



Fire Station 1

Building Size

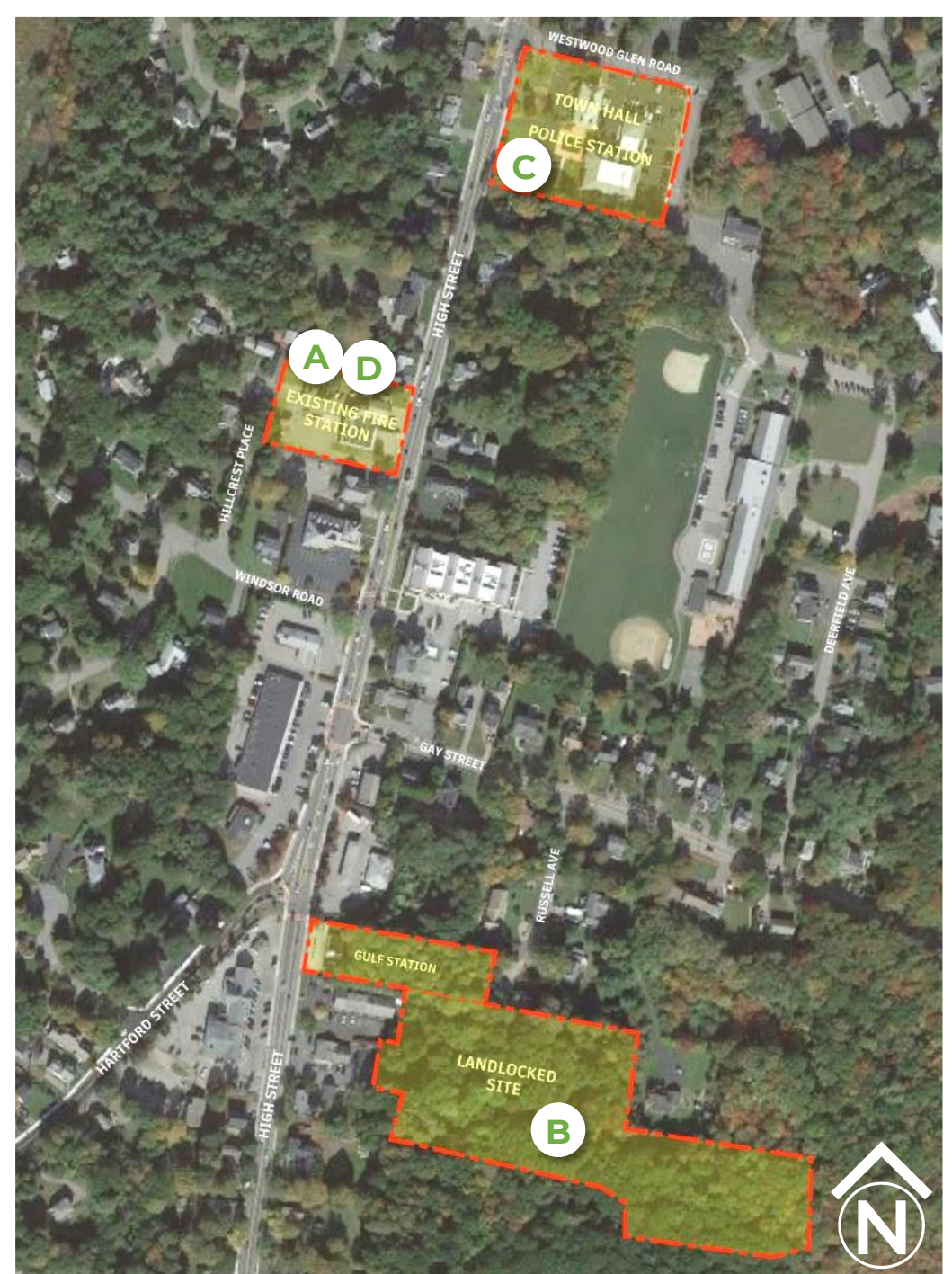
Program Area*	FS2 Area (sf)	FS1 Existing Area (sf)	FS1 Proposed Area (sf)	FS1 Future Growth (sf)
Visitor Areas:	210	751	2,067	544
Administration:	431	796	3,251	400
Staff Living/Training:	2,030	1,412	5,332	492
Operations:	5,054	7,485	13,461	84
Infrastructure:	1,307	1,296	3,875	0
Subtotals:	9,032	11,740	27,987	1,520
Circulation & Infrastructure:	32.6%	26%	30%	30%
Grossing Factor Totals:	2,946	3,062	8,396	456
Grand Totals:	11,978	14,802	38,383**	1,976

