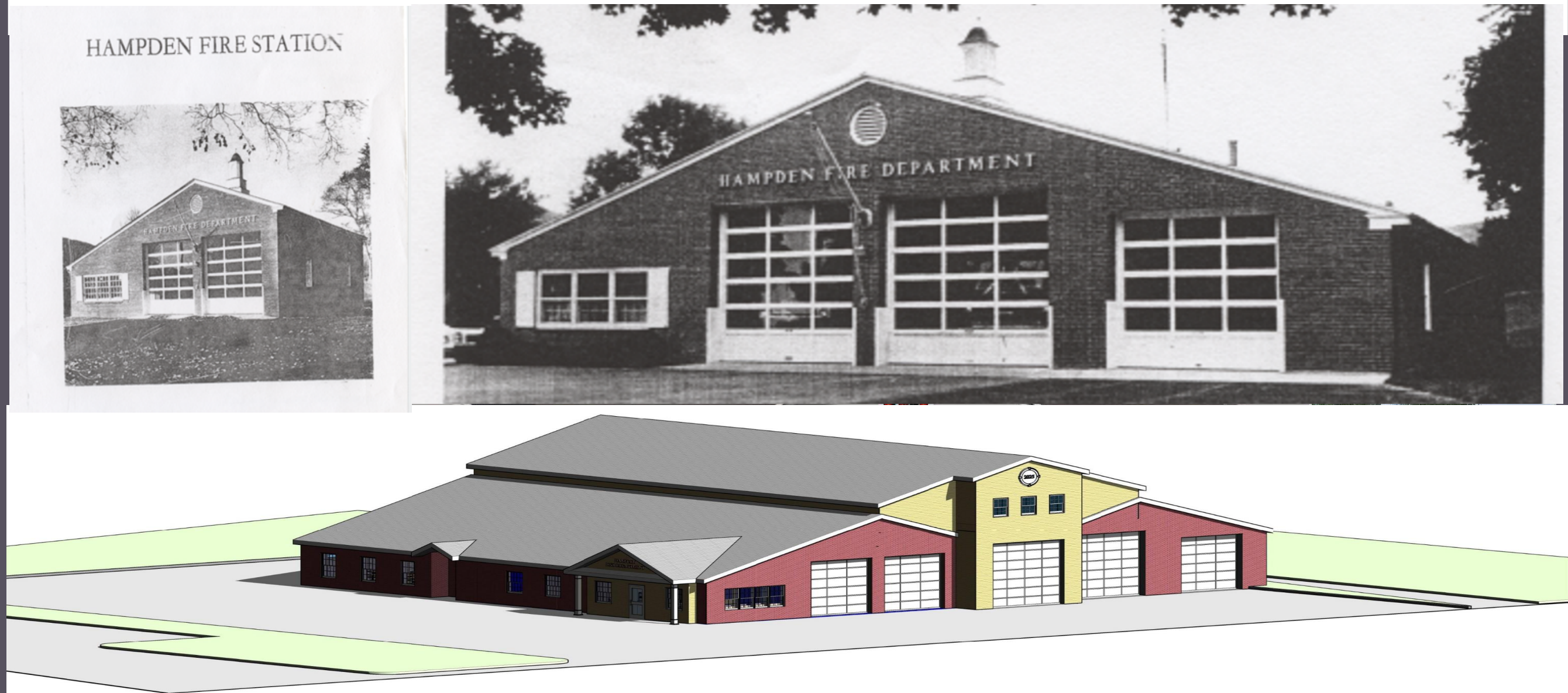


Fire Station Renovation/Addition



Building Committee Members & Design Team

Ed Poulin, Fire Chief - Committee Member

Mark Barba, Committee Member - Chair

Craig Rivest, Committee Member/Select Board

Ed Rigney, Committee Member

Lance Travallion, Committee Member

Gary Petzold, Committee Member

Mark Saccoccio, Principal –in-Charge - Saccoccio & Associates

Kyle Robinson, Project Architect - Saccoccio & Associates

Jeffrey Alex, Project Manager - Saccoccio & Associates



Why we need a renovation/expansion at the Fire Station

- Originally Built in 1963 , 2 small additions over the years
- Feasibility study conducted in 2020 by Mitchell associates cited:
- The existing station is in good condition from a structural perspective, **spatial issues** and **safety and health** concerns for all First Responders working in this building present risks which require **immediate** attention and resolution.
- Space is inadequate for modern firefighting equipment
- Does not provide appropriate space for decontaminating or storing equipment
- Mechanical systems do not provide separation between contaminants and living/working spaces
- Outdated facilities and lack of code compliance
- Major lack of safety conditions and health/safety standards
- Apparatus bays severely undersized for modern day vehicles



What will this project achieve?

