

Costs – Renovate Existing Station

The current fire station approximately 8,000 square feet including the second story. If it was to be renovated and used for the Fire Station – Dramatic upgrades to the building would be required. Currently, the existing building does not meet code with having a bunkroom without a sprinkler system.

- A full sprinkler system would need to be installed.
- Additional structural engineering would be needed to meet essential facility code as the current building most likely does not meet this code.
- Currently 3,600 square feet of apparatus space and 3 bays. An additional 5,800 square feet of apparatus space is needed.
- Currently 4,450 square feet of living space and office space. An additional 3,500 square feet of space is needed.
- To meet program – 9,300 square feet is needed as an addition off the building.

5,800 square feet at \$400 for pre-engineered apparatus bay = **\$2,320,000**

3,500 square feet at \$525 for living and office = **\$1,837,500**

Renovation of 8,000 square feet at \$425(Extensive) = **\$3,421,250**

Total Project Costs for renovation and addition = \$7,578,750

The project would have a prolonged timeline because of the need to phase out the project. No extensive renovation work could be completed without the new portion of the project being completed first so that the Fire Department remains active throughout construction. Going forward with this route would require a lot of coordination. The town is also losing the chance of having a place for public works to move into with very limited renovation if a new fire station is not built.



Costs – New Fire Station

The current estimated costs for similar recent turn-key public safety projects are approximately \$525 a square foot. This cost includes construction, design and engineering, permitting, furnishings, fixtures, and equipment, contingencies, and all other fees required for a move in ready project.

9,420 square feet at \$400 for a pre-engineered apparatus bay = **\$3,768,000**

7,780 square feet at \$525 for living and office space = **\$4,084,500**

Total Project Costs for brand new building = \$7,852,500

Conclusion

The overall costs of a new building option versus a renovation option remain close. A new building provides a better floor plan layout that is designed for the town specifically. A renovated building may require more circulation to make the overall design flow and operate properly for the Fire Department. Both options will provide a safe and healthy work environment for the staff and will enhance recruiting of the most talented first responders in the state. The chances of unforeseen issues is higher with the existing building renovations. If a new building is selected, the town will have an opportunity to create a municipal complex area with the old building being taken over by the Public Works Department. It allows the Public Works department to grow with the ability to expand later on towards the rear of the site.

We recommend a new building as the best option for the town. It would provide the town with the essentials it needs to provide their citizens with the best possible protection for their properties and lives.

