



WILTON POLICE STATION

PROPOSED NEW CONSTRUCTION

BOARD OF SELECTMEN

TOWN OF WILTON, CONNECTICUT

02.07.2022

Tecton
ARCHITECTS

AGENDA

The background of the slide is a dark blue-tinted architectural rendering of a modern, multi-story building. The building features large windows and a prominent entrance on the right side. In the foreground, there are several cars parked in a lot, and some trees are visible on the left and right sides. The overall scene is dimly lit, suggesting an evening or dusk setting.

1 PROJECT UPDATE

2 CURRENT DESIGN

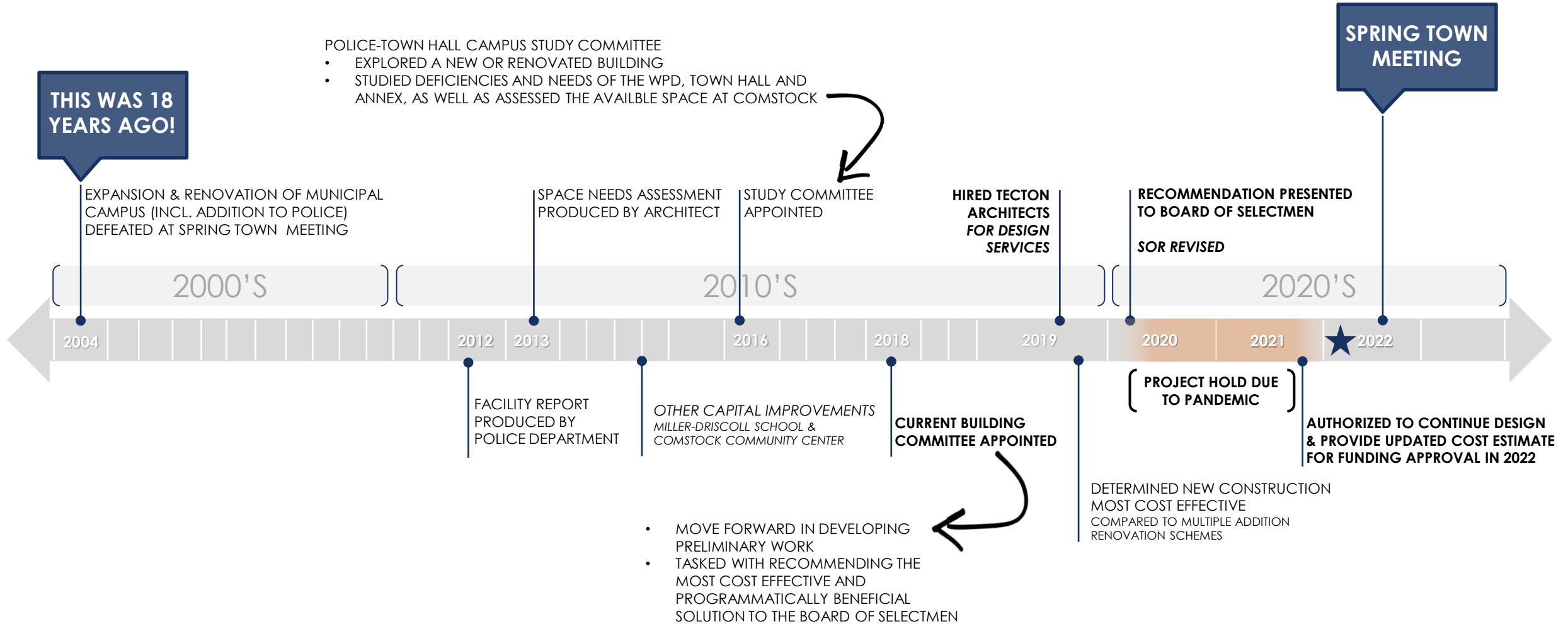
3 PROBABLE COSTS

4 MOVING FORWARD

PROJECT TIMELINE

THIS WAS 18 YEARS AGO!

- POLICE-TOWN HALL CAMPUS STUDY COMMITTEE
- EXPLORED A NEW OR RENOVATED BUILDING
 - STUDIED DEFICIENCIES AND NEEDS OF THE WPD, TOWN HALL AND ANNEX, AS WELL AS ASSESSED THE AVAILBLE SPACE AT COMSTOCK



- MOVE FORWARD IN DEVELOPING PRELIMINARY WORK
- TASKED WITH RECOMMENDING THE MOST COST EFFECTIVE AND PROGRAMMATICALLY BENEFICIAL SOLUTION TO THE BOARD OF SELECTMEN

