

Fire Station Headquarters New Construction Project

Board of Selectmen

March 15, 2017





Center Fire Station Project

Comparison:

Current Fire Headquarters

- Constructed in 1966
- Approx. 8,111 sq. ft. with 4 bays
- 22,800 residents
- Built for a staff of 30
- Primarily fire response, no ambulances planned
- Single apparatus bays
- Limited meeting/training space
- No substantial renovations or additions
- Not operationally efficient
- Substantial upgrades needed

Proposed Fire Headquarters

- New construction on vacant Town owned land in Center
- Approx. 18,000 sq. ft.
- 30,000+ residents
- Current staff of 56 in Dept.
- Design for fire, medical, & special hazard responses
- Five (5) deep apparatus bays with vehicle maintenance bay
- ADA Compliant and gender friendly
- Design for FF Health & Safety

Center Fire Station Project



Substations:

South Fire Station

- Built in 2002
- 7,400 sq. ft. with 4 bays
- Engine 2
- Engine 5 (spare)
- Engine 7 (brush/plow)
- Ambulance 4 (spare)
- Car 5 (Fire Prevention Officer)
- Trench Rescue Trailer
- One Lieutenant and Two Firefighters assigned to E-2
- Fire Prevention Office
- Has remained open 24/7 since June 19, 2012

North Fire Station

- Built in 1975
- 3,736 sq. ft. with 2 bays
- Engine 3
- Ambulance 3
- Car 9 (pickup truck with plow)
- Rescue Boat (on trailer)
- One Lieutenant and Two Firefighter/EMTs assigned to E-3 or A-3 as needed
- Has remained open 24/7 since June 19, 2012



Center Fire Station Project

Current Building Issues:

- Present station does not meet the needs of the present day fire department and significant deficiencies exist
- Insufficient, inefficient heating and ventilation
- Outdated plumbing and electrical
- Roof and windows beyond useful life
- Not ADA compliant for public access or employee use
- Lack of female firefighter accommodations
- Firefighter health and safety an ongoing concern
- Does not meet standards for decontamination and storage of medical and firefighting equipment
- Building dictates equipment purchases



Center Fire Station Project

Current Programming Issues:

- Constructing a modern station is a component in the Fire Department's ability to continue providing the Town quality emergency medical, fire response, and fire prevention services
- Mission has expanded beyond fire only responses
- Apparatus bays and building limit operational changes
- No dedicated meeting or training room space
- Unable to clean firefighter turnout gear within the station
- No segregation of firefighter turnout gear
- Transition to Regional 911 Dispatch Center



Center Fire Station Project

New Building Design:

- Main Street location on Town owned, vacant land
- Clear sightline for apparatus entering and exiting
- Functionality, flexibility, and simplicity in design
- Durable materials and systems for life-cycle costs
- Verifiable and sustainable energy practices
- ADA compliant with clear point of public access
- Address decontamination and storage issues
- Increased gender separation, locker/shower room
- Multipurpose EOC, training and meeting room
- Public parking and outside training/fitness area



