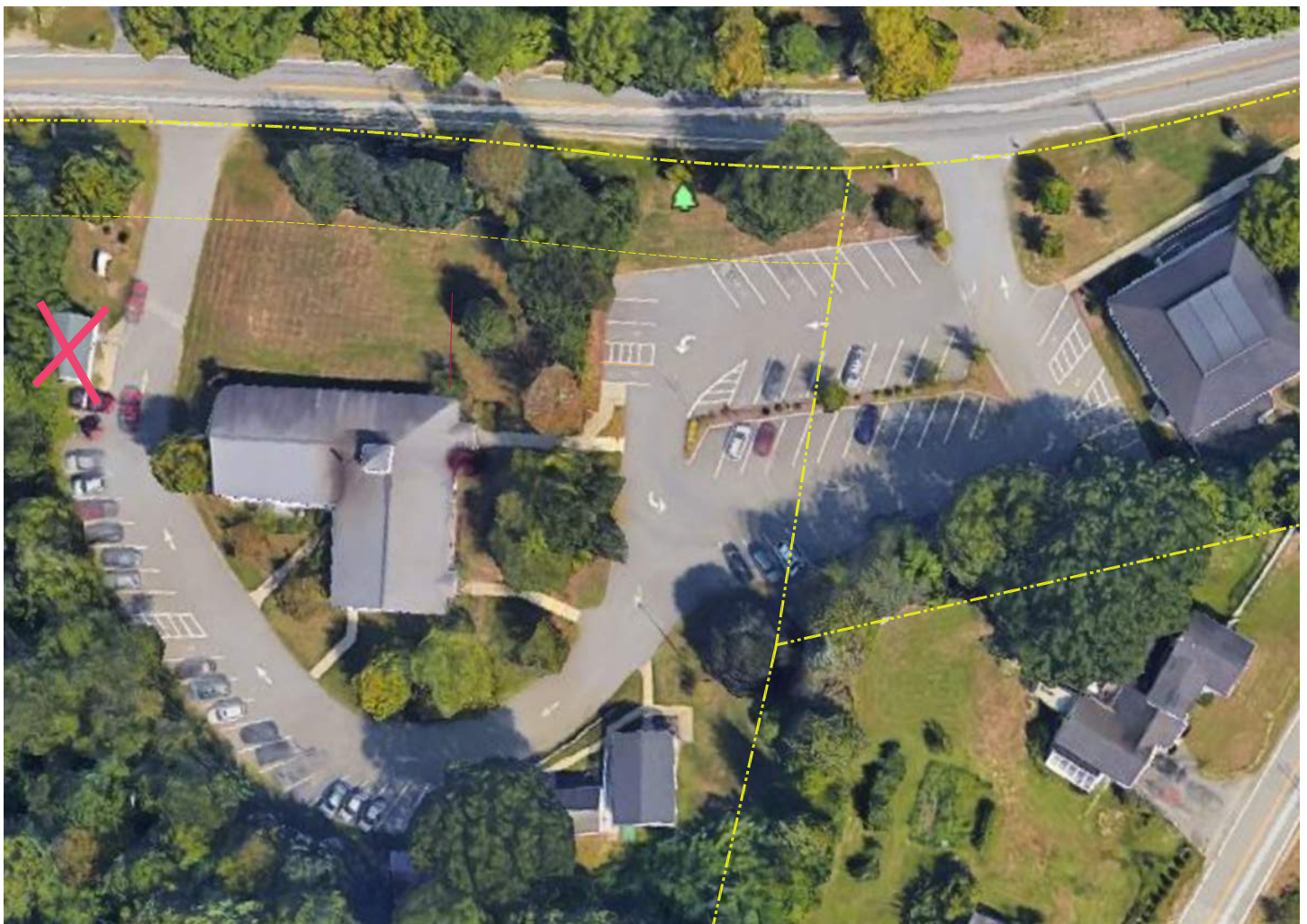
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the Town Office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the Town Office Maintenance Engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the Town Office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the Town Office and the Highway Garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



# Base Option G - Site K1 & K2 Transfer Station & Recycle Center

Base Option G  
9 March 2018

## Summary of Improvements

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the Town Transfer Station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town's current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



<b>Address</b>	77 Chubbuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN

The following site scenarios are intended as a group that in conjunction with the Base Option G will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

Included in Option G are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex
- Site D - Town Library
- Site G – Public Safety Complex
- Site H - Stevens Buswell School
- Site I – Town Hall
- Site J1 – Town Office Building
- Site L - 2 Constitution Drive
- Site N - 47 Constitution Drive

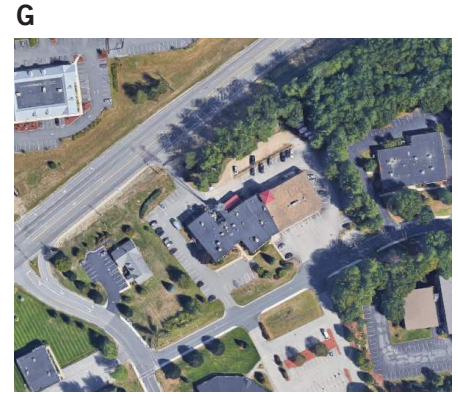


EXISTING SITE

**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate BCTV and BCTV Annex**

Minimal Renovation to accommodate office and Conference Needs  
Total Gross Area 1,820 sf

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for Fire Station Only**

Renovate Existing	22,663 sf
Renovate Lobby for Entry	1,500 sf
Light Construction of Office Space	2,809 sf
No Construction	8,000 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

Construction Costs	\$5,600,000
Soft Cost	\$1,200,000
<b>Total Project Costs</b>	<b>\$6,800,000</b>

OPTION F



**N**  
**47 Constitution Dr**  
Demolish and Build New Police Station  
Total Gross Area 25,203 sf



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$200,000
Soft Cost	\$50,000
<b>Total Project Costs</b>	<b>\$250,000</b>

