Tecton ARCHITECTS

PACHECO ROSS ARCHITECTS
CES
FUSS & O'NEILL
ODEH ENGINEERS
RLB

WEST NATICK FIRE STATION 4

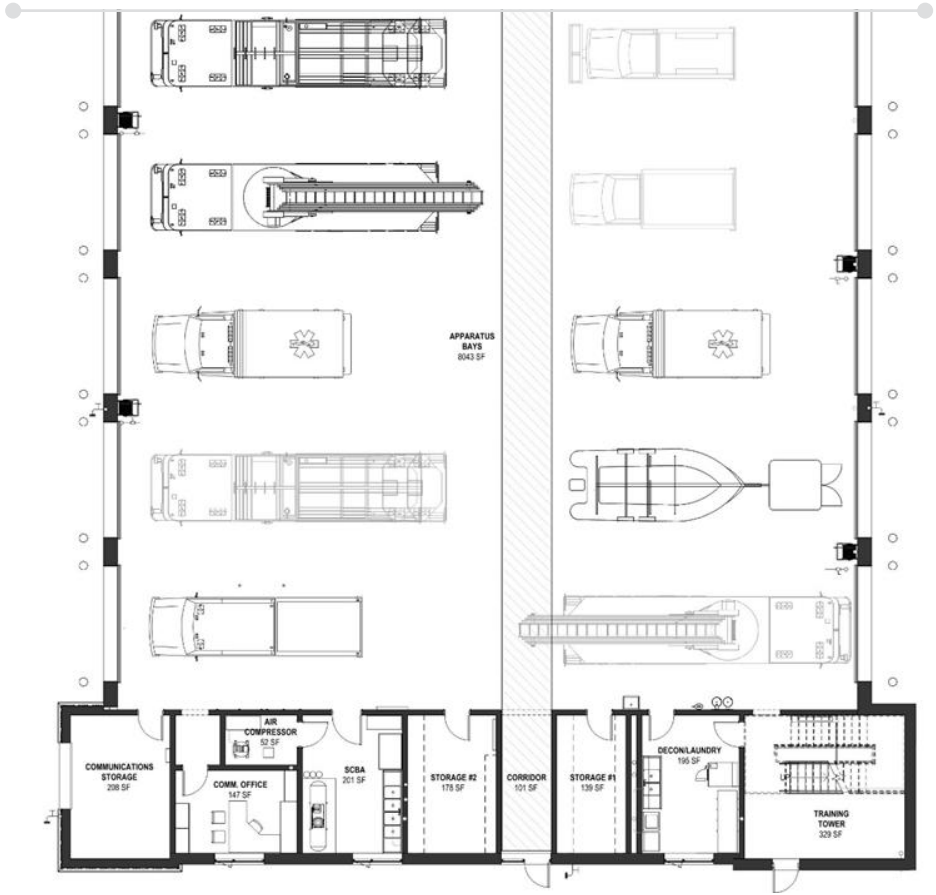
RTE. 9 OFF RAMP
WEST NATICK
FIRE STATION #4
SPEEN STREET

