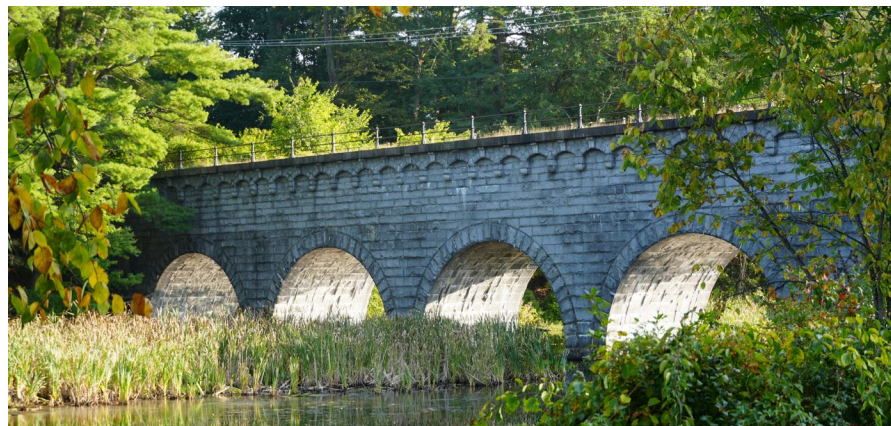


**NEW FIRE STATION  
NORTHBOROUGH, MA**

JULY 15, 2024

## FIRE STATION PROJECT

- Project Development Update
- Total Project Costs Estimate
- Next Steps



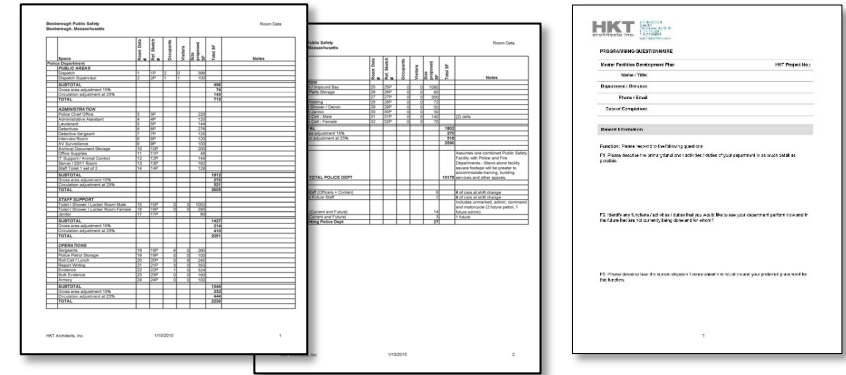
## FIRE STATION PROJECT – FALL 2023 TO PRESENT

- Completed
  - Schematic Design Phase
  - Community Information Sessions
  - Design Review Meetings
  - Design Development Phase
  - Zoning Board Review
  - Planning Board Review
  - Conservation Commission Review
  - Geotechnical Borings + Test Pits
- Pending:
  - Appropriations Committee Review
  - Financial Planning Committee Review



## FIRE STATION PROJECT – DESIGN PROCESS

- Program Development
- Schematic Phase
  - Initial Cost Estimate
- Design Development Phase
  - Reconciled Cost Estimate with 2 professional estimators
- Construction Documents underway
  - Final cost estimate to be completed at 50%
- Bidding following a positive Town Meeting + vote
- Construction



## CLEAN FIRE STATION CONCEPT – 5 STEPS TO SAFE + HEALTHY DESIGN

1. Read and learn about cancer-causing carcinogens in fire stations.
2. Examine decontamination procedures for personnel returning from incidents.
3. Consider healthy 'green' elements in the station.
4. Review the Hot Zone design plan and apply it to existing zones in your station.
5. Focus on the physical and mental health of personnel.