DETERMINED NEW CONSTRUCTION MOST COST EFFECTIVE COMPARED TO MULTIPLE ADDITION RENOVATION SCHEMES

AUTHORIZED TO CONTINUE DESIGN & PROVIDE UPDATED COST ESTIMATE FOR FUNDING APPROVAL IN 2022

PROJECT HOLD DUE TO PANDEMIC

CURRENT BUILDING COMMITTEE APPOINTED

OTHER CAPITAL IMPROVEMENTS MILLER-DRISCOLL SCHOOL & COMSTOCK COMMUNITY CENTER

FACILITY REPORT PRODUCED BY POLICE DEPARTMENT

RECOMMENDATION PRESENTED TO BOARD OF SELECTMEN SOR REVISED

HIRED TECTON ARCHITECTS FOR DESIGN SERVICES

STUDY COMMITTEE APPOINTED

SPACE NEEDS ASSESSMENT PRODUCED BY ARCHITECT

EXPANSION & RENOVATION OF MUNICIPAL CAMPUS (INCL. ADDITION TO POLICE) DEFEATED AT SPRING TOWN MEETING

SPRING TOWN MEETING

2020'S

2010'S

2000'S

2022

2021

2020

2019

2018

2016

2013

2012

2004

PROJECT UPDATE

**THE DESIGN TEAM, IN PARTNERSHIP WITH THE TOWN, HAS CONTINUED TO
PROGRESS THE DEVELOPMENT OF THE NEW POLICE STATION DESIGN.**

- 1 SIZE & CHARACTER OF ALL FEATURES AND BUILDING SYSTEMS
- 2 SITE LOGISTICS & PHASING
- 3 BUILDING ENVELOPE EFFICIENCY
- 4 EXTERIOR DESIGN DEVELOPMENT
- 5 INTERIOR DESIGN REFINEMENT
- 6 CONSTRUCTION DETAILING
- 7 SPECIFICATIONS



SITE PLAN



FLOORPLANS / MAIN LEVEL

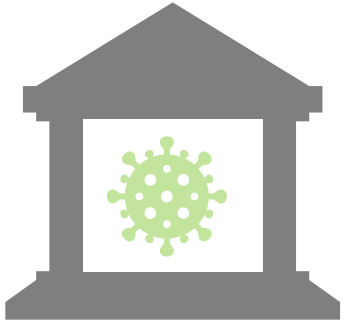


FLOORPLANS / UPPER LEVEL



EXTERIOR PERSPECTIVE / MAIN APPROACH ONTO CAMPUS





Indoor Environment



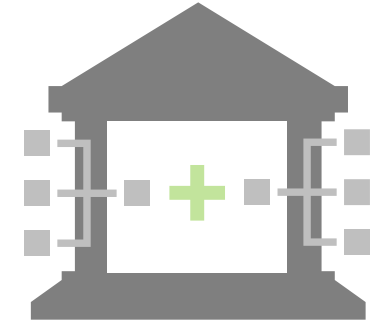
High Performance Envelope



Photovoltaics (Solar Ready)



Reduce Energy Consumption



Electric Vehicle Charging

CAPTURE THE LOW-HANGING FRUIT

- Efficient floor plan and structure
- Maximize the value of the envelope
- Analyze life cycle costs

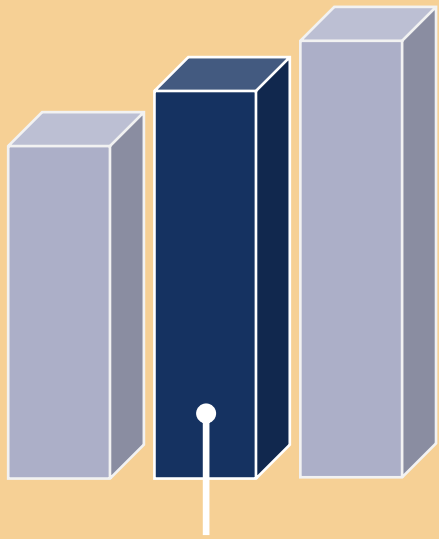
BUILD INFRASTRUCTURE FOR NOW & THE FUTURE

- Understand your goals, budget and staff capabilities
- Energy recovery, dedicated outside air & increased filtration
- Capacity to support electric cruisers & photovoltaics panels

