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ARCHITECTS

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

WEST NATICK FIRE STATION 4

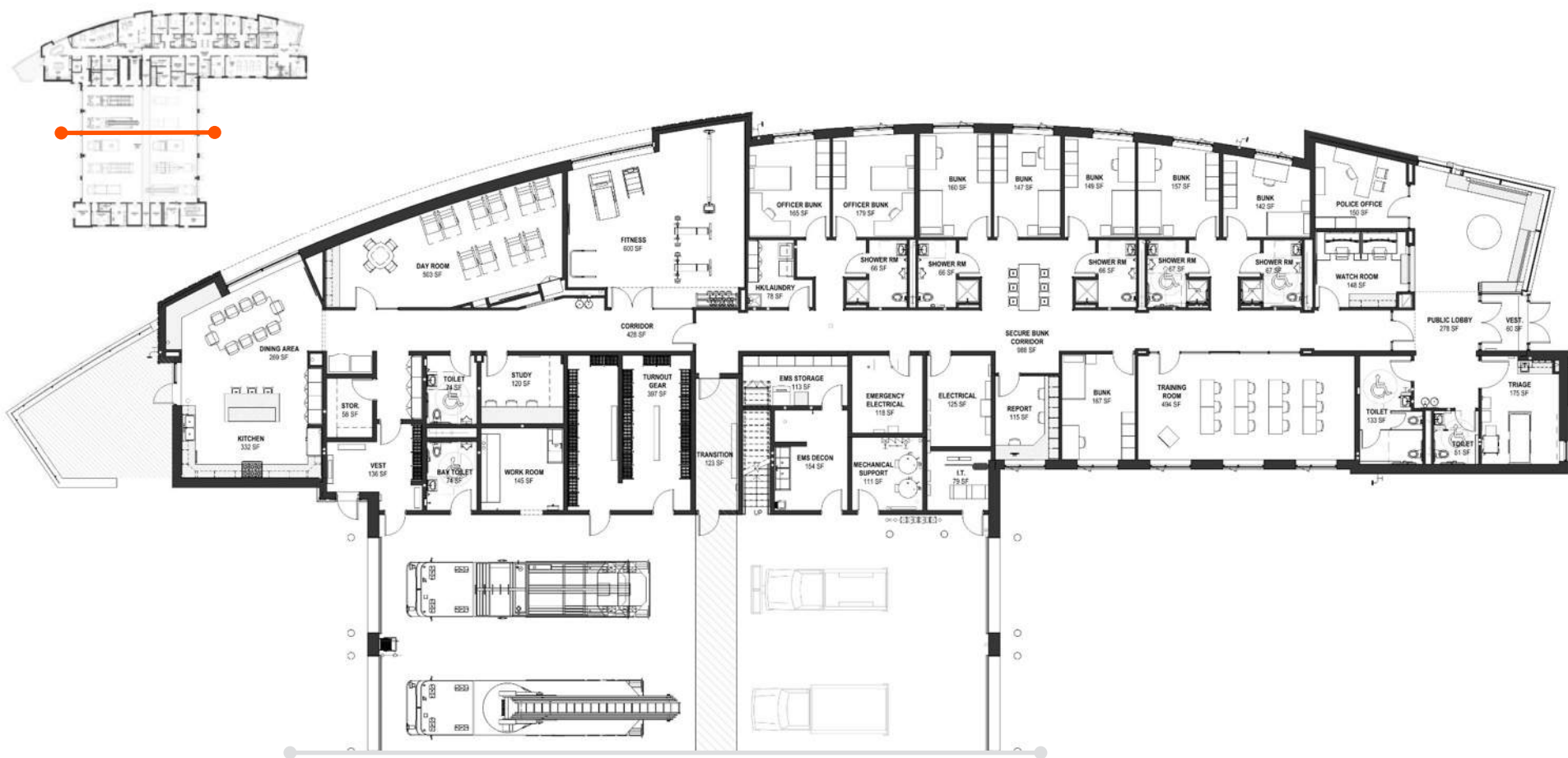


RTE. 9 OFF RAMP

WEST NATICK
FIRE STATION #4

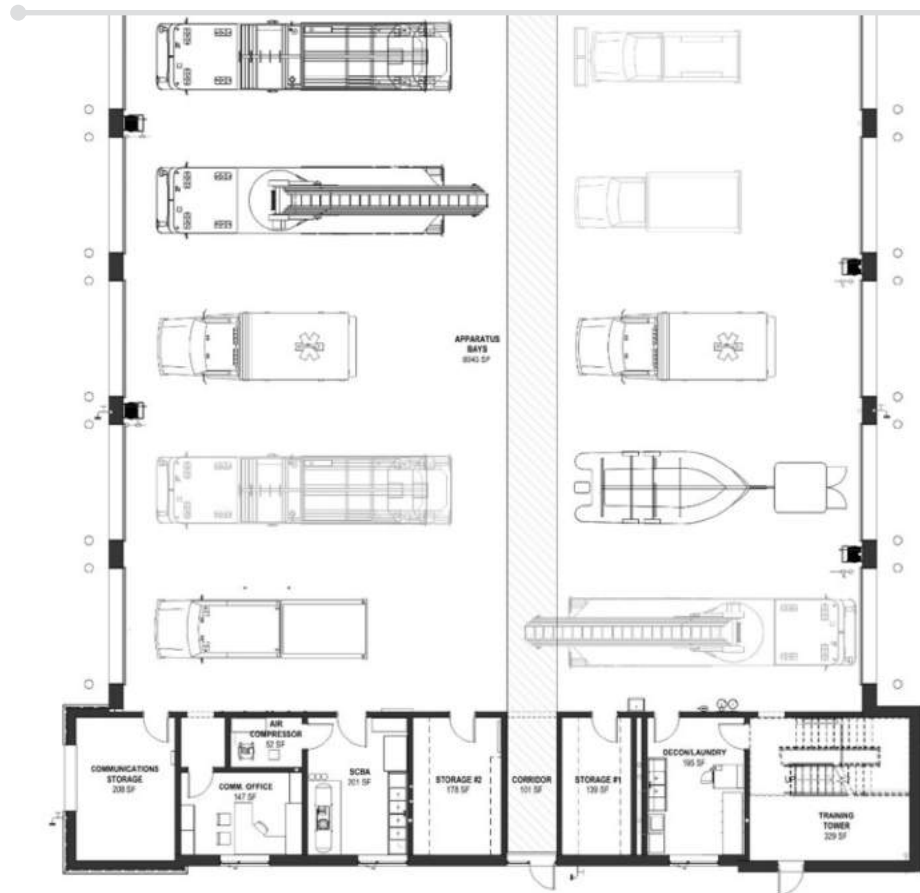