- Space for mission essential apparatus and equipment.
- Space for proper decontamination of equipment & gear
- Improved administrative space
- Mechanical systems and space separations for the Long-term health of Firefighters
- Adequate space for the next 20+ years of operational needs
- Training space for firefighters
- Enhanced FF safety and efficiency
- Increased community safety and disaster preparedness
- Energy efficiency and sustainability
- Technological advancements
- Reduced maintenance and repair costs
- Volunteer retention and will enhance new member applications



Health and Safety Improvements



Focus on Adjacency to Increase Efficiency

Red / Yellow / Green Transitions
↓ Hazardous – Transition Space / Safe

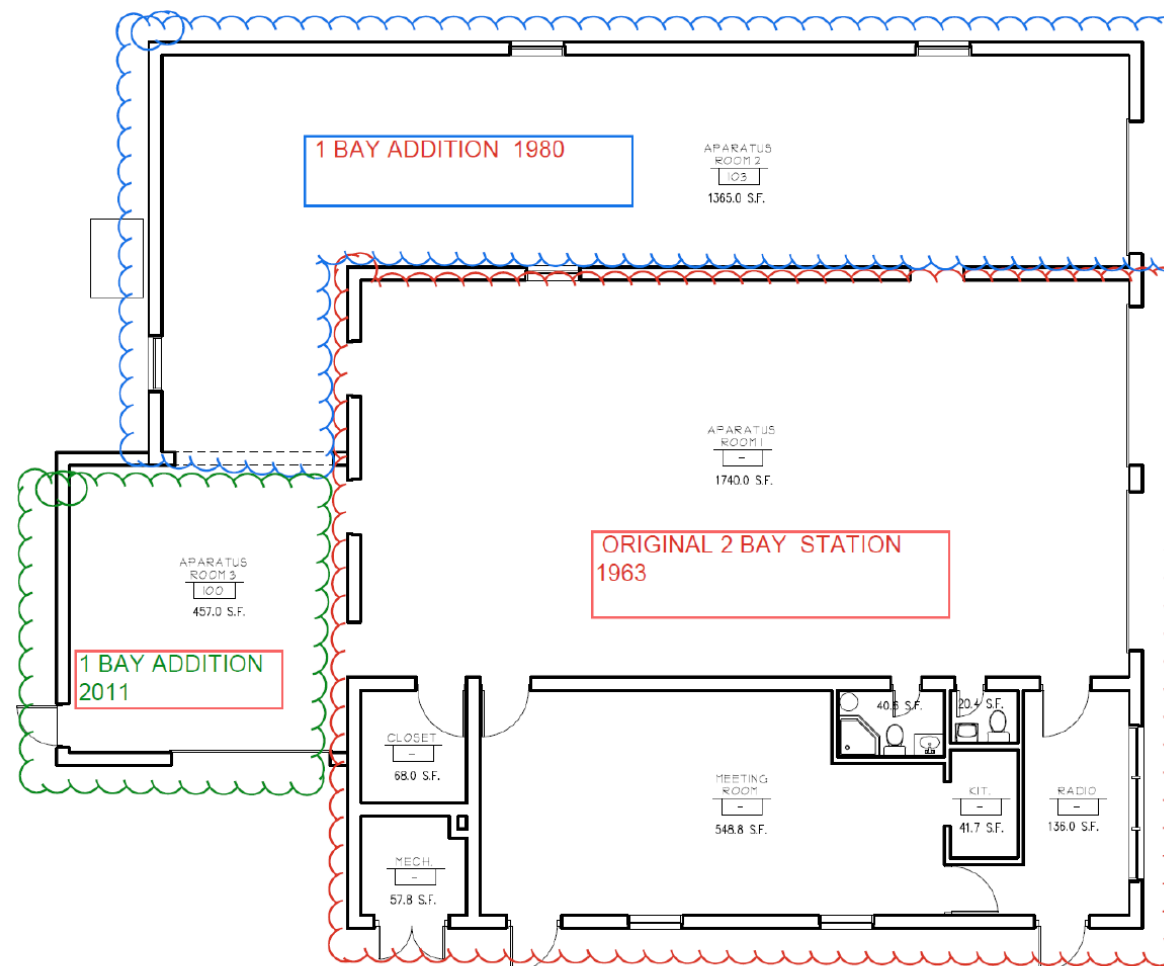
Function & Employee Wellbeing

ZONE LEGEND

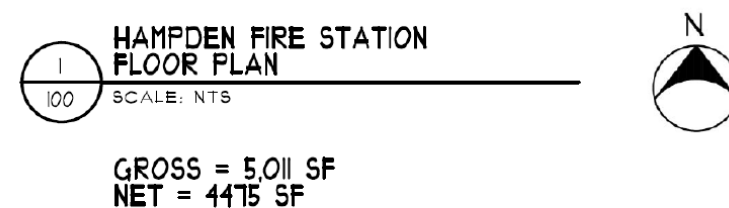
