

DUNSTABLE PUBLIC SAFETY

Dunstable, Massachusetts



FEASIBILITY STUDY

FINAL

June 2017



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INTRODUCTION AND BACKGROUND

INTRODUCTION

In May 2016, the Town of Dunstable commissioned Dore & Whittier Architects, Inc. to conduct a “Feasibility Study and Assessment for a Public Safety Complex” to evaluate what is required to provide adequate facilities for the Dunstable Fire and Police Departments. This included a site analysis for a combined Police and Fire Facility to serve the Town of Dunstable.

For various reasons, the facilities, both the fire station and police station, have reached the limit of their program and in instances, useful space to accommodate the needs of the departments they currently house. The facilities have become outdated, unsafe, non-code compliant, not energy efficient, undersized and require repairs. This report outlines the present condition of the current facilities, the suitability for the intended purpose, the ability to accommodate the current program requirements, and a design option intended to guide decision making for the future facility development.

As stated in the Project Proposal dated February 4, 2016 our focus was on the evaluation of the programmatic needs of each department as well as an investigation of a new facility for both departments either on an existing site or a new site.

Town of Dunstable, Massachusetts -Brief History

Dunstable is a rural community located just south of the Nashua, New Hampshire border which encompasses a little under 17 square miles. Besides Nashua, Dunstable is also bordered by Hollis, New Hampshire at its northwest edge, Pepperell to the west, Tyngsborough to the east and Groton to the south. The majority of the town is zoned single family and farming with an estimated population count of fewer than 3,346 people spread out amongst some 1000 +/- households.

- County: Middlesex
- Area: 17 square miles
- Population: 3346 as of 2013
- Households: 1,000



DOCUMENTATION

This report is based on information gathered by Dore & Whittier Architects, Inc. and its consultants through visual observations of the buildings and sites, discussions with Town of Dunstable in the Spring and Summer of 2016

During the study, a general review of current codes was performed per Federal Handicap Accessibility Guidelines – ADAAG (ADA), Mechanical Code CSI, and International Building Code (IBC).

ACKNOWLEDGEMENTS

Dore & Whittier Architects, Inc. would like to acknowledge the following individuals for their dedication to the Town of Dunstable and for their assistance to the Design Team.

Members of the Dunstable Building Committee

Tracey Hutton – Town Administrator

Brian Rich – Fire Chief

James Dow – Police Chief

Dana Metzler

David Greenwood

Harold West

Dunstable Public Safety Complex Feasibility Study Design Team:

Architect/Project Manager

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Cost Estimating Consultants

Project Management & Cost

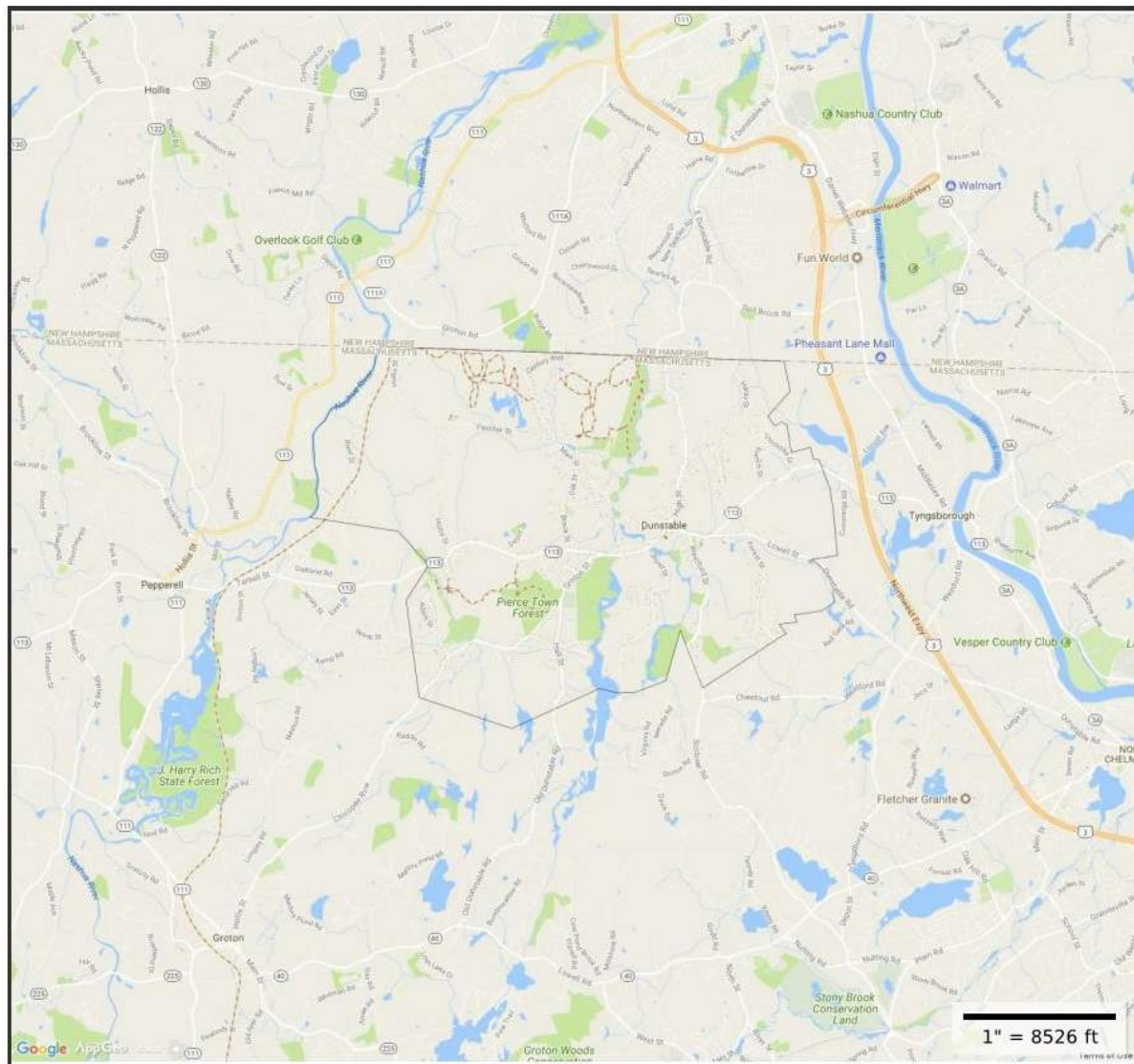
Hingham, MA

EXECUTIVE SUMMARY

OVERVIEW

The Town of Dunstable currently has two Public Safety Buildings. The existing Fire Station is located at 28 Pleasant Street while the Police Station is located at 23 Pleasant Street. The existing Fire Station was constructed in 1956 while the Police Station was previously a Post Office which was renovated in 2002.

Today, the Fire Department consists of 23 fire fighters, with Brian Rich as Fire Chief. The Police Department consists of 12 officers with Chief James Dow as Police Chief. The proposed Program addresses the future needs of each department



Location Map – Town of Dunstable, Massachusetts



Site Aerial Map – Center of Town of Dunstable

This feasibility study is to evaluate the existing Fire and Police Stations and provide an independent study of condition at each building, review long-term program requirements for the departments and anticipate future needs.

During May 2016 our team of Architects, and Civil Engineers visited the facility and conducted a site and building assessment that will provide valuable information for future development. A copy of those assessments is part of the Feasibility Study.

A space needs analysis/ programming was developed through meetings with the Police and Fire Departments. Conceptual floor plan for the Town was then prepared looking at seven proposed site options as summarized below. Each site option location looked at access, parking capacity, views and sight lines, access, frontage, zoning, grading and soils, local traffic patterns and response times for fire and police.

Space Needs/ Programming Summary

Dore And Whittier prepared separate Fire, Police and Shared Space Needs Analysis and reviewed priorities with the Building Committee through numerous meetings. The Final Programmed areas are:

- High Priority Fire = 10,711 SF
- High Priority Police = 4,554 SF
- High Priority Shared = 4,336 SF

- High Priority Total = 19,600 SF

Conceptual/ Adjacency Floor Plan

Dore and Whittier designed a one story combined department facility for a total gross area of 19,840 sf, including items such as locker rooms, briefing rooms, dorms, storage, administration, armories, and apparatus bays. Also included are future expansion areas for both Fire and Police including a future Apparatus Bay and possible future area for holding cells.

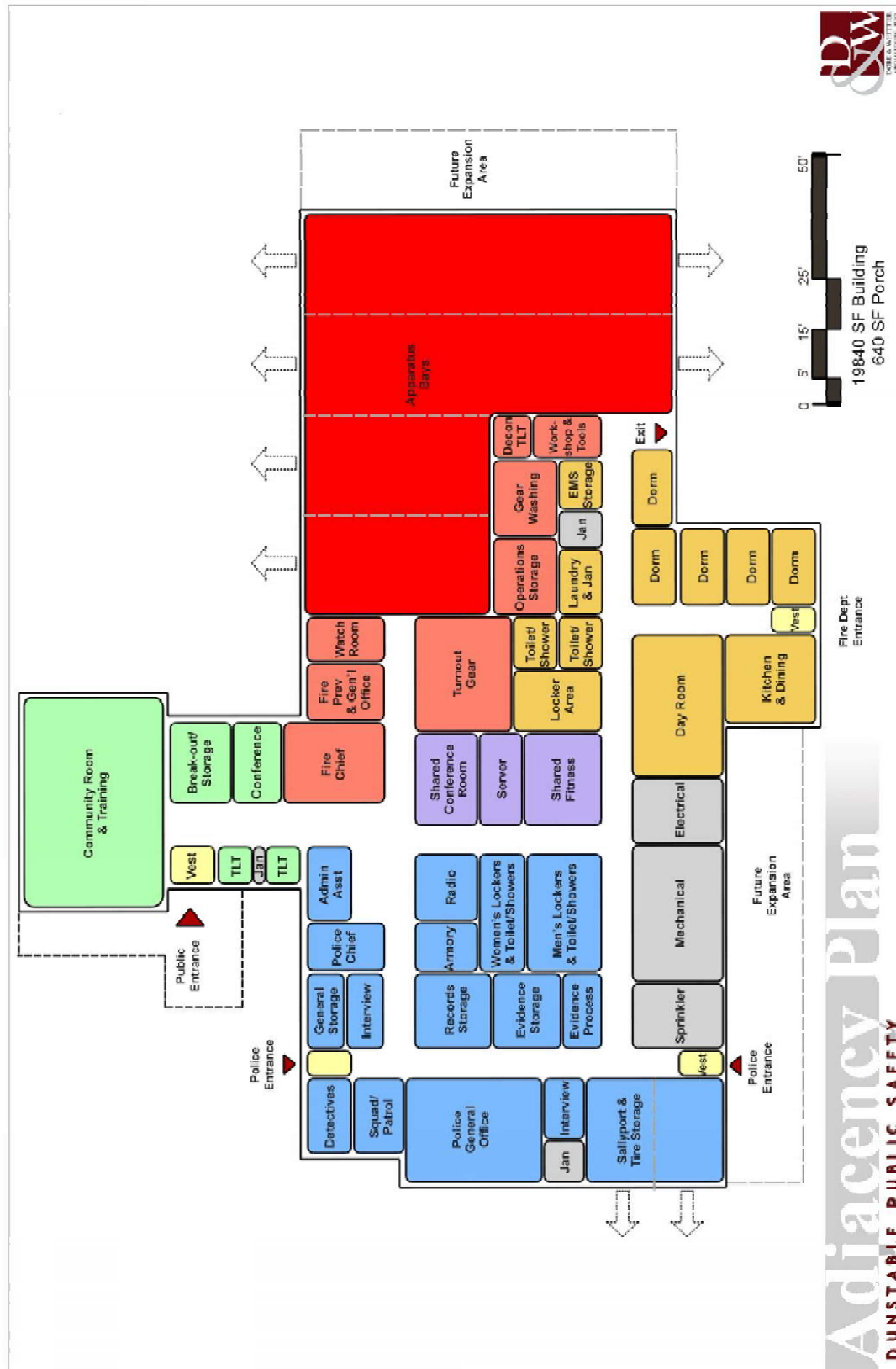
The Team reviewed the following sites:

160 PLEASANT STREET
28 PLEASANT STREET (BEHIND FIRE STATION)
23 PLEASANT STREET (BEHIND POLICE STATION)
404 MAIN AND LOWELL STREET
476 MAIN STREET
41 LOWELL STREET
108 AND 114 PLEASANT STREET – SIMMONS PROPERTY

Dore & Whittier met with the Building Committee reviewing placement of the Conceptual Floor plan on each of the above sites. Some sites were too small or lacked good access from the site for first responders. Others required the Town to purchase the property and therefore increase the cost of the Project. After final review it was concluded, and is Dore & Whittier's recommendation, that the 108 and 114 Pleasant Street – Simmons Property is the preferred site. The site is being donated by Mr Simmons, a town resident. The conceptual floor plan works well on the site. The site utility costs are reasonable. The location is near the center of Town which does not significantly change the response times.

The preferred option site plan, floor Plans, rendering and Project Cost Estimate are on the following pages.

PREFERRED CONCEPTUAL ADJACENCY PLAN



PREFERRED CONCEPTUAL SITE PLAN



PREFERRED CONCEPTUAL SITE PLAN PERSPECTIVE



PREFERRED OPTION CONCEPTUAL IMAGES



Concept Image
DUNSTABLE PUBLIC SAFETY



Concept Image
DUNSTABLE PUBLIC SAFETY





Concept Image
DUNSTABLE PUBLIC SAFETY



PREFERRED OPTION PROJECT COST ESTIMATE

Estimated Project Costs - Feasibility Study					6/27/2017	
Dunstable Public Safety						
Dunstable, Massachusetts						
New One Story Option with Pitched Roof (Pleasant Street Site)						
		19,840	Sq Footage:	sq.ft.	Estimated Cost:	Comments:
Construction Costs:						
1 Construction Phasing Costs:				\$ -		
2 Site Development				\$ 1,624,377		
3 Hazardous Materials Abatement						
4 Building Demolition				\$ -		
5		Renovation		\$ -	per sf	
		New Construction	19,840	\$ 6,695,802	\$ 337.49	per sf
		Subtotal		19840	\$ 8,320,179	\$ 419.36 per sf
1 General Conditions			7%	\$ 582,413		
2 Bonds			1.00%	\$ 83,202		
3 Insurance			1.25%	\$ 104,002		
4 Permit			Waived	\$ -		
5 Overhead and Profit			3%	\$ 249,605		
6 Phasing Premium			0%			
Escalation to Mid-Point				\$ -	2017 value	
Design and Pricing Contingency			10%	\$ 933,940		
Total Construction Cost				\$ 10,273,341	\$ 517.81	per sf
Project Contingency: (Construction+ Owner)						
		Construction		\$ 513,667	5%	
		Owner		\$ 308,200	3%	
Total Project Contingency				\$ 821,867		
Soft Costs: Owner's Project Manager,						
Arch/engineering, Owner direct,						
Survey, Geotechnical, Hazardous						
Materials, Printing, Legal, etc.						
Total Soft Cost				\$ 1,592,368	15.5%	of construction
Fixtures Furnishings and Equipment (FF&E):						
Total FF&E Cost				\$ 300,000	Budget Allowance	
Project Cost Summary:						
		Construction Costs		\$ 10,273,341	\$ 517.81	per sf
		Project Contingency		\$ 821,867		
		Soft Costs		\$ 1,592,368		
		FF&E Costs		\$ 300,000		
Estimated Total Project Costs				\$ 12,988,000	\$ 654.64	per sf

FIRE DEPT. ARCHITECTURAL ASSESSMENT

GENERAL DESCRIPTION

The existing Fire Station was originally constructed in 1956 on a 1.14-acre parcel at 28 Pleasant St (Image 1). Minimal modifications have been made since that time, except for the recent addition of an 800 sf 2-bay garage to house apparatus equipment behind the existing facility (Image 2).

The building is single-story, with a gross floor area “at-grade” of approximately 3,000 square feet. The primary arrangement of the plan is approximately 2,400 square feet of apparatus bay and related spaces with the remaining square footage dedicated to limited administrative functions. In addition, approximately 600 square feet of attic space, which is accessed via a ceiling hatch with a pull-down ladder, is situated above the administrative space and is used primarily for storage and radio equipment.

The available usable area in both the administrative area (Image 3) and the apparatus bay area (Image 4) is significantly undersized to accommodate the equipment and operational storage needs of the department. They have claimed discarded shelving and storage cabinets from various sources to provide for their storage needs to the best of their ability. However, this is problematic as equipment, such as turn-out gear, is especially susceptible to exposure to contaminants and UV radiation and should be stored in an enclosed space, rather than left open in the apparatus bay (Image 4).

The lack of space in the apparatus bay is also a safety concern as there is minimal clear space available around the vehicles (Image 5).

The building assembly is generally described as a concrete block structure, with load-bearing interior and exterior walls. The flat apparatus bay roof is supported by steel beams and the gabled administrative area roof is supported by wood trusses. The structure is not fireproofed, and does not feature any fire suppression system.

The building survey for this report was conducted on June 14, 2016.



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7

GENERAL CODE CONSIDERATIONS

As an occupied building with approved occupancies, significant code upgrades are not required in order to continue using the building, unless specifically identified as issues requiring remediation by the Building Inspector. However, as the building currently stands, any plans for significant renovations or additions should be planned in awareness of the following limitations:

Building codes have been modified since the building was constructed. While those codes allow the building to continue to be used for its current purpose without mandatory upgrades, it should be noted that the existing structure does not conform to current life-safety, seismic, or energy codes, nor does it conform to current ventilation requirements, or accessibility regulations.

ACCESSIBILITY

The building includes multiple conditions that are not accessible. The Massachusetts Architectural Access Board (MA AAB) Rules and the Americans with Disabilities Act (ADA) (2010) Standards are both applicable to the building. Unlike the building code, accessibility discrimination can be pursued at any time in the form of civil lawsuits brought under the ADA rules.

MA AAB rules differ from the ADA Standards in that they are applied in a similar manner to building codes; building renovations may trigger accessibility upgrade requirements, but civil complaints cannot “force” renovations. Required upgrades are triggered by different “dollar value” thresholds, which must be carefully considered and compared to the “fair market value” for the building. Generally, if planned renovations exceed 30% of the building’s value, then the entire building must be brought into full compliance with all requirements of the AAB. Lesser thresholds apply to smaller renovations.

There is certainly potential ambiguity regarding the scope of required accessibility upgrades under the ADA Standards, “safe harbor” and the combined application of the AAB rules. It’s worth noting that the ADA Standards are enforced generally by civil lawsuit, and leaving

conditions that are not in compliance with the 2010 standards “as is” under the interpretation of “safe harbor” does not guarantee against a lawsuit (and the related legal fees) from being brought by a complainant. Building owners may opt to undertake comprehensive renovations to help ensure building-wide accessibility and avoid inadvertently discriminating against any person with disabilities by leaving barriers to access in place.

In this case, the building includes significant barriers to accessibility, as it does not include an accessible route throughout the building, due to the lack of compliance to thresholds and door swing. None of the existing casework, or door hardware meet the current requirements (Image 6). Also, the two existing bathrooms do not meet any of the minimum requirements for clear floor area, plumbing fixtures, or mounting heights (Image 7). Based on the 30% renovation rule and the age & condition of the building, it is likely that any modifications to the existing facility would result in the need for full compliance to all MA AAB and ADA regulations.

EXTERIOR

FOUNDATION

The condition of the existing foundation of the original building is not known at this time as it was not visible at the time of this survey (Image 8).

The foundation of the recently added garage is poured-in-place concrete and appears to be in good condition.

WALLS

Walls are constructed of concreted block, which is painted in most locations but showing considerable wear, except for the interior face of the administrative area, which is covered in wood paneling. The walls are likely not reinforced, as some locations are deformed and curving away from the foundation. There are also indications of minor impacts with vehicles at some corner conditions (Image 9).

The walls of the additional garage appear to be concrete block with a painted drywall finish on the interior and painted aluminum siding on the exterior.

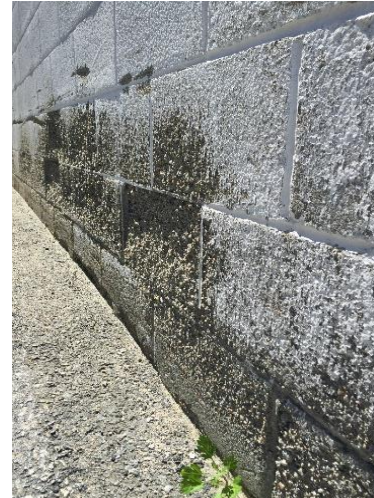


Image 8



Image 9



Image 10



Image 11

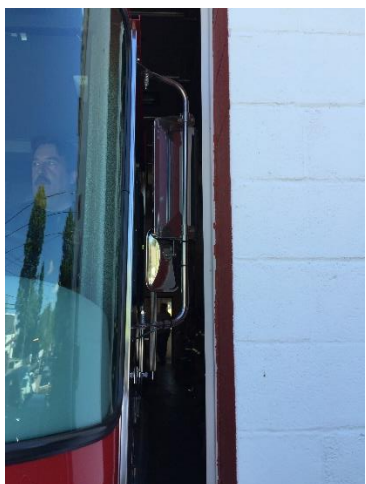


Image 12



Image 13

WINDOWS

Windows are predominantly single-pane, clear glazed, and non-operable (Image 10), except for the bathroom windows, which are single-hung with frosted glass.

DOORS

Interior doors are 3-hinge, (likely hollow-core) wood panels in wood frames. There are no ratings indicated and there are no smoke seals around the door separating the apparatus from the administrative area.

Apparatus bay doors are aluminum panels with 3 individual small vision panels in each. The openings are approximately 10 feet wide by 10 feet high and were sized to meet the requirements of significantly smaller apparatus (Images 11 & 12).

Bay doors in the new garage are similarly sized and constructed to the apparatus bay doors.

LOUVERS / OTHER OPENINGS

No exterior louvers or other openings were apparent.

ROOF

Neither the apparatus bay roof or administrative area roof were visible or accessible at the time of this survey. However, the edge of the gabled roof over the administrative area, which appears to be shingled, is showing considerable wear along the fascia and soffit. No soffit vents were visible (Image 13).

The construction assembly type of the flat apparatus bay roof is not known, nor are the ages of either roof. No exterior gutters or downspouts were visible and no internal roof drain piping was found.

The gabled roof of the garage addition is an asphalt shingle assembly with a ridge vent. No soffit vents were visible but the fascia and soffit appear to be in good condition. No exterior gutters or downspouts were visible.

INTERIOR

FLOORING

Flooring in the administrative area and bathrooms are resilient tile and is showing signs of considerable wear (Image 14). The apparatus bay floor appears to be unsealed concrete and is also showing considerable wear.

The floor in the new garage is also appears to be unsealed concrete. It is showing substantial staining but no obvious signs of wear.

WALLS AND PARTITIONS

There are minimal interior walls but they all appear to be wood framed. The partitions are covered in wood paneling (Image 14), except for the bathrooms, which appear to be painted plaster.

CEILINGS

Ceilings in the administrative area are painted plaster with wood trim and appear to be in good condition. Lighting consists of surface mounted fluorescent fixtures.

The ceiling in the apparatus bay consists of 2x4 acoustical tiles with surface mounted fluorescent fixtures. The ceiling appears to be in good condition but should be removed as acoustical tiles tend to absorb contaminants from the apparatus (Image 15).



Image 14



Image 15

POLICE STATION ARCHITECTURAL ASSESSMENT

GENERAL DESCRIPTION

The existing police station was built in 2002 through the renovation of, and addition to, the existing town post office at 23 Pleasant Street (Image 1). The renovation was designed by McGinley Heart & Associates in 2001.

The layout consists of approximately 1,250 sf on the upper level, which is entered at grade, and includes a new lobby and office space. The basement, which is approximately 975 sf, has been renovated to include new rooms for Records Storage and Evidence Storage.

The building addition is a two-story structure with a lower-level egress at the back (Image 2). The addition consists of approximately 400 sf on each level (approximately 800 sf total) with a connecting stair that provides the only access point to the basement. The upper level of the addition includes a staff breakroom (Image 3) and two toilet rooms (Image 4). The lower level of the addition includes a locker room with a shower.

Both the existing structure and the addition are wood framed with load-bearing interior and exterior walls (Image 5). The structure is not fireproofed and does not feature fire suppression sprinklers throughout any areas.

While the building is in generally good condition, it is significantly undersized for the operational needs of the department.

The building survey for this report was conducted on June 14, 2016.

GENERAL CODE CONSIDERATIONS

As an occupied building with approved occupancies, significant code upgrades are not required in order to continue using the building, unless specifically identified as issues requiring remediation by the Building Inspector. However, as the building currently stands, any plans for significant renovations or additions should be planned in awareness of the following limitations:

Building codes have been modified since the building was constructed. While those codes allow the building to continue to be used for its current purpose without mandatory upgrades, it should be noted that the existing structure does not conform to current life-safety, seismic, or energy codes.



Image 1



Image 2

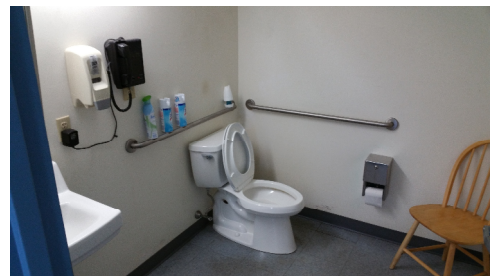


Image 3



Image 4



Image 5

ACCESSIBILITY

The building includes multiple conditions that are not accessible. The Massachusetts Architectural Access Board (MA AAB) Rules and the Americans with Disabilities Act (ADA) (2010) Standards are both applicable to the building. Unlike the building code, accessibility discrimination can be pursued at any time in the form of civil lawsuits brought under the ADA rules.

Given the building's age, items that are compliant with the 1991 ADA Guidelines and are not altered are considered to be "safe harbor" and are not required to comply with the 2010 Standards, even if the 2010 Standard requirements are different. Building features that do not comply with the 1991 guidelines, those that are altered, and those for which there are no requirements in the 1991 standards are required to comply with the 2010 standards.

MA AAB rules differ from the ADA Standards in that they are applied in a similar manner to building codes; building renovations may trigger accessibility upgrade requirements, but civil complaints cannot "force" renovations. Required upgrades are triggered by different "dollar value" thresholds, which must be carefully considered and compared to the "fair market value" for the building. Generally, if planned renovations exceed 30% of the building's value, then the entire building must be brought into full compliance with all requirements of the AAB. Lesser thresholds apply to smaller renovations.

There is certainly potential ambiguity regarding the scope of required accessibility upgrades under the ADA Standards, "safe harbor" and the combined application of the AAB rules. It's worth noting that the ADA Standards are enforced generally by civil lawsuit, and leaving conditions that are not in compliance with the 2010 standards "as is" under the interpretation of "safe harbor" does not guarantee against a lawsuit (and the related legal fees) from being brought by a complainant. Building owners may opt to undertake comprehensive renovations to help ensure building-wide accessibility and avoid inadvertently

discriminating against any person with disabilities by leaving barriers to access in place.

The building includes a significant barrier to accessibility, as the basement is only reachable by stairs or by exiting and reentering the building. An elevator or interior ramp is required to connect these floors.

EXTERIOR

FOUNDATION

The existing and new foundation walls are concrete and appear to be in good condition.

WALLS

Exterior walls are wood framed with fiberglass insulation and painted cedar shingle siding.

WINDOWS

Windows are single-hung, wood construction, with double-pane glazing and appear to be in good condition.

DOORS

The Lobby door appears to be hollow metal, glazed with glazed sidelights. The assembly is showing considerable wear. The basement egress door is hollow metal and appears to be in good condition.

LOUVERS / OTHER OPENINGS

There is a visible attic vent that is showing significant wear.

ROOF

The existing asphalt shingled roof assembly and adjacent fascia and soffit boards on the original structure are all showing significant wear. The age of the roof is not known but it appears to be original to the structure. The visible portion of the asphalt shingled roof over the addition appears to be in good condition.



Image 6



Image 7



Image 8

Image 9



Image 10



Image 11



Image 12

INTERIOR

FLOORING

The flooring is VCT that was installed over the existing flooring. The flooring generally appears to be in good condition throughout.

WALLS AND PARTITIONS

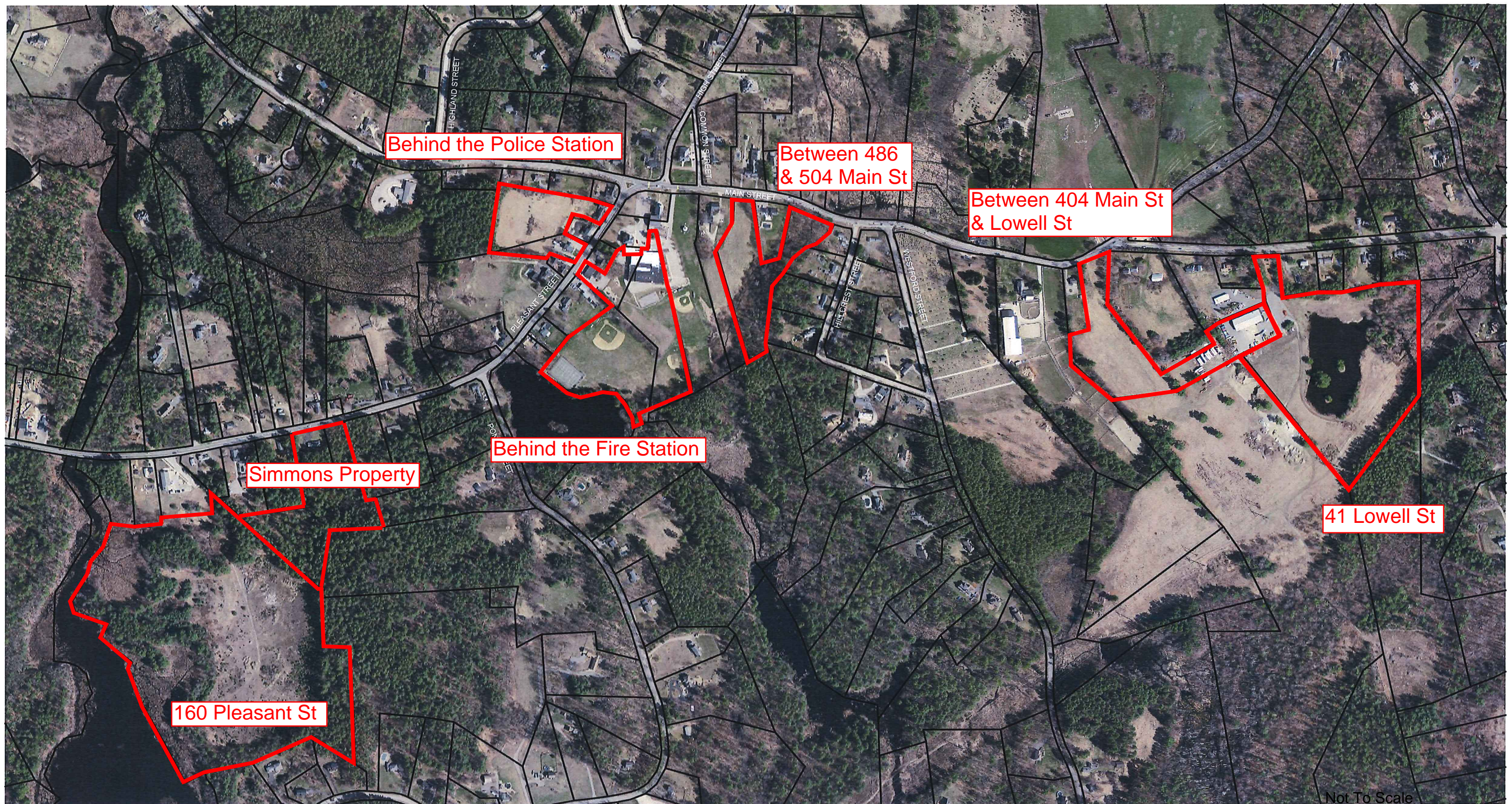
Interior walls are painted gypsum board and appear to be in good condition.

DOORS

Doors on the upper level are primarily solid-core wood panels with hollow-metal frames. Basement doors are primarily hollow-metal panels in hollow-metal frames. All interior doors appear to be in good condition.

CEILINGS

Ceilings are primarily painted gypsum board and appear to be in good condition.



Aerial Map of Prospective Sites

**Existing Site Narrative Feasibility Study – Lot behind Existing Post Office
160 Pleasant Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the lot behind the post office located at 160 Pleasant Street in Dunstable, MA (the “Site”). The Site is located on 3 lots which combined occupy approximately 35.4 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lots 49-1 and 48. There is an existing “Common Ownership Parcel Boundary” in between two of the rear lots as shown on the Town of Dunstable Assessors Map. The Site is bounded by the post office and a residential property to the north, forested area to the east, residential properties to the south, and Lower Massapoag Pond, Salmon Brook, and wetlands to the west. The majority of the Site is currently undeveloped with a dirt road leading to the center of the Site. The portion of the site adjacent to Pleasant St. is a vacant formerly residential lot. The rear of the Site was formerly a quarry which is currently being considered for an affordable housing development by the Town. Information was obtained for the Site and facilities from the aerial, site observations completed on June 14, 2016, conversations with the Fire Chief, and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1 or R-2 “General Residence District.” The required setbacks and dimensions according to the Bylaws within Zone R-1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

The Site is also located within the Mixed Use District (MUD) overlay. The purpose of the MUD is generally to encourage development and allow for a greater variety and flexibility in development. The overlay district provides adjusted density and dimensional requirements for residential developments.

NATURAL ENVIRONMENT

Topography

The topography of the Site is generally flat in the middle with gradual slopes throughout. Along the southern and eastern edge of the Site the topography is steeply sloping from a higher elevation down approximately 50' from approximately elevation 216 to elevation 167. Additionally, the Site slopes down towards the pond along the western edge. The overall topography allows for the stormwater to flow west towards Lower Massapoag Pond.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The Site is classified as a combination of several different soil types. Specifically, the majority of the Site is 'Hinckley loamy sand' soils with 3 to 8 percent slopes (Map Unit 253B), 8 to 15 percent slopes (Map Unit 253C), and 25 to 35 percent slopes (Map Unit 253E); the rest of the Site is 'Scarboro mucky fine sandy loam' soils with 0 to 3 percent slopes (Map Unit 6A) in a small portion to on the north of the Site, 'Freetown muck' soils which is ponded with 0 to 1 percent slopes (Map Unit 53A) along the western edge of the Site bordering the pond, 'Deerfield loamy sand' soils with 3 to 8 percent slopes (Map Unit 256B) in a small strip in the middle of the Site, and a piece of 'Montauk fine sandy loam' which is extremely stony with 15 to 35 percent slopes (Map Unit 302D) in the east. All aforementioned soil types have a depth to restrictive feature of more than 80" except 302D which has a depth to restrictive feature of 20" to 43" to densic material. However, these soils have varying depth of water tables. 253 B, C, and E have a depth to water table of more than 80', 6A has a depth to water table of 0" to 2", 53A has a depth to water table of 0" to 6", 256B has a depth of water table as 18" to 36", and 302D has a depth to water table of 18" to 37". An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there are wetlands along the western edge and northeast section of the Site which are connected via a stream on the north of the Site. There are no ponds located within the Site; however, the Site is bound to the west by Lower Massapoag Pond and Salmon Brook. Wetlands appear to have been flagged on the Site. Additionally, the Site appears to have potential vernal pool as defined by the Natural Heritage and Endangered Species Program (NHESP) and no certified vernal pools. Information regarding rare species was obtained from the MassGIS Rare Species and Priority

Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there are no significant habitat areas within the Site.

According to the Flood Insurance Rate Maps for Dunstable available through FEMA (Federal Emergency Management Agency), this Site is located partially in Zone X and partially in Zone AE. Zone X is defined by FEMA as areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. In regards to FEMA, there are no restrictions for development in the Zone X area. Zone AE is defined by FEMA as one of the special flood hazard areas subject to inundation by the 1% annual chance flood. The base flood elevation established for the zones is elevation 165. The mapping shows the approximate extents of the floodplain. The elevation limits of the flood plain will be defined by the actual elevations of the Site.

INFRASTRUCTURE

Parking and Driveways

Vehicular access to the Site is available from Pleasant Street via the driveway for the post office. The driveway to the Site is a dirt road. The dirt road leads to the center of the Site. There are no impervious areas within the Site. There are currently no sidewalks along Pleasant Street but there are sidewalks along the postal office bituminous concrete driveway.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the Bylaws require adequate spaces in accordance with the anticipated needs based on the proposed use.

Utilities

Information regarding the exiting utilities was obtained for the Site and building through site observations, conversations with the Fire Chief, information provided by the Town and data available through MassGIS data layers.

Drainage: Stormwater does not appear to be currently managed on the Site. There are no catch basins located within the Site.

Future site and building improvements would likely require the mitigation and treatment of stormwater flows from the building and the Site. It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: It is understood that there is an abandoned septic system within the former residential lot adjacent to Pleasant St. There were no files on record at the Dunstable Board of Health and the exact location of the system is unknown. There is no septic system located on the parcels in the rear of the site.

Future building improvements would require a septic system to be compliant with the latest Title V requirements (310 CMR 15).

Water: There is currently no water service to the Site. The main in Pleasant St is a 4" line. According to the fire Chief the 4" main is an old asbestos line which would likely need to be upgraded for future development of the Site. The water tie card for the former residential lot at 160 Pleasant St. shows the location of the curb stop of the service to the site.

Electric: Electricity in Dunstable is serviced by National Grid. There are overhead wires adjacent to the Site in Pleasant St.

Natural Gas: Natural gas in Dunstable is serviced by National Grid.



Picture 1: Dirt driveway access to the Site from the post office site



Picture 2: Clear space within the Site



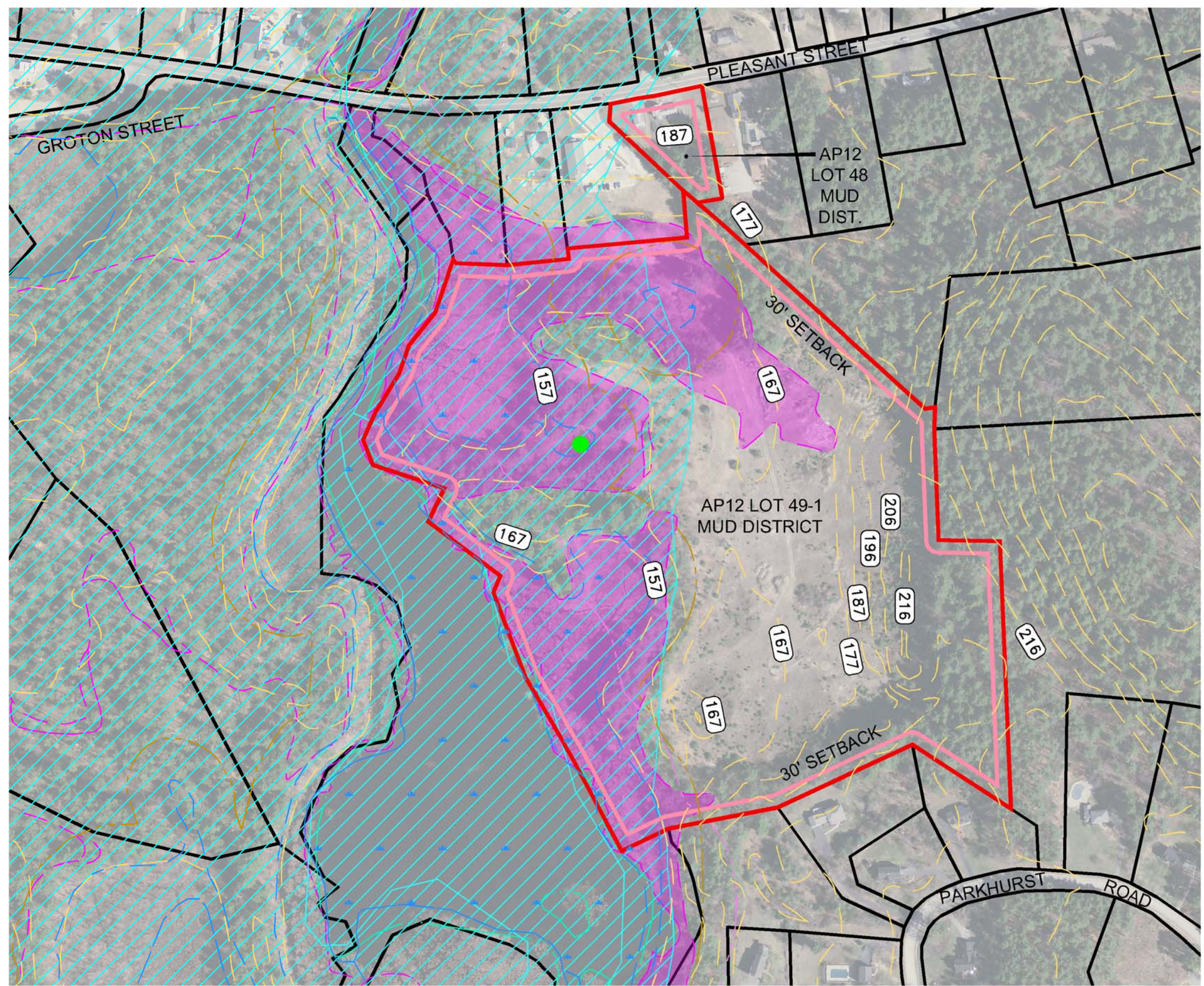
Picture 3: Material stockpile within the Site



Picture 4: Wetland flags within the Site

EXISTING CONDITIONS DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY

PLEASANT STREET DUNSTABLE, MA.
PARE JOB No. 16192.00 JULY 2016

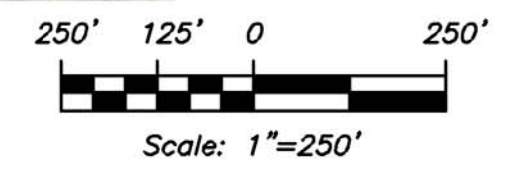


LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- CONTOURS
- FLOOD ZONE LINE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERFRONT BUFFER
- RIVERS AND STREAMS
- AQUIFER
- ★ POTENTIAL VERNAL POOL
- WETLANDS

NOTE:

TOTAL AREA OF PROPERTY LIMIT IS 35.4± ACRES
(INCLUDES LOTS 48 & 49-1 ON A.P. 12)



**Existing Site Narrative Feasibility Study – Dunstable Fire Station
28 Pleasant Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the Existing Fire Station and the lot behind the fire station located at 28 Pleasant Street in Dunstable, MA (the “Site”). The Site is located on 3 lots which combined occupy approximately 10.64 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lot 38, 33A, and 42. It is bounded by Pleasant Street to the northwest, Swallow Union Elementary School to the northeast, a pond, wetlands, and conservation land to the south, and wooded area to the west. The Site is accessible via a driveway apron off of Pleasant St. with parking located at the rear of the fire station. The Site is currently developed with a fire station, driveway apron, parking spaces, a playground, and athletic fields. Information was obtained for the Site and facilities from the aerial, site observations completed on June 14, 2016, conversations with the Fire Chief, and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

NATURAL ENVIRONMENT

Topography

The topography of the Site is divided into two distinct sections. The northern portion of the Site is the high point at the existing Swallow/Union Elementary School at approximately elevation 206. To the south of the school the grade slopes steeply down to the fire station site and the athletic fields. The existing fire station is at approximately elevation 187. The fields slope gradually to the south with a low point at the pond to the south at below approximately elevation 177.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The Site is classified as a combination of 'Wareham loamy fine sand' soils with 0 to 5 percent slopes (Map Unit 32B), 'Hinckley loamy sand' soils with 3 to 8 percent slopes (Map Unit 253B), and 'Hinckley loamy sand' soils with 8 to 15 percent slopes (Map Unit 253C). These soils have a high infiltration rate with restrictive features typically located more than 80" below grade. Hinckley loamy sand, which covers the majority of the Site, has a depth to water table of 80", however Wareham loamy fine sand has a depth to water table of between 6-8". This soil type is located in the southeastern and southwestern corners of the Site. During the site walk, the Fire Chief mentioned that the field farthest from the school typically ponds with standing water during regular rain events. An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there are wetlands located at the southern tip of the Site. There are no streams or ponds located within the Site, however there is a pond bordering the Site to southeast. Additionally, the Site does not appear to have potential or certified vernal pools as defined by the Natural Heritage and Endangered Species Program (NHESP). Information regarding rare species was obtained from the MassGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there is a significant habitat area on the southeast portion of the Site.

According to the Flood Insurance Rate Maps for Dunstable available through FEMA (Federal Emergency Management Agency), this Site is located in Zone X with a small portion located in Zone A. A Zone X is defined by FEMA as areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. There are no restrictions for development in the Zone X area. Zone A is defined by FEMA as one of the special flood hazard areas subject to inundation by the 1% annual chance flood. In these areas FEMA states that the Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. However, no base flood elevations have been determined for Zone A.

INFRASTRUCTURE

Parking and Driveways

Fire truck and vehicular access to the Site is available from Pleasant Street via bituminous concrete driveway apron which appear in poor condition. The pavement has cracks and rutting throughout. The driveways span the width of the lot's frontage on Pleasant Street and extends to the existing station's entrance doors to the fire truck bays. There are one way driveways to and from the rear of the station on both the north and south side of the station. There is no traffic light system associated with the station. There is currently no vehicular access from the fire station site to the athletic fields in the rear. Pedestrian and vehicular access to the fields is from the driveways associated with the Swallow Union Elementary School to the north. There are currently no sidewalks along Pleasant Street or on the existing fire station site.

Parking for the building is located in the rear of the building. Parking in the rear are designated for "firefighter parking only." There is no striped parking in front of the building. However, there is space for two cars adjacent to the main entrance door.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the Bylaws require adequate spaces in accordance with the anticipated needs based on the proposed use.

Utilities

Information regarding the exiting utilities was obtained for the Site and building through site observations, conversations with the Fire Chief, drawings provided by the Town and data available through MassGIS data layers.

Drainage: Stormwater does not appear to be currently managed or treated on the Site. Roof runoff sheets off of the roof. There are no catch basins located within the Site. There is a catch basin at the edge of the driveway apron in Pleasant Street. The front of the Site sheet flows into Pleasant Street and to the catch basin. The rear of the fire station lot sheet flows to the landscaped areas to the west. No drainage infrastructure was observed in the area of the athletic fields. Stormwater generally drains overland to the south. It is understood that the southern baseball field typically floods during the rain. The chief stated that there is shallow bedrock beneath the field. Future site and building improvements would likely require the mitigation and treatment of stormwater flows from the building and the Site. It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: The sewer system is currently serviced by an onsite septic system which appears to be comprised of a septic tank and a leach field. The chief indicated that record information on the septic system does not exist. The septic tank is located in the landscaped area immediately to the east of the building. The Chief indicated his understanding is that the leach field is located to the west of the tank. The exact

location and extents are unknown. There were no files on record for the system at the Dunstable Board of Health.

It is understood that the sewer line exiting the building is shallow and has historically had problems with freezing. The chief stated that recently insulation was installed over the line to prevent freezing of the line.

It is understood that the septic system associated with the Swallow Union Elementary School is located in the fields to the rear of the station. Design plans on file with the Dunstable Board of Health show the septic system leach field along the slope to the southwest of the school building.

Future building improvements would require an upgrade to the existing septic system to be compliant with the latest Title V requirements (310 CMR 15).

Water: Water is currently supplied from the Town of Dunstable. The potable water service for the building enters from the west side, at the corner of the southernmost garage bay. A water service tie card on file with the Dunstable Water Department shows the location of the water shutoff and the size of the service to be ½". The main in the street is a 12" line. A fire service and irrigation connection is currently not installed. There is a 6" line that feeds a hydrant at the southeast corner of the building. Future building improvements may require the need for a future fire service connection.

Electric: Electricity is serviced by National Grid. The electric service is via overhead wire to the southwest corner of the building. There is no generator location on the Site.

Natural Gas: Gas to the building is serviced by national grid. The gas meter is located at the southwest corner of the building.



Picture 1: Apparatus bays. View from the southwest.



Picture 2: View of the existing station from the northeast.



Picture 3: Hydrant at the rear of the building



Picture 4: Parking designated for Firefighters only in rear of the station



Picture 5: Playground to the rear of the station



Picture 6: gravel area in the rear of the Site



Picture 7:Utility connections (gas and electric) at the southwest corner of the building



Picture 8: Swallow/Union Elementary School building



Picture 8: Lower field



Picture 8: Catch basins in Pleasant St.

**Existing Site Narrative Feasibility Study – Dunstable Police Station
23 Pleasant Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the Existing Police Station and the lot behind the police station located at 23 Pleasant Street in Dunstable, MA (the “Site”). The Site is located on 2 lots which combined occupy approximately 4 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lot 76 and 78. The lot which contains the existing police station is owned by the Town and the lot which is to the rear of the police station is privately owned. It is bounded by residential properties to the north, Pleasant Street and a multi-family housing property to the east, residential lots to the south, and forested area to the west. It is accessible via a driveway apron off of Pleasant Street with parking located in the front and rear of the police station. The Site is currently developed with a police station, driveway apron, and parking spaces. Information was obtained for the Site and facilities from the aerial, site observations completed on June 14, 2016, conversations with the Police Chief, and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R1. The required setbacks and dimensions according to the Bylaws within Zone R1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

NATURAL ENVIRONMENT

Topography

The topography of the Site is generally flat in nature with a gradual slope from the road to the land behind the existing police station. The western half of the Site is almost entirely level. The topography of the Site allows for the stormwater to flow from the road to behind the existing building.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The Site is classified as a combination of 'Hinckley loamy sand' soils with 3 to 8 percent slopes (Map Unit 253B) and 'Hinckley loamy sand' soils with 8 to 15 percent slopes (Map Unit 253C). These soils have a high infiltration rate with restrictive features typically located more than 80" below grade. Hinckley loamy sand also has a depth to water table of 80". Hinckley can be located on a variety of landforms including moraines, outwash deltas, eskers, kames, kame terraces, outwash plains, and outwash terraces. An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there are no wetlands, streams or ponds located within the Site. Additionally, the Site does not appear to have potential or certified vernal pools as defined by the Natural Heritage and Endangered Species Program (NHESP). Information regarding rare species was obtained from the MASSGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there are no significant habitat areas within the Site. Further analysis of the MassGIS layers indicates that the entirety of the Site is in a Zone II Wellhead Protection area.

According to the Flood Insurance Rate Maps for Dunstable available through FEMA (Federal Emergency Management Agency), this Site is located entirely in Zone X. A Zone X is defined by FEMA areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. In regards to FEMA, there are no restrictions for development in the Zone X area.

INFRASTRUCTURE

Parking and Driveways

Vehicular access to the Police Station site is available from Pleasant Street via two separate bituminous concrete driveway entrances. The driveway to the southeast of the existing building is for use by official vehicles only and provided access to the lower parking lot at the rear of the building. The entrance to the north of the building is for entrance to the visitor's parking area at the front of the building. The pavement throughout the Site is in fair condition with some cracking. The Site also has frontage for the lot behind

the police station farther to the north on Pleasant Street. This parcel contains a residential house with a gravel driveway off of Pleasant Street. There is currently no vehicular access to the wooded area in the rear of the Site or which connects the two parcels. There is no traffic light system associated with the station. There are currently no sidewalks along Pleasant Street. There is a concrete ramp along the front of the building which leads from the upper parking lot to the front entrance of the building.

The parking for the building is located in both the front and the rear of the building. Parking in the rear is for police parking only. There are no signs indicating the parking designation. The spaces in the front of the lot are for police parking and visitor parking. There are signs designating two handicap spaces. The rear parking lot has four striped spaces on the pavement and 2 unstriped spaces in a gravel area adjacent to the paved parking area. The front parking lot has 11 striped parking spaces, two of which are handicap spaces. The front parking lot is combined with the parking lot of the adjacent commercial building. There is no apparent distinguishing feature indicating the edge of the property.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the Bylaws require adequate spaces in accordance with the anticipated needs based on the proposed use

Utilities

Information regarding the exiting utilities was obtained for the Site and building through site observations, conversations with the Fire Chief, data provided by the Town and data available through MassGIS data layers.

Drainage: Stormwater is not currently treated on the Site. There are no catch basins located within the Site. Runoff from the upper parking lot flows to a catch basin in Pleasant Street. Runoff from the southern driveway and lower parking lot flows to the previous area at the rear of the Site. Roof runoff from the southern part of the roof sheet flows onto the southern driveway. Roof runoff from the northeast portion of the roof is conveyed to gutters which are routed subsurface via pvc pipes. The roof runoff reportedly discharges through the vegetated slope to the northwest of the building. There is a trench drain in the front parking lot parallel to and offset from the in the parking space closest to the wall of the building which extends to the north. The trench drain reportedly connects to the drainage system in Pleasant St.

The Police Chief indicated that there have historically been problems with water intrusion into the lower level of the building through the northeast walls. A number of measures have been attempted to alleviate the water concern including installing a foundation drain along the face of the building and installing the gutter system to carry roof runoff away from the building. Although the measures have led to improvements, there are still water intrusion issues. The Police Chief indicted the water intrusion could be caused by the backup of water in the trench drain.

Future site and building improvements would likely require the mitigation and treatment of stormwater flows from the building and the Site. It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: The sewer system is currently serviced by an onsite septic system. Sewer exits the building at the rear to the west. The septic tank is located beneath the rear parking lot. The leach field is reportedly to the west of the tank. There is a Title V permit on file with the Dunstable Board of Health, but there are no record plans showing the exact location and extents of the system. No capacity concerns with the existing septic system were noted by the Police Chief. No records of a septic system were available for 11 Pleasant St.

Future building improvements would require an upgrade to the existing septic system to be compliant with the latest Title V requirements (310 CMR 15).

Water: Water is currently supplied from the Town of Dunstable. The potable water service for the building enters from the east side of the building from Pleasant St. A water service tie card on file with the Dunstable Water Department shows the location of the water shutoff for the water service to the police station and the house at 11 Pleasant St. The main in the street is a 12" line. A fire service and irrigation connection is currently not installed to the existing police station. Future building improvements may require the need for a future fire service connection.

Electric: Electricity is serviced by National Grid. The electric service is via overhead wire to the southeast corner of the building. There is a generator located on the southern side of the building no generator location on the Site.

Natural Gas: Gas to the building is serviced by National Grid. The gas meter is located at the southeast corner of the building.



Picture 1: Southern driveway and emergency generator.



Picture 2: Front parking lot



Picture 3: Donated Police Station sign



Picture 4: Trench drain



Picture 5: Roof drain connection.



Picture 6: Slope down to the rear parking area.



Picture 7: View from the southeast



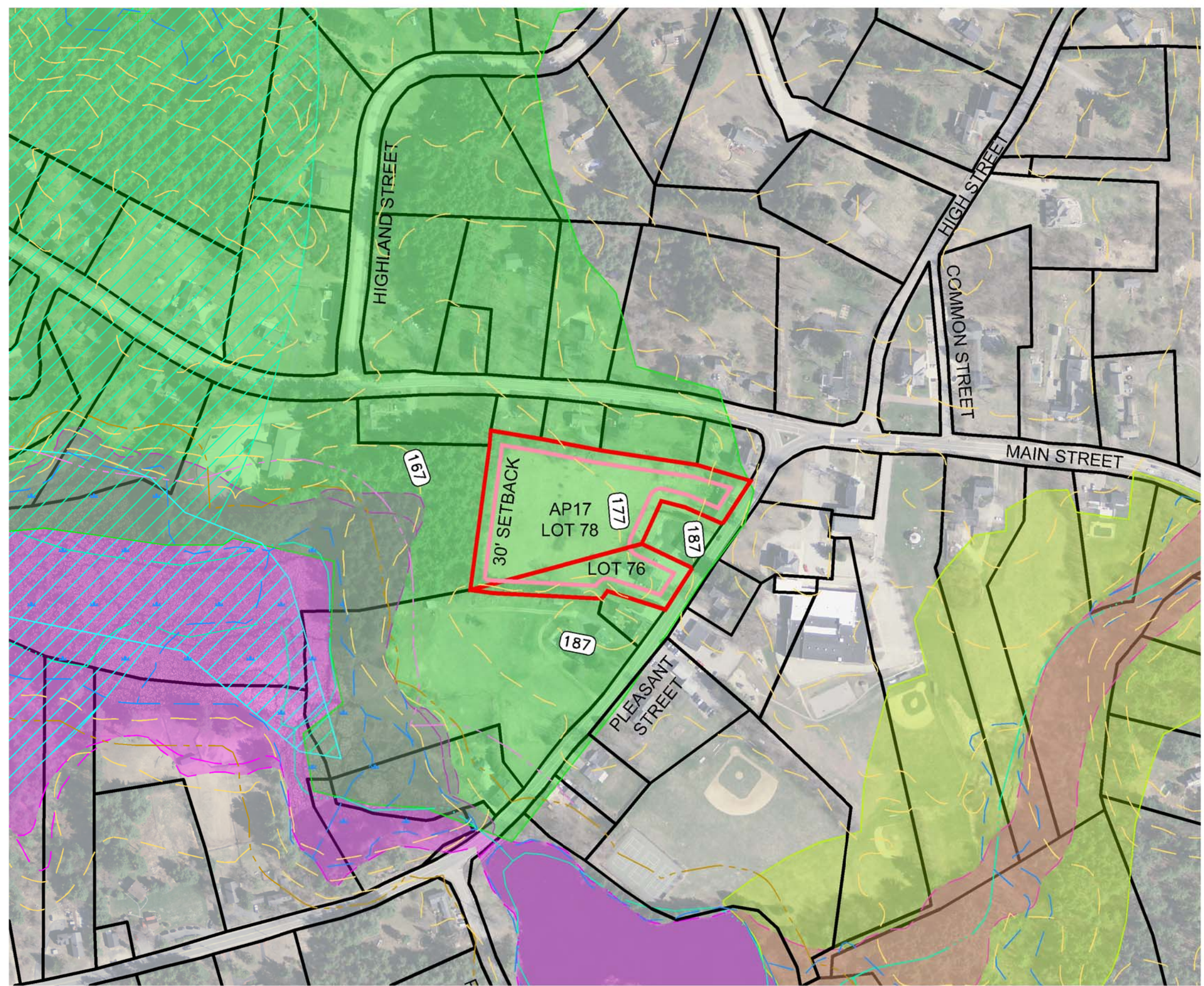
Picture 8: View of the police station and upper parking lot from the northeast.



Picture 8:Residetial house on the property to the rear of the Police Station

EXISTING CONDITIONS DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY

PLEASANT STREET DUNSTABLE, MA.
PARE JOB No. 16192.00 JULY 2016

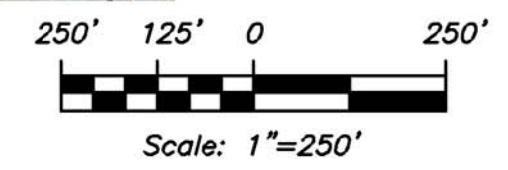


LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- CONTOURS
- FLOOD ZONE LINE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERFRONT BUFFER
- PRIORITY HABITAT
- RIVERS AND STREAMS
- AQUIFER
- WATER RESOURCE PROTECTION ZONE II
- WETLANDS

NOTE:

TOTAL AREA OF PROPERTY LIMIT IS 4.2± ACRES
(INCLUDES LOTS 76 AND 78 ON AP. 17)



**Existing Site Narrative Feasibility Study – between 404 Main Street and Lowell Street
Main/Lowell Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the lot located between 404 Main Street and Lowell Street in Dunstable, MA (the “Site”). The Site is comprised of one lot which occupies approximately 6.32 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lot 6. The parcel is one lot of 8 adjacent lots which makes up the site of Dumont Enterprises, Inc., a land excavation construction company. The western portion of the site is mostly grassed field which has frontage on Main St and no vehicular access to the site. The eastern portion of the site contains an industrial building associated with Dumont Enterprises and a bituminous parking area for construction equipment on all sides of the building. The site is bounded by residential properties to the north and west, Dumont Enterprises property to the east, and grassed area with common ownership to the south. It is accessible via a driveway off of Lowell St. on an adjacent property with common ownership. Information was obtained for the site and facilities from aerial maps and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping. An onsite review of the property was not conducted.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R-1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

NATURAL ENVIRONMENT

Topography

The topography of the Site is generally flat with gradual sloping from the road on the west side of the Site to the existing building on the southeast corner of the Site. The topography allows for stormwater to flow to the south of the Site onto adjacent commonly owned property. The high point is at Main St at approximately elevation 206 and the low point is at the southeast corner at approximately elevation 196.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The Site is classified as a combination of mainly 'Hinckley loamy sand' soils with 3 to 8 percent slopes (Map Unit 253B) and a small section of sandy 'Udorthents' (Map Unit 653) in the area around the existing building on the southeast corner of the Site. The Hinckley soils are typically well draining with a depth to restrictive feature of more than 80" and a depth to water table of 80". The udorthents are loamy and/or sandy deposits that also have a depth to restrictive features and water table as more than 80". An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there are no wetlands, streams or ponds located within the Site. Additionally, the Site does not appear to have potential or certified vernal pools as defined by the Natural Heritage and Endangered Species Program (NHESP). Information regarding rare species was obtained from the MassGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there are no significant habitat areas within the Site.

According to the Flood Insurance Rate Maps for Hingham available through FEMA (Federal Emergency Management Agency), this Site is located entirely in Zone X. A Zone X is defined by FEMA areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. There are no restrictions for development in the Zone X area.

INFRASTRUCTURE

Parking and Driveways

Vehicular access to the Site is available from Lowell Street via bituminous concrete driveway on an adjacent Site with common ownership. There is no vehicular access to the western portion of the Site. There is a bituminous lot surrounding the existing building for Site circulation and parking of construction equipment.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the Bylaws require adequate spaces in accordance with the anticipated needs based on the proposed use.

Utilities

Information regarding the exiting utilities was obtained for the Site data available through the Town and through MassGIS data layers.

Drainage: Stormwater does not appear to be currently managed or treated on the Site. There are no catch basins located within the Site or in Lowell St adjacent to the Site. Runoff from the Site generally flows from northwest to southeast on the Site. Runoff from the impervious area on the Site flows to the southeast to the adjacent abutting property.

Future site and building improvements would likely require the mitigation and treatment of stormwater flows from the building and the Site. It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: The sewer system of the adjacent commonly owned property is currently serviced by an onsite septic system which appears to be comprised of a septic tank and a leach field. The exact location and extents are unknown. There were no files on record for the system at the Dunstable Board of Health.

Future building on this Site would likely require a new septic system compliant with the latest Title V requirements (310 CMR 15).

Water: According to the Town of Dunstable water system map, the Site is not currently a customer of the Dunstable Water Department. The main in Lowell St adjacent to the Site is 6". The nearest hydrant to the Site is at the intersection of Main St and Lowell St. According to the Water Distribution System Map for Dunstable, the subject property is not currently a customer of the Town water system. A water service tie card on file with the Dunstable Water Department shows the location of the water shutoff for the water service to the residential house at 19 Lowell St. on the Lot 17-4, however, there were no water tie cards on record for the Dumont Enterprises buildings. According to the MassDEP Search Well database, there are no wells located on the Site. Future development would also require the need for a future fire service connection.

Electric: Electricity in Dunstable is serviced by National Grid. There are overhead wires adjacent to the Site in Lowell St. Electric Service to the Dumont Enterprises Site is via overhead wires extended from Lowell St.

Natural Gas: Gas in Dunstable is serviced by National Grid.

**Existing Site Narrative Feasibility Study – Dunstable 476 Main Street
476 Main Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the lot between 486 Main Street and 504 Main Street in Dunstable, MA (the “Site”). The Site is located on one lot which occupies approximately 5.06 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lot 30. The Site is currently undeveloped with partial grassed areas and partial forested areas. The land is owned by a private owner. The property to the west developed with an antiques shop is owned by the same family. The site is bounded by Main Street and a residential lot to the north, residential lots to the east, forested area to the south, and a residential lot and wetlands to the west. There is no vehicular access to the site. Information was obtained for the site and facilities from aerial maps and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping. An onsite review of the property was not conducted.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R-1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

NATURAL ENVIRONMENT

Topography

The topography of the site is generally slopes from west to the east towards a wetland in the north eastern portion of the site. The slope is steeper adjacent to the stream in the eastern portion of the site. The high point of the site is at Main St at above elevation 206. The low point of the site is at the stream in the southwest side of the site at approximately elevation 187.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The site is classified as a combination of 'Hinckley loamy sand' soils with 8 to 15 percent slopes (Map Unit 253C) and 'Wareham loamy fine sand' soils with 0 to 5 percent slopes (Map Unit 32B). These soils have a high infiltration rate with restrictive features typically located more than 80" below grade. Hinckley loamy sand also has a depth to water table of 80", however, Wareham loamy fine sand has a depth to water table of 6" to 18". An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there is a wetland located within the northeastern section of the site. There are also multiple streams and one hydrologic connection that runs through the middle of the site and connects the wetlands on site to adjacent wetlands on the southwestern boarder of the site. However, no ponds are located within the site. Additionally, a portion of the site is part of a flood zone surrounding one of the streams that run through the site. The site does not appear to have potential or certified vernal pools as defined by the Natural Heritage and Endangered Species Program (NHESP). Information regarding rare species was obtained from the MassGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there is a significant habitat area within the majority of the Site. We would recommend further review on the species mapped here and how they would impact future development.

According to the Flood Insurance Rate Maps for Hingham available through FEMA (Federal Emergency Management Agency), this Site is located in Zone X and Zone A. A Zone X is defined by FEMA as areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. In regards to FEMA, there are no restrictions for development in the Zone X area. A Zone A is defined by FEMA as one of the special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations have been determined for Zone A. A majority of the eastern portion of the Site is within the floodplain.

INFRASTRUCTURE*Parking and Driveways*

There is currently no vehicular or pedestrian access within the Site. The Site does not contain any impervious area. There are no sidewalks along Main St.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the By-Laws require adequate spaces in accordance with the anticipated needs based on the proposed use.

Utilities

Information regarding the exiting utilities was obtained for the Site from data available through the Town and through MassGIS data layers

Drainage: Stormwater does not appear to be currently managed or treated on the Site. There are no catch basins located within the Site or in Main St adjacent to the Site. Runoff from the Site generally flows from northwest to southeast on the Site.

Future Site and building improvements would likely require the mitigation and treatment of stormwater flows from the building and the Site. It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: The sewer system of the adjacent commonly owned property is currently serviced by an onsite septic system which appears to be comprised of a septic tank and a leach field. There were no files on record for the system at the Dunstable Board of Health. The exact location and extents are unknown.

Future building on this Site would likely require a new septic system compliant with the latest Title V requirements (310 CMR 15).

Water: The water main in Main St adjacent to the grass portion of the Site is 12". Water is currently supplied to the adjacent property from the Town of Dunstable. A water service tie card on file with the Dunstable Water Department shows the location of the water shutoff for the water service to 504 Main St. on the Lot 17-32. According to the MassDEP Search Well database, there are no wells located on the Site. Future development would also require the need for a future fire service connection.

Electric: Electricity in Dunstable is serviced by National Grid. There are overhead wires adjacent to the Site in Main St. Electric Service to the adjacent antiques shop is provided by overhead wires from a utility pole in Main St.

Natural Gas: Gas in Dunstable is serviced by National Grid.



Picture 1: Sign at the adjacent property



Picture 2: View of the Site from Main St.

**Existing Site Narrative Feasibility Study – 41 Lowell Street
41 Lowell Street, Dunstable, MA**

Pare Corporation is pleased to submit this Existing Site Narrative for the lot located at 41 Lowell Street in Dunstable, MA (the “Site”). The Site is comprised of one privately owned lot which occupies approximately 17.5 acres as shown on the Town of Dunstable (“Town”) Assessors Map 17 Lot 4-1. The parcel is one lot of 8 adjacent lots which makes up the site of Dumont Enterprises, Inc., a land excavation construction company. It is bounded by residential properties to the north, forested area to the east, grassed field and forested area to the south, and grassed field to the west. It is accessible via a driveway off of Lowell Street with no parking on the subject property. The Site is currently mainly undeveloped and contains only the existing bituminous driveway from Lowell St. which is the primary point of access to the Dumont Enterprises site. Information was obtained for the Site and facilities from aerial maps, and data available through the Massachusetts Office of Geographic Information (MassGIS) online mapping. An onsite review of the property was not conducted.

ZONING

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200’
Maximum Height	36’
Maximum percentage that may be covered by all buildings	25%
Front Yard	30’
Side Yard	30’
Rear Yard	30’

NATURAL ENVIRONMENT

Topography

The topography of the Site is generally flat. The Site pitches to a low point at the center of the Site at the banks of a pond. The highest elevation of the site is approximately elevation 206 at the driveway entrance at Lowell St. The low point of the Site is below elevation 196.

Soils

Existing geologic information was obtained from data produced by the National Cooperative Soil Survey operated by the USDA Natural Resource Conservation Services. The Site is classified as a combination of 'Hinckley loamy sand' soils with 3 to 8 percent slopes (Map Unit 253B), 'Freetown muck' soils with 0 to 1 percent slopes (Map Unit 52A), sandy udorthents (Map Unit 653), and water (Map Unit 1). The Hinckley soils are typically well draining with a depth to restrictive feature of more than 80" and a depth to water table of 80". The udorthents are loamy and/or sandy deposits that also have a depth to restrictive features and water table as more than 80". Freetown muck has the same 80" depth to restrictive features but does not drain well due to its depth to water table of 0" to 6". An in-depth geotechnical and soil evaluation will need to be performed to properly design foundations for future buildings and reviewed for drainage improvements.

Regulated Areas

Review of the MassGIS data layers shows that there is a pond, a stream that connects into the pond from the northeast, and hydrologic connections located within the Site. However, there appears to be no bordering vegetated wetlands located within the Site. Additionally, the Site does not appear to have potential or certified vernal pools as defined by the Natural Heritage and Endangered Species Program (NHESP). Information regarding rare species was obtained from the MASSGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there are no significant habitat areas within the Site.

According to the Flood Insurance Rate Maps for Dunstable available through FEMA (Federal Emergency Management Agency), this Site is located in Zone X and Zone A. A Zone X is defined by FEMA as areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. There are no restrictions for development in the Zone X area. A Zone A is defined by FEMA as one of the special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations have been determined for Zone A. A majority of the eastern portion of the Site is within the floodplain.

INFRASTRUCTURE*Parking and Driveways*

Vehicular access to the Site is available from Lowell Street via bituminous concrete driveway which appear in good condition. The driveway is approximately 250 feet long and extend from Lowell St. to the south where it connects to the paved parking and storage area of the Dumont Enterprises operations site on the adjacent lot. A Dumont Enterprises" granite sign and a chain link fence and metal swing gate are located at the driveway entrance. There are dirt paths within the Site which extend from the paved driveway through the south of the Site. There are currently no sidewalks along Lowell Street or on the Site.

There is an easement that runs through the Site parallel to the southeast property line. The easement for the New England Power Company, is 250' wide, and contains overhead transmission lines. We would recommend further review of this easement as it pertains to restrictions for development.

Future parking space dimensions are required per the By-Laws to be 9' X 18.' Accessible parking spaces would be required to meet the minimum requirements of 521 CMR Architectural Access Board. Coordination with the Town will be required to determine the quantity of parking required as the Bylaws require adequate spaces in accordance with the anticipated needs based on the proposed use.

Utilities

Information regarding the exiting utilities was obtained for the Site data available through the Town and through MassGIS data layers.

Drainage: Stormwater does not appear to be currently managed or treated on the Site. Runoff flows overland towards the pond at the center of the Site. Runoff from the adjacent property developed with the Dumont Enterprises site appears to flow onto the Site untreated. There do not appear to be catch basins located within the Site or adjacent to the Site on Lowell St.

It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development.

Sewer: The sewer system appears to be serviced by an onsite septic system comprised of a septic tank and a leach field. There were no files on record for the system at the Dunstable Board of Health. The exact location and extents are unknown.

Future building on this site would likely require a new septic system compliant with the latest Title V requirements (310 CMR 15).

Water: The water system for the Town extends onto Lowell St and terminates approximately 100 feet to the west of the Site. The size of the main in Lowell St is 2". The nearest hydrant to the Site is at the intersection of Main St and Lowell St. According to the Water Distribution System Map for Dunstable, the subject property is not currently a customer of the town water system. A water service tie card on file

with the Dunstable Water Department shows the location of the water shutoff for the water service to the residential house at 19 Lowell St. on the Lot 17-4, however, there were no water tie cards on record for the Dumont Enterprises buildings. According to the MassDEP Search Well database, there are no wells located on the Site. Future building improvements would either require an extension of the Town water system in Lowell St or installation of well on the Site. Future development would also require the need for a future fire service connection.

Electric: Electricity in Dunstable is serviced by National Grid. There are overhead wires adjacent to the Site in Lowell St. Electric Service to the Dumont Enterprises site is via overhead wires extended from Lowell St.

Natural Gas: Gas in Dunstable is serviced by National Grid. It is unknown whether the Site is connected to gas.



Picture 1: Chain link fence and gate at the Site entrance



Picture 2: Granite sign at the Site entrance



Picture 3: Aerial photograph (view from the north, Source: Bing Maps)

**Existing Site Narrative Feasibility Study
108 and 114 Pleasant Street, Dunstable, MA**

The following is the updated summary of the constraints of the sites in question. It also addresses comments on the site layouts provided. Attached is a markup of the site layout.