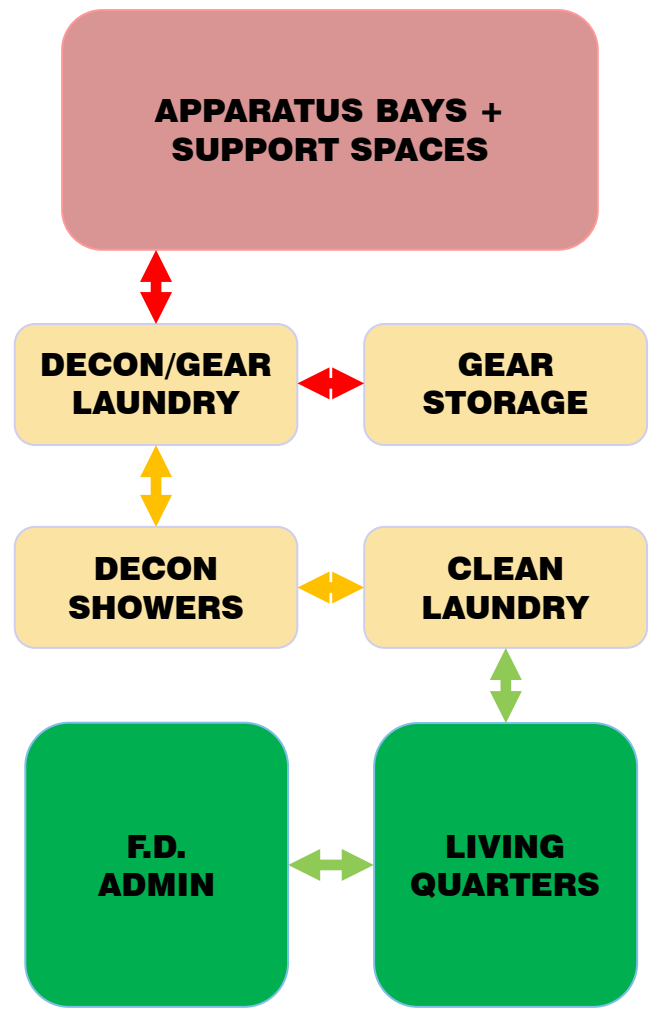
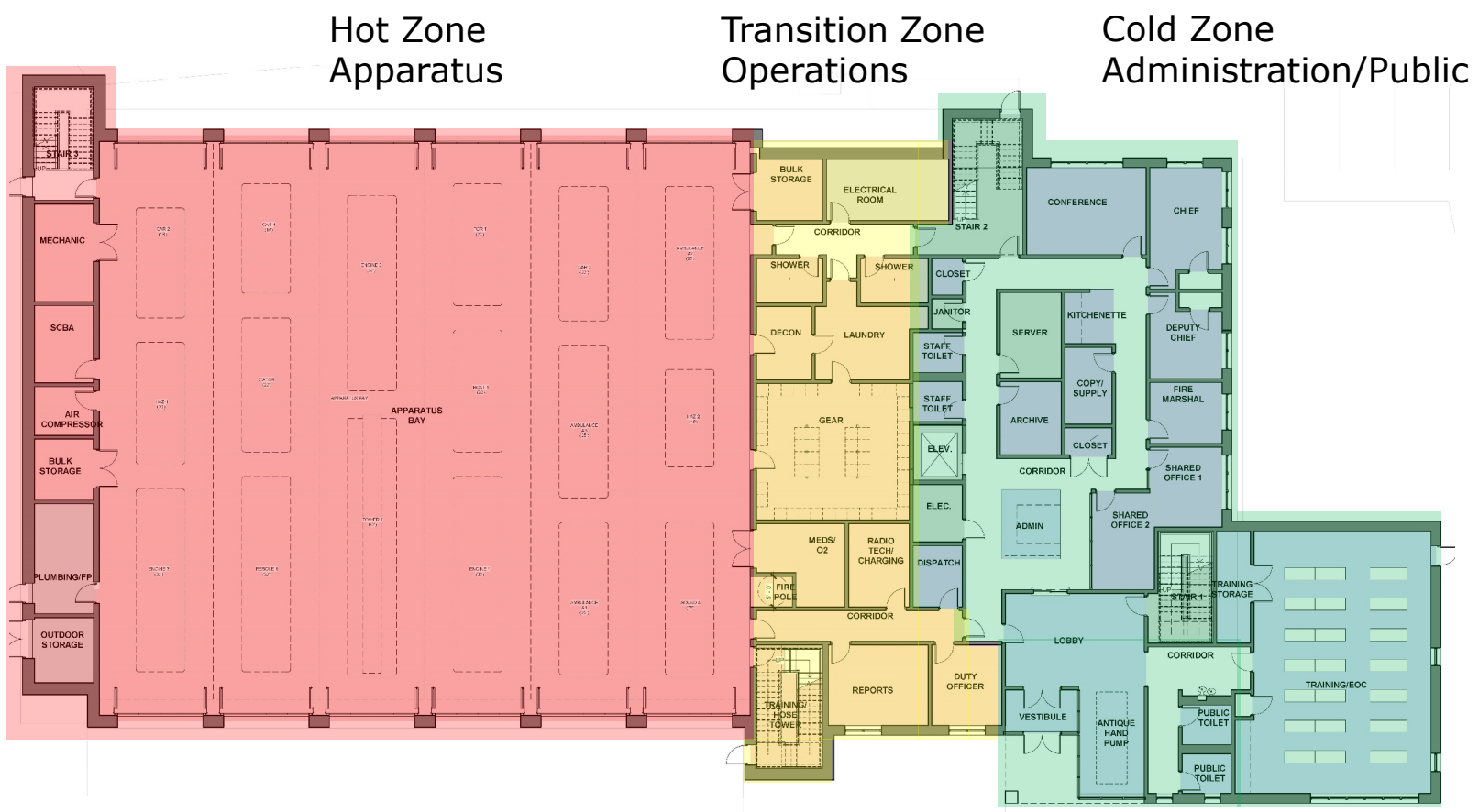
**Firefighters have a 9% higher risk of being diagnosed with cancer than the general U.S. population**