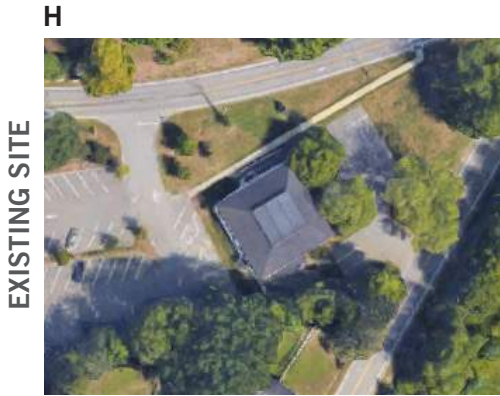
**Approximate Cost**

Construction Costs	\$3,073,467
Soft Cost	\$1,801,282
<b>Total Project Costs</b>	<b>\$4,874,749</b>

**Approximate Cost**

Construction Costs	\$9,537,628
Soft Cost	\$4,330,778
Purchase price	\$3,000,000
<b>Total Project Costs</b>	<b>\$16,868,406</b>





**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

**DESCRIPTION**

**Continue to Renovate Building per Plans**

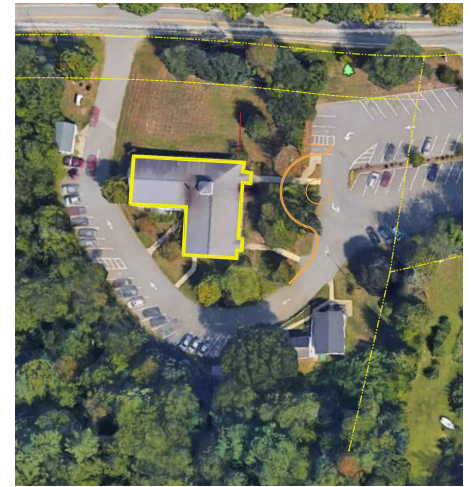
Renovation	7,247 sf
<b>Total Gross Area</b>	<b>7,247 sf</b>

**Addition for Elevator  
Renovate Restrooms and Kitchen**

Renovation	1,000 sf
New Construction	1,000 sf
<b>Total Gross Area</b>	<b>2,000 sf</b>

**Town Office Renovated to House  
Recreation Dept and DPW**

Renovation for Program Addition	10,368 sf
	6,279 sf
<b>Total Gross Area</b>	<b>16,6 sf</b>



**ORDER OF MAGNITUDE COSTS**

**Approximate Cost**

Construction Costs	\$2,000,000
Soft Cost	\$500,000
<b>Total Project Costs</b>	<b>\$2,500,000</b>

**Approximate Cost**

Construction Costs	\$ 1,300,000
Soft Cost	\$300,000
<b>Total Project Costs</b>	<b>\$1,600,000</b>

**Approximate Cost**

Construction Costs	\$5,000,000
Soft Cost	\$1,000,000
<b>Total Project Costs</b>	<b>\$6,000,000</b>



**Summary of Improvements**

Directly behind the historic Town Hall on a 2.96 acre site, in the heart of the historic district, are the structures currently occupied by BCTV and Radio Station, as well as town archive storage and office space for the Department of Public Works Facilities Director. For this scheme, minor renovations will be undertaken to accommodate office and conference needs.



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Total Gross Area</b>	See Town Hall
<b>Approximate Construction Cost</b>	\$200,000
<b>Approximate Total Project Costs</b>	\$250,000



**Summary of Improvements**

The Library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the Library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The Library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.

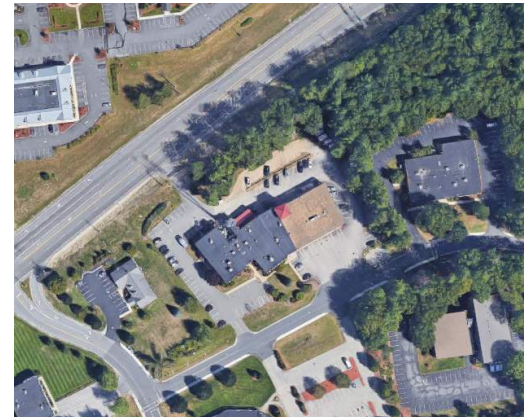


<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$3,073,467
<b>Approximate Total Project Costs</b>	\$4,874,749

**Summary of Improvements**

The current Public Safety complex is located on a 2.31 acre site in a business park directly off Highway 101. The Police Department is housed in a building originally constructed for office space in 1982. In 1994 an addition to the building was constructed to house the vehicle bays for the Fire Department and the office space was lightly renovated to house the Police Department. In order to meet the programming needs of the Police and Fire Departments, 47 Constitution Drive, an 11,661 square foot building next to the existing Safety Complex will be purchased and demolished. A new 25,203 square foot building will be constructed to house the program requirements of the Police Department.

The existing Safety Complex will be renovated to house the Fire Department. Of the existing 34,972 square feet of existing building, the wing to the west (8,000 square feet) will be leased on the open market.



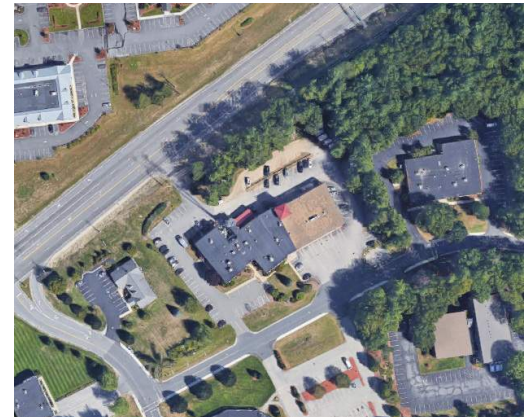
**Address** 55 Constitution Dr  
**Site Size** 2.31 Acres  
**Renovate** 26,972 sf

**Total Gross Area** 34,972 sf  
**Approximate Construction Cost** \$ 5,600,000  
**Approximate Total Project Costs** \$ 6,800,000

**Summary of Improvements**

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot Police Station will be constructed on the site following appropriate guidelines for the construction of a Police Facility. Secondary egress, as required for Police Properties, will be provided by crossing the fire department property to the town owned existing exit drive directly onto Highway 101. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage.