We understand the following two parcels are under review which both are to be donated to the town and combined prior to development:

- Lot 17-57-0, 114 Pleasant Street Owner: Simmons Gerald Life Estate C/O David Simmons
- Lot 17-53- 2, 108 Pleasant Street, Owner: David F Simmons

Zoning:

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200'
Maximum Height	36'
Maximum percentage that may be covered by all buildings	25%
Front Yard	30'
Side Yard	30'
Rear Yard	30'

Infrastructure:

- Parking quantity: The Zoning bylaw parking requirement, as listed in section 12.2.2, is for a quantity of “spaces in accordance with anticipated needs as determined by the site plan authority.” As the project moves into design, the parking space needs should be coordinated with the planning board. The apparent conceptual site design provides 43 total parking spaces.

- Circulation: The attached conceptual site design is attached with comments regarding site circulation, drive aisle alignment, and turning movements.
- Cover: The total acreage of the two sites is 6.6 acres. It appears as though the proposed building footprint is does not exceed the max cover of 25%. (approximately 19,900sf over a roughly 6.6 acre site, the coverage is currently at about 7%)
- Water: The size of the main in Pleasant Street is 4". The nearest two fire hydrants to the Site are at the intersection of Pleasant Street and Pond Street and on Pleasant Street west of the site at the Post Office. According to the fire Chief the 4" main is an old asbestos line which would likely need to be upgraded for future development of the Site. Future development would also require the need for a future fire service connection.
- Wastewater: We understand that the residential properties are likely serviced by onsite septic systems. However, from our review with the Board of health, we have no record of an existing on-site septic system for either property. New development of the station would likely require installation of a new septic system. The existing septic system will also need to be maintained in the proposed condition if the existing house will remain occupied.
- Drainage: It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development. There appears to be adequate land area available for stormwater infrastructure. There appears to be green space to the south of the site. To make this green space available for stormwater treatment BMPs, the proposed wall will likely need to be shifted to the south to provide space.
- Other utilities: Electricity in Dunstable is serviced by National Grid. There are overhead electrical wires which run along the entire length of the two properties frontage along Pleasant Street. These utilities will likely need to be maintained in the future development. We do not have records of a gas connection to either site and will need to evaluate the availability of gas to the proposed site moving forward.
- Other: There is a stone wall along the length of the two properties' frontage along Pleasant Street. If the wall is proposed to be altered, it would likely need to be relocated onsite.

Natural Environment:

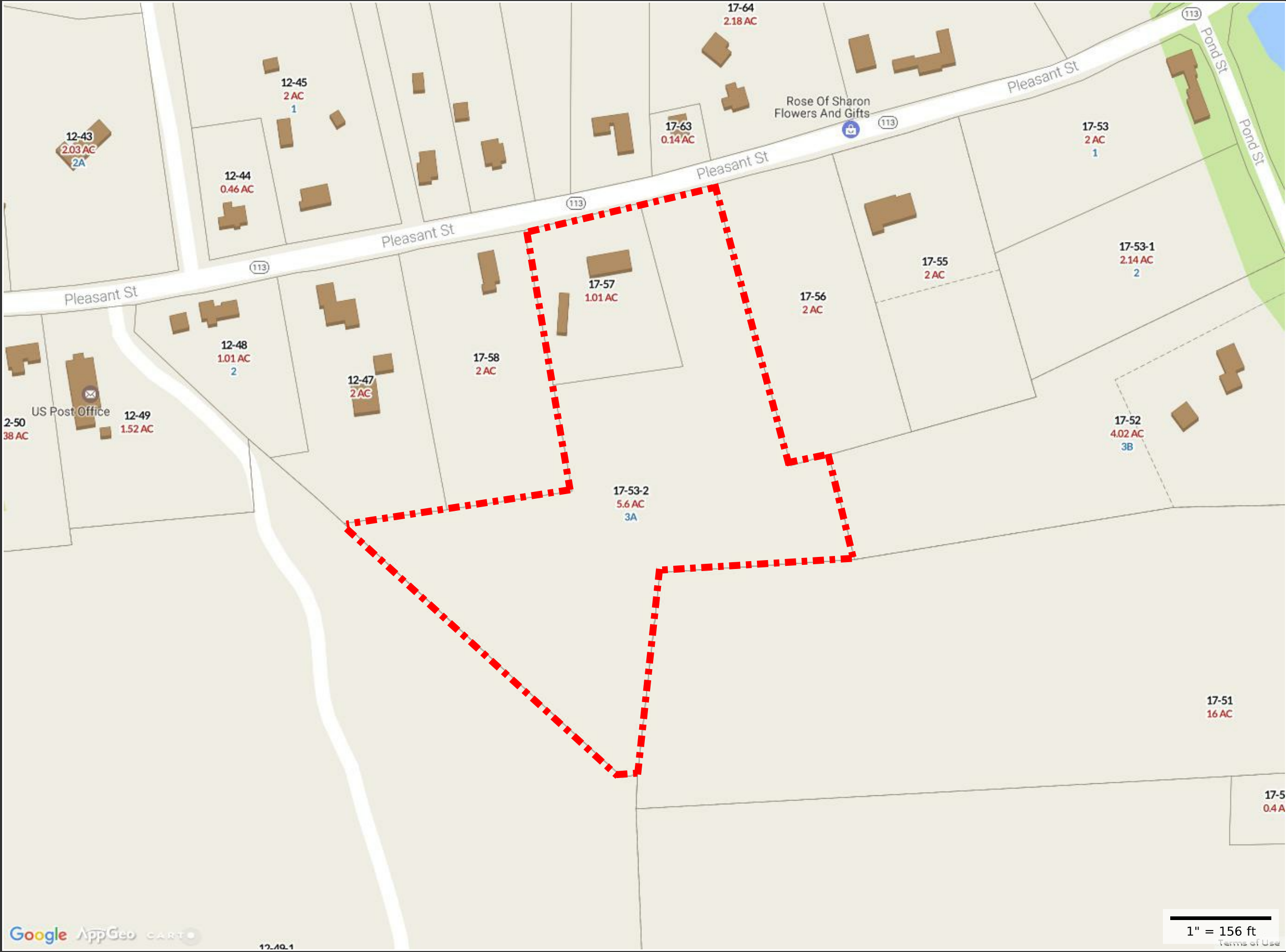
The two proposed properties are shown on the attached Existing Conditions plan for which was previously prepared for the 160 Pleasant Street property.

- Topography: The topography of the Site has a moderate pitch in the area adjacent to Pleasant St. The site slopes at approximately 3% from elevation 196 at the rear of the proposed development to elevation 187 along pleasant street. There is a steep hill at the south east corner of the site. The overall topography allows for the stormwater to flow southeast towards Lower Massapoag Pond. Based on the schematic layout, a wall will be required at the southern and southeast edges of the development.
- Regulated Areas: Review of the MassGIS data layers shows that there are no wetlands, certified or potential vernal pools, rivers, streams, or other water features, ground or surface water supply zones. There is a wetland approximately 170-feet west of the site whose 100-foot regulatory buffer does not extend over the property line. There are no known Natural Heritage and Endangered Species Program (NHESP) mapped habitat on Site based on available MassGIS data maps. According to the Flood Insurance Rate Maps for Dunstable available through FEMA (Federal Emergency Management Agency), this Site is determined to be outside the 0.2% annual

chance floodplain. In regards to FEMA, there are no restrictions for development in the Zone X area.

- Additionally, tree clearing may be required for expansion onto the property. As such, tree clearing may impact local species and require additional permitting including the Northern Long-Eared Bat (NLEB) which is a recently listed federal species. Federal reviews require the agency to provide coordination with the US Fish and Wildlife Service (USFWS) to determine whether the work may result in an incidental “take” of a species. While the USFWS website specifies a time of year restriction for tree clearing of June 1 to July 31, we have also faced a broader time of year restrictions of April 15 to August 31.

17-53-2



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Dunstable, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2016
Properties updated January 1, 2016

DUNSTABLE FIRE DEPARTMENT FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Admin Areas												
1	Men's Toilet Room	64	26	1	64	1.0	64	0	64	0	calculated minimum size per code	Use Public or Living Area Restroom
2	Women's Toilet Room	64	26	1	64	1.0	64	0	64	0	calculated minimum size per code	Use Public or Living Area Restroom
3	Fire Chief Office	192	65	1	192	1.0	175	150	25	0		
4	Deputy Fire Chief Office	192	0	1	192	1.0	150	0	150	0		Future Office
5	Captain's Office	175	0	0	0	0.0	0	0	0	0		
6	Lieutenants Office	175	0	0	0	0.0	0	0	0	0		
7	Fire Prevention & Plan Storage	350	0	1	350	1.0	350	150	200	0		Open Office Area
8	Fire Investigator	250	0	1	250	0.0	175	0	175	0		Future Office
9	EMS Officer	120	0	1	120	0.0	0	0	0	0		Shared in Open Office Area
10	ALS / Clinical Coordinator	120	0	0	0	0.0	0	0	0	0		
11	Training Officer	120	0	1	120	0.0	0	0	0	0		Shared in Open Office Area
12	Training Officer Assistant	120	0	0	0	0.0	0	0	0	0		
13	Union Representative	120	0	0	0	0.0	0	0	0	0		
14	Office Manager	120	0	0	0	0.0	0	0	0	0		
15	Administrative Assistant	224	0	0	0	0.0	0	0	0	0		
16	General Office	165	0	0	0	0.0	0	0	0	0		
17	Report Writing Stations	30	0	10	300	4.0	120	120	0	0	calculated per person	Shared in Open Office Area
18	Shift Office	175	0	1	175	0.0	0	0	0	0		
19	File Storage	100	0	0	0	0.0	0	0	0	0		
20	Copy / Supplies	80	0	0	0	1.0	80	0	80	0		Shared in Open Office Area
21	Workroom	100	0	0	0	1.0	100	0	100	0		Shared in Open Office Area
22	Library / Resource	80	0	0	0	0.0	0	0	0	0		
23	Conference Room	30	420	12	360	0.0	0	0	0	0	calculated per person	
24	Mail Delivery Room	64	0	0	0	0.0	0	0	0	0		
25	General Storage	100	0	1	100	0.8	80	80	0	0		
26	Server Room	200	0	1	200	0.0	0	0	0	0		Shared with Police Dept
27	Janitor's Closet	39	0	0	0	0.0	0	0	0	0		
28	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			537		2,487		1,358	500	858	0		
Living Areas												
29	Men's Toilet/Shower Room	88	0	1	88	1.0	88	88	0	0	calculated minimum size per code	
30	Women's Toilet/Shower Room	88	0	1	88	1.0	88	88	0	0	calculated minimum size per code	
31	Locker Area (Total Men + Women)	varies	0	35	420	35.0	420	220	200	0	calculated per locker & size	Half Height Lockers
32	Fitness	50	0	6	300	0.0	0	0	0	0	calculated per person	Shared with Police Dept
33	Day Room	50	0	10	500	10.0	500	500	0	0	calculated per person	
34	Kitchen & Dining	64	107	10	640	5.0	320	320	0	0	calculated per person	
35	Quarter Master Storage	100	0	0	0	0.0	0	0	0	0		
36	Single-Occupancy Dorm Rooms	135	0	5	675	5.0	675	675	0	0	calculated per person	
37	Double-Occupancy Dorm Rooms	200	0	0	0	0.0	0	0	0	0	calculated per person	Open area for future use
38	Officers Dorm Rooms	160	0	0	0	0.0	0	0	0	0	calculated per person	
39	Domestic Laundry	80	0	1	80	1.0	100	100	0	0		Combine spaces
40	Janitor's Closet	39	0	1	39	1.0						
41	Living Area General Storage	100	17	1	100	0.0	0	0	0	0		
42	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			124		2,930		2,191	1,991	200	0		

DUNSTABLE FIRE DEPARTMENT FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Operations Areas												
43	Apparatus Bays	1,600	2,342	6	9,600	5.0	9,600	4,560	5040	0	calculated per bay	2 double-sided (76') + 2 single-sided (38')
44	Mezzanine	400	0	0	0	0.0	0	0	0	0		
45	Triage	130	0	0	0	0.0	0	0	0	0		
46	Hose Storage Rack	20	0	0	0	2.0	40	0	40	0	calculated per rack	Hoses stored in Apparatus Bays
47	Hose Tower	0	0	0	0	0.0	0	0	0	0		
48	Turnout Gear Room	varies	0	35	420	35.0	420	420	0	0	calculated per locker & size	24 x 24
49	EMS Storage	150	0	1	150	1.0	64	64	0	0		
50	Workshop & House Compressor	96	0	1	96	1.0	96	96	0	0		Combined spaces for tools and Veh Exhaust system
51	Tool Storage	64	0	1	64	0.0						
52	Gear Washing	192	0	1	192	1.0	192	192	0	0		
53	Dirty Restroom (Unisex)	56	0	1	56	1.0	56	56	0	0		
54	SCBA Fill & Compressor Room	184	0	1	184	1.0	184	0	184	0		Storage for 20 bottles
55	SCBA Bottle Storage Room	250	0	1	250	0.0	0	0	0	0		Storage in SCBA Fill Room
56	SCBA Cleaning Room	64	0	1	64	1.0	64	64	0	0		
57	Watch Room	120	0	0	0	1.0	120	100	20	0		
58	Radio Charging Station	1	0	15	15	0.0	0	0	0	0	calculated per station	Move to Turnout Gear Room
59	Apparatus Fuel Storage	64	0	0	0	0.0	0	0	0	0		
60	Operations Storage	196	0	0	0	1.0	196	196	0	0		
61	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			2,342		11,091		11,032	5,748	5284	0		
Infrastructure Areas												
62	Elevator Stops	80	0	2	160	0.0	0	0		calculated per floor level	see shared spaces	
63	Elevator Machine Room	80	0	1	80	0.0	0	0				
64	Stairs (Shafts x Levels)	300	0	4	1,200	0.0	0	0				
65	Mechanical Room	500	0	1	500	0.0	0	0				
66	Sprinkler Room	250	0	1	250	0.0	0	0				
67	Electrical Room	250	0	1	250	0.0	0	0				
68	Electrical Closet	36	0	0	0	0.0	0	0				
69	Communications Closet	36	0	0	0	0.0	0	0				
70	Generator	0	0	0	0	0.0	0	0				
71	Generator Fuel Storage	0	0	0	0	0.0	0	0				
72	Other	0	703	0	0	0.0	0	0		existing attic space		
Totals:			703		2,440		0	0				
SUB TOTALS			3,706		20,919		14,581	8,239	6,342	0		
Area Increases												
Horizontal Circulation Increase		15%	Actual Area		447	3,138	2,187	1,236	951	0		
Infrastructure Increase		15%			447	3,138	2,187	1,236	951	0		
Totals:					447	6,276	4,374	2,472	1,903	0		
TOTALS			4,153		27,195		18,955	10,711	8,245	0	TOTAL FIRE DEPT	
								4,336	364	0	TOTAL SHARED/PUBLIC SPACES	
								4,554	1,442	4,700	TOTAL POLICE DEPARTMENT	
								19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY	

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Public Areas												
1	Complaints / Interview	120	0	1	120	0	0	0	0	0		Combine with Soft Interview
2	Polygraph	72	0	1	72	0	0	0	0	0		N/A in Massachusetts
3	Soft Interview / Juvenile Holding	100	0	1	100	1	100	100	0	0		
4	Other	0	0	0	0	0	0	0	0	0		
Totals:			97		1,445		100	100	0	0		
Admin Areas												
5	Men's Toilet Room	64	45	1	64	1	64	0	64	0	calculated minimum per code	Use Public or Support Area Restroom
6	Women's Toilet Room	64	45	1	64	1	64	0	64	0	calculated minimum per code	
7	Squad/Patrol Room	30	0	3	90	5	150	150	0	0	calculated per person	Combine with Squad/Patrol Room or Conf Room
8	Briefing Room	30	0	3	90	0	0	0	0	0	calculated per person	
9	Staff Entry (Vestibule)	80	0	1	80	1	80	80	0	0		
10	Operations Room	120	0	0	0	0	0	0	0	0		
11	Commissioner	250	0	0	0	0	0	0	0	0		
12	Chief's Office	250	0	1	250	1	175	150	25	0		
13	Deputy Chief's Office	200	0	0	0	0	0	0	0	0		
14	Superintendent's Office	200	0	0	0	0	0	0	0	0		
15	Deputy's Office	150	0	0	0	0	0	0	0	0		
16	Captain's Office	150	0	0	0	0	0	0	0	0		
17	Lieutenant's Office	150	0	1	150	1	120	600	120	0		Combined Open Office Area
18	Sergeant's Office	150	0	1	150	1	120					
19	Detective's Office	150	0	2	300	2	240					
20	Prosecutor's Office	150	0	1	150	1	120					
21	Investigator's Office	150	0	0	0	0	0					
22	Animal Control Office	120	0	0	0	0	0					
23	Training Officer	120	0	1	120	1	120					
24	Shift Officer	120	200	0	0	0	0	0	0	0		
25	Community Outreach Officer	120	0	0	0	0	0	0	0	0		
26	Public Education Officer	120	0	0	0	0	0	0	0	0		
27	Public Safety Officer	120	0	0	0	0	0	0	0	0		
28	Office Manager	120	0	0	0	0	0	0	0	0		
29	Administrative Assistant	120	107	1	120	1	120	120	0	0		
30	General Office	120	751	0	0	0	0	0	0	0		
31	Report Writing Stations	30	0	3	90	3	90	0	90	0	calculated per person	Workstations in Open Office Area
32	Conference Room	30	0	20	600	0	0	0	0	0	calculated per person	Shared with Fire Dept
33	Work Area	100	0	1	100	1	80	0	80	0		Combine with Open Office Area
34	Library / Resource Area	64	0	0	0	0	0	0	0	0		
35	Copy / Supply Area	80	0	0	0	1	80	0	80	0		Combine with Open Office Area
36	General Storage	100	0	1	100	1	80	80	0	0		
37	Records Storage	100	183	0	0	1	250	200	50	0		High Density Storage + Personnel Records
38	Break Room	30	151	5	150	5	150	0	150	0	calculated per person	Move to Squad/Patrol Room
39	Mail Delivery Room	64	0	1	64	0	0	0	0	0		
40	Server Room	200	128	1	200	0	0	0	0	0		Shared with Fire Dept
41	Janitor's Closet	39	0	0	0	0	0	0	0	0		
42	Other	120	0	0	0	0	0	0	0	0		
Totals:			1,610		2,932		2,103	1,380	723	0		

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Support Areas												
43	Men's Toilet/Shower Area	94	68	1	94	1	94	94	0	0	calculated minimum per code	Change per Police request
44	Women's Toilet/Shower Area	94	0	1	94	1	94	94	0	0	calculated minimum per code	
45	Men's Locker Area	22.50	107	13	282	15	338	338	0	0	calculated per locker & size	
46	Women's Locker Area	22.50	0	13	282	5	113	113	0	0	calculated per locker & size	
47	Fitness Room	50	0	3	150	0	0	0	0	0	calculated per person	May be contracted to other Departments
48	Radio Room	100	0	1	100	1	100	100	0	0		
49	General Storage	100	0	1	100	1	100	80	20	0		
50	Firing Range (per lane)	600	0	10	6,000	5	3,000	0	0	3,000	calculated per lane	
51	Range Control Room	175	0	1	175	1	125	0	0	125		
52	Range Mechanical Room	280	0	1	280	1	100	0	0	100		
53	Range Weapons Cleaning	120	0	1	120	1	60	0	0	60		
54	Range Weapons & Ammunition Storage	225	0	1	225	1	100	0	0	100		
55	Training Simulator	225	0	0	0	0	0	0	0	0		
56	Janitor's Closet	39	0	1	39	1	39	39	0	0		
57	Other	0	0	0	0	0	0	0	0	0		
Totals:			175		7,940		4,262	857	20	3,385		
Operations Areas												
58	Dispatch Toilet - Men	64	0	0	0	0	0	0	0	0	calculated minimum per code	Regional Dispatch
59	Dispatch Toilet - Women	64	0	0	0	0	0	0	0	0	calculated minimum per code	
60	Dispatch	80	0	0	0	0	0	0	0	0		
61	Detention Staff Toilet - Men	58	0	1	58	1	58	0	0	58	calculated minimum per code	Future addition if needed
62	Detention Staff Toilet - Women	58	0	1	58	1	58	0	0	58	calculated minimum per code	
63	Detention Shower	48	0	1	48	1	48	0	0	48	calculated minimum per code	
64	Temp Holding Cell	74	0	3	222	3	222	0	0	222	per DPH guidelines	
65	Detox Cell	72	0	0	0	0	0	0	0	0	per DPH guidelines	
66	Single Occupant Cell - Male	72	0	2	144	2	144	0	0	144	per DPH guidelines	
67	Single Occupant Cell - Female	72	0	1	72	1	72	0	0	72	per DPH guidelines	
68	Booking / Processing Stations	100	0	3	300	1	100	0	0	100		Exterior Vehicle Impound Area Alcove in Sally Port Store in Sally Port Existing Exterior Shed
69	Hard Interview	72	0	3	216	1	72	72	0	0		
70	Bail Officer	120	0	0	0	0	0	0	0	0		
71	Bail Release	72	0	0	0	1	72	0	72	0		
72	Visitor Vestibule	64	0	0	0	1	64	64	0	0		
73	Mantrap	60	0	0	0	0	0	0	0	0		
74	Vehicle Sally Port	300	0	3	900	2	600	600	0	0		
75	Vehicle Holding	300	0	1	300	0	0	0	0	0		
76	Tire Storage	60	0	1	60	1	60	30	30	0		
77	Found Items	124	0	0	0	0	0	0	0	0		
78	Bicycle Storage	72	0	2	144	2	144	0	144	0		
79	Kennel	30	0	0	0	0	0	0	0	0		
80	Mounted Patrol Gear Storage	30	0	0	0	0	0	0	0	0		
81	Armory, Weapons Cleaning, & Storage	120	0	1	120	1	120	100	20	0		
82	Evidence Processing	150	0	1	150	1	150	100	50	0		
83	Evidence Storage	300	53	1	300	1	250	200	50	0		
84	High Security Storage	64	70	0	0	0	0	0	0	0		
85	Other	0	380	0	0	0	0	0	0	0		
Totals:			503		3,092		2,234	1,166	366	702		Existing Multi-Purpose Room

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Infrastructure Areas												
86	Elevator Stops	80	0	0	0	0	0	0			calculated per floor level	
87	Elevator Machine Room	80	0	0	0	0	0	0				
88	Stairs (Shafts x Levels)	300	190	0	0	0	0	0			calculated per floor level	
89	Mechanical Room	500	116	1	500	0	0	0			estimated - verify Space Needs	
90	Sprinkler Room	250	0	1	250	0	0	0			estimated - verify Space Needs	Existing not sprinklered
91	Electrical Room	250	0	1	250	0	0	0			estimated - verify Space Needs	Currently with Server
92	Electrical Closet	36	0	0	0	0	0	0				
93	Communications Closet	36	0	0	0	0	0	0				Currently with Server
96	Other	0	0	0	0	0	0	0				
Totals:			306		1,000		0	0				
SUB TOTALS			2,691		16,409		8,699	3,503	1,109	4,087		
Area Increases			Actual area									
Horizontal Circulation Increase		15%	605		2,461		1,305	525	166	613		
Infrastructure Increase		15%			2,461		1,305	525	166	0		
Totals:			605		4,923		2,610	1,051	333	613		
TOTALS			3,296		21,332		11,309	4,554	1,442	4,700	TOTAL POLICE DEPARTMENT	
								4,336	364	0	TOTAL SHARED SPACES	
								10,711	8,245	0	TOTAL FIRE DEPARTMENT	
								19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY	

DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Shared Areas												
1	Men's Toilet Room	64	0	1	64	1.0	86	64	22		calculated minimum size per code	Future Shower - Medium Priority
2	Women's Toilet Room	64	0	1	64	1.0	86	64	22		calculated minimum size per code	Future Shower - Medium Priority
3	Entry Vestibule	80	0	1	80	1.0	80	80	0			
4	Lobby / Waiting Area	100	0	1	100	1.0	100	50	50			Shared with Police Dept
5	Community/Training Room - Tables & Chairs	22.5	0	55	1,238	55	1,238	1,200	38		calculated per person (larger calculated area used)	Shared with Police Dept
6	Community/Training Room - No Tables	17.5	0	60		60						
7	Training Room Break-Out & Table/Chair Storage	15.00%	0	1	186	1.0	186	100	86		calculated % of Training Room	Kitchen for Seniors - Medium Priority
8	Training Materials Storage	5.00%	0	1	62	1.0	62	0	62		calculated % of Training Room	Store in Break-Out Room
9	Hospitality	3.00%	0	1	38	1.0	38	38	0		calculated % of Training Room	Alcove in Training Room
10	Janitor's Closet	39	0	1	39	0.0	0	0	0			
11	Public Area General Storage	100	0	1	100	0.0	0	0	0			
12	Administrative Conference Room	30	420	12	360	8.0	240	240	0		calculated per person	
13	Fitness	50	0	6	300	6.0	300	300	0		calculated per person	
14	Other	0	0	0	0	0.0	0	0	0			
Totals:			420		2,631		2,415	2,135	280	0		
Infrastructure Areas												
15	Elevator Stops	80	0	2	160	0.0	0	0		calculated per floor level	Single Story?	
16	Elevator Machine Room	80	0	1	80	0.0	0	0				
17	Stairs (Shafts x Levels)	300	0	4	1,200	0.0	0	0				
18	Mechanical Room	500	0	1	500	1.0	500	500				
19	Sprinkler Room	250	0	1	250	1.0	250	250				
20	Electrical Room	250	0	1	250	1.0	250	250				
21	Electrical Closet	36	0	0	0	0.0	0	0				
22	Server Room	200	0	1	200	1.0	200	200				
23	Communications Closet	36	0	0	0	0.0	0	0				
24	Other	0	703	0	0	0.0	0	0				
Totals:			703		2,640		1,200	1,200			existing attic space	
SUB TOTALS			1,123		5,271		3,615	3,335	280	0		
Area Increases												
Horizontal Circulation Increase		15%	Actual Area		791	542	500	42	0			
Infrastructure Increase		15%			791	542	500	42	0			
Totals:			447		1,581	1,085	1,001	84	0			
TOTALS			1,570		6,852	4,700	4,336	364	0	TOTAL SHARED SPACES		
								10,711	8,245	0	TOTAL FIRE DEPARTMENT	
								4,554	1,442	4,700	TOTAL POLICE DEPARTMENT	
								19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY	

Dunstable Public Safety Room Data Sheets

Shared Spaces



DUNSTABLE FIRE Room Data Sheet

PUBLIC GANG TOILET

Uses:

- ☒ Public Gang Toilet
- ☐ Administration Gang Toilet
- ☒ Must be accessible
- ☐ _____

Occ. Load:

0 (simultaneous occupants)

Area:

252 s.f. Net

Width

10' - 8"

Depth:

23' - 8"

Adjacencies:

- ☒ Community / Training Room
- ☒ Fire Prevention
- ☐ Detective's Office
- ☒ Vestibule / Lobby
- ☐ Other _____

Direct Access:

- ☐ Other _____

Finishes:

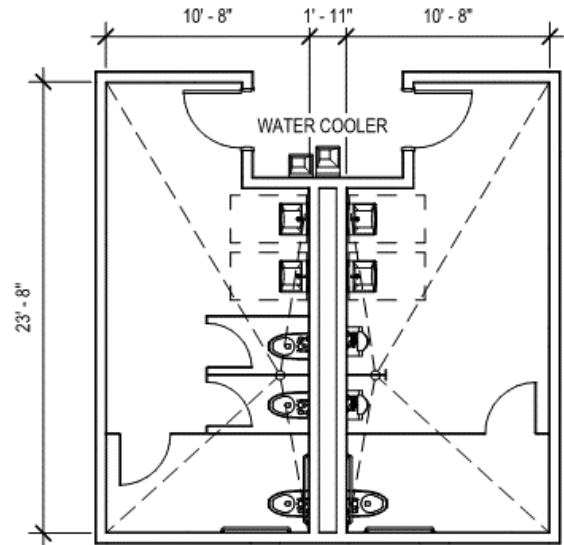
- Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base: ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☒ Gypsum Wall Board, Epoxy Paint
- ☐ All Walls _____ Height:
- ☐ Wet Wall Only _____ Height:
- Ceiling: ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB
- ☐ Other _____

Doors:

- ☒ Solid Core Wood Door
- ☒ Flush ☐ Narrow Lite ☐ Half Lite
- ☐ Other _____

Windows:

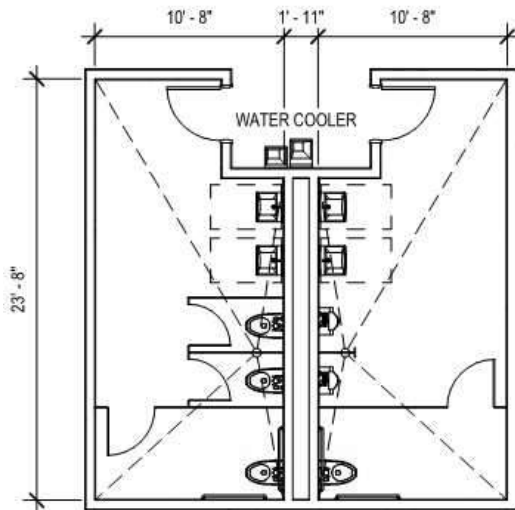
- ☒ None
- ☐ Other _____

**Equipment:**

- ☒ 42" Grab Bars ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Partitions – Floor Supported Overhead Braced
 - ☐ P-Lam Solid Phenolic Core ☐ Solid Plastic
 - ☐ Enameled Steel ☐ Stainless Steel
- ☐ Water fountain / bottle fill
- ☐ Other _____

PUBLIC GANG TOILET

DUNSTABLE FIRE Room Data Sheet



Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☒ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Hose Bibb
- ☐ Other: _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

PUBLIC TOILET

Uses: ☒ Public Toilet
☐ Administration Toilet
☒ Must be accessible
☐ _____

Occ. Load: 0 (simultaneous occupants)

Area: 56 s.f. Net

Width: 8' - 4"

Depth: 6' - 8"

Adjacencies:

☒ Community / Training Room
☒ Fire Prevention
☐ Detective's Office
☒ Vestibule / Lobby
☐ Other _____

Direct Access:

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile

Base: ☐ Resilient ☒ Ceramic Mosaic Tile
☐ None

Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
☒ Gypsum Wall Board, Epoxy Paint
☐ All Walls _____ Height: _____
☐ Wet Wall Only _____ Height: _____

Ceiling: ☒ Humidity & Abuse Resistant ACP
☐ Painted GWB

☐ Other _____

Doors:

☒ Solid Core Wood Door

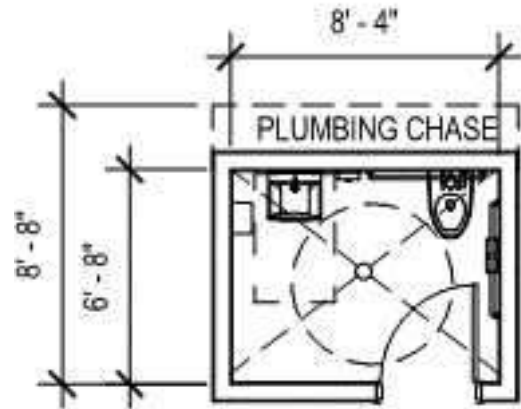
☒ Flush ☐ Narrow Lite ☐ Half Lite

☐ Other _____

Windows:

☒ None

☐ Other _____



Equipment:

☒ 42" Grab Bars ☒ Framed Mirror @ Sink

☐ Paper Towel Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Combo Paper Towel Dispenser / Waste Receptacle
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Waste Receptacle
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ Toilet Paper Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ Soap Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ Sanitary Napkin Disposal
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Sanitary Napkin Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Electric Hand Dryer
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ Coat / Robe Hook
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

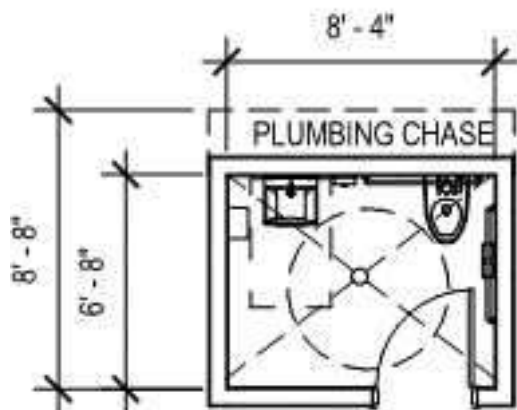
☒ Toilet Partitions - Floor Supported Overhead Braced
☐ P-Lam Solid Phenolic Core ☐ Solid Plastic
☐ Enameled Steel ☐ Stainless Steel

☐ Water fountain / bottle fill

☐ Other _____

PUBLIC TOILET

DUNSTABLE FIRE Room Data Sheet



Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☒ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Hose Bibb
- ☐ Other: _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

VESTIBULE

Uses: ☐ Waiting Area
☒ Safe Haven
☐ _____

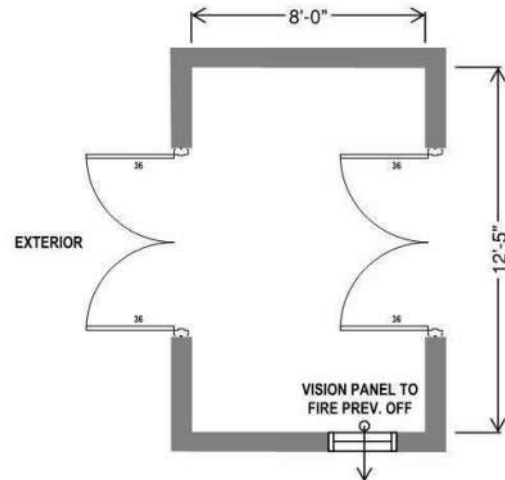
Occupant Load: 0

Area: 80 sf

Width: 10'

Depth: 8'

Adjacencies:
☒ Lobby
☒ Fire Prevention Office
☒ Other Fire Chief's Office



Finishes:

Floors: ☐ Walk-off-mat
☐ Porcelain Tile
☐ Other _____

Base: ☐ None
☐ Resilient
☐ Porcelain Tile
☐ Wood

Walls: ☐ Painted GWB

Ceiling: ☐ Painted GWB
☐ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors
☐ Aluminum / Glass Doors
☐ Solid Core Wood Door
☐ Flush ☐ Narrow Lite ☐ Half Lite
☐ _____

Windows:

☐ None
☐ Inoperable – picture windows
☐ Operable windows
☐ Transaction Window Borrowed Lite to Public Fire Prevention Office
☐ Borrowed Lite
☐ _____

Equipment/Furnishings:

☐ Narcotics Drop –Off Box
☐ Other: _____

Fire Protection:

☐ Fully Sprinklered
☐ Other _____

Plumbing:

☐ None
☐ _____

HVAC:

☐ Ventilation required by Code
☐ Heating
☐ Cooling
☐ HVAC Controls

Power:

☐ Convenience outlet at each wall
☐ Other _____

Voice / Data:

☐ Call Box
☐ Public Address Speakers tied to Zetron system
☐ Other _____

Lighting:

☐ Recessed Lay-in Type Fixtures
☐ Specialty Fixtures
☐ Occupancy Sensors
☐ Daylighting Sensors
☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

LOBBY

Uses: ☒ Waiting Area
☐ Permit Station
☐ _____

Occupant Load: _____ s.f. per person

Adjacencies:
☒ Dispatch
☒ Fire Preventions
☐ Vending
☒ Community Training Room
☐ Other _____

Finishes:

Floors: ☐ Carpet ☐ Vinyl Tile ☐ Porcelain Tile
☐ Wood ☐ Other _____

Base: ☐ None ☐ Resilient ☐ Porcelain Tile
☐ Wood ☐ Other _____

Walls: ☒ Painted GWB ☒ Bullet Resistant
Ceiling: ☒ Painted GWB ☐ ACP
☐ Other _____

Doors:

☐ Hollow Metal Interior Doors ☐ Aluminum / Glass Doors
☐ Solid Core Wood Door
☐ Flush ☐ Narrow Lite ☐ Half Lite
☐ Bullet Resistant to Corridor
☐ Other _____

Windows:

☐ None
☐ Inoperable – picture windows ☐ Operable windows
☐ Transaction Window Borrowed Lite to Dispatch
☐ Borrowed Lite ☐ Bullet Resistant Glazing
☐ Other _____

Equipment/Furnishings:

☐ Lounge Chair: Qty: _____ ☐ FFE ☐ By Owner
☐ Visitor's Chair: Qty: _____ ☐ FFE ☐ By Owner
☐ Side Tables: Qty: _____ ☐ FFE ☐ By Owner
☐ Telephone: Qty: _____ ☐ FFE ☐ By Owner
☐ Desk ☐ Wall
☐ Drug drop-off box ☐ Freestanding ☐ Wall mounted
☐ Other: _____

Fire Protection:

☐ Fully Sprinklered
☐ Other _____

Plumbing:

☐ None
☐ Other _____

HVAC:

☐ Ventilation required by Code
☐ Heating ☐ Cooling ☐ HVAC Controls
☐ Other _____

Power:

☐ Convenience outlet at each wall
☐ Other _____

Voice / Data:

☐ Intercom @ Vestibule door
☐ Public Address Speakers tied to Zetron system
☐ Other _____

Lighting:

☐ Recessed Lay-in Type Fixtures
☐ Specialty Fixtures
☐ Occupancy Sensors
☐ Daylighting Sensors
☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

TRAINING/COMMUNITY ROOM

- Uses:**
- ☒ Training/Presentation Space
 - ☒ Community Gatherings
 - ☐ Press Conferences
 - ☐ _____

Occupant Load: (55 occupants typical) s.f. per person

Area: 1200 s.f.

Width: 40'-0"

Depth: 30'-0"

Adjacencies:

- ☒ Lobby/Entry
- ☒ Training Storage
- ☒ A/V Closet
- ☒ Public Restrooms
- ☐ Other _____

Finishes:

- Floors: ☒ Carpet ☐ Vinyl Tile (Kitchenette)
- Base: ☐ None ☒ Resilient
- Walls: ☒ GWB
- Ceiling: ☐ Painted GWB ☒ ACP
- ☐ Other _____

Doors:

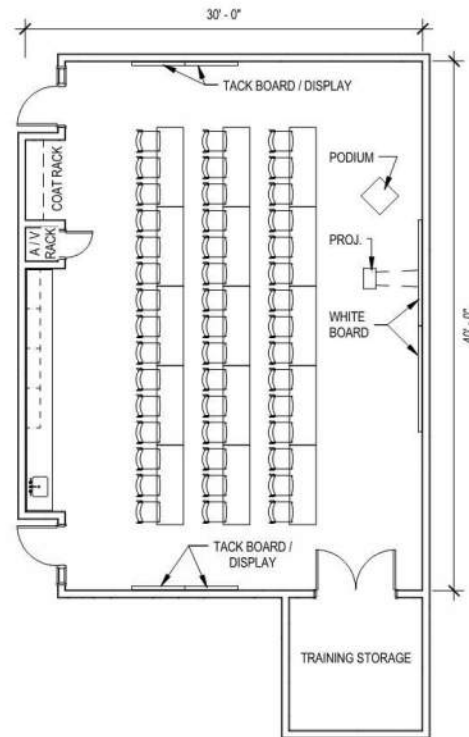
- ☒ Solid Core Wood Doors
- ☐ Other _____

Windows:

- ☐ None
- ☒ Inoperable – picture windows ☒ Operable windows
- ☐ _____

Equipment/Furnishings:

- ☒ Desk: Qty: 19
- ☒ Desk Chair: Qty: 55
- ☒ White Board Qty: 1
- ☒ Tack Board: Qty: 1
- ☐ Wall Cabinets: Length: _____
- ☐ Wall Shelf: Length: _____
- ☒ Podium: Qty: 1
- ☐ U/C Refrigerator ☒ Coat Rack
- ☒ Projector ☒ Projector Screen
- ☐ Other: _____



Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____

Plumbing:

- ☒ Sink
- ☐ Other _____

HVAC:

- ☒ Ventilation required by Code
- ☐ Other _____

Electrical:

- ☒ Duplex Power: Quantity: _____
- ☐ Other _____

Data:

- ☒ Jacks: Quantity _____ ☒ A/V Quantity _____
- ☐ Other _____

Communication:

- ☒ Jacks: Qty: _____
- ☐ Other _____

Lighting:

- ☒ Occupancy Sensors ☒ Daylighting Sensors
- ☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

Uses: ☒ Meeting Space (5 person)
☐ _____

Occupant Load: 100 s.f. per person

Area: 150 s.f.

Width: 10'-0"

Depth: 15'-0"

Adjacencies:

☒ Deputy / Chief's Offices

☒ Administrative Offices

☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile

Base: ☐ None ☒ Resilient

Walls: ☒ GWB

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors ☒ Solid Core Wood Doors

☐ Other _____

Windows:

☐ None

☐ Inoperable – picture windows ☒ Operable windows

☐ Other _____

Equipment/Furnishings:

☒ Conference Table: Qty: 1

☒ Conference Chair: Qty: 5 Other _____

☒ Credenza ☐ FFE ☐ Owner provided, GC installed

☐ Wall Cabinets: Length: _____

☐ Marker Board ☒ Coat hook

☐ Projector / Projector Screen ☐ Monitor

☐ Printer: Qty: 1

☒ Telephone: Qty: 2

☐ Other: _____

Fire Protection:

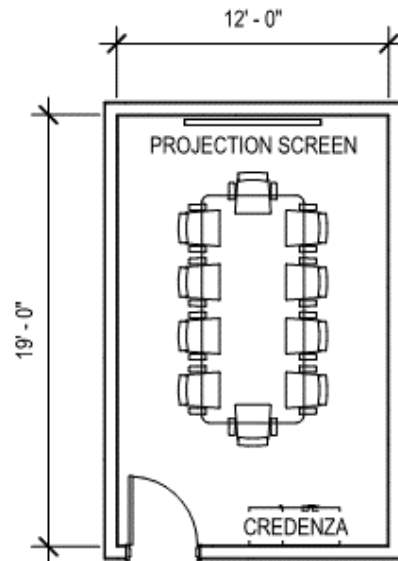
☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other _____

CONFERENCE ROOM



HVAC:

☒ Ventilation required by Code

☒ Heating ☐ Cooling ☐ HVAC Controls

☐ Other _____

Electrical:

☒ Duplex Power: Quantity: _____

☐ TV Outlet @ 7'-0 AFF _____

☐ Ceiling mounted outlets for projector

☒ Floor box

☐ Other _____

Data:

☒ Jacks: Quantity _____

☒ Floor box

☐ Other _____

Communication:

☒ Jacks: Qty: _____

☐ Other _____

Lighting:

☒ Occupancy Sensors

☒ Daylighting Sensors

☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

FITNESS ROOM

Uses:

- ☒ Fitness Area
☒ Weight Lifting
☒ Exercise Machines
☐ _____

Occupant Load:

s.f. per person

Area:

300 S.F.

Width:

20'-0" ft.

Depth:

15'-0" ft.

Adjacencies:

- ☒ Drinking Fountain/ EWC ☒ Locker Rooms
☐ Other _____

Finishes:

- Floors: ☒ Athletic Flooring ☐ Resilient Sheet / Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB or CMU, Epoxy Paint ☒ Wall Mirror
Ceiling: ☐ Painted GWB ☒ ACP

Doors:

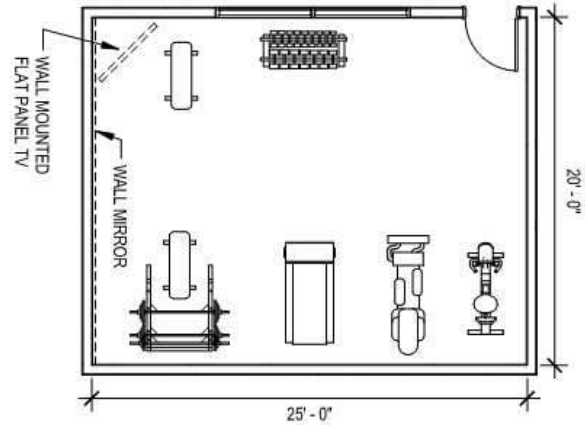
- ☐ Hollow Metal Interior ☒ Solid Core Wood
☐ Flush ☐ Narrow Lite ☐ Half Lite
☐ Other _____

Windows:

- ☐ None ☒ Borrowed lites to corridor
☐ Inoperable – picture windows ☒ Operable windows
☐ Other _____

Equipment/Furnishings:

- ☐ Treadmill: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ All-in-one Machine: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Stationary Bike: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Row Machine: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Step Climbing Machine: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Elliptical Machine: Qty: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Weight Bench Qty: _____
☐ Free Weights Qty: _____
☒ Wall Mirror Height: _____ Width: _____



- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☒ Flat Panel TV ☐ Wall Mounted ☐ TV Stand
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Tackboard ☐ 4' ☐ 6' ☐ 8'
☐ Marker Board ☐ 4' ☐ 6' ☐ 8'
☐ Other: _____

Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____

Plumbing:

- ☐ Other: _____

HVAC:

- ☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other: _____

Power:

- ☒ Power to TV ☒ Power to exercise equipment.
☐ Other _____

Voice / Data:

- ☐ Telephone
☐ Other _____

Lighting:

- ☐ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☒ Daylighting Sensors
☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

Uses: ☒ Server and Telecom Room

☐ _____

Occ. Load: s.f. per person

Area: 200 s.f. Net;

Width: 20' - 0"

Depth: 10' - 0"

Adjacencies:

☒ Electrical / AV Room

☐ Radio Room

☐ Other _____

Direct Access

☐ Other _____

Finishes:

Floors: ☐ Resilient Flooring ☐ Sealed Concrete

☐ Epoxy Flooring

Base: ☐ Resilient ☐ None ☐ Epoxy

Walls: ☐ Painted GWB

Ceiling: ☐ ACP ☐ Painted GWB

☐ Exposed Structure, Painted

☐ Other _____

Doors:

☐ Hollow Metal – Flush at Apparatus Bay

☐ Solid Core Wood to Admin Corridor

☐ Access Control Hardware

☐ Other _____

Windows:

☐ None

☐ Inoperable – picture windows ☐ Venting units

☐ Other _____

Equipment:

☐ Server Racks: Qty: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

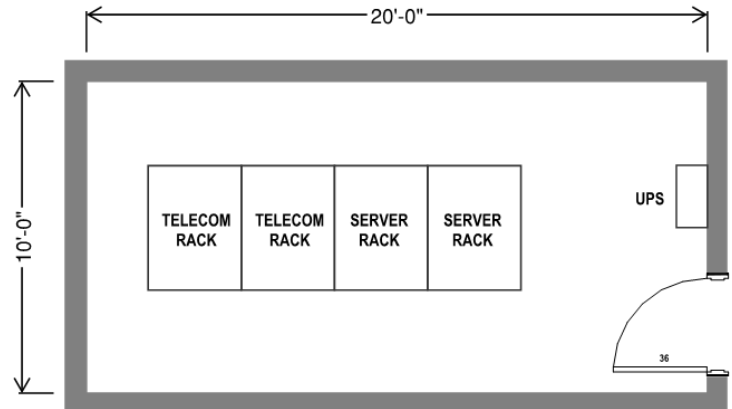
☐ Server Racks: Qty: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ UPS

☐ Other _____

SERVER ROOM



Fire Protection:

☐ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other: _____

HVAC

☐ Ventilation required by Code

☐ Heating

☐ Energy Recovery on Exhaust Fans

☐ Air transfer grilles for makeup air if needed – no door grilles

☐ Split system air conditioning.

☐ Other _____

Electrical:

☐ Public Address Speakers tied to Zetron system

☐ Other _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures

☐ Occupancy Sensors

☐ Daylighting Sensors if windows exist

☐ Under-cabinet task lighting

☐ Other _____

Dunstable Public Safety Room Data Sheets

Police Department Spaces



DUNSTABLE POLICE Room Data Sheet

COMPLAINTS, INTERVIEW, JUVENILE HOLDING

Uses: ☒ Public complaints area
☒ Firearm Licensing / Permits
☒ Other Soft Interview & Juvenile Holding

Occupant Load: 100 s.f. per person

Area: 120 s.f.

Width: 12' - 0"

Depth: 10' - 0"

Adjacencies:

☒ Administration area
☒ Lobby
☐ Other _____

Finishes:

Floors: ☐ Carpet ☒ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB ☐ CMU
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

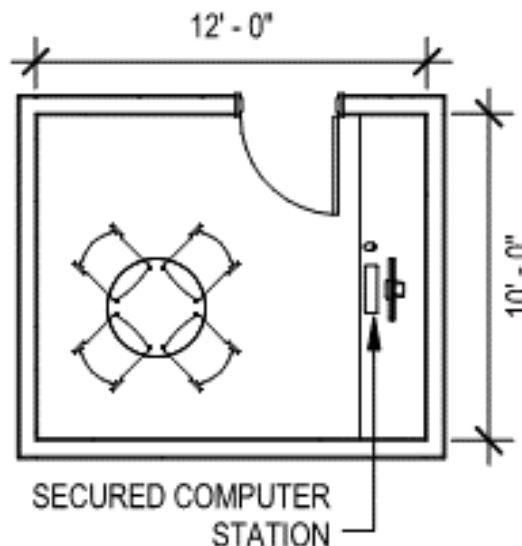
☒ Solid Core Wood Door
☐ Flush ☐ Narrow Lite ☐ Half Lite
☐ Other _____

Windows:

☒ None ☐ Borrowed Lite
☐ Inoperable – picture windows ☐ Operable windows
☐ Other _____

Equipment/Furnishings:

☒ Visitor Chair: Qty: 4 ☐ FFE ☐ By Owner
☒ Table: Qty: 1 ☐ FFE ☐ By Owner
☒ Computer Station: Qty: 1 ☐ FFE ☐ By Owner
☐ Telephone: Qty: _____ ☐ FFE ☐ By Owner
☐ Other _____



Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☒ None
☐ Other _____

HVAC:

☒ Ventilation required by Code
☒ Heating ☐ Cooling ☐ HVAC Controls
☐ Other _____

Power:

☐ Quad Outlet at desk, duplex at printer
☒ Duplex at other walls.
☐ Other _____

Voice / Data:

☐ Voice, data, printer outlets at desk
☐ TV Outlet at Wall
☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☐ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

STAFF TOILET

- Uses:**
- ☒ Toilet Facility intended for shared office use.
 - ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
 - ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
 - ☒ Must be accessible
 - ☐ _____

Occ. Load: 0 (simultaneous occupants)

Area: 56 s.f. Net;

Width: 8' – 4"

Depth: 6' – 8"

Adjacencies:

- ☐ Private Offices
- ☐ Chief's Office
- ☐ Detective's Office
- ☐ Administrative Office
- ☐ Other _____

Direct Access:

- ☐ Other _____

Finishes:

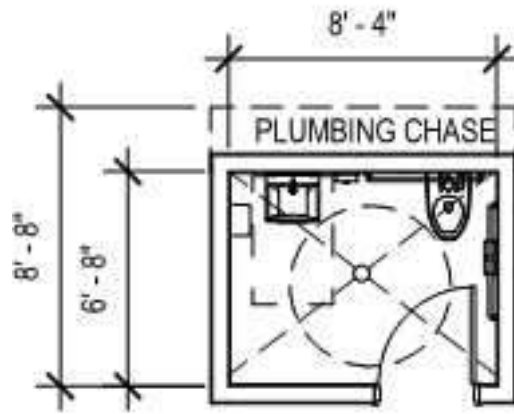
- Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base: ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☐ All Walls _____ Height:
- ☐ Wet Wall Only _____ Height:
- Ceiling: ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB

Doors:

- ☒ Solid Core Wood Door
- ☐ Other _____

Windows:

- ☒ None
- ☐ Other _____



Equipment:

- ☒ 42" Grab Bars
- ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other _____

Fire Protection:

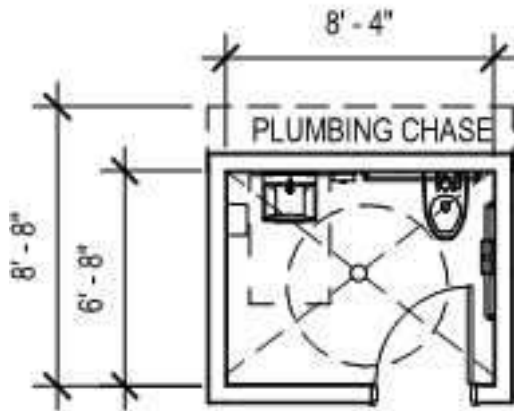
- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Hose Bibb
- ☐ Other: _____

STAFF TOILET

TEMPLATE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Heating ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating ☐ Split system air conditioning
- ☐ Other _____

Electrical:

- ☐ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

PATROL ROOM

Uses: ☒ Shared Offices

☐

Occupant Load: 100 s.f. per person

Area: 150 S.F.

Width: 15'-0"

Depth: 10'-0"

Adjacencies:

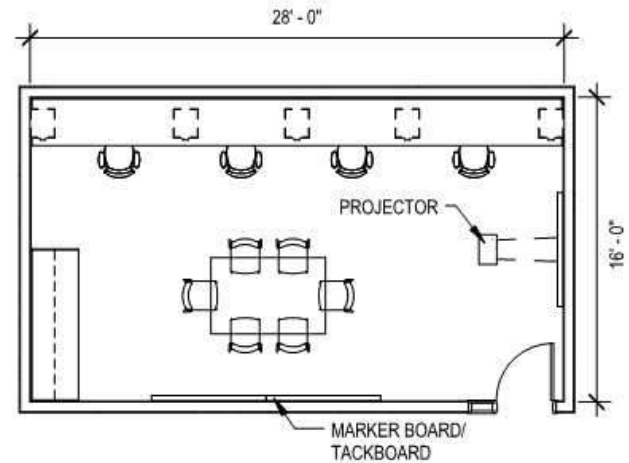
☒ Booking/Processing

☐ Briefing Room

☐ Evidence Process

☐ Sergeants

☐ Other



Finishes:

Floors: ☒ Carpet ☐ Resilient

Base: ☐ None ☒ Resilient

Walls: ☒ GWB

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other

Doors:

☐ Hollow Metal Interior Doors

☒ Solid Core Wood Door

☐ Flush

☒ Narrow Lite

☐ Half Lite

☐ Other

Windows:

☐ None

☐ Inoperable – picture windows

☒ Operable windows

☐ Other

Equipment/Furnishings:

☐ Office Desk: Qty: ☐ FFE ☐ By Owner

☒ Office Chair: Qty: 4 ☐ FFE ☐ By Owner

☒ Visitor's Chair: Qty: 6 ☐ FFE ☐ By Owner

☒ File Cabinet: Qty: 4 ☐ FFE ☐ By Owner

Drawers: 5 ☒ Vertical ☐ Lateral

☒ Built-in Counter: Length:

☒ Base Cabinets: Length:

☒ Wall Cabinets: Length:

☐ Wall Shelf: Length:

☒ Printer: Qty: 1 ☐ FFE ☐ By Owner

☒ Telephone: Qty: 4 ☐ FFE ☐ By Owner

☒ Desk ☐ Wall

☒ Mail Slots

☐ Projector / Projector Screen ☐ Monitor

☐ Tackboard ☐ 4' ☐ 6' ☐ 8'

☐ Marker Board ☐ 4' ☐ 6' ☐ 8'

☐ Other:

Fire Protection:

☒ Fully Sprinklered

☐ Other

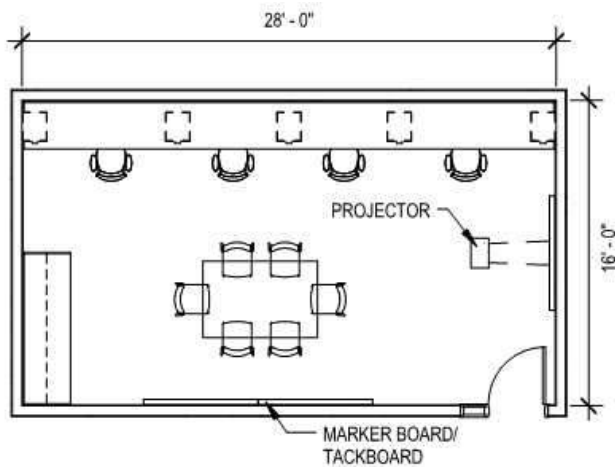
Plumbing:

☒ None

☐ Other

PATROL ROOM

DUNSTABLE POLICE Room Data Sheet



HVAC:

- ☒ Ventilation required by Code
- ☒ Heating ☒ Cooling ☒ HVAC Controls
- ☐ Other _____

Power:

- ☒ Quad Outlet at each long wall,
- ☒ Duplex at corridor wall, exterior wall.
- ☐ TV Outlet @ 7'-0 AFF _____
- ☐ Ceiling mounted outlets for projector
- ☒ Floor box
- ☐ Other _____

Voice / Data:

- ☒ Telephone, computer, printer at each long wall
- ☐ Other _____

Lighting:

- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors ☒ Daylighting Sensors
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

VESTIBULE

Uses: ☐ Waiting Area
☐ Safe Haven
☐ _____

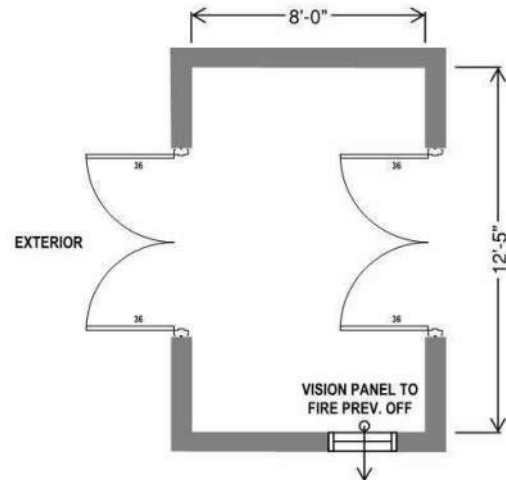
Occupant Load: 0

Area: 80 sf

Width: 10'

Depth: 8'

Adjacencies:
☐ Lobby
☐ Fire Prevention Office
☐ Other _____



Finishes:

Floors: ☐ Walk-off-mat
☐ Porcelain Tile
☐ Other _____

Base: ☐ None
☐ Resilient
☐ Porcelain Tile
☐ Wood

Walls: ☐ Painted GWB

Ceiling: ☐ Painted GWB
☐ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors
☐ Aluminum / Glass Doors
☐ Solid Core Wood Door
☐ Flush ☐ Narrow Lite ☐ Half Lite
☐ _____

Windows:

☐ None
☐ Inoperable – picture windows
☐ Operable windows
☐ Transaction Window Borrowed Lite to Public Fire Prevention Office
☐ Borrowed Lite
☐ _____

Equipment/Furnishings:

☐ Narcotics Drop –Off Box
☐ Other: _____

Fire Protection:

☐ Fully Sprinklered
☐ Other _____

Plumbing:

☐ None
☐ _____

HVAC:

☐ Ventilation required by Code
☐ Heating
☐ Cooling
☐ HVAC Controls

Power:

☐ Convenience outlet at each wall
☐ Other _____

Voice / Data:

☐ Call Box
☐ Public Address Speakers tied to Zetron system
☐ Other _____

Lighting:

☐ Recessed Lay-in Type Fixtures
☐ Specialty Fixtures
☐ Occupancy Sensors
☐ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

CHIEF'S OFFICE

Uses: ☒ Typical Office Space

☐

Occupant Load: 100 s.f. per person

Area: 150 s.f.

Width: 10'-0"

Depth: 15'-0"

Adjacencies:

- ☒ Deputy Chief's Office
☐ Executive Conference Room
☐ Executive Toilet/Shower
☐ Other _____

Finishes:

- Floors: ☐ Carpet ☐ Vinyl Tile
Base: ☐ None ☐ Resilient
Walls: ☒ GWB
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

- ☐ Hollow Metal Interior Doors ☐ Solid Core Wood Doors
☐ Other _____

Windows:

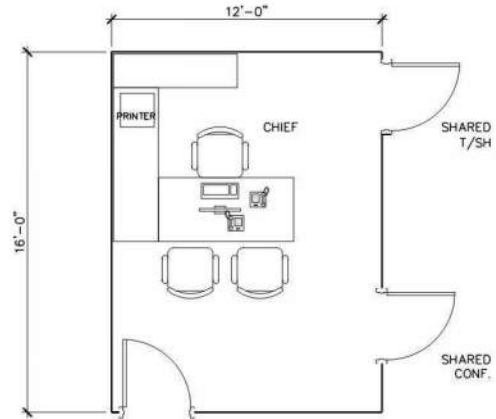
- ☐ None
☐ Inoperable – picture windows ☐ Operable windows
☐ Other _____

Equipment/Furnishings:

- ☒ Office Desk: Qty: 1
☒ Office Chair: Qty: 1
☒ Visitor's Chair: Qty: 2
☐ File Cabinet: Size: _____ Qty: _____
☐ Wall Cabinets: Length: _____
☐ Wall Shelf: Length: _____
☒ Printer: Qty: 1
☒ Telephone: Qty: 2
☒ Coat hook
☐ Other: _____

Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____



Plumbing:

- ☐ Other _____

HVAC:

- ☒ Ventilation required by Code –
☐ Other _____

Electrical:

- ☒ Duplex Power: Quantity: _____
☐ Other _____

Data:

- ☒ Jacks: Quantity _____
☐ Other _____

Communication:

- ☒ Jacks: Qty: _____
☐ Other _____

Lighting:

- ☒ Occupancy Sensors ☒ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ General office
☐ _____

Occupant Load: 100 s.f. per person

Area: 120 S.F.

Width: 10'-0"

Depth: 12'-0"

Adjacencies:
☒ Other Administrative offices
☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

☐ Hollow Metal Interior Doors
☒ Solid Core Wood Door
☐ Flush ☒ Narrow Lite ☐ Half Lite
☐ Other _____

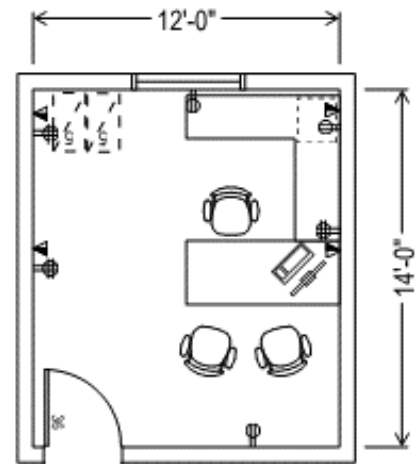
Windows:

☐ None
☐ Inoperable – picture windows ☒ Operable windows
☐ Other _____

Equipment/Furnishings:

☒ Office Desk: Qty: 1 ☐ FFE ☐ By Owner
☒ Office Chair: Qty: 1 ☐ FFE ☐ By Owner
☒ Visitor's Chair: Qty: 2 ☐ FFE ☐ By Owner
☒ File Cabinet: Qty: 2 ☐ FFE ☐ By Owner
Drawers: 5 ☒ Vertical ☐ Lateral
☐ Base Cabinets: Length: _____
☐ Wall Cabinets: Length: _____
☐ Wall Shelf: Length: _____
☒ Printer: Qty: 1 ☐ FFE ☐ By Owner
☒ Telephone: Qty: 1 ☐ FFE ☐ By Owner
☒ Desk ☐ Wall
☒ Coat hook @ Door
☐ Other: _____

LIEUTENANT OFFICE



Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☒ None
☐ _____

HVAC:

☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other _____

Power:

☒ Quad Outlet at each long wall,
☒ Duplex at corridor wall, exterior wall.
☐ Other _____

Voice / Data:

☒ Telephone, computer, printer at each long wall
☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☒ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

SERGEANTS

Uses: ☒ General office
☐ _____

Occupant Load: 100 s.f. per person

Area: 120 S.F. Net

Width: 10'-0"

Depth: 12'-0"

Adjacencies:
☐ Other Administrative offices
☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

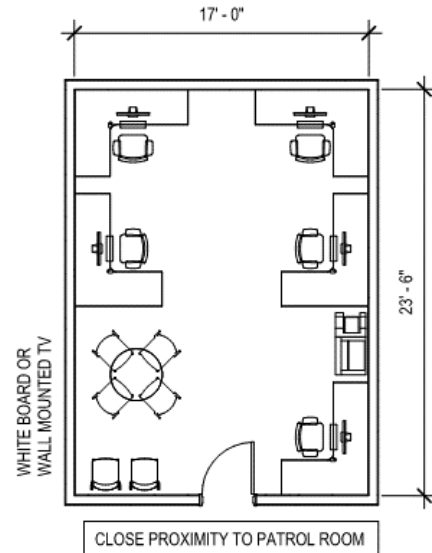
☐ Hollow Metal Interior Doors
☒ Solid Core Wood Door
 ☐ Flush ☒ Narrow Lite ☐ Half Lite
☐ Other _____

Windows:

☐ None
☐ Inoperable – picture windows ☒ Operable windows
☐ Other _____

Equipment/Furnishings:

<input checked="" type="checkbox"/> Office Desk: Qty: <u>5</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Office Chair: Qty: <u>5</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Visitor's Chair: Qty: <u>2</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> File Cabinet: Qty: _____	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
Drawers: _____	<input checked="" type="checkbox"/> Vertical	<input type="checkbox"/> Lateral
<input type="checkbox"/> Base Cabinets: Length: _____		
<input type="checkbox"/> Wall Cabinets: Length: _____		
<input type="checkbox"/> Wall Shelf: Length: _____		
<input checked="" type="checkbox"/> Printer: Qty: <u>1</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Telephone: Qty: <u>1</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Desk	<input type="checkbox"/> Wall	
<input checked="" type="checkbox"/> Table & Chairs		
<input type="checkbox"/> Other: _____		



Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☒ None
☐ Other _____

HVAC:

☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other _____

Power:

☒ Quad Outlet at each long wall,
☒ Duplex at corridor wall, exterior wall.
☐ Other _____

Voice / Data:

☒ Telephone, computer at each long wall
☒ Printer
☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☒ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

DETECTIVES

Uses: ☒ General office
☐ _____

Occupant Load: 100 s.f. per person

Area: 240 S.F. Net

Width: 15'-0"

Depth: 16'-0"

Adjacencies:
☐ Other Administrative offices
☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

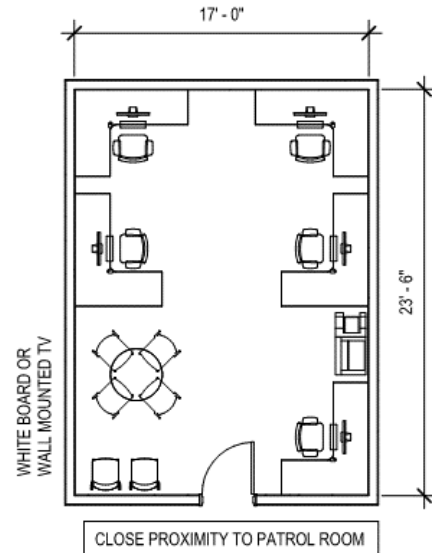
☐ Hollow Metal Interior Doors
☒ Solid Core Wood Door
☐ Flush ☒ Narrow Lite ☐ Half Lite
☐ Other _____

Windows:

☐ None
☐ Inoperable – picture windows ☒ Operable windows
☐ Other _____

Equipment/Furnishings:

<input checked="" type="checkbox"/> Office Desk: Qty: <u>5</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Office Chair: Qty: <u>5</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Visitor's Chair: Qty: <u>2</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> File Cabinet: Qty: _____	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
Drawers: _____	<input checked="" type="checkbox"/> Vertical	<input type="checkbox"/> Lateral
<input type="checkbox"/> Base Cabinets: Length: _____		
<input type="checkbox"/> Wall Cabinets: Length: _____		
<input type="checkbox"/> Wall Shelf: Length: _____		
<input checked="" type="checkbox"/> Printer: Qty: <u>1</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Telephone: Qty: <u>1</u>	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Desk	<input type="checkbox"/> Wall	
<input checked="" type="checkbox"/> Table & Chairs		
<input type="checkbox"/> Other: _____		



Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☒ None
☐ Other _____

HVAC:

☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other _____

Power:

☒ Quad Outlet at each long wall,
☒ Duplex at corridor wall, exterior wall.
☐ Other _____

Voice / Data:

☒ Telephone, computer at each long wall
☒ Printer
☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☒ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ General office

☐ Other _____

Occupant Load: 100 s.f. per person

Area: 120 S.F.

Width: 10'-0"

Depth: 12'-0"

Adjacencies:

☐ Other Administrative offices

☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile

Base: ☐ None ☒ Resilient

Walls: ☒ GWB

Ceiling: ☐ Painted GWB ☒ ACP

Doors:

☐ Hollow Metal Interior Doors

☒ Solid Core Wood Door

☐ Flush ☒ Narrow Lite ☐ Half Lite

☐ Other _____

Windows:

☐ None

☐ Inoperable – picture windows ☒ Operable windows

☐ Other _____

Equipment/Furnishings:

☒ Office Desk: Qty: 1 ☐ FFE ☐ By Owner

☒ Office Chair: Qty: 1 ☐ FFE ☐ By Owner

☒ Visitor's Chair: Qty: 2 ☐ FFE ☐ By Owner

☒ File Cabinet: Qty: 2 ☐ FFE ☐ By Owner

Drawers: 5 ☒ Vertical ☐ Lateral

☐ Base Cabinets: Length: _____

☐ Wall Cabinets: Length: _____

☐ Wall Shelf: Length: _____

☒ Printer: Qty: 1 ☐ FFE ☐ By Owner

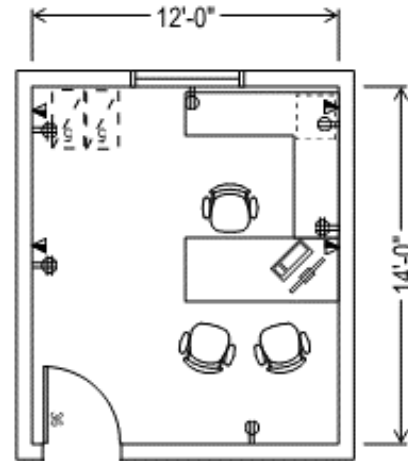
☒ Telephone: Qty: 1 ☐ FFE ☐ By Owner

☒ Desk ☐ Wall

☒ Coat hook @ Door

☐ Other: _____

PROSECUTOR'S OFFICE



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☒ None

☐ Other _____

HVAC:

☒ Ventilation required by Code

☒ Heating ☒ Cooling ☒ HVAC Controls

☐ Other _____

Power:

☒ Quad Outlet at each long wall

☒ Duplex at corridor wall, exterior wall.

☐ Other _____

Voice / Data:

☒ Telephone, computer, printer at each long wall

☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors ☒ Daylighting Sensors

☐ Other _____



DUNSTABLE PUBLIC SAFETY Room Data Sheet

TRAINING OFFICER

Uses:	<input checked="" type="checkbox"/> Private Office
	<input checked="" type="checkbox"/> Other _____
Occupant Load:	100 s.f. per person
Area:	120 s.f.
Width:	10' - 0"
Depth:	12' - 0"
Adjacencies:	
	<input checked="" type="checkbox"/> Other Administrative offices
	<input type="checkbox"/> Other _____

Finishes:

Floors:	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl Tile
Base:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Resilient
Walls:	<input checked="" type="checkbox"/> GWB	
Ceiling:	<input type="checkbox"/> Painted GWB	<input checked="" type="checkbox"/> ACP
	<input type="checkbox"/> Other _____	

Doors:

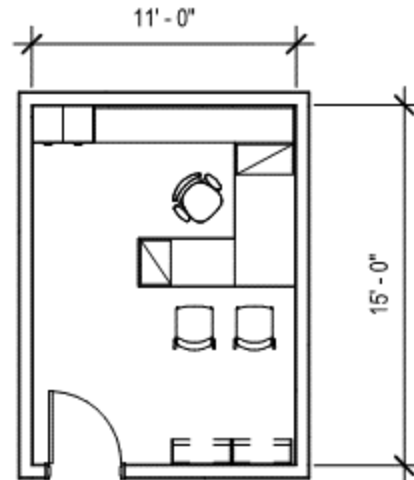
<input type="checkbox"/> Hollow Metal Interior Doors	<input checked="" type="checkbox"/> Solid Core Wood Door	
<input checked="" type="checkbox"/> Flush	<input type="checkbox"/> Narrow Lite	<input type="checkbox"/> Half Lite
<input type="checkbox"/> Other _____		

Windows:

<input type="checkbox"/> None	
<input type="checkbox"/> Inoperable – picture windows	<input checked="" type="checkbox"/> Operable windows
<input type="checkbox"/> Other _____	

Equipment/Furnishings:

<input checked="" type="checkbox"/> Office Desk: Qty: 1	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Office Chair: Qty: 1	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Visitor Chair: Qty: 2	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Table: Qty: 0	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> File Cabinet: Qty: 2	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
Drawers: 4	<input type="checkbox"/> Vertical	<input checked="" type="checkbox"/> Lateral
<input checked="" type="checkbox"/> Bookcase: Qty: 2	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input type="checkbox"/> Base Cabinets: Length: _____		
<input type="checkbox"/> Wall Cabinets: Length: _____		
<input type="checkbox"/> Wall Shelf: Length: _____		
<input checked="" type="checkbox"/> Printer: Qty: 1	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Telephone: Qty: 1	<input type="checkbox"/> FFE	<input type="checkbox"/> By Owner
<input checked="" type="checkbox"/> Coat hook @ Door		
<input type="checkbox"/> Other _____		



Fire Protection:

<input checked="" type="checkbox"/> Fully Sprinklered
<input type="checkbox"/> Other _____

Plumbing:

<input checked="" type="checkbox"/> None
<input type="checkbox"/> Other _____

HVAC:

<input checked="" type="checkbox"/> Ventilation required by Code		
<input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Cooling	<input checked="" type="checkbox"/> HVAC Controls
<input type="checkbox"/> Other _____		

Power:

<input checked="" type="checkbox"/> Quad Outlet at desk, duplex at printer
<input checked="" type="checkbox"/> Duplex at other walls.
<input type="checkbox"/> Other _____

Voice / Data:

<input checked="" type="checkbox"/> Voice, data, printer outlets at desk
<input type="checkbox"/> TV Outlet at Wall
<input type="checkbox"/> Other _____

Lighting:

<input checked="" type="checkbox"/> Recessed Lay-in Type Fixtures	
<input checked="" type="checkbox"/> Occupancy Sensors	<input checked="" type="checkbox"/> Daylighting Sensors
<input type="checkbox"/> Other _____	



DUNSTABLE POLICE Room Data Sheet

WORK ROOM

Uses:

- ☒ Copy / Print Station
☒ Kitchenette for offices
☐ _____

Occ. Load:

s.f. per person

Area:

s.f.