Center Fire Station Project

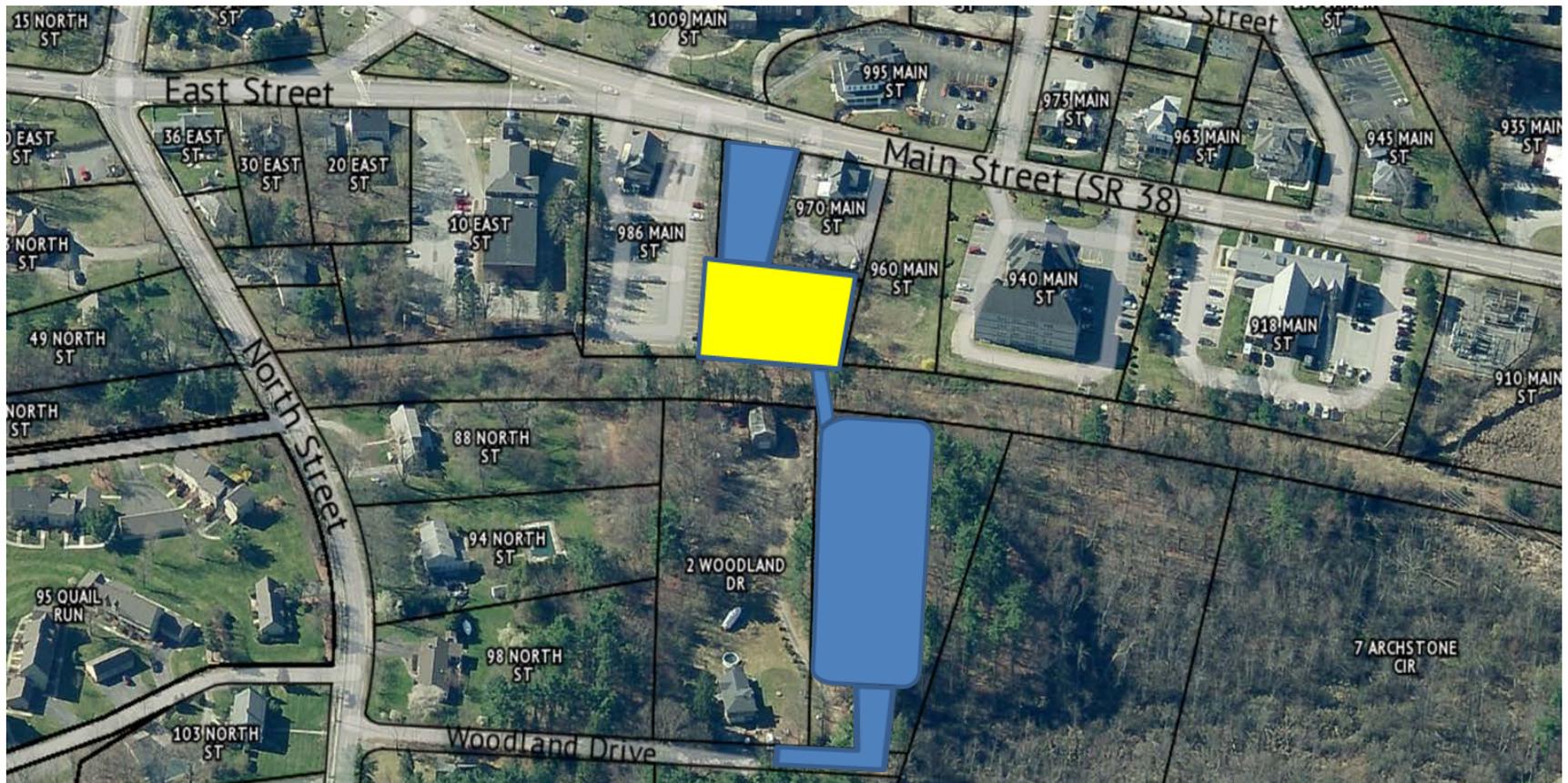
New Building Design:

- Independent feasibility studies in 2007 & 2015 confirmed replacement, not renovation
- No interruption in Fire Department services to community
- Modern areas for administrative, residential, and training needs of the Department
- Design for modern apparatus and technology
- Design to contain contaminants, limit cross contamination
- Environmentally friendly to reduce ongoing maintenance and energy costs
- Functional, community friendly design



Center Fire Station Project

New Building Location:





Center Fire Station Project

A Tour of Today's Center Fire Station:

Meeting/Training/Day Room



Largest Office Space





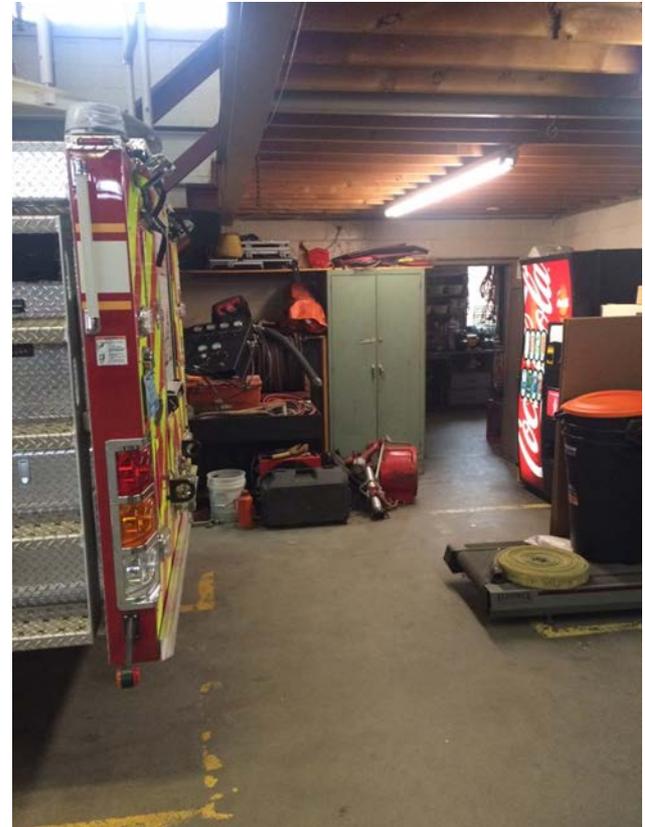
Center Fire Station Project

Equipment Storage Areas

Hose Tower Storage



Ladder Bay and Mezzanine

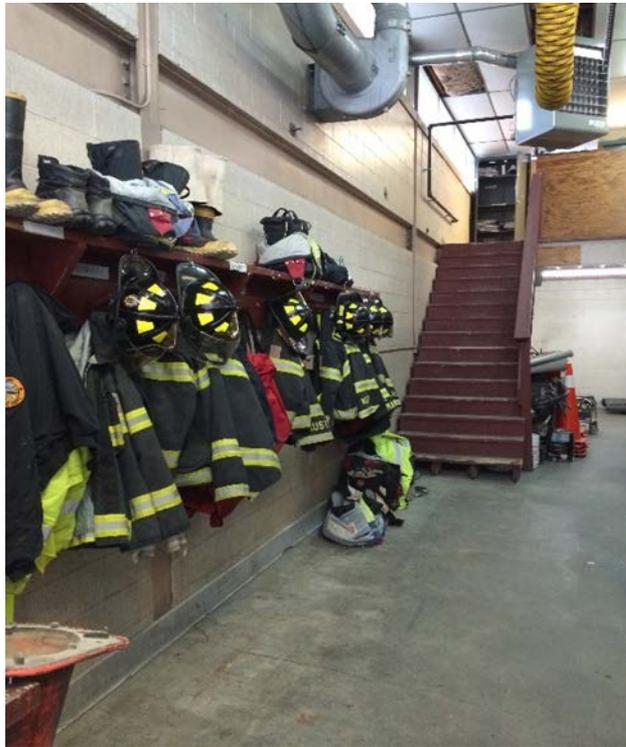




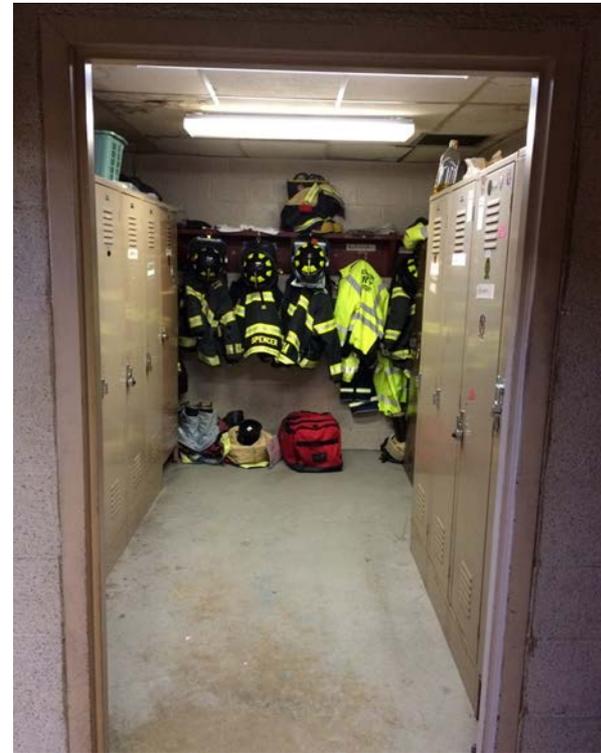
Center Fire Station Project

Gear Storage

Gear Storage Area



Locker and Gear Area





Center Fire Station Project

Heating and Cooling

Original Gas Boiler



Window Air Conditioners





Center Fire Station Project

Exterior Components

Roof Condition



Building Envelope





Center Fire Station Project

51 Years of Useful Service





Center Fire Station Project

Center Fire Station Presentation: Debt Exclusion Borrowing

Project Cost:

Site Acquisition	None
Design/Engineer: (Architect, Engineers and Owners Project Manager)	1,741,160
Construction: (New Building 18,000 SF Building, Parking Lot, Road)	11,204,000
Equipment/Furnishings: (Furniture, Gear Washer/Extractor, Security System)	750,000
Contingency: (Approximately 10%)	<u>1,204,000</u>
Total	14,899,160

Feasibility Study and Cost Estimate provided by CBI Consulting

Center Fire Station Project



Center Fire Station Presentation: Debt Exclusion Borrowing

Debt Service and Tax Impact:

Tax Impact Center Fire Station: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year.