GROUND LEVEL FLOOR PLAN

WEST NATICK FIRE STATION 4

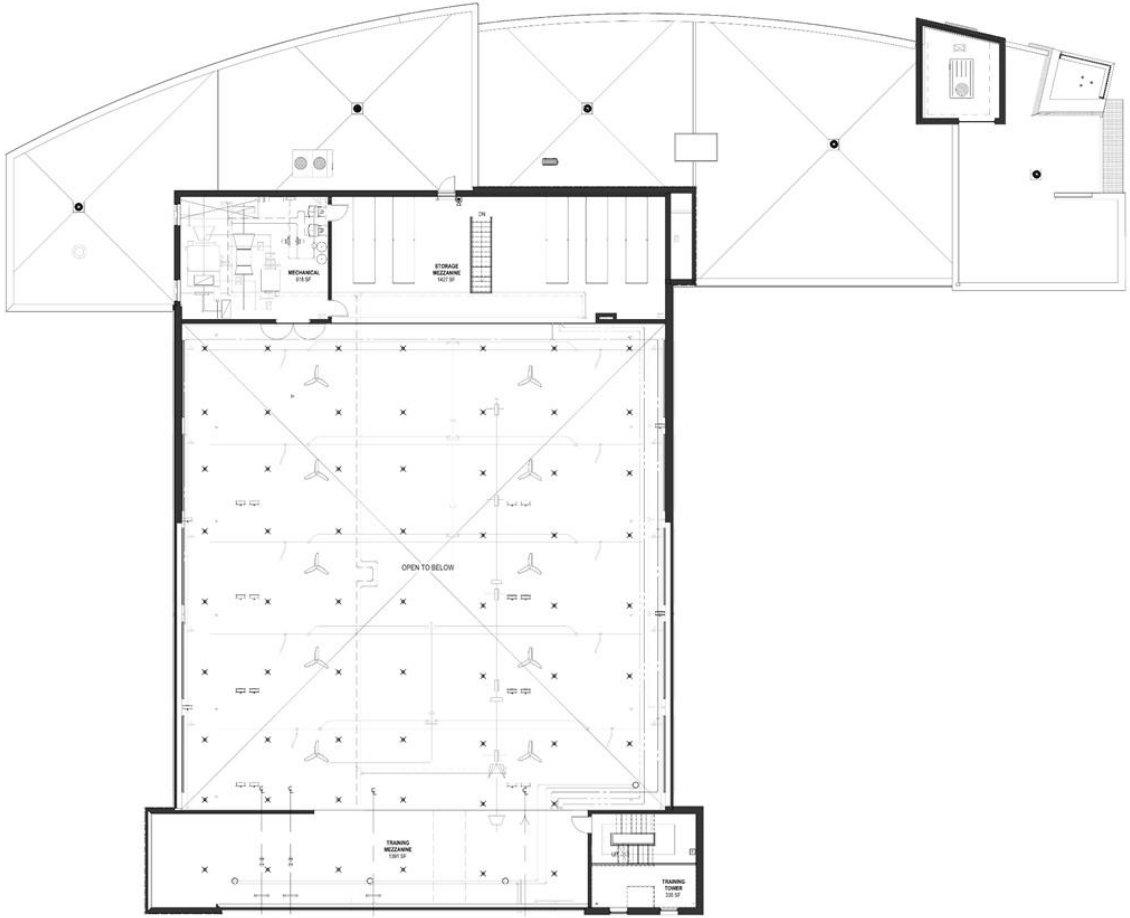
GROUND LEVEL FLOOR PLAN

WEST NATICK FIRE STATION 4



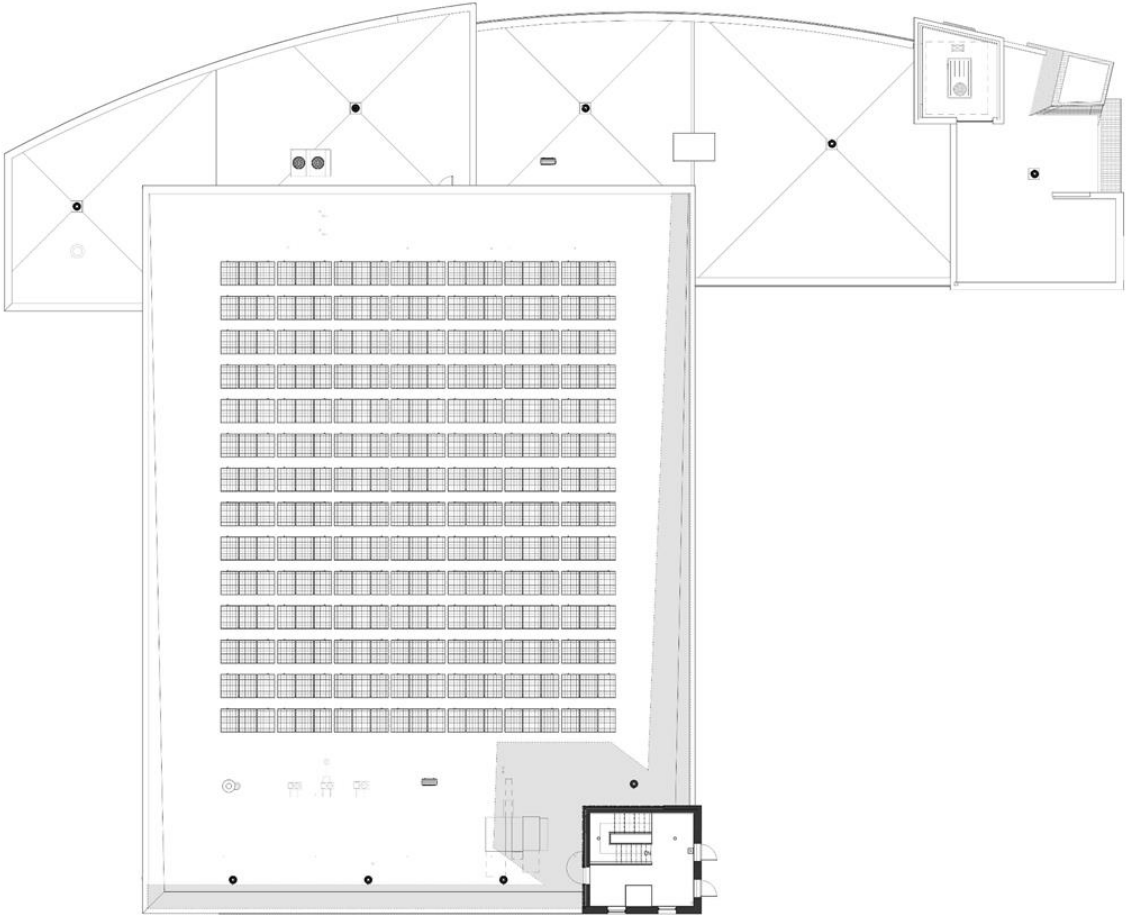
GROUND LEVEL FLOOR PLAN

WEST NATICK FIRE STATION 4



MEZZANINE LEVEL FLOOR PLAN

WEST NATICK FIRE STATION 4



ROOF PLAN

WEST NATICK FIRE STATION 4

VIEW FROM ROUTE 9 OFF-RAMP AND SPEEN STREET SOUTH OVERPASS

WEST NATICK FIRE STATION 4

4
WEST NAPLES FIRE STATION

4

Natick, Massachusetts
West Natick Fire Station 4 - 24,150 s.f.
Construction Document Estimated Project Budget
Estimate to Q3 of 2019

Design Development Cost Estimate

Hard Costs - Facility Construction Costs		
RLB Base Construction Cost Estimate		$8,756,100
RLB Site Work Cost Estimate		$1,884,900
RLB Existing Conditions Cost Estimate		$160,200
	Subtotal:	**$10,801,200**
General Conditions/Requirements (9%)		$972,100
Bonds & Insurance (3%)		$353,200
Overhead & Profit (4%)		$485,100
Design/Estimating Contingency (2.5%)		$315,300
Escalation Allowance up to 09/2019 (5%)		$646,300
Construction Contingency (5%)		$678,700
	Subtotal:	**$14,251,900**

Rte. 9 Off-Ramp Driveway Signal and Existing Signal Modification Costs	