*23 Responses to Programming Questionnaire out of 46 recipients (50% participation)

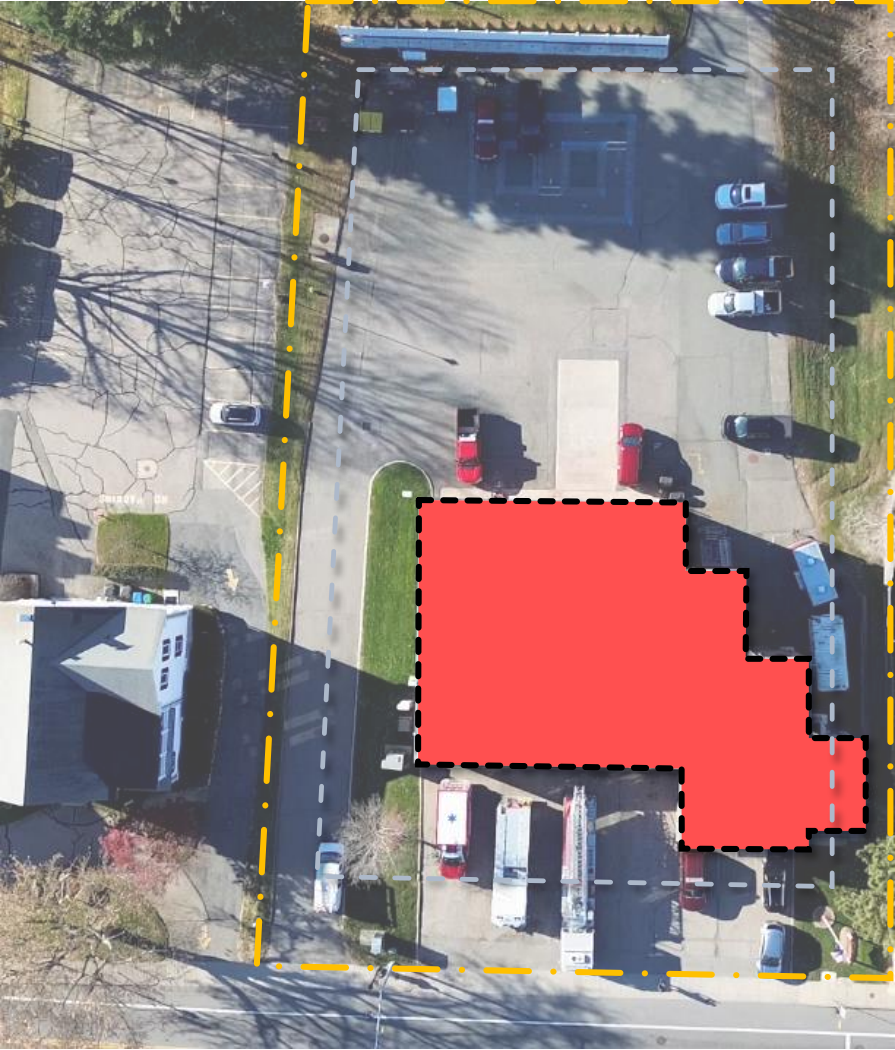
**An additional 1,800 sf was removed during the programming process