Fiscal Year	Debt Service Fire Station Estimated \$15 Million	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
		Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. Com./Ind. Value	Tax Rate Impact	Tax Impact Res.
2018	421,875	367,031	0.09	33	766,663	0.15	115
2019	1,352,500	376,207	0.28	105	785,830	0.48	377
2020	1,322,875	385,612	0.27	104	805,475	0.47	379
2021	1,293,250	395,252	0.27	107	825,612	0.46	380
2022	1,263,625	405,134	0.26	105	846,253	0.45	381
2023	1,234,000	415,262	0.26	108	867,409	0.44	382
2024	1,204,375	425,643	0.25	106	889,094	0.43	382
2025	1,174,750	436,284	0.24	105	911,322	0.42	383
2026	1,145,125	447,192	0.24	107	934,105	0.41	383
2027	1,115,500	458,371	0.23	105	957,457	0.40	383
2028	1,085,875	469,831	0.23	108	981,394	0.38	373
2029	1,056,250	481,576	0.22	106	1,005,928	0.37	372
2030	1,026,625	493,616	0.22	109	1,031,077	0.37	381
2031	997,000	505,956	0.21	106	1,056,854	0.35	370
2032	967,375	518,605	0.20	104	1,083,275	0.34	368
2033	937,750	531,570	0.19	101	1,110,357	0.33	366
2034	908,125	544,860	0.19	104	1,138,116	0.32	364
2035	878,500	558,481	0.18	101	1,166,569	0.31	362
2036	843,875	572,443	0.18	103	1,195,733	0.30	359
2037	814,438	586,754	0.17	100	1,225,626	0.29	355
During Entire Term of Debt Service	Total Debt Service 21,043,688	Avg. Home Value 468,784	Avg. Tax Rate 0.22	Average Tax Bill 101	Avg. Commercial Value 979,207	Avg. Tax Rate 0.37	Average Tax Bill 361