

Phillip S. Luttazi Town Garage

Dover, Massachusetts

Architect: Spalding Tougias Architects, Inc.



Photo Courtesy of Spalding Tougias Architects

MANUFACTURERS/SUPPLIERS
Exterior Walls — Aluminum Storefront: EFCO Corporation; Metal Siding: American Buildings; Front Entry Corrugated Metal: Reynolds Metal; Aluminum & Glass Overhead Doors: Richards-Wilcox Canada; Overhead Insulated Doors: Arm-R-Lite.
Roof — Metal: American Buildings; Translucent Glass: Major Industries.
Floors — Ceramic Tile: Dal-Tile; VCT, Sheet Vinyl: Mannington; Carpet: Shaw Industries.
Interior Walls — Metal Framing: Gold Bond; Gypsum: United States Gypsum; Paint: Sherwin Williams.

EXTENDED PRODUCT INFORMATION
Exterior Walls — Aluminum Storefront: EFCO Corporation.
 See advertisements on pages 22 and 60.

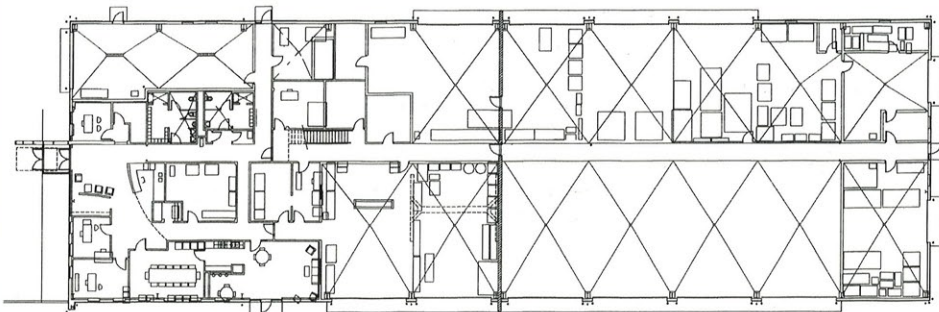
The new public works facility is located on a 3.50 acre site behind Town Hall. The narrow tract is bordered on the south side by railroad tracks and residential parcels to the north. The site was previously occupied by a heavy timber structure utilized by the Public Works Department. The site is accessed from a narrow approach parallel to the building's 254-foot length. A fuel dispensing station for town vehicles is located on the right hand side. To the left is a landscaped parking area for employees and visitors. Beyond the new 21,913-square-foot public works department facility is the former maintenance repair garage, salt shed and open space for yard storage. Storm water is handled through an infiltration system while a tight tank collects interior floor drain run-off.

Spalding Tougias Architects utilized a pre-engineered metal building for the entire facility except for a 1,482-square-foot storage mezzanine above the administrative area, which is framed conventionally. The public elevation is composed of a 25-foot high horizontal metal building facade designed to give the building a commercial aesthetic. The "screen wall" visually defines the public and administrative areas from the vehicle storage areas beyond. An entry canopy supported by painted steel I beams and a horizontally corrugated accent wall leads into a 1-1/2 story lobby illuminated by an aluminum storefront wall. Also facing the front elevation is the washbay with a fully glazed overhead door enclosure and the director and town engineer's offices.

Once inside a deep curving fascia and tile floor pattern visually leads the public

to the glazed conference wall. A galley kitchen connects the conference room with an employee breakroom. Internal to the layout is a copy room and secure plan room. On the opposite side, the corrugated wall from the exterior continues into the lobby to accent the north wall, which opens to the cemetery director's office and men's and women's locker rooms.

A central corridor extends from the administrative area into the fleet maintenance and vehicle storage areas shared by the highway, parks, and recreation and cemetery departments. The maintenance bays include hydraulic lifts, an overhead crane and fully glazed overhead doors to maximize daylight. Internal spaces include a highway sign room, tool storage and mechanical room. A metal stair parallel to the corridor leads to the mezzanine storage above.