Rough Construction Cost Estimate for New Signal	$150,000
Rough Construction Cost Estimate for Modification of Existing Signal	$50,000
General Conditions/Requirements (15%)	$30,000
Bonds & Insurance (3%)	$6,900
Overhead & Profit (4%)	$9,500
Design/Estimating Contingency (5%)	$12,300
Escalation Allowance up to 09/2019 (5%)	$12,900
Construction Contingency (10%)	$27,200
Subtotal:	**$298,800**

Soft Costs - Project Development and Equipment Costs	
Designer Fee Add Service (Increase in SQ FT + Add. Environmental Investigation)	$225,000
Interior Furnishings and Loose Equipment	$300,000
FF&E Consultant Design Fees	$25,000
Environmental Consulting Services	$12,000
IT, Data, Communications	$150,000
IT, Data, Communications Consultant	$15,000
Miscellaneous Cost, Moving, Etc.	$35,000
Legal Fees (by owner)	$15,000
Construction Inspections and Materials Testing	$50,000
Peer Review and Fire Department Review	$20,000
MEP Commissioning	$25,000
Envelope Consulting & Commissioning	$25,000
Bidding Expenses - Printing, Advertising, and Administration Expenses	$15,000
Soft Cost Contingency (8%)	$55,000
Subtotal:	**$967,000**