Width

Varies

Depth:

Varies

Adjacencies:

- ☒ Administrative Wing Corridor
☐ Offices
☐ Other _____

Direct Access

- ☒ Administrative Wing / Corridor
☐ Other _____

Finishes:

- Floors: ☐ Resilient Flooring ☐ Carpet
Base: ☒ Resilient ☐ None
Walls: ☒ GWB or CMU, Painted
Ceiling: ☒ ACP ☐ Painted GWB
☐ Other _____

Doors:

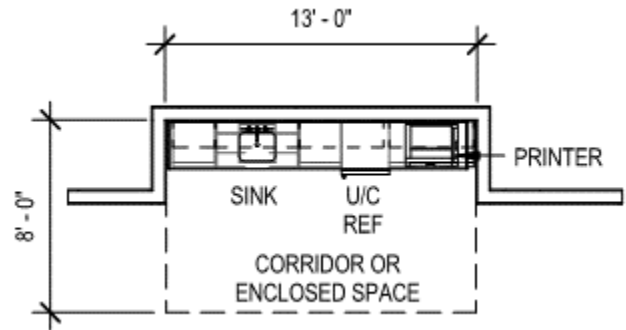
- ☐ Solid Wood Core
☐ Other _____

Windows:

- ☐ None
☐ Other _____

Equipment:

- ☐ Corian Work Surface Counter
☒ P-Lam Work Surface Counter
☒ File Cabinets below counter built-in millwork
☐ Copy Machine ☐ FFE ☐ Owner provided, GC Installed
☒ Printer Qty: ____ ☐ FFE ☐ Owner provided, GC Installed
☒ Undercounter fridge ☐ FFE ☐ Owner provided, GC Installed
☐ Microwave ☐ FFE ☐ Owner provided, GC Installed
☐ Coffee Maker ☐ FFE ☐ Owner provided, GC Installed
☐ Sink ☐ Dishwasher
☐ Other _____

**Fire Protection:**

- ☒ Fully Sprinklered
☐ Other: _____

Plumbing:

- ☒ Supply and waste to sink
☐ Filtered water to Coffee Maker
☐ Supply and waste to dishwasher
☐ Other: _____

HVAC

- ☒ Ventilation required by Code ☒ Heating
☐ Other _____

Electrical:

- ☒ Power
☐ Fire Alarm and other building Annunciator Panels
☐ Intercom System to Public Lobby / Vestibule
☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
☐ Surface-mount Utility Type Fixtures
☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors ☐ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ Administrative office

☐

Occupant Load: 100 s.f. per person

Area: 120 S.F. Net

Width: 12'-0"

Depth: 10'-0"

Adjacencies:

☐ Other Administrative offices

☐ Other

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile

Base: ☐ None ☒ Resilient

Walls: ☒ GWB

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other

Doors:

☐ Hollow Metal Interior Doors

☒ Solid Core Wood Door

☐ Flush ☒ Narrow Lite ☐ Half Lite

☐ Other

Windows:

☐ None

☐ Inoperable – picture windows ☒ Operable windows

☐ Other

Equipment/Furnishings:

☒ Office Desk: Qty: 2 ☐ FFE ☐ By Owner

☒ Office Chair: Qty: 2 ☐ FFE ☐ By Owner

☒ Visitor's Chair: Qty: 0 ☐ FFE ☐ By Owner

☒ File Cabinet: Qty: 8 ☐ FFE ☐ By Owner

Drawers: 5 ☒ Vertical ☐ Lateral

☐ Base Cabinets: Length:

☐ Wall Cabinets: Length:

☐ Wall Shelf: Length:

☒ Printer: Qty: 1 ☐ FFE ☐ By Owner

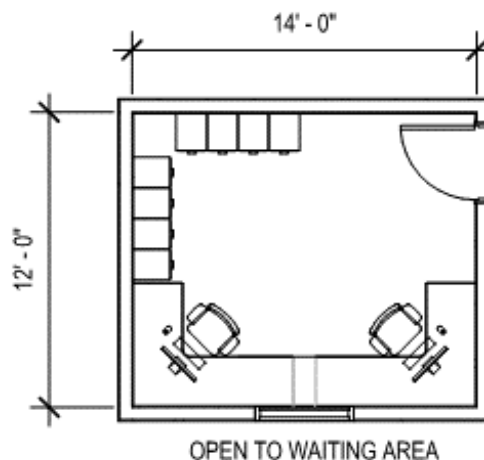
☒ Telephone: Qty: 1 ☐ FFE ☐ By Owner

☒ Desk ☐ Wall

☒ Coat hook @ Door

☐ Other:

ADMIN ASSISTANT OFFICE



Fire Protection:

☒ Fully Sprinklered

☐ Other

Plumbing:

☒ None

☐ Other

HVAC:

☒ Ventilation required by Code

☒ Heating ☒ Cooling ☒ HVAC Controls

☐ Other

Power:

☒ Quad Outlet at each long wall,

☒ Duplex at corridor wall, exterior wall.

☐ Other

Voice / Data:

☒ Telephone, computer, printer at each long wall

☐ Other

Lighting:

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors ☒ Daylighting Sensors

☐ Other



Uses: ☐ Gear Storage

☐ _____

Occ. Load: 200 s.f. per person

Area: 80 s.f.

Width: 8' - 0"

Depth: 10' - 0"

Adjacencies:

☐ Patrol Room

☐ Other _____

Direct Access

☐ Patrol Room

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☐ Resilient Flooring

Base: ☐ None ☒ Resilient

Walls: ☒ Gypsum Wallboard

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior & Exterior Doors – Flush

☒ Solid Wood Core

☐ Other _____

Windows:

☒ None

☐ Inoperable – picture windows ☐ Venting units

☐ Other _____

Equipment:

☐ Heavy duty freestanding shelving units

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Hazardous Materials / Flammables Storage Cabinet

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

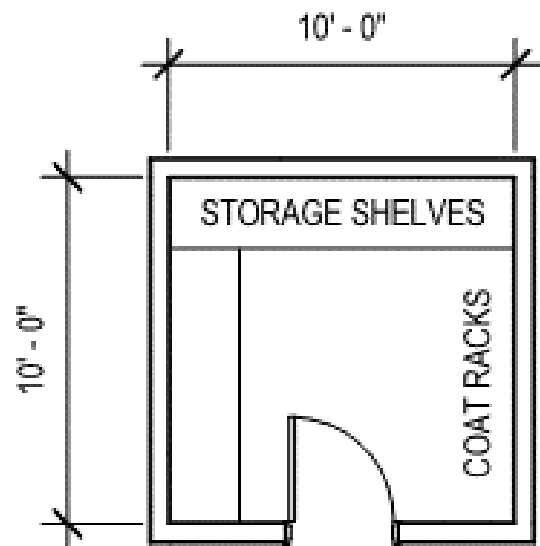
☐ Vented directly to exterior

☐ Coat hooks

☐ Storage Lockers – size _____ x _____

☐ Other _____

GENERAL STORAGE



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other _____

HVAC

☒ Ventilation required by Code

☒ Energy Recovery on Exhaust Fans

☐ Air transfer grilles for makeup air if needed – no door grilles

☐ Cooling

☐ Other _____

Electrical:

☐ Convenience outlets each wall

☐ Other _____

Lighting:

☒ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ High Density Storage
☒ Personnel Records

Occ. Load: 200 s.f. per person

Area:
Width:
Depth:

Adjacencies:

☐ Administration Offices ☐ Archiving
☐ Lieutenant / Deputies Offices ☐ Detectives
☐ Other _____

Direct Access

☐ Administration offices
☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☒ Carpet
Base: ☐ None ☒ Resilient ☐ Epoxy
Walls: ☒ CMU, Epoxy Paint
Ceiling: ☐ Exposed Structure, Painted
☐ Painted GWB ☒ Humidity & abuse resistant ACP
☐ Other _____

Doors:

☒ Hollow Metal Interior – Flush ☐ Pair of doors – 6'-0" wide
☐ Other _____

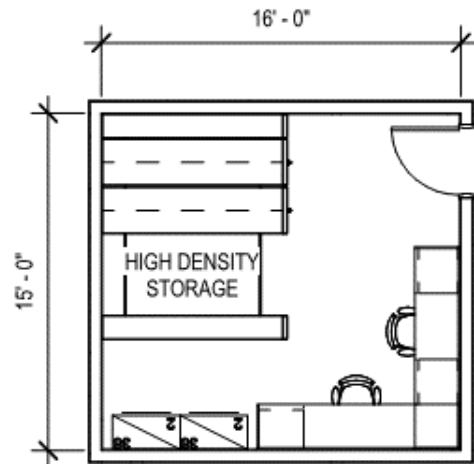
Windows:

☒ None ☐ Venting units
☐ Other _____

Equipment:

☒ High Density Storage
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Under counter file cabinets
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Fixed Wall Shelf: Length: _____' x _____" depth
☐ Lateral File Storage
☐ Base Cabinets & Counter: Length: _____
☐ Wall Cabinets: Length: _____
☐ Hazardous Materials / Flammables Storage Cabinet
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
Model / Size: _____ ☐ Vented directly to exterior
☐ Copier / Printer

RECORDS STORAGE



☐ Other _____

Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☐ Other _____

HVAC

☒ Ventilation required by Code
☒ Energy Recovery on Exhaust Fans
☒ Air transfer grilles for makeup air if needed – no door grilles
☐ Cooling
☐ Other _____

Electrical:

☒ Public Address Speakers tied to Zetron system
☐ Other _____

Lighting:

☒ Pendant Utility Type Fixtures
☐ Surface-mount Utility Type Fixtures
☐ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

BREAK ROOM

Uses:

- ☒ Kitchenette
- ☒ Dining
- ☒ Break Area
- ☐ _____

Occupant Load: 200 s.f. per person**Area:** 150 S.F**Width:** 10'-0" ft.**Depth:** 15'-0" ft.**Adjacencies:**

- ☒ Vending
- ☒ Toilets
- ☐ Other _____

Finishes:

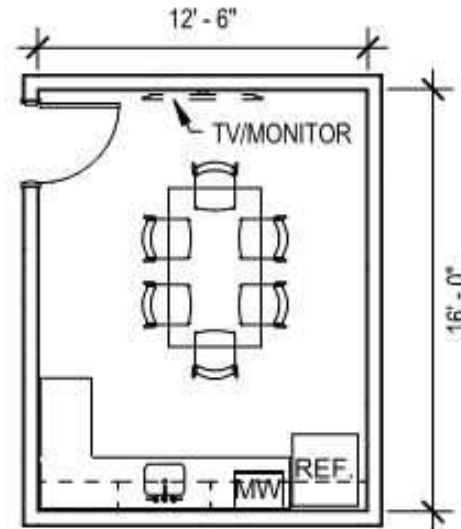
- Floors: ☐ Carpet ☒ Resilient Sheet / Tile
- Base: ☐ None ☒ Resilient
- Walls: ☒ GWB or CMU, Epoxy Paint
☒ Glazed Ceramic Tile splash at counters, range
- Ceiling: ☐ Painted GWB
☒ ACP

Doors:

- ☐ Hollow Metal Interior Doors ☒ Solid Core Wood Door
- ☒ Flush ☐ Narrow Lite ☐ Half Lite
- ☐ _____

Windows:

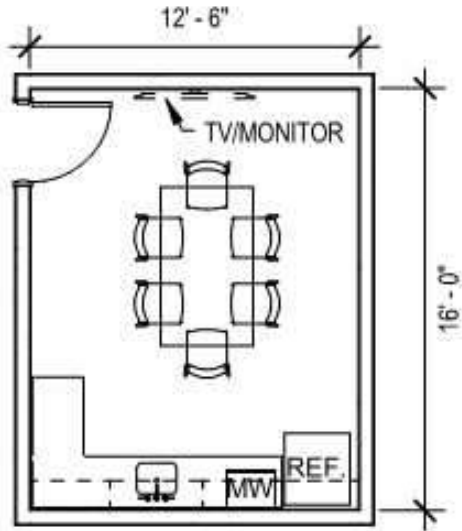
- ☐ None
- ☐ Inoperable – picture windows ☒ Operable windows
- ☐ _____

**Equipment/Furnishings:**

- ☒ Refrigerator: Qty: 1 ☐ One per shift
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Residential R/F ☐ Commercial Reach-in ☐ U/C
- ☐ Freezer: Qty: _____ ☐ One per shift
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Residential R/F ☐ Commercial Reach-in ☐ Lockable
- ☐ Range: Qty: _____ Burners: _____ Width: _____
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Gas ☐ Electric
- ☐ Hood: Qty: _____ Length: _____
- ☒ Microwave: Qty: _____
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ UC Dishwasher: Qty: _____
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Two Compartment Sink; Length: ☐ 6' ☐ 5'
- ☒ Residential Sink; Length: ☐ 30" ☐ 36"
- ☒ Base Cabinets: Length: _____
- ☒ Wall Cabinets: Length: _____
- ☐ Stainless Steel Counters
- ☒ Corian Counters ☐ P-Lam Counters
- ☒ Dining Table & Chairs: Quantity: 6
- ☒ Flat Panel TV
- ☐ Tackboard ☐ 4' ☐ 6' ☐ 8'
- ☐ Marker Board ☐ 4' ☐ 6' ☐ 8'
- ☐ Other: _____

BREAK ROOM

DUNSTABLE POLICE Room Data Sheet



Fire Protection:

- ☒ Fully Sprinklered
- ☐ Integration of Exhaust Hood Ansul System
- ☐ Other _____

Plumbing:

- ☒ Supply and waste to sinks
- ☒ Supply to refrigerator ice makers
- ☐ Supply and waste to dishwasher
- ☐ Gas Service to Range with Solenoid tied to EPO Switches
- ☐ _____

HVAC:

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Cooling
- ☒ HVAC Controls
- ☐ Ductwork to Kitchen Hood, MAU

Power:

- ☒ Power to refrigerators / freezers
- ☐ Power to Dishwasher
- ☒ Power to counters at backsplash – 4 ft on center.
- ☐ Power to Ice Maker
- ☐ Power to Range / Cooktop
- ☐ Other _____

Voice / Data:

- ☐ Telephone, computer, printer at desk
- ☐ Other _____

Lighting:

- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

TOILET / SHOWER

Uses:

- ☒ Toilet / Shower combination space
- ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
- ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
- ☒ Must be accessible
- ☐ _____

Occ. Load:

0 (simultaneous occupants)

Area:

s.f. Net;

Width

8' – 6"

Depth:

11' – 0"

Adjacencies:

- ☐ Private Offices ☐ Chief's Office
- ☐ Dormitories ☐ Fitness Space
- ☐ Other _____

Direct Access:

- ☐ Private Office
- ☐ Other _____

Finishes:

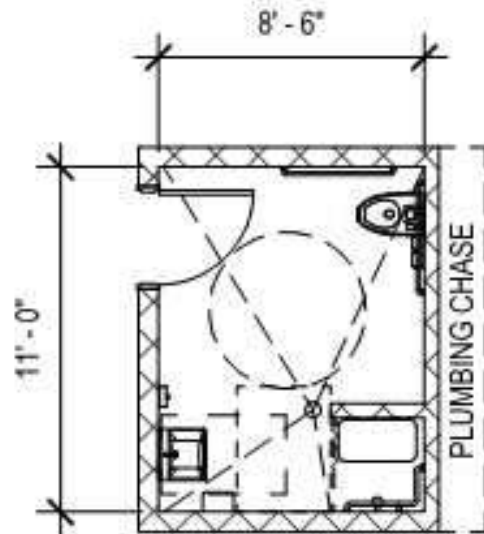
- Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base: ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☐ All Walls - _____ Height:
- ☐ Wet Wall Only - _____ Height:
- Ceiling: ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB
- ☐ Other _____

Doors:

- ☒ Solid Core Wood
- ☐ Other _____

Windows:

- ☒ None
- ☐ Other _____

**Equipment:**

- ☒ 42" Grab Bars
- ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other _____

Fire Protection:

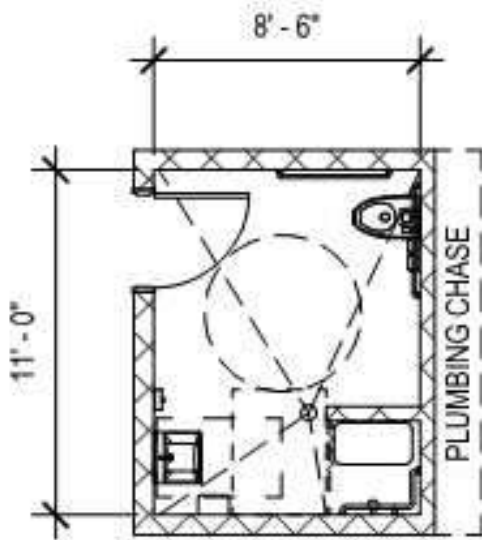
- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Other: _____

TOILET / SHOWER

DUNSTABLE POLICE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

PERSONNEL LOCKERS ROOM

Uses:

☒ Personnel Storage for _____ Lockers

☐ Shower room

☐ Toilet room

☐ _____

Occupant Load: 50 s.f. per person

Area: s.f. per locker x _____ lockers = _____ s.f.

Width

Depth:

Adjacencies:

☐ Fitness Room

☐ Administrative / Corridor

☐ Other _____

Direct Access

☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy Flooring

Base: ☐ None ☒ Resilient ☐ Epoxy

Walls: ☒ CMU, Epoxy Paint to 10', Paint above

Ceiling: ☐ Exposed Structure, Painted ☐ Painted GWB

☒ Humidity & abuse resistant ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors ☐ Solid Core Wood Doors

☐ Other _____

Windows:

☒ None ☐ Venting units

☐ Other _____

Equipment:

☐ Personnel Lockers ☐ Wall Mount ☐ Mobile units

☐ 18" wide ☐ 20" wide ☐ 24" wide ☐ 30" wide

☐ Personal Gear Box within Locker

☐ Hanging Rod ☐ Coat Hangers ☐ Gun Holster

☐ Boot Tray ☐ Freestanding benches

☐ ADA compliant bench (**mandatory with other benches**)

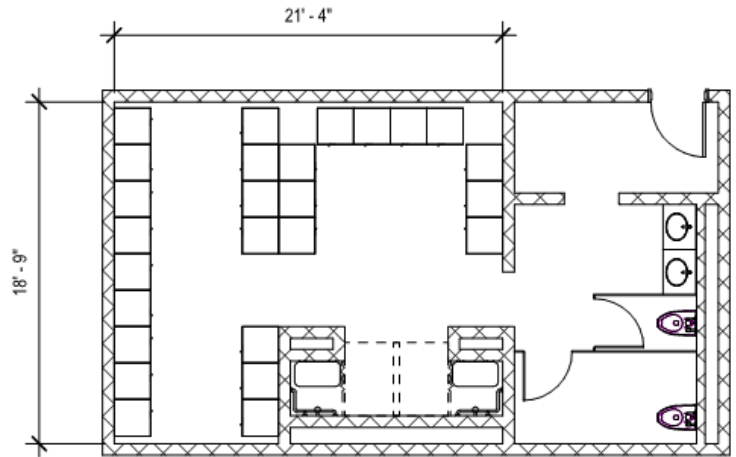
☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Wall Shelf: Length: _____

☐ Clearing Barrel _____

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

Plumbing:

☒ Floor Drain(s) ☐ Hose Bibb

☐ Other _____

HVAC

☒ Ventilation required by Code – Exhaust only

☒ Energy Recovery on Exhaust Fans

☐ Radiant Floor Heating ☐ Split system air conditioning.

☐ Other _____

Electrical:

☒ Public Address Speakers tied to Zetron system

☐ Zetron 911 Call LED Display

☐ Power for Radio Charging

☐ Power within each Personnel Locker

☐ Other _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures ☒ Occupancy Sensors

☒ Daylighting Sensors if windows exist

☐ Other _____

Layout:

☐ Individual Toilet Room

☐ Gang system Toilet Room



DUNSTABLE POLICE Room Data Sheet

RADIO ROOM

Uses: ☒ Emergency Services Radio Communication
☐ _____

Occ. Load: 100 s.f. per person

Area: 100 s.f.

Width: 10' - 0"

Depth: 10' - 0"

Adjacencies:

☐ Dispatch ☐ Exterior Radio Tower

☐ Administrative Wing Corridor

☐ Other _____

Direct Access

☐ Dispatch ☐ Administrative Wing / Corridor

☐ Other _____

Finishes:

Floors: ☐ Resilient Flooring

☒ Static Dissipative Resilient Flooring ☐ Carpet

Base: ☒ Resilient ☐ None

Walls: ☒ GWB or CMU, Painted ☐ Plywood for data / phone

Ceiling: ☒ ACP ☐ Painted GWB

Doors:

☒ Hollow Metal Interior Doors

☒ Solid Core Wood Doors ☐ Access Control Hardware

☐ Other _____

Windows:

☒ None

☐ Inoperable – picture windows ☐ Venting units

☐ Transaction Window Borrowed Lite to Public Lobby / Vestibule

☐ Other _____

Equipment:

☐ Corian Work Surface Counter ☒ P-Lam Work Surface Counter

☒ File Cabinets below counter loose FF&E (NIC)

☐ File Cabinets below counter built-in millwork

☐ Adjustable Shelving - Length: _____

☐ Freestanding Shelving - Length: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Marker Board ☐ Tack Board

☐ Rack housing "Zetron" radio System

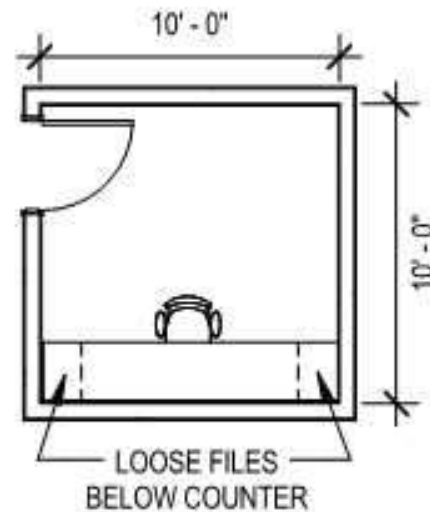
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Multiple Computer Workstations – Owner Provided (NIC)

☐ Light-filtering Shades ☐ Flat Screen Monitor Wall Mounted

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Other _____



Fire Protection:

☒ Fully Sprinklered ☒ 2HR Rated Assembly

☐ Other: _____

Plumbing:

☐ Other: _____

HVAC

☒ Ventilation required by Code ☒ Heating ☒ Cooling

☒ Air transfer grilles for makeup air if needed – no door grilles

☐ Radiant Floor Heating ☐ Split system air conditioning

☐ Other _____

Electrical:

☐ Public Address Speakers tied to Zetron radio system

☐ Power & Data Connections to Zetron Radio system

☒ Connection to COPS Power Supply

☐ TV Outlet @ 7'-0" AFF

☐ Fire Alarm and other building Annunciator Panels

☐ Intercom System to Public Lobby / Vestibule

☒ Rated cable from Radio Tower

☐ Emergency power

☐ Other _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors ☐ Daylighting Sensors

☐ Other _____



Uses: ☐ Gear Storage
☐ _____

Occ. Load: 200 s.f. per person

Area: 80 s.f.

Width 8' - 0"

Depth: 10' - 0"

Adjacencies:

☐ Patrol Room

☐ Other _____

Direct Access

☐ Patrol Room

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☐ Resilient Flooring

Base: ☐ None ☒ Resilient

Walls: ☒ Gypsum Wallboard

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior & Exterior Doors – Flush

☒ Solid Wood Core

☐ Other _____

Windows:

☒ None

☐ Inoperable – picture windows ☐ Venting units

☐ Other _____

Equipment:

☐ Heavy duty freestanding shelving units

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Hazardous Materials / Flammables Storage Cabinet

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

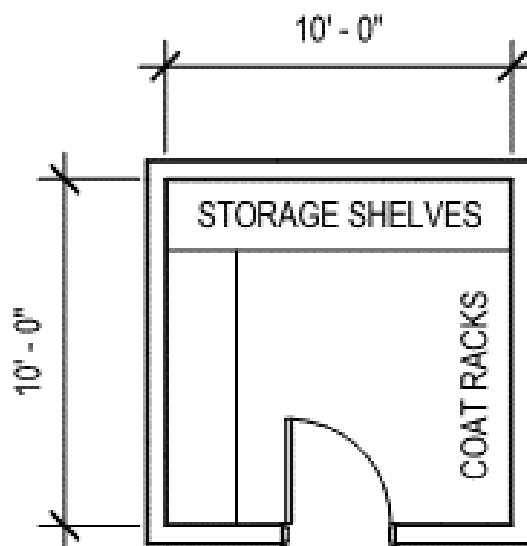
☐ Vented directly to exterior

☐ Coat hooks

☐ Storage Lockers – size _____ x _____

☐ Other _____

GENERAL STORAGE



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other _____

HVAC

☒ Ventilation required by Code

☒ Energy Recovery on Exhaust Fans

☐ Air transfer grilles for makeup air if needed – no door grilles

☐ Cooling

☐ Other _____

Electrical:

☐ Convenience outlets each wall

☐ Other _____

Lighting:

☒ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



DUNSTABLE POLICE Room Data Sheet

JANITOR CLOSET

Uses: ☐ Storage of Supplies

☒ Mop Sink

☐ _____

Occ. Load: 200 s.f. per person

Area: 39 s.f. Net;

Width 6'-6"

Depth: 6'-0"

Adjacencies:

☒ Provide One per Floor

☐ Administrative Wing Corridor

☒ Residential Dorm Corridor

☐ Other _____

Finishes:

Floors: ☒ Resilient Flooring

☐ Sealed Concrete

☐ Epoxy Flooring

☐ Ceramic Mosaic Tile

Base: ☒ Resilient

☐ None

☐ Ceramic Mosaic Tile

☐ Epoxy

Walls: ☒ GWB or CMU, Epoxy Paint

☒ Ceramic Tile to 4' at sides of Mop Sink

Ceiling: ☒ ACP

☐ Painted GWB

☐ Exposed Structure, Painted

Doors:

☒ Solid Core Wood – Out Swing

☐ Access Control Hardware

☐ Other _____

Windows:

☒ None

☐ Venting units

Equipment:

☐ Wall Cabinets: Length: _____

☒ Mop Sink

☒ Mop Holder / Shelf

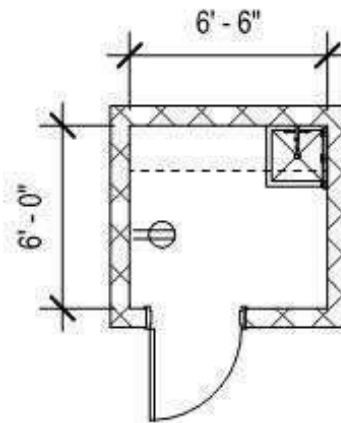
☐ Locks on all doors

☒ Adjustable Shelving – 15" Depth Length: _____

☐ Paper Towel Dispenser

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

Plumbing:

☒ Supply and waste to Mop Sink

☐ Floor drain

☐ Other: _____

HVAC

☒ Ventilation required by Code

☐ Heating

☒ Energy Recovery on Exhaust Fans

☒ Air transfer grilles for makeup air if needed – no door grilles

☐ Other _____

Power:

☒ Convenience Outlet GFCI

☐ Other: _____

Communications:

☐ Public Address Speakers tied to Zetron system

☐ Other _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



- Uses:**
- ☐ Toilet Facility intended for shared office use.
 - ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
 - ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
 - ☒ Must be accessible
 - ☐ _____

Occ. Load: 0 (simultaneous occupants)

Area: 56 s.f. Net;

Width: 8' – 4"

Depth: 6' – 8"

Adjacencies:

- ☐ Private Offices
- ☐ Chief's Office
- ☐ Detective's Office
- ☐ Administrative Office
- ☐ Other _____

Direct Access:

- ☐ Other _____

Finishes:

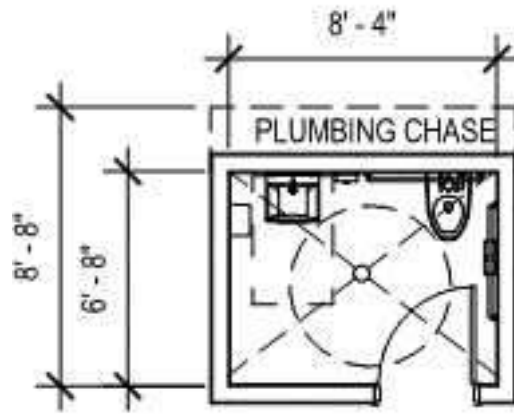
- Floors:** ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base:** ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls:** ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☐ All Walls _____ Height:
- ☐ Wet Wall Only _____ Height:
- Ceiling:** ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB

Doors:

- ☒ Solid Core Wood Door
- ☐ Other _____

Windows:

- ☒ None
- ☐ Other _____



Equipment:

- ☒ 42" Grab Bars
- ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other _____

Fire Protection:

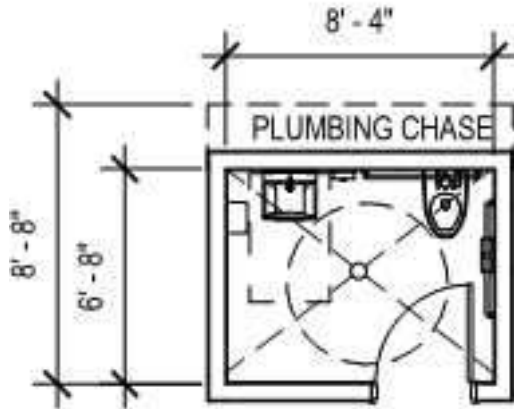
- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Hose Bibb
- ☐ Other: _____

DETENTION AREA STAFF TOILET

TEMPLATE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Heating ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating ☐ Split system air conditioning
- ☐ Other _____

Electrical:

- ☐ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

DETAINEE SHOWER

Uses: ☒ Detainee Accessible Wash Down Area

☐ _____

Occupant Load: 1 per person

Area: 48 s.f.

Width: 6'-0"

Depth: 8'-0"

Adjacencies:

☒ Detainee Processing

☒ Holding Cell

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☒ Epoxy

Base: ☐ None ☒ Epoxy

Walls: ☒ CMU

Ceiling: ☒ Security Ceiling ☐ Gypsum Ceiling

Doors:

☐ Hollow Metal Door

☐ Solid Wood Core

☐ Other _____

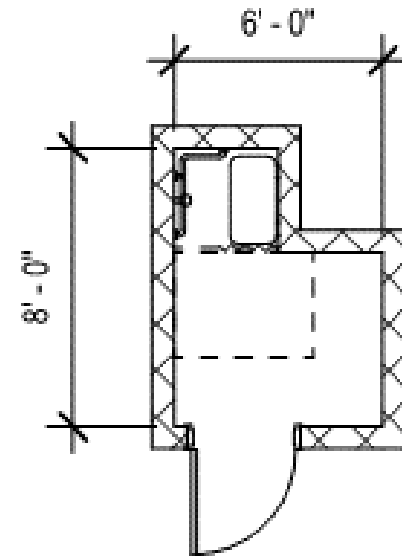
Windows:

☐ None

☐ Other _____

Equipment/Furnishings:

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Connection to Detention Toilet

☐ Remote Flush

☐ Detention Toilet / Sink Combination Unit

☐ Floor Drain

☐ Other _____

HVAC:

☒ Ventilation required by Code –

☒ Heating

☐ Cooling

☐ Other _____

Electrical:

☐ Other _____

Lighting:

☒ Recessed Lay-in Type Fixtures, Detention Grade

☐ Wall Mounted Fixtures, Detention Grade

☒ Occupancy Sensors

☐ Detention Grade Fixtures

☐ Other _____



DUNSTABLE POLICE Room Data Sheet

TEMPORARY HOLDING CELL

Uses: ☐ Police department holding cell
☐ _____

Occupant Load:

Area: 74 s.f.

Width¹ 10'-0"

Depth: 7'-4"

Adjacencies:

☐ Prisoner Processing / Booking

☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy

Base: ☐ None ☐ Epoxy

Walls: ☒ CMU

Ceiling: ☒ Security Ceiling

Doors:

☐ Detention doors

☐ Other _____

Windows:

☐ None

☐ Cell door window

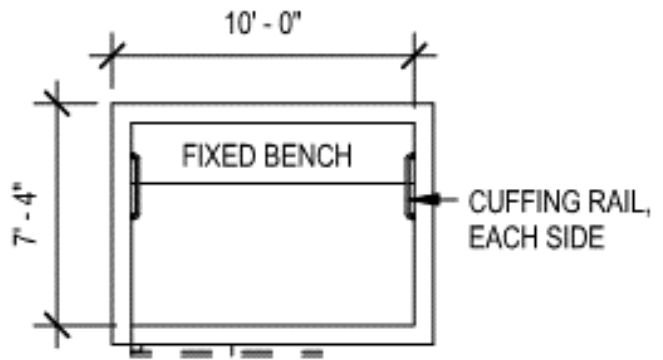
☐ Other _____

Equipment/Furnishings:

☐ Detention Bench

☐ Detention Grade Cuffing Rail

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other _____

HVAC:

☒ Ventilation required by Code

☒ Heating ☐ Cooling

☐ Other _____

Electrical:

☐ Other _____

Lighting:

☒ Detention Grade Fixtures



DUNSTABLE POLICE Room Data Sheet

DETENTION CELL

Uses: ☒ Police department holding cell
☐ _____

Occupant Load: 1 per person

Area: 70 s.f.

Width: 8'-0"

Depth: 8'-8"

Adjacencies:
☒ Detainee Processing
☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☐ Epoxy
Base: ☐ None ☐ Epoxy
Walls: ☒ CMU
Ceiling: ☒ Security Ceiling

Doors:

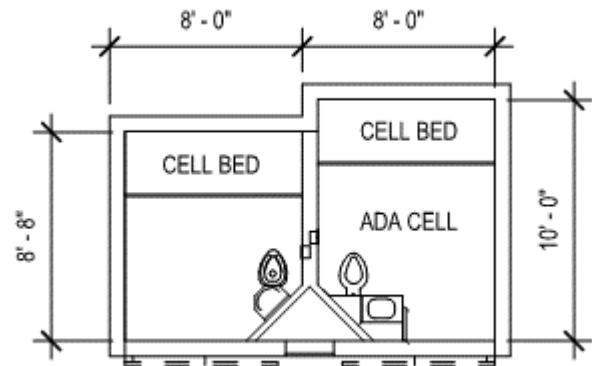
☐ Detention doors
☐ Other _____

Windows:

☐ None
☐ Cell door window
☐ Other _____

Equipment/Furnishings:

☐ Detention Bed
☐ Detention Grade Toilet Paper Dispenser
☐ Other _____



Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☐ Connection to Detention Toilet
☐ Remote Flush
☐ Detention Toilet / Sink Combination Unit
☐ Floor Drain
☐ Other _____

HVAC:

☒ Ventilation required by Code
☒ Heating
☐ Cooling
☐ Other _____

Electrical:

☐ Other _____

Lighting:

☒ Detention Grade Fixtures
☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses:

- ☒ Booking Area
- ☐ Temporary Holding Area
- ☒ Finger printing
- ☐ Other _____

Occupant Load:

100 s.f. per person

Area:

360 s.f.

Width:

22' - 0"

Depth:

16' - 4"

Adjacencies:

- ☒ Detention Area
- ☒ Hard Interview
- ☒ Holding
- ☐ Shower
- ☐ Other _____

Finishes:

- Floors: ☐ Sealed Concrete ☐ Epoxy
- Base: ☐ None ☒ Resilient ☒ Epoxy
- Walls: ☐ GWB ☒ CMU
- Ceiling: ☐ Painted GWB ☒ Security Ceiling Assemblies

Doors:

- ☒ Hollow Metal Interior Doors, Anti-ligature
- ☐ Solid Core Wood Door
- ☐ Flush ☒ Narrow Lite ☐ Half Lite
- ☐ Other _____

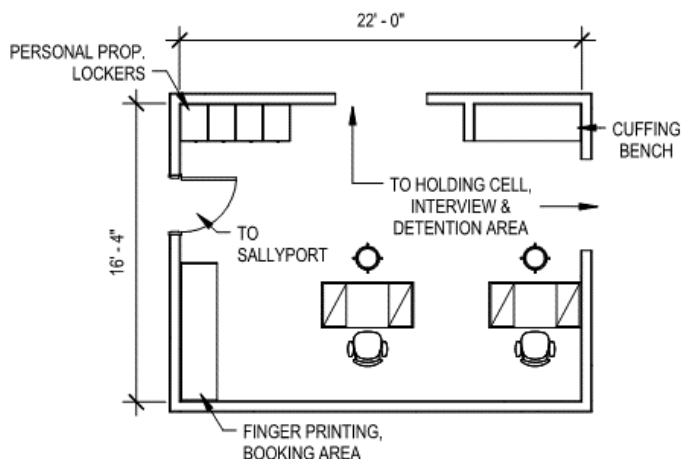
Windows:

- ☒ None
- ☐ Inoperable – picture windows
- ☐ Operable windows
- ☐ Borrowed Lite
- ☐ Other _____

Equipment/Furnishings:

- ☒ Stainless Steel Fixed Counter ☐ FFE ☐ By Owner
- ☒ Stainless Steel Fixed Stool: Qty: 2
- ☐ FFE ☐ By Owner
- ☒ Cuff Rail: Qty: 1 ☐ FFE ☐ By Owner
- ☒ Personal Storage Lockers Qty: 4
- ☒ Work Stations Qty: _____
- ☐ Other _____

BOOKING + PROCESSING



Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____

Plumbing:

- ☒ None
- ☐ Sink connection @ finger printing
- ☐ Other _____

HVAC:

- ☒ Ventilation required by Code, Detention grade
- ☒ Heating
- ☐ Cooling
- ☐ HVAC Controls

Power:

- ☐ Quad Outlet at desk, duplex at printer
- ☒ Duplex at other walls, detention grade
- ☐ Other _____

Voice / Data:

- ☐ Voice, data, printer outlets at desk
- ☐ Monitor Outlet at Wall
- ☐ Other _____

Lighting:

- ☐ Recessed Lay-in Type Fixtures, Detention Grade
- ☒ Wall Mounted Fixtures, Detention Grade
- ☒ Occupancy Sensors
- ☐ Daylighting Sensors
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses:

- ☒ Police Interview Area
☐ Temporary Holding Area
☐ Other _____

Occupant Load: s.f. per person

Area: 72 s.f.

Width: 8' - 0"

Depth: 9' - 0"

Adjacencies:

- ☒ Detention Area
☒ Booking/Processing Area
☒ Holding
☐ Other _____

Finishes:

- Floors: ☒ Sealed Concrete ☐ Epoxy
Base: ☐ None ☒ Resilient
Walls: ☐ GWB ☒ CMU
Ceiling: ☐ Painted GWB ☒ Security Ceiling Assemblies

Doors:

- ☒ Hollow Metal Interior Doors, Anti-ligature
☐ Solid Core Wood Door
☐ Flush ☒ Narrow Lite ☐ Half Lite
☐ Other _____

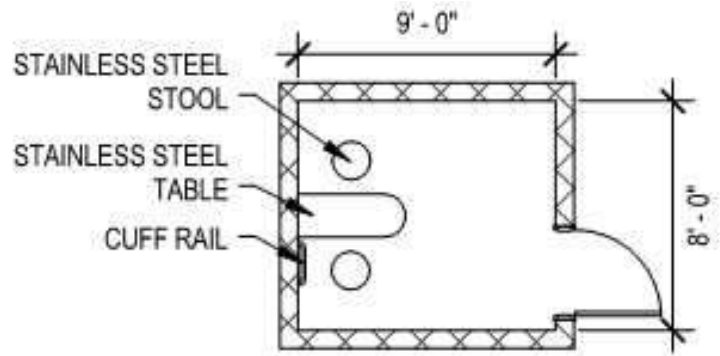
Windows:

- ☒ None
☐ Inoperable – picture windows
☐ Operable windows
☐ Borrowed Lite
☐ Other _____

Equipment/Furnishings:

- ☒ Stainless Steel Fixed Counter ☐ FFE ☐ By Owner
☒ Stainless Steel Fixed Stool: Qty: 2
☐ FFE ☐ By Owner
☒ Cuff Rail: Qty: 1 ☐ FFE ☐ By Owner
☐ Other _____

HARD INTERVIEW

**Fire Protection:**

- ☒ Fully Sprinklered
☐ _____

Plumbing:

- ☒ None
☐ Other _____

HVAC:

- ☒ Ventilation required by Code, Detention grade
☒ Heating ☐ Cooling ☐ HVAC Controls
☐ Other _____

Power:

- ☐ Quad Outlet at desk, duplex at printer
☒ Duplex at other walls, detention grade
☐ Other _____

Voice / Data:

- ☐ Voice, data, printer outlets at desk
☐ TV Outlet at Wall
☐ Other _____

Lighting:

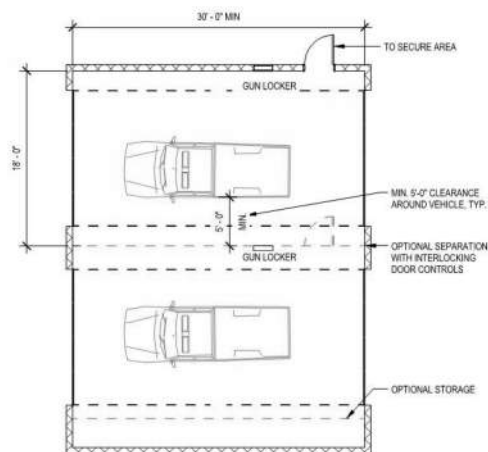
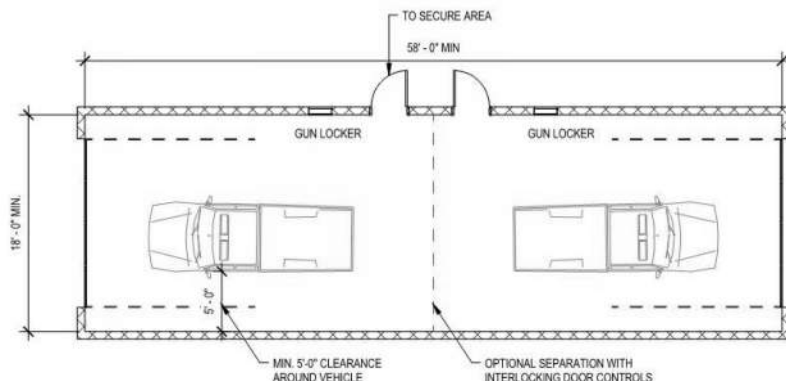
- ☐ Recessed Lay-in Type Fixtures, Detention Grade
☒ Wall Mounted Fixtures, Detention Grade
☒ Occupancy Sensors
☐ Daylighting Sensors
☐ Other _____



DUNSTABLE POLICE

Room Data Sheet

SALLY PORT



Uses:

- ☒ Vehicle Evidence Bay / Storage
- ☐ Water Service Entry
- ☐ Storage
- ☐ Vehicle Maintenance

Occupant Load: 200 s.f. per person

Area: _____ s.f.

Width

[2] [3] [4] [5] [6] Bays Wide

End Bays: 20 ft. / 1600 s.f. per bay

Center Bays: 18 ft. / 1440 s.f. per bay

Depth: 58 _____ feet; _____ 2 _____ vehicles deep

Contents:

- ☐ Chief Car/SUV Qty: _____
- ☐ ATV / Off Road Qty: _____
- ☐ Wire mesh storage area
- ☐ Secure vestibule ☐ Gun Lockers
- ☐ Other _____

Adjacencies:

- ☒ Booking + processing
- ☒ Secure Parking
- ☐ Other _____

Direct Access

- ☒ Booking + Processing ☐ Via door ☐ No Door
- ☒ Overhead Door to exterior at front and rear
- ☐ Other _____

Finishes:

- Floors: ☒ Sealed Concrete ☐ Epoxy Flooring
- ☐ Striping for Vehicle Parking
- Base: ☐ None ☐ Resilient ☐ Epoxy
- Walls: ☒ CMU, Epoxy Paint to 10', Paint above
- Ceiling: ☒ Exposed Structure, Painted
- ☐ Other _____

Doors:

- ☒ Front ☒ Rear ☐ Card Access System
- ☐ Aluminum and Glass OH Sectional**
- ☒ Insulated Steel Overhead Sectional
- ☒ 14'-0" x 14'-0' ☐ _____ x _____
- ☒ Hollow Metal Interior Doors
- ** AL & GL OH Doors not permitted by code in Stretch Communities
- ☐ Other _____

Windows:

- ☒ Inoperable – picture windows ☐ Venting units
- ☐ Other _____

Equipment:

- ☒ Light Duty Training Anchors – Qty _____
- ☐ Vehicle Exhaust Filtration System
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Work bench ☐ Storage: _____
- ☐ Other _____

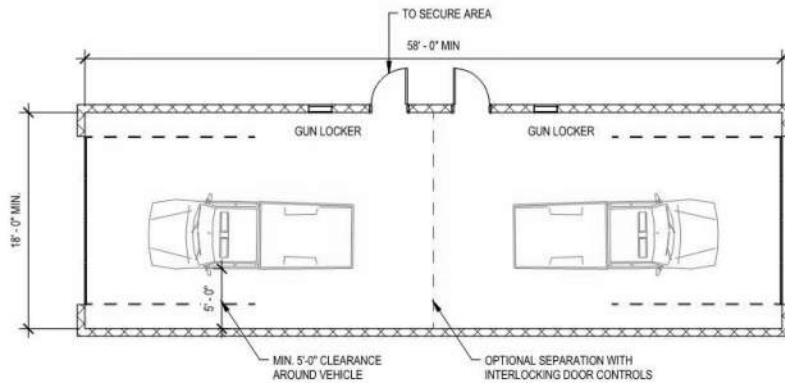
Fire Protection:

- ☐ Fully Sprinklered, Ordinary Hazard
- ☐ Fully Sprinklered, Extra Hazard
- ☒ Sidewall Sprinklers between OH Doors in UP position
- ☐ Other _____

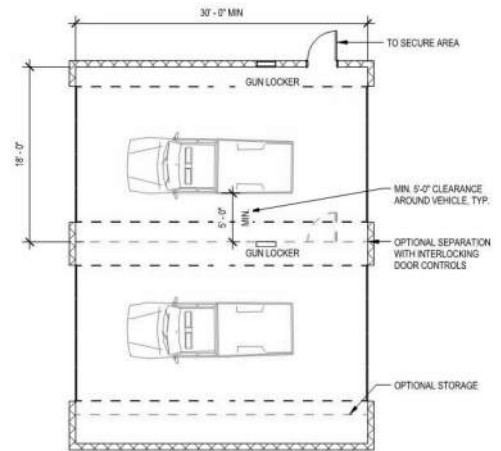
Plumbing:

- ☒ Trench Drains at each vehicle bay
- ☒ Compressed air drop to each vehicle
- ☒ Truck Fill NP Hose Drops @ _____
- ☒ H & C domestic water drop at _____
- ☐ Emergency Eyewash Station
- ☐ Hose Bibbs ☐ Gas: _____

SALLY PORT



DUNSTABLE POLICE Room Data Sheet



HVAC

- ☒ Ventilation required by Code.
- ☒ Energy Recovery on Exhaust Fans
- ☒ Vertical Unit Heater at each OH Door
- ☐ Radiant Floor Heating
- ☐ Other _____

Electrical:

- ☒ Push button controls for OH Door at Driver's Jamb of Opening
- ☒ Push button controls for all OH Doors at wall near access from admin / dorm areas
- ☒ Public Address Speakers tied to Zetron system
- ☐ Emergency Power
- ☐ Zetron 911 Call LED Display
- ☐ Key card operations
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ Tire storage / parts storage
☐ _____

Occ. Load: 200 s.f. per person

Area: 60 s.f.

Width: 10' - 0"

Depth: 6' - 0"

Adjacencies:
☒ Sallyport
☐ Other _____

Direct Access
☐ Exterior
☒ Sallyport ☐ Located within Sallyport ☐ Separate space
☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy Flooring

Base: ☒ None ☐ Resilient ☐ Epoxy

Walls: ☐ Concrete Masonry ☐ Wired partitions

Ceiling: ☒ Exposed Structure, Painted
☐ Painted GWB ☐ ACP

☐ Other _____

Doors:

☒ Hollow Metal Door

☐ Wire Mesh Partition Door

☐ Other _____

Windows:

☒ None

☐ _____

Equipment:

☐ Tire Racks ☐ NIC ☐ GC Provided

☐ Shelving

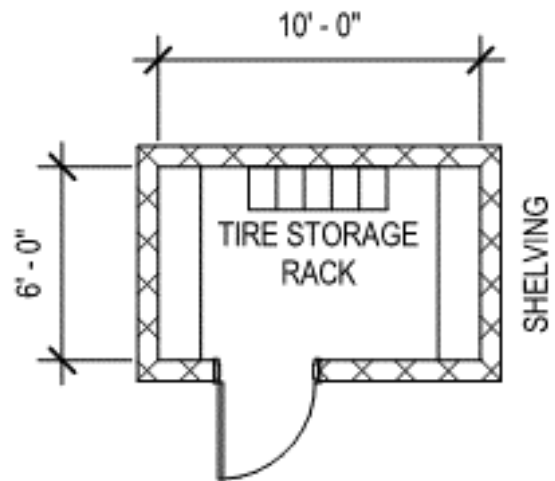
☐ _____

Fire Protection:

☒ Fully Sprinklered

☐ Other _____

TIRE + PARTS STORAGE



Plumbing:

☐ Other _____

HVAC

☒ None

☐ Other _____

Electrical:

☐ Other _____

Lighting:

☒ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures

☐ Occupancy Sensors

☐ Other _____



DUNSTABLE POLICE Room Data Sheet

BICYCLE STORAGE

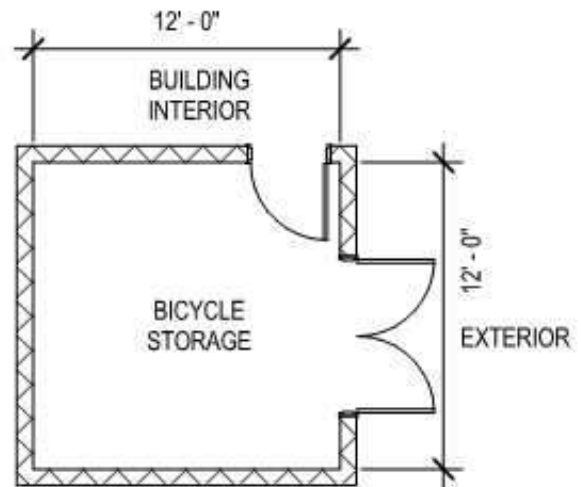
Uses: ☒ Bicycle Storage
☐ Large Item Storage
☐ _____

Occupant Load: 0 s.f. per person

Area: 144 s.f.
Width: 12' - 0"
Depth: 12' - 0"

Adjacencies:
☐ Exterior
☐ Other _____

Direct Access
☒ Exterior
☐ Interior
☐ Other _____



Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy Flooring
Base: ☒ None ☐ Resilient ☐ Epoxy
Walls: ☒ CMU ☐ GWB ☐ GWB w/ PWD
Ceiling: ☒ Exposed Structure, Painted
☐ Painted GWB ☐ ACP

Doors:

☒ Hollow Metal Door ☐ Interior ☒ Exterior
☐ Solid Core Wood Door ☐ Coil Door, Exterior
☐ Other _____

Windows:

☒ None
☐ Other _____

Equipment:

☒ Bike hooks/ Racks ☐ NIC ☐ GC Provided
☐ Other _____

Fire Protection:

☒ Fully Sprinklered
☐ Other _____

Plumbing:

☐ Other _____

HVAC

☒ None
☐ Other _____

Electrical:

☐ Other _____

Lighting:

☐ Surface-mount Utility Type Fixtures
☒ Pendant Hung Type Fixtures
☐ Recessed Lay-in Type Fixtures
☐ Occupancy Sensors
☐ Other _____



Uses: ☒ Secure evidence processing
☐ _____

Occupant Load: 200 s.f. per person

Area: 100 s.f.

Width: 10' - 0"

Depth: 10' - 0"

Adjacencies:

☐ Corridor ☐ Evidence Area ☐ PD Operations

☐ Other _____

Direct Access

☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy

Base: ☐ None ☒ Resilient ☐ Epoxy

Walls: ☐ CMU, Epoxy Paint
☒ Gypsum Wall Board, Epoxy Paint

Ceiling: ☐ Exposed Structure, Painted ☐ Painted GWB
☒ Humidity & abuse resistant ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior - Flush

☒ Solid Wood Core ☒ Access Controls

☐ Other _____

Windows:

☒ None ☐ Venting units

☐ Other _____

Equipment:

☒ Evidence lockers

☒ Gun Lockers

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Refrigeration unit

☐ Metal Base ☐ Concrete Base

☐ Bio remediating Washing System

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

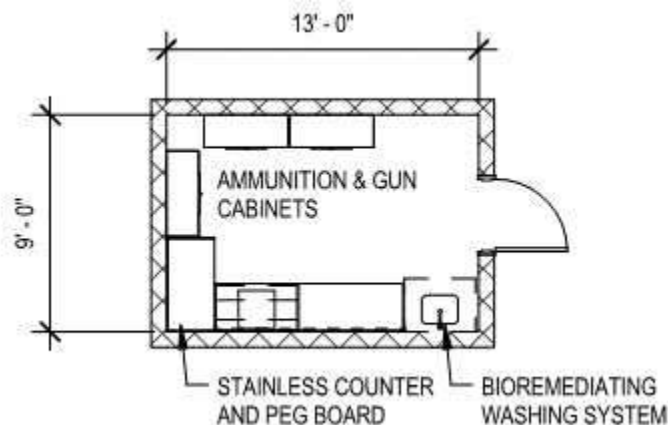
☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Open Shelving

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☒ Floor drain

☐ Other _____

HVAC

☒ Ventilation required by Code

☒ Energy Recovery on Exhaust Fans

☒ Air transfer grilles for makeup air if needed - no door grilles

☐ Cooling

☐ Dedicated exhaust for drug locker

☐ Other _____

Electrical:

☐ Public Address Speakers tied to Zetron system

☐ Panic Button

☐ Alarm system

☐ Emergency Power

☐ Refrigeration Power

☐ Other _____

Lighting:

☐ Surface-mount Utility Type Fixtures

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ Secure evidence processing

☐

Occupant Load: 200 s.f. per person

Area: 100 s.f.

Width: 10' - 0"

Depth: 10' - 0"

Adjacencies:

- ☐ Reports Room
☐ Lieutenant / Deputies Offices
☐ Detectives
☒ Evidence Storage
☐ Other _____

Direct Access

- ☒ Evidence Storage
☐ Other _____

Finishes:

- Floors: ☐ Sealed Concrete ☐ Epoxy
Base: ☐ None ☐ Resilient ☐ Epoxy
Walls: ☒ CMU, Epoxy Paint
☐ Gypsum Wall Board, Epoxy Paint
Ceiling: ☐ Exposed Structure, Painted
☐ Painted GWB ☐ Humidity & abuse resistant ACP
☐ Other _____

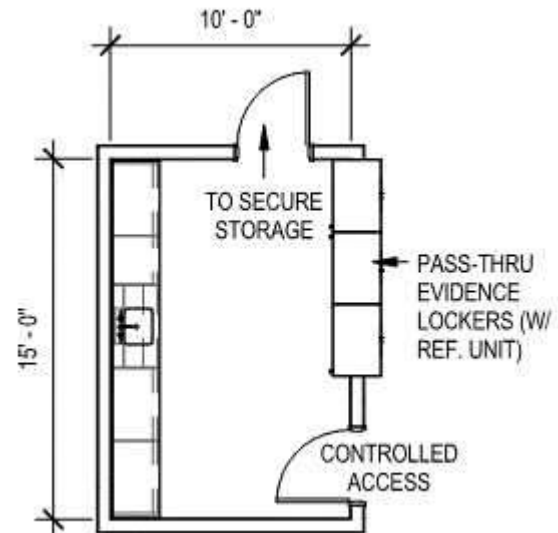
Doors:

- ☐ Hollow Metal Interior - Flush
☐ Solid Wood Core ☐ Access Controls
☐ Other _____

Windows:

- ☒ None ☐ Venting units
☐ Other _____

EVIDENCE PROCESSING



Equipment:

- ☒ Pass through evidence lockers
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Refrigeration unit
☐ Metal Base ☐ Concrete Base
☐ Under counter file cabinets
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Fixed Wall Shelf: Length: _____' x _____" depth
☐ Lateral File Storage
☐ Base Cabinets & Counter: Length: _____
☐ Wall Cabinets: Length: _____
☐ Hazardous Materials / Flammables Storage Cabinet
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
Model / Size: _____
☐ Vented directly to exterior
☐ Other _____

Fire Protection:

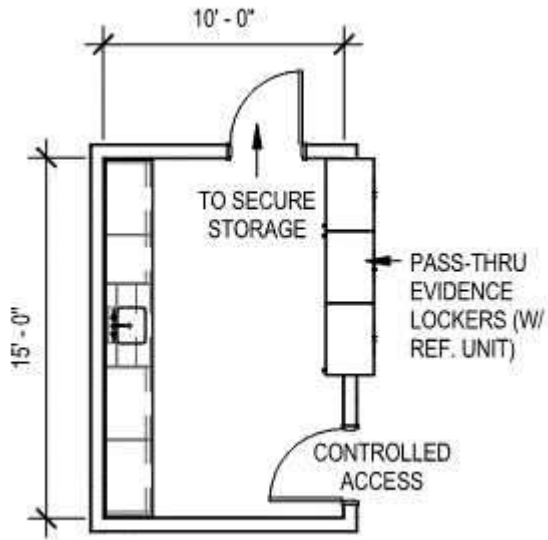
- ☒ Fully Sprinklered
☐ Other _____

Plumbing:

- ☒ Connection to sink
☐ Other _____

EVIDENCE PROCESSING

DUNSTABLE POLICE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Cooling
- ☐ Mechanical Hood / Exhaust as required w/ switch
- ☐ _____

Electrical:

- ☐ Public Address Speakers tied to Zetron system
- ☐ Panic Button
- ☐ Processing Equipment
- ☐ Emergency Power
- ☐ Refrigeration Power
- ☐ Other _____

Lighting:

- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☐ Other _____



DUNSTABLE POLICE Room Data Sheet

Uses: ☒ Secure evidence processing

☐

Occ. Load: 200 s.f. per person

Area: 250 s.f.

Width: 10' - 0"

Depth: 25' - 0"

Adjacencies:

☐ Reports Room

☐ Lieutenant / Deputies Offices

☐ Detectives

☒ Evidence Processing

☐ Other _____

Direct Access

☒ Evidence Processing

☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete ☐ Epoxy

Base: ☐ None ☐ Resilient ☐ Epoxy

Walls: ☐ CMU, Epoxy Paint
☒ Gypsum Wall Board, Epoxy Paint

Ceiling: ☐ Exposed Structure, Painted
☐ Painted GWB ☒ Humidity & abuse resistant ACP

Doors:

☐ Hollow Metal Interior - Flush

☐ Solid Wood Core ☐ Access Controls

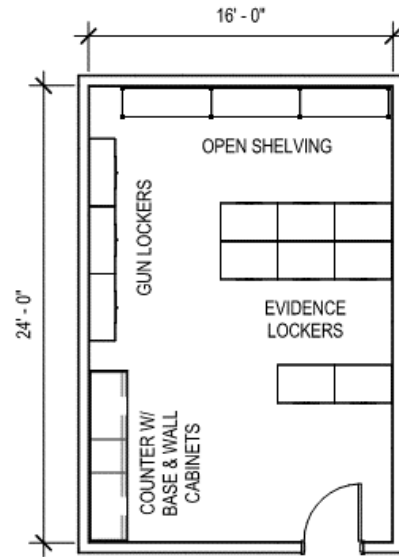
☐ Other _____

Windows:

☒ None ☐ Venting units

☐ Other _____

EVIDENCE STORAGE



Equipment:

☒ Evidence lockers

☒ Gun Lockers

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Refrigeration unit

☐ Metal Base ☐ Concrete Base

☐ Under counter file cabinets

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Open Shelving

☐ Hazardous Materials / Flammables Storage Cabinet

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

☐ Vented directly to exterior

☐ Other _____

Fire Protection:

☒ Fully Sprinklered

☐ Other _____

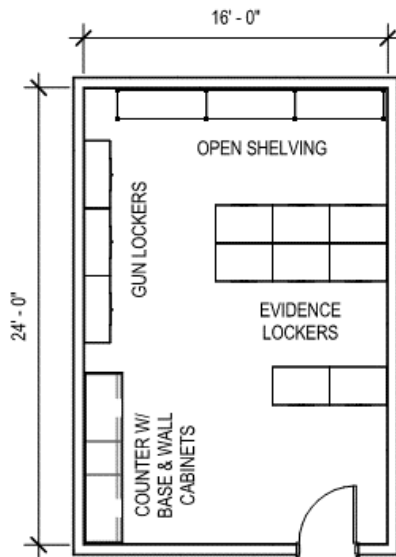
Plumbing:

☒ Floor drain

☐ Other _____

EVIDENCE STORAGE

DUNSTABLE POLICE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Cooling
- ☐ Dedicated exhaust for drug locker
- ☐ Other _____

Electrical:

- ☐ Public Address Speakers tied to Zetron system
- ☐ Panic Button
- ☐ Alarm system
- ☐ Emergency Power
- ☐ Refrigeration Power
- ☐ Other _____

Lighting:

- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☐ Other _____

Dunstable Public Safety Room Data Sheets

Fire Department Spaces



DUNSTABLE FIRE Room Data Sheet

Uses:

- ☒ Toilet Facility intended for shared office use.
- ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
- ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
- ☒ Must be accessible
- ☐ _____

Occ. Load: 0 (simultaneous occupants)

Area: 56 sf

Width: 8'-4"

Depth: 6'-8"

Adjacencies:

- ☐ Private Offices
- ☐ Chief's Office
- ☐ Detective's Office
- ☐ Administrative Office
- ☐ Other _____

Direct Access:

- ☐ Other _____

Finishes:

- Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base: ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☐ All Walls _____ Height:
- ☐ Wet Wall Only _____ Height:
- Ceiling: ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB

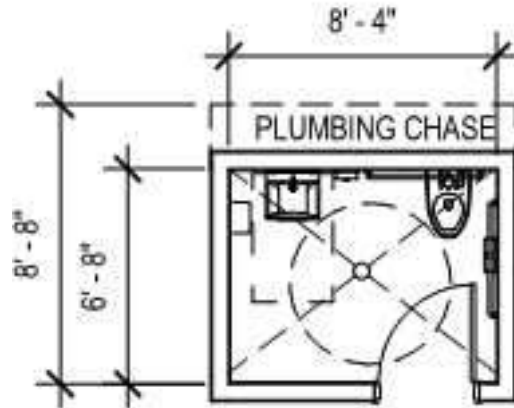
Doors:

- ☒ Solid Core Wood Door
- ☐ Other _____

Windows:

- ☒ None
- ☐ Other _____

STAFF TOILET



Equipment:

- ☒ 42" Grab Bars ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other _____

Fire Protection:

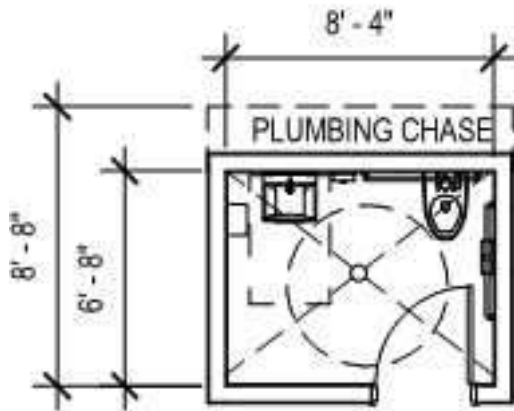
- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Hose Bibb
- ☐ Other: _____

STAFF TOILET

DUNSTABLE FIRE Room Data Sheet



HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☐ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE FIRE

Room Data Sheet

Uses: ☒ Private Office for Fire Chief'
☐ Private Office for Deputy Fire Chief'
☐ _____

Occupant Load: 100 s.f. per person

Area: 150

Width: 15'

Depth: 10'

Adjacencies:

- ☒ Other Administrative offices
☐ Shared Toilet with Chief's Office (direct access)
☐ Shared Conference Room with Chief's Office (direct access)
☐ Other _____

Finishes:

- Floors: ☒ Carpet ☐ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ Painted GWB
Ceiling: ☐ Painted GWB ☒ ACP

Doors:

- ☐ Hollow Metal Interior Doors ☒ Solid Core Wood Door
☒ Flush ☐ Narrow Lite ☐ Half Lite
☐ Other _____

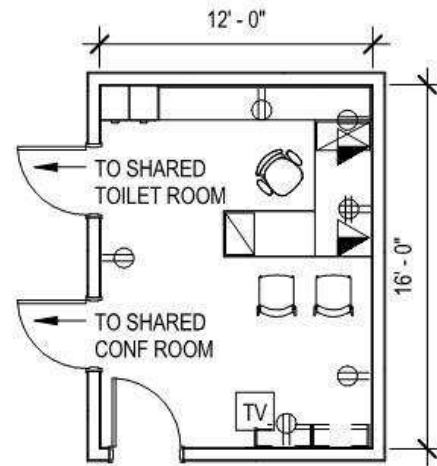
Windows:

- ☐ None
☐ Inoperable – picture windows ☒ Operable windows
☐ Other _____

Equipment/Furnishings:

- | | | |
|--|-----------------------------------|---|
| <input checked="" type="checkbox"/> Office Desk: Qty: <u>1</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> Office Chair: Qty: <u>1</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> Visitor Chair: Qty: <u>2</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> Table: Qty: <u>0</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> File Cabinet: Qty: <u>2</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| Drawers: <u>4</u> | <input type="checkbox"/> Vertical | <input checked="" type="checkbox"/> Lateral |
| <input checked="" type="checkbox"/> Bookcase: Qty: <u>1</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input type="checkbox"/> Base Cabinets: Length: _____ | | |
| <input type="checkbox"/> Wall Cabinets: Length: _____ | | |
| <input type="checkbox"/> Wall Shelf: Length: _____ | | |
| <input checked="" type="checkbox"/> Printer: Qty: <u>1</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> Telephone: Qty: <u>1</u> | <input type="checkbox"/> FFE | <input type="checkbox"/> By Owner |
| <input checked="" type="checkbox"/> Coat hook @ Door | | |
| <input type="checkbox"/> Other _____ | | |

CHIEF'S OFFICE/ DEPUTY CHIEF'S OFFICE



Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____

Plumbing:

- ☒ None
☐ Other _____

HVAC:

- ☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other _____

Power:

- ☒ Quad Outlet at desk, duplex at printer
☒ Duplex at other walls.
☐ Other _____

Communications:

- ☒ Voice, data, printer outlets at desk
☒ Phone @ desk
☐ TV Outlet at Wall
☐ Other _____

Lighting:

- ☒ Recessed Lay-in Type Fixtures
☒ Dual Power / Dimmable Ballasts
☒ Occupancy Sensors
☒ Daylighting Sensors
☐ Other _____



DUNSTABLE FIRE Room Data Sheet

Uses: ☒ Fire Prevention / Plan Review Office

☐ _____

Occupant Load: 100 s.f. per person

Area: 300 S.F. Net

Width: 20'

Depth: 15'

Adjacencies:

☐ Other Administrative offices

☐ Main Entry

☐ Other _____

Direct Access

☒ Plan File Storage Room

☐ Other _____

Finishes:

Floors: ☒ Carpet ☐ Vinyl Tile

Base: ☐ None ☒ Resilient

Walls: ☒ Painted GWB

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors ☒ Solid Core Wood Door

☒ Flush ☐ Narrow Lite ☐ Half Lite

☐ Other _____

Windows:

☐ None

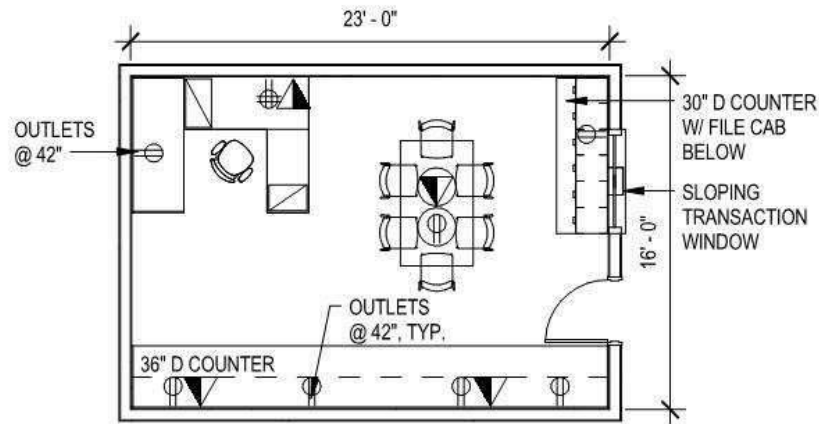
☐ Inoperable – picture windows ☐ Operable windows

☒ Transaction Window Borrowed Lite to Public Lobby / Corridor

☐ Borrowed Lite to Vestibule

☐ Other _____

FIRE PREVENTION OFFICE



Equipment/Furnishings:

☒ Office Desk: Qty: _____ ☐ FFE ☐ By Owner

☒ Office Chair: Qty: _____ ☐ FFE ☐ By Owner

☐ Visitor's Chair: Qty: _____ ☐ FFE ☐ By Owner

☒ File Cabinet: Qty: _____ ☐ FFE ☐ By Owner

Drawers: _____ ☐ Vertical ☐ Lateral

☒ Table: Chair Qty: _____ ☐ FFE ☐ By Owner

☒ Base Cabinets: Length: _____

☐ Wall Cabinets: Length: _____

☒ Wall Shelf: Length: _____

☒ Plan Files w/Slanted Counter

Qty: _____ ☐ FFE ☐ By Owner

☒ Plan Review Table (Adjustable)

Qty: _____ ☐ FFE ☐ By Owner

☒ P-Lam Counters

☐ Printer: Qty: _____ ☐ FFE ☐ By Owner

☐ Telephone: Qty: _____ ☐ FFE ☐ By Owner

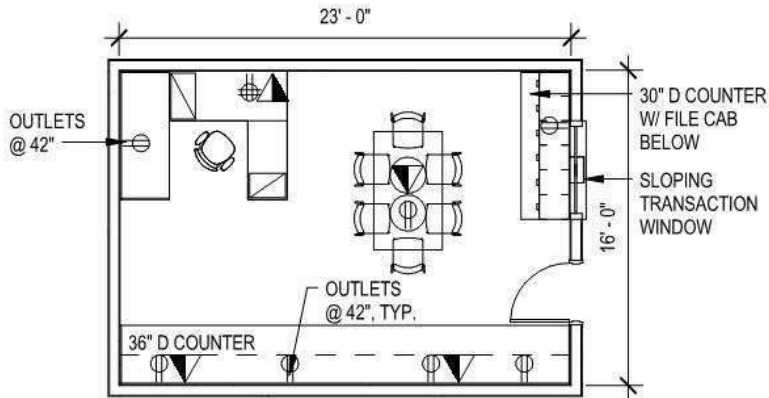
☐ Desk ☐ Wall

☐ Tackboard ☐ 4' ☐ 6' ☐ 8'

☐ Marker Board ☐ 4' ☐ 6' ☐ 8'

☐ Combo TB-MB ☐ 3' ☐ 4' ☐ 6'

☐ Other: _____



Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____

Plumbing:

- ☐ None
☐ Other _____

HVAC:

- ☒ Ventilation required by Code
☒ Heating ☒ Cooling ☒ HVAC Controls
☐ Other _____

Power:

- ☐ Quad Outlet at desk
☐ Duplex outlets @ 42"H @ plan tables & counters
☐ Floor Duplex @ Conference Table
☐ Other _____

Voice / Data:

- ☐ Telephone, computer, printer at desk
☐ Telephone outlets @ 42"H spaced along plan table
☐ Floor Tel / Data below Conference Table
☐ Other _____

Lighting:

- ☒ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors
☒ Daylighting Sensors
☐ Dual Power / Dimmable Ballasts
☐ Other _____



DUNSTABLE FIRE Room Data Sheet

REPORT AREA

Uses: ☒ Report Work Stations

☐ _____

Occ. Load: 100 s.f. per person

Area: 120 s.f.