SPEEN STREET





WEST NATICK FIRE STATION 4



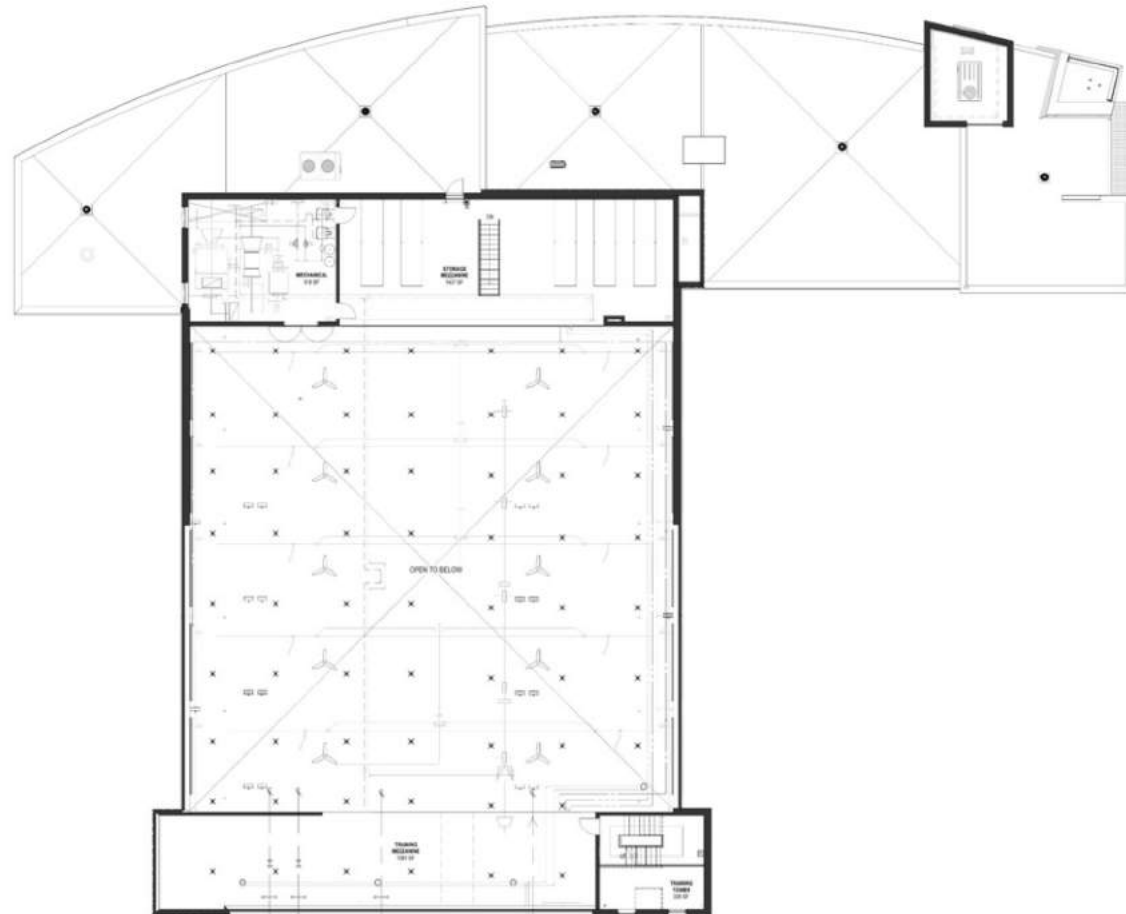


GROUND LEVEL FLOOR PLAN



WEST NATICK FIRE STATION 4



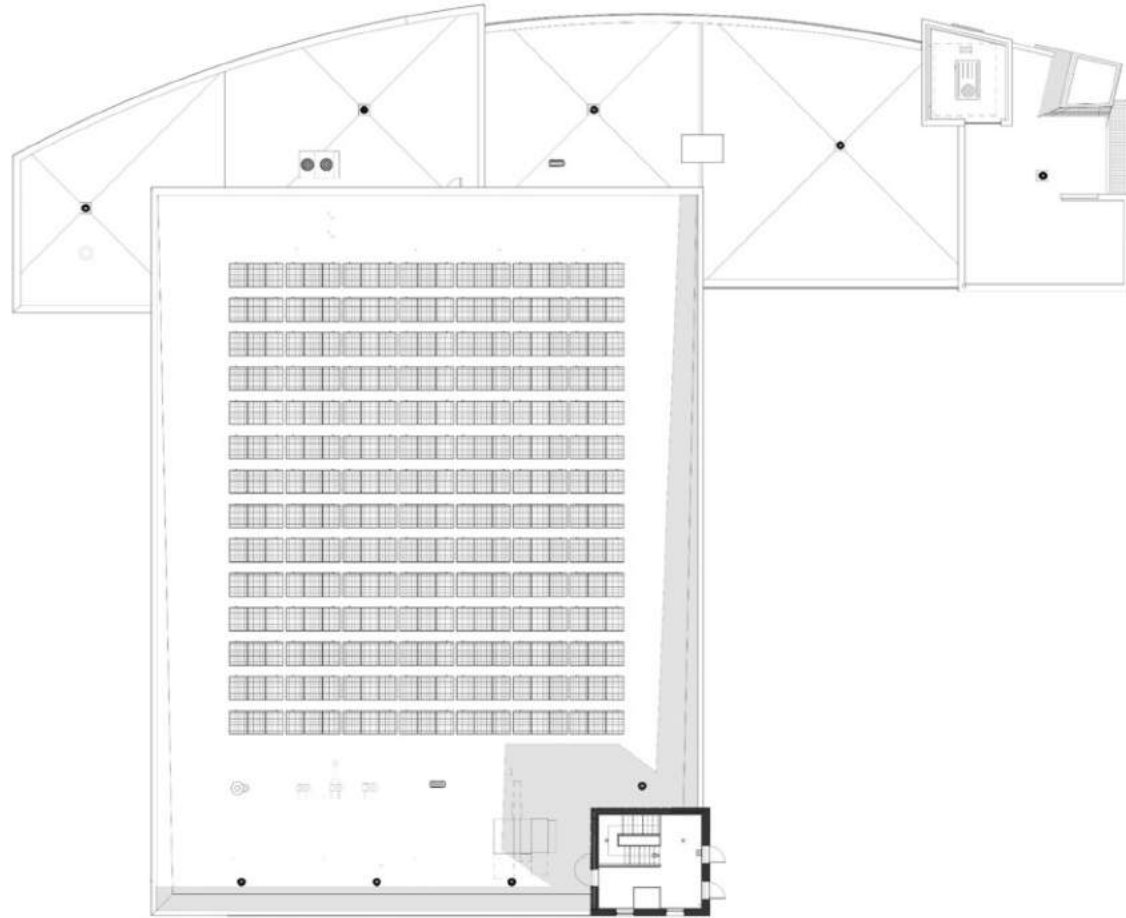


MEZZANINE LEVEL FLOOR PLAN



WEST NATICK FIRE STATION 4