This development allows for a Police Station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department’s current organizational structure. However, it does remove a valuable property from the tax rolls and doesn’t provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish</b>	11,661 sf
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$9,537,628
<b>Approximate Total Project Costs</b>	\$16,868,406
<b>Purchase Cost</b>	\$3,000,000



PROPOSED SITE PLAN



**Summary of Improvements**

No work for this option



**Address** 2 Constitution Dr

**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$0

**Approximate Total Project Costs** \$0

**Purchase Cost** \$0

This Page Intentionally Blank

The following site specific scenarios are intended as a group that in conjunction with Preferred Option H will provide the required upgrades and renovations required by the towns recently evaluated program needs. The Base Option level are sites that are considered “static” in that there are no alternates to the renovations for these sites.

Included in Base Option H are the following sites to be upgraded/renovated:

- Site A – 4 Sunset Drive Fire Department Substation
- Site C – Highway Garage Addition and Renovation
- Site E – Nashua Road Demolition
- Site F- Pool Facility Renovation
- Site J2 – Town Office DPW Shed
- Site K – Transfer Station and Recycle Center



EXISTING SITE



**A**  
4 Sunset Dr  
4 Sunset Dr



**C**  
Highway Garage  
19 Chubuck Rd



**E**  
Nashua Road Facility  
19 Nashua Rd

DESCRIPTION

**Build New Fire Substation**

Demolish Existing Building	7,810 sf
New Construction	11,726 sf
<b>Total Gross Area</b>	<b>11,726 sf</b>

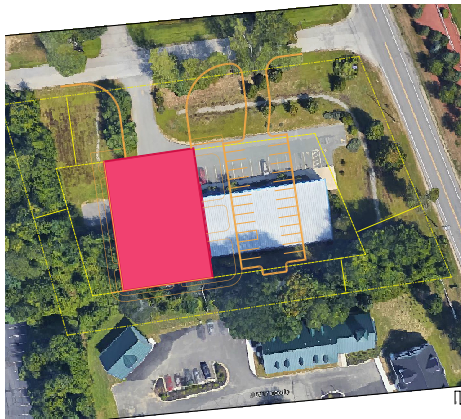
**Build Open Air Vehical Storage**

Renovate	0 sf
Open Air Vehicle Storage	4,000 sf

**Demolish Existing Nashua Road Facility**

Renovate	0 sf
New Construction	0 sf
<b>Total Gross Area</b>	<b>0 sf</b>

PROPOSED SITE



ORDER OF  
MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$4,400,000
Soft Cost	\$1,100,000
<b>Total Project Costs</b>	<b>\$5,500,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Cost	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

**Approximate Cost**

Construction Costs	\$0
Soft Cost	\$0
<b>Total Project Costs</b>	<b>\$0</b>

EXISTING SITE



**F**  
**Pool Facility**  
20 Country Rd.

DESCRIPTION

**Renovate Existing Pool Building**

Renovate	0 sf
<b>Total Gross Area</b>	<b>0 sf</b>

PROPOSED SITE



**J2**  
**Town Office Shed**  
24 North Amherst Rd

**Demolish Town Office Shed**

Demolish Existing Shed	384 sf
<b>Total Gross Area</b>	<b>0 sf</b>



**K**  
**Transfer Station & Recycle Center**  
19 Chubbuck Rd

**Addition & Renovation to Transfer Station and Recycle Center**

<b>Transfer Station:</b>	
Renovate	2,678 sf
<u>New Construction</u>	<u>315 sf</u>
<b>Total Area</b>	<b>2993 sf</b>

<b>Recycle Center:</b>	
Renovate	1,425 sf
<u>New Construction</u>	<u>775 sf</u>
<b>Total Gross Area</b>	<b>2,200 sf</b>



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$0
Soft Costs	\$0
<b>Total Project Costs</b>	<b>\$0</b>

**Approximate Cost**

Construction Costs	\$ 9,000
Soft Costs	\$ 2,000
<b>Total Project Costs</b>	<b>\$11,000</b>

**Approximate Cost**

Construction Costs	\$1,000,000
Soft Costs	\$200,000
<b>Total Project Costs</b>	<b>\$1,200,000</b>

Existing Facilities				Preferred Base H							
	gross area	acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
<b>4 Sunset Drive</b>				<b>New Fire Sub Station 11,726</b>							
A	1st floor	7,810		7,810				\$ 4,400,000	\$ 1,100,000	\$ -	\$ 5,500,000
	2nd floor					11,726					
	gross area	7,810					2.00				
<b>Highway Garage (DPW)</b>				<b>Build Minimal 41,870 highway garage</b>							
				5,777	nashua road facility requirements			\$ 1,000,000	\$ 200,000	\$ -	\$ 1,200,000
C	1st floor	10,952									
	2nd floor	2,876									
	gross area	13,828					61.26				
<b>Nashua Road Facility</b>				<b>No Modifications</b>							
E	1st floor	3,736						\$ -	\$ -	\$ -	\$ -
	2nd floor										
	gross area	3,736					7.70				
<b>Pool Facility</b>				<b>No Modifications 3,000</b>							
F	1st floor	3,000				3,000		\$ -	\$ -	\$ -	\$ -
	gross area	3,000									
	gross area										
<b>Shed at Town Office</b>				<b>Demo Shed at Town Office</b>							
J2	1st floor	384		384				\$ 9,000	\$ 2,000	\$ -	\$ 11,000
	gross area	384									
	gross area										
<b>Transfer Station</b>				<b>Add program Space to Transfer Station 2,993</b>							
K1	1st floor	2,678			2,678			\$ 600,000	\$ 100,000	\$ -	\$ 700,000
	2nd floor					315					
	gross area	2,678					123.80				
<b>Recycle Center</b>				<b>Add program Space to Recycle Center 2,200</b>							
K2	1st floor	1,425			1,425			\$ 400,000	\$ 100,000	\$ -	\$ 500,000
	2nd floor					775					
	gross area	1,425									
	gross area										
<b>Total</b>	<b>32,861</b>	<b>32,861</b>		<b>11,930</b>	<b>7,103</b>	<b>22,816</b>	<b>-</b>	<b>\$ 6,409,000</b>	<b>\$ 1,502,000</b>	<b>\$ -</b>	<b>\$ 7,911,000</b>



**Summary of Improvements**

The existing structure is a former Napa Auto Parts Store and Warehouse on a 2.0 acre site. A previously completed master plan for the Fire Department determined this site to be the best location for new Fire Substation. It is owned by the town, but it is currently leased by TRM. The existing structure will be removed and a new 11,726 square foot Fire Department substation will be constructed on the site. The apparatus bays will exit onto Sunset Lane to minimize curb cuts on South River Road. There are currently no traffic signals at Sunset Lane, however this may need to be revisited once a fire substation is placed at this location.