Summation	
Total Opinion of Probable Project Costs:	**$15,517,700**

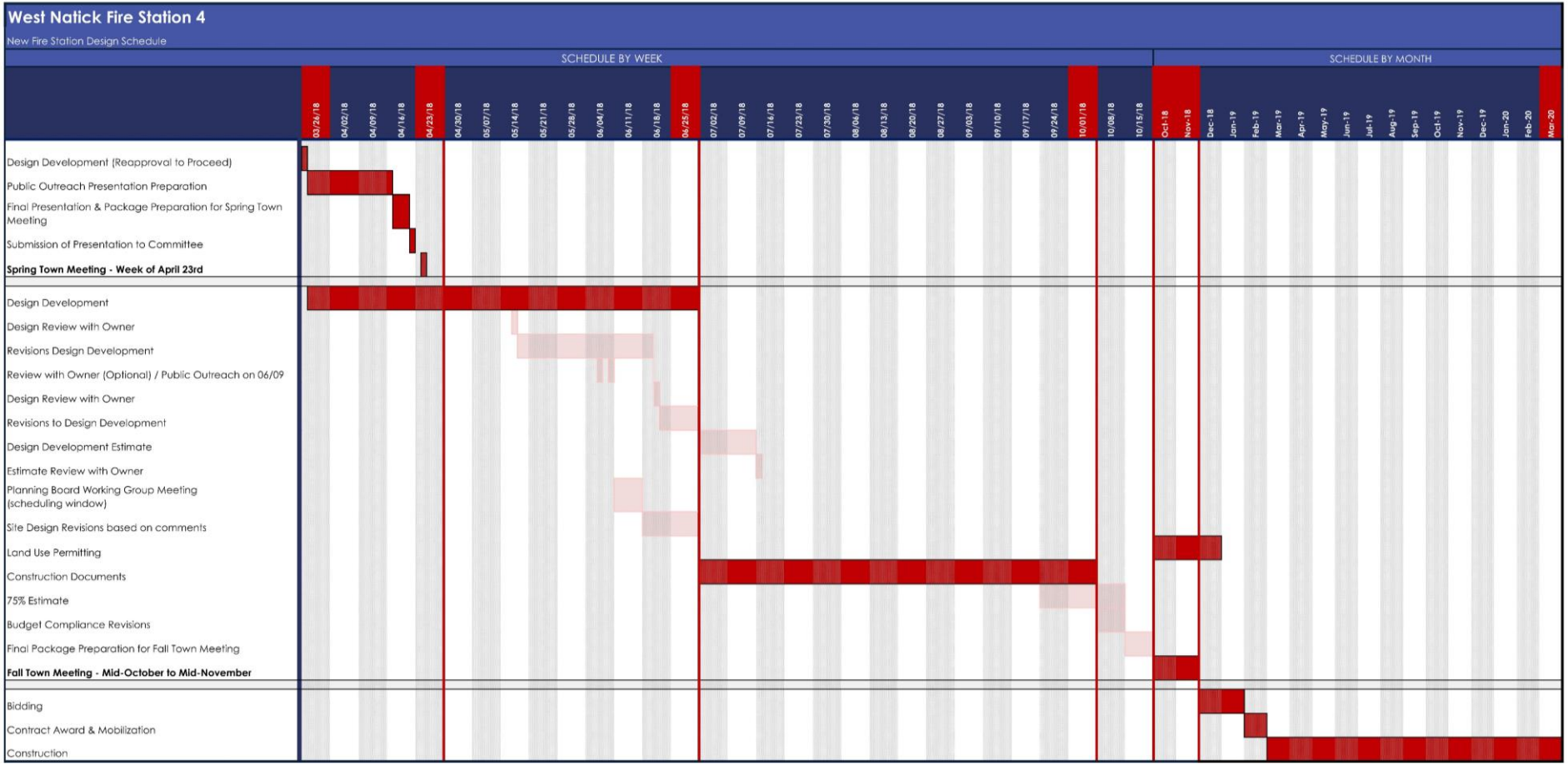
TOTAL BUILDING HARD COST
$13,257,900

TOTAL TRAFFIC HARD COST
$259,300

TOTAL SOFT COST
$912,000

TOTAL CONTINGENCY
$1,088,500

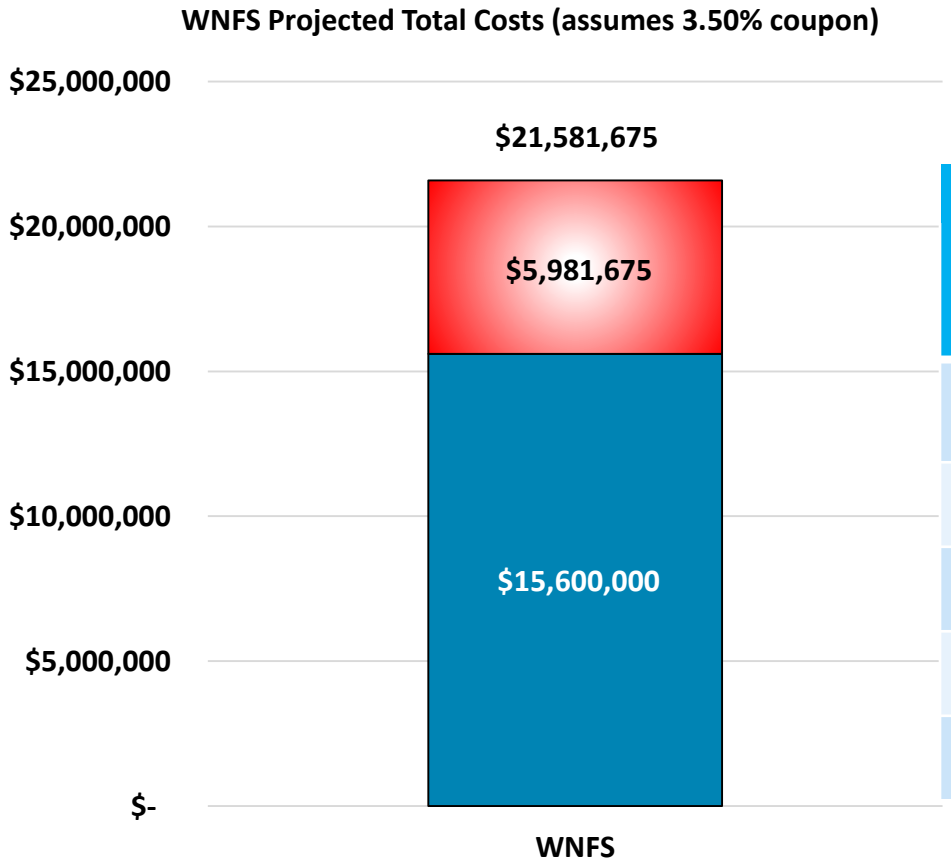
WEST NATICK FIRE STATION 4 COST ESTIMATE



WEST NATICK STATION 4 PROJECT SCHEDULE

Town Administrator's Financing Recommendation:

WNFS Hybrid Debt Service 20 Years (5 yr. level debt, 15 yrs. level principal)



Tax Payer Tax Bill Impact Projection (assumes 3.50% coupon)					
WNFS DEBT EXCLUSION IMPACT	FY20	FY21	FY25 Hybrid	FY30	FY39 Final Debt Payment
INCREMENTAL TAX RATE	$0.13	$0.13	$0.15	$0.13	$0.10
$250,000	$33	$33	$38	$33	$25
$500,000	$65	$65	$75	$65	$50
$750,000	$98	$98	$113	$98	$75
$1,000,000	$130	$130	$150	$130	$100

TOWN OF NATICK, MASSACHUSETTS

General Obligation Bonds; Dated: December 1, 2018
$15,600,000 - Fire 20yrs Hybrid
Interest Rates Estimated