Width: 10'

Depth: 12'

Adjacencies:

☐ Administrative Wing Corridor

☐ Offices

☐ File Storage / Archive

☐ Other _____

Direct Access

☐ Administrative Wing / Corridor

☐ Other _____

Finishes:

Floors: ☐ Resilient Flooring ☒ Carpet

☐ Static Dissipative Resilient Flooring

Base: ☒ Resilient ☐ None

Walls: ☒ GWB or CMU, Painted

Ceiling: ☒ Humidity & Abuse Resistant ACP

☐ Painted GWB

☐ Other _____

Doors:

☐ Hollow Metal – Type “G” glazed at Apparatus Bay

☒ Solid Core Wood to Admin Corridor

☐ Access Control Hardware

☐ Other _____

Windows:

☐ None

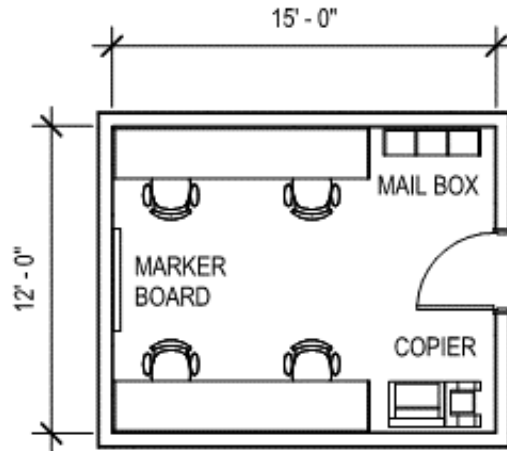
☒ Inoperable – picture windows

☒ Venting units

☐ Ext Windows

☐ Int. Borrowed Lite or door vision panel

☐ Other _____



Equipment:

☐ Corian Work Surface Counter

☒ P-Lam Work Surface Counter

☒ File Cabinets below counter loose FF&E (NIC)

☐ File Cabinets below counter built-in millwork

☐ Adjustable Shelving - Length: _____

☐ Freestanding Shelving - Length: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ 4' L Combination Marker & Tack Board

☐ Mail box slots

☒ Multiple Computer Workstations – Owner Provided (NIC)

Qty: _____

☒ Light-filtering Window Shades

☐ Flat Screen Monitor Wall Mounted

☐ Copy Machine ☐ FFE ☐ Owner provided, GC Installed

☐ Printer Qty: ____ ☐ FFE ☐ Owner provided, GC Installed

☐ Telephone Qty: ____ ☐ FFE ☐ Owner provided, GC Installed

☐ Other _____

Fire Protection:

☒ Fully Sprinklered

☐ Other: _____

Plumbing:

☐ Other: _____

HVAC

☒ Ventilation required by Code

☒ Heating ☒ Cooling

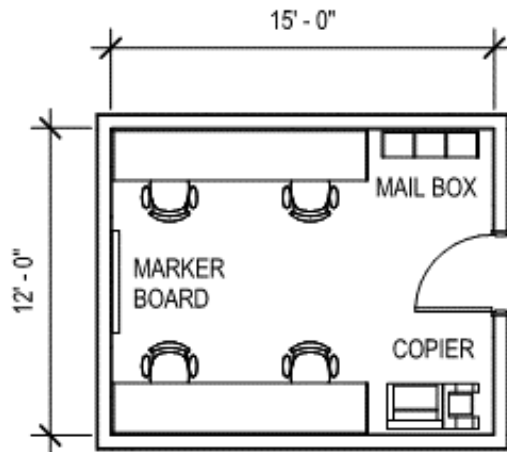
☒ Air transfer grilles for makeup air if needed – no door grilles

☐ Split system air conditioning.

☐ Other _____

REPORT AREA

DUNSTABLE FIRE Room Data Sheet



Electrical:

- ☒ Public Address Speakers tied to Zetron radio system
- ☒ Power & Data Connections to Zetron Radio system
- ☒ Power and data to multiple work station computers, and two additional rough-in locations.
- ☐ Fire Alarm and other building Annunciator Panels
- ☐ Intercom System to Public Lobby / Vestibule
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors
- ☐ Other _____

Uses: ☐ Gear Storage
☐ _____

Occ. Load: 200 s.f. per person

Area: 80 s.f.

Width 8' - 0"

Depth: 10' - 0"

Adjacencies:

☐ Patrol Room

☐ Other _____

Direct Access

☐ Patrol Room

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete ☐ Resilient Flooring

Base: ☐ None ☒ Resilient

Walls: ☒ Gypsum Wallboard

Ceiling: ☐ Painted GWB ☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior & Exterior Doors – Flush

☒ Solid Wood Core

☐ Other _____

Windows:

☒ None

☐ Inoperable – picture windows ☐ Venting units

☐ Other _____

Equipment:

☐ Heavy duty freestanding shelving units

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ Hazardous Materials / Flammables Storage Cabinet

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

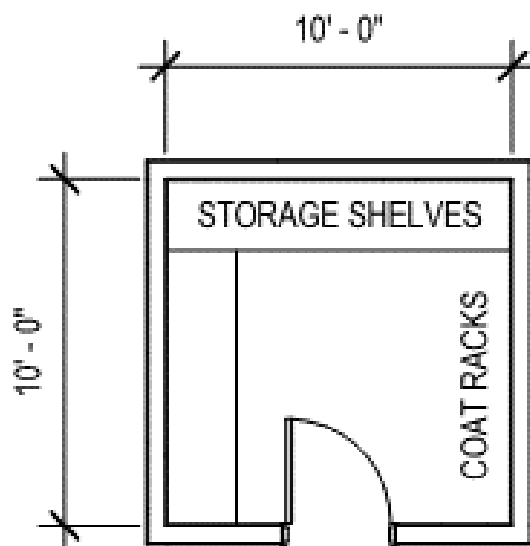
☐ Vented directly to exterior

☐ Coat hooks

☐ Storage Lockers – size _____ x _____

☐ Other _____

GENERAL STORAGE



Fire Protection:

☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ Other _____

HVAC

☒ Ventilation required by Code

☒ Energy Recovery on Exhaust Fans

☐ Air transfer grilles for makeup air if needed – no door grilles

☐ Cooling

☐ Other _____

Electrical:

☐ Convenience outlets each wall

☐ Other _____

Lighting:

☒ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☐ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



DUNSTABLE FIRE Room Data Sheet

TOILET / SHOWER

Uses:

- ☒ Toilet / Shower combination space
- ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
- ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
- ☒ Must be accessible
- ☐ _____

Occupant Load:

0 (simultaneous occupants)

Area:

94 s.f. Net;

Width

8' – 6"

Depth:

11' – 0"

Adjacencies:

- ☐ Private Offices
- ☐ Chief's Office
- ☒ Dormitories
- ☒ Fitness Space
- ☐ Other _____

Direct Access:

- ☐ Private Office
- ☐ Other _____

Finishes:

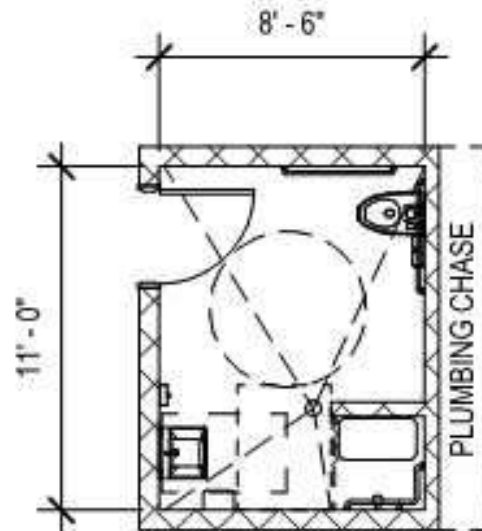
- Floors: ☐ Sealed Concrete ☒ Ceramic Mosaic Tile
- Base: ☐ Resilient ☒ Ceramic Mosaic Tile
- ☐ None
- Walls: ☒ CMU, Epoxy Paint ☒ Glazed Ceramic Tile
- ☐ All Walls - _____ Height:
- ☐ Wet Wall Only - _____ Height:
- Ceiling: ☒ Humidity & Abuse Resistant ACP
- ☐ Painted GWB

Doors:

- ☒ Solid Core Wood
- ☐ Other _____

Windows:

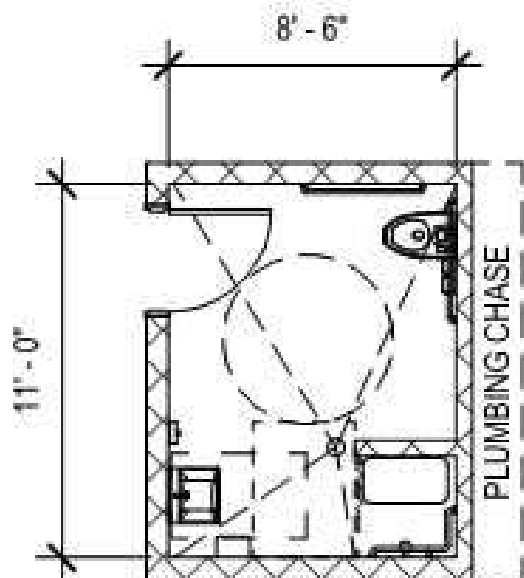
- ☒ None
- ☐ Other _____

**Equipment:**

- ☒ 42" Grab Bars
- ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other _____

Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____



Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☐ Other: _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

PERSONNEL LOCKERS ROOM

Uses: ☒ Personnel Storage for 35 Lockers
☐ Shower room
☐ Toilet room
☐ _____

Occupant Load: 50 s.f. per person
Area: 12 s.f. per locker x 35 lockers = 420 s.f.
Width: 22'-0"
Depth: 19'-0"

Adjacencies:

- ☐ Fitness Room
☐ Dormitory / day room area
☐ Administrative / Corridor
☐ Other _____

Direct Access

- ☐ Other _____

Finishes:

- Floors: ☒ Sealed Concrete ☐ Epoxy Flooring
Base: ☐ None ☒ Resilient ☐ Epoxy
Walls: ☒ CMU, Epoxy Paint to 10', Paint above
Ceiling: ☐ Exposed Structure, Painted ☐ Painted GWB
☒ Humidity & abuse resistant ACP

Doors:

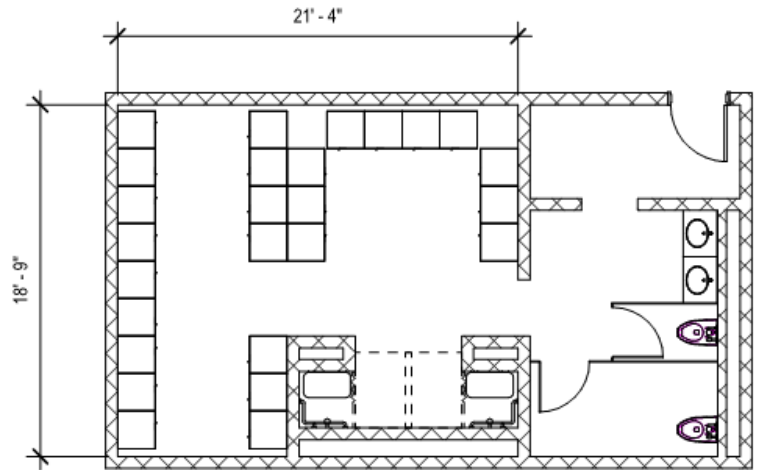
- ☐ Hollow Metal Interior Doors ☐ Solid Core Wood Doors
☐ Other _____

Windows:

- ☒ None ☐ Venting units
☐ Other _____

Equipment:

- ☐ Personnel Lockers
☐ Wall Mount ☐ Mobile units
☐ 18" wide ☐ 20" wide ☐ 24" wide
☐ Personal Gear Box within Locker
☐ Hanging Rod ☐ Coat Hangers
☐ Glove Holders ☐ Boot Tray
☐ Freestanding benches
☐ ADA compliant bench (**mandatory with other benches**)
☐ Base Cabinets & Counter: Length: _____
☐ Wall Cabinets: Length: _____
☐ Wall Shelf: Length: _____
☐ Other _____



Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____

Plumbing:

- ☒ Floor Drain(s) ☐ Hose Bibb
☐ Other _____

HVAC

- ☒ Ventilation required by Code – Exhaust only
☒ Energy Recovery on Exhaust Fans
☐ Radiant Floor Heating
☐ Split system air conditioning.
☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
☐ Zetron 911 Call LED Display
☐ Power for Radio Charging
☐ Power within each Personnel Locker
☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
☐ Surface-mount Utility Type Fixtures
☐ Recessed Lay-in Type Fixtures
☒ Occupancy Sensors
☒ Daylighting Sensors if windows exist
☐ Other _____



DUNSTABLE FIRE Room Data Sheet

DAY ROOM

Uses:

☒ On-Call Waiting Area

☒ Break Area

☐ _____

Occupant Load: 50 s.f. per person

Area: 500 S.F

Width: 25'-0" ft

Depth: 20'-0" ft

Adjacencies:

☒ Kitchen

☒ Dining

☒ Dorm Rooms

☐ Fire Pole / Stair to Apparatus Bay

☐ Other _____

Finishes:

Floors: ☒ Carpet

☐ Resilient Sheet / Tile

Base: ☐ None

☒ Resilient

Walls: ☒ Painted GWB

Ceiling: ☐ Painted GWB

☒ ACP

☐ Other _____

Doors:

☐ Hollow Metal Interior Doors

☒ None ☐ Solid Core Wood

☐ Flush ☐ Narrow Lite ☐ Half Lite

☐ Other _____

Windows:

☐ None

☐ Inoperable – picture windows ☐ Operable windows

☐ Other _____

Equipment:

☐ Tackboard ☐ 4' ☐ 6' ☐ 8'

☐ Marker Board ☐ 4' ☐ 6' ☐ 8'

☐ Combo TB-MB ☐ 3' ☐ 4' ☐ 6'

☐ Other: _____

Fire Protection:

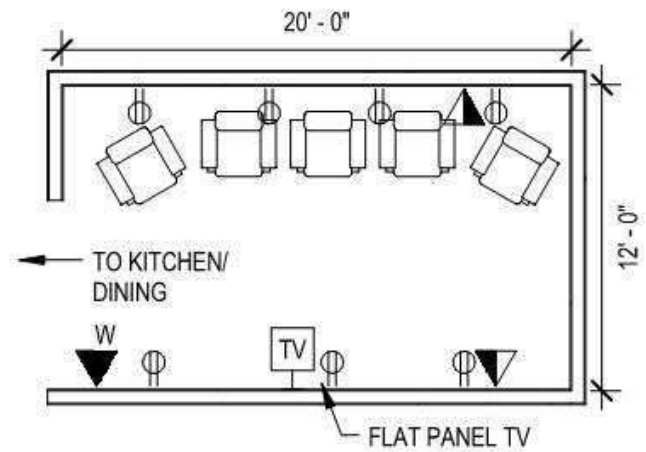
☒ Fully Sprinklered

☐ Other _____

Plumbing:

☐ None

☐ Other: _____



HVAC:

☒ Ventilation required by Code

☒ Heating ☒ Cooling ☒ HVAC Controls

Power:

☒ Power to TV

☐ Convenience Outlets

☐ Wall

☐ Floor

☐ Power to Recliners

☐ Other _____

Communications

☐ Wall Phone

☐ Voice / Data Outlets

☐ Other _____

Lighting:

☐ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors ☐ Daylighting Sensors

☐ Dual Level / Dimming Ballasts

☐ Other _____

Furnishings:

☐ Couch: Qty: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Recliner Chair: Qty: _____

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Coffee Table Qty: _____

☐ End Table Qty: _____

☐ Dining Table & Chairs Qty: _____

☒ Flat Panel TV

☐ Wall Mounted ☐ TV Stand

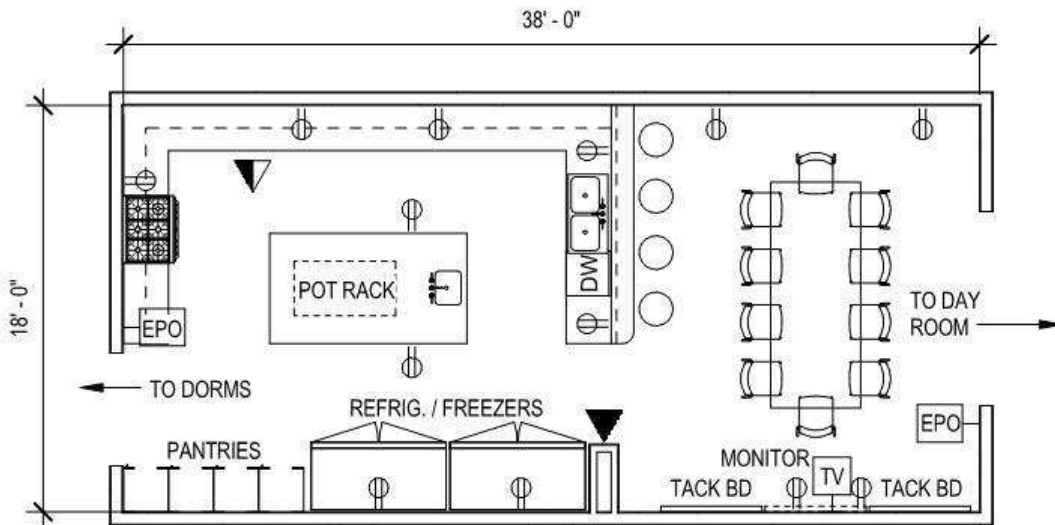
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Other _____



DUNSTABLE FIRE Room Data Sheet

KITCHEN / DINING



Uses:

- ☒ Dormitory Kitchen – Food Prep & Storage
- ☒ Dining
- ☐ Owner's Affidavit Required: AAB and ADA require all dormitory areas to be fully accessible. All counters would have to be 34" height to comply with AAB. In order to be exempt from AAB and adaptable as allowed by ADA with 36" high counters, the owner would have to declare the dorm area "non-public" with a sworn affidavit / Deed attachment.
- ☐ _____

Occupant Load: 200 s.f. per person

Area: 320 S.F.

Width: 16 ft.

Depth: 20 ft.

Adjacencies:

- ☒ Open to Dining
- ☒ Dayroom
- ☐ Dormitory Area Corridor
- ☐ Occupiable Roof Deck
- ☐ Other _____

Direct Access:

- ☐ Day Room
- ☒ Dining
- ☐ Dormitory Corridor
- ☐ Other _____

Finishes:

- Floors: ☐ Carpet ☒ Resilient Sheet / Tile
- Base: ☐ None ☒ Resilient
- Walls: ☒ GWB or CMU, Epoxy Paint
- ☒ Glazed Ceramic Tile splash at counters, range
- Ceiling: ☐ Painted GWB ☒ ACP – Cleanable Type
- ☐ Other _____

Doors:

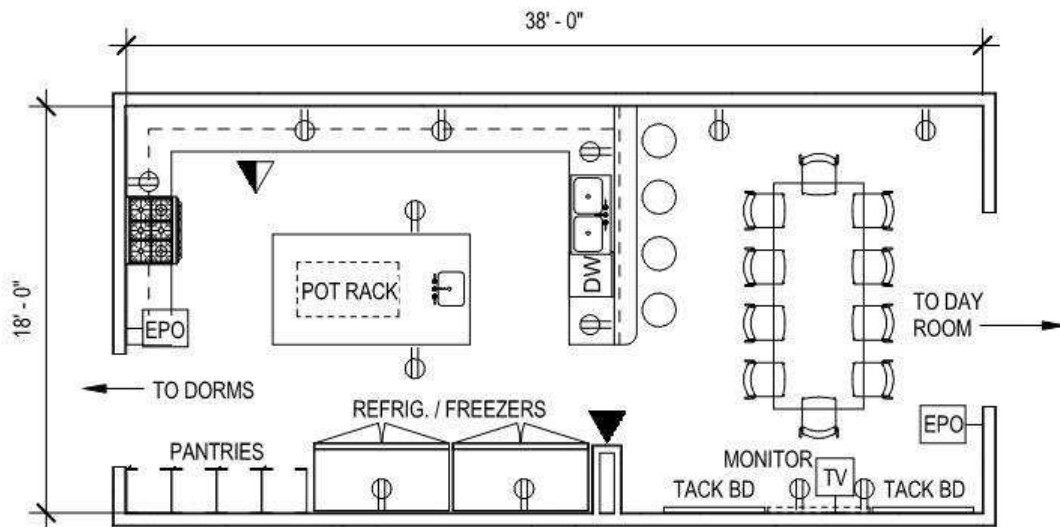
- ☐ Hollow Metal Door
- ☐ Solid Core Wood Door
- ☐ Flush
- ☐ Narrow Lite
- ☐ Half Lite
- ☒ Cased Opening to Dining
- ☒ Cased Opening to Day Room
- ☐ Other _____

Windows:

- ☐ None
- ☐ Inoperable – picture windows
- ☐ Operable windows
- ☐ Other _____

Equipment/Furnishings:

- ☒ Refrigerator: Qty: 1 ☐ One per shift
- ☐ GC Scope
- ☐ NIC
- ☐ Owner provided, GC Installed
- ☐ Residential R/F
- ☐ Commercial Reach-in
- ☐ Lockable
- ☒ Freezer: Qty: 1 ☐ One per shift
- ☐ GC Scope
- ☐ NIC
- ☐ Owner provided, GC Installed
- ☐ Residential R/F
- ☐ Commercial Reach-in
- ☐ Lockable
- ☒ Range: Qty: 1 Burners: 6 Width: 36"
- ☐ GC Scope
- ☐ NIC
- ☐ Owner provided, GC Installed
- ☐ Gas
- ☐ Electric
- ☒ Hood: Type 1 Qty: 1 Length: 4'-0"
- ☒ UC Dishwasher: Qty: 1
- ☐ GC Scope
- ☐ NIC
- ☐ Owner provided, GC Installed
- ☒ Two Compartment Sink; Length: ☒ 6' ☐ 5'
- ☒ Residential Sink; Length: ☐ 30" ☐ 36"
- ☒ Accessible Sink @ Island
- ☒ Base Cabinets: Length: _____
- ☒ Wall Cabinets: Length: _____
- ☒ Island Cabinets: Length: _____ Width: 48"



EQUIPMENT / FURNISHINGS, CONT'D

- ☒ Pantry Cabinets: Qty: 4 ☐ One per shift
 - ☐ Lockable Width: ☐ 18" ☐ 24" ☐ 30"
- ☐ Stainless Steel Counters
- ☒ Corian Counters ☐ P-Lam Counters
- ☒ Dining Bar base cabinets / counter
- ☒ Suspended Pot Rack
- ☐ Ice Maker Capacity: _____
- ☒ Dining Table & Chairs: Quantity: 10
- ☒ Dining Bar Stools: Quantity: 4
- ☒ Flat Panel TV
- ☒ Tackboard: Qty: _____ ☒ 4' ☐ 6' ☐ 8'
- ☐ Marker Board: Qty: _____ ☐ 4' ☐ 6' ☐ 8'
- ☐ Other: _____

Fire Protection:

- ☒ Fully Sprinklered
- ☒ Integration of Exhaust Hood Ansul System
- ☐ Other _____

Plumbing:

- ☒ Supply and waste to sinks
- ☒ Supply to refrigerator ice makers
- ☒ Supply and waste to dishwasher
- ☒ Bow vent @ Island Sink
- ☒ Supply to Condensate for Ice Machine
- ☒ Gas Service to Range with Solenoid tied to EPO Switches
- ☐ _____

HVAC:

- ☒ Ventilation required by Code
- ☒ Heating ☒ Cooling ☒ HVAC Controls
- ☒ Ductwork to Kitchen Hood, MAU by G.C.
- ☒ Makeup Air Unit @ Roof
- ☐ Other _____

Power:

- ☒ Power to refrigerators / freezers
- ☒ Power to Dishwasher
- ☒ Power to counters at backsplash – 4 ft on center.
- ☐ Power to Ice Maker
- ☒ Power to Range / Cooktop: ☒ 120V ☐ 208V
- ☒ EPO to shut down all power to cooking devices except refrigeration in Kitchen, Dining, and Watch Room
- ☐ Other _____

Communications:

- ☒ Wall Mounted Telephone ☒ Data/CATV @ 96" AFF
- ☒ P.A. Speaker Tied to Zetron System
- ☐ Other _____

Lighting:

- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors
- ☐ Dual Level Hi/Lo Dimming Ballasts
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

Uses: ☐ Staff Sleeping Quarters
☐ _____

Occupant Load: 200 s.f. per person

Area: 135 s.f.

Width 10'-0"

Depth: 13'-6"

Adjacencies:

- ☐ Dayroom / Kitchen
☐ Toilet / Shower
☐ Fitness Area
☐ Other _____

Finishes:

- Floors: ☒ Carpet ☐ Vinyl Tile
Base: ☐ None ☒ Resilient
Walls: ☒ GWB
Ceiling: ☐ Painted GWB ☒ ACP
☐ Other _____

Doors:

- ☒ Solid Core Wood Doors (Flush)
☐ Other _____

Windows:

- ☐ None
☐ Inoperable – picture windows ☐ Operable windows
☐ Other _____

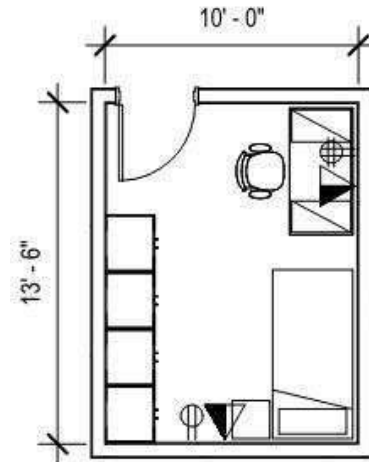
Equipment/Furnishings:

- ☒ Office Desk: Qty: 1 ☒ Office Chair: Qty: 1
☐ Personnel Locker Size: _____ Qty: _____
Drawers _____
☐ Wall Shelf: Length: _____
☒ Bed Qty: 1 ☒ Side Table Qty: 1
☒ Telephone: Qty: _____
☒ Coat hook ☒ Casework Wardrobe Units: Qty: 4
☐ Other: _____

Fire Protection:

- ☒ Fully Sprinklered
☐ Other _____

DORM ROOM



Plumbing:

- ☐ None
☐ Other _____

HVAC:

- ☒ Ventilation required by Code
☒ Heating ☒ Cooling ☐ HVAC Controls
☐ Other _____

Electrical:

- ☒ Quad outlet at desk ☒ Duplex outlet at side table
☒ Convenience outlet
☐ Other _____

Communication:

- ☒ Voice / data at desk and side table
☒ Public Address Speakers tied to Zetron system
☐ Other _____

Lighting:

- ☒ Occupancy Sensors ☒ Daylighting Sensors
☒ Lay-in / recessed fixture
☒ Dual power / dimmable ballasts
☒ Lighting auto-on via Zetron system and call activation
☒ Task lighting at desk ☒ Table lamp at bedside by owner
☐ Other _____



DUNSTABLE FIRE Room Data Sheet

Uses:

- ☒ Clothes Washing
- ☒ Clothes Drying
- ☒ Janitor's Closet
- ☐ Other _____

Occ. Load: 100 s.f. per person

Area: 100 s.f.

Width: 12' - 6"

Depth: 8' - 0"

Adjacencies:

☒ Living Quarters

☒ Not Directly Adjacent to Sleeping Room

☐ Linen Storage Closet

☐ Other _____

Direct Access

☐ Linen Storage Closet

☐ Other _____

Finishes:

Floors:

- ☒ Resilient Sheet / Waterproofed
- ☐ Ceramic Tile w/ Waterproof Membrane
- ☐ Epoxy Flooring

Base:

- ☒ None
- ☐ Resilient
- ☐ Epoxy

Walls:

- ☒ CMU, Epoxy Paint

Ceiling:

- ☐ Exposed Structure, Painted
- ☐ Painted GWB
- ☒ Humidity & abuse resistant ACP

Doors:

☒ Solid Core Wood Door - Flush

☐ Oversize Door - 42" Wide

☐ _____

Windows:

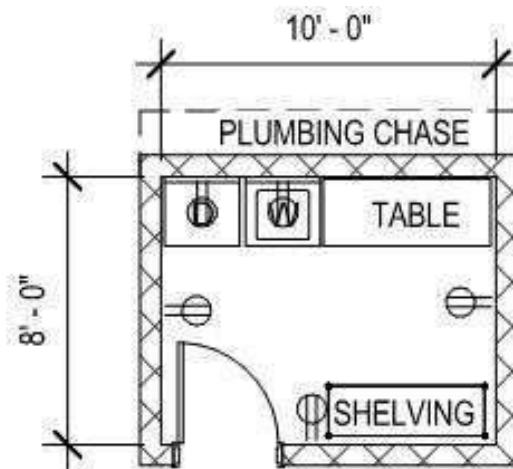
☒ None

☐ Inoperable - picture windows

☐ Venting units

☐ _____

DOMESTIC LAUNDRY



Equipment:

☒ Freestanding shelving units

- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☒ Residential Washer

- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- Model / Size: _____

☒ Residential Dryer

- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- Model / Size: _____
- ☒ Vented directly to exterior

☐ Janitor Mop Sink

☒ Laundry folding table

- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ _____

☐ _____

Fire Protection:

☒ Fully Sprinklered

☐ _____

Plumbing:

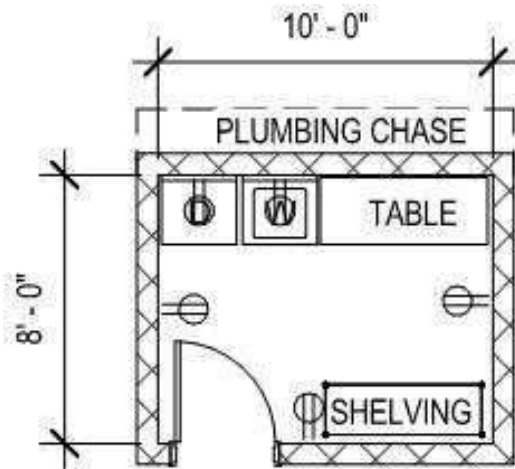
☐ Floor Drain(s)

☐ Hose Bibb

☐ Supply & Waste to Washer/ Standpipe Box w/ Valves @ Wall

☐ Gas Connection to Dryer

☐ _____



HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☐ Cooling
- ☒ Energy Recovery on Exhaust Fans
- ☒ Exhaust for Dryer to Exterior
- ☐ _____

Power:

- ☒ Convenience outlets each wall
- ☒ Power to Washer ☒ 120V
- ☒ Power to Washer ☐ 120V ☒ 208V ☐ _____
- ☐ Other _____

Communications:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☒ Dual Level Hi/Lo Dimmable Ballasts
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

JANITOR CLOSET

Uses: ☐ Storage of Supplies

☒ Mop Sink

☐ _____

Occ. Load: 200 s.f. per person

Area: 39 s.f. Net;

Width: 6'-6"

Depth: 6'-0"

Adjacencies:

☒ Provide One per Floor

☐ Administrative Wing Corridor

☒ Residential Dorm Corridor

☐ Other _____

Finishes:

Floors: ☒ Resilient Flooring

☐ Sealed Concrete

☐ Epoxy Flooring

☐ Ceramic Mosaic Tile

Base: ☒ Resilient

☐ None

☐ Ceramic Mosaic Tile

☐ Epoxy

Walls: ☒ GWB or CMU, Epoxy Paint

☒ Ceramic Tile to 4' at sides of Mop Sink

Ceiling: ☒ ACP

☐ Painted GWB

☐ Exposed Structure, Painted

Doors:

☒ Solid Core Wood – Out Swing

☐ Access Control Hardware

☐ Other _____

Windows:

☒ None

☐ Venting units

Equipment:

☐ Wall Cabinets: Length: _____

☒ Mop Sink

☒ Mop Holder / Shelf

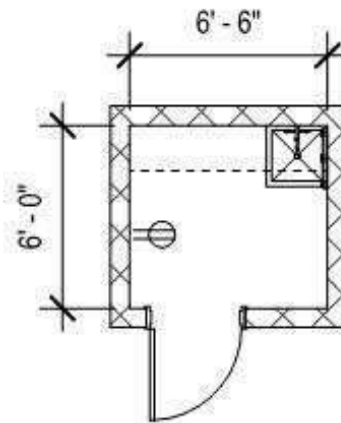
☐ Locks on all doors

☒ Adjustable Shelving – 15" Depth Length: _____

☐ Paper Towel Dispenser

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Other _____



Fire Protection:

☒ Fully Sprinklered

Plumbing:

☒ Supply and waste to Mop Sink

☐ Floor drain

☐ Other: _____

HVAC

☒ Ventilation required by Code

☐ Heating

☒ Energy Recovery on Exhaust Fans

☒ Air transfer grilles for makeup air if needed – no door grilles

☐ Other _____

Power:

☒ Convenience Outlet GFCI

☐ Other: _____

Communications:

☐ Public Address Speakers tied to Zetron system

☐ Other _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☐ Other _____



DUNSTABLE FIRE Room Data Sheet

APPARATUS BAY

Uses:

- ☒ Apparatus parking area
- ☒ Training
- ☒ Water Service Entry
- ☒ Vehicle Maintenance

Occupant Load: 200 s.f. per person

Area: **6,760** s.f.

Width [2] [3] [4] **[5]** [6] Bays Wide
End Bays: 20 ft. / 1600 s.f. per bay
Center Bays: 18 ft. / 1440 s.f. per bay

Depth: **3 @ 80', 2 @ 60'**

Contents:

☒ Pumpers Qty: **Tank 1 - 33'**

☒ Engines Qty: **Engine 6 - 32' & Engine 2 - 30'**

☒ Forestry Qty: **Forestry 1 - 20'**

☐ Aerial / Ladder Qty: _____

☒ Chief Car/SUV Qty: **1 SUV**

☒ Boat / Trailer Qty: **2 Trailers**

☒ ATV / Off Road Qty: **1 Future**

☐ Ambulance Qty: _____

☒ Other: **Additional Future Engine & Service Truck**

Adjacencies:

☐ Watch Room – Visibility and Direct Access

☒ Turn-Out Gear – Opening directly to

☒ SCBA

☒ Workshop

☐ Training Mezzanine – opening directly to

☐ 2 Door Vestibule to Occupied Spaces

☐ Stair from dormitory / day room area

☐ Sliding Pole from 2nd Floor

☐ Other _____

Direct Access

☒ TOG Room ☐ Via door ☐ No Door

☒ Door to exterior at front and rear

☐ Administrative / dorm areas ☐ via interior vestibule airlock

☐ Watch Room ☒ EMS Storage

☒ Gear Cleaning Room ☒ Dirty Toilet Room

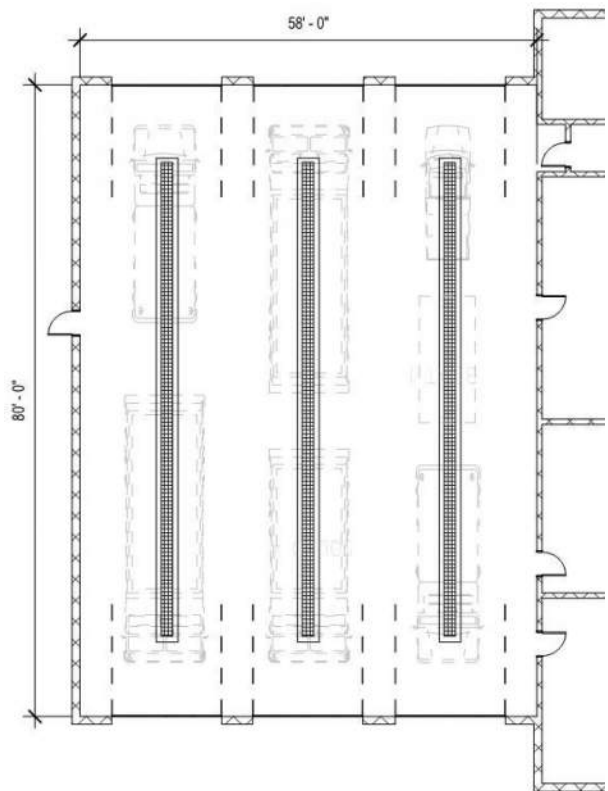
☒ Equipment Storage ☒ SCBA Room

☒ Work Shop

☐ Fixed Ladder to Equipment Platform

☐ Fixed Ladder to Roof Hatch

☐ Other _____



Finishes:

Floors: ☒ Sealed Concrete

☐ Epoxy Flooring

☒ Striping for Vehicle Parking

Base: ☐ None

☐ Accent Paint

☐ Resilient

☐ Epoxy Integral to Floor

Walls: ☒ CMU, Epoxy Paint to 10', Paint above

Ceiling: ☒ Exposed Structure, Painted

☐ Other _____

Doors:

☒ Front ☐ Rear

☐ Steel OH Sectional w/ Full view vision panels @ Public Side

☐ Flush OH Sectional @ Non-Public Side

☒ Insulated Steel Overhead Sectional

☒ 14'-0" x 14'-0" ☐ _____ x _____

☒ Hollow Metal Interior Doors

Windows:

☐ Inoperable – picture windows

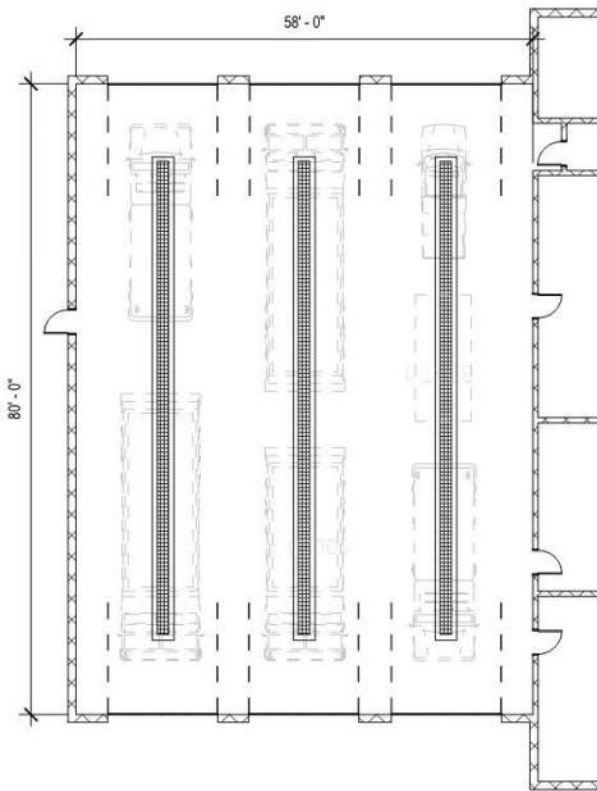
☐ Venting units

☐ Operable units for ladder training purposes

☐ Other _____

APPARATUS BAY

DUNSTABLE FIRE Room Data Sheet



Equipment:

- ☒ Heavy Duty Training Anchors Qty _____
- ☒ Medium Duty Training Anchors Qty: _____
- ☐ Trolley Winch & Beam to Mezz. ☐ ½ Ton ☐ 1 Ton
- ☐ SCBA Compressor
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ SCBA Bottle Fill Station
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Separate "house" compressor for shop
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Vehicle Exhaust Capture & Removal System ("Plymovent")
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Vehicle Exhaust Filtration System
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ TOG Extractor
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ TOG Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Storage: _____

Fire Protection:

- ☐ Fully Sprinklered, Ordinary Hazard
- ☐ Fully Sprinklered, Extra Hazard (Req'd if Maintenance Bay)
- ☒ Sidewall Sprinklers between OH Doors

Plumbing:

- ☒ Water Service Entry / Meter Ass'y
- ☒ Floor Drain at Water Meter Assembly
- ☒ Trench Drains at each vehicle bay
- ☒ Compressed air drop to each vehicle
- ☐ CA Hose Reels at each vehicle
- ☐ Air intake to SCBA compressor
- ☒ Truck Fill NP Hose Drops @ _____
- ☒ H & C domestic water drop at _____
- ☐ Gas: _____

HVAC

- ☒ Ventilation required by Code.
- ☒ Energy Recovery on Exhaust Fans
- ☒ Vertical Unit Heater at each OH Door
- ☐ Radiant Floor Heating
- ☐ Building AHU on Elevated Equipment Platform

Electrical:

- ☒ Cord Reel Power Drop to each vehicle ☐ Motorized
- ☒ Stop/Go Lights at each OH Door
- ☒ Push button controls for OH Door at Driver's Jamb of Opening
- ☒ Push button controls for all OH Doors at wall near access from admin / dorm areas
- ☒ Public Address Speakers tied to Zetron system
- ☐ Zetron 911 Call LED Display(s)
- ☐ Other: _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Skylights for Natural Lighting
- ☐ Automatic Daylighting Controls
- ☐ Dual Switched / Dimmable Ballasts
- ☐ Motion Sensor Lighting Controls

Communications:

- ☒ Public Address Speakers Tied to Zetron System
- ☐ LED Scroll Screens for 911 Addresses
- ☐ Zetron Activation of OH Doors
- ☐ Zetron Activation of Lighting



DUNSTABLE FIRE Room Data Sheet

Uses: ☒ Storage
☐ _____

Occ. Load: 0 s.f. per person

Area: 40 s.f. (larger if needed for compressor and clearance)

Width: 10' - 0"

Depth: 4' - 0"

Adjacencies:
☒ Apparatus Bay
☐ Other _____

Direct Access
☒ Apparatus Bay ☐ Via door ☒ No Door
☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete
☐ Epoxy Flooring

Base: ☒ None
☐ Resilient
☐ Epoxy

Walls: ☒ CMU, Epoxy Paint to 10 ft, Paint Above

Ceiling: ☒ Exposed Structure, Painted
☐ Painted GWB
☐ Humidity & abuse resistant ACP

Doors:

☒ None
☐ Hollow Metal Doors – Flush
☐ Oversized – Max width possible
☐ _____

Windows:

☒ None
☐ Inoperable – picture windows
☐ Venting units
☐ _____

Equipment:

☐ Hose Storage Rack
☐ GC Scope ☐ NIC

☐ 4' Length ☐ 6' Length ☐ 8' Length

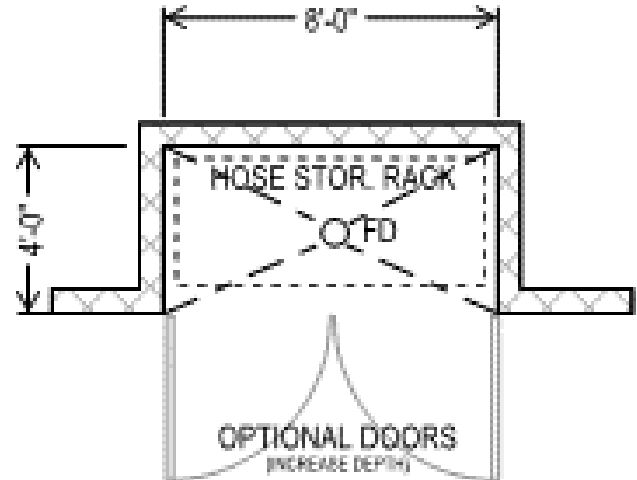
☐ Hose Drying Rack

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ 7' Length ☐ Length _____

☐ _____

HOSE STORAGE / DRYING



Fire Protection:

☒ Fully Sprinklered, same hazard level as Apparatus Bay
☐ _____

Plumbing:

☒ Floor Drain(s)
☐ _____

HVAC

☒ Ventilation required by Code
☒ Energy Recovery on Exhaust Fans
☒ Air transfer grilles for makeup air if needed – no door grilles
☐ Radiant Floor Heating if included in Apparatus Bay
☐ _____

Power:

☒ None
☐ Other _____

Communications:

☒ None
☐ Other _____

Lighting:

☐ Owner provided, GC Installed
☐ Surface-mount Utility Type Fixtures
☐ Recessed Lay-in Type Fixtures
☐ Occupancy Sensors
☐ Daylighting Sensors if windows exist
☐ Other _____



DUNSTABLE FIRE Room Data Sheet

TURN OUT GEAR (TOG) ROOM

Uses:

- ☒ Turn Out Gear Storage for **35** Lockers
- ☒ Radio Charging
- ☐ Gear Washing
- ☐ Gear Drying
- ☐ _____

Occupant Load:

50 s.f. per person

Area:

12 s.f. per locker x **35** lockers = **420** s.f.

Width

22' - 0"

Depth:

19' - 0"

Adjacencies:

- ☒ Apparatus Bay
- ☒ SCBA
- ☒ Gear Washing / Drying
- ☒ Workshop
- ☐ Dormitory / day room area
- ☐ Administrative / Office area
- ☐ Other _____

Direct Access

- ☒ Apparatus Bay ☐ Via door ☒ No Door
- ☐ Administrative / dorm areas ☐ via interior vestibule airlock
- ☐ Gear Cleaning Room
- ☐ Other _____

Finishes:

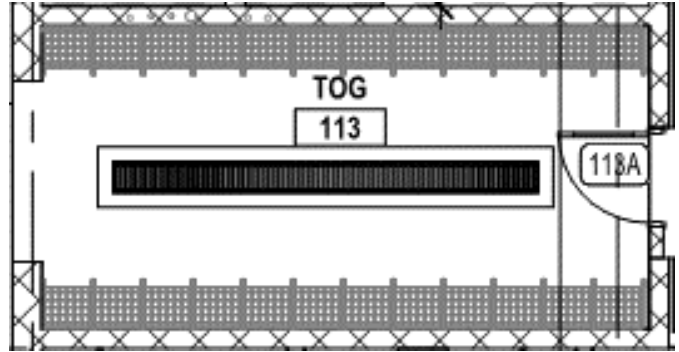
- Floors: ☐ Sealed Concrete ☐ Epoxy Flooring
- ☐ Striping for Vehicle Parking
- Base: ☐ None ☐ Resilient ☐ Epoxy
- Walls: ☒ CMU, Epoxy Paint to 10', Paint above
- Ceiling: ☒ Exposed Structure, Painted ☐ Painted GWB
- ☐ Humidity & abuse resistant ACP
- ☐ Other _____

Doors:

- ☐ Hollow Metal Interior Doors
- ☐ Solid Core Wood Doors
- ☐ Other _____

Windows:

- ☒ None
- ☐ Inoperable - picture windows
- ☐ Venting units
- ☐ Other _____



Equipment:

- ☐ TOG Lockers
 - ☐ Wall Mount ☐ Mobile units
 - ☐ 18" wide ☐ 20" wide ☐ 24" wide
 - ☐ Open Front ☐ Doors
 - ☐ Helmet Holders ☐ Personal Gear Box within Locker
 - ☐ Hanging Rod ☐ Coat Hangers
 - ☐ Glove Holders
- ☐ Freestanding benches
- ☐ ADA compliant bench (**mandatory with other benches**)
- ☐ TOG Extractor
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ TOG Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Base Cabinets & Counter: Length: _____
- ☐ Wall Cabinets: Length: _____
- ☐ Wall Shelf: Length: _____
- ☐ Other _____
- ☐ Other _____

Fire Protection:

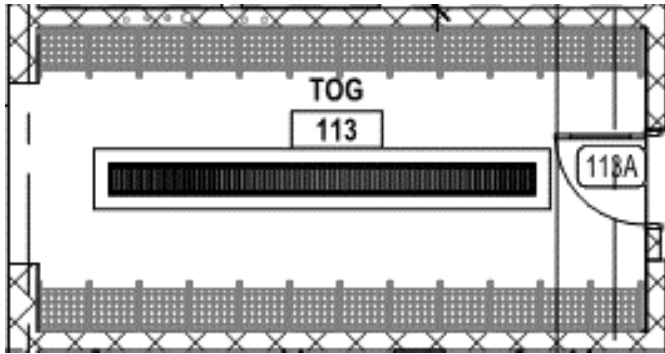
- ☒ Fully Sprinklered
- ☐ Other _____

Plumbing:

- ☒ Floor Drain(s)
- ☒ Trench Drains at center of lockers
- ☐ Sump drain at Gear Extractor
- ☐ Hose Bibb
- ☐ Compressed air drop at counter
- ☐ Other _____

TURN OUT GEAR (TOG) ROOM

DUNSTABLE FIRE Room Data Sheet



HVAC

- ☒ Ventilation required by Code – Exhaust only
- ☒ Energy Recovery on Exhaust Fans
- ☐ Radiant Floor Heating
- ☐ Exhaust for Gear Dryer
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Zetron 911 Call LED Display
- ☐ Power for Centralized Radio Charging
- ☐ Power within each TOG locker
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

EMS STORAGE

Uses: ☒ Storage of Ambulance Supplies / Medications
☐ _____

Occ. Load: 200 s.f. per person

Area: 64 s.f.

Width: 8' - 0"

Depth: 8' - 0"

Adjacencies:

- ☒ Apparatus Bay
☐ Administrative Wing / Corridor
☐ Other _____

Direct Access:

- ☒ Apparatus Bay
☐ Administrative Wing / Corridor
☐ Other _____

Finishes:

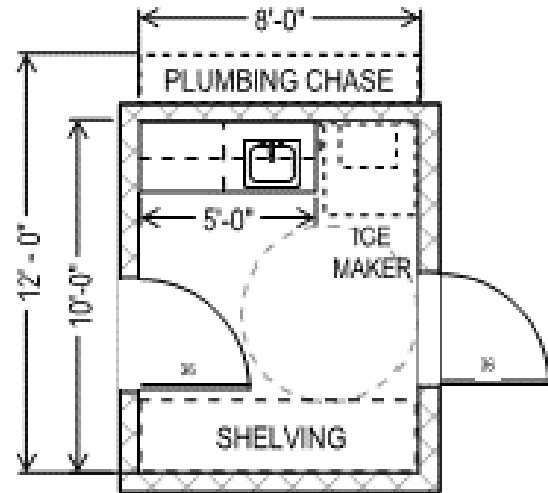
- Floors: ☒ Resilient Flooring
☐ Sealed Concrete
☐ Epoxy Flooring
- Base: ☒ Resilient
☐ None
☐ Epoxy
- Walls: ☒ GWB or CMU, Epoxy Paint
- Ceiling: ☒ Humidity Resistant ACP
☐ Painted GWB
☐ Exposed Structure, Painted

Doors:

- ☒ Hollow Metal – Flush at Apparatus Bay
☒ Solid Core Wood – Flush, to Admin Corridor
☒ Access Control Hardware
☐ Other _____

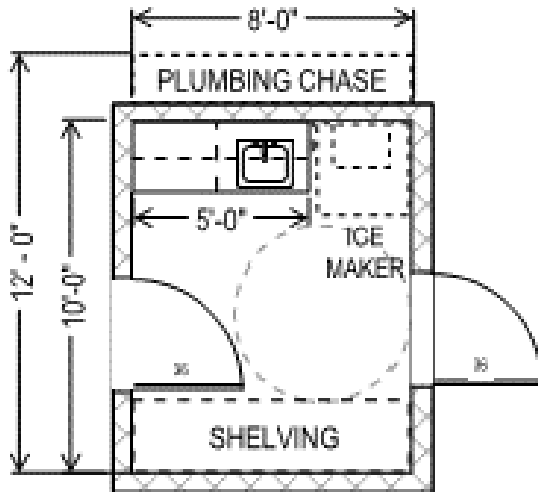
Windows:

- ☒ None
☐ Inoperable – picture windows
☐ Venting units



Equipment:

- ☒ Base Cabinets: Length: 5' - 0"
☒ Accessible Sink Base Cabinetry
☒ Wall Cabinets: Length: 5' - 0"
☐ Locks on all doors
☐ Stainless Steel Counter
☐ Corian Counter
☐ P-Lam Counter
☐ Storage Lockers – size _____ x _____
☐ Ice Maker:
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
Model / Size / Capacity: _____
☐ Locking Refrigerator for Meds Storage
☐ Adjustable Shelving Length: _____
☒ Freestanding Shelving - Length: _____
☐ GC Scope ☒ NIC ☐ Owner provided, GC Installed
☒ Paper Towel Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☒ Soap Dispenser
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Medical Sharps Container
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Narcotics Storage Cabinet – Locking, Size: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Other _____



Fire Protection:

- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply to Ice Maker
- ☒ Floor drain in proximity to Ice Maker
- ☐ Other: _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☒ Power to Ice Maker
- ☒ Power to door access control hardware / alarm monitoring
- ☒ Power to refrigerated medicine storage
- ☐ Other _____

Lighting:

- ☐ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☒ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☒ Dual Power Dimmable Ballasts
- ☐ Under-cabinet task lighting
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

WORK SHOP

Uses: ☒ Tool / Equipment Light Maintenance

☐ Storage

☐ _____

Occupant Load: 50 s.f. per person

Area: 100

Width 8' - 0"

Depth: 12' - 6"

Adjacencies:

☒ Apparatus Bay

☐ SCBA

☐ Exterior

☐ Other _____

Direct Access

☐ Apparatus Bay ☐ Via door ☐ No Door

☐ Exterior

☐ Other _____

Finishes:

Floors: ☐ Sealed Concrete

☐ Epoxy Flooring

Base: ☐ None

☐ Resilient

☐ Epoxy

Walls: ☒ CMU, Epoxy Paint

Ceiling: ☒ Exposed Structure, Painted

☐ Painted GWB

☐ Humidity & abuse resistant ACP

Doors:

☒ Hollow Metal Interior & Exterior Doors - Flush

☐ Oversized - 40" width door

☐ Interior OH Coiling Door - 6'-0" w x 8'-0" h

☐ _____

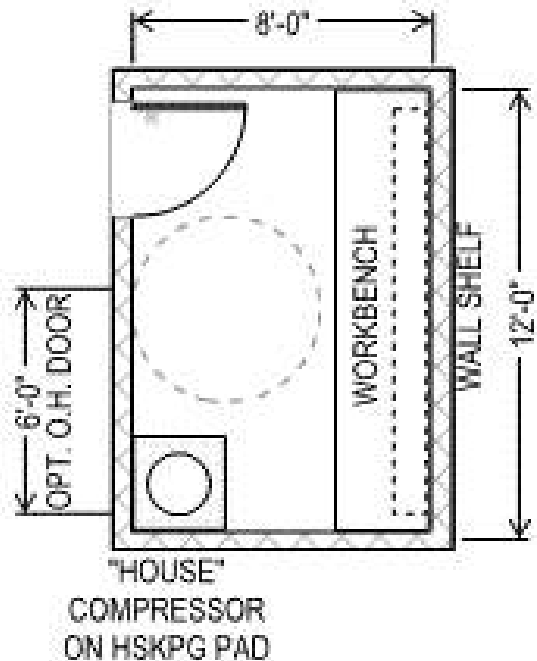
Windows:

☒ None

☐ Inoperable - picture windows

☐ Venting units

☐ _____



Equipment:

☒ Accessible Work Bench - 12' length x 30" depth

☒ Fixed Wall Shelf: Length: 12' x 15" depth

☐ Base Cabinets & Counter: Length: _____

☐ Wall Cabinets: Length: _____

☐ "House" Compressor for tools, hose reels

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

☒ Portable Welder

☐ GC Scope ☒ NIC ☐ Owner provided, GC Installed

Model / Size: _____

☐ Storage Lockers - size _____ x _____

☐ _____

Fire Protection:

☒ Fully Sprinklered

☐ _____

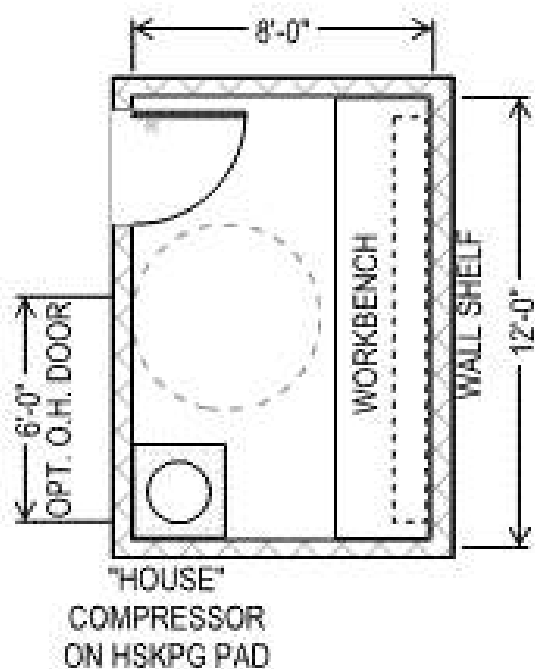
Plumbing:

☐ Floor Drain(s)

☐ Hose Bibb

☒ Compressed air drop at work counter

☐ _____



HVAC

- ☒ Ventilation required by Code and adequate for compressor loads
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to compressor
- ☒ Quad Receptacles at Work bench
- ☐ Power to support portable welder at work bench
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



Uses:

☐ TOG Washing

☐ TOG Drying

☐ Storage

☐ _____

Occ. Load: 100 s.f. per person

Area: 192 s.f. net

Width: 16' - 0"

Depth: 12' - 0"

Adjacencies:

☒ Apparatus Bay ☒ Dirty Toilet

☒ TOG Room ☒ Exterior

☐ Other _____

Direct Access

☒ Apparatus Bay ☒ Via door ☐ No Door

☐ Exterior ☐ TOG Room

☐ Other _____

Finishes:

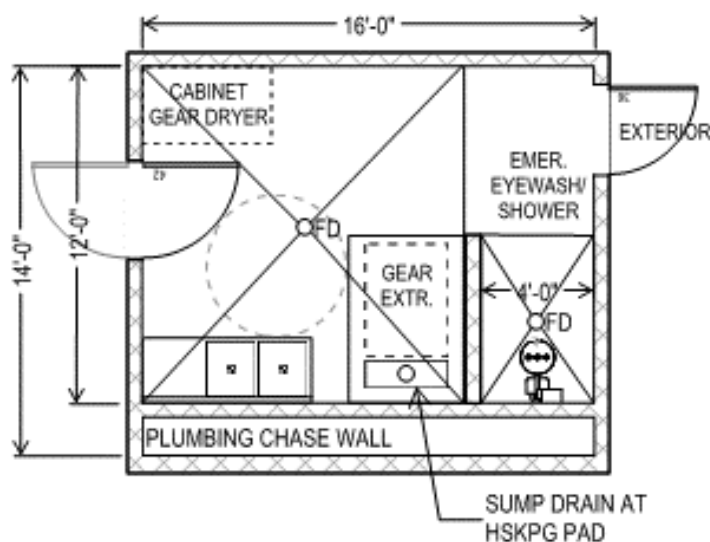
- Floors: ☐ Sealed Concrete ☐ Epoxy Flooring
- Base: ☐ None ☐ Resilient ☐ Epoxy
- Walls: ☒ CMU, Epoxy Paint
- Ceiling: ☒ Exposed Structure, Painted ☐ Painted GWB
- ☐ Humidity & abuse resistant ACP
- ☐ Other _____

Doors:

- ☒ Hollow Metal Interior & Exterior Doors - Flush
- ☒ Oversized - 40" min width door
- ☐ Other _____

Windows:

- ☒ None
- ☐ Inoperable - picture windows ☐ Venting units
- ☐ Other _____



Equipment:

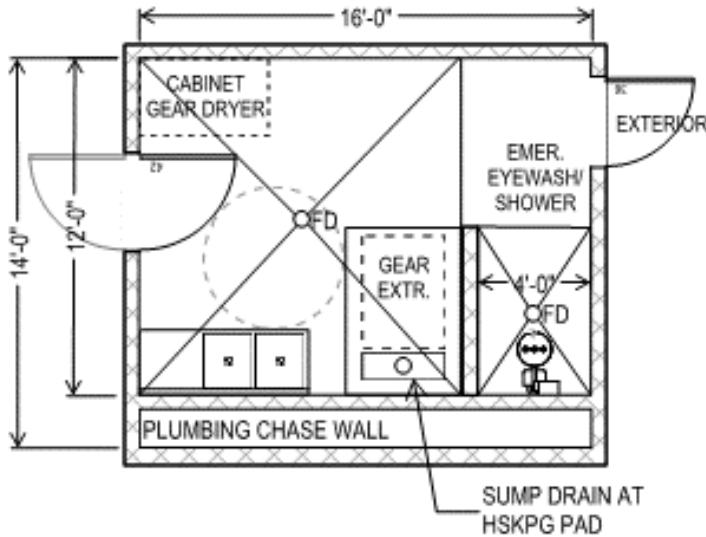
- ☒ Gear Extractor on housekeeping pad
- ☐ 40 lb. (2-3 TOG) ☐ 45 lb. (3 TOG)
- ☐ 60 lb. (4-5 TOG) ☐ 80 lb. (6-7 TOG)
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Gear Dryer: _____
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- Model / Size: _____
- ☐ Gear Drying Rack: _____
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- Model / Size: _____
- ☒ Gear Wash-down Shower:
- ☒ Emergency Eyewash / Shower Unit
- ☐ In Gear / Wash-down Shower
- ☒ Two Compartment Sink; 6' length
- ☐ Residential Washer & Dryer
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Janitor's Mop Sink
- ☐ Wall Shelf: Length: _____
- ☐ Base Cabinets & Counter: Length: _____
- ☐ Wall Cabinets: Length: _____
- ☐ Storage Lockers - size _____ x _____
- ☐ _____

Fire Protection:

- ☒ Fully Sprinklered
- ☐ Other _____

GEAR WASHING

DUNSTABLE FIRE Room Data Sheet



Plumbing:

- ☒ Floor Drain at wash-down shower
- ☒ Floor Drain at room
- ☒ Sump drain at gear extractor
- ☐ Drain to Janitor's Mop Sink
- ☒ Indirect drain at 2-compartment sink
- ☒ Supply to 2 Compartment Sink
- ☒ Supply to Gear Extractor
- ☐ Supply to Washing machine
- ☒ Tempered water to Gear Wash-down Shower
- ☐ Hose Bibb
- ☐ Other _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☐ Exhaust / Heat Removal from Gear Dryer
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☒ Power to gear extractor
- ☐ Power to gear dryer
- ☐ Power to washer & dryer
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

DIRTY TOILET

Uses:

- ☒ Toilet Facility intended for staff use upon returning from fire calls when dirty / contaminated.
- ☒ In order to be considered unisex, must be in addition to required fixture count for the total building population. Otherwise, separate M & F facilities must be provided.
- ☒ A Urinal and toilet cannot be provided in the same room and be deemed Unisex – toilet partitions will be required.
- ☒ Must be accessible
- ☐ _____

Occupant Load: 0 (simultaneous occupants)

Area: 56 s.f. Net

Width 8' – 4"

Depth: 6' – 8"

Adjacencies:

- ☒ Apparatus Bay
- ☒ Gear Washing Room
- ☐ Other _____

Direct Access:

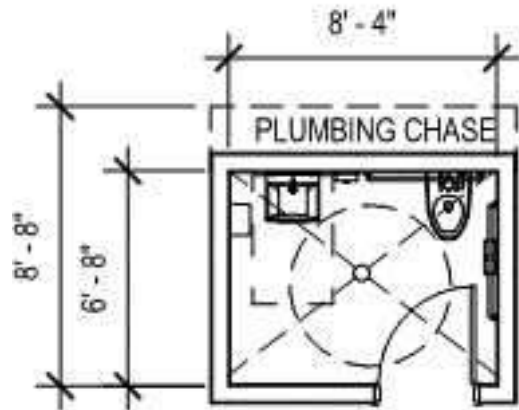
- ☒ Apparatus Bay
- ☒ Gear Washing Room
- ☐ Other _____

Finishes:

- Floors:** ☒ Sealed Concrete
☐ Epoxy Flooring
☐ Ceramic Mosaic Tile
- Base:** ☐ Resilient
☐ Ceramic Mosaic Tile
☐ None
☐ Epoxy
- Walls:** ☒ CMU, Epoxy Paint
☐ Glazed Ceramic Tile
☐ All Walls - _____ Height:
☐ Wet Wall Only - _____ Height:
- Ceiling:** ☐ Humidity & Abuse Resistant ACP
☐ Painted GWB
☒ Exposed Structure, Painted

Doors:

- ☒ Solid Core Wood
- ☐ Hollow Metal Door



☐ Other _____

Windows:

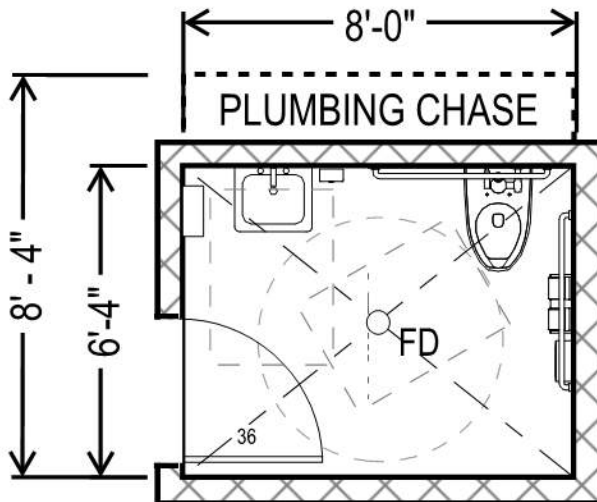
- ☒ None
- ☐ Other _____

Equipment:

- ☒ 42" Grab Bars
- ☒ Framed Mirror @ Sink
- ☐ Paper Towel Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Combo Paper Towel Dispenser / Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Waste Receptacle
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Toilet Paper Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Soap Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Disposal
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Sanitary Napkin Dispenser
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Electric Hand Dryer
 - ☒ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☒ Coat / Robe Hook
 - ☒ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Toilet Partitions – Floor Supported Overhead Braced
- ☐ P-Lam Solid Phenolic Core
- ☐ Solid Plastic
- ☐ Enameled Steel
- ☐ Stainless Steel
- ☐ Urinal Screen
- ☐ Other _____

DIRTY TOILET

DUNSTABLE FIRE Room Data Sheet



Fire Protection:

- ☒ Fully Sprinklered

Plumbing:

- ☒ Supply and waste to Sink
- ☒ Supply and waste to Toilet
- ☐ Supply and waste to Urinal
- ☒ Floor drain
- ☒ Hose Bibb
- ☐ Other: _____

HVAC

- ☒ Ventilation required by Code
- ☒ Heating
- ☒ Energy Recovery on Exhaust Fans
- ☒ Door Undercuts or Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.
- ☐ Other _____

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☐ Power to Electric Hand Dryer
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____

Uses: ☒ Isolated Compressor
☐ _____

Occupant Load: 200 s.f. per person

Area: 64 s.f. (larger if needed for compressor and clearance)

Width: 8' - 0"

Depth: 8' - 0"

Adjacencies:

☒ Apparatus Bay

☒ Tools / Shop

☒ Mechanical Room

☒ Not Located Adjacent to any Acoustically Sensitive Spaces

☐ Other _____

Direct Access

☐ Apparatus Bay ☐ Via door ☐ No Door

☐ Other _____

Finishes:

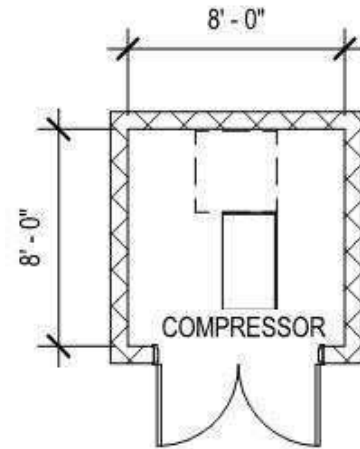
- Floors: ☒ Sealed Concrete
☐ Epoxy Flooring
- Base: ☒ None
☐ Resilient
☐ Epoxy
- Walls: ☒ CMU, Epoxy Paint to 10 ft, Paint Above
- Ceiling: ☒ Exposed Structure, Painted
☐ Painted GWB
☐ Humidity & abuse resistant ACP

Doors:

- ☒ Hollow Metal Doors – Flush
☐ Oversized – Max width possible
- ☐ Other _____

Windows:

- ☒ None
- ☐ Inoperable – picture windows
- ☐ Venting units
- ☐ _____



Equipment:

- ☒ Compressor
- ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Other: _____

Fire Protection:

- ☒ Fully Sprinklered, same hazard level as Apparatus Bay
- ☐ _____

Plumbing:

- ☒ Floor Drain(s)
- ☐ _____

HVAC

- ☒ Ventilation required by Code and adequate for compressor loads
- ☒ Energy Recovery on Exhaust Fans
- ☒ Air transfer grilles and ducts with acoustic isolation for makeup air if needed – no door grilles
- ☐ Split system air conditioning.
- ☐ _____

Electrical:

- ☒ None
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☐ Other _____



DUNSTABLE FIRE Room Data Sheet

SCBA ROOM

- Uses:**
- ☒ SCBA Compressor
 - ☒ Air Tank Filling Station
 - ☒ Cascade Bottle Fill System
 - ☒ Work Area / Tank Maintenance
 - ☐ Storage
 - ☐ _____

Occupant Load: 50 s.f. per person

Area: 184 s.f.

Width: 12' - 0"

Depth: 15' - 4"

Adjacencies:

- ☒ Apparatus Bay
- ☒ Workshop
- ☐ Exterior
- ☐ Other _____

Direct Access

- ☐ Apparatus Bay ☒ Via door ☐ No Door
- ☐ Remote Bottle Fill Station in _____
- ☐ Exterior
- ☐ Other _____

Finishes:

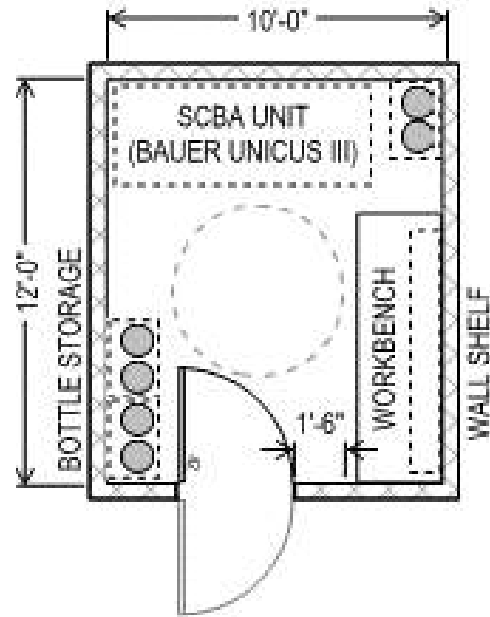
- Floors: ☐ Sealed Concrete
☐ Epoxy Flooring
- Base: ☐ None
☐ Resilient
☐ Epoxy
- Walls: ☒ CMU, Epoxy Paint
- Ceiling: ☒ Exposed Structure, Painted
☐ Painted GWB
☐ Humidity & abuse resistant ACP

Doors:

- ☒ Hollow Metal Interior & Exterior Doors – Flush
- ☐ Oversized to fit size of SCBA equipment – min. 40" width
- ☐ Exterior Sectional Door - _____w x _____h
- ☐ _____

Windows:

- ☐ None
- ☐ Inoperable – picture windows
- ☐ Venting units
- ☐ _____

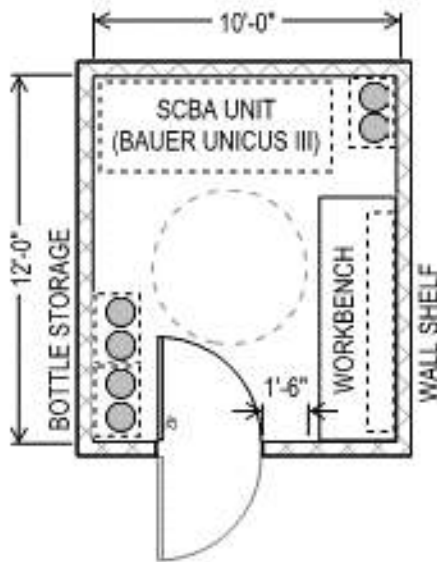


Equipment:

- ☒ SCBA Compressor / Fill Station Combo Unit
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
 - Model / Size: _____
- ☐ SCBA Compressor
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
 - Model / Size: _____
- ☐ SCBA Bottle Fill Station
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
 - Model / Size: _____
- ☐ SCBA / Cascade Bottle Storage Racks
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
 - Model / Size: _____
- ☒ Accessible Work Bench – 8' length x 30" depth
- ☐ Fixed wall shelving
- ☐ Storage Lockers – size _____ c x _____
- ☐ TOG Extractor
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ TOG Dryer
 - ☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
- ☐ Base Cabinets & Counter: Length: _____
- ☐ Wall Cabinets: Length: _____
- ☐ Wall Shelf: Length: _____

SCBA ROOM

DUNSTABLE FIRE Room Data Sheet



Fire Protection:

- ☒ Fully Sprinklered

Plumbing:

- ☐ Floor Drain(s)
- ☐ Hose Bibb
- ☒ Compressed air drop at work counter

HVAC

- ☒ Ventilation required by Code and adequate for compressor loads
- ☒ Energy Recovery on Exhaust Fans
- ☒ Breathing Air Intake Ducted to Exterior
- ☒ Air transfer grilles for makeup air if needed – no door grilles
- ☐ Radiant Floor Heating
- ☐ Split system air conditioning.