PANDEMIC COST IMPACT

INITIAL COST OF
SELECTED OPTION

\$14.5 M



REDUCED PROGRAM
(+) PREFERENCE LIST
(+) ERT VEHICLE BAY

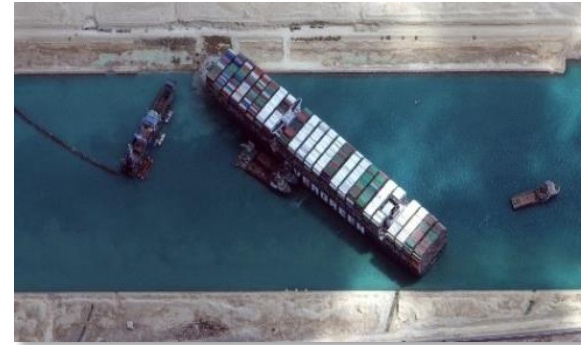
COVID-19
PANDEMIC

1.5 YR IMPACT

LIMITATIONS ON
LABOR FORCE

SUPPLY CHAIN
INTERRUPTIONS

ESCALATION OF
MATERIAL COSTS



THE EFFECT ON
COST IN 2021

20% ↑

TAKING THE PROJECTED
COST FROM
\$14.5 M → \$17.4 M

AS A RESULT, WE SOUGHT:
CREATIVE SOLUTIONS TO
COUNTERACT IMPACT &
REDUCE COST
INCREASE BUILDING
EFFICIENCY

COST ESTIMATE

BUILDING SQUARE FOOTAGE: 19,265 SF

STANDALONE ERT BAY: 750 SF

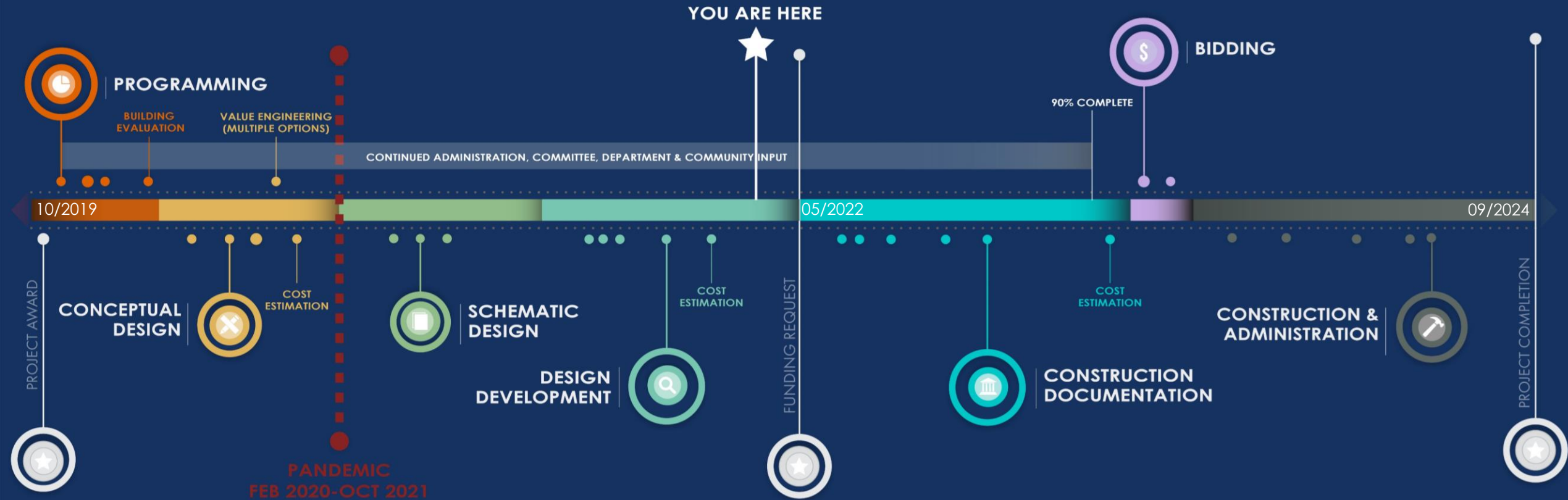
ESTIMATED TOTAL PROJECT COST
\$16.7 MILLION

Wilton, Connecticut
Opinion of Probable Project Costs
February 7, 2022

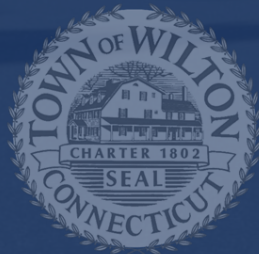
Police Facility

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	19,265 s.f.	\$465.00 /s.f.	\$8,958,000
Standalone ERT Construction	750 s.f.	\$340.00 /s.f.	\$255,000
	Subtotal:	\$460.30 /s.f.	\$9,213,000
Sitework (incl Building Demolition)			\$1,250,000
Hazardous Material Abatement			\$75,000
	Subtotal:	\$526.51 /s.f.	\$10,538,000
General Conditions (8.5%)			\$896,000
Bonds & Insurance (2%)			\$229,000
Overhead & Profit (3%)			\$350,000
	Subtotal:	\$600.20 /s.f.	\$12,013,000
Design/Estimating Contingency (10%)			\$1,201,000
Escalation Allowance up to mid-point of Construction (March 2023 Start)			\$595,000
	Subtotal:	\$689.93 /s.f.	\$13,809,000
Project Development and Equipment Costs			
Designer Fees (Remaining Phases Only)			\$785,000
OPM/Clerk of the Works (Paid directly by Town)			\$410,000
Structural Peer Review Fee			\$15,000
Interior Furnishings and Loose Equipment			\$231,000
Furniture and Equipment Design Fees			\$23,000
Survey and Borings			\$15,000
Materials Testing			\$69,000
Relocation Costs			\$50,000
Communications Equipment			\$450,000
Communications Consultant (owner provided estimate)			\$0
Computer Equipment (owner provided estimate)			\$0
Bidding Expenses - Advertising and Reprographics			\$25,000
Bonding and Legal Fees (owner provided estimate)			\$0
Builder's Risk Insurance			\$60,000
	Subtotal:		\$1,723,000
Construction and Project Contingency			
Construction/Owner's Contingency (7.5%)			\$1,036,000
Project Development Contingency (7.5%)			\$129,000
	Subtotal:		\$1,165,000
Total Opinion of Probable Project Costs:			\$16,697,000

NEXT STEPS



THANK YOU



Tecton
ARCHITECTS