Station Location Study

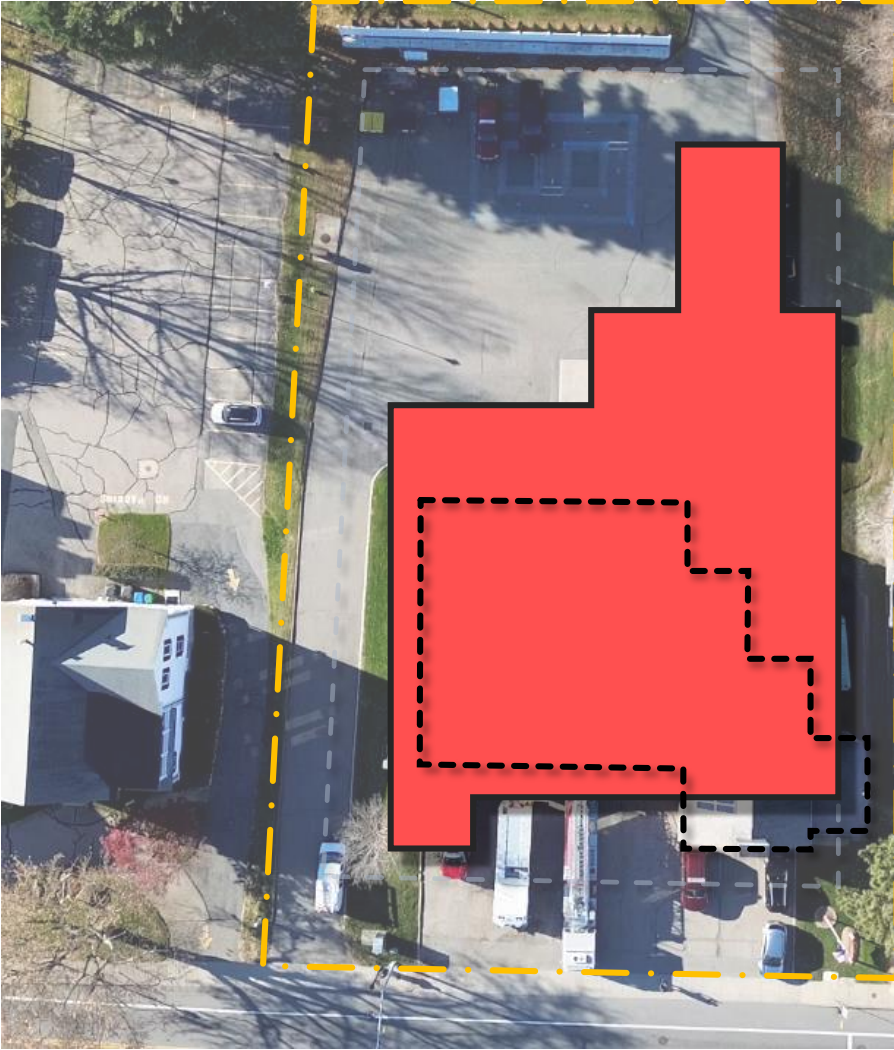
- A. Addition / Renovation at Existing Fire Station
- B. Town Owned High Street Site
- C. Town Hall + Police Station Site
- D. New Construction at Existing Fire Station