**Firefighters have a 14% higher risk of dying from cancer than the general U.S. population.**

Source: <https://www.firehouse.com/stations/article/21274471/the-concept-of-clean-fire-stations-in-2022>

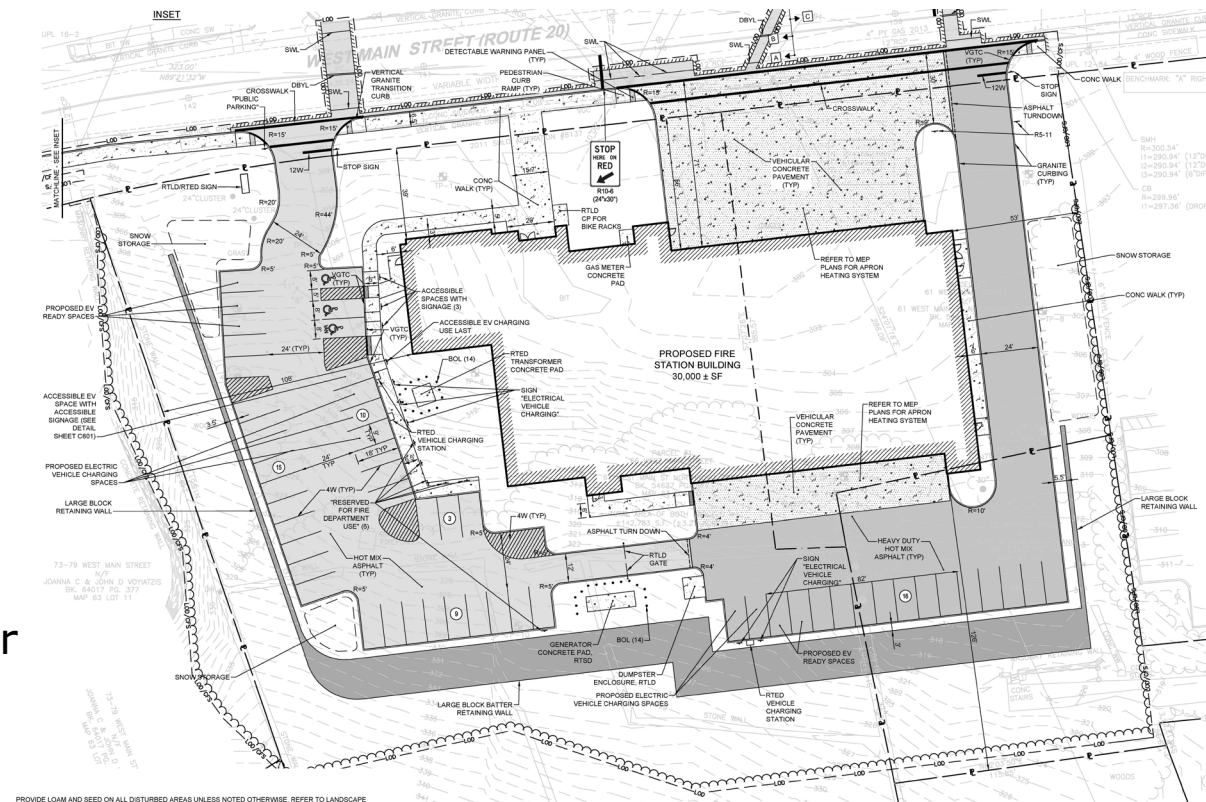
# CLEAN FIRE STATION CONCEPT – FIRST LEVEL PLANNING TO SUPPORT CONCEPT



COLD ZONE TRANSITION HOT ZONE

## NEW FIRE STATION – SITE DESIGN

- Visitor drive entry aligned with entry to Dunkin
- Accessible sidewalk extended west along West Main
- Increased height of fencing at side + rear of property
- Opened discussion to lessen height of west portion of retaining wall