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/01/2018	-	-	-	-	-
09/01/2019	420,000.00	3.500%	409,500.00	829,500.00	-
03/01/2020	-	-	265,650.00	265,650.00	-
06/30/2020	-	-	-	-	1,095,150.00
09/01/2020	575,000.00	3.500%	265,650.00	840,650.00	-
03/01/2021	-	-	255,587.50	255,587.50	-
06/30/2021	-	-	-	-	1,096,237.50
09/01/2021	595,000.00	3.500%	255,587.50	850,587.50	-
03/01/2022	-	-	245,175.00	245,175.00	-
06/30/2022	-	-	-	-	1,095,762.50
09/01/2022	615,000.00	3.500%	245,175.00	860,175.00	-
03/01/2023	-	-	234,412.50	234,412.50	-
06/30/2023	-	-	-	-	1,094,587.50
09/01/2023	635,000.00	3.500%	234,412.50	869,412.50	-
03/01/2024	-	-	223,300.00	223,300.00	-
06/30/2024	-	-	-	-	1,092,712.50
09/01/2024	855,000.00	3.500%	223,300.00	1,078,300.00	-
03/01/2025	-	-	208,337.50	208,337.50	-
06/30/2025	-	-	-	-	1,286,637.50
09/01/2025	855,000.00	3.500%	208,337.50	1,063,337.50	-
03/01/2026	-	-	193,375.00	193,375.00	-
06/30/2026	-	-	-	-	1,256,712.50
09/01/2026	850,000.00	3.500%	193,375.00	1,043,375.00	-
03/01/2027	-	-	178,500.00	178,500.00	-
06/30/2027	-	-	-	-	1,221,875.00
09/01/2027	850,000.00	3.500%	178,500.00	1,028,500.00	-
03/01/2028	-	-	163,625.00	163,625.00	-
06/30/2028	-	-	-	-	1,192,125.00
09/01/2028	850,000.00	3.500%	163,625.00	1,013,625.00	-
03/01/2029	-	-	148,750.00	148,750.00	-
06/30/2029	-	-	-	-	1,162,375.00
09/01/2029	850,000.00	3.500%	148,750.00	998,750.00	-
03/01/2030	-	-	133,875.00	133,875.00	-
06/30/2030	-	-	-	-	1,132,625.00
09/01/2030	850,000.00	3.500%	133,875.00	983,875.00	-
03/01/2031	-	-	119,000.00	119,000.00	-
06/30/2031	-	-	-	-	1,102,875.00
09/01/2031	850,000.00	3.500%	119,000.00	969,000.00	-
03/01/2032	-	-	104,125.00	104,125.00	-
06/30/2032	-	-	-	-	1,073,125.00
09/01/2032	850,000.00	3.500%	104,125.00	954,125.00	-
03/01/2033	-	-	89,250.00	89,250.00	-
06/30/2033	-	-	-	-	1,043,375.00
09/01/2033	850,000.00	3.500%	89,250.00	939,250.00	-
03/01/2034	-	-	74,375.00	74,375.00	-
06/30/2034	-	-	-	-	1,013,625.00
09/01/2034	850,000.00	3.500%	74,375.00	924,375.00	-
03/01/2035	-	-	59,500.00	59,500.00	-
06/30/2035	-	-	-	-	983,875.00
09/01/2035	850,000.00	3.500%	59,500.00	909,500.00	-
03/01/2036	-	-	44,625.00	44,625.00	-
06/30/2036	-	-	-	-	954,125.00
09/01/2036	850,000.00	3.500%	44,625.00	894,625.00	-
03/01/2037	-	-	29,750.00	29,750.00	-
06/30/2037	-	-	-	-	924,375.00
09/01/2037	850,000.00	3.500%	29,750.00	879,750.00	-
03/01/2038	-	-	14,875.00	14,875.00	-
06/30/2038	-	-	-	-	894,625.00
09/01/2038	850,000.00	3.500%	14,875.00	864,875.00	-
06/30/2039	-	-	-	-	864,875.00
Total	$15,600,000.00	-	$5,981,675.00	$21,581,675.00	-