Fire Station 1: Existing Site



Existing Building



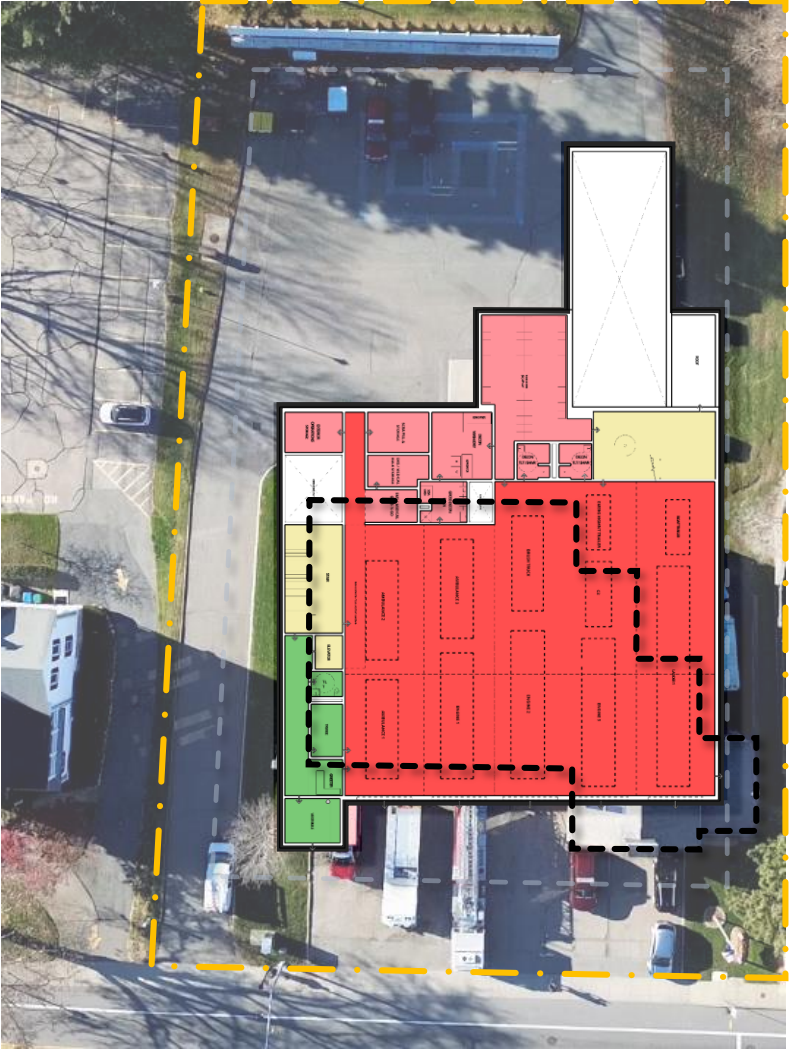
Proposed Footprint



Fire Station 1: Conceptual Plan Diagrams



Lower-Level Plan Diagram



First Floor Plan Diagram



Second Floor Plan Diagram

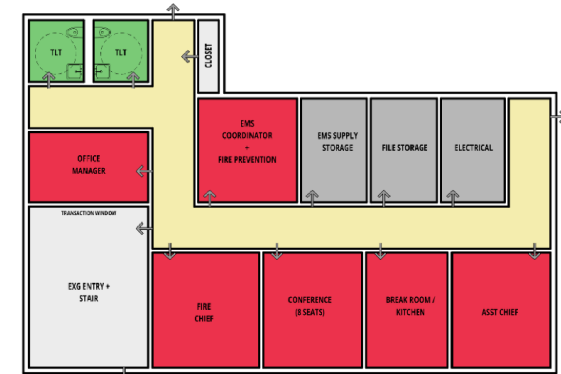


Conceptual Rendering

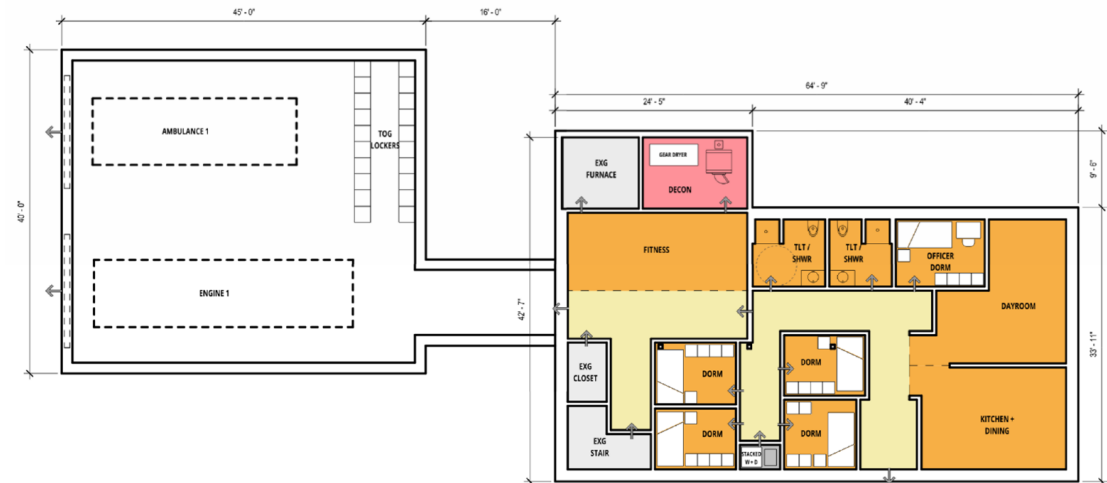


Proposed Temporary Quarters: *American Legion Building*