- HOT - HIGH HAZARD
- TRANSITION - MODERATE HAZARD
- COLD - LOW HAZARD

PROPOSED PLANS



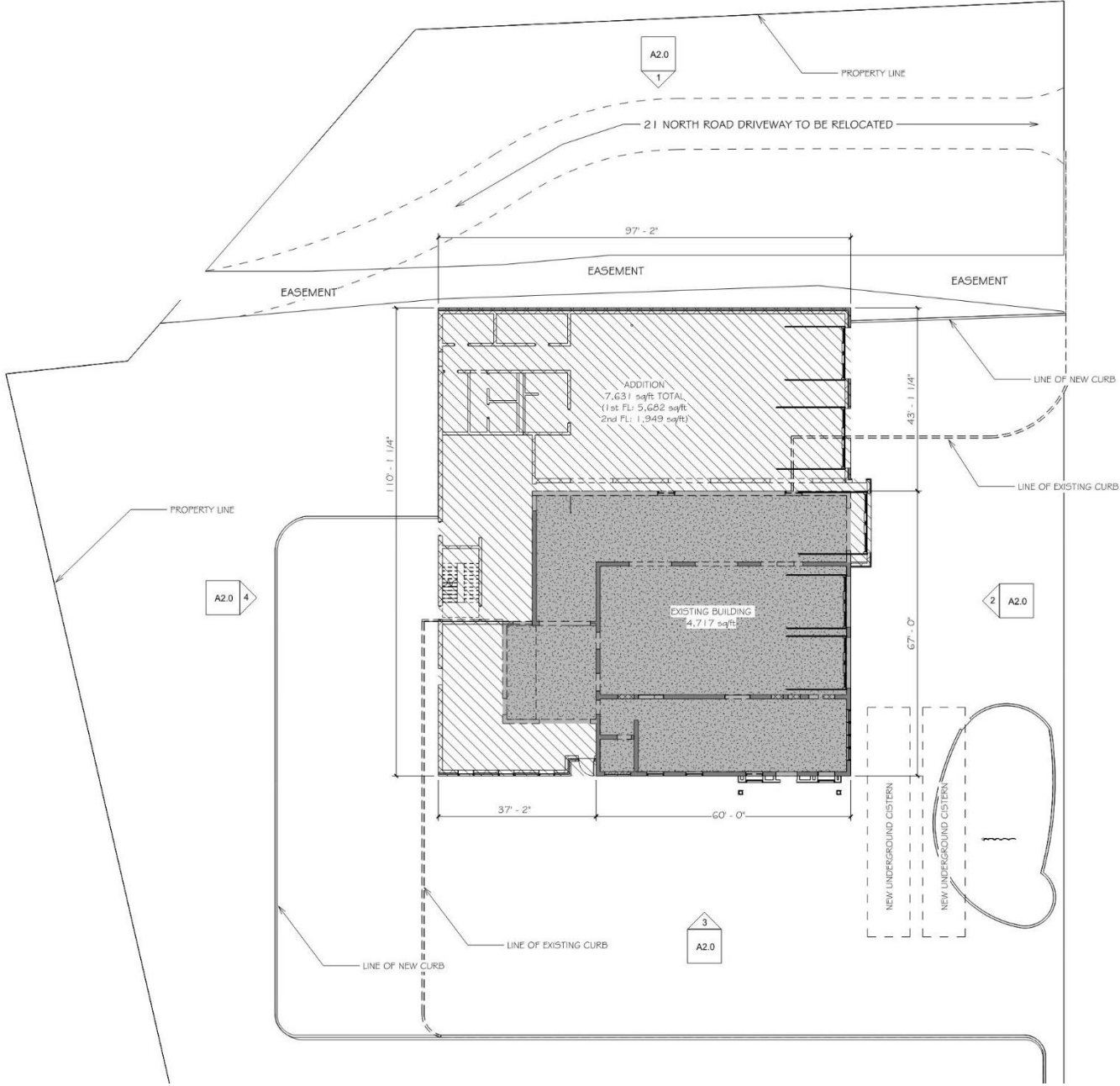


CURRENT STATION SHOWING
ORIGINAL 1963 LAYOUT AND
2 1 BAY ADDITIONS OVER
THE YEARS

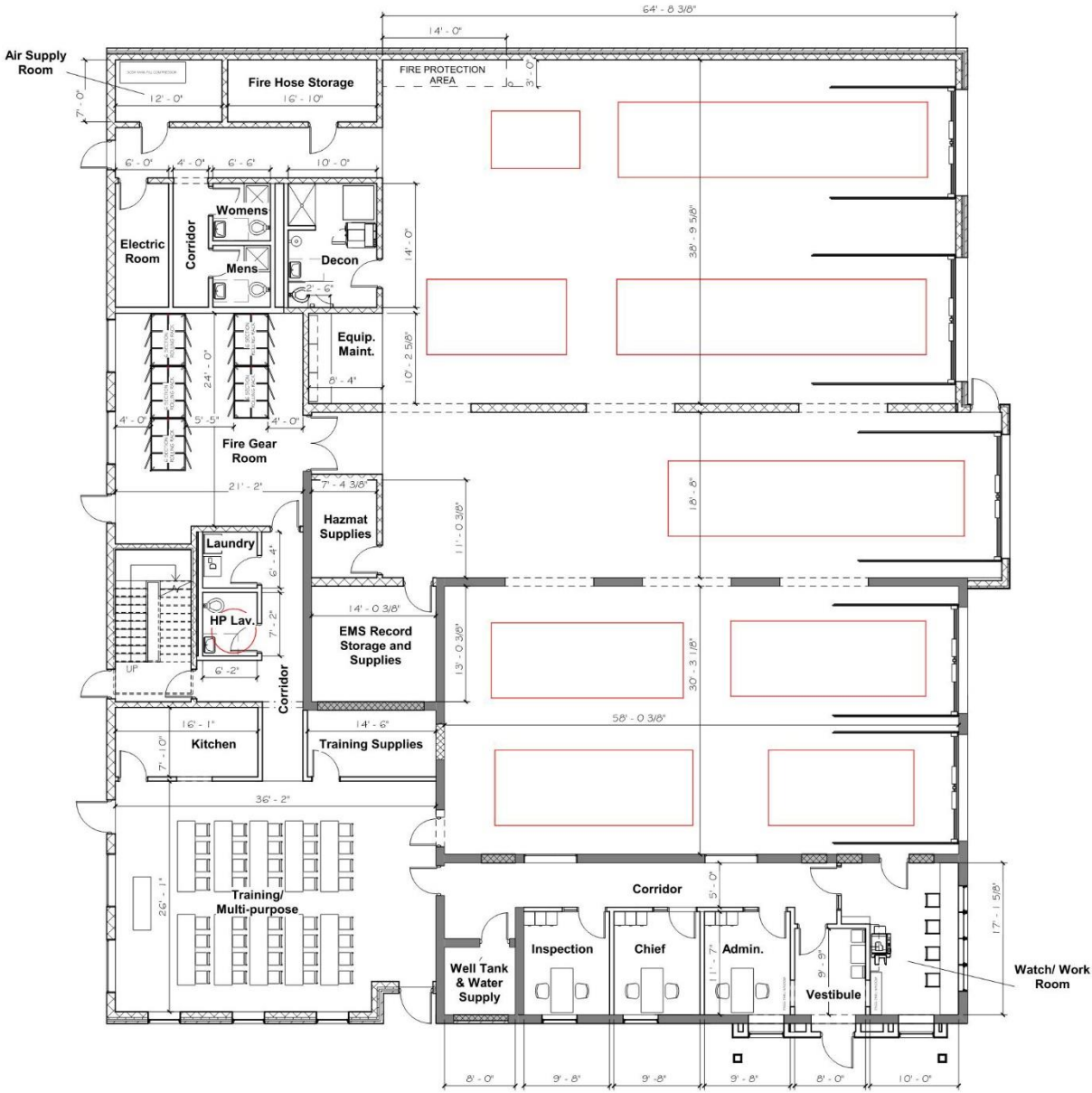


Current station

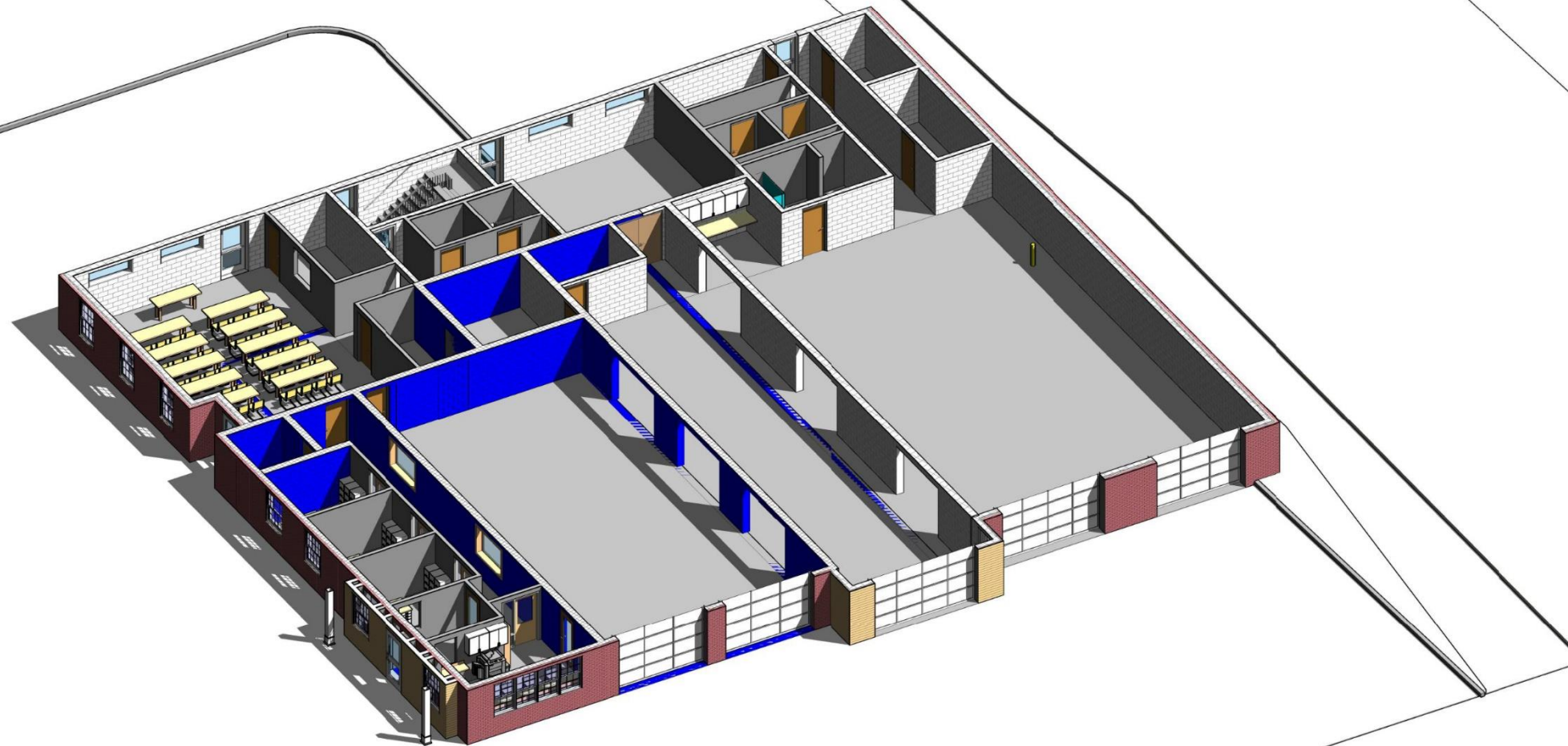
Site Plan



1st Floor Plan



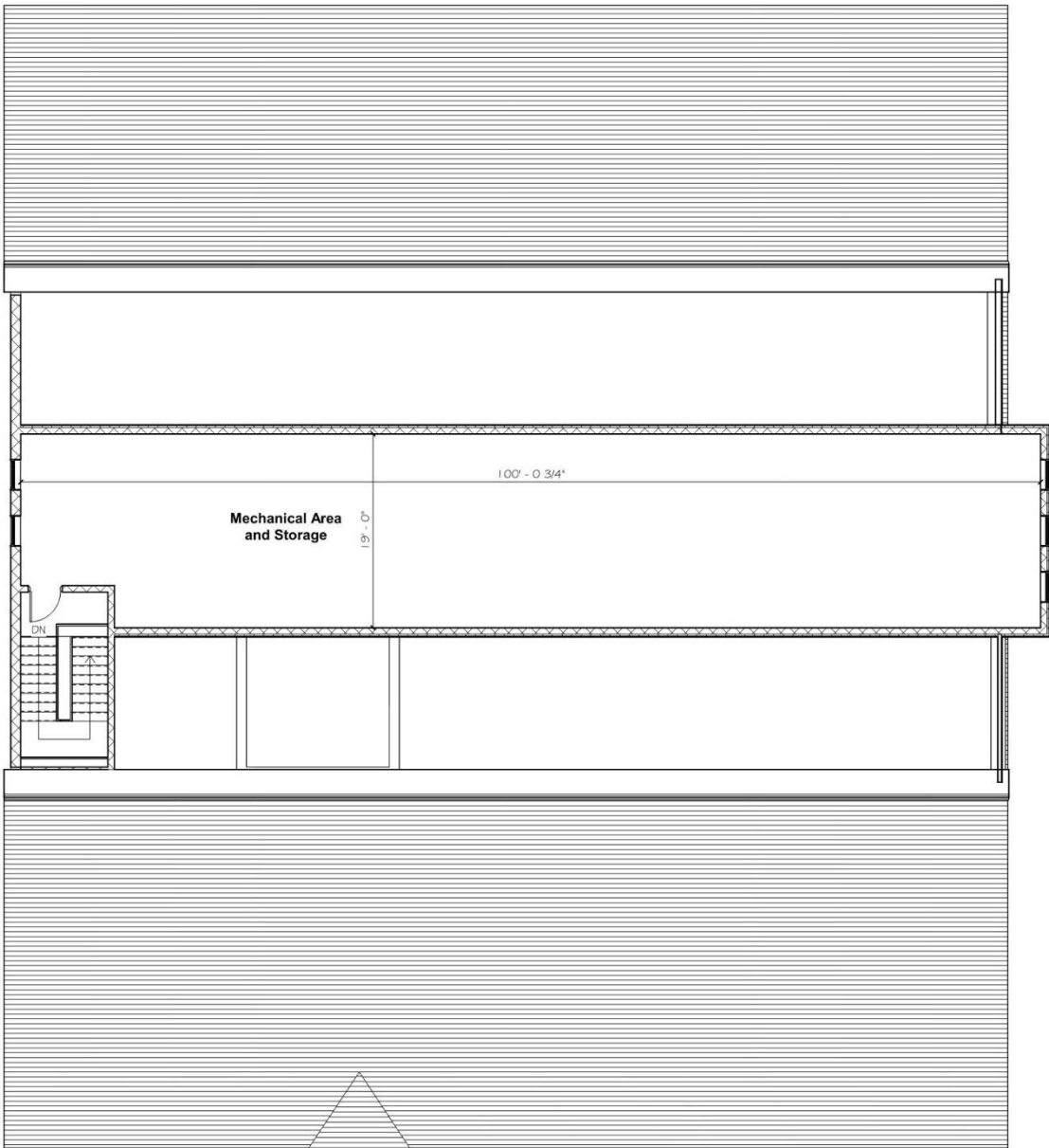
1st Floor Reference View



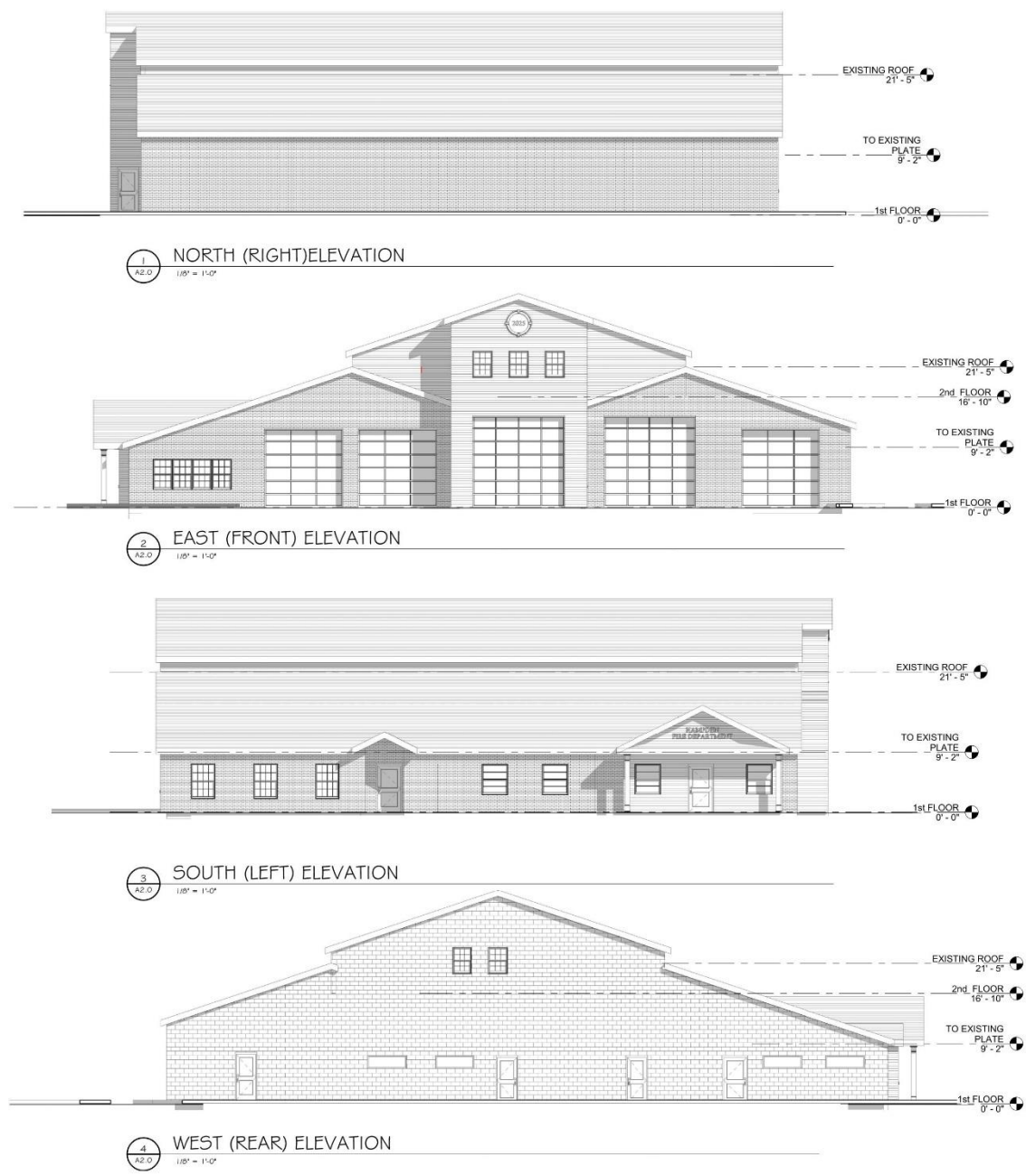
1st FLOOR REFERENCE VIEW



2nd Floor Plan



Elevations



Project Costs



April 29, 2025

Fire Station Project Borrowing

\$ 8,300,000

With a capital project like this construction is funded by short-term borrowing until the project is completed with the town paying interest only.

Once the project is finished, we would go out for a 20-year bond. This would likely not be for at least 3 years.