The Town benefits from locating the fire department substation at this location with its proximity to South River Road's expanding residential and commercial growth.

The disadvantage is loss of rental income to the town from its lease to TRM.



**Address** 4 Sunset Drive  
**Site Size** 2 Acres

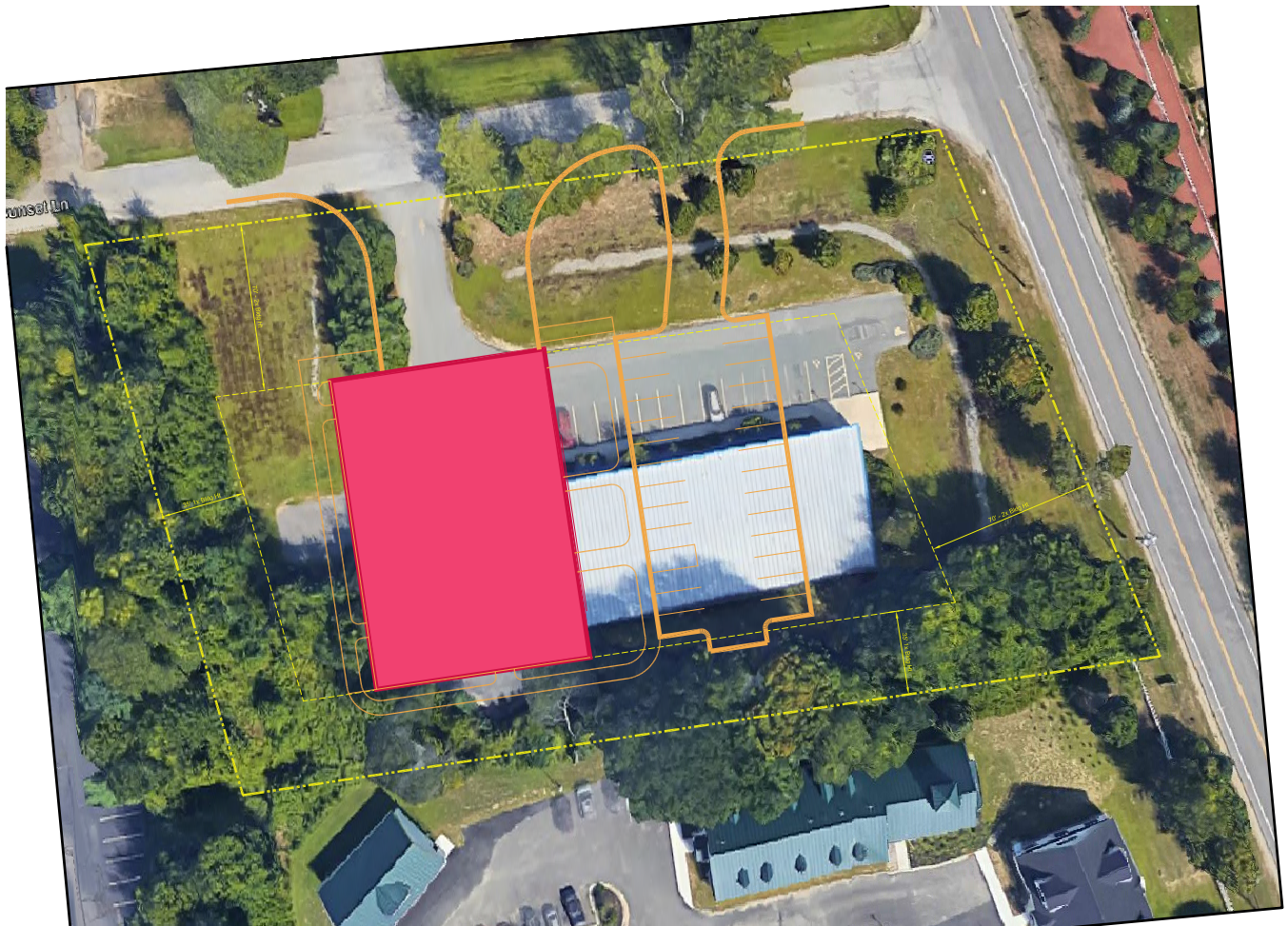
**Demolish Existing Building**

**New Construction** 11,726 sf

**Total Gross Area** 11,726 sf

**Approximate Construction Cost** \$4,400,000

**Approximate Total Project Costs** \$5,500,000



PROPOSED SITE PLAN

**Summary of Improvements**

The current structure occupies approximately 13,828 square feet of usual space that is currently utilized for Department office space, maintenance bays, material and part storage, workshops and vehicular storage. For this scheme, a light renovation of the existing structure would occur in addition to "open-air" vehicle storage. Also, the main entrance would be reconfigured.



<b>Address</b>	19 Chubbuck Rd
<b>Site Size</b>	61.26 Acres
<b>Renovate</b>	0 sf
<b>New Construction</b>	4,000 sf
<b>Total Gross Area</b>	17,828 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000

**Summary of Improvements**

The existing structure is a wood frame storage space, comprising 3,736 square feet for town owned maintenance equipment. The building sits on a 7.70 acre former brown field that also serves a baseball field as well as gravel parking for high school students and attendees of ball games. For this scheme, the building will be left untouched.

This sites central location in town and close proximity to its municipal fields allow for staging of equipment and supplies in a relatively close location to all town properties. However, it is an expense to the town to expand this wood framed structure for storage and occasional occupancy by staff.