- ❑ The American Legion Building was acquired through Town Meeting approval (2022 Annual Town Meeting – Article 17).
- ❑ Design funding approval will include design for the renovation and construction of temporary quarters at the American Legion Building
- ❑ Living quarters, administrative space, and apparatus bays



2nd FLOOR PLAN DIAGRAM 2,428 SF
1/8" = 1' - 0"



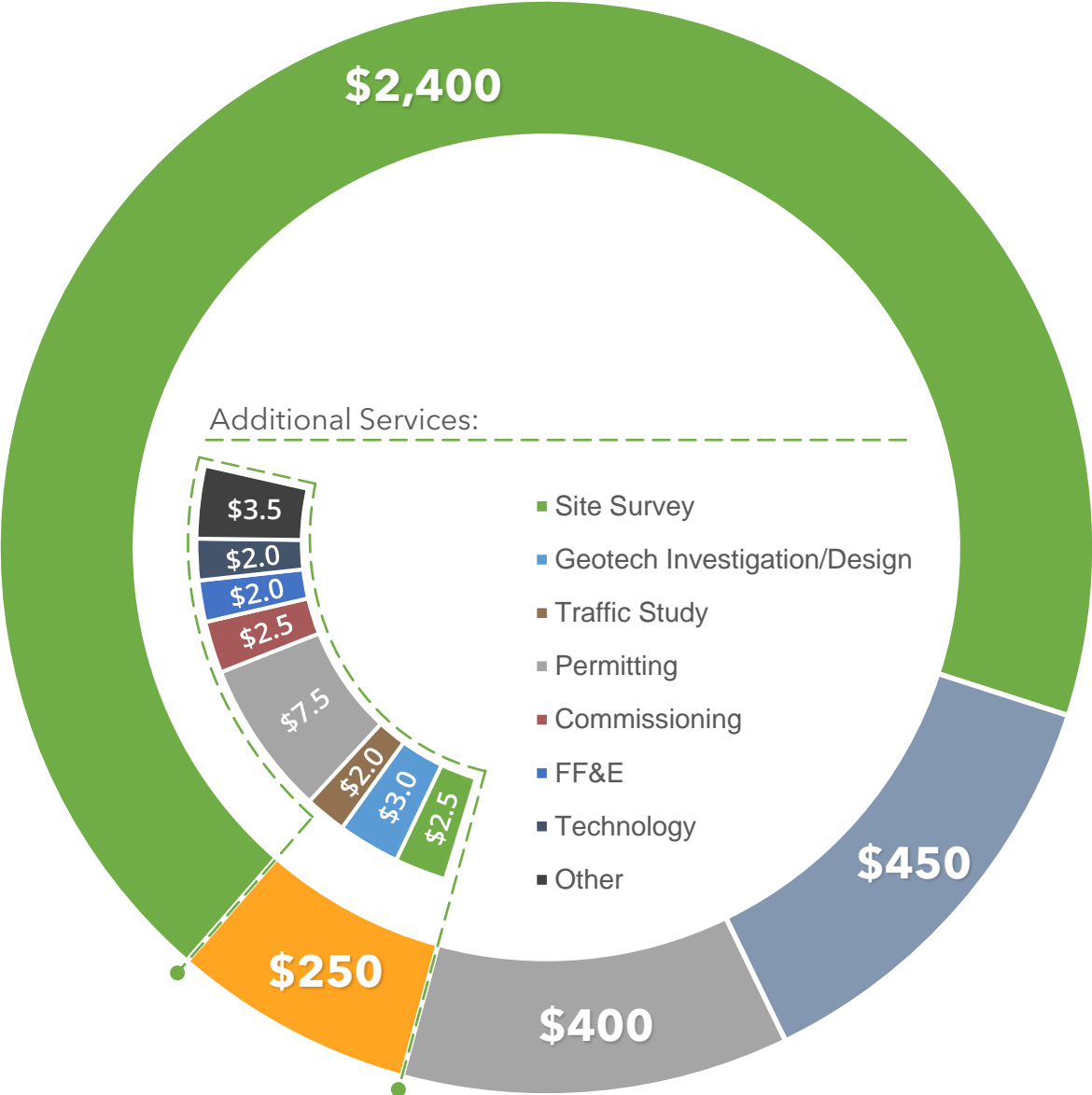
1st FLOOR PLAN DIAGRAM 2,428 SF
1/8" = 1' - 0"