ARCHITECT
 SPALDING TOUGIAS ARCHITECTS, INC.
 12 Farnsworth Street
 Boston, MA 02210

FILE UNDER
 INDUSTRIAL
 Dover, Massachusetts

CONSTRUCTION TEAM

GENERAL CONTRACTOR: BBC Co., Inc.
 139 Weymouth Street, Rockland, MA 02370
STRUCTURAL ENGINEER: CBI Consulting, Inc.
 12 Farnsworth Street, Boston, MA 02210
ELECTRICAL ENGINEER: Shrewsbury Consulting
 361 Lake Street, Shrewsbury, MA 01545
MECHANICAL ENGINEER: Barstow Engineering
 401 Commonwealth Avenue, Boston, MA 02115
COST ESTIMATOR: CBI Consulting, Inc.
 12 Farnsworth Street, Boston, MA 02210

GENERAL DESCRIPTION

SITE: 3.5 +/- acres.
NUMBER OF BUILDINGS: One.
BUILDING SIZES: First floor, 20,431; mezzanine, 1,482; total, 21,913 square feet.
BUILDING HEIGHT: First floor, 21'; total 21'.
BASIC CONSTRUCTION TYPE: Pre-engineered/New.
FOUNDATION: Concrete.
EXTERIOR WALLS: Metal siding, corrugated metal.
ROOF: Metal, translucent glass.
FLOORS: Ceramic tile, VCT, sheet vinyl, carpet.
INTERIOR WALLS: Metal framing, gypsum panels, paint.



PHILLIP S. LUTTAZI TOWN GARAGE

Date Bid: Jan 1998 • Construction Period: Mar 1998 to Oct 1998 • Total Square Feet: 21,913

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
1. BIDDING REQUIREMENTS	274,009	18.19	12.50	Permit, bonds & certificates, general conditions.
2. GENERAL REQUIREMENTS	—	—	—	1 Unit.
3. CONCRETE	161,000	10.69	7.35	3 Formwork, reinforcement, accessories, cast-in-place, curing.
4. MASONRY	57,000	3.78	2.60	4 Unit.
5. METALS	41,348	2.74	1.89	5 Structural framing, fabrications.
6. WOOD & PLASTICS	11,960	0.79	0.55	6 Rough carpentry, architectural woodwork.
7. THERMAL & MOIST. PROTECT	31,267	2.08	1.43	7 Insulation, firestopping, exterior wall assemblies, membrane roofing, flashing & sheet metal, skylights, joint sealers.
8. DOORS & WINDOWS	121,305	8.05	5.54	8 Metal doors & frames, special doors, entrances & storefronts, metal windows, hardware, glazing.
9. FINISHES	102,305	6.79	4.67	9 Gypsum board, tile, acoustical treatment, resilient flooring, carpet, painting.
10. SPECIALTIES	7,267	0.48	0.33	10 Misc. specialties, signage, lockers, partitions, toilet & bath accessories.
11. EQUIPMENT	37,100	2.46	1.69	11 Wash water, general, residential/appliances.
12. FURNISHING	—	—	—	12
13. SPECIAL CONSTRUCTIONS	249,323	16.55	11.37	13 Pre-engineered structures & installation.
14. CONVEYING SYSTEMS	—	—	—	14
15. MECHANICAL	263,890	17.52	12.04	15 Insulation, plumbing, HVAC, controls, testing, adjusting & balancing.
16. ELECTRICAL	148,845	9.85	6.79	16 Basic materials & methods, lighting.
TOTAL BUILDING COST	1,506,609	100%	\$68.75	
2. SITE WORK	100,653	—	—	2 Earthwork, utility piping materials, fuel & steam distribution, landscaping, included in Site Work.
LANDSCAPING & OFFSITE WORK	—	—	—	
TOTAL PROJECT COST	1,607,262			(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO FEBRUARY 2000: \$73.02 PER SQUARE FOOT