Based on a 20-year bond with level principal payments the annual principal would be \$415,000. The bond market prefers level principal payments with decreasing interest payments each year. That is how the police department building is structured.

If we are as lucky as we were with the police station and can borrow at around 2.75% then interest payments would be \$229,000 in the first year and dropping by about \$23,000 each year.

It is more likely that the rates will be a lot higher. If they were double which is not unlikely or 5.5%. In that case the interest would be \$458,000 to start and drop around \$46,000 each year.

- With these projections annual payments should be between \$644,000 and \$873,000.
- Based on this year's numbers, each \$150,000 causes a 1% increase in taxes.
- Given that I would project a tax increase anywhere between 4.3% and 5.9%.
- The average single-family home in 2025 paid \$6400 in taxes.
- The increase would then range from \$275 to \$375 per year.

The above information has been provided by the town Treasurer.

CONSTRUCTION COSTS		\$6,503,735
(From Construction Cost Engineering Of Boston 4/11/2025 estimate)		
OWNER CONTINGENCY 7 %		\$455,261
(For any unforeseen issues that arise in construction-industry range 7-10 %)		
SOFT COSTS 15 %		\$975,560
(Includes design fees, Owner Project Manager - Furniture. Fixtures,Equipment,Attorney Fees - industry range 10-15 %)		
	TODAYS DOLLARS -2025	\$7,934,556
Escalation 1 year @ 4.6 %		\$365,444
(This is a estimation on how much materials will increase between now and next year when we would be projected to start - 4-5% , best guess)		