Electrical:

- ☒ Public Address Speakers tied to Zetron system
- ☒ Power to SCBA compressor and fill station if remote
- ☒ Quad Receptacles at Work bench
- ☐ Power to support portable welder at work bench
- ☐ Other _____
- ☐ Other _____

Lighting:

- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☐ Daylighting Sensors if windows exist



Dunstable Fire Room Data Sheet

Uses: ☒ Emergency Services Command Center / Building Dispatch
☐

Occ. Load: 100 s.f. per person

Area: 120 s.f.

Width: 12' - 0"

Depth: 10' - 0"

Adjacencies:

- ☒ Apparatus Bay
☒ Exterior – Front Apron
☒ Administrative Wing Corridor
☒ Public Entry Lobby / Vestibule
☐ Other _____

Direct Access

- ☒ Apparatus Bay
☒ Administrative Wing / Corridor
☐ Other _____

Finishes:

- Floors: ☐ Resilient Flooring ☐ Static Dissipative Resilient Flooring
☒ Carpet
Base: ☒ Resilient ☐ None
Walls: ☒ GWB or CMU, Painted
Ceiling: ☒ Humidity & Abuse Resistant ACP
☐ Painted GWB

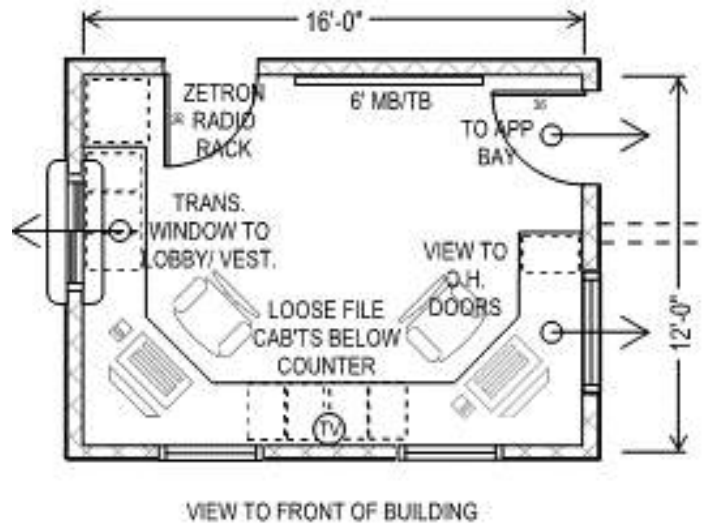
Doors:

- ☒ Hollow Metal – Type "G" glazed at Apparatus Bay
☒ Solid Core Wood to Admin Corridor
☐ Access Control Hardware
☐ Other _____

Windows:

- ☐ None
☒ Inoperable – picture windows
☒ Venting units
☒ Ext Windows with view of OH Doors at App Bay
☒ Int. Borrowed Lite or door vision panel with view of App Bay
☒ Transaction Window Borrowed Lite to Public Lobby / Vestibule
☐ Other _____

WATCH ROOM

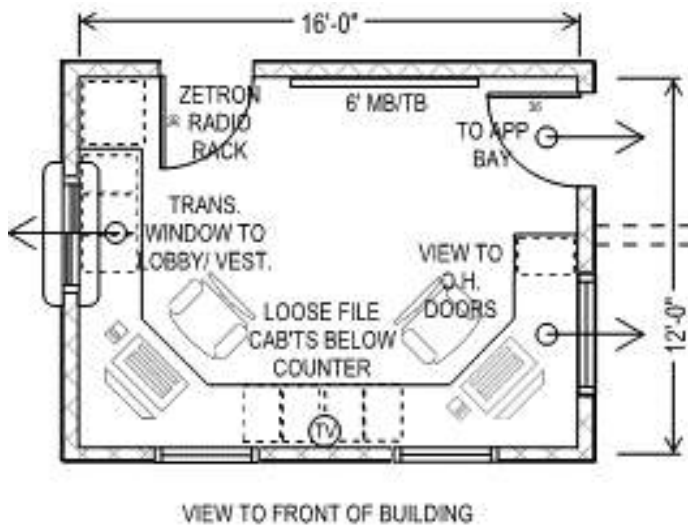


Equipment:

- ☐ Corian Work Surface Counter
☒ P-Lam Work Surface Counter
☒ File Cabinets below counter loose FF&E (NIC)
☐ File Cabinets below counter built-in millwork
☐ Adjustable Shelving - Length: _____
☐ Freestanding Shelving - Length: _____
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☒ 6' L Combination Marker & Tack Board
☒ Rack housing "Zetron" radio System
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☒ Multiple Computer Workstations – Owner Provided (NIC)
☒ Light-filtering Window Shades
☐ Flat Screen Monitor Wall Mounted
☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed
☐ Other _____

WATCH ROOM

TEMPLATE Room Data Sheet



Fire Protection:

☒ Fully Sprinklered

☐ Other: _____

Plumbing:

☒ Supply and waste to Sink

☒ Supply to Ice Maker

☒ Floor drain at Ice Maker

☐ Other: _____

HVAC

☒ Ventilation required by Code

☒ Heating

☒ Cooling

☒ Air transfer grilles for makeup air if needed – no door grilles

☐ Radiant Floor Heating

☐ Split system air conditioning

☐ Other: _____

Electrical:

☒ Public Address Speakers tied to Zetron radio system

☒ Power & Data Connections to Zetron Radio system

☒ Power and data to multiple work station computers, and two additional rough-in locations.

☒ Emergency Power Off & Gas Solenoid to shut down kitchen

☒ Wall Mt Controls for all O.H. Doors at App Bay

☒ TV Outlet @ 7'-0" AFF

☐ Fire Alarm and other building Annunciator Panels

☐ Intercom System to Public Lobby / Vestibule

☐ Traffic Control Override Switches

☐ Other: _____

Lighting:

☐ Pendant Utility Type Fixtures

☐ Surface-mount Utility Type Fixtures

☒ Recessed Lay-in Type Fixtures

☒ Occupancy Sensors

☒ Daylighting Sensors

☐ Other: _____



DUNSTABLE FIRE Room Data Sheet

FIRE STORAGE

Uses: ☒ Storage

☐

Occupant Load: 200 s.f. per person

Area: 196 s.f.

Width: 14'-0"

Depth: 14'-0"

Adjacencies:

☒ Apparatus Bay

☐ Exterior

☐ Other _____

Direct Access

☒ Apparatus Bay ☒ Via door ☐ No Door

☐ Exterior

☐ Other _____

Finishes:

Floors: ☒ Sealed Concrete

☐ Epoxy Flooring

Base: ☒ None

☐ Resilient

☐ Epoxy

Walls: ☒ CMU, Epoxy Paint

Ceiling: ☒ Exposed Structure, Painted

☐ Painted GWB

☐ Humidity & abuse resistant ACP

Doors:

☒ Hollow Metal Interior & Exterior Doors – Flush

☒ Pair of doors – 6'-0" wide

☐ Interior OH Coiling Door – 8'-0" w x 8'-0" h

☐ Motorized

☐ Access Control

☐

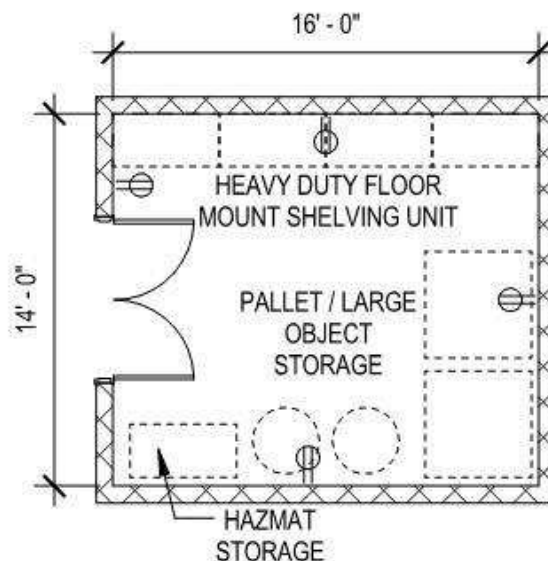
Windows:

☒ None

☐ Inoperable – picture windows

☐ Venting units

☐



Equipment:

☐ Heavy duty freestanding shelving units

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

☐ Fixed Wall Shelf: Length: _____' x _____" depth

☐ Base Cabinets & Counter: Length: : _____

☐ Wall Cabinets: Length: : _____

☐ Hazardous Materials / Flammables Storage Cabinet

☐ GC Scope ☐ NIC ☐ Owner provided, GC Installed

Model / Size: _____

☐ Vented directly to exterior

☐ Storage Lockers – size _____ x _____

☐

☐

Fire Protection:

☒ Fully Sprinklered

☐

Plumbing:

☐ Floor Drain(s)

☐ Hose Bibb

☐

HVAC

☒ Ventilation required by Code

☒ Energy Recovery on Exhaust Fans

☒ Air transfer grilles for makeup air if needed – no door grilles

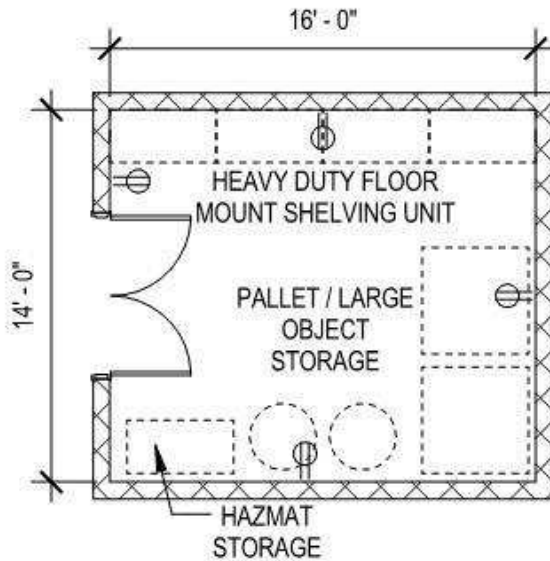
☐ Radiant Floor Heating

☐ Cooling

☐

FIRE STORAGE

DUNSTABLE FIRE Room Data Sheet



Power:

- ☒ Convenience outlet each wall
- ☐ Power to Access Control, Door contacts, etc.
- ☐ Power to OH door motor ☒ 208V ☐ 120V
- ☐ Other _____

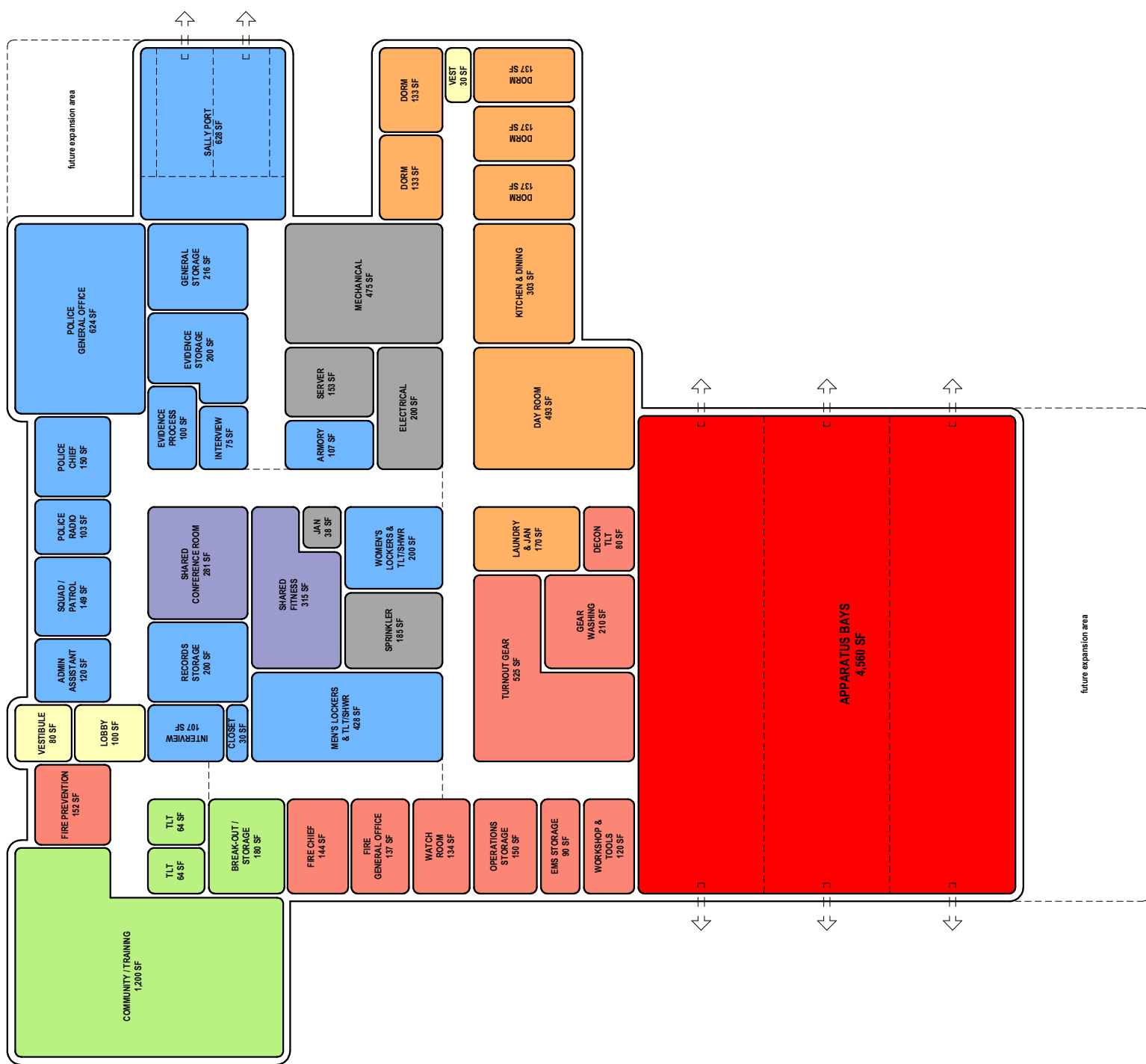
Communications:

- ☐ Wall Mounted Telephone
- ☐ P.A. Speaker Tied to Zetron System
- ☐ Other _____

Lighting:

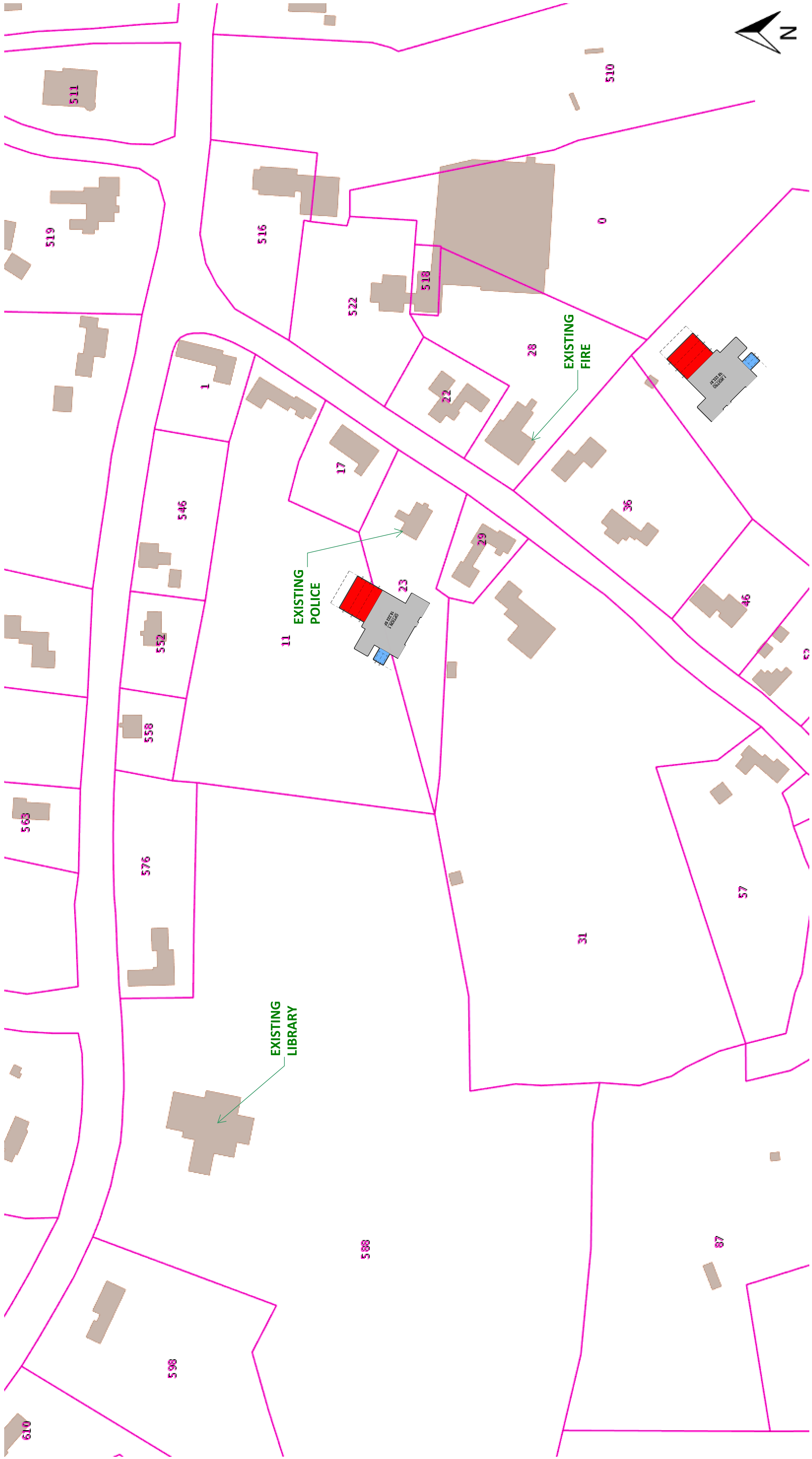
- ☒ Pendant Utility Type Fixtures
- ☐ Surface-mount Utility Type Fixtures
- ☐ Recessed Lay-in Type Fixtures
- ☒ Occupancy Sensors
- ☒ Daylighting Sensors if windows exist
- ☐ Other _____

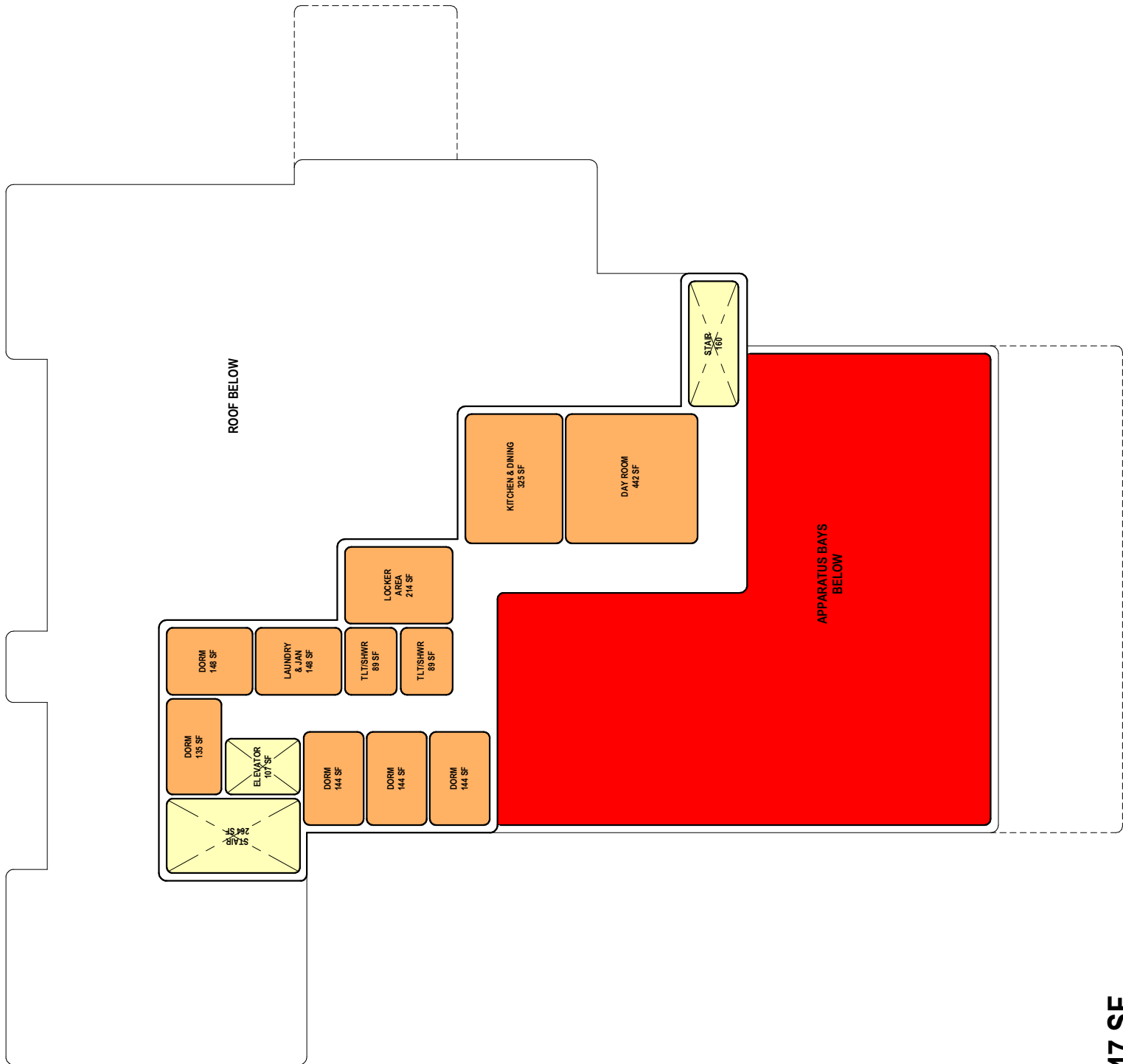




OPTION 1: SINGLE STORY - 18,222 SF



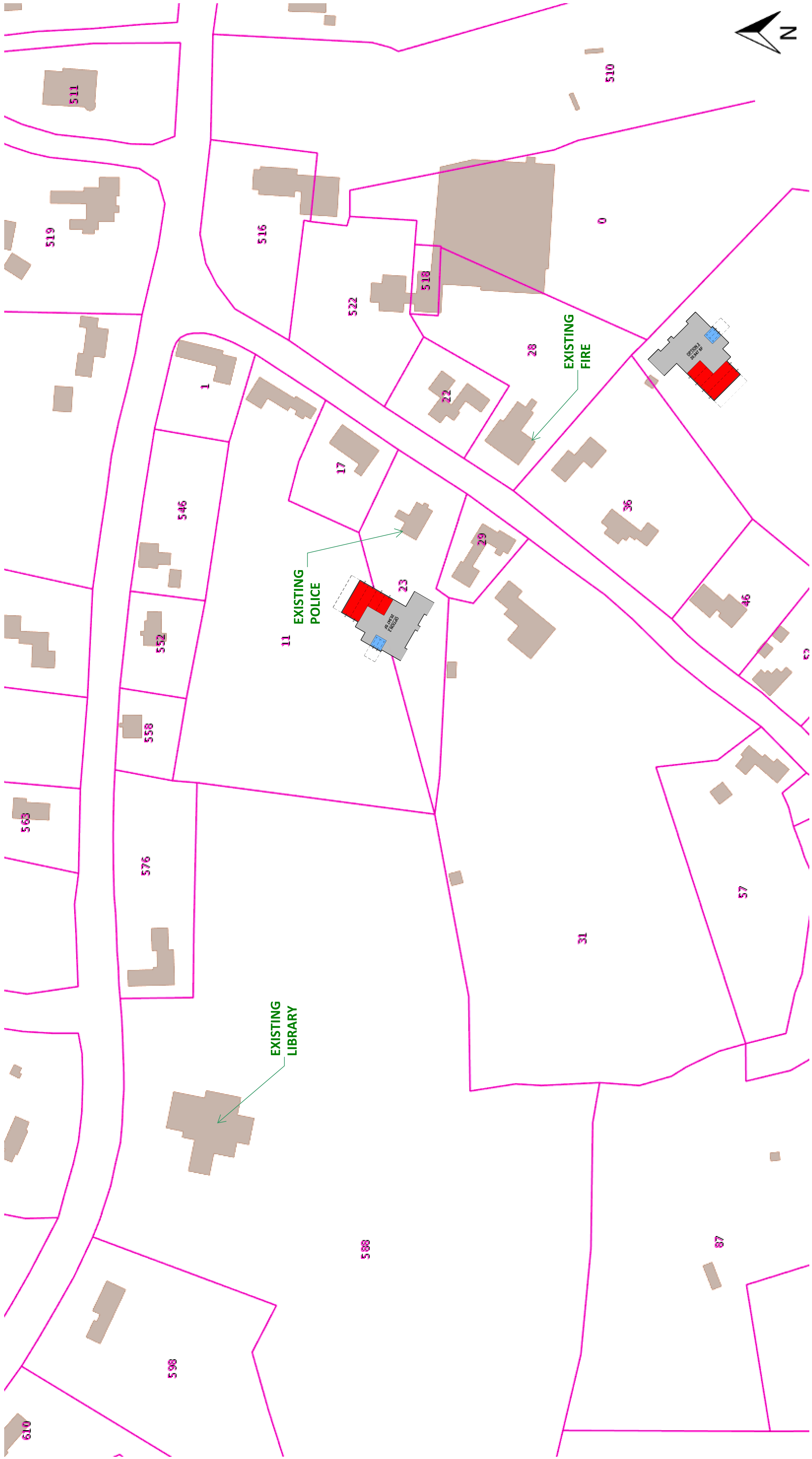


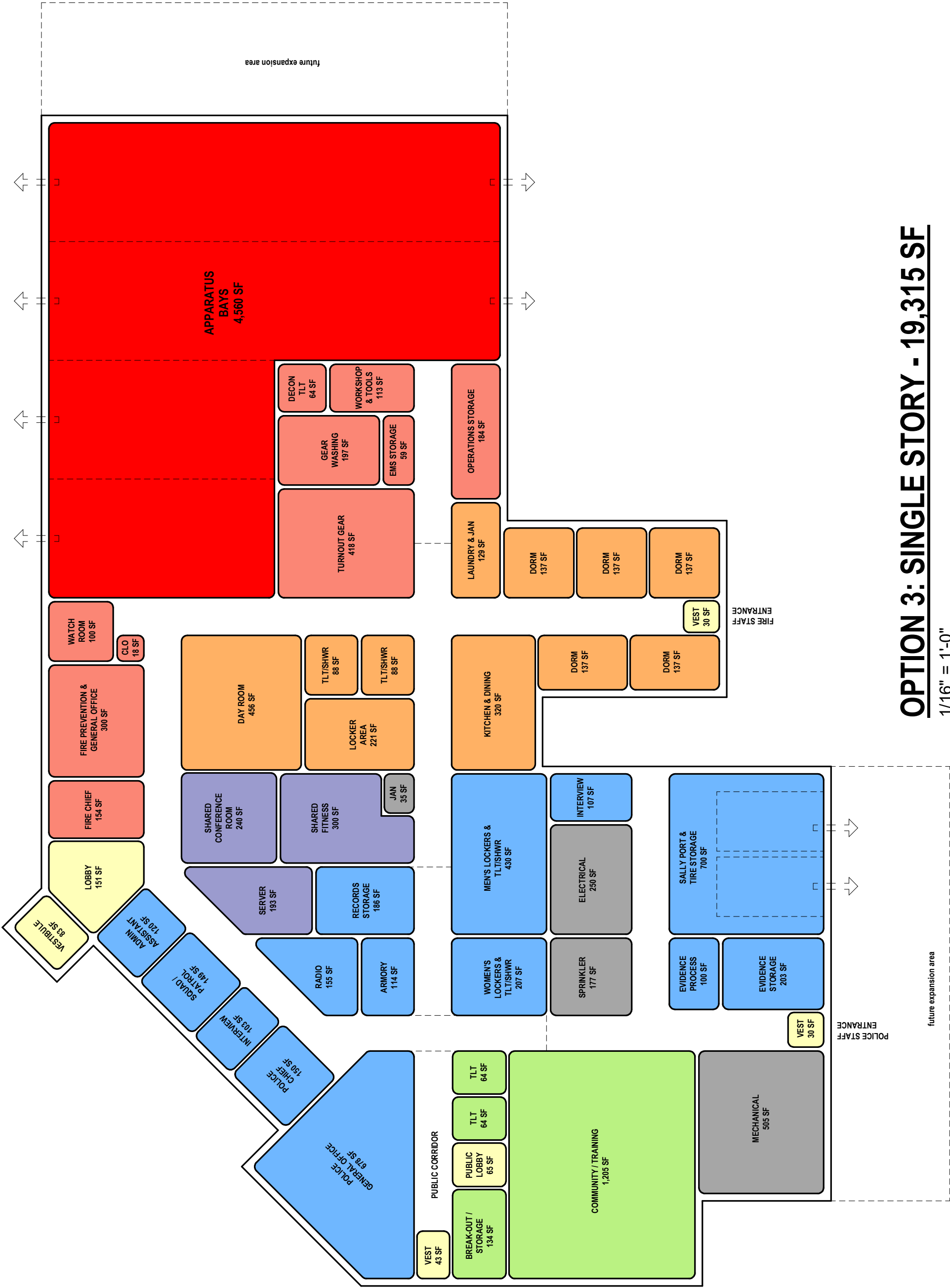


OPTION 2: TOTAL - 20,947 SF

OPTION 2: SECOND FLOOR - 3,969 SF

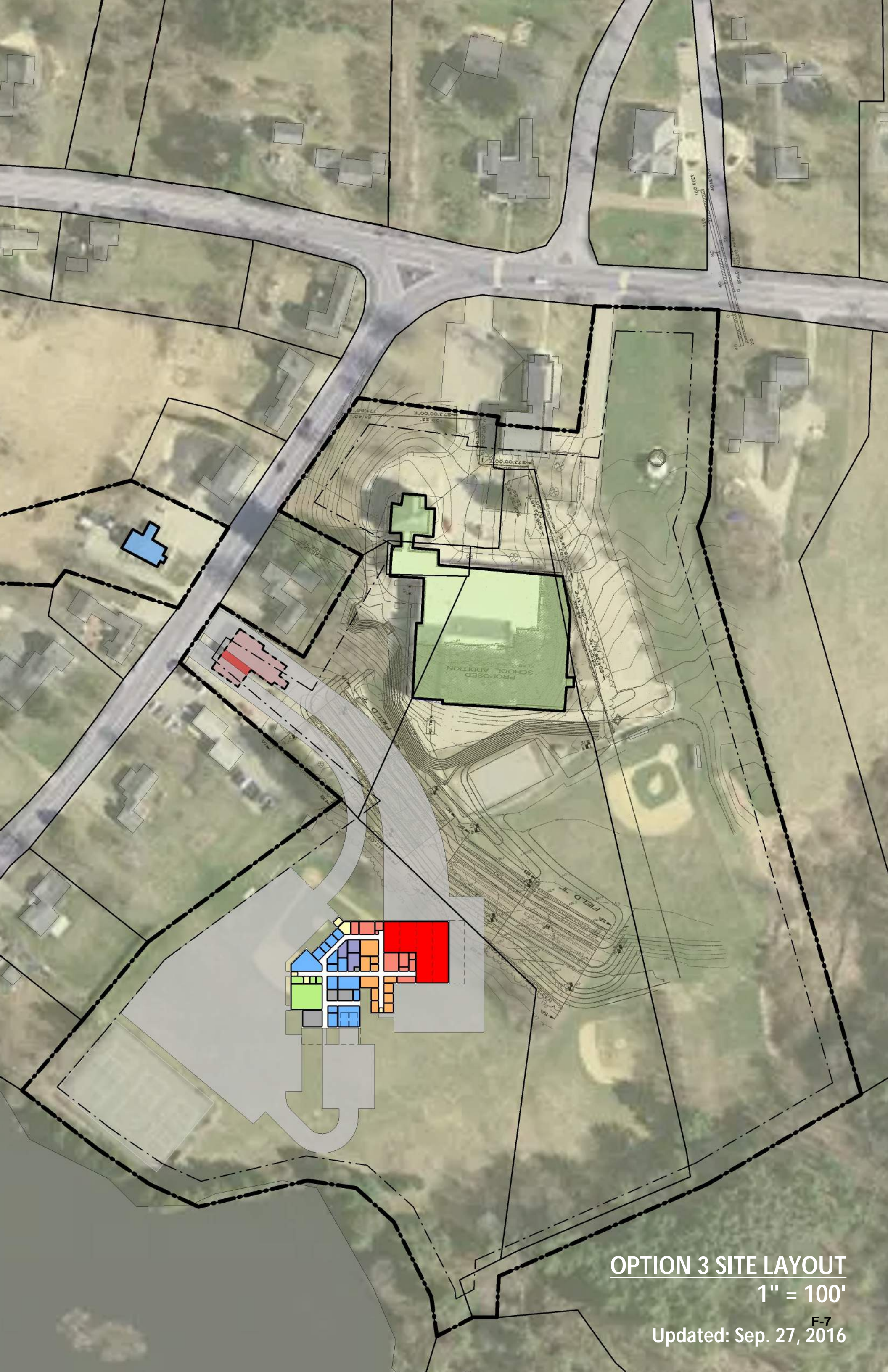
OPTION 2: FIRST FLOOR - 16,855 SF



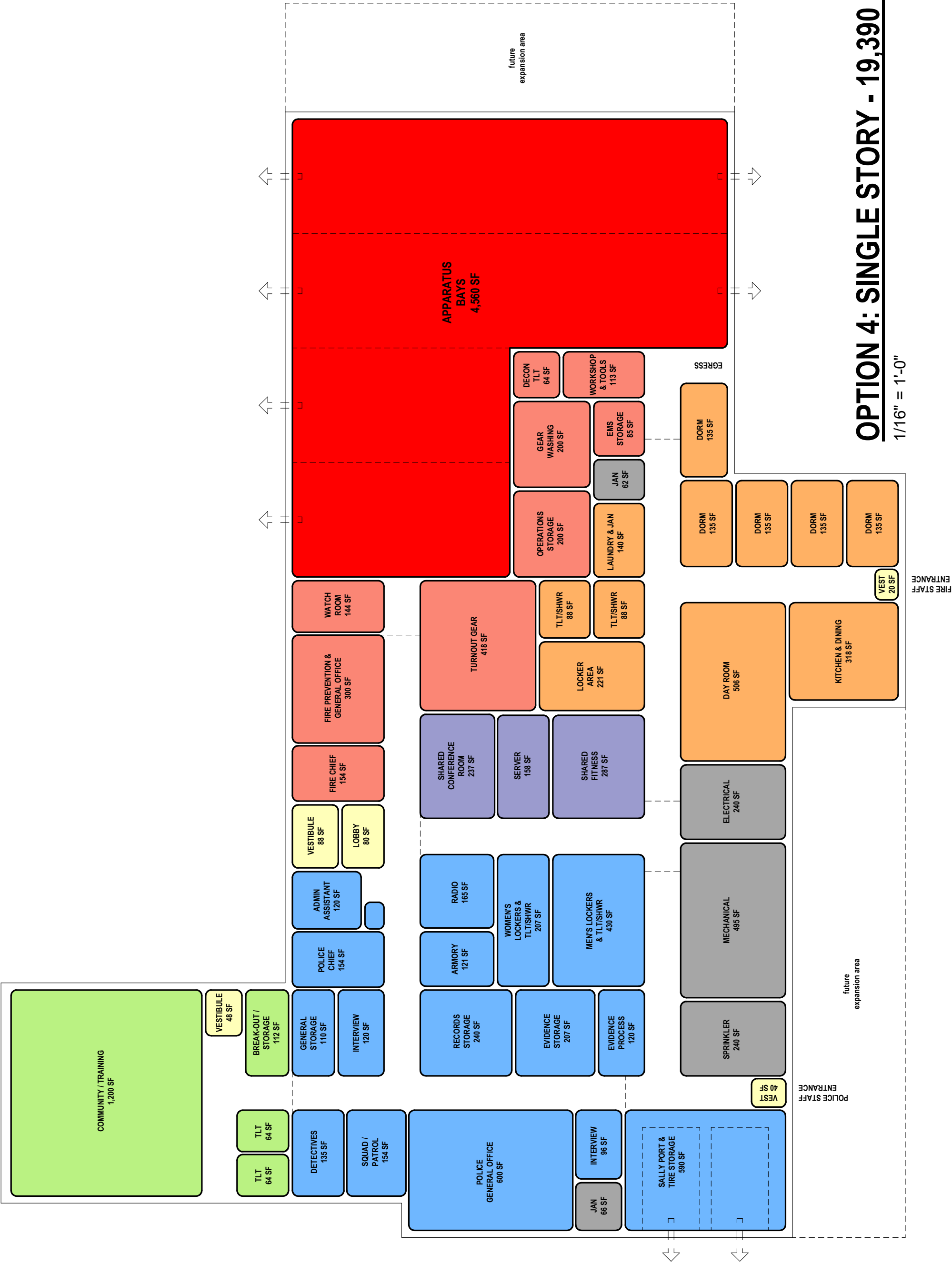


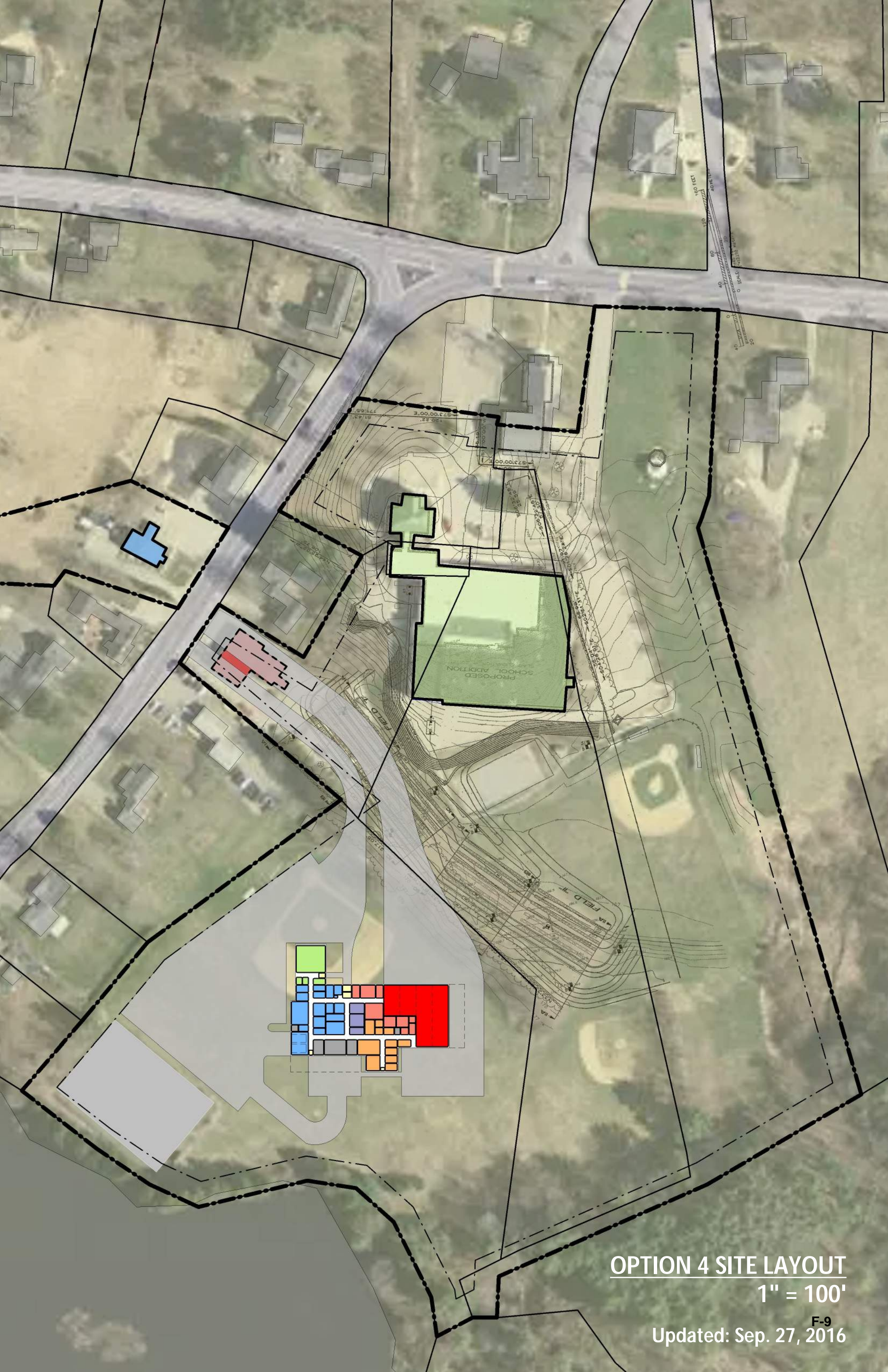
OPTION 3: SINGLE STORY - 19,315 SF

1/16" = 1'-0"



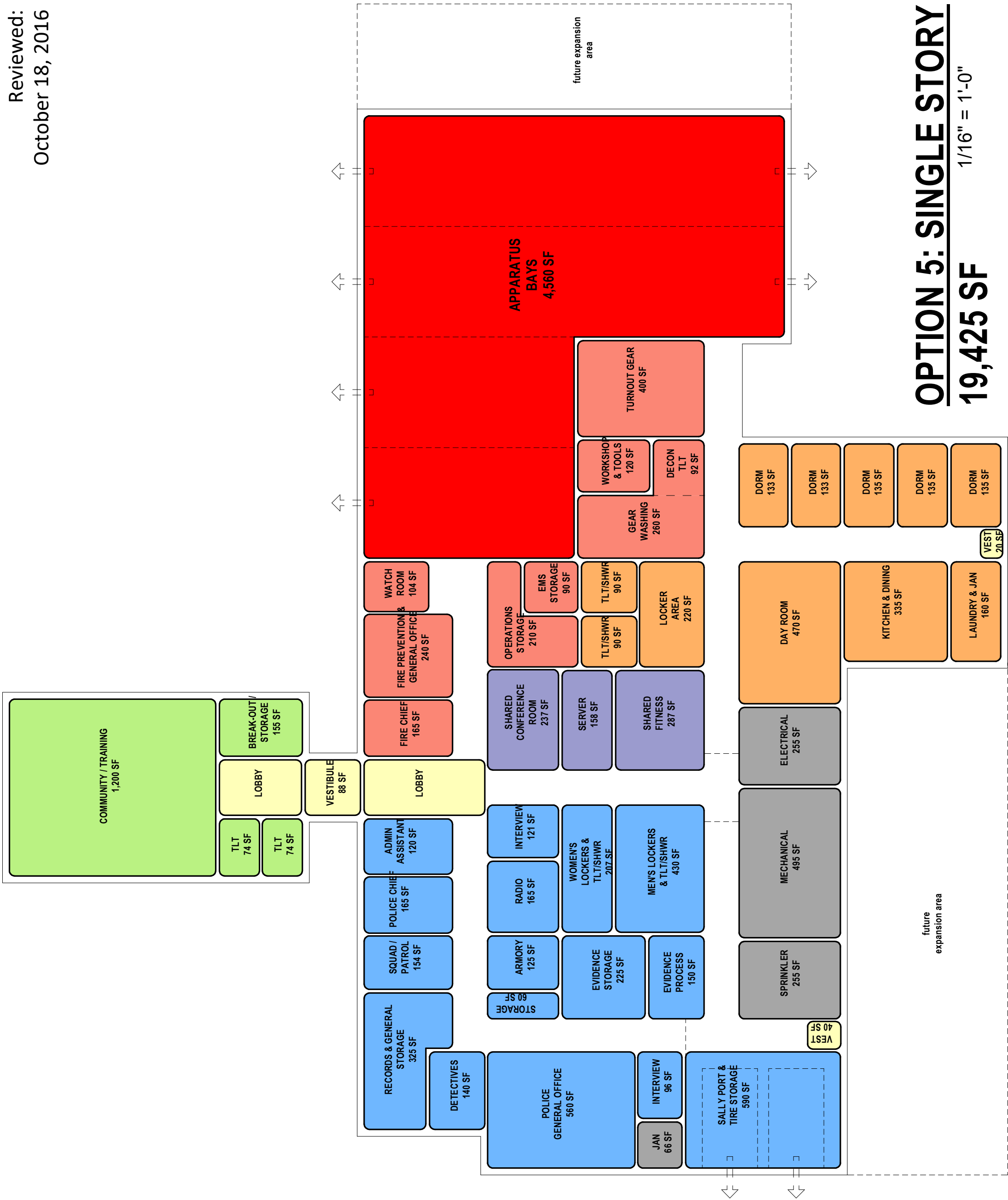
OPTION 3 SITE LAYOUT
1" = 100'

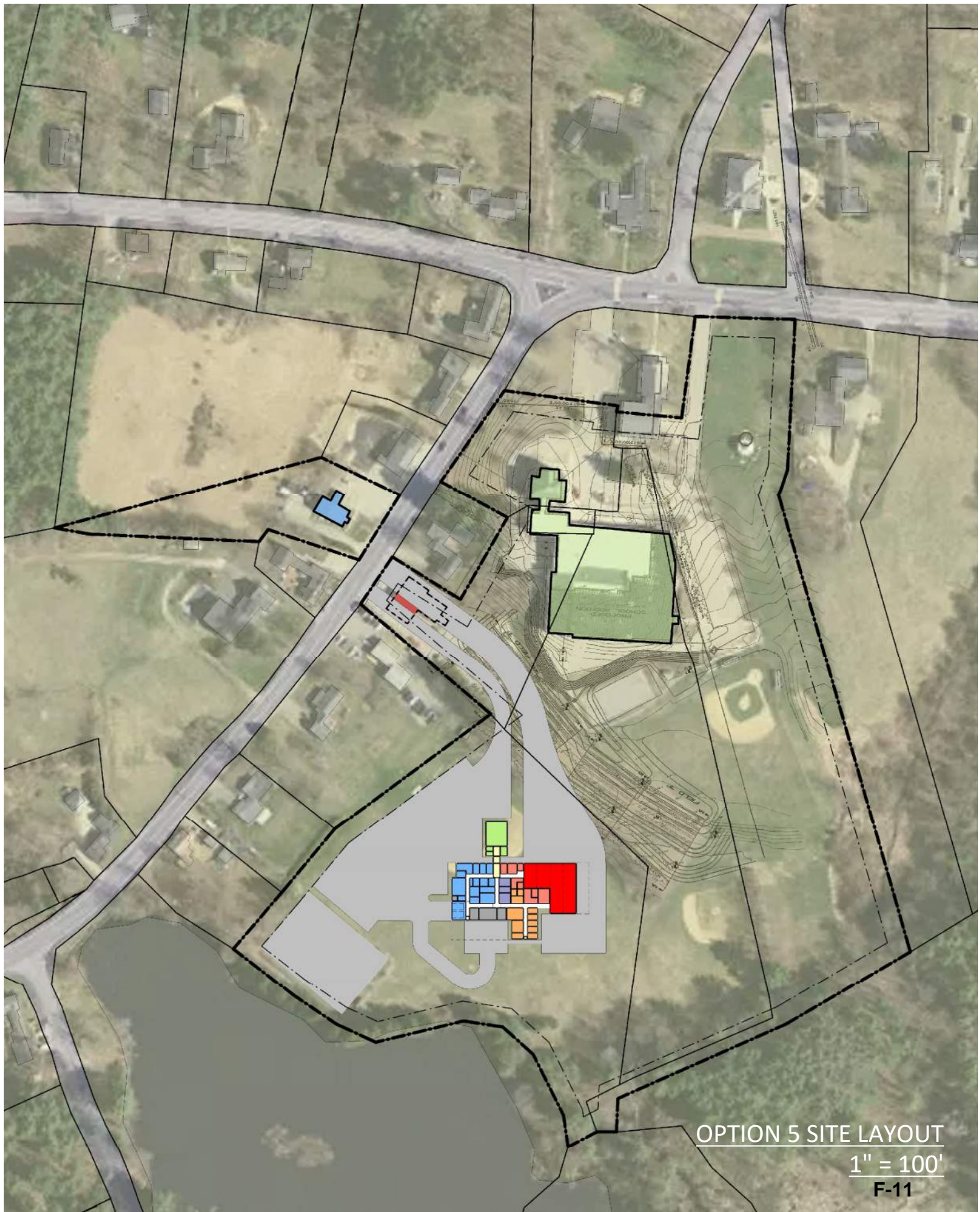




OPTION 4 SITE LAYOUT
1" = 100'

Reviewed:
October 18, 2016

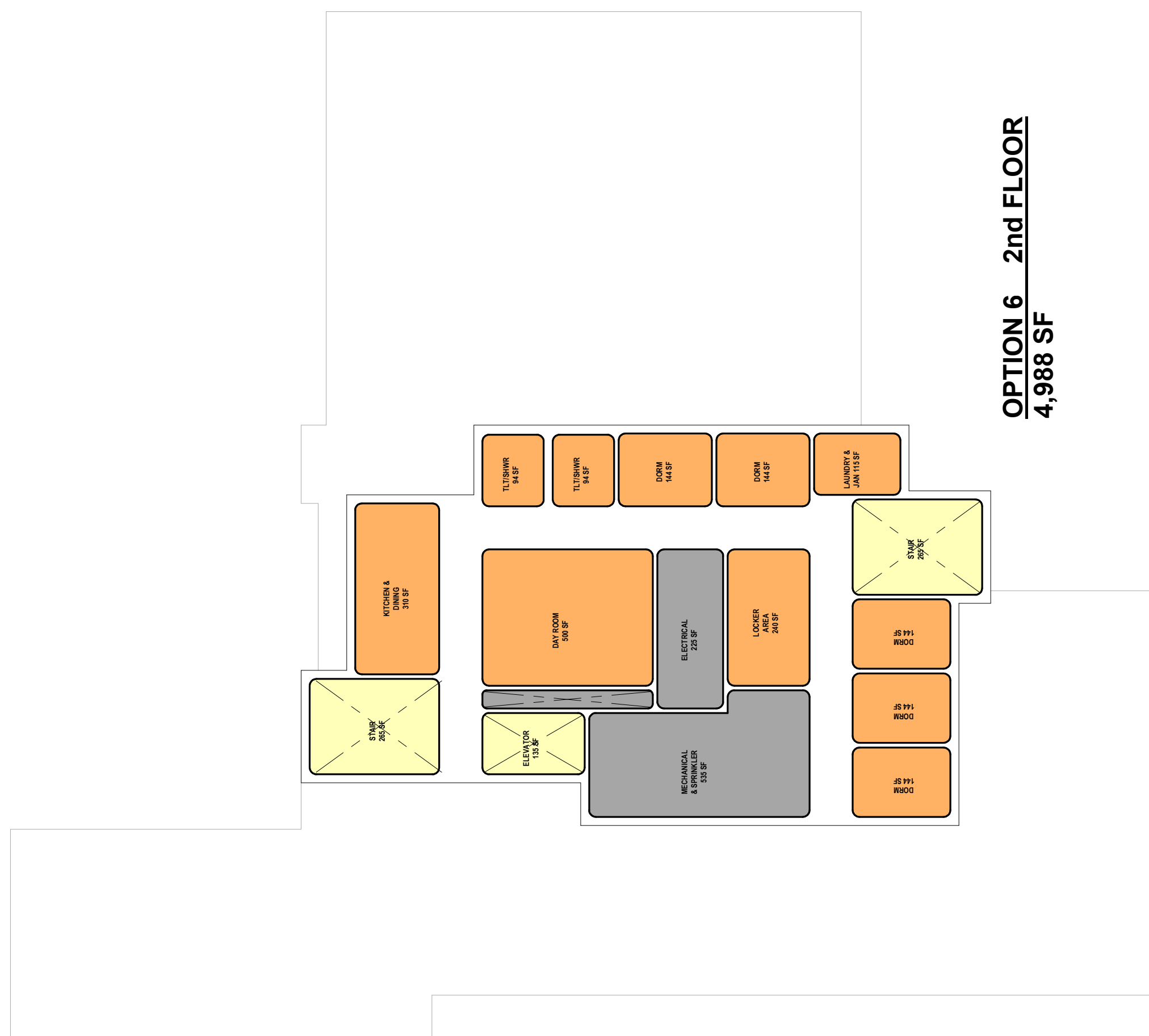




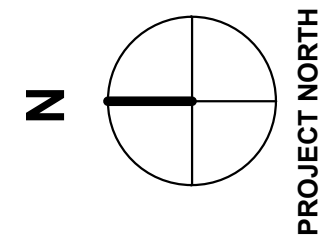
OPTION 5 SITE LAYOUT

1" = 100'

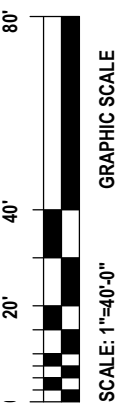
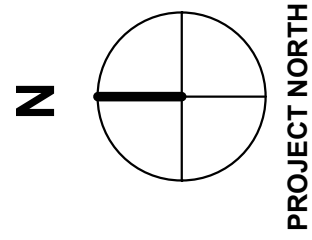
F-11



OPTION 6 TOTAL
20,902 SF







OPTION 7



OPTION B SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)

CONCEPT SITE OPTIONS

DUNSTABLE MA | **DUNSTABLE PUBLIC SAFETY**

May 22, 2017

DW
DORE & WHITTIER
ARCHITECTS, INC.

Option 8 - Simmons Property



DORE & WHITTIER
ARCHITECTS, INC.

OPTION B SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)

May 22, 2017

CONCEPT SITE OPTIONS

DUNSTABLE MA | **DUNSTABLE PUBLIC SAFETY**

Option 8 - Simmons Property

Estimated Project Costs - Feasibility Study							6/27/2017
Dunstable Public Safety							
Dunstable, Massachusetts							
New One Story Option with Pitched Roof (Pleasant Street Site)							
		19,840	Sq Footage:	sq.ft.	Estimated Cost:	Comments:	
Construction Costs:							
1	Construction Phasing Costs:				\$ -		
2	Site Development				\$ 1,624,377		
3	Hazardous Materials Abatement						
4	Building Demolition				\$ -		
5		Renovation			\$ -		per sf
		New Construction		19,840	\$ 6,695,802	\$ 337.49	per sf
	Subtotal			19840	\$ 8,320,179	\$ 419.36	per sf
1	General Conditions			7%	\$ 582,413		
2	Bonds			1.00%	\$ 83,202		
3	Insurance			1.25%	\$ 104,002		
4	Permit			Waived	\$ -		
5	Overhead and Profit			3%	\$ 249,605		
6	Phasing Premium			0%			
	Escalation to Mid-Point				\$ -	2017 value	
	Design and Pricing Contingency			10%	\$ 933,940		
Total Construction Cost					\$ 10,273,341	\$ 517.81	per sf
Project Contingency:		(Construction+ Owner)					
	Construction				\$ 513,667	5%	
	Owner				\$ 308,200	3%	
Total Project Contingency					\$ 821,867		
Soft Costs:		Owner's Project Manager,					
	Arch/engineering, Owner direct,						
	Survey, Geotechnical, Hazardous						
	Materials, Printing, Legal, etc.						
Total Soft Cost					\$ 1,592,368	15.5% of construction	
Fixtures Furnishings and Equipment (FF&E):							
Total FF&E Cost					\$ 300,000	Budget Allowance	
Project Cost Summary:							
	Construction Costs				\$ 10,273,341	\$ 517.81	per sf
	Project Contingency				\$ 821,867		
	Soft Costs				\$ 1,592,368		
	FF&E Costs				\$ 300,000		
Estimated Total Project Costs					\$ 12,988,000	\$ 654.64	per sf



Feasibility Study

Dunstable Public Safety

New Building

Dunstable, MA

PM&C LLC
20 Downer Avenue
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Dore and Whittier

June 21, 2017

**Dunstable Public Safety**

New Building

Dunstable, MA

21-Jun-17

Feasibility Study**MAIN CONSTRUCTION COST SUMMARY**

		Gross Floor Area	\$/sf	Estimated Construction Cost
NEW PUBLIC SAFETY BUILDING - SITE OPTION A				
NEW BUILDING		19,840	\$337.49	\$6,695,751
SITEWORK OPTION A				\$1,606,052
SUB-TOTAL		19,840	\$418.44	\$8,301,803
GENERAL CONDITIONS	7%			\$581,126
BONDS	1.00%			\$83,018
INSURANCE	1.25%			\$103,773
PERMIT				NIC
OVERHEAD AND FEE	3%			\$249,054
ESCALATION - assumed current pricing	0%			\$0
DESIGN AND PRICING CONTINGENCY	10%			\$931,877
TOTAL OF ALL CONSTRUCTION		19,840	\$516.67	\$10,250,651

NEW PUBLIC SAFETY BUILDING - SITE OPTION B

NEW BUILDING		19,840	\$337.49	\$6,695,751
SITEWORK OPTION B				\$1,624,377
SUB-TOTAL		19,840	\$419.36	\$8,320,128
GENERAL CONDITIONS	7%			\$582,409
BONDS	1.00%			\$83,201
INSURANCE	1.25%			\$104,002
PERMIT				NIC
OVERHEAD AND FEE	3%			\$249,604
ESCALATION - assumed current pricing	0%			\$0
DESIGN AND PRICING CONTINGENCY	10%			\$933,934
TOTAL OF ALL CONSTRUCTION		19,840	\$517.81	\$10,273,278

¹ Assumed C. 149 procurement.



Dunstable Public Safety

New Building

Dunstable, MA

21-Jun-17

Feasibility Study

This feasibility study was produced from drawings and project criteria narrative prepared by Dore and Whittier Architects and their design team received February 2, 2017 and information dated May 22, 2017. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractors overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- No work to the existing water main in the street is included
- No work to the existing septic systems is included
- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

Feasibility Study

GFA 19,840

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
NEW PUBLIC SAFETY BUILDING					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$364,852			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$302,118	\$666,970	\$33.62	10.0%
A20 BASEMENT CONSTRUCTION					
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$0			
B1020	Roof Construction	\$740,160	\$740,160	\$37.31	11.1%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$486,840			
B2020	Windows	\$235,079			
B2030	Exterior Doors	\$133,558	\$855,477	\$43.12	12.8%
B30 ROOFING					
B3010	Roof Coverings	\$546,588			
B3020	Roof Openings	\$10,000	\$556,588	\$28.05	8.3%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$480,896			
C1020	Interior Doors	\$178,560			
C1030	Specialties/Millwork	\$348,420	\$1,007,876	\$50.80	15.1%
C20 STAIRCASES					
C2010	Stair Construction	\$0			
C2020	Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$99,200			
C3020	Floor Finishes	\$119,040			
C3030	Ceiling Finishes	\$119,040	\$337,280	\$17.00	5.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$0	\$0	\$0.00	0.0%
D20 PLUMBING					
D20	Plumbing	\$436,480	\$436,480	\$22.00	6.5%
D30 HVAC					
D30	HVAC	\$892,800	\$892,800	\$45.00	13.3%



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

Feasibility Study

GFA 19,840

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
NEW PUBLIC SAFETY BUILDING					
D40 FIRE PROTECTION					
D40 Fire Protection		\$109,120	\$109,120	\$5.50	1.6%
D50 ELECTRICAL					
D5010 Complete Electrical System		\$992,000	\$992,000	\$50.00	14.8%
E10 EQUIPMENT					
E10 Equipment		\$81,000	\$81,000	\$4.08	1.2%
E20 FURNISHINGS					
E2010 Fixed Furnishings		\$20,000			
E2020 Movable Furnishings		NIC	\$20,000	\$1.01	0.3%
F10 SPECIAL CONSTRUCTION					
F10 Special Construction		\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS					
F2010 Building Elements Demolition		\$0			
F2020 Hazardous Components Abatement		\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$6,695,751	\$337.49	100.0%



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

Feasibility Study

GFA

19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

NEW PUBLIC SAFETY BUILDING

GROSS FLOOR AREA CALCULATION

First Floor	19,840
Porch (not included in GSF)	640

TOTAL GROSS FLOOR AREA (GFA) 19,840 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip footings to foundation walls - 2'-4" x 1'-0"

Excavation	585	cy	15.00	8,775
Store on site for reuse	585	cy	8.00	4,680
Backfill with existing fill	199	cy	12.00	2,388
Remove off site	386	cy	14.00	5,404
Formwork	1,460	sf	10.00	14,600
Re-bar; 150 lbs per CY	9,900	lbs	1.20	11,880
Concrete material; 3,000 psi	66	cy	120.00	7,920
Placing concrete	66	cy	90.00	5,940

Foundation walls at exterior - 14" thick

Formwork	5,840	sf	12.00	70,080
Re-bar	14,600	lbs	1.20	17,520
Concrete material; 3,000 psi	133	cy	120.00	15,960
Placing concrete	133	cy	100.00	13,300
Dampproofing foundation wall and footing	4,380	sf	1.60	NIC
Insulation to foundation walls; 2" thick	4,380	sf	2.50	10,950
Form shelf	730	lf	8.00	5,840

Hunched footings to interior CMU walls -slab thickenings

Formwork	345	sf	12.00	4,140
Re-bar	1,300	lbs	1.20	1,560
Concrete material; 3,000 psi	13	cy	135.00	1,755
Placing concrete	13	cy	120.00	1,560

Spread Footings - allowance

Excavation	720	cy	20.00	14,400
Remove off site	540	cy	14.00	7,560
Backfill with selected existing material	720	cy	12.00	8,640
Formwork	3,240	sf	11.00	35,640
Re-bar	16,200	lbs	1.20	19,440
Concrete material; 4,000 psi	180	cy	130.00	23,400
Placing concrete	180	cy	90.00	16,200
Structural fill beneath footings	883	cy	40.00	35,320

SUBTOTAL 364,852

A1020 SPECIAL FOUNDATIONS

No items in this section

SUBTOTAL -

A1030 LOWEST FLOOR CONSTRUCTION

<u>Slab on Grade 8" at Apparatus bays</u>	4,616	sf		
Compacted fill - 8"	114	cy	38.00	4,332
Rigid insulation, 2"	4,616	sf	2.50	11,540
Vapor barrier	4,616	sf	1.00	4,616

G-7



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

Feasibility Study

GFA

19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
NEW PUBLIC SAFETY BUILDING							
54	Mesh reinforcing 15% lap x 2 layers	9,232	sf	0.75	6,924		
55	Concrete - 8" thick	120	cy	130.00	15,600		
56	Barrier one additive to concrete	120	cy	60.00	7,200		
57	Placing concrete	120	cy	65.00	7,800		
58	Finishing and curing concrete	4,616	sf	3.00	13,848		
59	Control joints - saw cut	4,616	sf	1.00	4,616		
60	Trench drain	70	lf	25.00	1,750		
61	<u>Slab on Grade, 5" thick</u>	15,224	sf				
62	Compacted fill - 8"	376	cy	38.00	14,288		
63	Rigid insulation, 2"	15,224	sf	2.50	38,060		
64	Vapor barrier	15,224	sf	1.00	15,224		
65	Mesh reinforcing 15% lap	17,508	sf	0.75	13,131		
66	Concrete - 5" thick	243	cy	130.00	31,590		
67	Barrier one additive to concrete	243	cy	60.00	14,580		
68	Placing concrete	243	cy	65.00	15,795		
69	Finishing and curing concrete	15,224	sf	2.50	38,060		
70	Control joints - saw cut	15,224	sf	1.00	15,224		
71	Perimeter drain	730	lf	18.00	13,140		
72	Allowance for equipment pads	1	ls	2,000.00	2,000		
73	Allowance for porch slab	640	sf	20.00	12,800		
74	SUBTOTAL					302,118	
75							
76	TOTAL - FOUNDATIONS						\$666,970
77							
78							
79	A20 BASEMENT CONSTRUCTION						
80							
81	A2010 BASEMENT EXCAVATION						
82	No Work in this section						
83	SUBTOTAL						
84							
85	A2020 BASEMENT WALLS						
86	No Work in this section						
87	SUBTOTAL						-
88							
89	TOTAL - BASEMENT CONSTRUCTION						
90							
91							
92	B10 SUPERSTRUCTURE						
93							
94	B1010 FLOOR CONSTRUCTION						
95	No Work in this section						
96	SUBTOTAL						
97							
98	B1020 ROOF CONSTRUCTION						
99	Steel joists and wide span steel girders framing @ Apparatus bay -allow 16 lbs/sf	37	tns	3,600.00	133,200		
100	Steel joists and wide span steel girders framing @ remaining roof -allow 18 lbs/sf	143	tns	3,600.00	514,800		
101	3" Type N metal roof deck	24,576	sf	3.75	92,160		
102	SUBTOTAL					740,160	
103							



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

Feasibility Study

GFA 19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW PUBLIC SAFETY BUILDING

TOTAL - SUPERSTRUCTURE							\$740,160
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B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Hardi-board siding	10,471	sf				
Cast stone water table	8,856	sf	15.00	132,840		
Cast stone sill	1,615	sf	50.00	80,750		
12" CMU load bearing back-up wall at apparatus bays + sallyport	646	lf	30.00	19,380		
8" LGF wall	2,499	sf	26.00	64,974		
3" Rigid Insulation	7,972	sf	10.00	79,720		
Air barrier	7,972	sf	3.00	23,916		
Column enclosures	7,972	sf	6.50	51,818		
Misc. metals, lintels, flashings and sealants	5	loc	2,500.00	12,500		
Staging to exterior wall	10,471	sf	2.00	20,942		
SUBTOTAL	10,471	sf	3.00 Incl			486,840

B2020 WINDOWS

Windows	2,618	sf				
Louvers	2,618	sf	85.00	222,530		
Backer rod & double sealant	20	sf	60.00	1,200		
Wood blocking at openings	873	lf	9.00	7,857		
SUBTOTAL	873	lf	4.00	3,492		235,079

B2030 EXTERIOR DOORS

Apparatus bay doors 14' x 14' sectional , electrically operated Aluminum/ glazed doors to Apparatus Bays	6	ea	17,640.00	105,840		
Sally port O/Head doors	2	ea	6,000.00	12,000		
Glazed aluminum door	2	ea	4,000.00	8,000		
Egress door, single leaf	2	ea	2,000.00	4,000		
Backer rod & double sealant	286	lf	9.00	2,574		
Wood blocking at openings	286	lf	4.00	1,144		
SUBTOTAL						133,558

TOTAL - EXTERIOR CLOSURE							\$855,477
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B30 ROOFING

B3010 ROOF COVERINGS

<u>Sloped roofing</u>						
Asphalt roofing; nailable insulation; complete system	24,576	sf	18.00	442,368		
Rough blocking	730	lf	9.00	6,570		
<u>Miscellaneous Roofing</u>						
Fascia/soffits	730	lf	65.00	47,450		
Soffit at porch	640	sf	55.00	35,200		
Allowance for gutters/downspouts	1	ls	15,000.00	15,000		
SUBTOTAL						546,588

B3020 ROOF OPENINGS

G-9



Dunstable Public Safety
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GFA 19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW PUBLIC SAFETY BUILDING

Allowance for cupola	1	ls	10,000.00	10,000		
SUBTOTAL						\$10,000

TOTAL - ROOFING

\$556,588

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

CMU partition; load bearing	2,934	sf	24.00	70,416		
GWB partition	26,820	sf	14.00	375,480		
Transaction windows/borrowed lights/bullet proof glazing	1	ls	35,000.00	35,000		
SUBTOTAL						480,896

C1020 INTERIOR DOORS

Allowance for doors	19,840	gfa	9.00	178,560		
SUBTOTAL						178,560

C1030 SPECIALTIES / MILLWORK

Building signage	19,840	gfa	0.50	9,920		
Rough carpentry allowance	19,840	gfa	1.00	19,840		
Millwork allowance	19,840	gfa	1.50	29,760		
Toilet accessories	6	rms	3,000.00	18,000		
Wall protection	1	ls	15,000.00	15,000		
Fire extinguisher cabinets	12	ea	350.00	4,200		
Evidence storage lockers, pass-thru with refrigerated unit at evidence processing lab - 36" W x 24" D x 82" H	1	ea	3,000.00	3,000		
Wardrobe lockers at locker room - 24" W x 24" D x 72" H , with built in hardwood bench and power outlet	40	ea	1,800.00	72,000		
Personal property lockers, 12" x 18" x 72" 4 tier @ Booking	6	ea	1,000.00	6,000		
Weapons locker	4	ea	1,200.00	4,800		
Personnel duty lockers in area B main floor, 18" W x 24" D x 72" H - plastic athletic lockers	32	ea	900.00	28,800		
Turnout gear lockers at turnout gear room, 20" D x 18" W open mesh	45	ea	500.00	22,500		
Fume hood @ Weapons Cleaning	1	ls	12,000.00	12,000		
Firematic Equipment by owner	1	ls		FF&E		
Police Equipment	1	ls	50,000.00	50,000		
Detention stool	4	ea	600.00	2,400		
Detention table	1	ea	600.00	600		
Miscellaneous metals throughout building	19,840	gfa	1.50	29,760		
Miscellaneous sealants throughout building	19,840	gfa	1.00	19,840		
SUBTOTAL						348,420

TOTAL - INTERIOR CONSTRUCTION

\$1,007,876

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

G-10



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Feasibility Study

GFA 19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW PUBLIC SAFETY BUILDING

No Work in this section

SUBTOTAL

C2020 STAIR FINISHES

No Work in this section

SUBTOTAL

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes

19,840

gfa

5.00

99,200

SUBTOTAL

99,200

C3020 FLOOR FINISHES

Floor finishes

19,840

gfa

6.00

119,040

SUBTOTAL

119,040

C3030 CEILING FINISHES

Ceiling finishes

19,840

gfa

6.00

119,040

SUBTOTAL

119,040

TOTAL - INTERIOR FINISHES

\$337,280

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

No Work in this section

SUBTOTAL

TOTAL - CONVEYING SYSTEMS

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing allowance

19,840

gsf

22.00

436,480

SUBTOTAL

436,480

TOTAL - PLUMBING

\$436,480

D30 HVAC

D30 HVAC, GENERALLY

HVAC Allowance

19,840

gsf

45.00

892,800

SUBTOTAL

892,800

TOTAL - HVAC

\$892,800

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Sprinkler allowance

19,840

gsf

5.50

109,120

G-11



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Feasibility Study

GFA 19,840

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW PUBLIC SAFETY BUILDING

SUBTOTAL 109,120

TOTAL - FIRE PROTECTION \$109,120

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Electrical allowance; complete 19,840 gsf 50.00 992,000

SUBTOTAL 992,000

TOTAL - ELECTRICAL \$992,000

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

Removable Hose rack 1 ea 1,000.00 1,000

Miscellaneous appliances 1 ea 20,000.00 20,000

Allowance for vehicle exhaust system 1 ls 60,000.00 60,000

SUBTOTAL 81,000

TOTAL - EQUIPMENT \$81,000

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

Fixed casework 1 ls 20,000.00 20,000

SUBTOTAL 20,000

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed
by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS \$20,000

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

No items in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION



Dunstable Public Safety
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Feasibility Study

GFA

19,840

<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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NEW PUBLIC SAFETY BUILDING

305
306
307
308
309
310
311
312
313
314
315

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

No items in this section

SUBTOTAL

-

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION



Dunstable Public Safety
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK OPTION A

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Site construction fence/barricades	1,400	lf	12.00	16,800	
Site construction fence gates	1	ea	2,500.00	2,500	
Stabilized construction entrance	1,200	sf	6.00	7,200	
Clear and grub	6.6	acre	5,000.00	33,000	
Miscellaneous demolition	1	ls	10,000.00	10,000	
<u>Site Earthwork</u>					
Strip topsoil and store on site	5,324	cy	7.60	40,462	
Cuts/Fills; assume balanced site	21,296	cy	6.00	127,776	
Fine grading	6,167	sy	0.95	5,859	
Silt fence/erosion control, wash bays, stock piles	1,400	lf	9.50	13,300	
Silt fence maintenance and monitoring	1	ls	2,500.00	2,500	
<u>Hazardous Waste Remediation</u>					
Remove existing underground fuel storage tank					w/ haz mat
Dispose/treat contaminated soils/water					NIC
SUBTOTAL					259,397

G20 SITE IMPROVEMENTS

<u>Roadways and Parking Lots</u>					
gravel base; 7" thick	47,600				
bituminous concrete; 5" thick	1,080	cy	38.00	41,040	
VGC	5,289	sy	27.00	142,803	
Single solid lines, 4" thick	2,500	lf	35.00	87,500	
Wheelchair Parking	55	space	25.00	1,375	
Other road markings	6	space	75.00	450	
HC curb cuts	1	ls	5,000.00	5,000	
Entrance sign	6	loc	350.00	2,100	
Signage	1	ea	15,000.00	15,000	
Concrete paving at Aprons	1	ls	2,000.00	2,000	
gravel base; 12" thick					
8" concrete paving	204	cy	38.00	7,752	
Pedestrian Paving	5,500	sf	11.00	60,500	
<u>Concrete paving</u>					
gravel base; 12" thick	89	cy	38.00	3,382	
5" concrete paving	2,400	sf	7.00	16,800	
<u>Site Improvements</u>					
Retaining wall, 8' above ground; assumed segmental	370	lf	400.00	148,000	
Flag pole 35' high	1	ea	4,500.00	4,500	
Dumpster enclosure	70	lf	80.00	5,600	
Bollards	25	ea	700.00	17,500	
<u>Landscaping</u>					
Topsoil - amended	5,324	cy	22.00	117,128	
Lawn - loam & seed	30,000	sf	0.25	7,500	
Landscape allowance	1	ls	25,000.00	25,000	
SUBTOTAL					710,930