<b>Address</b>	19 Nashua Rd
<b>Site Size</b>	7.70 Acres
<b>Renovate</b>	0 sf
<b>New Construction</b>	0 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$0
<b>Approximate Total Project Costs</b>	\$0



**Summary of Improvements**

The Pool house is a 3,000 masonry wall with wood truss roof structure sited on a 29.57 acre site shared with ball fields and tennis courts. The building provides locker and toilet facilities for the outdoor pool as well as pump and filter housing and staff office and break area. The existing facility is in relatively good condition. However, staff office and break areas are open to the customer window. Renovations will be undertaken to separate these areas into separate spaces to provide space for staff to conduct their work and rest without interruption. Locker room finishes will be upgraded to a more durable material.



<b>Address</b>	20 County Rd
<b>Site Size</b>	29.57 Acres
<b>Renovate</b>	0 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$0
<b>Approximate Total Project Costs</b>	\$0



PROPOSED SITE PLAN

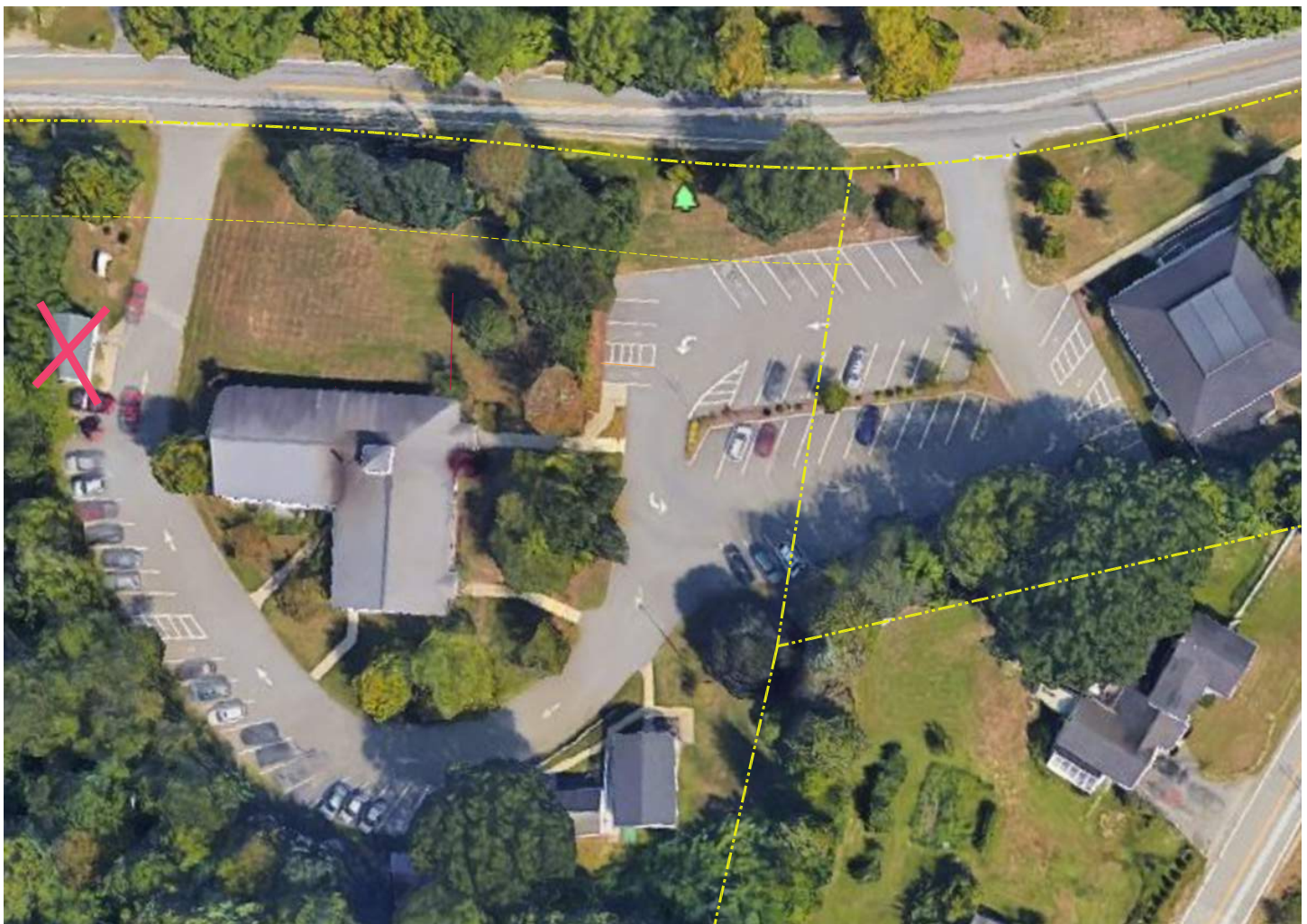
**Summary of Improvements**

The Department of Public Works currently utilizes a 384 square foot wood frame shed on the back parking lot of the town office for storage of building and maintenance supplies. Additionally, the department also utilizes this structure to provide office space for the town office maintenance engineer. As part of the programming, this staff member will be moved into the DPW Administrative area. Storage will be relocated into the town office and to the Highway Garage as needed. The shed will be demolished.



Moving these functions into the town office and the highway garage allow staff to more efficiently perform their jobs. Removal of the structure also opens up much needed parking on this site.

<b>Address</b>	24 North Amherst Rd
<b>Site Size</b>	5.30 Acres
<b>Demolish Existing Shed</b>	384 sf
<b>Total Gross Area</b>	0 sf
<b>Approximate Construction Cost</b>	\$9,000
<b>Approximate Total Project Costs</b>	\$11,000



PROPOSED SITE PLAN



# Base Option H - Site K1 & K2 Transfer Station & Recycle Center

Base Option H  
9 March 2018

## Summary of Improvements

K1: The existing structure is a steel frame structure with steel vertical siding encompassing 2,993 square feet of space on a 123.80 acre site that was the former town landfill. The siding is extensively damaged due to vehicular collisions and requires replacement to properly secure this building. There is an attached office and staff support on the west side of the building. This office area is the office, break room and toilet facilities for the entire property. Currently, a hand wash sink is located outside the toilet room and also serves as the dishwashing area for the staff break area. Staff supplies are stored in the office as well as the toilet room. A small counter provides the only surface for lunch prep as well as eating a meal. An additional 315 square feet of new construction will be added to this building to house the missing program areas and alleviate overcrowding of the existing space.