- Increased landscaping
- Separate parking to promote safety for public parking + movement of vehicles
- Building placement to provide clearest sight-lines for apparatus + ease of movement for vehicles
- EV charging stations
- Heated apparatus aprons



## NEW FIRE STATION PROJECT – INTERIOR BUILDING LAYOUT – FIRST LEVEL

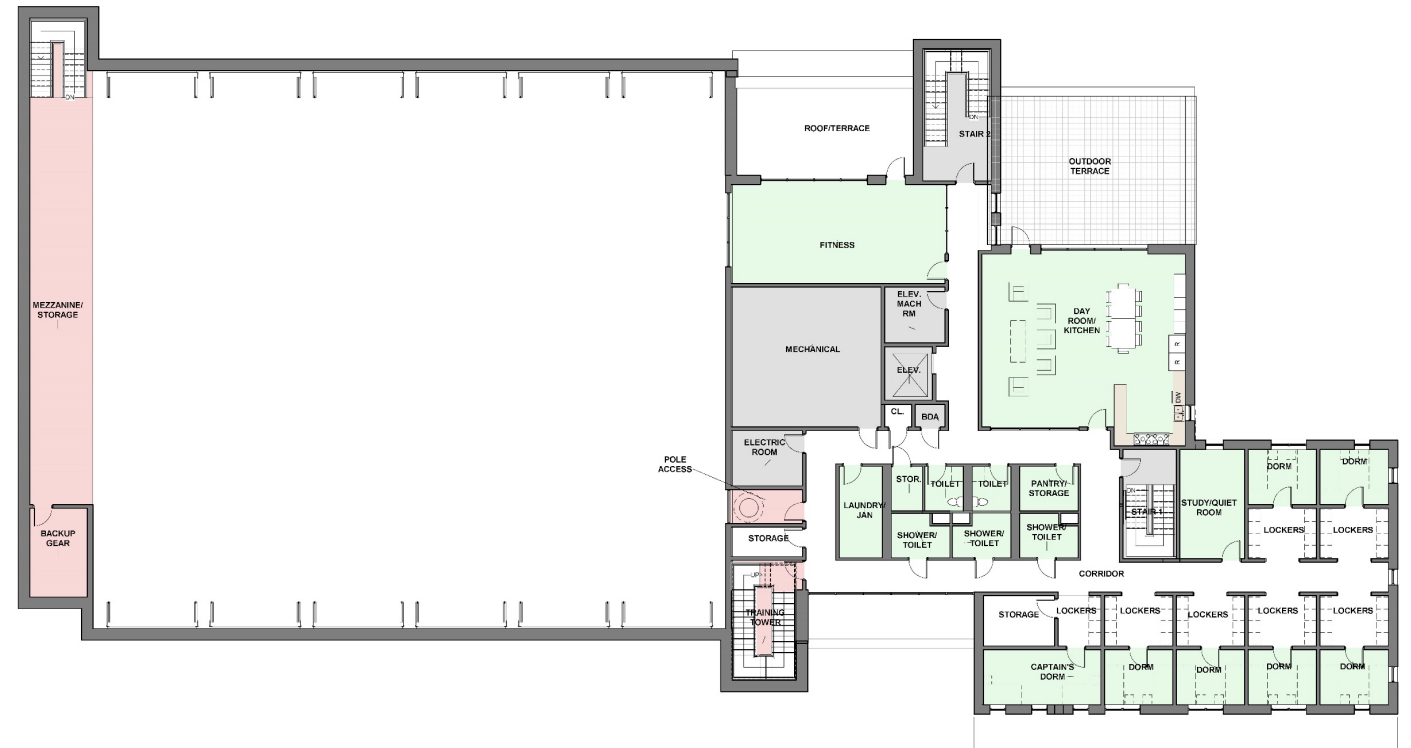
- 21,500 gsf
- Clean Station Concept
- Four Distinct Areas
  - Operations
  - Administration
  - Emergency Operations Center (EOC)/Training/Public Access
  - Building Support