G30 CIVIL MECHANICAL UTILITIES

No work assumed to existing water main in street

<u>Water supply</u>					
New DI piping; 8"	500	lf	80.00	40,000	
New piping; 6" Domestic	500	lf	65.00	32,500	



Dunstable Public Safety
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Feasibility Study

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK OPTION A

54	<u>Sanitary</u>						
55	OWS	1	ea	8,000.00	8,000		
56	Manholes	3	ea	4,000.00	12,000		
57	6" PVC	1,200	lf	50.00	60,000		
58	Connect to existing drain	1	ea	3,000.00	3,000		
59	Tight tank	1	ea	6,000.00	6,000		
60	<u>Storm water</u>						
61	Allowance for stormwater management	47,600	sf	5.00	238,000		
62	<u>Gas service</u>						
63	E&B trench for new gas pipe	500	lf	25.00	12,500		
64	SUBTOTAL					412,000	

G40 ELECTRICAL UTILITIES

66	Primary ductbank						
68	Excavate, backfill and make good; allow	500	lf	15.00	7,500		
69	Concrete encasement	500	lf	90.00	45,000		
70	Allowance for manholes	1	ea	10,000.00	10,000		
71	Primary electrical ductbank; 2-5" PVC conduits	1,000	lf	12.00	12,000		
72	Xfmr pad	1	ea	2,500.00	2,500		
73	Secondary ductbank - Main Power to Building from xfmr						
74	Excavate, backfill and make good; allow	70	lf	15.00	1,050		
75	Concrete encasement	70	lf	90.00	6,300		
76	Secondary electrical ductbank; 5-4" PVC conduits	375	lf	9.00	3,375		
77	Cabling	70	lf	300.00	21,000		
78	<u>Communications</u>						
79	New communications tower				NIC		
80	Connection to existing manhole, allow	1	ea	3,000.00	3,000		
81	Communications primary ductbank; from manhole to building						
82	Excavate, backfill and make good	500	lf	15.00	7,500		
83	Concrete encasement	500	lf	90.00	45,000		
84	Allowance for manholes	1	ea	10,000.00	10,000		
85	3-4" PVC conduits	1,500	lf	9.00	13,500		
86	<u>Site Lighting</u>						
87	Fixture allowance	8	ea	3,000.00	24,000		
88	Pole base	8	ea	1,500.00	12,000		
89	SUBTOTAL					223,725	

TOTAL - SITE DEVELOPMENT

\$1,606,052



Dunstable Public Safety
New Building
Dunstable, MA

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITework OPTION B

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Site construction fence/barricades	1,400	lf	12.00	16,800	
Site construction fence gates	1	ea	2,500.00	2,500	
Stabilized construction entrance	1,200	sf	6.00	7,200	
Clear and grub	6.6	acre	5,000.00	33,000	
Miscellaneous demolition	1	ls	15,000.00	15,000	
<u>Site Earthwork</u>					
Strip topsoil and store on site	5,324	cy	7.60	40,462	
Cuts/Fills	21,296	cy	6.00	127,776	
Fine grading	5,822	sy	0.95	5,531	
Silt fence/erosion control, wash bays, stock piles	1,400	lf	9.50	13,300	
Silt fence maintenance and monitoring	1	ls	2,500.00	2,500	
<u>Hazardous Waste Remediation</u>					
Remove existing underground fuel storage tank					w/ haz mat
Dispose/treat contaminated soils/water					NIC
SUBTOTAL					264,069

G20 SITE IMPROVEMENTS

<u>Roadways and Parking Lots</u>	44,800				
gravel base; 7" thick	1,016	cy	38.00	38,608	
bituminous concrete; 5" thick	4,978	sy	27.00	134,406	
VGC	2,500	lf	35.00	87,500	
Single solid lines, 4" thick	43	space	25.00	1,075	
Wheelchair Parking	6	space	75.00	450	
Other road markings	1	ls	5,000.00	5,000	
HC curb cuts	6	loc	350.00	2,100	
Entrance sign	1	ea	15,000.00	15,000	
Signage	1	ls	2,000.00	2,000	
Concrete paving at Aprons					
gravel base; 12" thick	207	cy	38.00	7,866	
8" concrete paving	5,600	sf	11.00	61,600	
<u>Pedestrian Paving</u>					
Concrete paving					
gravel base; 12" thick	74	cy	38.00	2,812	
5" concrete paving	2,000	sf	7.00	14,000	
<u>Site Improvements</u>					
Retaining wall, 8' above ground; assumed segmental	370	lf	400.00	148,000	
Flag pole 35' high	1	ea	4,500.00	4,500	
Dumpster enclosure	70	lf	80.00	5,600	
Bollards	81	ea	700.00	56,700	
<u>Landscaping</u>					
Topsoil - amended	5,324	cy	22.00	117,128	
Lawn - loam & seed	36,950	sf	0.25	9,238	
Landscape allowance	1	ls	25,000.00	25,000	
SUBTOTAL					738,583

G30 CIVIL MECHANICAL UTILITIES

No work assumed to existing water main in street

<u>Water supply</u>					
New DI piping; 8"	500	lf	80.00	40,000	
New piping; 6" Domestic	500	lf	65.00	32,500	
<u>Sanitary</u>					



Dunstable Public Safety
New Building
Dunstable, MA

21-Jun-17

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITework OPTION B

55	OWS	1	ea	8,000.00	8,000		
56	Manholes	3	ea	4,000.00	12,000		
57	6" PVC	1,200	lf	50.00	60,000		
58	Connect to existing drain	1	ea	3,000.00	3,000		
59	Tight tank	1	ea	6,000.00	6,000		
60	<u>Storm water</u>						
61	Allowance for stormwater management	44,800	sf	5.00	224,000		
62	<u>Gas service</u>						
63	E&B trench for new gas pipe	500	lf	25.00	12,500		
64	SUBTOTAL					398,000	

G40 ELECTRICAL UTILITIES

66	Primary ductbank						
68	Excavate, backfill and make good; allow	500	lf	15.00	7,500		
69	Concrete encasement	500	lf	90.00	45,000		
70	Allowance for manholes	1	ea	10,000.00	10,000		
71	Primary electrical ductbank; 2-5" PVC conduits	1,000	lf	12.00	12,000		
72	Xfmr pad	1	ea	2,500.00	2,500		
73	Secondary ductbank - Main Power to Building from xfmr						
74	Excavate, backfill and make good; allow	70	lf	15.00	1,050		
75	Concrete encasement	70	lf	90.00	6,300		
76	Secondary electrical ductbank; 5-4" PVC conduits	375	lf	9.00	3,375		
77	Cabling	70	lf	300.00	21,000		
78	<u>Communications</u>						
79	New communications tower				NIC		
80	Connection to existing manhole, allow	1	ea	3,000.00	3,000		
81	Communications primary ductbank; from manhole to building						
82	Excavate, backfill and make good	500	lf	15.00	7,500		
83	Concrete encasement	500	lf	90.00	45,000		
84	Allowance for manholes	1	ea	10,000.00	10,000		
85	3-4" PVC conduits	1,500	lf	9.00	13,500		
86	<u>Site Lighting</u>						
87	Fixture allowance	8	ea	3,000.00	24,000		
88	Pole base	8	ea	1,500.00	12,000		
89	SUBTOTAL					223,725	

TOTAL - SITE DEVELOPMENT

\$1,624,377

TELEPHONE LIST

Dunstable Public Safety

511 Main Street

Dunstable, MA 01827

Dore and Whittier Project No.: 16-0732



Date: 1-20-17

WORK TYPE	NAME	PHONE	EMAIL
Owner	Town of Dunstable 511 Main Street Dunstable, MA 01827 Tracey Hutton Town Administrator James Dow Dunstable Police Brian Rich Dunstable Fire Dana Metzler David Greenwood Harold West	978-649-4514	thutton@dunstable-ma.gov jdownes@dunstablepd.us brich@dunstable-ma.gov danametzler@hotmail.com david32680@aol.com hcwfly2004@yahoo.com
Architect Principal in Charge Project Manager / Project Architect Assistant Project Manager	Dore and Whittier Architects, Inc. 260 Merrimac St. Build #7 Newburyport, MA 01950 978-499-2999 Fax: 978-499-2944 Donald Walter Alan Brown Jason Harris		dwalter@doreandwhittier.com abrown@doreandwhittier.com jharris@doreandwhittier.com
Cost Estimator	PM&C 20 Downer Ave, Suite 1C Hingham, MA 02043 Peter Bradley	781-740-8007	peterbradley@pmc-ma.com

TELEPHONE LIST

Dunstable Public Safety

511 Main Street

Dunstable, MA 01827

Dore and Whittier Project No.: 16-0732



Date: 1-20-17

WORK TYPE	NAME	PHONE	EMAIL
Site/Civil Engineers	Pare Corporation 10 Lincoln Road Suite 103 Foxboro, MA 02035 Andrew Chagnon Lindsey Machamer	508-543-1755	Achagnon@parecorp.com LMachamer@parecorp.com

Dunstable Fire Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
Please provide your name and role/title.	Brian Rich, Fire Chief
Please provide your email address	brich@dunstable-ma.gov
Are you aware if any of the following items are anticipated or being considered as part of the project design, that are not already identified in the project scope?	Land acquisition, Off-site utility improvements
Are you aware if any of the following sustainability initiatives are anticipated or being considered as part of the project design, that are not already identified as part of the project scope?	Undetermined
Other applicable project information?	
If a potential project site(s) has been identified, are you aware if any of the following utilities/systems are available?	Gas, Electric, Telephone, Cable / Satellite TV, Fiber Optics
Are you aware if any documentation of the existing facility or site is available, such as drawings, surveys, or equipment records?	no
Please describe any anticipated site modifications or upgrades needed as part of this project?	
Please describe your anticipated future parking needs, including the number of staff vehicles per shift, average number of visitor parking spaces required, and peak number of spaces required for training or emergency operation events.	Our goal is to have 35 call members, parking for 55 during training, 3 visitor parking spaces near front door, does not include parking for PD
Other Site requirements?	a paved area 250 feet long to perform hose testing can include parking spaces but not driveway
Please describe the current service area provided by this facility.	
What type of service calls do you currently perform?	Structure Fires, EMS non transport, Forest Fire, Ice & water Rescue, Motor vehicle crash including extrication, Rescue, Basic Hazmat, Missing Person.
Does the department provide any additional services such as inspections?	Inspection,
Is your staff volunteer, paid, or a combination?	Call/Volunteer
How many shifts do you currently run per day?	1
How many shifts do anticipate running per day in the future?	1
What is the current non-administrative staffing level per shift?	10
What is your anticipated/estimated future non-administrative staffing level per shift?	5
What is the approximate current percentage of female staff members?	0
What is the anticipated future percentage of female staff members?	0
How are shifts currently distributed throughout the week?	On-Call Except Chief
How are shifts anticipated to be distributed throughout the week in the future?	24 hour staffing up to 5 members long term
What is your current administrative staffing level?	
What is your anticipated/estimated future administrative staffing level?	1
Do other departments currently or anticipate being able to use of the facility in the future?	Emergency Management
Other services or staffing requirements or information?	
Is a new or renovated Training Facility part of the anticipated project scope?	UNDETERMINED
If a Training Room is required, will the room also be used as an Emergency Operations Center or Backup EOC?	Undetermined
If applicable, will the Training Room be available for public functions?	Yes
What is the maximum number of seats, at tables, anticipated for training or community use?	55
What is the maximum number of seats, without tables, anticipated for training or community use?	60
Who is responsible for directing training?	Captian Greg Rich (call)/Chief Brian Rich
Does the Training Officer require any of the following support staff?	Assistant
What type of training will occur at this facility?	Company Training, Department Training, Academy Training, Emergency Management, EMS
Are any of the following required for on-site training?	Undetermined
Are there any local community issues that require special training?	

Dunstable Fire Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
Where will training reference materials be stored?	Training Officer's room, Storage Room
Indicate if any of the following need to be stored directly adjacent to the Training Room.	Training Props, Audio / Visual Equipment, Tables and Chairs
Indicate equipment required within the Training Room.	Projector, Projection Screen, Wall-Mounted Monitor, Audio System, Markerboard
If a Kitchenette is required within the Training Room, indicate the equipment needed (coffee maker, refrigerator, etc.)	
Is a separate Hospitality Room needed?	Yes
Other Training requirements?	
Indicate if private offices are needed for any of the following staff members.	Chief, Deputy Chief, Fire Prevention Officer, Fire Investigator, EMS Officer, Training Officer
Indicate any other private offices needed.	
Indicate any staff positions that can be grouped into shared office spaces.	Fire Prevention, Fire Investigation, EMS Officer, Training Officer each with individual Work Station
Indicate any staff positions that can be grouped into "open-office" areas.	
Indicate if dedicated spaces are needed for any of the following administrative functions.	Report Writing, Shift Office, Conference Room, General Storage
Indicate any additional dedicated administrative spaces needed.	
If an administrative Conference Room is required separately from a training room, indicate the number of people the room should accommodate.	12
If a separate Conference Room is required, will access be provided to the public?	no
Other Administrative Requirements or Information?	
Are any spaces in the facility intended to be PERMANENTLY DESIGNATED as "NON-ACCESSIBLE" Staff-Only areas? (Only "Residential" spaces will be considered and several criteria must be met in order to apply for a "Reasonable Accommodation" variance. Also, a signed affidavit must be submitted to the local Building Inspector and the Massachusetts AAB for consideration, certifying that at no time, present or future, will non-staff members have access to those spaces for any reason.)	No
If you answered yes to the previous question, please provide a list of any "Residential" spaces intended to be PERMANENTLY DESIGNATED as "NON-ACCESSIBLE" Staff-Only areas. Please also include a description of the perceived hardships associated to these spaces being accessible.	
Is an on-site exercise/fitness facility required?	Yes
If Applicable, indicate the maximum number of staff anticipated to use the Fitness Facility at any given time.	6
Provide a list of Fitness Equipment to be used.	
Will the Fitness Facility be shared with other departments or with the public?	Open to Other Departments
If the facility is shared with other departments or with the public, will a separate entrance be required?	Undetermined
If the facility is shared with other departments or with the public, will separate locker and shower facilities be required?	Yes
Other Exercise/Fitness Requirements?	
Is a new or renovated Day Room required?	Yes
If applicable, what is the maximum number of staff members the Day Room will serve at any given time (Seated)?	10
In an "optimal" scenario, would the Day Room be connected to the staff Kitchen or separated by a partition?	Undetermined
In an "optimal" scenario, would the Day Room be open to other staff areas or enclosed as an individual room?	Closed Room
Can the Day Room be shared with any of the following functions?	
If Applicable, indicate equipment and furnishings required in the Day Room (audio/visual equipment, furniture, etc.)	Chairs, Flat Screen
If Applicable, how will the equipment and furnishings required in the Day Room will be provided?	Undetermined
Other Day Room Requirements?	
How is staff food purchased and stored?	

Dunstable Fire Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
How many individual Kitchen Pantries and Refrigerators are required?	2
Does the department provide meals for other departments or for the public during emergencies?	
Is the Kitchen used to prepare meals for Training Room events?	Undetermined
If the Kitchen is used to prepare meals for Training Room events, please indicate the largest number of meals anticipated for an event.	
Is access to an exterior grill required?	
Indicate how meals are eaten.	Company and or Individual
In an "optimal" scenario, would the Dining area be open to the Kitchen, Day Room, or other areas?	Open to Kitchen
Will the dining area also be used for other functions, such as meetings, training, public workshops, etc.?	
Other Kitchen / Dining Requirements?	
In an "optimal" scenario, where would personal gear lockers be located?	Locker Room
What is the preferred personal gear locker size requirement?	24 x 24
How many personal gear lockers are anticipated to be required?	35
Is Quartermaster Storage required?	
What is the preferred type of Restroom/Shower facility to be provided?	Undetermined
How many individuals are currently required to be accommodated in Sleeping Quarters per shift?	
How many individuals are anticipated to be accommodated in Sleeping Quarters per shift in the future?	5
How many "Officer" beds are required per shift?	
How many "Standard" beds are required per shift?	5
If applicable, what type of Sleeping Quarters are preferred?	Individual Sleeping Rooms (more privacy)
Other Sleeping Facility requirements?	
Is Domestic Laundry required?	Yes
If Domestic Laundry is required, can it be integrated into the Turnout Gear Room or the Apparatus Bay Support Area?	Yes
Are towels and linens laundered on-site or off-site?	Undetermined
How is uniform cleaning preferred to be handled?	
How is Turnout Gear cleaning preferred to be handled?	on site
Other Staff Facility requirements?	
How many total Apparatus Bays are required for the project (existing + new)?	6
Provide a list of apparatus currently in use and their overall dimensions. Please also indicate if there is a preference between pass-through (double-sided) bays or single-sided bays.	Engine 6 - 32' length Engine 2 - 30' length Tank 1 - 33' length Rescue 1 - 22' length Forestry 1 - 20' length Car 1 Chiefs car kept off site but will need space for when on duty. All apparatus listed need priority access. Due to future purchases would like 3 single sided bays plus 3 double bays.
Provide a list of other vehicle types stored in the Apparatus Bays such as ATV's, trailers, watercraft, command vehicles, etc.	2 trailers limited use.
What size Bay Doors are preferred for the new Apparatus Bays (suggest 14'h x 14'w standard)?	14'h x 14'w
What type of Apparatus Bay Doors are preferred?	Solid doors with vision panels (suggested)
Where is apparatus cleaning conducted or anticipated to be conducted?	On-Site Apparatus Bay, On-Site Exterior Apron
Where is apparatus maintenance conducted or anticipated to be conducted?	Off-Site, On-Site Apparatus Bay
If apparatus maintenance is performed on-site, indicate if any of the following are required?	
Provide a list of large tools & maintenance supplies that will be stored on-site.	
Where will apparatus refueling be conducted?	Off Site

Dunstable Fire Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
If on-site fueling will occur, please indicate the amount of fuel being stored and the average frequency of fuel deliveries.	
What system is currently used for Apparatus Exhaust Extraction? Can any of this equipment be reused?	
How will hoses be stored?	Stationary Racks
If Hoses are stored on Mobile or Stationary Racks, how many Racks are needed?	
Where will hose testing be conducted?	In parking area
Is a Mezzanine required for storage or training?	
Other apparatus requirements?	in the future I be leave we will be adding an additional Engine, service truck, a side by side ATV
Is a Triage Room required for walk-ins?	No
What are your current post-service call procedures?	
What are your current decontamination procedures and where does decontamination take place?	
Indicate any of the following decontamination facilities that are required.	Service sink with hands-free controls, Personnel Shower, Equipment Wash-Down Area
Is a new Gear Extractor required or is an existing Gear Extractor being reused?	new
Is a new Gear Dryer required or is an existing Gear Dryer being reused?	
What are your current decontamination material storage needs, such as foam storage?	
Other decontamination requirements?	
Approximately how many Turnout Gear lockers are required?	35
If applicable, what is the preferred size of Turnout Gear Lockers?	24 x 24
Where will Turnout Gear be stored when on-duty?	
Where will Turnout Gear be stored when off-duty?	
Other Turnout Gear Requirements?	
Is an EMS supply room required?	Yes
How and where will be backboards be stored?	supply room
Is a new Breathing Air Fill System required or is an existing system being reused?	Undetermined
If available, provide the Breathing-Air Fill System model name/number, equipment sizes (Existing to be Reused or Preferred New) and number/size of bottle racks required.	
Other Support Area requirements?	
Is a Watch Room required?	
How are calls currently received and communicated?	Radio Calls, Pagers
If applicable, what systems are currently used at each dispatch position?	
If applicable, provide a list of existing dispatch equipment utilized, including vendor information.	
How many Radio Charging Stations are required?	15
If applicable, what is the optimal location for a Response Station?	
Please indicate other equipment currently used or anticipated to be used, such as a Zetron system.	
Other dispatch requirements or information?	
Provide a list of existing or anticipated communications infrastructure required, such as fiber-optics, microwave, communications, radio tower, etc.	
Provide a description of your current data and systems backup strategy, including your records retention policy (digital and paper).	
Provide a list of any data processing services provided to any other departments/entities.	
Is a new emergency generator required or is an existing generator available?	New Generator Required
Is a new UPS required or is an existing UPS available?	
Other Technology and Infrastructure Requirements?	
Please indicate any additional issues, requirements, or concerns.	
Please indicate any additional issues, requirements, or concerns.	
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Please indicate any additional issues, requirements, or concerns.	

Dunstable Police Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
Please provide your name and role/title:	James G. Downes III/ Chief of Police
Please provide your email address:	jdownes@dunstablepd.us
Are you aware if any of the following items are anticipated or being considered as part of the project design, that are not already identified in the project scope?	
Are you aware if any of the following sustainability initiatives are anticipated or being considered as part of the project design, that are not already identified as part of the project scope?	Undetermined
What significant issues or operational problems currently exist that you would expect this project to overcome?	The Department has limited physical space. Currently there is not a dispatch nor a lock-up space. These functions are being contracted with Groton Police Dept.
Other applicable general project information?	
If a potential project site(s) has been identified, are you aware if any of the following utilities/systems are available?	Water, Gas, Electric, Telephone
Are you aware if any documentation of the existing facility or site is available, such as drawings, surveys, or equipment records?	The department has a plan when the current facility was renovated from a post office to a police facility
Please describe any anticipated site modifications or upgrades needed as part of this project:	Unknown
Please describe any anticipated operations-related site features needed as part of this project:	Detention area, Communication, Sally port, Storage areas
Please describe your anticipated future parking needs, including the number of staff vehicles per shift, average number of visitor parking spaces required, and peak number of spaces required for training or emergency operation events:	Staff per shift would need to accommodate 6 vehicles under ordinary circumstances. Visitors with community room and training would be 40-50 spaces Etc. Training including full time, part time officers and volunteer 35-45. These numbers are future projections.
Other Site requirements?	
Is a public complaint room required?	Yes
Please indicate the number of soft/juvenile interview rooms required:	1
In an ideal situation, where would interview rooms be located?	Near Detectives
Is a separate polygraph room required?	Yes
Is a drug drop-off area/box required?	Yes
Other public area requirements or information?	
Please describe the current service area provided by this facility:	Currently, the service area is the Town of Dunstable and its mutual aid partners.
What is the current population size that your facility serves?	4000-7000
Does the department currently provide, or anticipate providing, any community policing programs such as the following?	School resource officers, Construction Site Details, Special Event Details, Community training
What are the primary reasons for the community to access the police station?	Filing complaints, Picking up records, Picking up detained persons, Facility Tours, Public Events in a Community Meeting Space
On average, how many community visitors do you get per day?	10
Please indicate the current number of calls that officers respond to per day from this facility?	26
How many staff members are sworn officers?	8 full time 8 part time
How many staff members are civilians?	1
Please describe how departments are functionally organized in the current facility.	All officers have a work space and desk in one squad room, operations room has communication, Downstairs provides small conference area, Chief, Sgt. and Admin. Assistant share a working space that currently stores current records and office supplies
How many shifts do you currently run per day?	3
How many shifts do anticipate running per day in the future?	3
What is the current non-administrative staffing level per shift?	2
What is your anticipated/estimated future non-administrative staffing level per shift?	3
How are shifts currently distributed throughout the week?	Day shift Mon-Wed Chief and (2) Patrol Officers Evening Shift(1) Supervisor and (1) Patrol Officer Night Shift 5 days(1) patrol officer, 2 days(2) Patrol Officers
How are shifts anticipated to be distributed throughout the week in the future?	three officers on a shift, including one supervisor
Please provide a list of the number and type of motorized vehicles used/stored on site for patrols:	4 Marked Patrol vehicles, 2 Un marked vehicles, 2 A.T.V.
Please provide a list of any additional vehicles operated by the department that will stored on site, such as equipment trailers, watercraft, etc.:	A.T.V., Speed trailer, A.T.V. trailer, Emergency Management Trailer

Dunstable Police Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
Please provide the number of bicycles used/stored on site for patrols:	2
Does the department operate any K-9 units?	No
If applicable, how many K-9 patrol details does the department operate?	
Does the department operate any Mounted Patrol units?	Two
If applicable, please indicate the number of equestrian service animals employed:	
Other Services or Staffing requirements or information?	
What is your current administrative staffing level?	1
What is your anticipated/estimated future administrative staffing level?	2
Indicate if private offices are needed for any of the following staff members:	Chief, Lieutenant 1, Sergeant 1, Detective 1, Detective 2, Prosecutor, Training Officer, Administrative Assistant
Please indicate any offices that require private bathrooms or conference rooms:	
Please describe any potential opportunities for staff to share spaces or work areas:	
Indicate if dedicated spaces are needed for any of the following administrative functions:	Report Writing, Patrol Room, Briefing Office / Room, File Storage, Copy/Supplies, Work Area / Work Room, Mail Room, General Storage
Indicate any other private offices needed:	Interview room Etc
Indicate any other dedicated spaces are needed:	
If a separate administrative Conference Room is required, indicate the number of people the room should accommodate:	20
Is high-density storage required for records management?	Undetermined
If high-density storage is required, please indicate how many shelves are required:	
Other administration requirements or information?	
Is an on-site exercise/fitness facility required?	Yes
Indicate the maximum number of staff anticipated to use the Fitness Facility at any given time.	3
Provide a list of any existing fitness equipment to be reused:	
Provide a list of any new fitness equipment to be acquired:	
Will the Fitness Facility be shared with other departments or with the public?	Shared with other departments
How many personal gear lockers are anticipated to be required in the locker room?	25
Indicate if any of the following locker accessories are required:	Undetermined
What is the preferred personal gear locker size requirement?	36 x 36
What type of shower facility is preferred?	Individual shower rooms
Is a garment drying area required in the locker area?	Undetermined
Is a staff break room / kitchenette required?	Yes
If staff break room / kitchenette is required, indicate the equipment needed:	Coffee maker, microwave, refrigerator, sink Etc.
If a staff break room / kitchenette is required, please indicate the maximum number of staff anticipated to use the room at any given time:	5
Other Staff Facility requirements or information?	See Littleton Massachusetts Police Department photos
Does the department have access to any off-site facilities for weapons training, classroom training, or other types of physical training?	No other than Tyngsboro Sportsmen Club for firearms training
Is a new or renovated Training Facility part of the anticipated project scope?	UNDETERMINED
Are there any local community issues that require special or uncommon types of training?	
If a training room is required, will the room also be used as an Emergency Operations Center or Backup EOC?	Undetermined
Will the training room be available for public functions?	Undetermined
What is the maximum number of seats, at tables (classroom style), anticipated for training or community use?	30
What is the maximum number of seats, without tables (theater style), anticipated for training or community use?	30
Where will training reference materials be stored?	Undetermined
Indicate items that need to be stored directly adjacent to the training room:	Training props, Mobile audio/visual equipment, Tables and chairs
Indicate equipment/services required within the training room:	Projector, Projection Screen, Smartboard, Wall-Mounted Monitor, Cable / Satellite TV, Audio System

Dunstable Police Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
If a Kitchenette is required within the training room, indicate the equipment needed:	
If a kitchenette is not required within the training room, is a separate hospitality room needed?	Undetermined
Is a physical shooting range required for weapons training?	Yes
If a physical shooting range is required, please indicate the maximum number of staff that would use the facility at any given time:	10
Is a training simulator required?	Undetermined
If a training simulator is required, please indicate any design criteria/preferences that you may have, including type, manufacturer, etc.	
Other training requirements or information?	
Is this facility anticipated to function as a primary holding area for detainees?	Undetermined
If this facility is not anticipated to function as a primary holding area, please describe how detainees are processed and where they will be transferred to:	Groton Police Department
If this facility is not anticipated to function as a primary holding area, are temporary holding facilities required?	Undetermined
If temporary holding facilities are required, please indicate the number of cells anticipated:	3
If applicable, please describe any other temporary holding requirements:	
Is a new or renovated sally port required?	Yes
If a sally port is required, please indicate the number of bays required:	3
Is a separate vehicle holding area required?	Yes
Please describe how vehicles are processed:	Processed at local garage
Are new or renovated detention cells required?	Undetermined
If detention cells are required, please indicate the number of Male detention cells required:	2
If detention cells are required, please indicate the number of Female detention cells required:	1
If detention cells are required, do you prefer swinging doors or sliding doors?	Sliding doors
If sliding detention cell doors are preferred, do you prefer them to be manually operated or remotely controlled powered doors?	Manually operated
If detention cells are required, is a separate detox cell required?	Undetermined
Is a detainee shower area required?	Yes
How long will detainees be held in detention cells?	Overnight or longer
Is a short-term holding cell/area anticipated to be required for securing detainees upon arrival?	Undetermined
If a short-term holding area is required, would you prefer for the area to be enclosed, or part of the booking area?	Part of booking area
How many processing stations for booking are required?	3
Do you prefer officers to be separated from detainees in a secure booking area?	Yes, separated from detainees
Where are detainee photo's currently taken or anticipated to be taken in the future?	Taken at Groton Police Department
Where are detainee body searches conducted:	Groton Police Department
Describe the current or anticipated method of fingerprint processing:	Electronic
Describe the current or anticipated process for securing and cataloging detainee personal property:	I.M.C. Electronic
Describe the current or anticipated policy for evacuating detainees in the case of an emergency in the building:	SEE OUR ACCREDITATION/CERTIFICATION POLICIES
How many adult interview rooms are required or are anticipated to be required?	3
Are interview rooms anticipated to be video monitored?	Yes
Do interview rooms require one-way glass for observations?	Yes
Other holding and processing requirements or information?	
Is evidence processing anticipated to be conducted on-site?	Yes

Dunstable Police Department Programming Questionnaire (Responses)



QUESTIONS FROM SURVEY	RESPONSES
If evidence processing is conducted on-site, please indicate if any of the following are required:	Vehicle evidence processing garage, Separate area for contaminated items, Long weapons storage, Sidearm storage, Ventilated storage for drug evidence, Evidence pass-through lockers, Refrigerated evidence pass-through lockers, Refrigerated storage for bio-agents, Heavy-duty shelving for large objects, High-density storage, Found-item storage, File storage
If known, please indicate the total length and type of storage shelving anticipated to be required:	Unknown, SEE LITTLETON PD MODEL
If found-item storage is required, please indicate if you anticipate items requiring exterior access through large or overhead doors.	Undetermined
Please indicate the current/anticipated method for storing weapons and ammunition:	Separate room
If known, please indicate the anticipated number and size of cabinets or lockers required:	
Other evidence processing requirements or information?	
Is a new or renovated Dispatch Department anticipated to be included in the project scope?	Undetermined
If a new or renovated Dispatch Department is not anticipated to be included in the project scope, please describe the current dispatching process:	Groton Police provide dispatch
Is a backup/ancillary dispatch area anticipated to be included the project scope?	Yes
If applicable, is this facility anticipated to be designated as a Critical Operation Area / primary call-in location for emergency calls?	Undetermined
If applicable, is this facility anticipated to be operated by uniformed officers or civilian dispatchers?	Undetermined
If applicable, does this facility anticipate receiving calls for the Fire Department or only for the Police Department?	
How many dispatch stations are anticipated to be required?	2
If applicable, what is the approximate anticipated size of each dispatch station?	Not certain if we will construct for full dispatch and lock-up services. We currently contract these services and anticipate doing so in future at this point.
If applicable, what systems are anticipated to be used at each dispatch position?	E911, CJIS, CAD/EMC, Radio, Facility security monitoring
If applicable, please provide a list of existing dispatch equipment being utilized, including vendor information:	
If applicable, are dispatch officers anticipated to greet community members attempting to enter the building?	Undetermined
If the project does not include a primary dispatch room, and if radio or server rooms are not part of a Designated Critical Operations Areas, should those rooms be enclosed with fire rated construction?	Undetermined
Please indicate if any of the following are anticipated to be included the project scope:	Radio Tower, Fiber Optics
Is there a preferred radio vendor currently being used or anticipated to be used in the future?	Beltronics, Nashua N.H.
Other dispatch requirements or information?	
Provide a description of your current data and systems backup strategy, including your records retention policy (digital and paper).	CAD IS I.MC. through Groton Dispatch
Provide a list of any data processing services provided to any other departments/entities.	
If known, indicate the number of server racks anticipated to be required?	
Is a new emergency generator required or is an existing generator available?	New Generator Required
What functions do you anticipate would be supported by a back-up generator?	
Is a new UPS required or is an existing UPS available?	
Other Technology and Infrastructure Requirements?	
Please indicate any additional issues, requirements, or concerns.	
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Please indicate any additional issues, requirements, or concerns.	

Dunstable Fire Department Apparatus:

Car 1

1996 Chevy Suburban

Command Vehicle

This vehicle is now out of service awaiting replacement in February 2015?

Forestry 1

1986 Chevy Pickup

325 gpm / 220 gallons Brush Vehicle

Tanker 1

2010 International

1250 GPM, 3000-gallon Elliptical Tanker

Rescue 1

1999 Ford F-450 Super Duty XL

Medium Rescue Vehicle

Engine 2

1986 4x4 Ford / Boyer

750 gallon 4x4 Engine/Forestry

Engine 6

2006 Ferrara Intruder

1500 GPM, 1000 gallons of Water

Car 1 Photos

This vehicle is now out of service awaiting replacement in February 2015.

A 2015 Ford Police Interceptor Explorer has been ordered to replace this vehicle. Unfortunately this vehicle became too much to maintain and is no longer working. In December, Town Officials along with Chief Rich determined to replace this vehicle. The new vehicle is expected February 2015. Please come back soon to see photos!



Photo by MEB www.firenews.org

Car 1 is driven by the Chief. This vehicle is a mobile command post, housing portable and mobile radios, along with a place to work, for small and large scale incidents. Car 1 was purchased in 2010 from Fire Tech and Safety of Chelmsford MA. This vehicle once served the City of Nashua.

Car 1 is a 1996 Chevy Suburban, 4 Wheel Drive, that sits 5 people comfortably.

Some equipment found on this vehicle:

- Self Contained Breathing Apparatus (SCBA)
- Medical Bag
- Oxygen set up
- AED - Automatic External Defibrillator
- UHF and VHF Mobile Radio
- UHF and VHF Portable Radio
- Safety Vest
- Back Board
- Hand Tools

Forestry 1 Photos



Photo by Chris Welch www.firenews.org

Forestry 1 is a 1986 Chevy pickup. It is 4 wheel drive capable, and can carry 3 people. When this vehicle was obtained, the vehicle was re-painted by Lowell Technical Institute. A "Skid-Unit," was also purchased for the vehicle, which is a removable platform that has a 200 gallon water tank, 8 gallon foam tank, 125 gallon per minute (gpm) rated pump. It also carries an assortment of equipment.

Equipment:

- Mobile Radio
- Multiple Portable Radios
- Brush Firefighting tools
- Misc types of Hose
- 150 feet of booster hose, on reel.

Tanker 1 Photos



Information about Tanker 1:

The fire department took delivery in April of 2010 of the new Tanker 1. Tanker 1 was constructed by Four Guys Fire Trucks, located in Meyersdale PA. Specifications are as followed:

- Chasis: International 7600
- Engine: Cummins ISM - 410 HP
- Pump: Waterous CSYCX - 1250 GPM
- Operator's Panel: Side Mount
- Water Tank: 3000 Gallon Poly
- Rear Dump: 10 inch square Electric with Manual Extension
- Side Dumps: 8" Round Air with Air Extensions
- NFPA Lighting: Whelen
- Features: Powered Portable Tank Bracket, Officer's Side Stainless Steel Cover for Portable Tank Bracket. Suction Hoses over Compartments, Driver's Side Rear Vision Camera System.
- Please feel free to stop by the station during daytime hours to view this important peice of equipment.

Equipment on Apparatus:

Rescue 1 Photos



Rescue 1 is a 1999, Ford F-450 Super Duty XL. This vehicle is used in multiple rescue and fire fighting situations. This Vehicle responds to motor vehicle accidents, building fires, hazardous conditions and public service calls. The vehicle has many important tools and equipment housed in the vehicle, that allows us to perform many different fire fighting and rescue related emergencies.

Important Equipment Used:

- Medical Equipment
- 2500 Watt Generator
- Jaws of Life, Spreaders and Cutters
- Hand tools
- Brush Fire Fighting Tools
- Stokes Basket
- Fire Extinguisher
- Flood Lamps



Engine 2 Photos



Engine 2 is a 4x4, manual transmission 1986 Ford / Boyer. This engine is the secondary engine for the department. It carry's a 750 gallon water tank, and can pump approximatly 500 gallon's per minute (gpm). Engine 2 can fit 3 firefighters. Some of its equipment is listed below:

- Generator
- Exterior portable lights.
- 4 SCBA 4.5 psi, 45 minute bottles.
- First in medical kit w/ O2 and Defibulator.
- Fire extinguisher's
- Brush equipment and hose

Engine 6 Photos



Engine 6 is a 2006 Ferrara Intruder, 1500 gallon per minute pump, holding 1000 gallons of water. Engine 6 is the primary engine that responds to emergency's. Some of the equipment that is carried on this apparatus are listed below:

- Portable radios, tuned to Dunstable Fire's Frequency 453.3375
- Electrical Generators
- Electrical Exhaust Fan
- Self Contained Breathing Apparatus
- Chain Saws
- Ladders
- Multiple types of hoses.
- Misc Tools
- Medical Equipment

Car 1 Photos

This vehicle is now out of service awaiting replacement in February 2015.

A 2015 Ford Police Interceptor Explorer has been ordered to replace this vehicle. Unfortunately this vehicle became too much to maintain and is no longer working. In December, Town Officials along with Chief Rich determined to replace this vehicle. The new vehicle is expected February 2015. Please come back soon to see photos!



Photo by MEB www.firenews.org

Car 1 is driven by the Chief. This vehicle is a mobile command post, housing portable and mobile radios, along with a place to work, for small and large scale incidents. Car 1 was purchased in 2010 from Fire Tech and Safety of Chelmsford MA. This vehicle once served the City of Nashua.

Car 1 is a 1996 Chevy Suburban, 4 Wheel Drive, that sits 5 people comfortably.

Some equipment found on this vehicle:

- Self Contained Breathing Apparatus (SCBA)
- Medical Bag
- Oxygen set up
- AED - Automatic External Defibrillator
- UHF and VHF Mobile Radio
- UHF and VHF Portable Radio
- Safety Vest
- Back Board
- Hand Tools

Forestry 1 Photos



Photo by Chris Welch www.firenews.org

Forestry 1 is a 1986 Chevy pickup. It is 4 wheel drive capable, and can carry 3 people. When this vehicle was obtained, the vehicle was re-painted by Lowell Technical Institute. A "Skid-Unit," was also purchased for the vehicle, which is a removable platform that has a 200 gallon water tank, 8 gallon foam tank, 125 gallon per minute (gpm) rated pump. It also carries an assortment of equipment.

Equipment:

- Mobile Radio
- Multiple Portable Radios
- Brush Firefighting tools
- Misc types of Hose
- 150 feet of booster hose, on reel.

Tanker 1 Photos



Information about Tanker 1:

The fire department took delivery in April of 2010 of the new Tanker 1. Tanker 1 was constructed by Four Guys Fire Trucks, located in Meyersdale PA. Specifications are as followed:

- Chasis: International 7600
- Engine: Cummins ISM - 410 HP
- Pump: Waterous CSYCX - 1250 GPM
- Operator's Panel: Side Mount
- Water Tank: 3000 Gallon Poly
- Rear Dump: 10 inch square Electric with Manual Extension
- Side Dumps: 8" Round Air with Air Extensions
- NFPA Lighting: Whelen
- Features: Powered Portable Tank Bracket, Officer's Side Stainless Steel Cover for Portable Tank Bracket. Suction Hoses over Compartments, Driver's Side Rear Vision Camera System.
- Please feel free to stop by the station during daytime hours to view this important peice of equipment.

Equipment on Apparatus:

Rescue 1 Photos



Rescue 1 is a 1999, Ford F-450 Super Duty XL. This vehicle is used in multiple rescue and fire fighting situations. This Vehicle responds to motor vehicle accidents, building fires, hazardous conditions and public service calls. The vehicle has many important tools and equipment housed in the vehicle, that allows us to perform many different fire fighting and rescue related emergencies.

Important Equipment Used:

- Medical Equipment
- 2500 Watt Generator
- Jaws of Life, Spreaders and Cutters
- Hand tools
- Brush Fire Fighting Tools
- Stokes Basket
- Fire Extinguisher
- Flood Lamps



Engine 2 Photos



Engine 2 is a 4x4, manual transmission 1986 Ford / Boyer. This engine is the secondary engine for the department. It carry's a 750 gallon water tank, and can pump approximatly 500 gallon's per minute (gpm). Engine 2 can fit 3 firefighters. Some of its equipment is listed below:

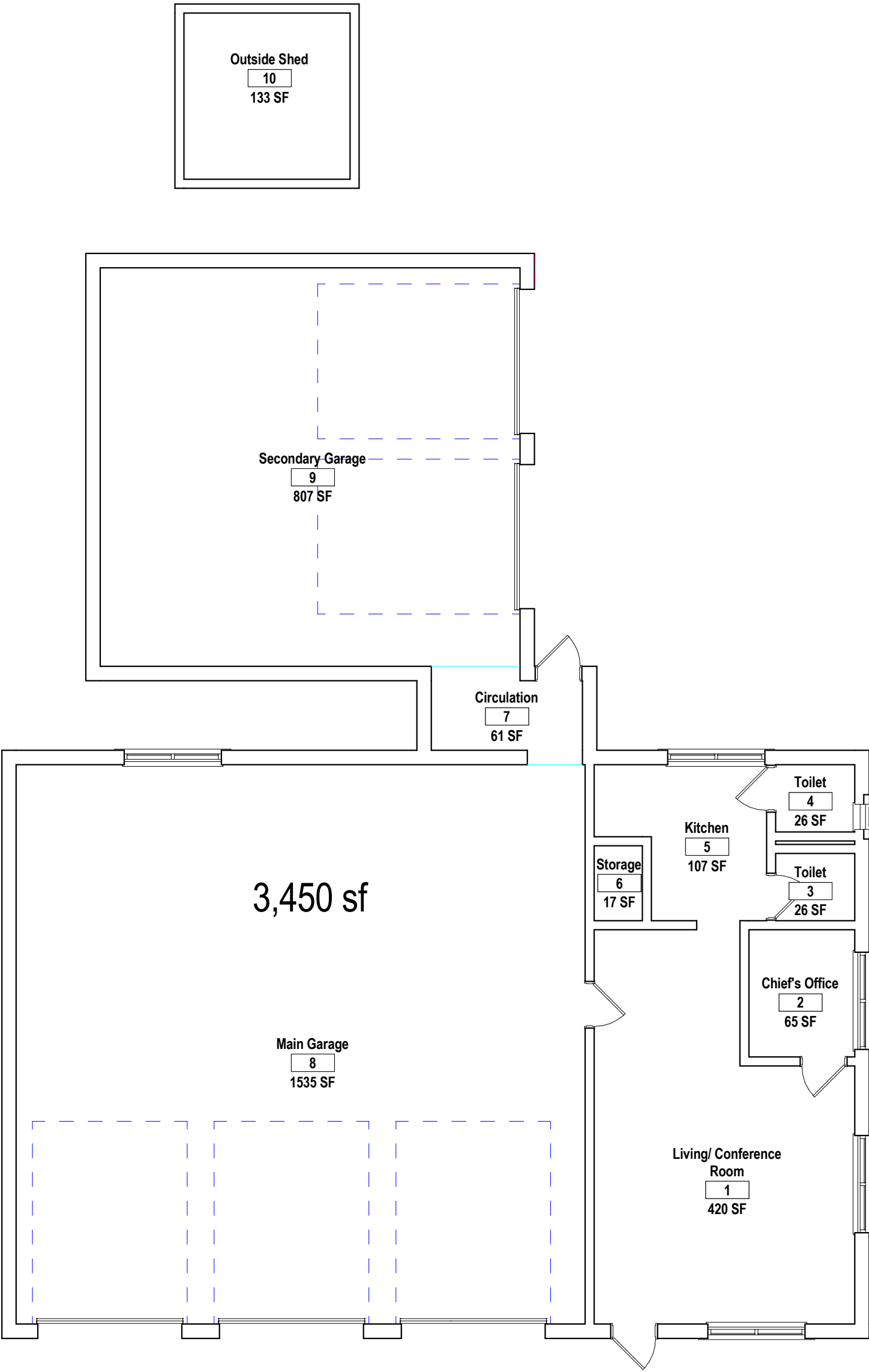
- Generator
- Exterior portable lights.
- 4 SCBA 4.5 psi, 45 minute bottles.
- First in medical kit w/ O2 and Defibulator.
- Fire extinguisher's
- Brush equipment and hose

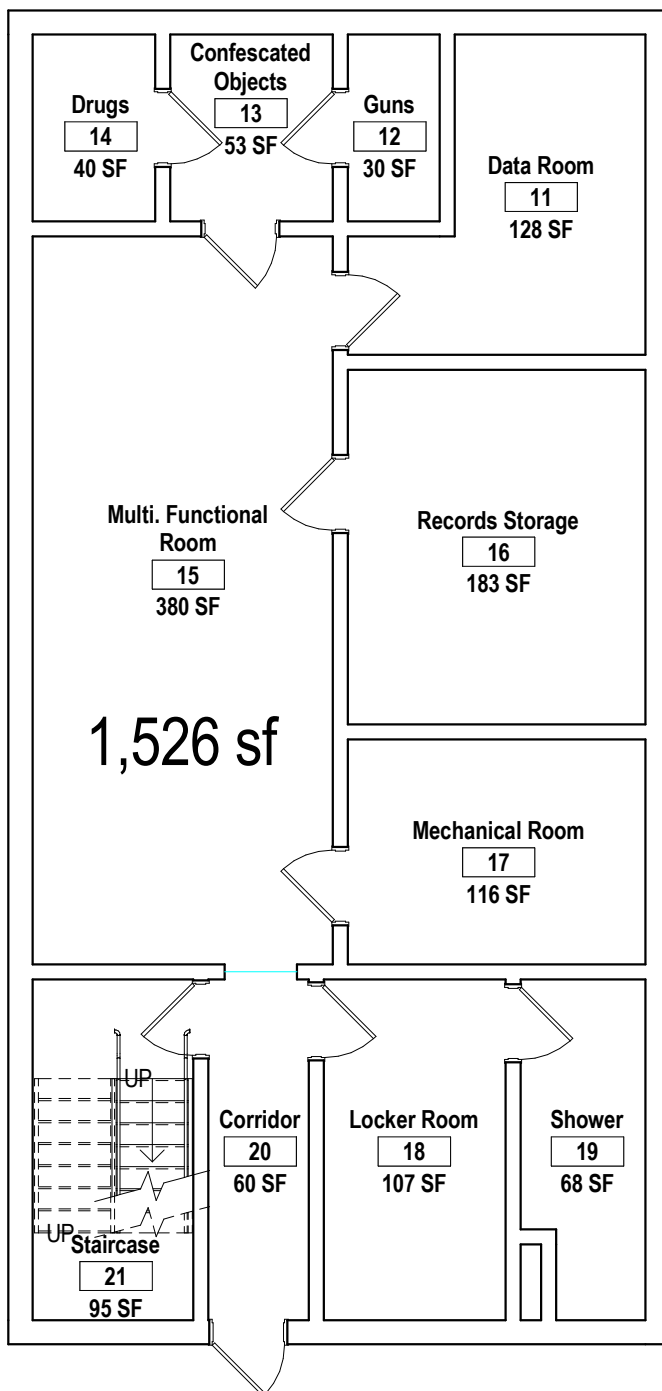
Engine 6 Photos

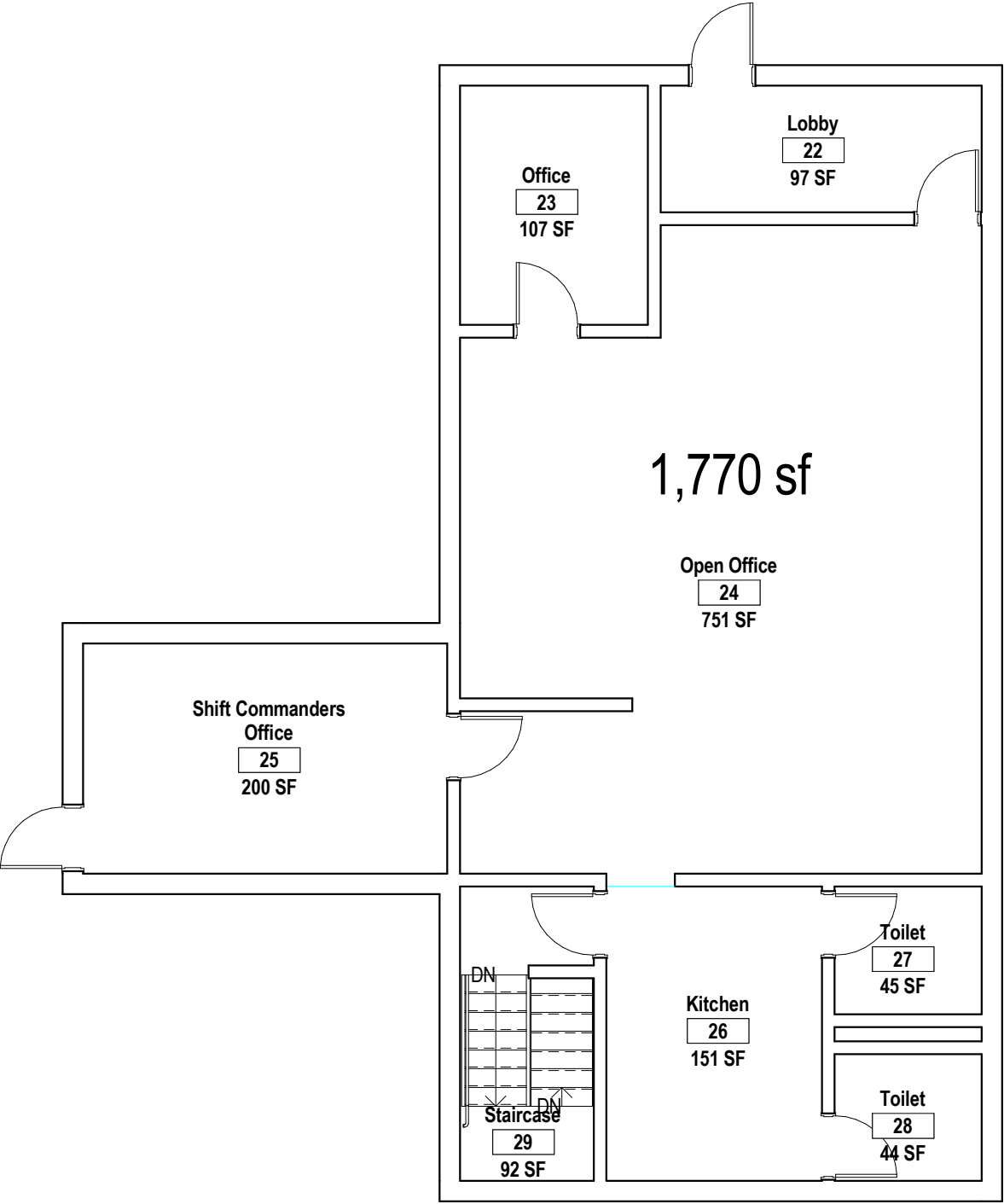


Engine 6 is a 2006 Ferrara Intruder, 1500 gallon per minute pump, holding 1000 gallons of water. Engine 6 is the primary engine that responds to emergency's. Some of the equipment that is carried on this apparatus are listed below:

- Portable radios, tuned to Dunstable Fire's Frequency 453.3375
- Electrical Generators
- Electrical Exhaust Fan
- Self Contained Breathing Apparatus
- Chain Saws
- Ladders
- Multiple types of hoses.
- Misc Tools
- Medical Equipment









DORE & WHITTIER
ARCHITECTS, INC.

MEETING MINUTES

DATE OF MEETING: June 7, 2016

PROJECT: Dunstable Public Safety

PROJECT NO. 16-0732

SUBJECT: Programming Meeting – Kick-off Meeting

LOCATION: D&W Office – Massachusetts

ATTENDING:

Tracey Hutton (TH)	Town Administrator	thutton@dunstable-ma.gov
James Downes (JD)	Dunstable Police	jdownes@dunstablepd.us
Brian Rich (BR)	Dunstable Fire	brich@dunstable-ma.gov
Dana Mettler (DM)	Dunstable Fin Com	dana.mettler@hotmail.com
Harold West (HW)	Dunstable Cap. Plan	hcwfly2004@yahoo.com
David Greenwood (DW)	Resident	david32680@aol.com
Andrew Chagnon (AC)	Pare Corp.	achagnon@parecorp.com
Donald Walter (DW)	Dore & Whittier	dwalter@doreandwhittier.com
Jason Harris (JH)	Dore and Whittier	jharris@doreandwhittier.com
Alan Brown (AB)	Dore and Whittier	abrown@doreandwhittier.com

Item #:	Description	Action By:
1.1	The Town has certain site under consideration. Some are private and some are owned by the Town. The Gates property located behind the Police is preferred by the Fire Chief for the following reasons: <ul style="list-style-type: none">• It is currently for sale• It has on-site septic• There are not too many site constraints and wetlands• It is within the 5 miles of the Town's Boundary and will be within the ISO range• The approximate size of site is 3 acres• Cost is around \$400,000 with a house that would be demolished• There could be a combined drive to allow for a level entry in and out of the site	RECORD
1.2	There is no historic district in the center of Town	RECORD
1.3	Parking will be very important. There is very little public parking in the center of Town. The Town is looking at parking lot options	RECORD
1.4	The Town would also like to have a Community Room as part of this Project. Space could be doubled up as an EOC.	RECORD
1.5	Any site design should include allowing room to add Apparatus Bays in the future	RECORD
1.6	D&W gave an overview of the questionnaire to be sent electronically to both the Fire and Police Departments. If they have any questions they	RECORD

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	should call D&W.	
1.7	The Design Team to look at all proposed sites. Some may be hard to see without Owner's permission. Those sites will be just a drive-through at this time. A copy of the board showing all the sites are attached.	RECORD
1.8	There are no existing drawings of the existing Fire Station but there may be drawings of the existing Police Station	RECORD
1.9	The Town would like to make provisions for photovoltaics which could then be installed later.	RECORD
1.10	The Town would like to exceed the Stretch Energy Code if possible	RECORD
1.11	A radio antenna may be needed on the site	RECORD
1.12	Currently dispatch is done through the Town of Groton. Dunstable is not the primary call center	RECORD
1.13	The Police station may not require processing and holding cells. They are looking at a regional lock-up with other surrounding towns. A decision could be made within the year. Maybe plan for this area and then not construct if not required	RECORD
1.14	The Town would like to plan a Public Meeting around the beginning of September	RECORD
1.15	D&W briefly went over a Proposed Study Schedule and Work Plan. Copies are attached	RECORD

The next Scheduled meeting will be Tuesday June 28th at 2:00 pm at the Town Hall. Meetings will then be held every two weeks on Tuesdays at the same time and location.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
 Architects ■ Project Managers



Alan Brown AIA NCARB
 Project Manager

Encl: Agenda dated June 7, 2016
Possible sites board
Study Schedule
Study Work plan

c: Tracey Hutton (TH) Town Administrator
James Downes (JD) Dunstable Police
Brian Rich (BR) Dunstable Fire
Dana Mettler (DM) Dunstable Fin Com
Harold West (HW) Dunstable Cap. Plan
David Greenwood (DW) Resident
Andrew Chagnon (AC) Pare Corp.
Donald Walter (DW) Dore & Whittier
Jason Harris (JH) Dore and Whittier
/ File

Meeting Agenda

June 7, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



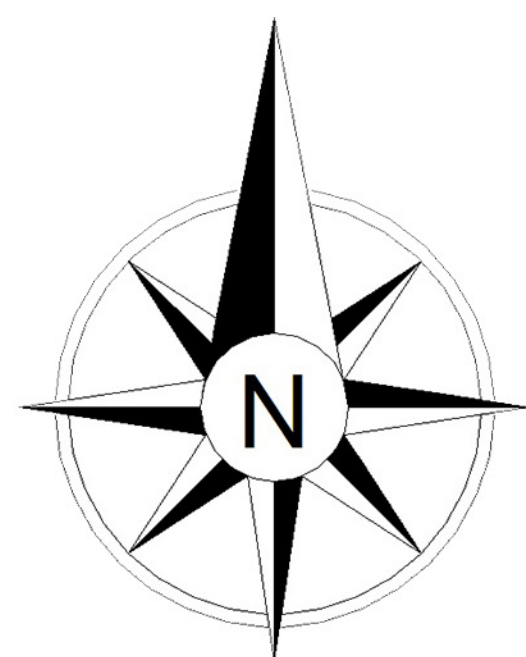
-
1. Introductions
 2. Project Goals and Expectations
 3. Work Plan
 4. Study Schedule
 5. Overview of Questionnaires
 6. Bi-weekly Meeting Dates and Times

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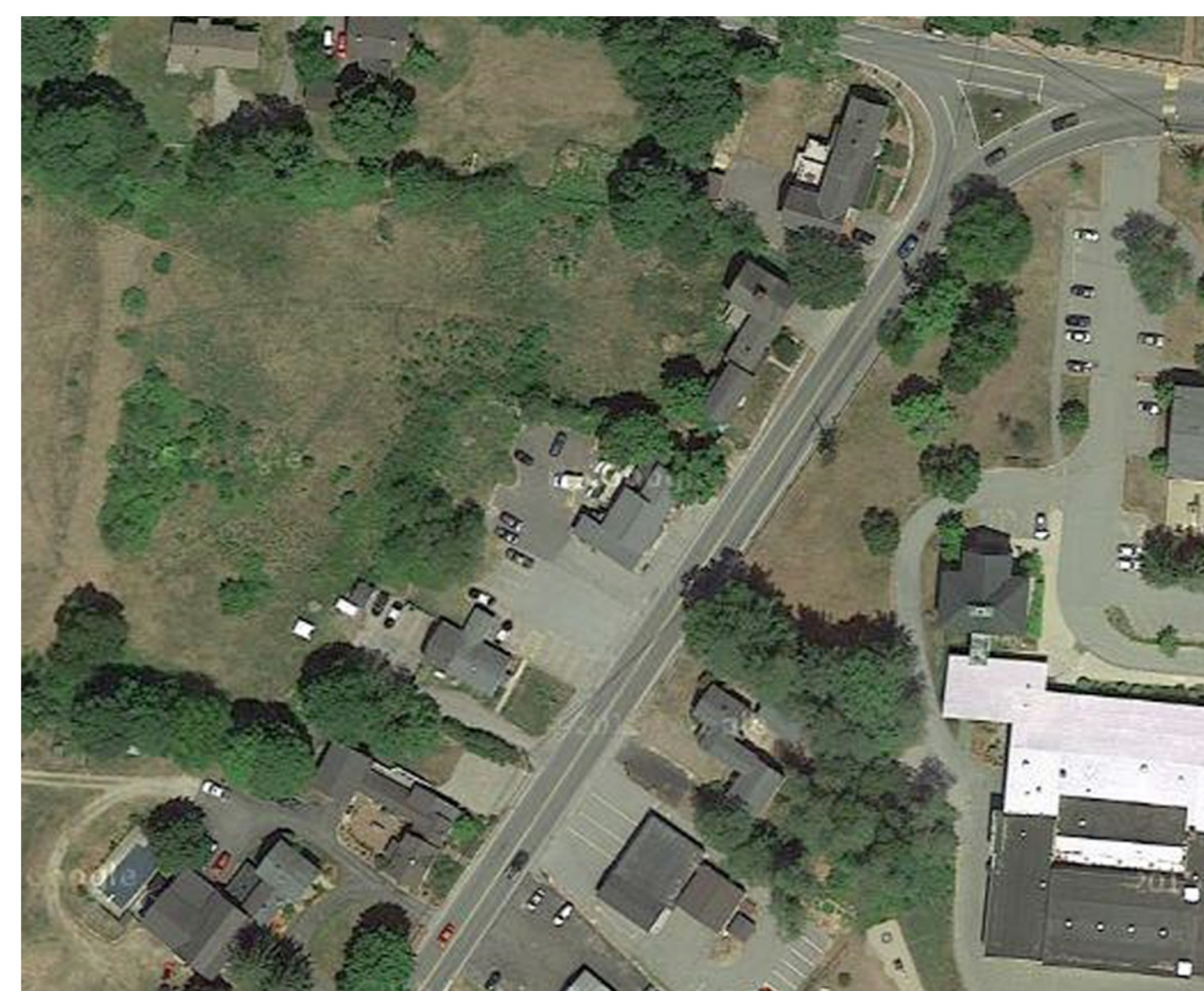
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H-32 www.doreandwhittier.com



160 Pleasant Street



**Behind the
Police Station**

DUNSTABLE PUBLIC SAFETY



**Behind the
Fire Station**



**Between 486 &
504 Main Street**



**Between 404 Main
& Lowell Street**



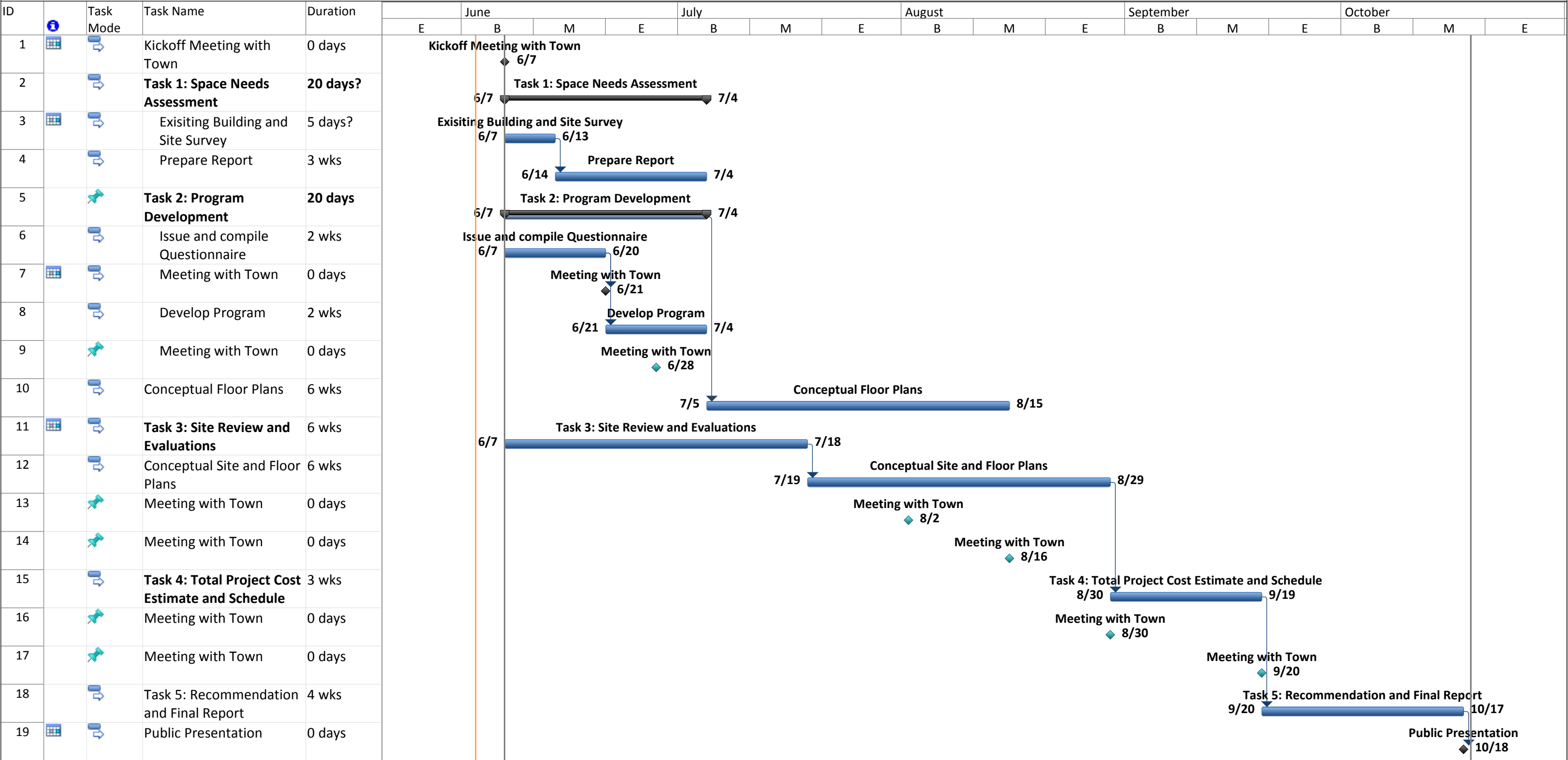
41 Lowell Street



Dunstable Public Safety

Printed Fri 6/3/16

Feasibility Study Schedule



Project: Dunstable Feasibility Sche
Date: Fri 6/3/16

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Deadline

Progress

Dunstable Public Safety

Work Plan/Schedule

Prepared 6-7-16

Task 1: Space Needs Assessment

Week 1 Kick-Off MEETING / Information Gathering

This initial meeting with the Chiefs and invited department personnel will serve to get acquainted, establish communications protocol, and confirm goals and objectives, roles and responsibilities, scope of work and schedule.

It is expected that the Town will provide any drawings, previous studies or reports, or other available, pertinent information or documentation to the design team.

Week 1 Existing Building and Site Survey

Despite the expectation that this study will lead to the design of a new combined facility, we will survey existing spaces and note deficiencies and code issues in order to help convey the need and urgency for expanded and/or improved space.

Week 2 Issue Questionnaire

D&W has created on-line questionnaires to acquire and document specific information that will prepare us for our kick-off meeting. The questionnaires will be completed by the Chiefs prior to the meeting so as to save us time and facilitate a more productive initial meeting.

Week 2 Review Available/Provided Documents

Week 3 Prepare Report

Task 2: Program Development

Week 2 MEETING - Space Needs Analysis/Programming

We will schedule and meet with the Chiefs and assigned Department personnel to discuss current conditions and operations (what works, what can be improved). We will review the questionnaire and together we will establish current and future space needs and develop a corresponding program that accommodates those needs now and well into the future. Common spaces that might be shared by the departments as well as those that might serve the community and other municipal departments will also be identified.

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Weeks 3-5 Develop Program

Week 6 MEETING – Progress Review

The purpose of this meeting is to share findings and initial thoughts and to explain the initial program we've developed, space by space (function, size, and adjacencies), and obtain concurrence for development of concept plans.

TASK 3 Site Review and Evaluations

Weeks 2-5 Conduct Site Assessments – (Weeks 1-6)

Obtain data from the Town related to each site to be assessed. Our civil engineer, Pare Corporation will schedule and conduct walk-arounds of each site. We will conduct a cursory, visual review and generate a narrative to describe the ability of the sites to accommodate a new public safety facility.

Based on the outcome of this analysis and the Town's direction, we will develop conceptual site plans and floor plans for the two preferred site options

TASK 4 Total Project Cost Estimate and Schedule

Weeks 7-12 Develop Plans, Cost Estimates and Schedules

Finalize the Two Preferred Site Plans and Two Conceptual Floor Options (Review MEETING - Week 9)

Week 13 MEETING - Submit/Present Preliminary Report

TASK 5 Recommendation and Final Report

Weeks 14-15 Incorporate Feedback and Refine Report as needed; Finalize Report

Week 16 MEETING - Submit/Present Final Report

Dore & Whittier will attend up to (5) subsequent meetings to assist with presentations, project understanding, explanation of findings and recommendations and will attend an appropriate Town Meeting for the same purpose.

MEETING MINUTES

DATE OF MEETING: June 28, 2016

PROJECT: Dunstable Public Safety

PROJECT NO. 16-0732

SUBJECT: Programming Meeting # 2

LOCATION: D&W Office – Massachusetts

ATTENDING:

Tracey Hutton (TH)	Town Administrator
James Downes (JD)	Dunstable Police
Brian Rich (BR)	Dunstable Fire
Dana Mettler (DM)	Dunstable Fin Com
Harold West (HW)	Dunstable Cap. Plan
David Greenwood (DW)	Resident
Walt Alteresia (WA)	Selectman
Donald Walter (DW)	Dore & Whittier Architects (DWA)
Jason Harris (JH)	Dore & Whittier Architects (DWA)
Alan Brown (AB)	Dore & Whittier Architects (DWA)

Item #:	Description	Action By:
2.1	<p>Discussion on possible sites:</p> <ul style="list-style-type: none"> The site behind the existing Police Station has not been sold yet. The Committee decided to have the Design Team continue to investigate 160 Pleasant should also be investigated further. The Town is planning on having a senior affordable housing located at the back of this site. There may be some impacts including noise The Site behind the existing Police Station and 160 Pleasant St are still considered the best two sites due to first responders and medical assistance 160 Pleasant may have some issues regarding getting utilities to the site. The Design Team to continue to look at all the sites with an emphasis on the 160 Pleasant site and behind the existing Police Station 	Design Team – Pare and D&W
2.2	D&W reviewed floor plans prepared of the existing Police and Fire Stations (see attached copies). The overall area of the Fire Station is 3,450 SF on one floor. The overall area of the Police Station is 3,296 SF over two floors. This helps establish what each existing facility is currently. A copy is attached and will be included in the feasibility study.	RECORD
2.3	<p>D&W reviewed the existing conditions of each building:</p> <ul style="list-style-type: none"> Fire- no air conditioning, no fire protection, some walls are not plumb 	RECORD

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	<ul style="list-style-type: none"> • Police – in a little better shape but undersized with no fire protection. Roof needs to be replaced • Date of construction is unknown at the Fire Station • The police Station was originally a Post Office built in the early 60's which was converted in 2001 • MEP systems were not investigated at either building • A more detailed analysis will be included in the feasibility study 	
2.4	D&W very briefly reviewed the results of the Questionnaire. The Committee members to review and send back any comments	RECORD
2.5	<p>D&W reviewed the Space Needs Analysis which is a result of the Questionnaires and recommendations from D&W. Most items were modified during the Meeting. A copy of the revised Space Needs Analysis is attached. The following was discussed:</p> <p>Fire Department</p> <ul style="list-style-type: none"> • Meeting room should go back to 55 occupants. This room could be shared with the Police Department. Room could be used by community groups including Seniors • Provide a Hospitality area similar to Groton's. This is a low priority. • Station will not be staffed all the time • The Fire Department and Police Department can share the Meeting Room • Change Report Writing to 4 users • Fitness room to enlarged and will be shared with Police. Increase size to 6 users. • Increase the size of the Dayroom to 10 • Three (3) double loaded size bays and two (2) single loaded bays were approved. Will need actual Apparatus sizes for current and proposed future to finalize layout. • The suggested or calculated area for the Fire Department is approximately 17,000 SF after changes were made to the spreadsheet. A copy is attached. <p>Police Department</p> <ul style="list-style-type: none"> • Lobby could be shared with Fire • Meeting room should go back to 55 occupants. This room could be shared with the Fire Department. Room could be used by community groups including Seniors • Increase the Squad/Patrol Room to 5 users to accommodate the future needs • Reduce the number of users at Conference room to 5 users. Larger meetings can occur at the EOC/ Meeting Room. • Add a visitor vestibule at Bail Release. • Mantrap also to be added back in. • The suggested or calculated area for the Police Department is approximately 13,000 SF after changes were made to the spreadsheet. A copy is attached. 	RECORD
2.6	Chief Downes said that there is no definitive answer of when regional lock-up will occur. The legislation is still very active but financially it will be down the road awhile. We will need to plan for either a small Detention	RECORD

	area or just build a shell.	
2.7	D&W look at the cost of a Firing range. It would be around \$800,000. Keep in the Space Needs Analysis but it may be unrealistic. If built, it could be outsourced to other Towns.	RECORD
2.8	D&W shared some Room Data Sheet templates. The next step is to prepare Room Data sheets based on the Space Needs Analysis and present at the next Building Committee.	D&W
2.9	Pare will be invited to the next Building Committee to review their site analysis to date.	Pare

The next Scheduled meeting will be Tuesday July 12, 2016 at 2:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
 Architects ■ Project Managers



Alan Brown AIA NCARB
 Project Manager

Encl: Agenda dated June 28, 2016
 Meeting Sign In Sheet dated June 28, 2016
 Questionnaire Responses 6-13-16
 Plans of Existing Fire Station and Police Station
 Updated Room Space Analysis as of 6-28-16

c: Tracey Hutton (TH) Town Administrator
 James Downes (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Dana Mettler (DM) Dunstable Fin Com
 Harold West (HW) Dunstable Cap. Plan
 David Greenwood (DW) Resident
 Andrew Chagnon (AC) Pare Corp.
 Donald Walter (DW) Dore & Whittier
 Jason Harris (JH) Dore and Whittier
 / File

Meeting Agenda

June 28, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



-
1. Discuss conditions of existing facilities
 2. Review of Questionnaire
 3. Preliminary Space Needs Analysis
 4. Site Discussion – Town preferred sites
 5. Next Meeting dates
 - July 12, 2016 – Review Room Data sheets
 - July 26, 2016
 - August 9, 2016

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**DORE & WHITTIER
ARCHITECTS, INC.**

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING: June 28, 2016

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MEETING MINUTES



DATE OF MEETING: July 12, 2016

PROJECT: Dunstable Public Safety

PROJECT NO. 16-0732

SUBJECT: Programming Meeting # 3

LOCATION: D&W Office – Massachusetts

ATTENDING:

Tracey Hutton (TH)	Town Administrator
James Downes (JD)	Dunstable Police
Brian Rich (BR)	Dunstable Fire
Lindsey Machamer (LM)	Pare Corp.
Jason Harris (JH)	Dore & Whittier Architects (DWA)
Alan Brown (AB)	Dore & Whittier Architects (DWA)

Item #:	Description	Action By:
3.1	<p>LM from pare Corp reviewed site information gathered so far:</p> <ul style="list-style-type: none"> An overall aerial indication all the sites was presented (see attached) Overview of Lot 76/78 – Pleasant Street (the site behind the Police Station): <ul style="list-style-type: none"> Site is a little over 4.2 acres There are residential properties on each side Site drains into Pleasant Street There are two catch basins on site near Pleasant Street Water is from the Town's system. 12-inch line Existing Septic is on site. Will need to upgrade Gas and electric is from National Grid Presented a plan indicating zoning restrictions The site is zoned R1 – Single Family Residential Pare is in discussions with Board of Health The house shown on the aerial is no longer there. The site fronts completely onto the road Overview of 160 Pleasant Street <ul style="list-style-type: none"> There is a significant slope from one end of the site to the other (approximately 50 feet from east to west) There are no utilities on site Water main is a 4-inch asbestos. This would probably need to be upgraded Gas and electric would be from National Grid The 100-year Flood Plain is shown on the plan. This is per the latest FEMA maps at elevation 165. Roads can be located within the zone but buildings cannot. Wetlands follow the approximate line of the flood plain. 	