Providing appropriate staff support areas will increase efficiencies while also providing a safe break area for staff.

K2: The existing space is a 1,425 square foot wood frame, steel clad open structure housing the recycling station for the town transfer station. The building is located across the parking lot from the Transfer Station. Programmatically, it should be larger by 775 square feet to provide additional covered recycling that is currently housed outside without cover and provide adequate facilities for the town's current recycling program.

Providing a covered location for recycling will provide much needed protection to recycled materials ensuring this revenue stream for the town.



<b>Address</b>	77 Chubbuck Rd
<b>Site Size</b>	123.80 Acres
<b>Transfer Station:</b>	
<b>Renovate</b>	2,678 sf
<b>New Construction</b>	315 sf
<b>Total Gross Area</b>	2,993 sf
<b>Recycle Center:</b>	
<b>Renovate</b>	1,425 sf
<b>New Construction</b>	775 sf
<b>Total Gross Area</b>	2,200 sf
<b>Approximate Construction Cost</b>	\$1,000,000
<b>Approximate Total Project Costs</b>	\$1,200,000



PROPOSED SITE PLAN

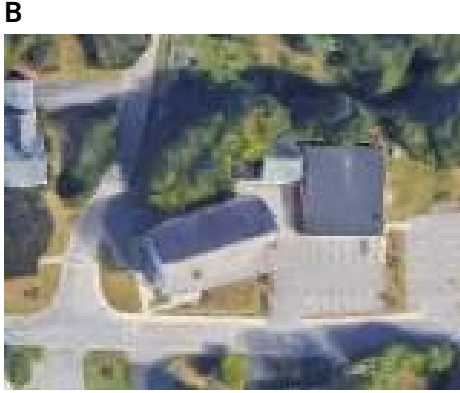


The following site scenarios are intended as a group that in conjunction with the Base Option A will provide the required upgrades and renovations necessary for the recently completed town program evaluation. While there is some flexibility in each scenario, it is necessary to understand that this package is intended as a whole.

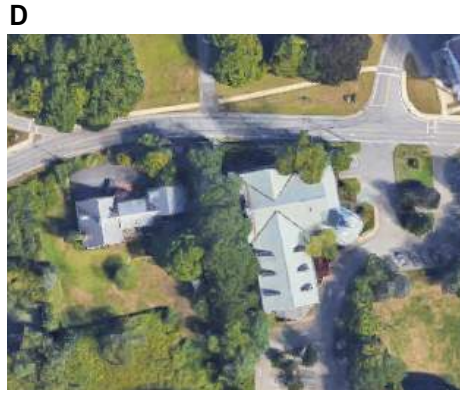
Included in Option H are the following sites to be upgraded/renovated:

- Site B – BCTV and Annex
- Site D - Town Library
- Site G – Public Safety Complex
- Site I – Town Hall
- Site J1 – Town Office Building
- Site L - 2 Constitution Drive
- Site N - 47 Constitution Drive

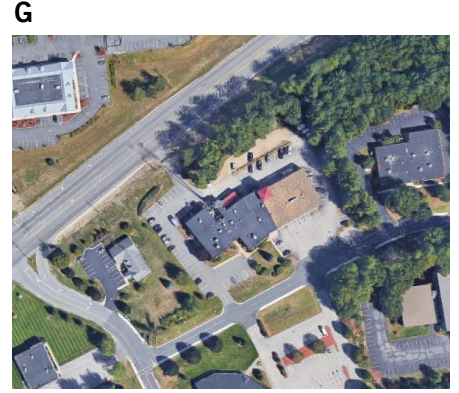
EXISTING SITE



**BCTV & BCTV Annex**  
10 Meetinghouse Rd



**Town Library**  
3 Meetinghouse Rd



**Public Safety Complex**  
55 Constitution Dr

DESCRIPTION

**Renovate Library & Build Addition**

Renovate	20,399 sf
New Construction	8,890 sf
<b>Total Gross Area</b>	<b>29,289 sf</b>

**Renovate for FD, DPW, Planning and Building**

Renovate Existing	34,972 sf
<b>Total Gross Area</b>	<b>34,972 sf</b>

Construction Costs	\$8,000,000
Soft Cost	\$1,600,000
<b>Total Project Costs</b>	<b>\$9,600,000</b>

OPTION F

**N**  
**47 Constitution Dr**  
Demolish and Build New Police Station

<b>Total Gross Area</b>	<b>25,203 sf</b>
-------------------------	------------------



ORDER OF MAGNITUDE COSTS

**Approximate Cost**

Construction Costs	\$0
Soft Cost	\$0
<b>Total Project Costs</b>	<b>\$0</b>

**Approximate Cost**

Construction Costs	\$3,073,467
Soft Cost	\$1,801,282
<b>Total Project Costs</b>	<b>\$4,874,749</b>

**Approximate Cost**

Construction Costs	\$9,537,628
Soft Cost	\$4,330,778
Land Purchase	\$3,000,000
<b>Total Project Costs</b>	<b>\$16,868,406</b>



**Stevens-Buswell Building**  
18 North Amherst Rd



**Town Hall**  
70 Bedford Center Rd



**Town Office**  
24 North Amherst Rd

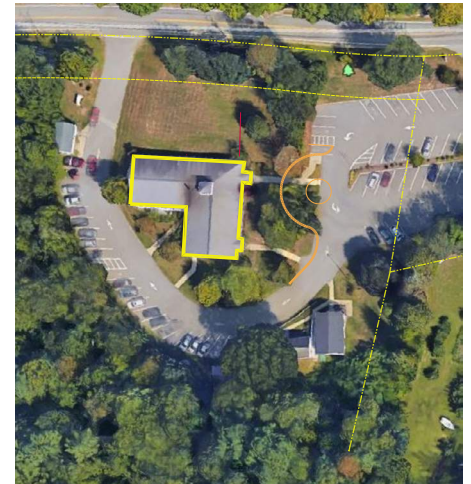
**DESCRIPTION**

**Continue to Renovate Building per Plans**

Renovation	0 sf
<hr/> Total Gross Area	<hr/> 0 sf

**Town Office Renovated to House Assessor, Town Clerk, Finance, IT Manager, Recreation, Supervisor of the Checklist, and Town Manager**