## NEW FIRE STATION PROJECT – INTERIOR BUILDING LAYOUT – SECOND LEVEL

- 9,350 gsf
- Rooms
  - Dorm Rooms (7)
  - Day-Room/Kitchen
  - Fitness Room
  - Individual Toilet Rooms (2)
  - Individual Bathrooms (3)
- Features
  - Solar Ready Roofs
  - Terraces (2)
  - Hose Tower + Training Tower
  - Fire Pole



## PERSPECTIVES



Northeast Elevation from West Main Street



Northwest Elevations from West Main Street

- Traditional New England Approach
  - Red brick compliments other Town buildings
  - Durable materials selected to minimize maintenance concerns
  - Arches located at apparatus bays + at entry
  - Training/hose tower includes clock



**VIEW FROM WEST MAIN STREET**



## NEW FIRE STATION PROJECT – UNDERSTANDING COST FACTORS

- **Hard Construction Costs – Building + Site**

- 2 separate estimates completed plus a reconciliation session
- Estimating Package consisted of Design Development Documents
- Statement of Probable Costs included design + pricing contingencies of 5% to allow for unknowns
  - Includes 3 Alternate Options

- **Soft Costs – Other Project Costs outside the Scope of the General Contractor**

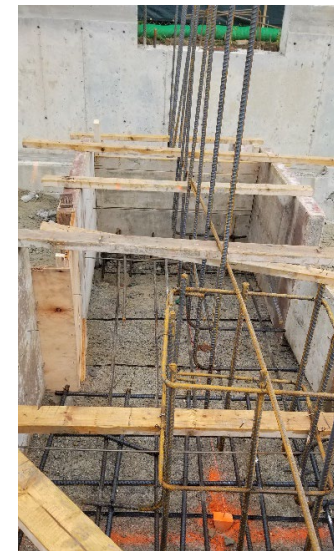
- Furnishings, Fixtures + Equipment:
  - Loose Furnishings, Program Related Equipment, Data/Telecom Equipment, AV Equipment  
Security, Other Specialty Items
- Fees + Expenses
  - Site Acquisition Costs, Designer + OPM Fees, Commissioning, Legal, Utility Assessment,  
Materials Testing Fees During Construction
- Contingencies
  - Construction + Owner's Project

**TOTAL PROJECT COSTS – DESIGN DEVELOPMENT ESTIMATE**

ITEM	BUDGET RANGE
<b>Total Construction</b>	<b>\$33.4 - \$34.1 million</b>
<b>Furnishings Fixtures and Equipment</b> Loose Furnishings, Program related Equip., Data/Telecom, AV, Security	\$ .73 - \$1.35 million
<b>Fees and Expenses</b> Architect and Sub Consultants, Project Manager, Commissioning, Legal, Utility Assessment, Materials Testing, Moving	\$4.9 - \$6.1 million
<b>Site Acquisition</b>	\$1.49 million
<b>Contingency</b> Construction, Owner's Project	\$3.7 – 3.9 million
<b>Range of Total Project Cost</b>	<b>\$44.3 - 46.9 million</b>
<b>Funds Previously Approved</b>	\$3.499 million
<b>Remaining Range of Total Project Cost</b>	<b>\$40.8 - \$43.4 million</b>

## NEW FIRE STATION PROJECT – NEXT STEPS

- **Complete Construction Documents for Bidding**
- **Contractor Pre-Qualification**
- **Bidding after Voter Approval**
- **Early 2025**
  - Groundbreaking + Construction begins



**THANK YOU FOR YOUR SUPPORT**