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Item #:	Description	Action By:
	<ul style="list-style-type: none"> ○ There is also a vernal pool which is also within the flood plain. ○ Aquifer Overlay - no regulatory requirements ○ 200-foot river setback ○ Soils maps have been reviewed which did not indicate anything out of the ordinary. ○ The site is approximately 35 ½ acres with approximately 15 to 20 acres outside the floodplain that can be developed ○ Plans for the affordable housing is still underway. Town is concerned with having this project behind the public safety facility. ● Lowell Sites <ul style="list-style-type: none"> ○ There are several small parcels that would be combined easily since they are next to each other ○ The Town is in discussions to purchase these site for a public maintenance facility ○ Access is currently not good for fire or police. Road improvement are planned ● Sites off Main Street <ul style="list-style-type: none"> ○ Many in town would not like to have a public safety facility at this location 	
3.2	TH will check with the Accessor's office to see if there are any surveyed site plans.	TH
3.3	D&W reviewed updates to the Police Space Needs Analysis based on the last meeting. Spaces were also placed into priorities.: <ul style="list-style-type: none"> ● Updated a combined Lobby with seating for three (3) ● Provide a push button at Lobby to be able to call either Police or Fire ● Have entrances on either side of the Lobby ● The Community/Training Room can be shared between fire and police ● Firing Range has been placed in medium priority 	
3.4	D&W reviewed updates to the Fire Space Needs Analysis based on the last meeting. Spaces were also placed into priorities: <ul style="list-style-type: none"> ● Fire needs a room for up to three desks with doors on either end. It would be an open layout. This could be combined with the reporting stations ● Conference room for 8 is required ● Provide a Plan Room with a table in the middle and storage for flat files (similar to Groton's. This space needs to be close to the Chief's and other offices ● Look at possibly making all bays 75 feet long 	

Item #:	Description	Action By:
3.5	<p>Shared Spaces include:</p> <ul style="list-style-type: none"> • Lobby • Fitness • Community/ Training Room • Conference Room • Server Room <p>The Community Training room will be designed for 50 table and chairs but maybe look at 49 tables and chairs if the toilet count can be reduced</p>	
3.6	<p>The following are comments made when reviewing the Fire Department Room Data Sheets:</p> <ul style="list-style-type: none"> • Fire Prevention/ Plan Room – can be reduced in size. Review Groton's. Located near Chiefs' and open office. • Conference Room could be shared with Police • Server Room could be shared with both Departments • Locker Room – provide ½ height, gym type, smaller lockers for personnel storage only. Possibly locate in an open alcove. Up to 34 lockers required. • Dormitory – plan on 3 single rooms and then a double open room. Wall may or may not be built right away. • Double the size of the Day Room for up to ten seats. Locate next to Kitchen to possible allow it to be open to the Kitchen. • Kitchen – provide four (4) pantries and two refrigerators/freezers. Appliances do not have to be commercial grade. Provide enough space for future commercial refrigerators • Add sink at Domestic Laundry • App bays – need room for the ATV which is a side by side type • Hose Storage – provide an alcove but may be portable • Turn Out Gear – try and keep it from the rest of the building if possible • EMS Storage – they do not need an ice maker or sink • A location for an Ice maker is not required. • SCBA: <ul style="list-style-type: none"> ○ Need a separate SCBA clean workshop to do repairs ○ They are currently using a cascade system with a bottle fill station made by Bauer ○ Need storage for up to 20 bottles ○ Could be located in the App bays if space is not available • They do need Fire Storage. Do not cut back in size than the layout shown • Fire Pole is not required if the facility becomes a two story 	

The next Scheduled meeting will be Tuesday July 26, 2016 at 2:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Agenda dated July 12, 2016
Meeting Sign in Sheet dated July 12, 2016
Aerial of Proposed Sites
Constraint plans for 160 Pleasant and Lot 76/78 (site behind Police Station)
Updated Room Space Analysis as of 7-11-16
Room Data Sheets for Fire Station dated July 11, 2016

c:	Tracey Hutton (TH)	Town Administrator
	James Downes (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.
	Jason Harris (JH)	Dore & Whittier
	/ File	

Meeting Agenda

July 12, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



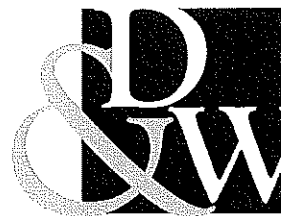
-
1. Site Discussion – Town preferred sites
 2. Updated Space Needs Analysis
 3. Initial Room Data Sheets
 4. Next Meeting dates
 - July 26, 2016
 - August 9, 2016

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MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

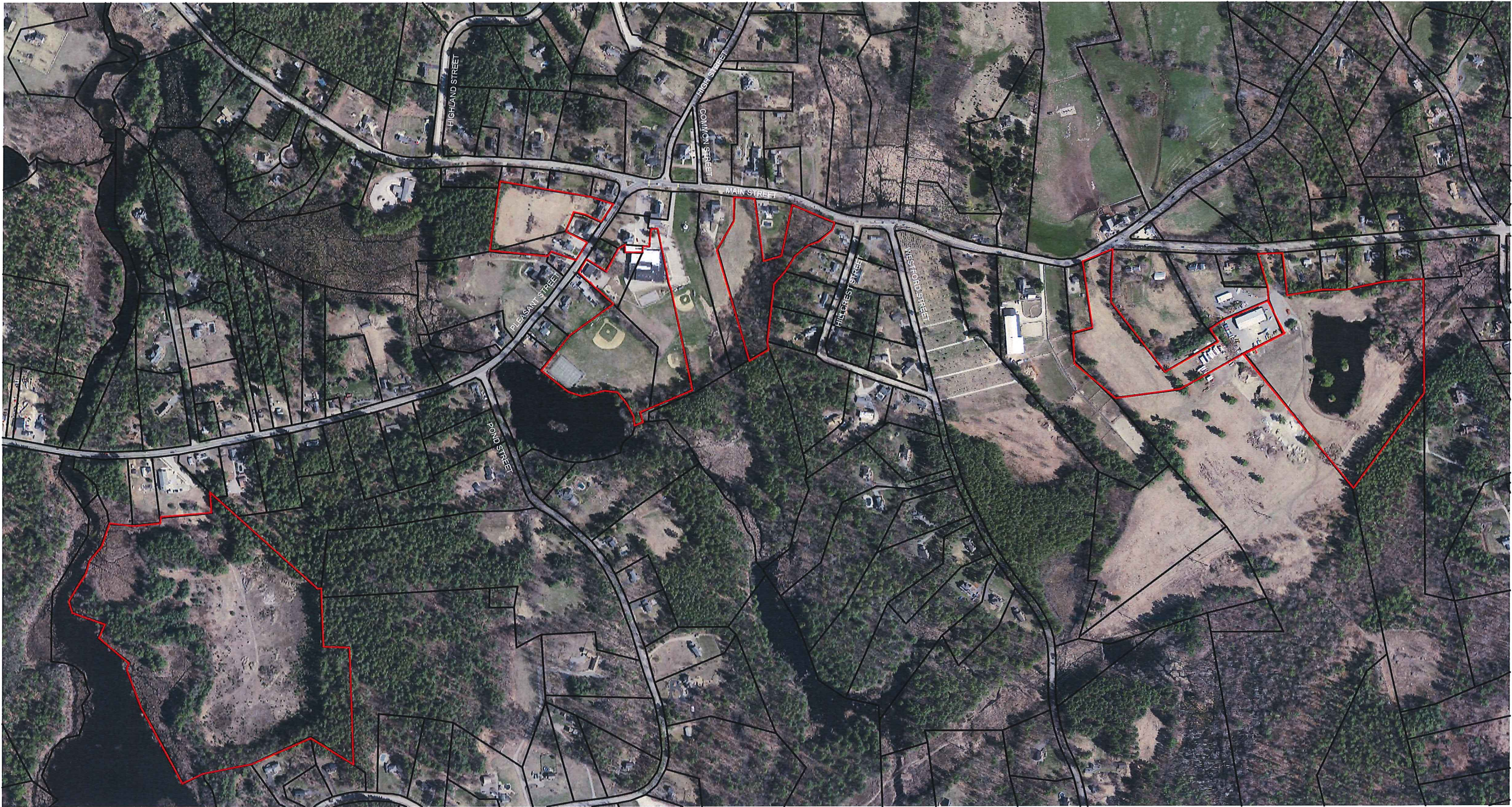
DATE OF MEETING: July 12, 2016

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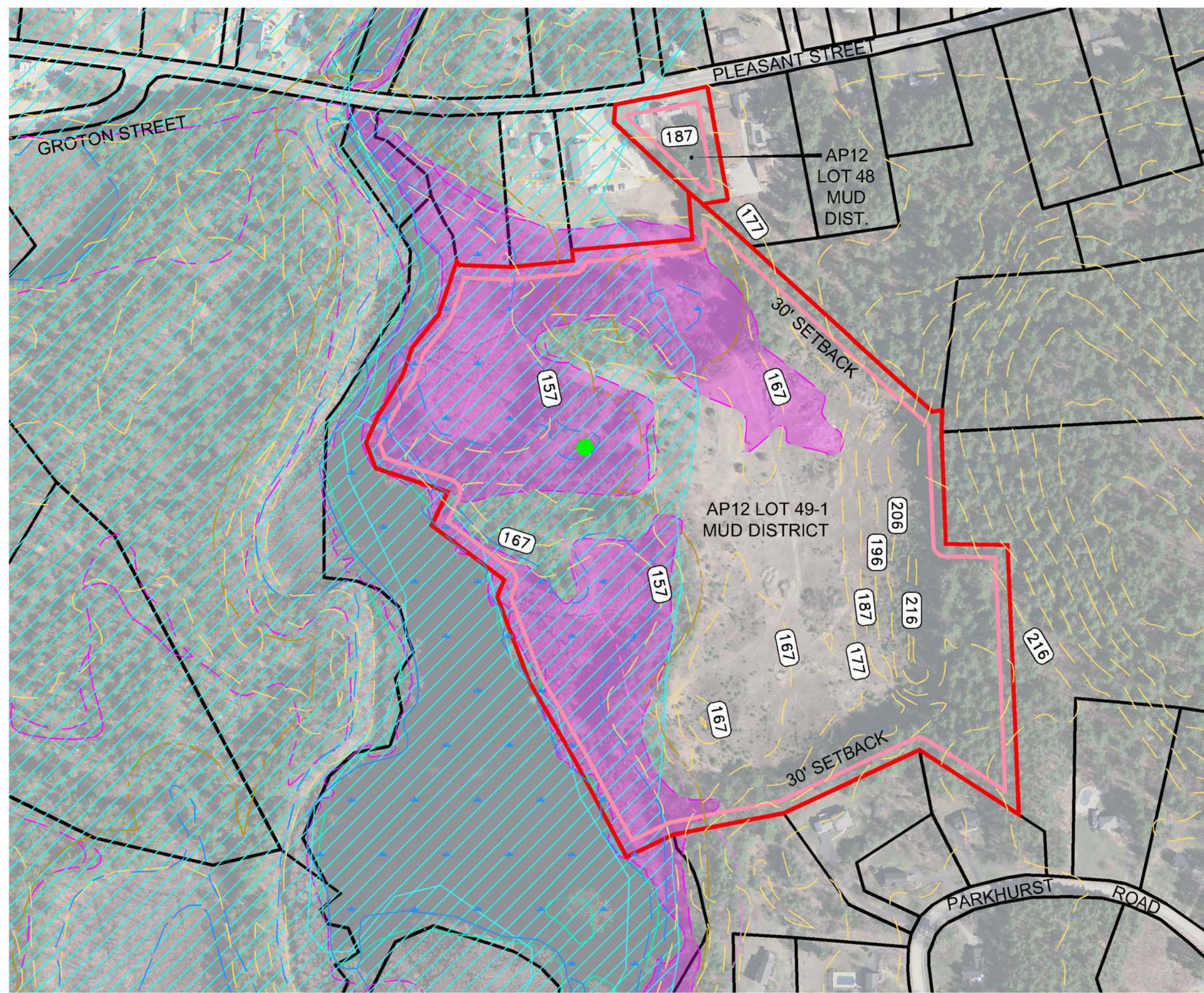
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EXISTING CONDITIONS DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY

PLEASANT STREET DUNSTABLE, MA.
PARE JOB No. 16192.00 JULY 2016

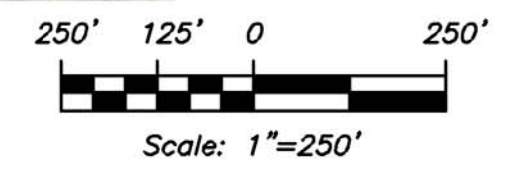


LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- CONTOURS
- FLOOD ZONE LINE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERFRONT BUFFER
- RIVERS AND STREAMS
- AQUIFER
- ★ POTENTIAL VERNAL POOL
- WETLANDS

NOTE:

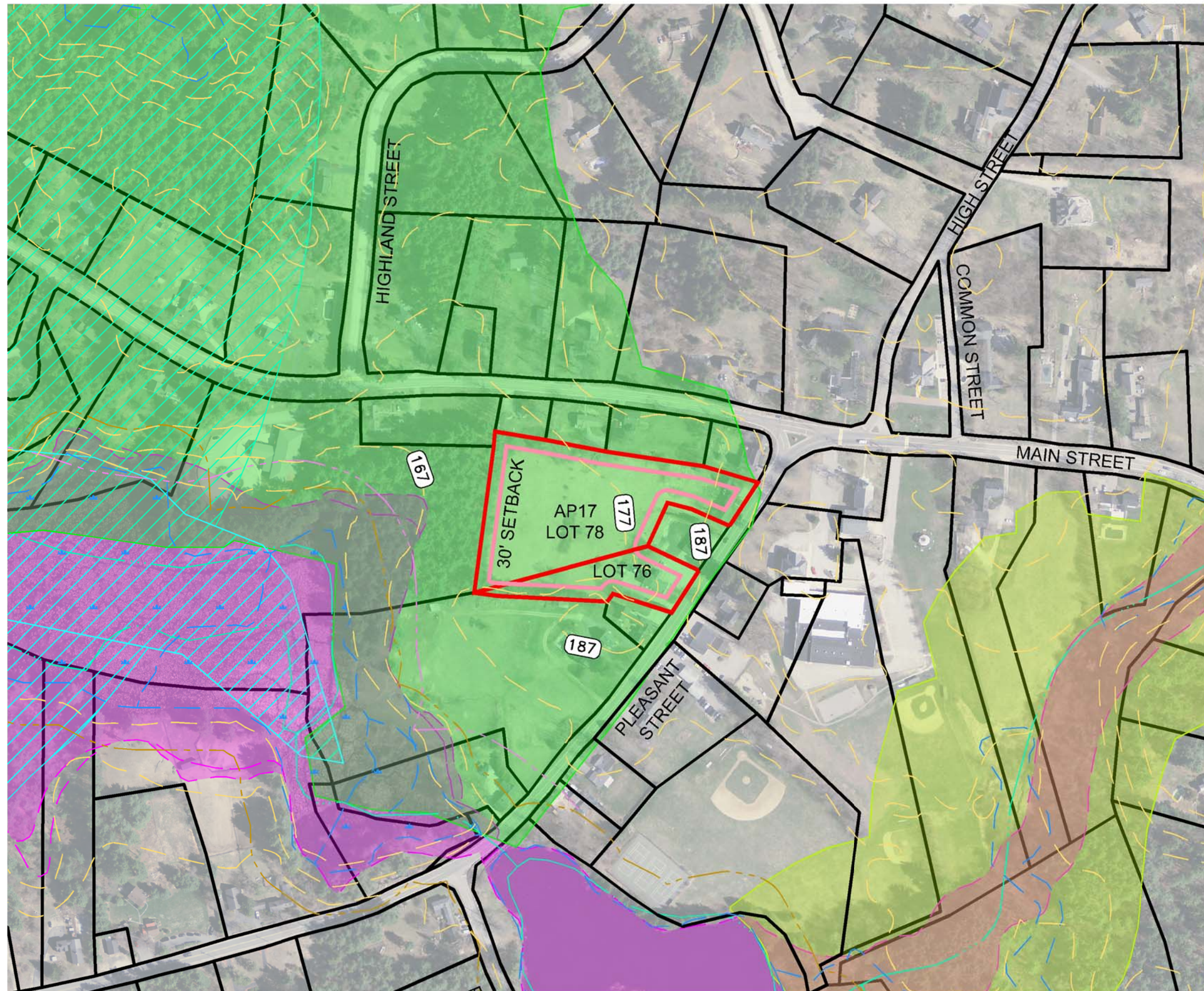
TOTAL AREA OF PROPERTY LIMIT IS 35.4± ACRES
(INCLUDES LOTS 48 & 49-1 ON A.P. 12)



EXISTING CONDITIONS DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY

PLEASANT STREET DUNSTABLE, MA.

PARE JOB No. 16192.00 JULY 2016



LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- CONTOURS
- FLOOD ZONE LINE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERFRONT BUFFER
- PRIORITY HABITAT
- RIVERS AND STREAMS
- AQUIFER
- WATER RESOURCE PROTECTION ZONE II
- WETLANDS

NOTE:

TOTAL AREA OF PROPERTY LIMIT IS 4.2± ACRES
(INCLUDES LOTS 76 AND 78 ON AP. 17)

250' 125' 0 250'



Scale: 1"=250'

MEETING MINUTES



DATE OF MEETING: July 26, 2016
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Programming Meeting # 4
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Harold West (HW) Dunstable Capital Planning
 Dana Metzler Dunstable Building Committee
 Donald Walter (DW) Dore & Whittier Architects (DWA)
 Jason Harris (JH) Dore & Whittier Architects (DWA)
 Alan Brown (AB) Dore & Whittier Architects (DWA)

Item #:	Description	Action by:
4.1	TH showed a site plan being proposed by the affordable-housing developer at the 160 site. It shows most of the site being utilized with no room for the public safety facility. TH will be meeting with them next week and will verify most of the site will be used	
4.2	Looked briefly at the site behind the existing Fire Station. Access to the site is limited. HW and BR said there is a septic system along the tree line which will limit any development.	
4.3	The site behind the existing Police Station is becoming the preferred site. The red house next to the Police Station is still rent to own.	
4.4	If necessary, the Town may have to take a parcel if it makes sense	
4.5	Committee is worried about the budget. Project may include phasing for identified parts of the building. The Feasibility Study will show a design which will take phasing into account. A decision can be made how to phase it after the design is determined.	
4.6	TH will look at tax burden impact for a \$6, \$8, \$10, \$12-million-dollar project.	TH
4.7	The following are comments on the review of the Police Room Data Sheets: <ul style="list-style-type: none"> • Juvenile Holding and Soft Interview can be combined into one room. • Reduce the size of the Patrol Room to 150 SF. This will be a conference type of room for up to 5 users at a time. Charging and other misc. equipment are stored here. Larger meetings can be done in the Training Room • Chief's Office only requires a single door • After some discussion, look at providing 7 to 9 work spaces in an open style office instead of multiple single offices. • Eliminate the Report Writing Space • Look at sharing the conference Room with Fire 	

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Item #:	Description	Action by:
	<ul style="list-style-type: none">• Locate Work Room near the Open Office and Administration• Records Storage may have to be increased in size. Police store all their archives in this space.• Break Room – maybe share with Fire. Keep for now.• Server Room – shared – locate near electrical room• Single Male/Female Staff Toilets not needed if Admin and Offices located near Locker Rooms, and if plumbing fixture calculations allow.• Town does have a dispatch program included in the project. Provide a Radio/watch Room for a space in the future to be able to become dispatch if necessary.• Only one booking station is required at Detention/Booking• Mantrap is not required.• Reduce the size of Evidence Processing. Move 50 SF to medium priority and keep 200SF to high priority	

The next Scheduled meeting will be Tuesday August 10, 2016 at 2:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

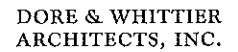
DORE & WHITTIER ARCHITECTS, INC.
Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Agenda dated July 26, 2016
Meeting Sign in Sheet dated July 26, 2016
Updated Room Space Analysis as of 7-26-16
Room Data Sheets for Police Station dated July 11, 2016

c: Tracey Hutton (TH) Town Administrator
James Dow (JD) Dunstable Police
Brian Rich (BR) Dunstable Fire
Dana Metzler (DM) Dunstable Fin Com
Harold West (HW) Dunstable Cap. Plan
David Greenwood (DW) Resident
Andrew Chagnon (AC) Pare Corp.
Jason Harris (JH) Dore & Whittier
/ File



PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING:

July 26, 2016

NAME	COMPANY
Alan Brown	Dore & Whittier Arch.
Dana Metcal	Dunstable committee
James Dew	Dunstable Police
Tracey Hutton	Town Administrator
Brian Rich	Dunstable Fire
HAROLD WEST	DUNSTABLE CAPITAL PLANNING.
JASON HARRIS	D+H

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Meeting Agenda

July 26, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



-
1. Review initial Room Data Sheets for Police
 2. Next Meeting dates
 - August 9, 2016
 - August 23, 2016

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MEETING MINUTES



DATE OF MEETING: August 16, 2016
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Programming Meeting # 5
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Harold West (HW) Dunstable Capital Planning
 Dana Metzler Dunstable Building Committee
 Donald Walter (DW) Dore & Whittier Architects (DWA)
 Jason Harris (JH) Dore & Whittier Architects (DWA)
 Alan Brown (AB) Dore & Whittier Architects (DWA)

Item #:	Description	Action by:
5.1	D&W reviewed the latest updated Space Needs Analysis based on previous meetings. The size of the entire facility is currently at 22,801 SF. This includes all items noted as high priority	Record
5.2	<p>The group felt that the size of the program needs to be reduced. Items discussed were:</p> <p>Fire</p> <ul style="list-style-type: none"> Reducing the number of apparatus bays to two (2) double loaded bays and keep the number of single loaded bays to two (2). Design the facility to allow for future additions of bays. Just provide an area within the Apparatus Bays to allow for hose storage (possibly along a wall or between Apparatus) Locate the SCBA Fill within the Apparatus bays. Possibly kick-out one side of the bay? Keep SCBA Cleaning Room as a separate room due to hygiene requirements Total of Fire Station is now 10,763 SF. Total changed is now 21,763 <p>Police</p> <ul style="list-style-type: none"> Combine Breakroom with the Squad Room. Provide a kitchenette in the Squad Room Move Bike Storage to medium priority Move Tire Storage to within the Sallyport Move Bail Release and Bail Office to medium priority Move Police items 61 through 68 to low priority (Detention and Booking/Processing). Building design to allow for future expansion. Total size of the entire facility is now down to 19,650 <p>Shared Space</p> <ul style="list-style-type: none"> No changes 	DWA

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H-55 andwhittier.com

Item #:	Description	Action by:
	Dore and Whittier will update the Space Needs Analysis based on these comments.	
5.3	DWA will be looking at construction costs once the Space needs analysis is completed and a conceptual building plan has been established. Due to a tight budget, DWA may look at pre-engineered building costs for a portion of the building (i.e. Apparatus Bays). Cost estimates would be for current costs and would not include escalation costs (which could run around 3 – 4% annually).	Record
5.4	<p>Possible Sites discussion:</p> <ul style="list-style-type: none">• Site behind the existing police station<ul style="list-style-type: none">○ Is the property protected. TH to check○ Look at adding some of the wooded Tulley Property if site is not large enough○ There is a brook/ wetland located at the corner of the site. Needs to be checked.○ One-way drive may be possible off Main Street along Library site○ At least two acres would need to be parceled off for the remaining residence.• New Site – Lot 17.91<ul style="list-style-type: none">○ Approximately 17 acres○ Called the “Tulley site”○ Adjacent site would give additional access to roads○ Tracey to send parcel information• New Site – Currently Dumont Construction property<ul style="list-style-type: none">○ Tracey to send parcel information○ Fairly large site with good access○ Town has looked at it previously for a future DPW facility○ Currently has existing structures on the site○ Includes an existing pond.	Record

The next Scheduled meeting will be Tuesday September 6, 2016 at 2:00 pm at the Town Hall. Meeting will include visiting the possible sites.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Agenda dated August 16, 2016
Meeting Sign in Sheet dated August 16, 2016
Updated Room Space Analysis as of 8-5-16

c:	Tracey Hutton (TH)	Town Administrator
	James Dow (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.
	Jason Harris (JH)	Dore & Whittier
	/ File	

Meeting Agenda

August 16, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



-
1. Review updated Space Needs Analysis
 2. Site analysis discussion
 3. Next Meeting dates
 - August 30, 2016

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DORE & WHITTIER
ARCHITECTS, INC.

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING:

8/16/16

NAME	COMPANY
Alan Brown	Dore S. Whither Arch
James Daw	Police Dept.
Timothy Hutton	Town Administrator
Brand Rich	Fine Dept
JASON HARRIS	DORE AND WHITTIER
Dan Metzler	Committee
HAROLD WEST	CAP. RING

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MEETING MINUTES



DATE OF MEETING: September 13, 2016
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Programming Meeting # 6
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Harold West (HW) Dunstable Capital Planning
 Dana Metzler Dunstable Building Committee
 David Greenwood (DG) Dunstable Building Committee
 Donald Walter (DW) Dore & Whittier Architects (DWA)
 Jason Harris (JH) Dore & Whittier Architects (DWA)
 Alan Brown (AB) Dore & Whittier Architects (DWA)

Item #:	Description	Action by:
6.1	D&W submitted a revised Space Needs Analysis updated 8-18-16. Copy is attached.	RECORD
6.2	<p>D&W reviewed the initial adjacency plans. The first one was a one story version. Review comments included:</p> <ul style="list-style-type: none"> • Look at relocating Locker rooms and Fitness room. • Include an area for personnel lockers for fire • Switch location of Fire Prevention and Fire Chief • Provide unisex bathrooms at Fire • Switch Police Radio and Admin Assistant locations <p>Comments on the Two Story plan included:</p> <ul style="list-style-type: none"> • Similar comments as the one story plan • Look at reducing the footprint of the building and move more spaces to the second floor including Fitness, Police Locker Rooms and Police Records 	RECORD
6.3	The Building Committee would rather stay with a single story to keep the size and cost down. A single story would not require two sets of stairs and an elevator.	RECORD
6.4	TH said the project could be funded over a forty-year period.	RECORD
6.5	The Town would rather stay with one facility for both departments. The Design team will continue to look to see how the design could be phased	RECORD
6.6	<p>The Building Committee and D&W walked down to the site behind the School and existing Fire Station. The Town feels this will be the best option for them if a plan can be developed. Key points discussed were:</p> <ul style="list-style-type: none"> • The Town already owns this property. No additional property cost would be incurred. • Will need two drives, one public and one for fire and police vehicles. Part of the existing school parking and drive could be utilized. 	RECORD

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Item #:	Description	Action by:
	<ul style="list-style-type: none"> Up to two existing ball fields would have to be relocated. Members of the Committee say the fields are not used very much now and they have another site in mind to where they can be relocated. The Town owns the school land so doing work to allow for an access drive would be possible It was reported that there may be ledge under the ball fields. A few areas were noted as being wet in the spring. A geotechnical investigation will have to be performed 	
6.7	The Town would like to have the Design Team see how the developing adjacency floor plans can be placed on the site behind the existing Fire Station and School. D&W will also gather as much information on the site (soils, boundaries, school septic) as possible. The Design Team findings and plans will be presented at the next Building Committee meeting.	RECORD

The next Scheduled meeting will be Tuesday September 27, 2016 at 2:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects ▪ Project Managers

Alan Brown AIA NCARB
 Project Manager

Encl: Agenda dated September 13, 2016
 Meeting Sign in Sheet dated September 13, 2016
 Updated Room Space Analysis as of 8-18-16
 Adjacency Plans for One story and Two stories

c:	Tracey Hutton (TH)	Town Administrator
	James Dow (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.
	Lindsey Machamer (LM)	Pare Corp.
	Jason Harris (JH)	Dore & Whittier
	Donald Walter (DW)	Dore & Whittier

File



**DORE & WHITTIER
ARCHITECTS, INC.**

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING: Sept 13, 2016

NAME	COMPANY
Alan Brown	Dore & Whittier Arch
Tracy Dutton	Town Administrator
Dana Mitha	Advisory Bd
Jim Dow	Police Pct
JASON HARRIS	DORE AND WHITTIER
Donald Walter	Dore and Whittier
Brian Rich	Fire Dept
HAROLD WEST	CAP. PLANNING

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DUNSTABLE PUBLIC SAFETY FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Shared Areas												
1	Men's Toilet Room	64	0	1	64	1.0	86	64	22		calculated minimum size per code	Future Shower - Medium Priority
2	Women's Toilet Room	64	0	1	64	1.0	86	64	22		calculated minimum size per code	Future Shower - Medium Priority
3	Entry Vestibule	80	0	1	80	1.0	80	80	0			
4	Lobby / Waiting Area	100	0	1	100	1.0	100	50	50			Shared with Police Dept
5	Community/Training Room - Tables & Chairs	22.5	0	55	1,238	55	1,238	1,200	38		calculated per person (larger calculated area used)	Shared with Police Dept
6	Community/Training Room - No Tables	17.5	0	60		60						
7	Training Room Break-Out & Table/Chair Storage	15.00%	0	1	186	1.0	186	100	86		calculated % of Training Room	Kitchen for Seniors - Medium Priority
8	Training Materials Storage	5.00%	0	1	62	1.0	62	0	62		calculated % of Training Room	Store in Break-Out Room
9	Hospitality	3.00%	0	1	38	1.0	38	38	0		calculated % of Training Room	Alcove in Training Room
10	Janitor's Closet	39	0	1	39	0.0	0	0	0			
11	Public Area General Storage	100	0	1	100	0.0	0	0	0			
12	Administrative Conference Room	30	420	12	360	8.0	240	240	0		calculated per person	
13	Fitness	50	0	6	300	6.0	300	300	0		calculated per person	
14	Other	0	0	0	0	0.0	0	0	0			
Totals:			420		2,631		2,415	2,135	280	0		
Infrastructure Areas												
15	Elevator Stops	80	0	2	160	0.0	0	0			calculated per floor level	Single Story?
16	Elevator Machine Room	80	0	1	80	0.0	0	0				
17	Stairs (Shafts x Levels)	300	0	4	1,200	0.0	0	0			calculated per floor level	
18	Mechanical Room	500	0	1	500	1.0	500	500			estimated - verify Space Needs	
19	Sprinkler Room	250	0	1	250	1.0	250	250			estimated - verify Space Needs	
20	Electrical Room	250	0	1	250	1.0	250	250			estimated - verify Space Needs	
21	Electrical Closet	36	0	0	0	0.0	0	0				
22	Server Room	200	0	1	200	1.0	200	200			verify space needs	
23	Communications Closet	36	0	0	0	0.0	0	0				
24	Other	0	703	0	0	0.0	0	0				
Totals:			703		2,640		1,200	1,200				
SUB TOTALS			1,123		5,271		3,615	3,335	280	0		
Area Increases												
Horizontal Circulation Increase			15%	447	791	542	500	42	0			
Infrastructure Increase			15%		791	542	500	42	0			
Totals:				447	1,581	1,085	1,001	84	0			
TOTALS			1,570		6,852	4,700	4,336	364	0	TOTAL SHARED SPACES		
							10,711	8,245	0	TOTAL FIRE DEPARTMENT		
							4,554	1,442	4,700	TOTAL POLICE DEPARTMENT		
							19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY		

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Public Areas												
1	Complaints / Interview	120	0	1	120	0	0	0	0	0		Combine with Soft Interview
2	Polygraph	72	0	1	72	0	0	0	0	0		N/A in Massachusetts
3	Soft Interview / Juvenile Holding	100	0	1	100	1	100	100	0	0		
4	Other	0	0	0	0	0	0	0	0	0		
Totals:			97		1,445		100	100	0	0		
Admin Areas												
5	Men's Toilet Room	64	45	1	64	1	64	0	64	0	calculated minimum per code	Use Public or Support Area Restroom
6	Women's Toilet Room	64	45	1	64	1	64	0	64	0	calculated minimum per code	
7	Squad/Patrol Room	30	0	3	90	5	150	150	0	0	calculated per person	Combine with Squad/Patrol Room or Conf Room
8	Briefing Room	30	0	3	90	0	0	0	0	0	calculated per person	
9	Staff Entry (Vestibule)	80	0	1	80	1	80	80	0	0		
10	Operations Room	120	0	0	0	0	0	0	0	0		
11	Commissioner	250	0	0	0	0	0	0	0	0		
12	Chief's Office	250	0	1	250	1	175	150	25	0		
13	Deputy Chief's Office	200	0	0	0	0	0	0	0	0		
14	Superintendent's Office	200	0	0	0	0	0	0	0	0		
15	Deputy's Office	150	0	0	0	0	0	0	0	0		
16	Captain's Office	150	0	0	0	0	0	0	0	0		
17	Lieutenant's Office	150	0	1	150	1	120	600	120	0		Combined Open Office Area
18	Sergeant's Office	150	0	1	150	1	120					
19	Detective's Office	150	0	2	300	2	240					
20	Prosecutor's Office	150	0	1	150	1	120					
21	Investigator's Office	150	0	0	0	0	0					
22	Animal Control Office	120	0	0	0	0	0					
23	Training Officer	120	0	1	120	1	120	0	0	0		Workstations in Open Office Area
24	Shift Officer	120	200	0	0	0	0					
25	Community Outreach Officer	120	0	0	0	0	0					
26	Public Education Officer	120	0	0	0	0	0				calculated per person	
27	Public Safety Officer	120	0	0	0	0	0				calculated per person	
28	Office Manager	120	0	0	0	0	0					
29	Administrative Assistant	120	107	1	120	1	120	120	0	0		
30	General Office	120	751	0	0	0	0	0	0	0		
31	Report Writing Stations	30	0	3	90	3	90	0	90	0		
32	Conference Room	30	0	20	600	0	0	0	0	0		
33	Work Area	100	0	1	100	1	80	0	80	0		Combine with Open Office Area
34	Library / Resource Area	64	0	0	0	0	0	0	0	0		
35	Copy / Supply Area	80	0	0	0	1	80	0	80	0		Combine with Open Office Area
36	General Storage	100	0	1	100	1	80	80	0	0		
37	Records Storage	100	183	0	0	1	250	200	50	0		High Density Storage + Personnel Records
38	Break Room	30	151	5	150	5	150	0	150	0	calculated per person	Move to Squad/Patrol Room
39	Mail Delivery Room	64	0	1	64	0	0	0	0	0		
40	Server Room	200	128	1	200	0	0	0	0	0		Shared with Fire Dept
41	Janitor's Closet	39	0	0	0	0	0	0	0	0		
42	Other	120	0	0	0	0	0	0	0	0		
Totals:			1,610		2,932		2,103	1,380	723	0		

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Support Areas												
43	Men's Toilet/Shower Area	94	68	1	94	1	94	94	0	0	calculated minimum per code	Change per Police request
44	Women's Toilet/Shower Area	94	0	1	94	1	94	94	0	0	calculated minimum per code	
45	Men's Locker Area	22.50	107	13	282	15	338	338	0	0	calculated per locker & size	
46	Women's Locker Area	22.50	0	13	282	5	113	113	0	0	calculated per locker & size	
47	Fitness Room	50	0	3	150	0	0	0	0	0	calculated per person	May be contracted to other Departments
48	Radio Room	100	0	1	100	1	100	100	0	0		
49	General Storage	100	0	1	100	1	100	80	20	0		
50	Firing Range (per lane)	600	0	10	6,000	5	3,000	0	0	3,000	calculated per lane	
51	Range Control Room	175	0	1	175	1	125	0	0	125		
52	Range Mechanical Room	280	0	1	280	1	100	0	0	100		
53	Range Weapons Cleaning	120	0	1	120	1	60	0	0	60		
54	Range Weapons & Ammunition Storage	225	0	1	225	1	100	0	0	100		
55	Training Simulator	225	0	0	0	0	0	0	0	0		
56	Janitor's Closet	39	0	1	39	1	39	39	0	0		
57	Other	0	0	0	0	0	0	0	0	0		
Totals:			175		7,940		4,262	857	20	3,385		
Operations Areas												
58	Dispatch Toilet - Men	64	0	0	0	0	0	0	0	0	calculated minimum per code	Regional Dispatch
59	Dispatch Toilet - Women	64	0	0	0	0	0	0	0	0	calculated minimum per code	
60	Dispatch	80	0	0	0	0	0	0	0	0		
61	Detention Staff Toilet - Men	58	0	1	58	1	58	0	0	58	calculated minimum per code	Future addition if needed
62	Detention Staff Toilet - Women	58	0	1	58	1	58	0	0	58	calculated minimum per code	
63	Detention Shower	48	0	1	48	1	48	0	0	48	calculated minimum per code	
64	Temp Holding Cell	74	0	3	222	3	222	0	0	222	per DPH guidelines	
65	Detox Cell	72	0	0	0	0	0	0	0	0	per DPH guidelines	
66	Single Occupant Cell - Male	72	0	2	144	2	144	0	0	144	per DPH guidelines	
67	Single Occupant Cell - Female	72	0	1	72	1	72	0	0	72	per DPH guidelines	
68	Booking / Processing Stations	100	0	3	300	1	100	0	0	100		Exterior Vehicle Impound Area Alcove in Sally Port Store in Sally Port Existing Exterior Shed
69	Hard Interview	72	0	3	216	1	72	72	0	0		
70	Bail Officer	120	0	0	0	0	0	0	0	0		
71	Bail Release	72	0	0	0	1	72	0	72	0		
72	Visitor Vestibule	64	0	0	0	1	64	64	0	0		
73	Mantrap	60	0	0	0	0	0	0	0	0		
74	Vehicle Sally Port	300	0	3	900	2	600	600	0	0		
75	Vehicle Holding	300	0	1	300	0	0	0	0	0		
76	Tire Storage	60	0	1	60	1	60	30	30	0		
77	Found Items	124	0	0	0	0	0	0	0	0		
78	Bicycle Storage	72	0	2	144	2	144	0	144	0		
79	Kennel	30	0	0	0	0	0	0	0	0		
80	Mounted Patrol Gear Storage	30	0	0	0	0	0	0	0	0		
81	Armory, Weapons Cleaning, & Storage	120	0	1	120	1	120	100	20	0		
82	Evidence Processing	150	0	1	150	1	150	100	50	0		
83	Evidence Storage	300	53	1	300	1	250	200	50	0		
84	High Security Storage	64	70	0	0	0	0	0	0	0		
85	Other	0	380	0	0	0	0	0	0	0		
Totals:			503		3,092		2,234	1,166	366	702		Existing Multi-Purpose Room

DUNSTABLE POLICE FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

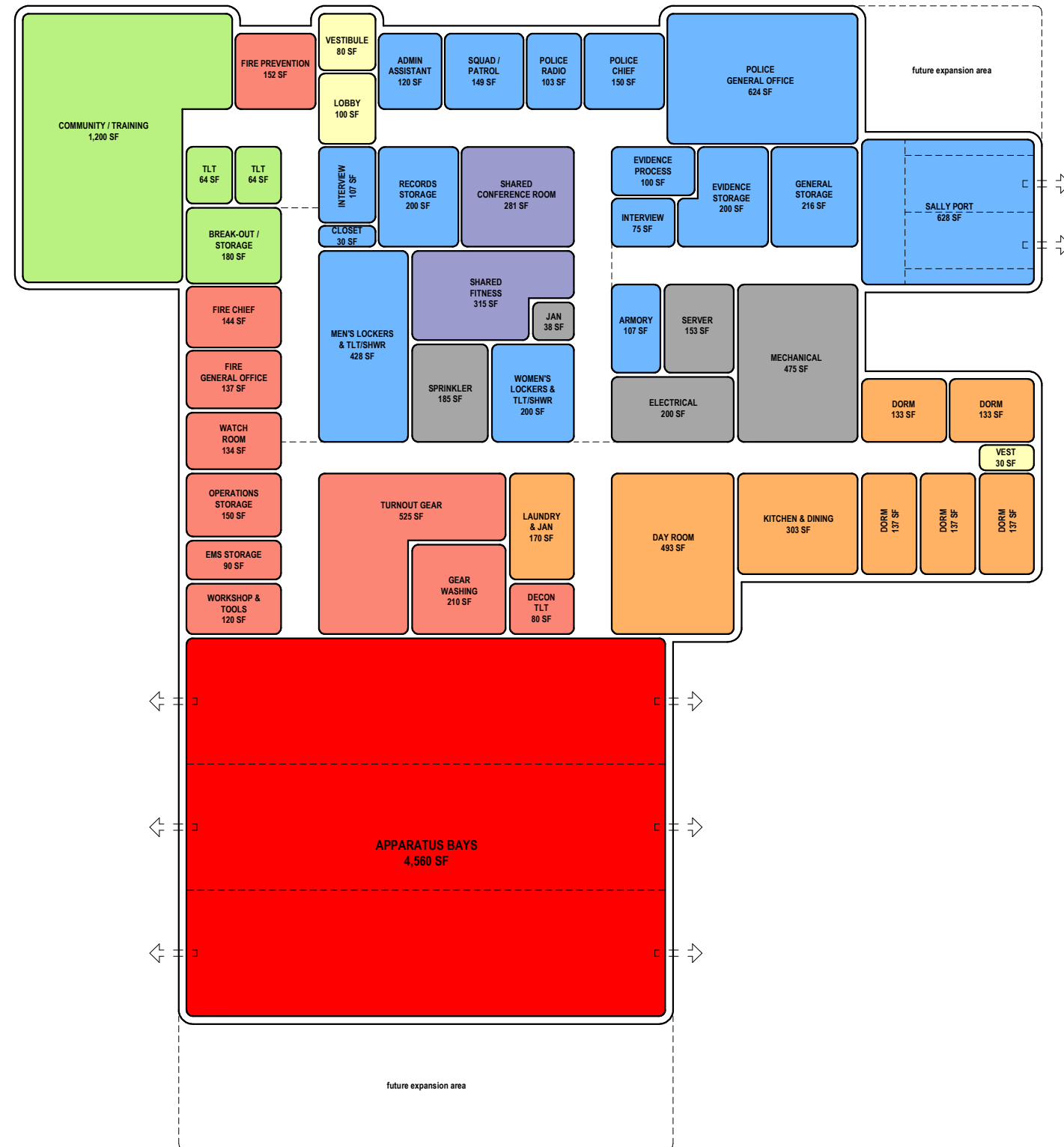
ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Requested or Calculated	Initial Request or Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Infrastructure Areas												
86	Elevator Stops	80	0	0	0	0	0	0			calculated per floor level	
87	Elevator Machine Room	80	0	0	0	0	0	0				
88	Stairs (Shafts x Levels)	300	190	0	0	0	0	0			calculated per floor level	
89	Mechanical Room	500	116	1	500	0	0	0			estimated - verify Space Needs	
90	Sprinkler Room	250	0	1	250	0	0	0			estimated - verify Space Needs	Existing not sprinklered
91	Electrical Room	250	0	1	250	0	0	0			estimated - verify Space Needs	Currently with Server
92	Electrical Closet	36	0	0	0	0	0	0				
93	Communications Closet	36	0	0	0	0	0	0				Currently with Server
96	Other	0	0	0	0	0	0	0				
Totals:			306		1,000		0	0				
SUB TOTALS			2,691		16,409		8,699	3,503	1,109	4,087		
Area Increases			Actual area									
Horizontal Circulation Increase		15%	605		2,461		1,305	525	166	613		
Infrastructure Increase		15%			2,461		1,305	525	166	0		
Totals:			605		4,923		2,610	1,051	333	613		
TOTALS			3,296		21,332		11,309	4,554	1,442	4,700	TOTAL POLICE DEPARTMENT	
								4,336	364	0	TOTAL SHARED SPACES	
								10,711	8,245	0	TOTAL FIRE DEPARTMENT	
								19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY	

DUNSTABLE FIRE DEPARTMENT FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Admin Areas												
1	Men's Toilet Room	64	26	1	64	1.0	64	0	64	0	calculated minimum size per code	Use Public or Living Area Restroom
2	Women's Toilet Room	64	26	1	64	1.0	64	0	64	0	calculated minimum size per code	Use Public or Living Area Restroom
3	Fire Chief Office	192	65	1	192	1.0	175	150	25	0		
4	Deputy Fire Chief Office	192	0	1	192	1.0	150	0	150	0		Future Office
5	Captain's Office	175	0	0	0	0.0	0	0	0	0		
6	Lieutenants Office	175	0	0	0	0.0	0	0	0	0		
7	Fire Prevention & Plan Storage	350	0	1	350	1.0	350	150	200	0		Open Office Area
8	Fire Investigator	250	0	1	250	0.0	175	0	175	0		Future Office
9	EMS Officer	120	0	1	120	0.0	0	0	0	0		Shared in Open Office Area
10	ALS / Clinical Coordinator	120	0	0	0	0.0	0	0	0	0		
11	Training Officer	120	0	1	120	0.0	0	0	0	0		Shared in Open Office Area
12	Training Officer Assistant	120	0	0	0	0.0	0	0	0	0		
13	Union Representative	120	0	0	0	0.0	0	0	0	0		
14	Office Manager	120	0	0	0	0.0	0	0	0	0		
15	Administrative Assistant	224	0	0	0	0.0	0	0	0	0		
16	General Office	165	0	0	0	0.0	0	0	0	0		
17	Report Writing Stations	30	0	10	300	4.0	120	120	0	0	calculated per person	Shared in Open Office Area
18	Shift Office	175	0	1	175	0.0	0	0	0	0		
19	File Storage	100	0	0	0	0.0	0	0	0	0		
20	Copy / Supplies	80	0	0	0	1.0	80	0	80	0		Shared in Open Office Area
21	Workroom	100	0	0	0	1.0	100	0	100	0		Shared in Open Office Area
22	Library / Resource	80	0	0	0	0.0	0	0	0	0		
23	Conference Room	30	420	12	360	0.0	0	0	0	0	calculated per person	
24	Mail Delivery Room	64	0	0	0	0.0	0	0	0	0		
25	General Storage	100	0	1	100	0.8	80	80	0	0		
26	Server Room	200	0	1	200	0.0	0	0	0	0		Shared with Police Dept
27	Janitor's Closet	39	0	0	0	0.0	0	0	0	0		
28	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			537		2,487		1,358	500	858	0		
Living Areas												
29	Men's Toilet/Shower Room	88	0	1	88	1.0	88	88	0	0	calculated minimum size per code	
30	Women's Toilet/Shower Room	88	0	1	88	1.0	88	88	0	0	calculated minimum size per code	
31	Locker Area (Total Men + Women)	varies	0	35	420	35.0	420	220	200	0	calculated per locker & size	Half Height Lockers
32	Fitness	50	0	6	300	0.0	0	0	0	0	calculated per person	Shared with Police Dept
33	Day Room	50	0	10	500	10.0	500	500	0	0	calculated per person	
34	Kitchen & Dining	64	107	10	640	5.0	320	320	0	0	calculated per person	
35	Quarter Master Storage	100	0	0	0	0.0	0	0	0	0		
36	Single-Occupancy Dorm Rooms	135	0	5	675	5.0	675	675	0	0	calculated per person	
37	Double-Occupancy Dorm Rooms	200	0	0	0	0.0	0	0	0	0	calculated per person	Open area for future use
38	Officers Dorm Rooms	160	0	0	0	0.0	0	0	0	0	calculated per person	
39	Domestic Laundry	80	0	1	80	1.0	100	100	0	0		Combine spaces
40	Janitor's Closet	39	0	1	39	1.0						
41	Living Area General Storage	100	17	1	100	0.0	0	0	0	0		
42	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			124		2,930		2,191	1,991	200	0		

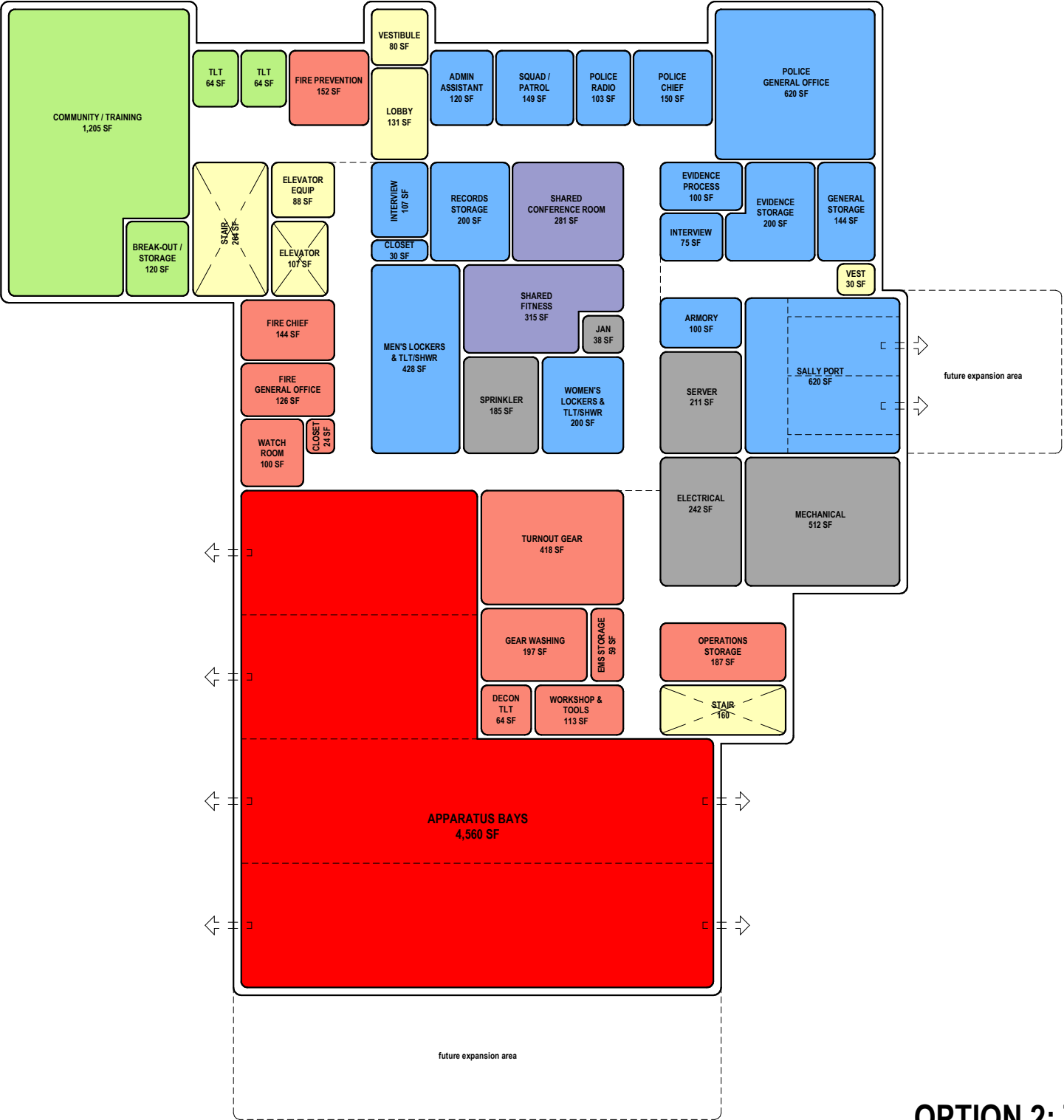
DUNSTABLE FIRE DEPARTMENT FEASIBILITY STUDY - SPACE NEEDS ANALYSIS

ROOM OR SPACE		Room or Space Standards	Approximate Existing Area	# Spaces/People Calculated	Initial Calculated Area	# Spaces/People Suggested	Suggested or Calculated Area	Space Needs Allocation			Notes	Comments
								High	Medium	Low		
Operations Areas												
43	Apparatus Bays	1,600	2,342	6	9,600	5.0	9,600	4,560	5040	0	calculated per bay	2 double-sided (76') + 2 single-sided (38')
44	Mezzanine	400	0	0	0	0.0	0	0	0	0		
45	Triage	130	0	0	0	0.0	0	0	0	0		
46	Hose Storage Rack	20	0	0	0	2.0	40	0	40	0	calculated per rack	Hoses stored in Apparatus Bays
47	Hose Tower	0	0	0	0	0.0	0	0	0	0		
48	Turnout Gear Room	varies	0	35	420	35.0	420	420	0	0	calculated per locker & size	24 x 24
49	EMS Storage	150	0	1	150	1.0	64	64	0	0		
50	Workshop & House Compressor	96	0	1	96	1.0	96	96	0	0		Combined spaces for tools and Veh Exhaust system
51	Tool Storage	64	0	1	64	0.0						
52	Gear Washing	192	0	1	192	1.0	192	192	0	0		
53	Dirty Restroom (Unisex)	56	0	1	56	1.0	56	56	0	0		
54	SCBA Fill & Compressor Room	184	0	1	184	1.0	184	0	184	0		Storage for 20 bottles
55	SCBA Bottle Storage Room	250	0	1	250	0.0	0	0	0	0		Storage in SCBA Fill Room
56	SCBA Cleaning Room	64	0	1	64	1.0	64	64	0	0		
57	Watch Room	120	0	0	0	1.0	120	100	20	0		
58	Radio Charging Station	1	0	15	15	0.0	0	0	0	0	calculated per station	Move to Turnout Gear Room
59	Apparatus Fuel Storage	64	0	0	0	0.0	0	0	0	0		
60	Operations Storage	196	0	0	0	1.0	196	196	0	0		
61	Other	0	0	0	0	0.0	0	0	0	0		
Totals:			2,342		11,091		11,032	5,748	5284	0		
Infrastructure Areas												
62	Elevator Stops	80	0	2	160	0.0	0	0			calculated per floor level	see shared spaces
63	Elevator Machine Room	80	0	1	80	0.0	0	0				
64	Stairs (Shafts x Levels)	300	0	4	1,200	0.0	0	0			calculated per floor level	
65	Mechanical Room	500	0	1	500	0.0	0	0			estimated - verify Space Needs	
66	Sprinkler Room	250	0	1	250	0.0	0	0			estimated - verify Space Needs	
67	Electrical Room	250	0	1	250	0.0	0	0			estimated - verify Space Needs	
68	Electrical Closet	36	0	0	0	0.0	0	0				
69	Communications Closet	36	0	0	0	0.0	0	0				
70	Generator	0	0	0	0	0.0	0	0				
71	Generator Fuel Storage	0	0	0	0	0.0	0	0				
72	Other	0	703	0	0	0.0	0	0			existing attic space	
Totals:			703		2,440		0	0				
SUB TOTALS			3,706		20,919		14,581	8,239	6,342	0		
Area Increases												
Horizontal Circulation Increase		15%	Actual Area		447	3,138	2,187	1,236	951	0		
Infrastructure Increase		15%			447	3,138	2,187	1,236	951	0		
Totals:					447	6,276	4,374	2,472	1,903	0		
TOTALS			4,153		27,195		18,955	10,711	8,245	0	TOTAL FIRE DEPT	
								4,336	364	0	TOTAL SHARED/PUBLIC SPACES	
								4,554	1,442	4,700	TOTAL POLICE DEPARTMENT	
								19,600	10,050	4,700	GRAND TOTAL PUBLIC SAFETY FACILITY	

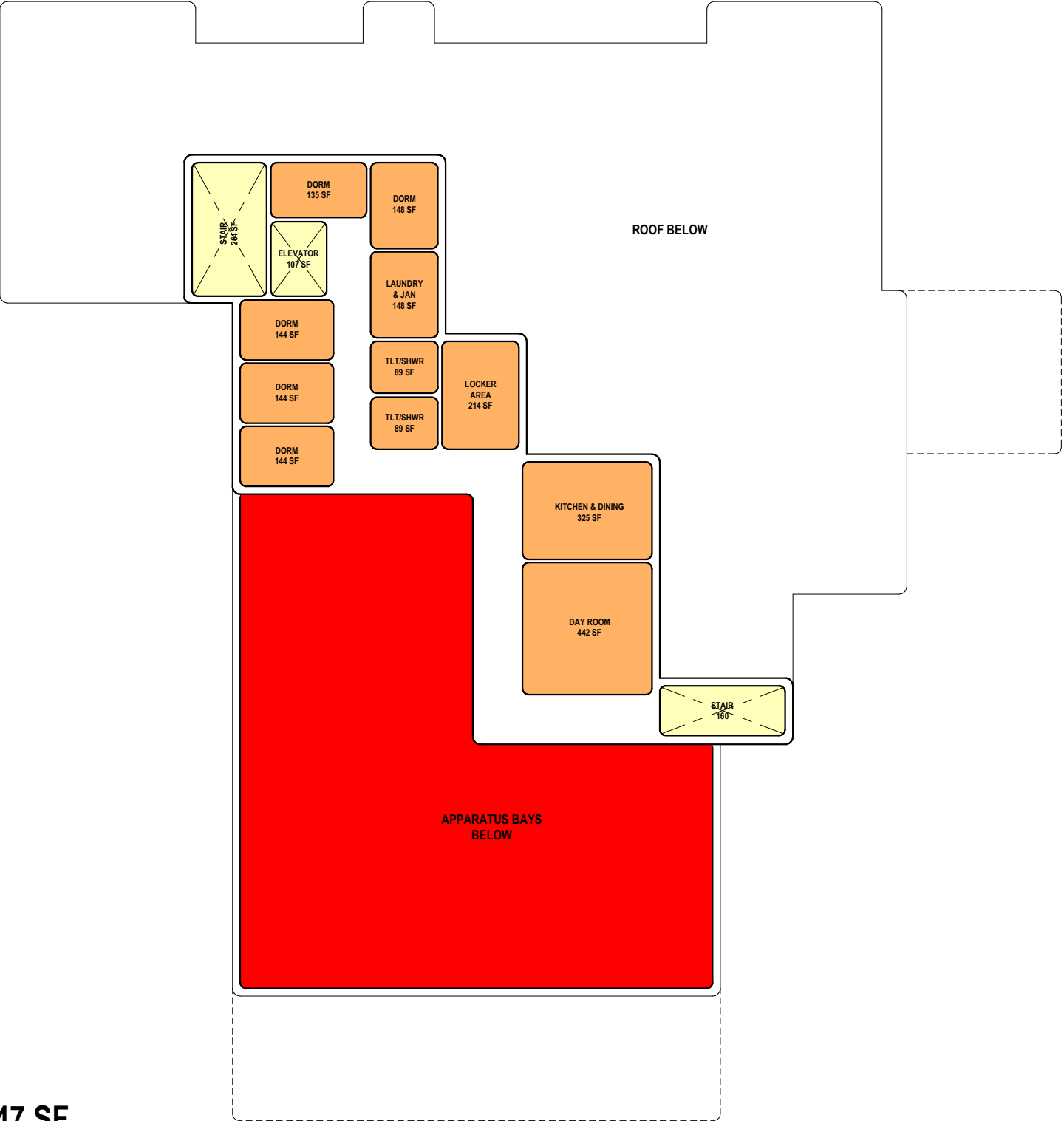


OPTION 1: SINGLE STORY - 18,222 SF





OPTION 2: FIRST FLOOR - 16,855 SF



OPTION 2: SECOND FLOOR - 3,969 SF







MEETING MINUTES



DATE OF MEETING: September 27, 2016
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Programming Meeting # 7
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Harold West (HW) Dunstable Capital Planning
 Dana Metzler Dunstable Building Committee
 David Greenwood (DG) Dunstable Building Committee
 Jason Harris (JH) Dore & Whittier Architects (DWA)
 Alan Brown (AB) Dore & Whittier Architects (DWA)

Item #:	Description	Action by:
7.1	D&W submitted a revised Project Schedule which includes the time involved for looking at site location options (copy attached).	RECORD
7.2	D&W presented two floor adjacency options (Option 3 and 4). Option 3 was presented to offer an alternative as far as how the proposed site would lay out. Option 4 is a much better plan and all agreed that they would all concentrate on this option	RECORD
7.3	Review comments of Option 4 includes the following: <ul style="list-style-type: none"> Community Room should be relocated possibly closer to the main entrance and Apparatus Bays. Fire will be mostly using this space Look at having a canopy for the two entrances or combine into one entrance Make Public Lobby larger and have clear secure access points into both Fire and Police Departments. Look at direct access into Community Room In order to move Community Room closer to App bays, look at locating some of the fire dirty functions to the other side of the App Bays Look at relocating the Soft Interview Room to just off the Lobby 	RECORD
7.4	D&W reviewed Site Options 3 and 4. The following comments were discussed: <ul style="list-style-type: none"> Two separate drives are shown from the existing fire station site to the new proposed site location. The drives would be on top of the existing leach field for the School. Without discussing with the engineers, we feel this might require an engineered drive as well as having to level the area out with the possibility of having retaining walls. There could be a considerable cost for site work. The Drives are also fairly long which is also costly. 	RECORD

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PROJECT MANAGERS

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Item #:	Description	Action by:
	<ul style="list-style-type: none"> The Town would rather see the Facility towards the road rather than parking. Look at flipping the facility and locate parking away from the road. A location for the lost ballfield would be required if this location is selected. 	
7.5	Since there may be a considerable site cost associated with the site behind the school, the Town may look at the site behind the existing Police Station again. Cost to buy the red house and land is approximately \$400,000 but will still require some site cost. D&W will place the revised building plan on the site to see what is possible	RECORD
7.6	The Design team was asked to look at another possible site that the Town would have to purchase but is relatively flat and right off the road (no long driveway required). It is called the Alfred Drew property. It is Map 12 on page 116. TH to verify. D&W will place the revised building plan on the site to see what is possible	RECORD
7.7	The Town would like D&W to present the results of the Study at a Selectmen's Meeting sometime in November. Possible dates are Nov 2, or 16, or 30	RECORD

The next Scheduled meeting will be Tuesday October 18, 2016 at 3:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Agenda dated September 27, 2016
Meeting Sign in Sheet dated September 27, 2016
Revised Project Schedule printed 9-20-16
Adjacency Plans Options 3 and 4
Conceptual Site Plans for Option 3 and 4

c: Tracey Hutton (TH) Town Administrator
James Dow (JD) Dunstable Police
Brian Rich (BR) Dunstable Fire
Dana Metzler (DM) Dunstable Fin Com
Harold West (HW) Dunstable Cap. Plan

David Greenwood (DW)	Resident
Andrew Chagnon (AC)	Pare Corp.
Lindsey Machamer (LM)	Pare Corp.
Jason Harris (JH)	Dore & Whittier
Donald Walter (DW)	Dore & Whittier
File	

Meeting Agenda

September 27, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



-
1. Review Revised Project Schedule
 2. Review Conceptual Floor Plans
 3. Review Conceptual Site Plan layout
 4. Next Meeting dates
 - October 11, 2016

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www.H-77dwhittier.com



DORE & WHITTIER
ARCHITECTS, INC.