Renovation for Program	10,368 sf
<hr/> Total Gross Area	<hr/> 10,368 sf



<b>ORDER OF MAGNITUDE COSTS</b>	<b>Approximate Cost</b>	<b>Approximate Cost</b>	<b>Approximate Cost</b>			
	Construction Costs	\$0	Construction Costs	\$ 0	Construction Costs	\$2,200,000
	Soft Cost	\$0	Soft Cost	\$ 0	Soft Cost	\$500,000
	<hr/> Total Project Costs	<hr/> \$0	<hr/> Total Project Costs	<hr/> \$ 0	<hr/> Total Project Costs	<hr/> \$2,700,000



Additional Sites				Preferred H									
		gross area		acres	program requirement	Existing gross area to be demolished	gross existing area to be renovated	total gross new construction area	excess area	anticipated construction costs	anticipated soft costs	anticipated buy sell costs	anticipated total project costs
B1	<b>BCTV</b>			<b>No Modifications</b> 5,992 bctv program									
	1st floor	5,088								\$ -	\$ -	\$ -	\$ -
	2nd floor					5,088							
	gross area	5,088											
B2	<b>BCTV Annex</b>			<b>No Modifications</b>									
	1st floor	980					1,820			\$ -	\$ -	\$ -	\$ -
	2nd floor	840											
	gross area	1,820											
D	<b>Library</b>			<b>Add program Space to Library</b> 29,289									
	1st floor	10,217					20,399			\$ 3,073,467	\$ 1,801,282	\$ -	\$ 4,874,749
	2nd floor	10,182						8,890					
	gross area	20,399			2.11								
G	<b>Public Safety</b>			<b>Renovate for Fire Station and add Town Offices</b> 22,663 Fire Station									
	basement									\$ 8,000,000	\$ 1,600,000	\$ -	\$ 9,600,000
	1st floor	21,731					11,309						
	gross area	34,972											
H	<b>Stevens Buswell</b>			<b>No Changes</b>									
	1st floor	3,437										\$ -	\$ -
	2nd floor	3,810											
	gross area	7,247											
I	<b>Town Hall</b>			<b>No Modifications</b> 4,428 First Floor Community Room remains									
	basement	4,428								\$ -	\$ -	\$ -	\$ -
	1st floor	4,428											
	2nd floor	4,415											
	gross area	13,271											
J1	<b>Town Office</b>			<b>Town Office Expands to House all Departments except DPW Admin, Planning, and Building Dept.</b> 1,865 Assessor									
	basement									\$ 2,200,000	\$ 500,000	\$ -	\$ 2,700,000
	1st floor	5,145											
	2nd floor	5,223											
	gross area	10,368											
L	<b>2 Constitution</b>			<b>No Change</b>									
	1st floor	3,500								\$ -	\$ -	\$ -	\$ -
	2nd floor												
	gross area	3,500											
N	<b>47 Constitution</b>			<b>Build New Police Station</b> 25,203									
	basement									\$ 9,537,628	\$ 4,330,778	\$ 3,000,000	\$ 16,868,406
	1st floor	11,661											
	gross area	11,661											
	<b>Total</b>	<b>67,778</b>	<b>81,019</b>	<b>8.34</b>	<b>117,592</b>	<b>15,161</b>	<b>85,918</b>	<b>34,848</b>	<b>-</b>	<b>\$ 22,811,095</b>	<b>\$ 8,232,060</b>	<b>\$ 3,000,000</b>	<b>\$ 34,043,155</b>

**Summary of Improvements**  
No Proposed Modifications



<b>Address</b>	10 Meetinghouse Rd
<b>Site Size</b>	2.96 Acres
<b>Total Gross Area</b>	6,908 sf
<b>Approximate Construction Cost</b>	\$0
<b>Approximate Total Project Costs</b>	\$0

**Summary of Improvements**

The library was built in 1996 and currently occupies 20,399 square feet on a 2.11 acre site in the heart of the historic district. Based upon the findings of a recent programming analysis, the library is in need of an additional 8,890 square feet in order to provide services for an evolving program area. This renovation will include the addition to the south side of the west wing area into the back parking area. Additional parking will be created to the east of the existing back lot.

This addition would expand area dedicated to stacks as well as much needed small to large group meeting space. Multimedia services would also be expanded. The library's central location in the historic district emphasizes a village feel for the community and encourages citizen interaction.



<b>Address</b>	3 Meetinghouse Rd
<b>Site Size</b>	2.11 Acres
<b>Renovate</b>	20,399 sf
<b>New Construction</b>	8,890 sf
<b>Total Gross Area</b>	29,289 sf
<b>Approximate Construction Cost</b>	\$3,073,467
<b>Approximate Total Project Costs</b>	\$4,874,749



**Summary of Improvements**

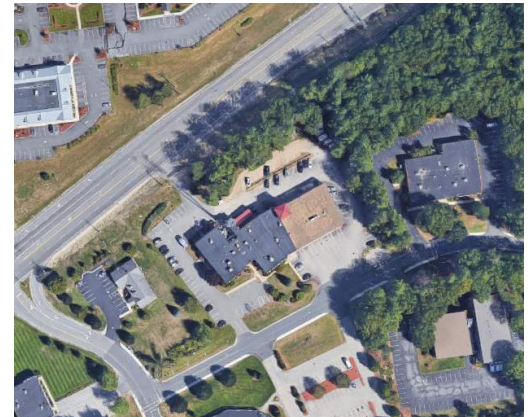
Renovate the Public Safety Building to accommodate Fire Department needs and Building Department. Planning Department and Public Works Administrative Offices to be relocated from 24 North Amherst Road to Public Safety Building.