ROOF PLAN



WEST NATICK FIRE STATION 4





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

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WEST NATICK FIRE STATION 4





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**

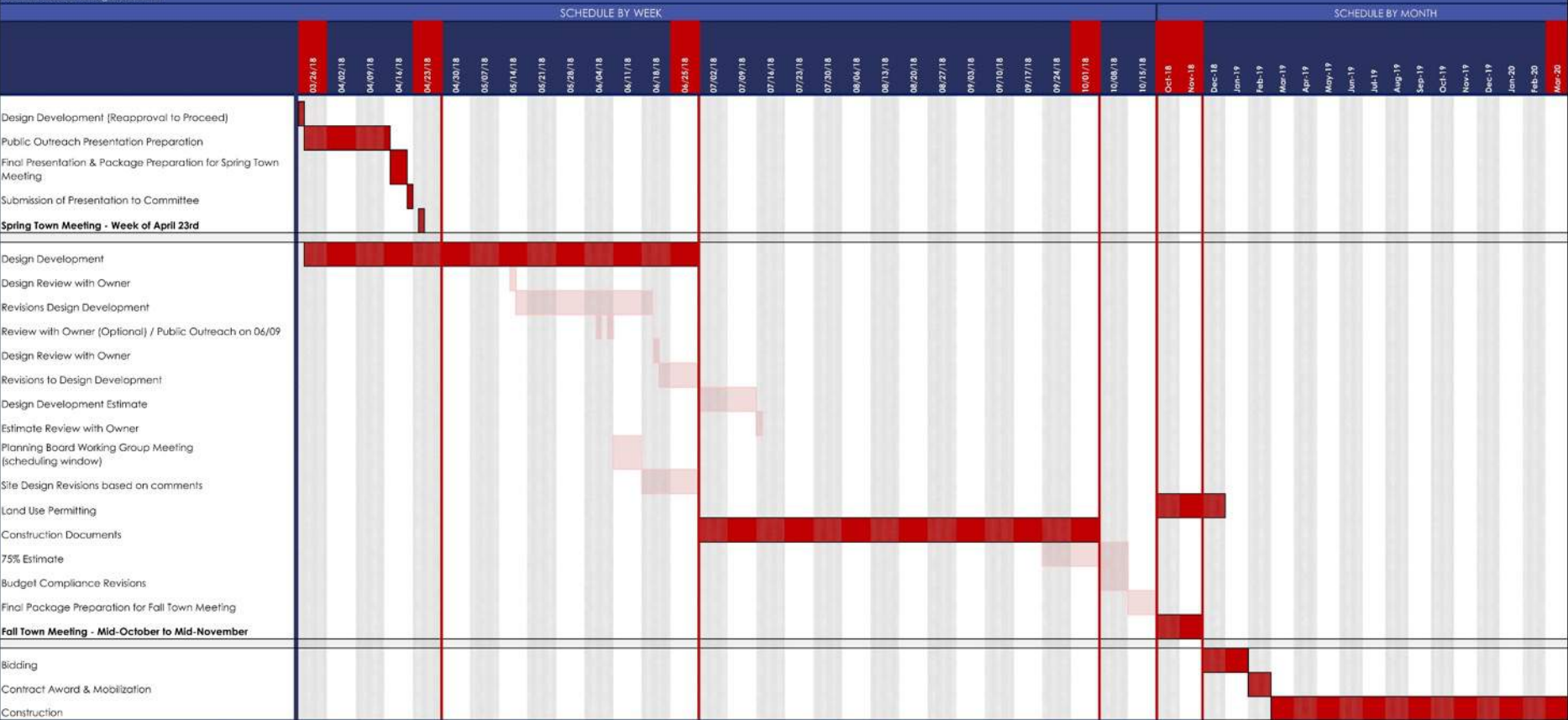
**TOTAL CONTINGENCY
\$1,088,500**

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WEST NATICK FIRE STATION 4 COST ESTIMATE

West Natick Fire Station 4

New Fire Station Design Schedule



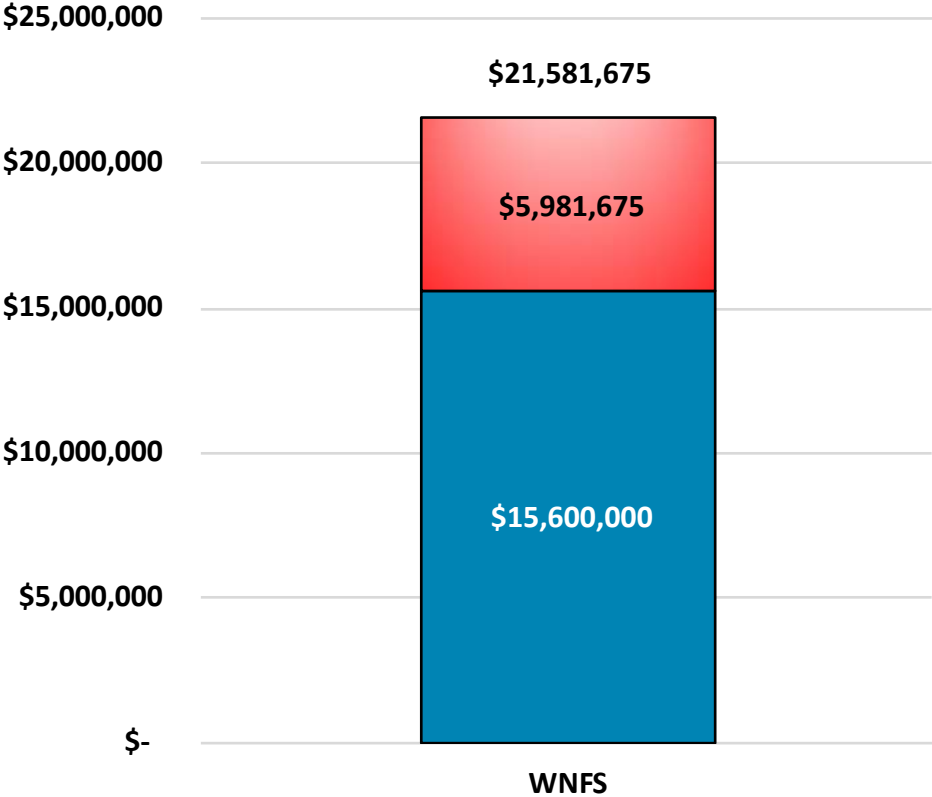
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WEST NATICK STATION 4 PROJECT SCHEDULE

Town Administrator's Financing Recommendation:

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

WNFS Projected Total Costs (assumes 3.50% coupon)