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING: Sept 27, 2016

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PROJECT MANAGERS

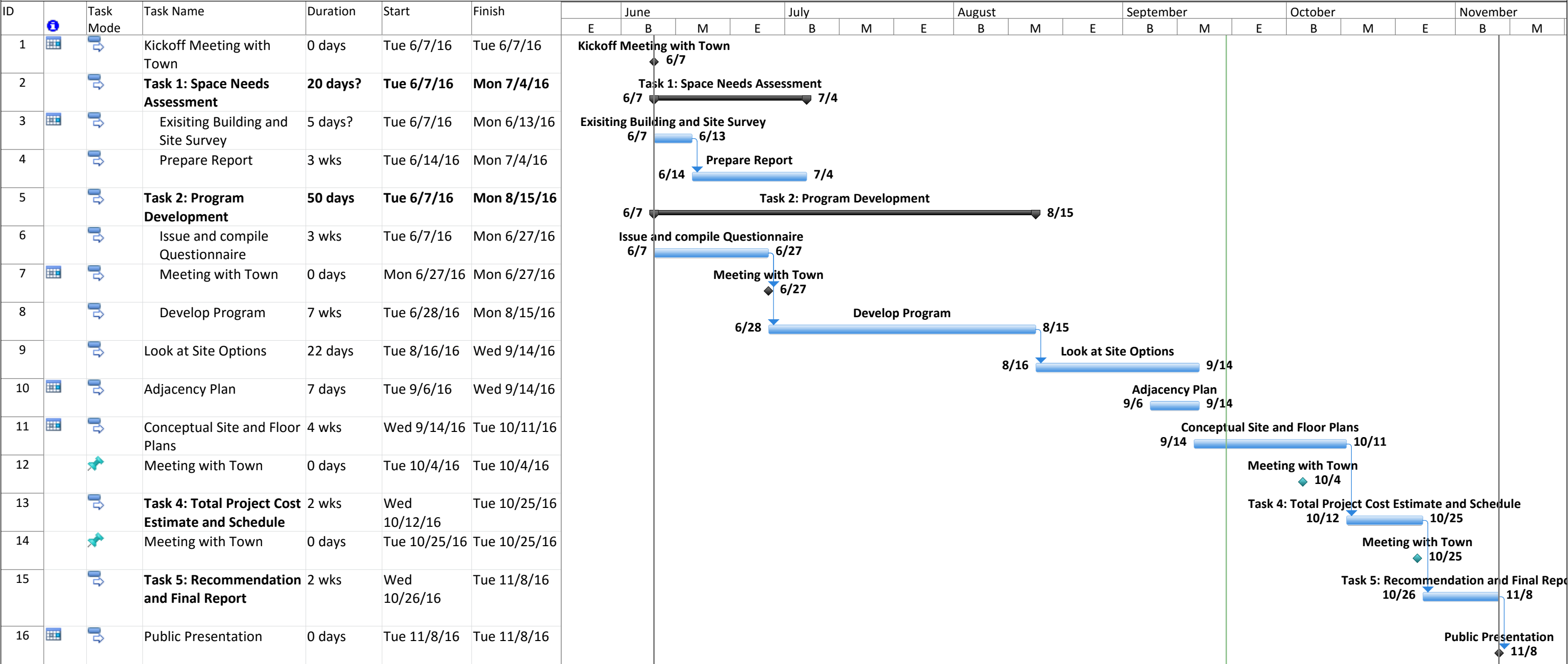
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Dunstable Public Safety

Printed Tue 9/20/16

Feasibility Study Schedule



Project: Dunstable Feasibility Sche
Date: Tue 9/20/16

Task

Split

Milestone

Summary

◆

Project Summary

External Tasks

External Milestone

Inactive Task

◆

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

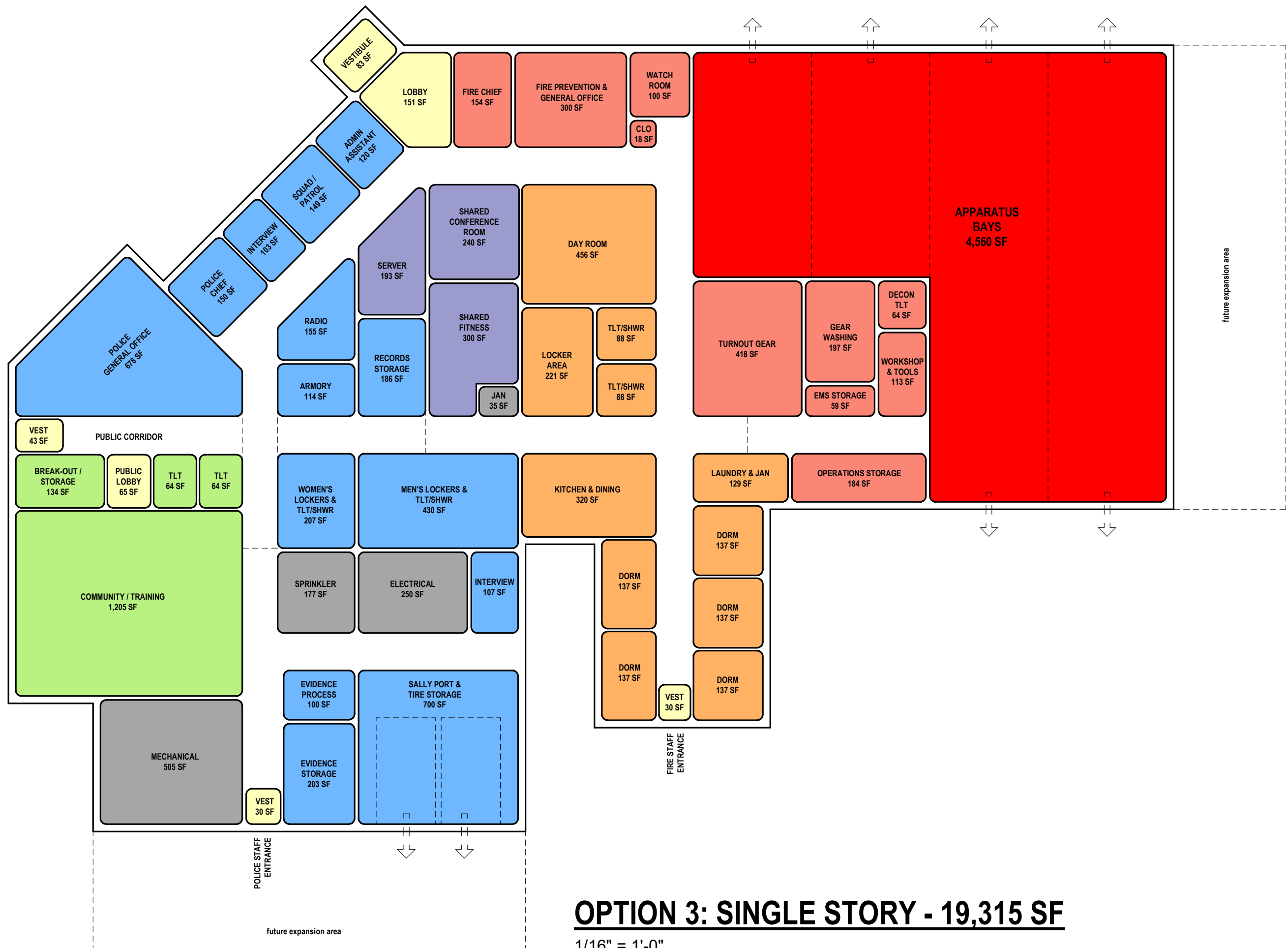
Finish-only

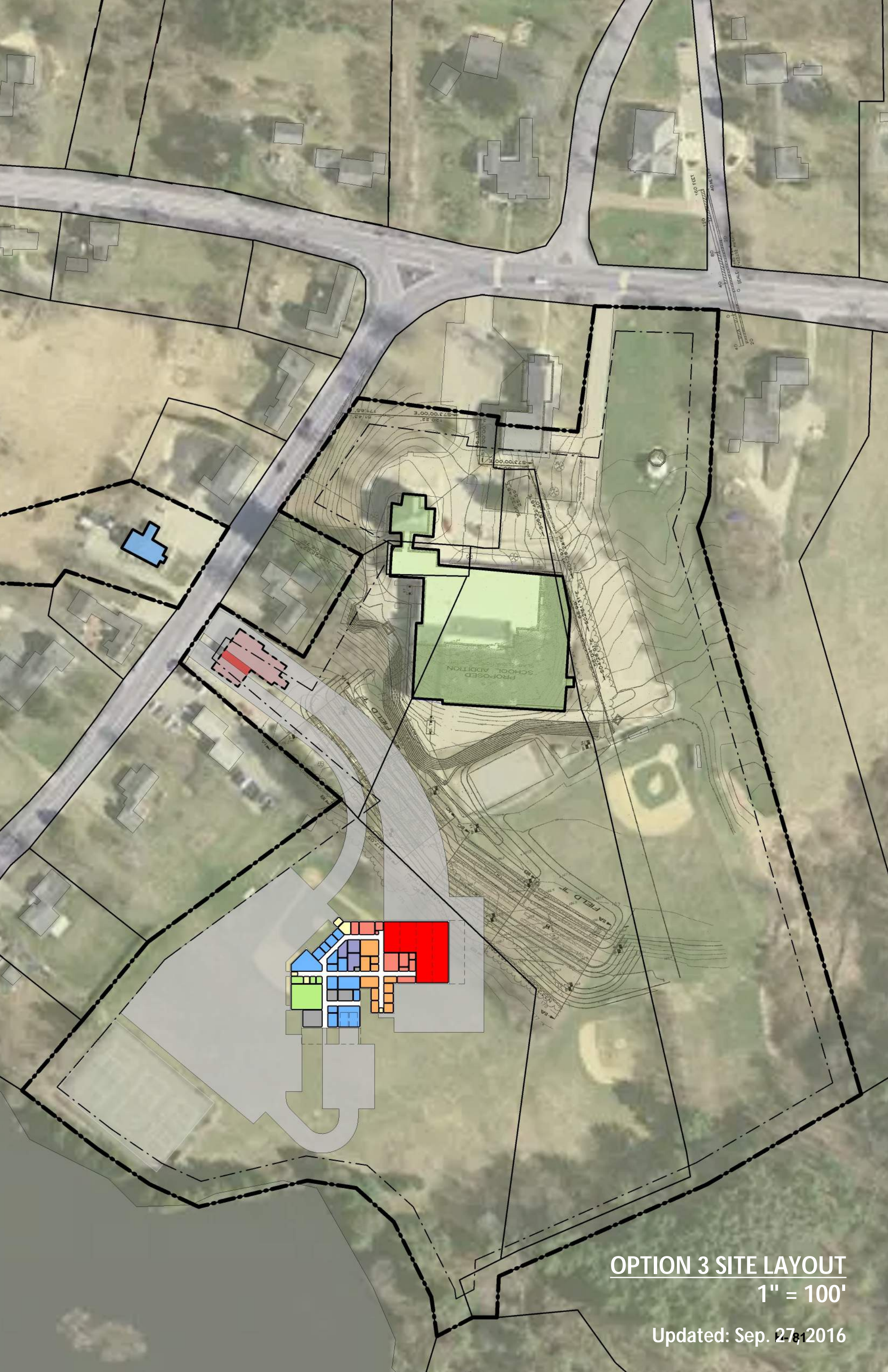
Deadline

Progress

Manual Progress

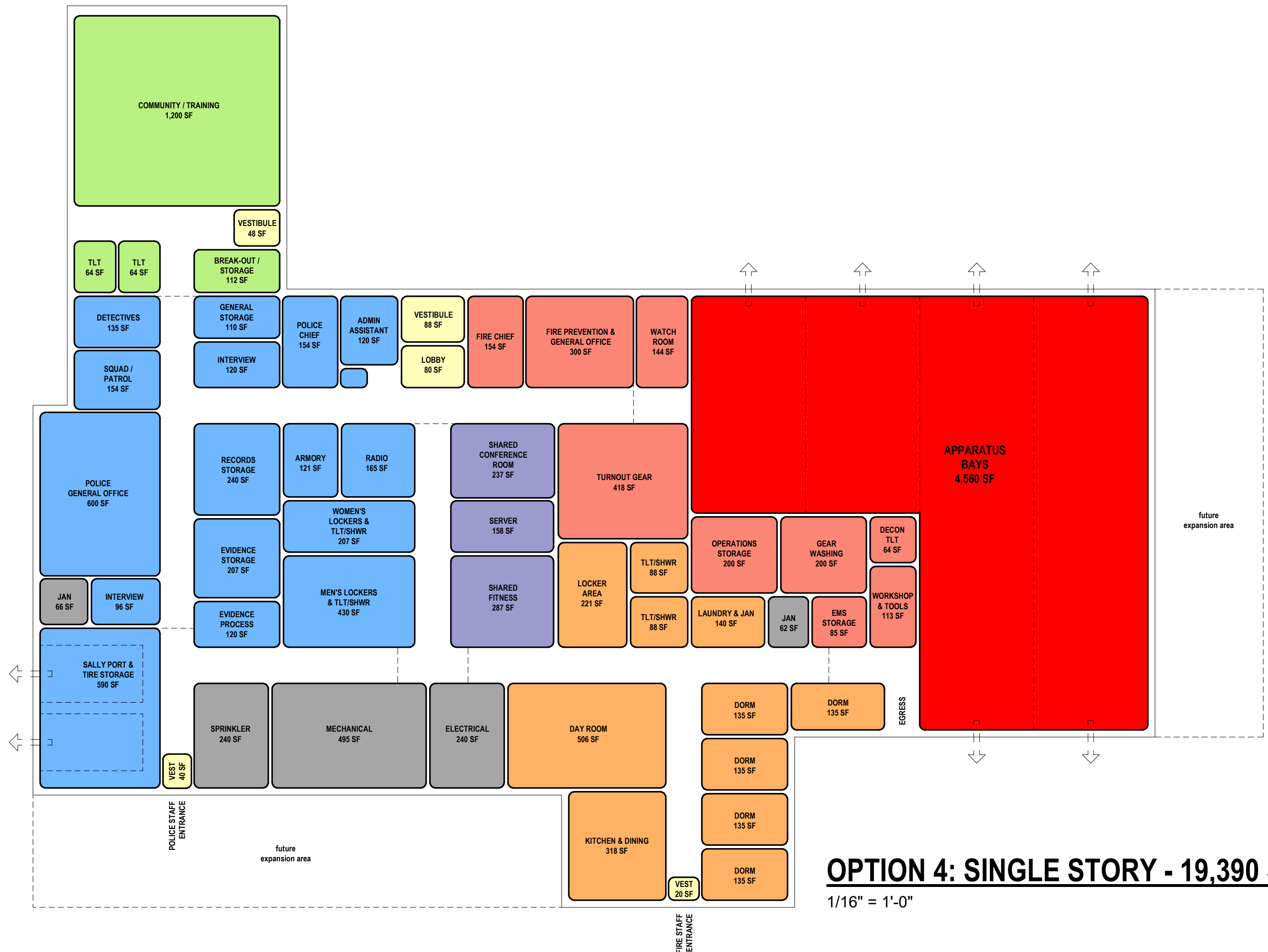
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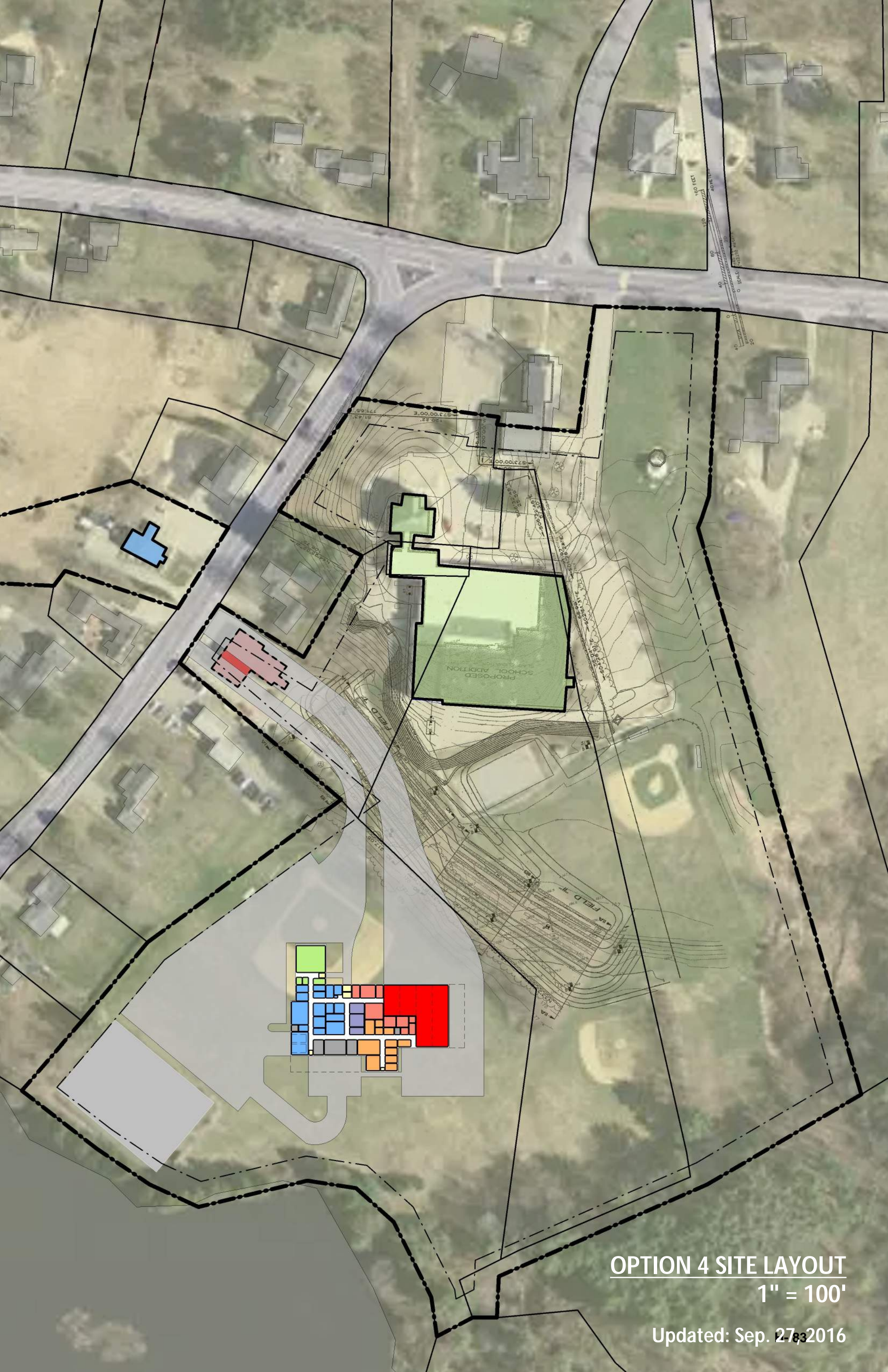
OPTION 3 SITE LAYOUT
1" = 100'

Updated: Sep. 27, 2016



OPTION 4: SINGLE STORY - 19,390 SF

1/16" = 1'-0"



OPTION 4 SITE LAYOUT
1" = 100'

Updated: Sep. 27, 2016

MEETING MINUTES



DATE OF MEETING: October 18, 2016
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Feasibility Study Meeting # 8
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police
 Brian Rich (BR) Dunstable Fire
 Harold West (HW) Dunstable Capital Planning
 Dana Metzler Dunstable Building Committee
 David Greenwood (DG) Dunstable Building Committee
 Alan Brown (AB) Dore & Whittier Architects (DW)

Item #:	Description	Action by:
8.1	<p>D&W presented a revised floor plan based on the last meeting and review comments from BR. The following comments were made regarding some plan changes:</p> <ul style="list-style-type: none"> Relocated the water entrance and sprinkler room to a location within the Apparatus Bays. This will allow some training opportunities. Swap the EMS Storage room and Decon. Toilet location. This will give better access of the Toilet to the Apparatus Bays. The revised alternate location for the EOC Community room was acceptable. Look at having access from one side once the public access (Main Entrance) is determined 	RECORD
8.2	Look at flipping the Apparatus bays with the Police Department. This will depend greatly on the final site.	RECORD
8.3	<p>D&W presented the three current sites with the following comments:</p> <ul style="list-style-type: none"> Site behind the Existing Fire Station <ul style="list-style-type: none"> Look at flipping App Bays and Police for better access to public parking Having two drives next to each other is not preferred but there are few other choices Still expected high site costs due to long access drives and existing septic system for the School Site Behind the Police Station <ul style="list-style-type: none"> Move the proposed location of the facility further back on the property to allow public parking in front The Town would have to purchase land ("Gates Property") for roughly \$500,000 dollars Better access in and out of the property with two separate public and Emergency Vehicle drives Will require further site investigation for storm drainage and geotechnical 	RECORD

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Item #:	Description	Action by:
	<ul style="list-style-type: none"> • The Drew Property <ul style="list-style-type: none"> ○ Site appears to be too small. Site plan identifies a wetland on the site which greatly reduces the amount of useable area. Steep slope at the rear of the building also restricts the area. ○ A two-story plan will probably not work. There is not be enough room for the building with drives apron and parking 	
8.4	The Committee will review and let the Design Team which site should be studied further. At this point the site behind the Police Station is the preferred site.	RECORD

The next Scheduled meeting will be Tuesday November 8, 2016 at 3:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Agenda dated October 18, 2016
Meeting Sign in Sheet dated October 18, 2016
Option 5 Floor Plan
Conceptual Site Plans for Options 4 and 5 at the Fire Station Site
Conceptual Site Plan at Police Station Site
Conceptual Site Plan at Drew Site

c:	Tracey Hutton (TH)	Town Administrator
	James Dow (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.
	Lindsey Machamer (LM)	Pare Corp.
	Jason Harris (JH)	Dore & Whittier
	Donald Walter (DW)	Dore & Whittier
	File	

Meeting Agenda

October 18, 2016

2:00 pm

Dunstable Public Safety

Dunstable, Massachusetts

Meeting with the Public Safety Committee



1. Review Revised Conceptual Floor Plans
2. Review Conceptual Site Plan layouts on three sites
 - Behind Existing Fire Station/ Ball Field
 - Behind Existing Police Station
 - Drew Property
3. Next Meeting dates
 - November 1, 2016

ARCHITECTS
PROJECT MANAGERS

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www.dorewhittier.com



DORE & WHITTIER
ARCHITECTS, INC.

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING: 10/18/16

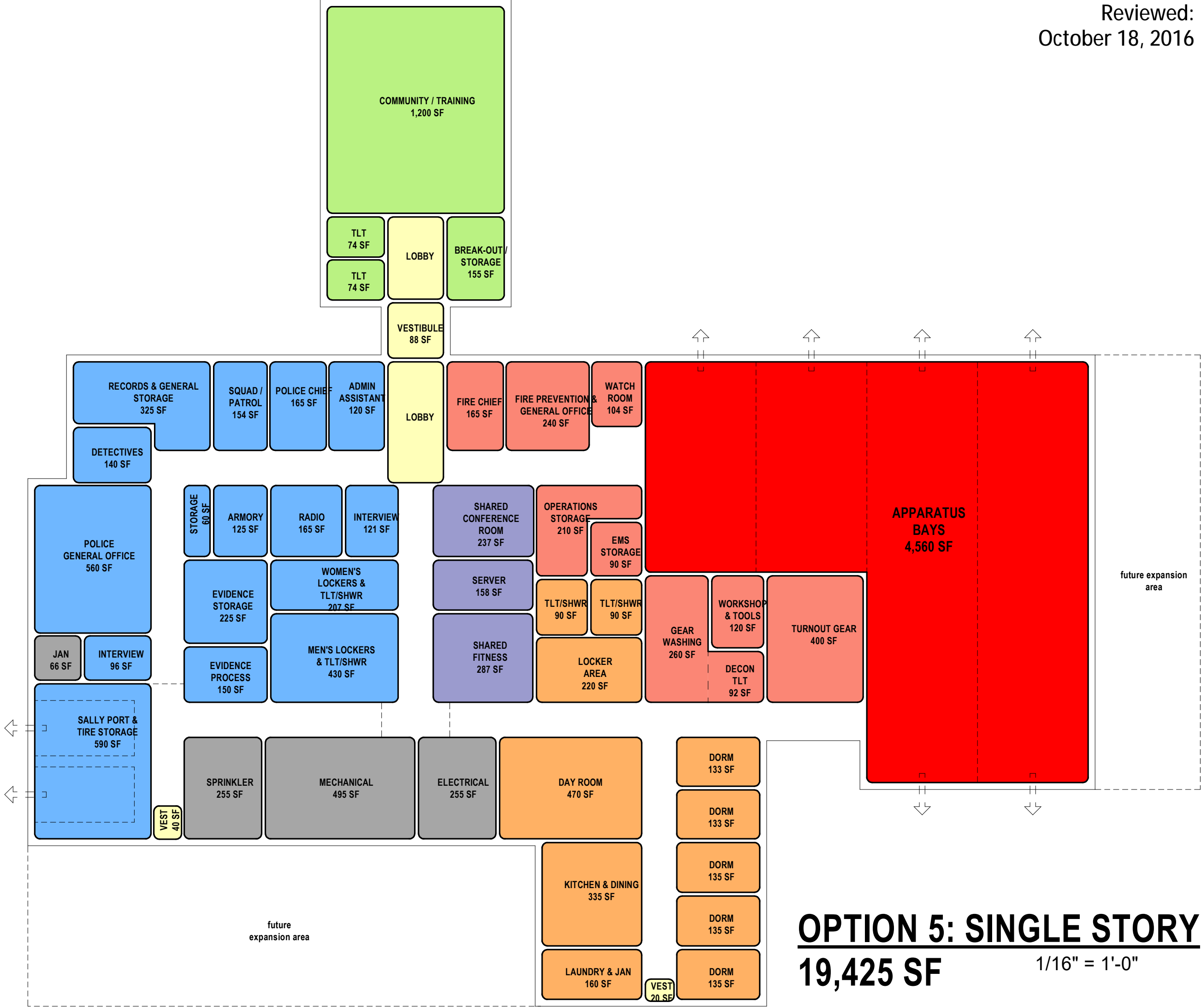
NAME	COMPANY
Alan Brown	D S W
Dana Metzler	Advisory Bd
HAROLD WEST	CAR. PLANNING
Tracey Hutton	Town Administrator
James Daw	Dunstable Police Dept
Duke Greenwood	Rep
Brian Rich	DFD

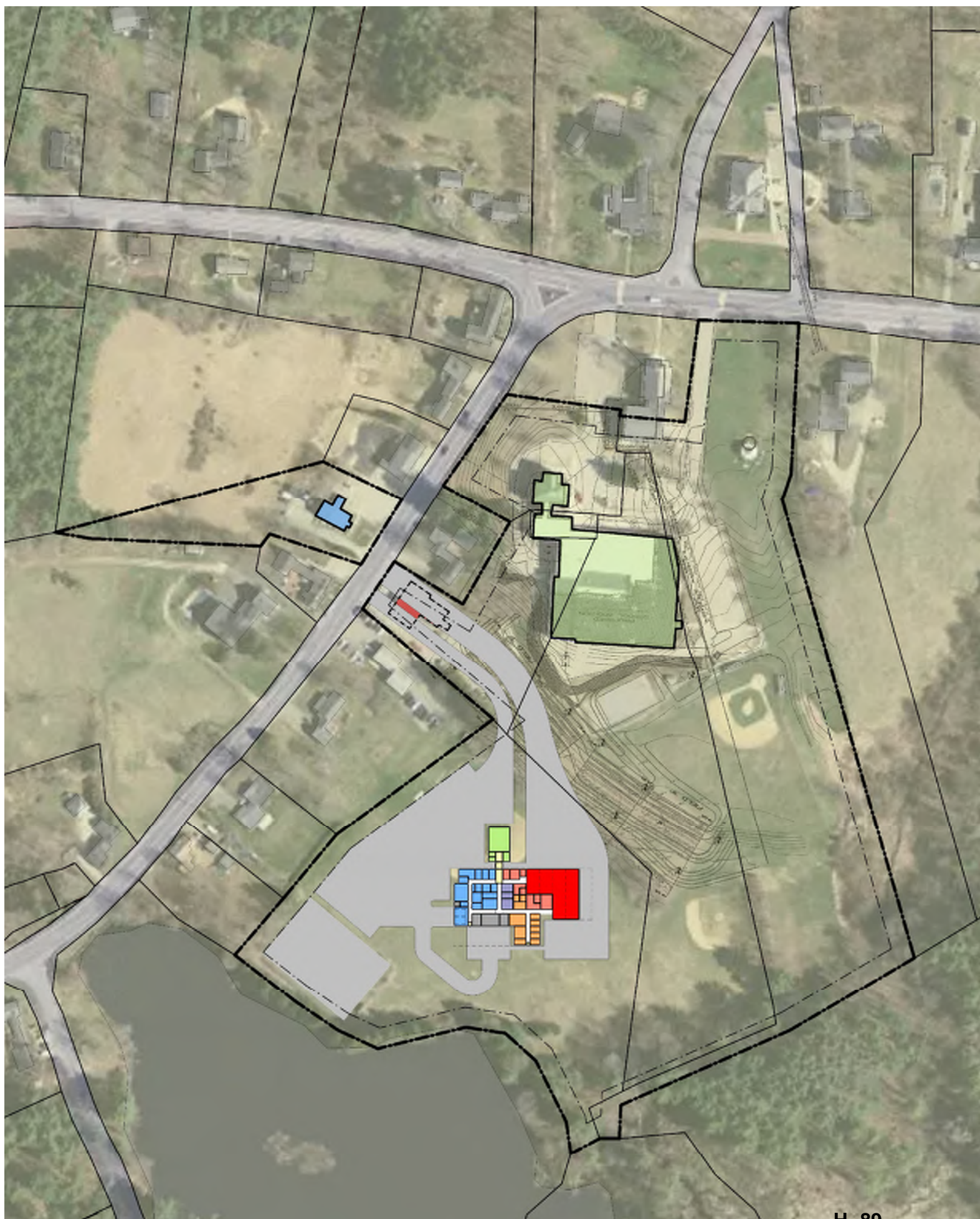
ARCHITECTS
PROJECT MANAGERS

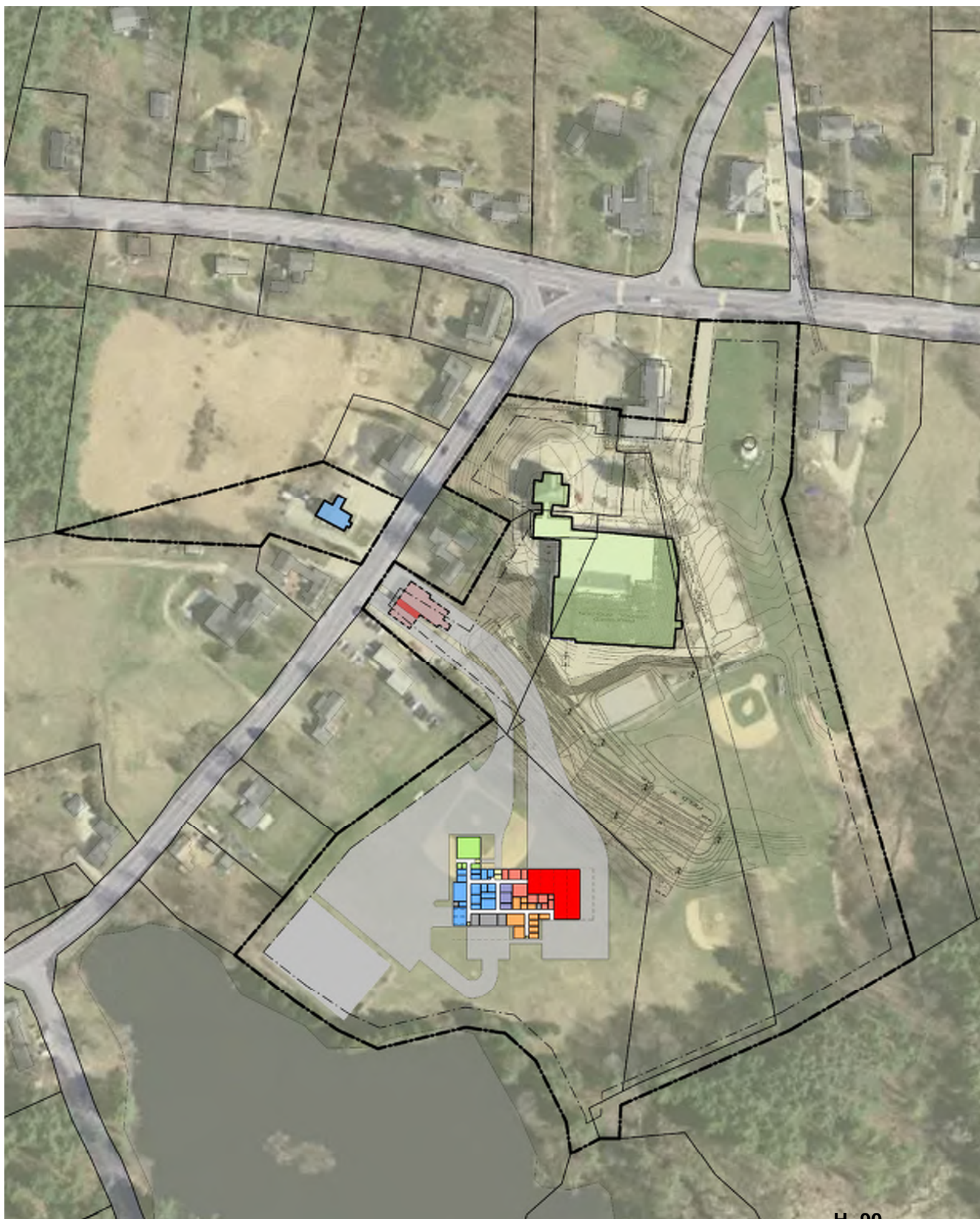
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Reviewed:
October 18, 2016









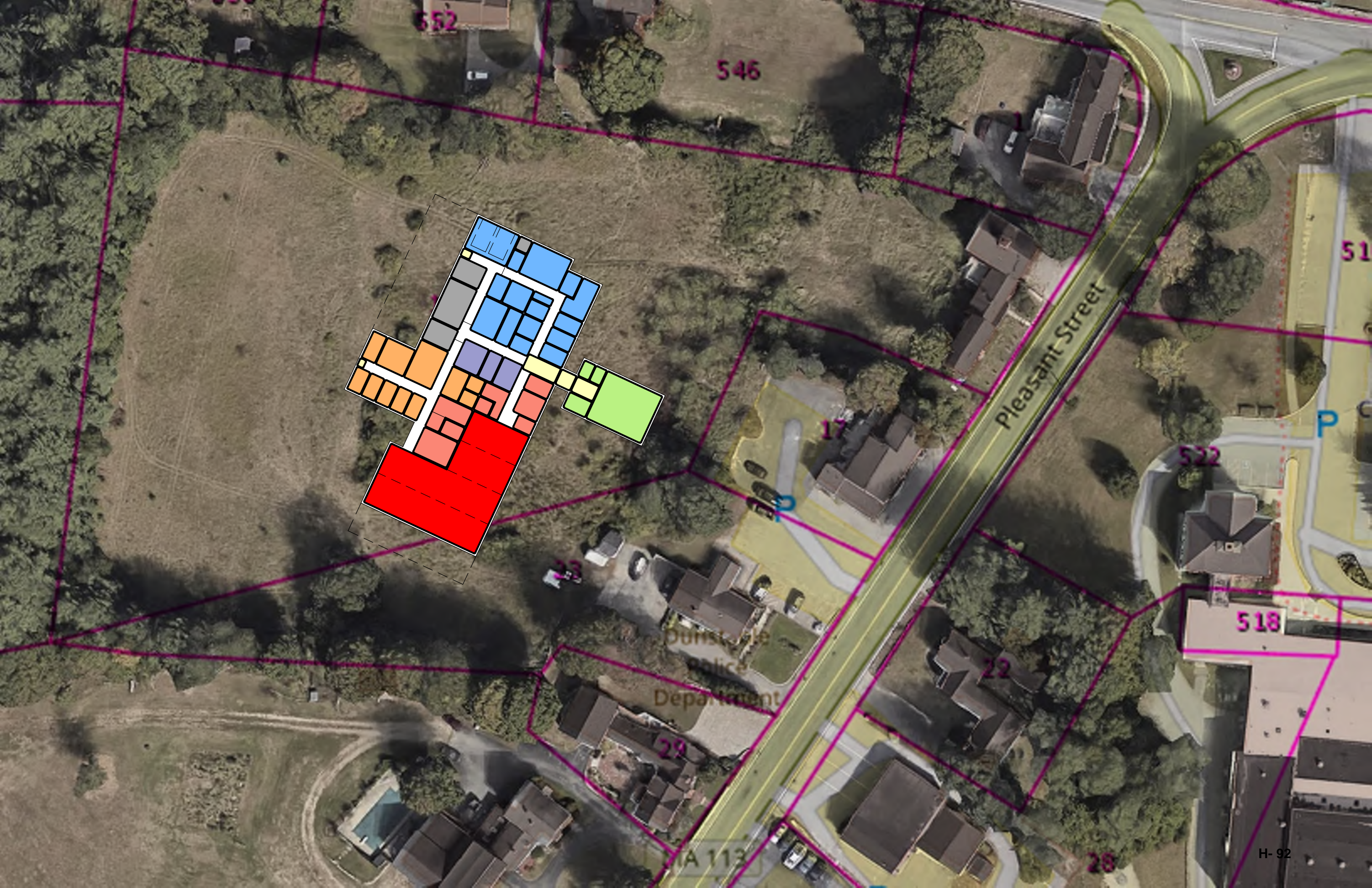
Salmon
Brook

WETLANDS AREA
ON PROPERTY

Main St

150 ft

60 ft



552

546

51

Pleasant Street

17

522

518

Dunstable
Police
Department

22

29

IA 113

28

MEETING MINUTES



DATE OF MEETING: November 8, 2016

PROJECT: Dunstable Public Safety

PROJECT NO. 16-0732

SUBJECT: Feasibility Study Meeting # 9

LOCATION: D&W Office – Massachusetts

ATTENDING:

Tracey Hutton (TH)	Town Administrator
James Dow (JD)	Dunstable Police
Brian Rich (BR)	Dunstable Fire
Dana Metzler (DM)	Dunstable Financial Comm.
Donald Walter (DW)	Dore & Whittier Architects (DW)
Jason Harris (JH)	Dore & Whittier Architects (DW)
Alan Brown (AB)	Dore & Whittier Architects (DW)

Item #:	Description	Action by:
9.1	D&W presented two story Conceptual Plans 6a and 6b. They are approximately 1300 SF larger than the single-story plan. This is primarily due to adding two stairs and an elevator and elevator machine room. Some additional circulation has also been added. Option 6b will not be looked at any further since it would not fit on the proposed Dumont Property	RECORD
9.2	<p>The Committee had the following comments on Conceptual Plan 6a:</p> <ul style="list-style-type: none"> To get the plan to fit on the site, three full sized Apparatus bays are shown (80 feet long). Look at swapping the stairs off the Lobby with the Fire Chief and Fire Prevention Offices. Keep the Watch room where it is Look at relocating the Police Lockers to the First Floor Look at relocating Mechanical and Electrical to the Second Floor Look at flipping the location of the Shared Conference Room with the Server. 	RECORD
9.3	<p>Conceptual Plan 6a was presented on the Dumont House Property which abuts onto Lowell Road. The following comments were made:</p> <ul style="list-style-type: none"> Look at moving the plan further back on the site to provide Public parking at the front door and Community Training. This may be difficult due to the property line restrictions. Having the drive alongside the Apparatus Bays is a great idea but is impacted by the narrowing of the property. Look at providing parking for 30 to 40 parking spaces, not including public parking. There is a great deal of lot coverage which will influence storm water drainage and Town Zoning requirements. An area will need to be determined for on-site sanitary. The site might have a high-water table. Site will have to be investigated by geotechnical borings and a geotechnical engineer. 	RECORD

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Item #:	Description	Action by:
9.4	The Town has been concentrating on the Dumont House site due to its anticipated reasonable property cost. They are starting to wonder if they should also purchase the garage site (site next door), which is much more expensive. This may allow for a single-story plan possibly keeping the building costs lower and offset the added cost for the site purchase	RECORD
9.5	The Committee has asked D&W to prepare the following for next week's Selectmen's meeting (11-16-16): <ul style="list-style-type: none">• Revised two story Conceptual Floor Plan based on comments from this meeting• Revised site plan at the Dumont House property using the two-story plan and based on today's comments• Prepare a single-story plan and overlay it on top of both Dumont properties (house and garage) to see how it would fit. TH will present at the Selectmen's meeting. D&W does not need to attend	D&W
9.6	The Town will be scheduling a meeting with the Town of Selectmen and public presentation of the Project on 12-14-16. D&W will participate and present their findings.	RECORD
9.7	Chief Rich asked the Design team what the time flow is for the water for the sprinkler system. AB will ask the Fire Protection Engineers anticipated for this Project (Garcia Galuska DeSousa)	D&W

The next Scheduled meeting will be Tuesday November 23, 2016 at 2:00 pm at the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects ■ Project Managers



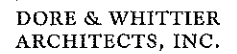
Alan Brown AIA NCARB
Project Manager

Encl:

Meeting Sign in Sheet dated November 8, 2016
Option 6a Conceptual Two Story Floor Plan
Conceptual Site Plan for Option 6a at Dumont's House Property

c: Tracey Hutton (TH) Town Administrator
James Dow (JD) Dunstable Police
Brian Rich (BR) Dunstable Fire

Dana Metzler (DM)	Dunstable Fin Com
Harold West (HW)	Dunstable Cap. Plan
David Greenwood (DW)	Resident
Andrew Chagnon (AC)	Pare Corp.
Lindsey Machamer (LM)	Pare Corp.
Jason Harris (JH)	Dore & Whittier
Donald Walter (DW)	Dore & Whittier
File	



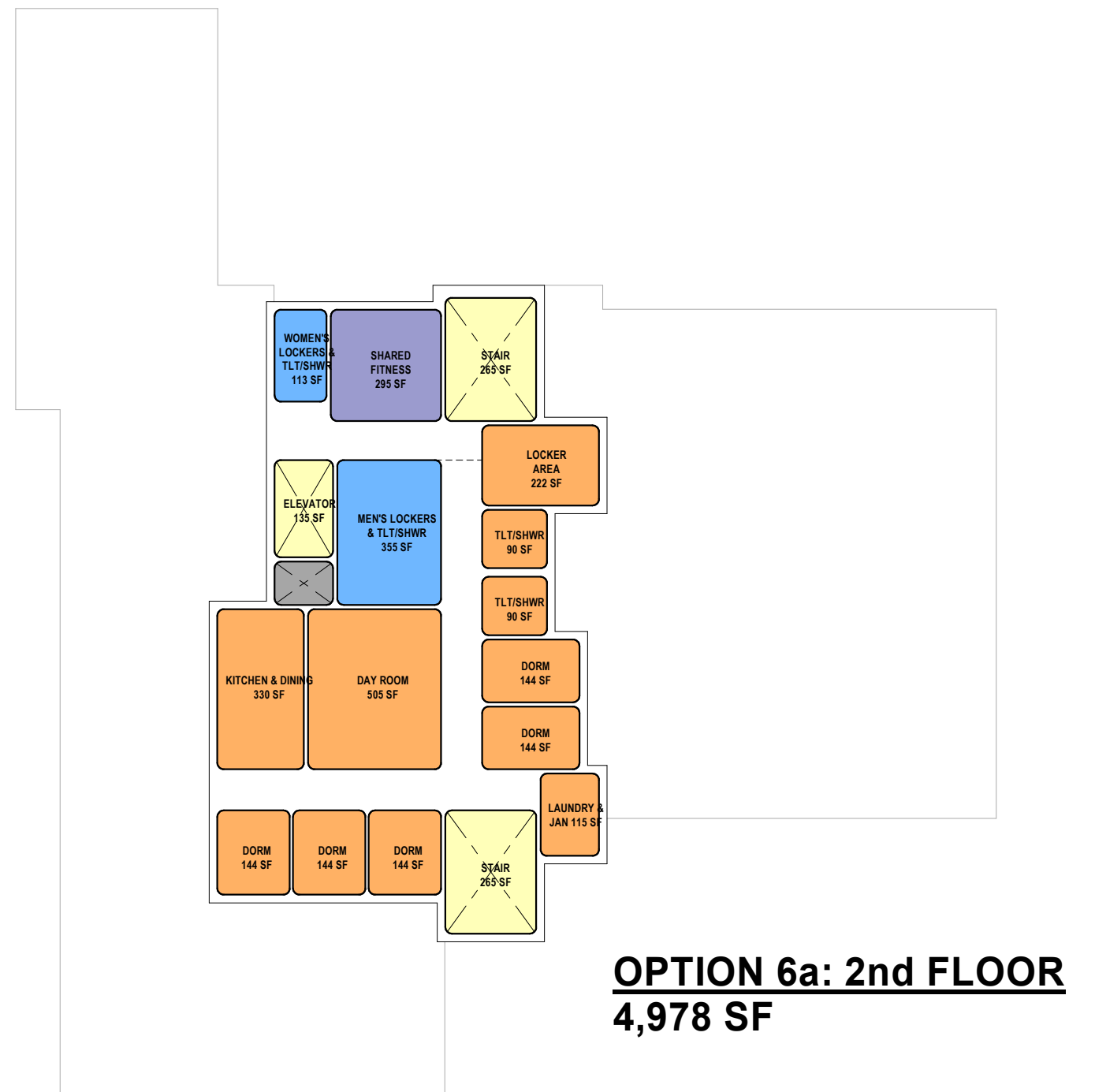
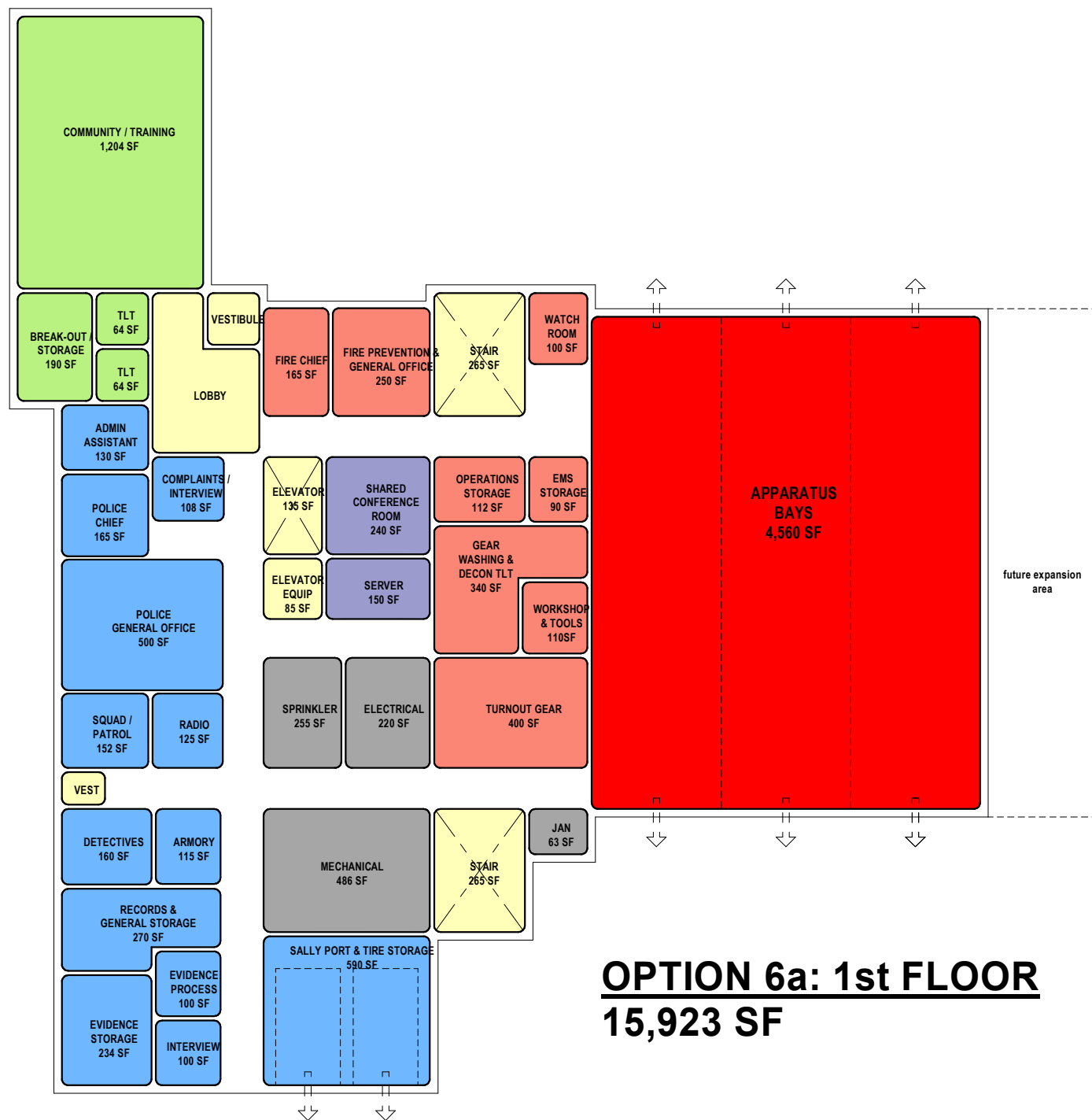
PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

NAME	COMPANY
Alan Brown	Dore & Whittier
Donald Walter	Dore & Whittier
Jason Harris	Dore & Whittier
Brian Rich	Fire Dept
Traeen Hutton	Town Administrator
James Daw	POLICE
Dana Mykle	FRUCCON

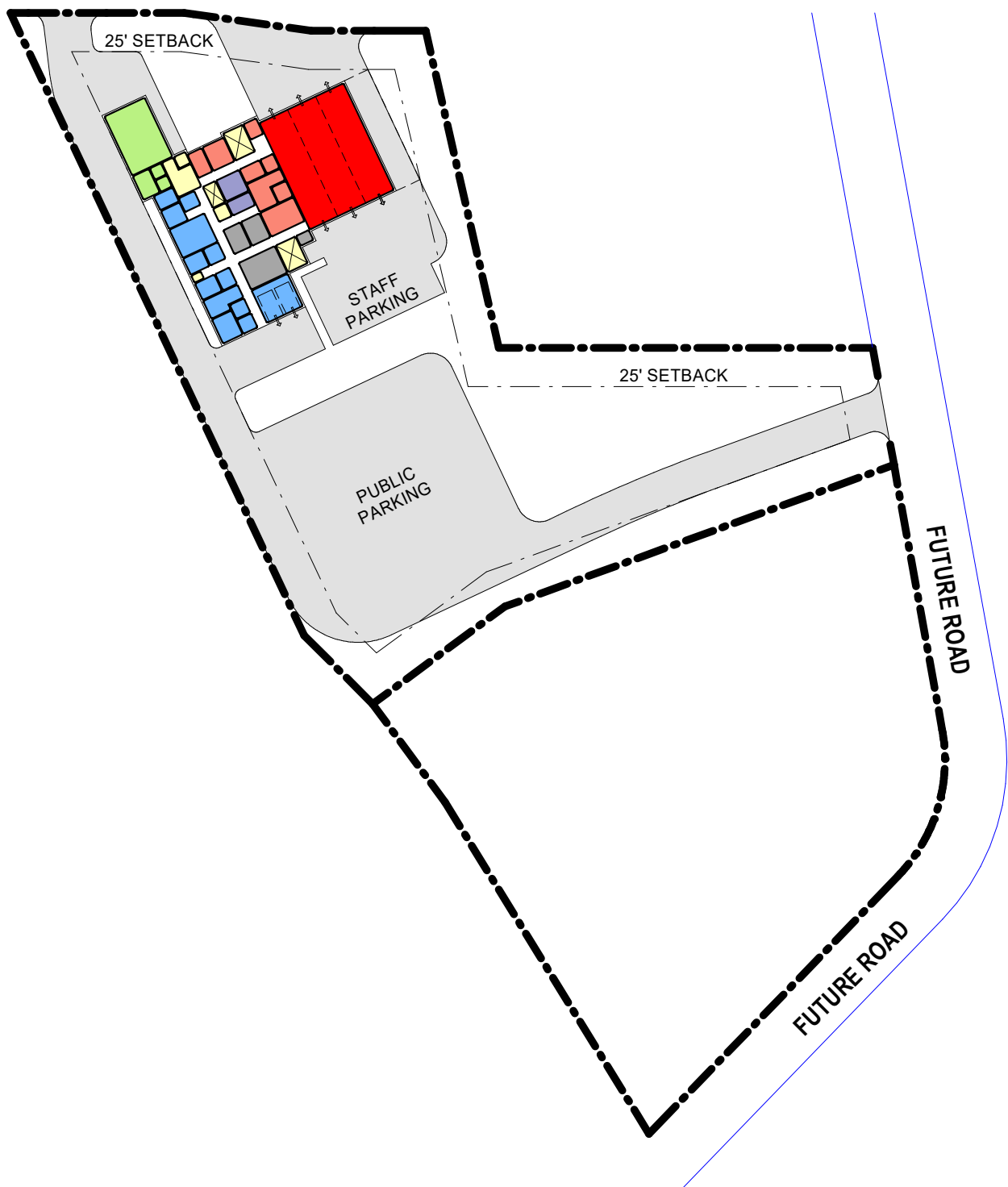
ARCHITECTS
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OPTION 6a: TOTAL
20,901 SF



MEETING MINUTES



DATE OF MEETING: February 14, 2017
PROJECT: Dunstable Public Safety
PROJECT NO. 16-0732
SUBJECT: Feasibility Study Meeting # 10
LOCATION: D&W Office – Massachusetts
ATTENDING: Tracey Hutton (TH) Town Administrator
 James Dow (JD) Dunstable Police Chief
 Brian Rich (BR) Dunstable Fire Chief
 Harold West (HW) Dunstable Capitol Planning
 David Greenwood (DG) Dunstable Building Committee
 Donald Walter (DW) Dore & Whittier Architects (DW)
 Alan Brown (AB) Dore & Whittier Architects (DW)

Item #:	Description	Action by:
10.1	TH started the meeting by informing the committee that there is an issue with the purchasing of the proposed properties. The Dumont's will not sell the house property unless they garage property is included. If the Town will not purchase the house property, then the Committee will have to look at a two-story option again.	RECORD
10.2	The Town will need to find out how much land comes with the garage property	Town
10.3	The Town is looking at options to relocate the existing Town's Department of Public Works (DPW). If the Town purchases the Dumont's house and garage property and then sells the existing DPW site, it may be a wash in the costs. The Committee agreed that they should look at purchasing all three sites and will discuss at the next Selectmen's meeting.	RECORD
10.4	D&W reviewed the updated single story floor plan with the Committee (see attached). BR asked if a Corridor can be added to provide access from one side of the FD to the other. Options discussed were turning the Police Lockers rooms 90 degrees and shift the Shared Conference, Server and Fitness Rooms over. D&W will review and prepare a revised plan.	D&W
10.5	D&W presented an updated site plan using both house properties (see attached). Everyone thought the site plan was working quite well. BH mentioned that if the third Dumont property is purchased, a separate access drive would need to be provided for the DPW to eliminate conflicts with police and fire and public vehicles. It appears that there would be enough space for a separate drive.	RECORD
10.6	D&W also presented four massing images of what the new facility could look like (copies attached). They were well received with little or no comments. The scale of the building fits well within the neighboring properties.	RECORD
10.7	D&W also presented an estimated Project Cost for a new one story	RECORD

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802.863.6955

Item #:	Description	Action by:
	shingled roof facility, based on the presented plans (copy attached). These costs are only today's costs and do not reflect any escalated costs. They also do not include any purchasing of property costs. The total estimated construction cost is approximately \$9.5 million (\$479 per SF) with the estimated project cost is approximately \$12 million (\$607 per SF).	
10.8	The Town is planning on requesting funds at the following Town Meetings: <ul style="list-style-type: none"> • Purchase of the Land – Town Meeting - Spring 2017 • Design Fees – Town Meeting Spring 2018 • Bid in Hand – Town meeting Spring 2019 • Building and Occupy – Spring/ Summer 2020 	RECORD
10.9	TH requested that a copy of all the plans that were presented today be sent to her via pdfs so she can present at the Selectmen's meeting next week. D&W is not required to attend.	D&W
10.10	D&W will wait to hear back from TH to see what the next steps are.	RECORD

The next Scheduled meeting is to be determined.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Meeting Sign in Sheet dated February 14, 2017
Revised Single Story Adjacency Plan
Updated Site Plan
Conceptual Images
Estimated Project Costs dated 2-14-17

c:	Tracey Hutton (TH)	Town Administrator
	James Dow (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.

Lindsey Machamer (LM)	Pare Corp.
Jason Harris (JH)	Dore & Whittier
Donald Walter (DW)	Dore & Whittier
Joseph Petrarca	Dore & Whittier
File	

Dunstable Public Safety

Sign In
Building Committee

2/14/17

Name

Representing

Alm Brown

Dore & Whittier Arch

James Doe

Dunstable

HAROLD C. WEST

DUNSTABLE

Tracey Edgerton

Dunstable town Administrator

~~John~~

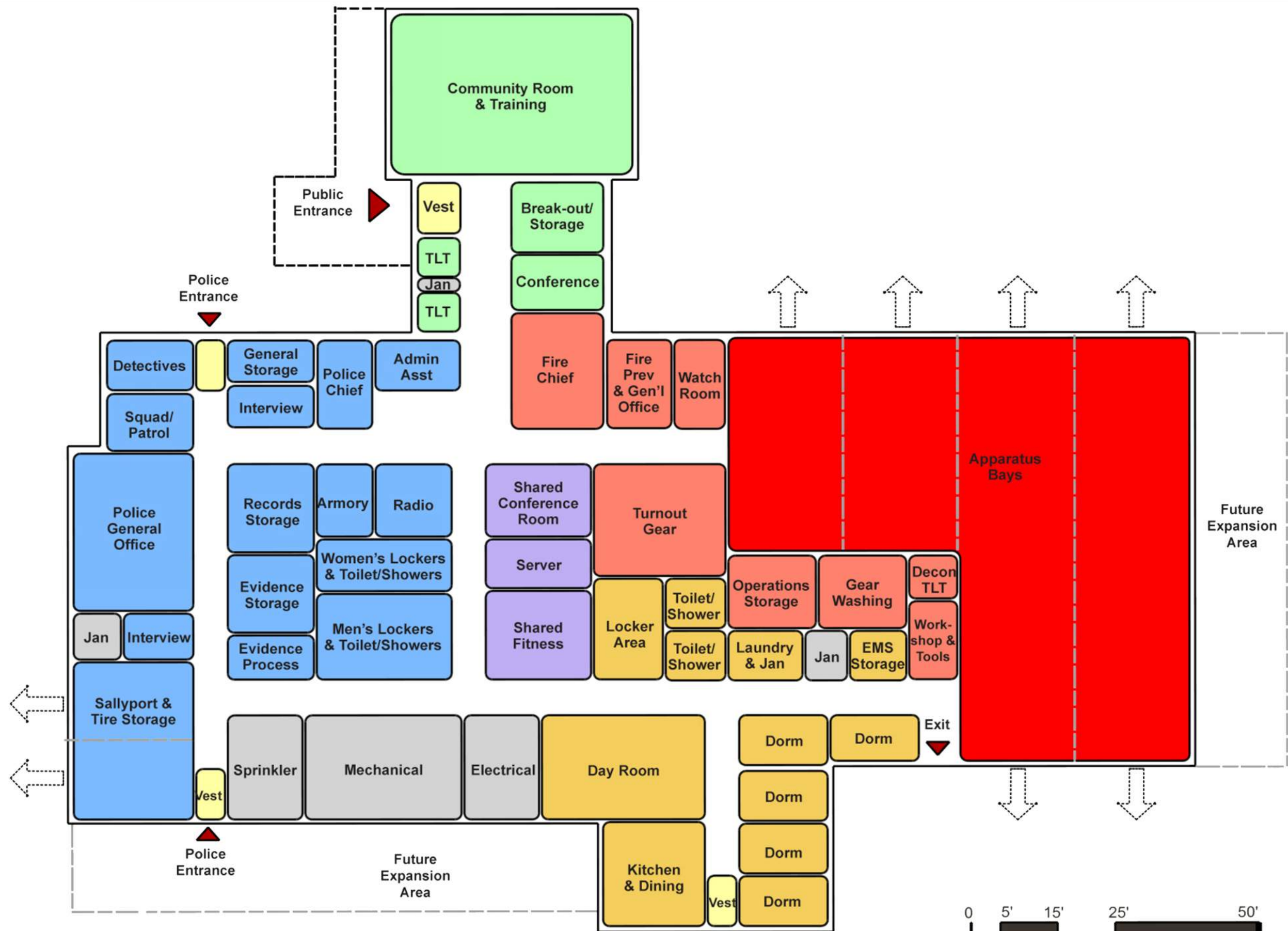
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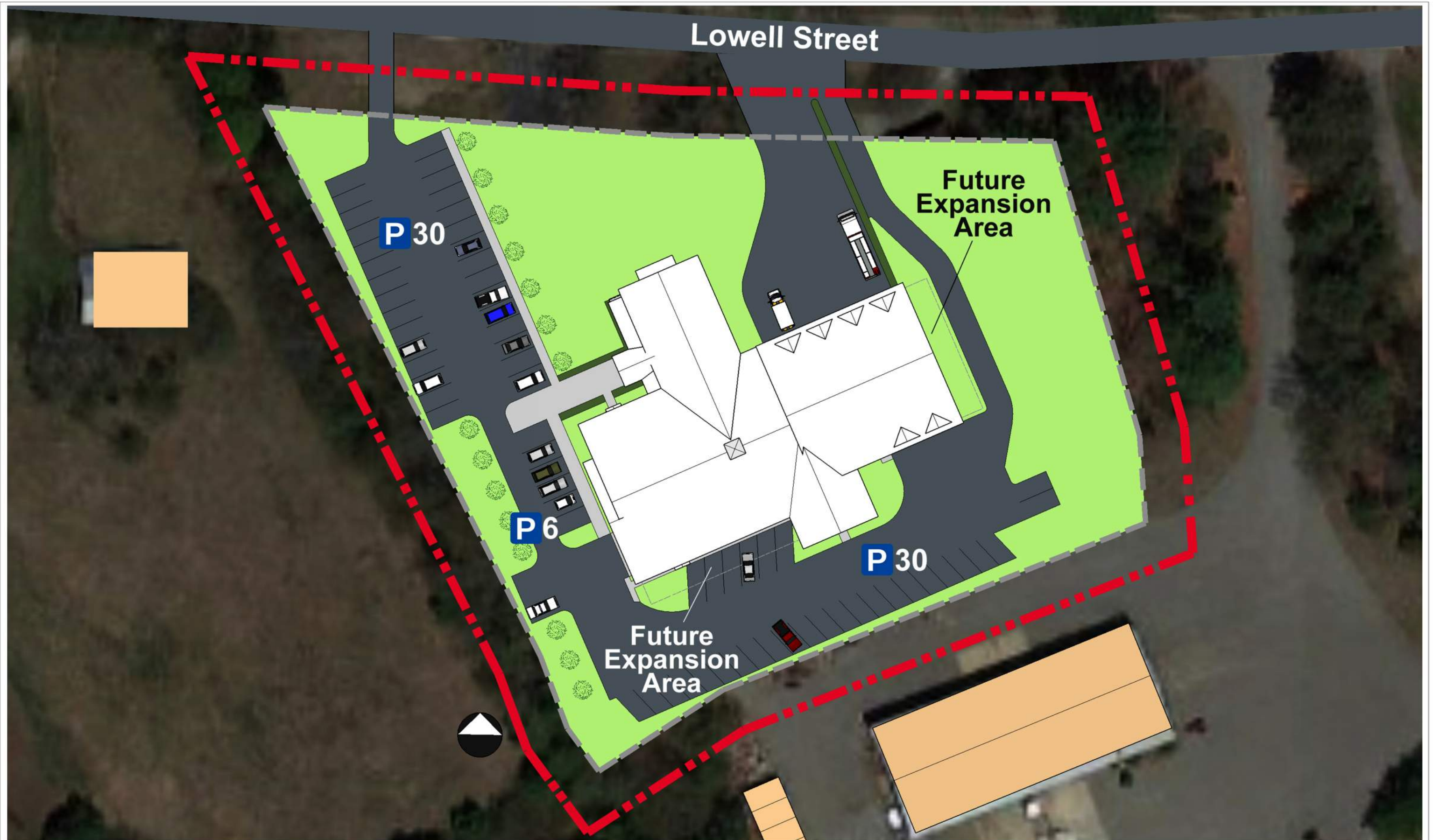
Donald Walter

Dore & Whittier Arch

BRIAN RICH

DUNSTABLE FIRE







Concept Image

DUNSTABLE PUBLIC SAFETY



Concept Image

DUNSTABLE PUBLIC SAFETY



Concept Image

DUNSTABLE PUBLIC SAFETY



Concept Image

DUNSTABLE PUBLIC SAFETY

Estimated Project Costs - Feasibility Study				2/14/2017		
Dunstable Public Safety						
Dunstable, Massachusetts						
New One Story Option with Pitched Roof						
	19,840	Sq Footage:	sq.ft.	Estimated Cost:	Comments:	Notes
Construction Costs:						
1	Construction Phasing Costs:			\$ -		
2	Site Development			\$ 1,004,363		
3	Hazardous Materials Abatement					
4	Building Demolition			\$ -		
5	Renovation			\$ -	per sf	
	New Construction	19,840		\$ 6,695,802	\$ 337.49 per sf	
	Subtotal		19840	\$ 7,700,165	\$ 388.11 per sf	
1	General Conditions		7%	\$ 539,012		
2	Bonds		1.00%	\$ 77,002		
3	Insurance		1.25%	\$ 96,252		
4	Permit		Waived	\$ -		
5	Overhead and Profit		3%	\$ 231,005		
6	Phasing Premium		0%			
	Escalation to Mid-Point			\$ -	2017 value	
	Design and Pricing Contingency		10%	\$ 864,343		
Total Construction Cost				\$ 9,507,778	\$ 479.22 per sf	
Project Contingency: (Construction+ Owner)						
	Construction			\$ 475,389	5%	
	Owner			\$ 285,233	3%	
Total Project Contingency				\$ 760,622		
Soft Costs: Owner's Project Manager, Arch/engineering, Owner direct, Survey, Geotechnical, Hazardous Materials, Printing, Legal, etc.						
Total Soft Cost				\$ 1,473,706	15.5% of construction	
Fixtures Furnishings and Equipment (FF&E):						
Total FF&E Cost				\$ 300,000	Budget Allowance	
Project Cost Summary:						
	Construction Costs			\$ 9,507,778	\$ 479.22 per sf	
	Project Contingency			\$ 760,622		
	Soft Costs			\$ 1,473,706		
	FF&E Costs			\$ 300,000		
Estimated Total Project Costs				\$ 12,042,000	\$ 606.96 per sf	

MEETING MINUTES



DATE OF MEETING: June 13, 2017

PROJECT: Dunstable Public Safety

PROJECT NO. 16-0732

SUBJECT: Feasibility Study Meeting # 11

LOCATION: D&W Office – Massachusetts

ATTENDING:

Tracey Hutton (TH)	Town Administrator
James Dow (JD)	Dunstable Police Chief
Brian Rich (BR)	Dunstable Fire Chief
Harold West (HW)	Dunstable Capitol Planning
Dana Metzler (DM)	Dunstable Finance Committee
Donald Walter (DW)	Dore & Whittier Architects (DW)
Alan Brown (AB)	Dore & Whittier Architects (DW)

Item #:	Description	Action by:
11.1	D&W was asked to look at two properties at 108 and 114 Pleasant Street. It is our understanding that both properties will be donated to the Town with the donating landowner given use of the 114 Pleasant Street property until his death.	RECORD
11.2	<p>D&W presented two options for 108 and 114 Pleasant Street lots. This included a civil narrative on the two sites as well as comments from Pare on the proposed conceptual site plan. A copy is attached. Overall the sites are well suited for this facility. The following were comments made regarding the site plans:</p> <ul style="list-style-type: none"> • The current options are within the required Town setbacks • With the current conceptual design, the lot of a total of 6.6 acres will only cover approximately 7% of the site (max coverage allowed is 25%) • The number of parking spaces are at 43. This will be verified when schematic design begins • There is a tight turn at the apparatus bays which will need to be further explored during Schematic design • There appears to be enough room for storm drainage. The rear yard wall may have to be moved back for adequate storage • A new onsite septic system will be required. Consideration for the existing residential septic addressed. It's location must be verified. TH thought the existing is close to the exiting house. • There is currently both gas and water in Pleasant street. The existing water line may have to be replaced. • The existing stone wall at the front of the site may relocated if it is altered. • There are no known wetlands • There are no known Natural Heritage and Endangered Species • Additional tree clearing will be required. Additional permitting may be required due to a possibility of impact on local species such as the Northern Long Eared Bat. Coordination with US Fish 	RECORD

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PROJECT MANAGERS

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Item #:	Description	Action by:
	and Wildlife will be required. This may impact when trees can be cleared from the site.	
11.3	The serpentine drive is the preferred option by the Town after conversations with the donating landowner who would prefer access to his shed/barn. After the Town has received full ownership of the property, a straight drive could be built providing a separated access to the public and police. This avoids conflicts with exiting Fire Apparatus	RECORD
11.4	The Committee asked if the Design Team can look at providing public and police access to the other side and around the building instead of the serpentine drive around the neighbor's yard. D&W will review	D&W
11.5	TH informed the committee that the Town must make improvements to the storm water systems of the existing five municipal owned properties. If the project moves forward, the Town will be down to four properties. She does know how this will impact the project. The new public facility will be following all current MA storm water requirements	RECORD
11.6	The next step is to revise the conceptual construction cost estimate and update the overall Project cost estimate. The Design Team will prepare	Design Team
11.7	This latest conceptual plans and revised Cost estimate will be presented at the next Board of Selectmen's meeting. It is scheduled for June 28 at 6:30 pm at the Town Hall. D&W was also asked to prepare a brief summary on what the initial charge for the feasibility study was and how the study got to where it is today.	D&W
11.8	The Committee has asked D&W to get proposals from a couple of Geotechnical Engineers and surveyors. This work could happen within the next year. The local group is Norse Engineering. They do both surveying and Geotech. Contact is Jeff Hannaford at 978-649-1966.	D&W
11.9	The Town expects to have vote in the fall for acceptance of the donated land. They expect to have a spring vote for design funding. They are also planning on designing and then bidding to present a final bid cost for a Town vote.	RECORD
11.10	There has been some discussion that as a back-up plan and the Town does not approve the Project that only the fire App. Bays be built with some administration. This may not be allowed with regards to the donated land. TH will verify that the land would be donated if it is a public safety building and not just a fire station.	RECORD

The next Scheduled Building Committee meeting is to be determined. There is a Board of Selectmen's meeting scheduled for June 28, 2017 at 6:30 pm in the Town Hall.

The above is my summary of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes within 10 business days. After 10 business days, these minutes will be considered final and included in the project record.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects ■ Project Managers



Alan Brown AIA NCARB
Project Manager

Encl: Meeting Sign in Sheet dated June 13, 2017
Civil Narrative prepared by Pare Corp
Option A and Option B site plans and Conceptual Images

c:	Tracey Hutton (TH)	Town Administrator
	James Dow (JD)	Dunstable Police
	Brian Rich (BR)	Dunstable Fire
	Dana Metzler (DM)	Dunstable Fin Com
	Harold West (HW)	Dunstable Cap. Plan
	David Greenwood (DW)	Resident
	Andrew Chagnon (AC)	Pare Corp.
	Lindsey Machamer (LM)	Pare Corp.
	Jason Harris (JH)	Dore & Whittier
	Donald Walter (DW)	Dore & Whittier
	Joseph Petrarca	Dore & Whittier
	File	



DORE & WHITTIER
ARCHITECTS, INC.

MEETING SIGN IN SHEET

PROJECT: Dunstable Public Safety Study
DWA Project #: 16-0732

DATE OF MEETING:

June 13, 2017

NAME

COMPANY

Alon Brown

Dore & Whittier Arch.

Tree Hutten

Town of Uxbridge, MA

James Desu

Town of Dunstake Me

BRIAN. Rich

FIRE Dept

Donald Walter

Dove & Winter Arch

HAROLD WEST

CAPITAL PLANNING

DANA Meteler

A4 Large member

ARCHITECTS
PROJECT MANAGERS

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H-113 www.hendrickson.com

Meeting Agenda

June 13, 2017

2:00 PM

**Dunstable Public Safety
Dunstable, Massachusetts**

Meeting with the Public Safety Committee



-
1. Review Conceptual Site Plan on 108 and 114 Pleasant Street
 - Options A and B
 2. Review Conceptual Building Massing
 3. Next Steps
 - Finalize Feasibility Study
 - Revise Conceptual Cost estimate
 - Present to Selectmen
 4. Next Meeting dates?
 - Meeting with the Selectmen
 - Next Building Committee Meeting

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PROJECT MANAGERS

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H-114
www.doreandwhittier.com

**Existing Site Narrative Feasibility Study
108 and 114 Pleasant Street, Dunstable, MA**

The following is the updated summary of the constraints of the sites in question. It also addresses comments on the site layouts provided. Attached is a markup of the site layout.

We understand the following two parcels are under review which both are to be donated to the town and combined prior to development:

- Lot 17-57-0, 114 Pleasant Street Owner: Simmons Gerald Life Estate C/O David Simmons
- Lot 17-53- 2, 108 Pleasant Street, Owner: David F Simmons

Zoning:

The Site is zoned “R-1 Single Family Residence District” according to the “Town of Dunstable Zoning Bylaws” dated May, 2015 (Bylaws). All direct abutting properties are zoned R-1. The required setbacks and dimensions according to the Bylaws within Zone R1 are shown in the below table.

Dimensional Requirements of Zone R-1

R-1 Single Family Residence District	Requirements
Minimum Frontage	200'
Maximum Height	36'
Maximum percentage that may be covered by all buildings	25%
Front Yard	30'
Side Yard	30'
Rear Yard	30'

Infrastructure:

- Parking quantity: The Zoning bylaw parking requirement, as listed in section 12.2.2, is for a quantity of “spaces in accordance with anticipated needs as determined by the site plan authority.” As the project moves into design, the parking space needs should be coordinated with the planning board. The apparent conceptual site design provides 43 total parking spaces.

- Circulation: The attached conceptual site design is attached with comments regarding site circulation, drive aisle alignment, and turning movements.
- Cover: The total acreage of the two sites is 6.6 acres. It appears as though the proposed building footprint is does not exceed the max cover of 25%. (approximately 19,900sf over a roughly 6.6 acre site, the coverage is currently at about 7%)
- Cover: The total acreage of the two sites is 6.6 acres. Per the zoning regulations, the max cover of the building footprint is 25%.
- Water: The size of the main in Pleasant Street is 4". The nearest two fire hydrants to the Site are at the intersection of Pleasant Street and Pond Street and on Pleasant Street west of the site at the Post Office. According to the fire Chief the 4" main is an old asbestos line which would likely need to be upgraded for future development of the Site. Future development would also require the need for a future fire service connection.
- Wastewater: We understand that the residential properties are likely serviced by onsite septic systems. However, from our review with the Board of health, we have no record of an existing on-site septic system for either property. New development of the station would likely require installation of a new septic system. The existing septic system will also need to be maintained in the proposed condition if the existing house will remain occupied.
- Drainage: It is understood that Low Impact Development and green BMPs are preferable to a curb and gutter with discharge to a closed drainage system for future development. There appears to be adequate land area available for stormwater infrastructure. There appears to be green space to the south of the site. To make this green space available for stormwater treatment BMPs, the proposed wall will likely need to be shifted to the south to provide space.
- Other utilities: Electricity in Dunstable is serviced by National Grid. There are overhead electrical wires which run along the entire length of the two properties frontage along Pleasant Street. These utilities will likely need to be maintained in the future development. We do not have records of a gas connection to either site and will need to evaluate the availability of gas to the proposed site moving forward.
- Other: There is a stone wall along the length of the two properties' frontage along Pleasant Street. If the wall is proposed to be altered, it would likely need to be relocated onsite.

Natural Environment:

The two proposed properties are shown on the attached Existing Conditions plan for which was previously prepared for the 160 Pleasant Street property.

- Topography: The topography of the Site has a moderate pitch in the area adjacent to Pleasant St. The site slopes at approximately 3% from elevation 196 at the rear of the proposed development to elevation 187 along pleasant street. There is a steep hill at the south east corner of the site. The overall topography allows for the stormwater to flow southeast towards Lower Massapoag Pond. Based on the schematic layout, a wall will be required at the southern and southeast edges of the development.
- Regulated Areas: Review of the MassGIS data layers shows that there are no wetlands, certified or potential vernal pools, rivers, streams, or other water features, ground or surface water supply zones. There is a wetland approximately 170-feet west of the site whose 100-foot regulatory buffer does not extend over the property line. There are no known Natural Heritage and Endangered Species Program (NHESP) mapped habitat on Site based on available MassGIS data maps. According to the Flood Insurance Rate Maps for Dunstable available through FEMA

(Federal Emergency Management Agency), this Site is determined to be outside the 0.2% annual chance floodplain. In regards to FEMA, there are no restrictions for development in the Zone X area.

- Additionally, tree clearing may be required for expansion onto the property. As such, tree clearing may impact local species and require additional permitting including the Northern Long-Eared Bat (NLEB) which is a recently listed federal species. Federal reviews require the agency to provide coordination with the US Fish and Wildlife Service (USFWS) to determine whether the work may result in an incidental “take” of a species. While the USFWS website specifies a time of year restriction for tree clearing of June 1 to July 31, we have also faced a broader time of year restrictions of April 15 to August 31.



OPTION A SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)

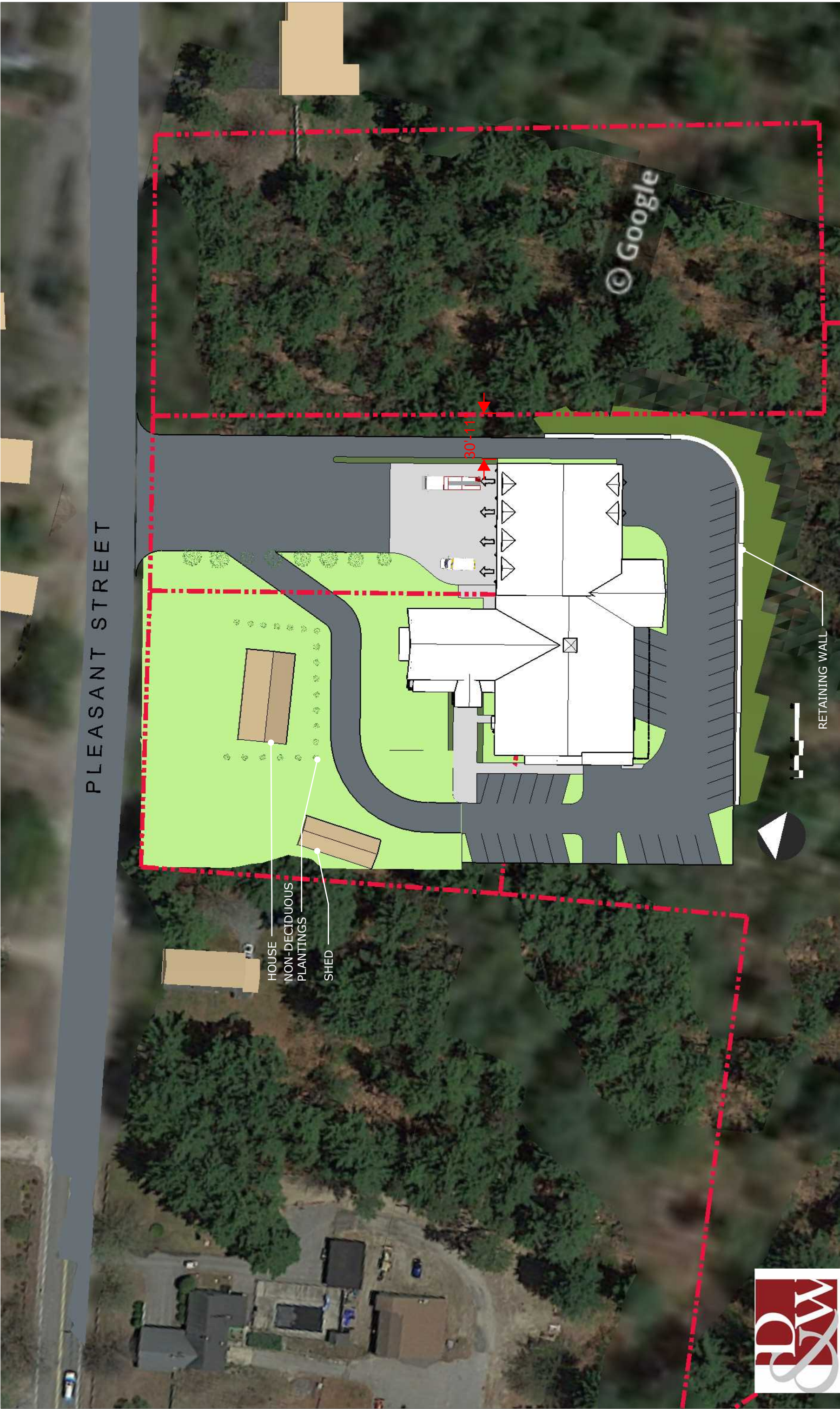
CONCEPT SITE OPTIONS

May 22, 2017

DUNSTABLE MA | **DUNSTABLE PUBLIC SAFETY**



OPTION A SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)



OPTION B SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)

CONCEPT SITE OPTIONS

DUNSTABLE MA | **DUNSTABLE PUBLIC SAFETY**



DORE & WHITTIER
ARCHITECTS, INC.

May 22, 2017



OPTION B SCALE: 1" = 60'-0" (WHEN PRINTED AT 11X17)

May 22, 2017

CONCEPT SITE OPTIONS

DUNSTABLE MA | **DUNSTABLE PUBLIC SAFETY**