PROJECT AMOUNT BEING REQUESTED AT 5 /12 /2025 TOWN MEETING		\$8,300,000
4/28/2025		

FAQ's

Why do we need this project?

The existing fire station is outdated and undersized for the department's needs. Fire apparatus have grown and there is more equipment and gear used today than when the current fire station was constructed. Along with the need for more space, there have been significant advancements in understanding the impacts station design can have on the health of department staff. Studies have identified many health hazards that come with fighting fires. A new modern station will provide additional safety features, containment of contaminants, separation of building uses, and isolation of air circulation, that have been shown to improve the immediate and long-term health of fire fighters.

Why is now the right time for this project?

The existing station is beginning to impact the ability of the fire department to adequately perform their jobs to the highest standard. While we don't currently see a significant impact on the services provided the continued operation in an outdated facility does impact the department's ability to attract and keep qualified personnel. The cost of construction is only going to increase overtime, so waiting will cause the overall cost of the project to increase.

What would be the annual increase in price if we put off the project?

It is estimated that the cost of the project will rise 5-7% each year if it is delayed.



FAQ's

How was the project scope identified?

The project scope was identified by the Fire Department, Fire Station Building Committee with the assistance of Saccoccio and Associates Architects.

Do we need all of the planned apparatus bays?

The planned apparatus bays were designed to hold all of our existing apparatus and equipment. There is one additional bay proposed..

If the project is approved at Town Meeting and Special Town Election on June 23 , what would the construction timeline be?

It would be approximately 2 years following the June 23 rd election to complete the design documents, hire a general contractor and construct the new facility.

How will costs be controlled during construction?

Along with a owners project manager The building committee, and Saccoccio & Associates will be involved throughout the construction process to continually review project budgets and costs to keep the project on budget.

What is proposed for the second level above the middle section?

This area will house mechanicals and be used for additional storage and training space .