<b>Address</b>	55 Constitution Dr
<b>Site Size</b>	2.31 Acres
<b>Renovate</b>	34,972 sf 0 sf
<b>Total Gross Area</b>	34,972 sf
<b>Approximate Construction Cost</b>	\$ 8,000,000
<b>Approximate Total Project Costs</b>	\$ 9,600,000

**Summary of Improvements**

47 Constitution Drive is an 11,661 square foot office building, constructed in 1980 on a 1.66 acre lot directly adjacent to the existing Public Safety Complex. For this scheme, the office building will be demolished and a new 25,203 square foot police station will be constructed on the site following appropriate guidelines for the construction of a police facility. Secondary egress, as required for police properties, will be provided by crossing the fire department property to the town owned existing exit drive directly onto Highway 101. Covered Parking for 20 fleet vehicles will be accommodated on this site. 1 Incident Command Vehicle, 1 motorcycle and 2 radar trailers will be provided with interior storage. This development allows for a police station to be constructed according to accepted standards for design, placing staff and public safety at the top of its list. Crowded conditions and organic organizational growth have fostered inefficiencies in the current location that would be remedied in a new space designed to enhance the department's current organizational structure. However, it does remove a valuable property from the tax rolls and doesn't provide the perfect siting for emergency egress.



<b>Address</b>	47 Constitution Dr
<b>Site Size</b>	1.66 Acres
<b>Demolish</b>	11,661 sf
<b>New Construction</b>	25,203 sf
<b>Total Gross Area</b>	25,203 sf
<b>Approximate Construction Cost</b>	\$9,537,628
<b>Approximate Total Project Costs</b>	\$16,868,406
<b>Purchase Cost</b>	\$3,000,000



PROPOSED SITE PLAN

**Summary of Improvements**

No Change



**Address** 2 Constitution Dr

**Site Size** 1.06 Acres

**Demolish 2 Constitution Dr**

**Approximate Construction Cost** \$0

**Approximate Total Project Costs** \$0

**Purchase Cost** \$0



**Summary of Improvements**

No Modifications at this time.



**Address** 70 Bedford Center Rd

**Site Size** 2.96 Acres

**Renovate** 0 sf

**Total Gross Area** 31,482 sf

**Approximate Construction Cost** \$0

**Approximate Total Project Costs** \$0

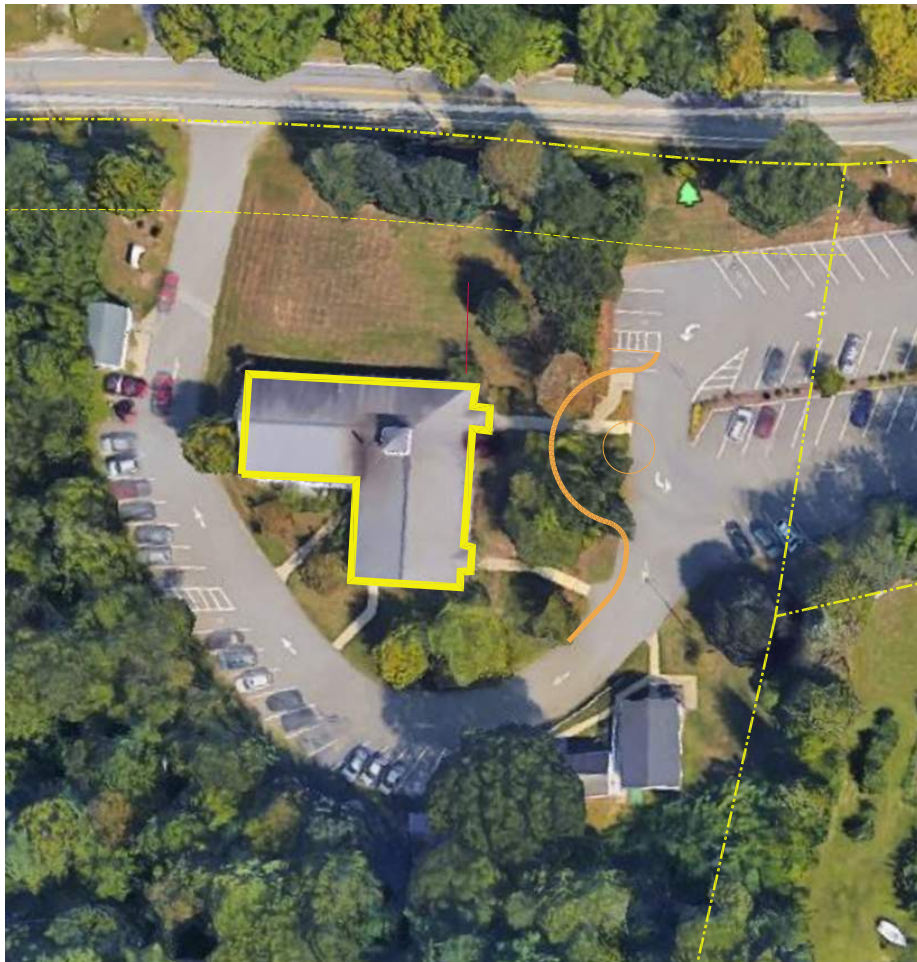
**Summary of Improvements**

Renovate Town Office building to house Assessor, Town Clerk, Finance, IT Manager, Recreation, Supervisor of the Checklist, and Town Manager offices. Renovate the Town Office to house remaining town departments.



**Address** 24 North Amherst Rd  
**Site Size** 5.30 Acres  
**Renovate** 10,368 sf

**Total Gross Area** 10,368 sf  
**Approximate Construction Cost** \$2,200,000  
**Approximate Total Project Costs** \$2,700,000



PROPOSED SITE PLAN



46 Harriman Drive  
Auburn, ME 04210  
207.784.5100

123 Middle Street  
Portland, ME 04101  
207.775.0053

33 Jewell Court, Suite 101  
Portsmouth, NH 03801  
603.626.1242

170 Milk Street, Suite 5  
Boston, MA 02109-3438  
617.426.5050

[www.harriman.com](http://www.harriman.com)