Estimated Project Budget

Item	Cost
Project Construction (Includes 10% Owner/Construction Contingency):	\$30M - \$33M
A/E Design (SD – Bidding):	\$2.4M
OPM Services:	\$450K
Unforeseen Conditions Contingency:	\$400K
Add Services:	\$250K
A/E Design (Construction Administration):	\$1.8M - \$2.2M
OPM Services (Construction Administration):	\$800K
Additional Soft Costs:	\$1.2M - \$1.5M
Total:	\$37.3M - \$41.0M

Estimated Design Budget (in thousands of dollars)



Basic Services:

- A/E Design thru Bidding
- OPM Design thru Bidding
- Unforeseen Conditions Contingency
- Additional Services

Design Cost Breakdown
(in thousands of dollars)

Temp Facilities:	\$350
Fire Station 1 (FS1):	\$2,050
Total:	\$2,400

Project Cost Comparisons

Prior to 2020 the average escalation rate was +/-3%

PUBLIC SAFETY / FIRE STATION / POLICE STATION COMPARISONS

Town	Program	Year	Building SF	Const. Cost Escalated to Dec 2023	Cost/SF	Notes
Foxborough Public Safety	Combined PS	2007	39,000	\$ 17,349,192	\$445	
Revere PD & Sub FD	Combined PS	2008	53,500	\$ 29,879,164	\$558	
Medfield Public Safety	Combined PS	2015	37,500	\$ 20,998,030	\$560	
Scituate Public Safety	Combined PS	2016	28,740	\$ 20,999,407	\$731	
Walpole Police Station	Police	2016	14,550	\$ 9,112,006	\$626	
Dedham PS	Combined PS	2020	50,210	\$ 49,230,826	\$980	Includes a Parking Garage
Essex Public Safety	Combined PS	2020	24,505	\$ 16,190,680	\$661	
Marshfield Police	Police	2020	26,022	\$ 18,626,772	\$716	
Ashland Public Safety	Combined PS	2021	41,148	\$ 28,914,727	\$703	
Leominster Police	Police	2021	37,333	\$ 29,295,160	\$785	Includes a Parking Garage
Norfolk FS	Fire	2022	26,694	\$ 21,327,089	\$799	
Quincy PS	Combined PS	2023	123,926	\$ 112,765,000	\$910	Includes a Parking Garage
Hingham PS	Combined PS	2023	49,233	\$ 42,689,080	\$867	Includes a Parking Garage
Stoughton FS	Fire	2023	25,145	\$ 18,418,390	\$732	

Since then, we have seen 1% for 2020, 5% for 2021, 14% for 2022 and 7% for 2023

Estimated Construction and Completion Schedule

- Jan 2024: ● Special Town Meeting 1/17
- March 2024: ● Hire Architect and OPM to Design Fire Station 1 through Bidding
- April 2025: ● Bid Fire Station 1
- May 2025: ● Town Votes with bids in hand
- June 2025: ● Construction for Fire Station 1 begins
- Dec 2025: ● Fire Department Moves to Temp Operations
- Jan 2026: ● FS1 Construction starts
- July 2027: ● Substantial Completion
- August 2027: ● Fire Department Move-In
- Dec 2027: ● Final Closeout

THANK YOU!

