

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 10/20/2023

**Re:** Fire Department Design and Potential Costs

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## **Overview:**

The architect has concluded the SD plans for fire department which is 30% of final design. This is typically when the Construction Manager will begin to get potential costs from trades for the building as well as using costs from like projects that have been bid out in the recent past.

The Town has been using a figure of \$16 million as an “all in” cost for the fire department. When speaking with our contracted financial planner they are providing the town with potential scenarios for funding this project and the impact on the tax rate. Of the four scenarios that have been looked at a high level the average tax rate increase is about \$0.034. These numbers still have to be flushed out to provide a concrete increase per scenario. The current estimated cost of the fire department is about \$17.5 million “all in” with the breakdown as follows:

Construction -	\$15 million
Architect Fees -	\$868,000
CM Fees -	\$870,000
Signal and FFE -	\$800,000

As we progress through the design and pricing, I believe there are areas where we can cut about \$1 million from the construction costs without cutting any programming. We will also get a better picture of what the signal work and FFE will costs.

Council needs to determine what costs and equivalent tax rate increase they are comfortable with for the construction of this fire department. Once Council has decided their “all in” construction costs, staff will work with the consultant and fire department committee to meet the costs expectation.

The architect and CM will be at the meeting to answer any questions. Also, I will present the different high level funding scenarios for Council to consider.

## **Attachments:**

Fire Department Architectural Rendering