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

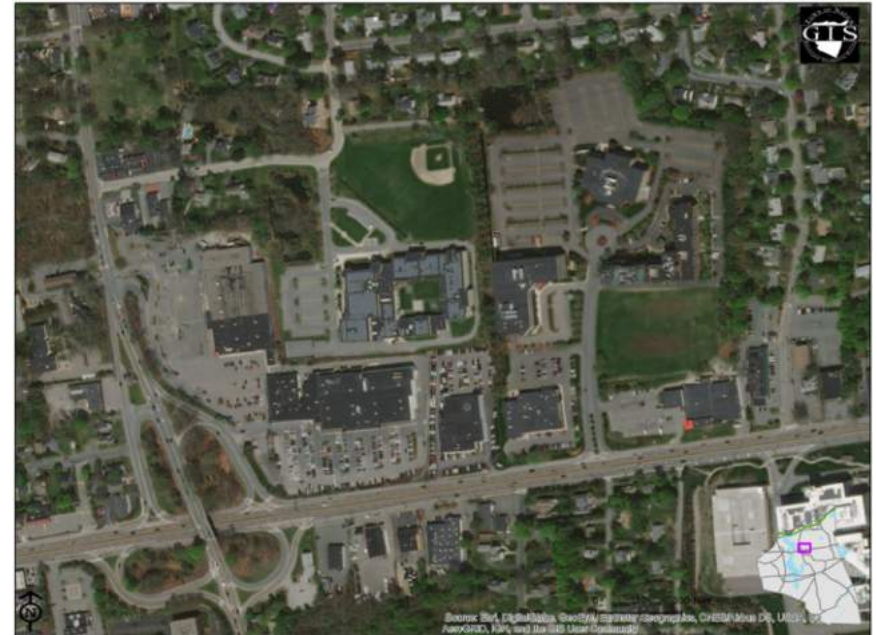
Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/01/2018	-	-	-	-	-
09/01/2019	420,000.00	3.500%	409,500.00	829,500.00	-
03/01/2020	-	-	265,650.00	265,650.00	-
06/30/2020	-	-	-	-	1,095,150.00
09/01/2020	575,000.00	3.500%	265,650.00	840,650.00	-
03/01/2021	-	-	255,587.50	255,587.50	-
06/30/2021	-	-	-	-	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	-

Worcester Street and Speen 1952 and 2018



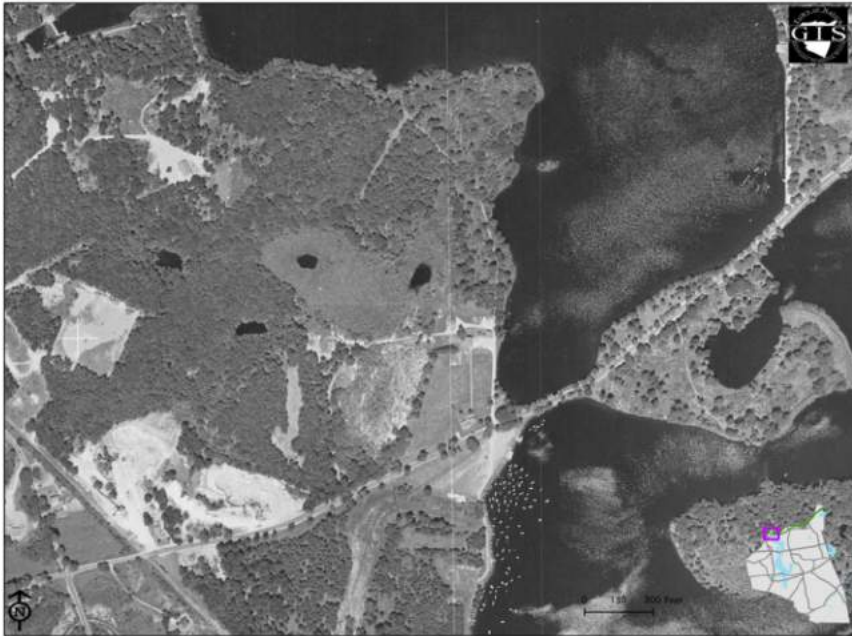
Worcester Road and North Main

1952 and 2018



Mass Pike/Route 30

1952 and 2018



Speen and Fairway

1952 and 2018

