

# **Chilmark Firehouse Tri-Town Ambulance Facility**

Board of Selectmen

January 2021



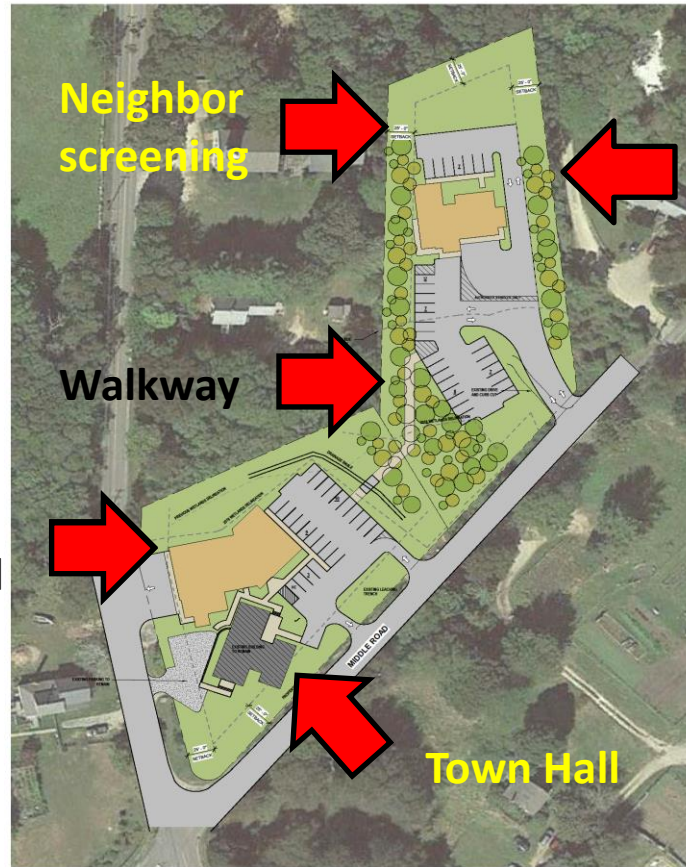
# Purpose

- To receive public input on the design and construction progress of a new firehouse and a Tri-Town Ambulance (TTA) facility.
- The goal is to have designs and a professional construction cost estimate for voter consideration and funding at the April 2021 Annual Town Meeting.
- The Building Committee agendas and meeting minutes are posted on the Town's website:  
[www.chilmarkma.gov/chilmark-fire-house-tri-town-emt-building-committee](http://www.chilmarkma.gov/chilmark-fire-house-tri-town-emt-building-committee)
- **Tonight: Review and discuss the current designs and cost estimates.**

# **Building Committee – Formed 9/10/19 (continued working via zoom during pandemic)**

- Bill Rossi – Chilmark Selectman and Committee Chair
- Tim Rich – Retired Chilmark Police Chief and EMT
- Will Parry – 27 year Chilmark volunteer firefighter (retired)
- Ben Retmier - Tri-Town Ambulance Chief
- Jeremy Bradshaw - Chilmark Fire Chief
- Jim Newman - Aquinnah Selectman and Tri-Town Committee member
- Skipper Manter - West Tisbury Selectman
- Chuck Hodgkinson - Staff

Selectmen concept developed 3 years ago.  
Led to purchase of 399 Middle Rd. \$900,000+



TTA on 399 Middle Road

Firehouse on  
Menemsha Crossroad

Town Hall

OVERALL CONCEPTUAL SITE PLAN



# What's happened...

- Town purchased a 1.4-acre parcel at 399 Middle Road for \$900,000 as a possible site for the Tri-Town Ambulance facility and additional public parking lot for town center.
- Town voters approved a total of \$640,000 to hire an Owner's Project Manager (OPM) and Architect to design and build both buildings.

# 399 Middle Road: \$900,000



(Town Hall Ghost)



# Original concept challenges

Two separate, **full-service** facilities on two different sites.

- Over several weeks -- while evaluating the design challenges of having two separate buildings on 2 sites we simultaneously had a schematic cost estimate prepared by our OPM for building two separate full-service facilities—regardless of their location.



It was too expensive to have two full-service buildings.

Combined 12,000 sq. ft.; \$12.6 million+.

There were infrastructure, space needs and use duplications.



# Conclusion

- Divide the firehouse space needs between Menemsha Crossroad and 399 Middle Road.
- Fire Department and TTA Service share specific spaces and functions on 399 Middle Road.



**Minimize/eliminate space and function duplication and therefore, reduce overall square footage.**

# Future Firehouse functions for Menemsha Crossroad location

- Four 12' high, 14' wide apparatus bays with gear grid to be stacked along the back wall. (current three doors and bays are too narrow and too low).
- Trucks need to exit onto Menemsha Crossroad for safety.
- Decontamination room with decon. laundry, shower and toilet.
- Air fill station.
- Chief and administrator office with phone, internet service.
- Electric room with space for future photo-voltaic (PV) panels.
- Auxiliary generator with electric room.
- Furniture, fixtures & special equipment.
- Hazardous waste tight tank, storm water drainage and septic.
- A few dedicated parking spaces for firefighters.
- Septic system and well.

# Why larger bay doors? (December 5, 2020)



# **Shared firehouse and TTA functions for 399 Middle Road**

- Vestibule, lobby with public accessible restroom.
- Meeting/training room.
- Meeting/training storage room.
- Partial hallways.

# Future Exclusive TTA functions for **399 Middle Road**

- 2 bays with staff parking.
- Decontamination room with decon. laundry, shower and toilet.
- Secure temperature-controlled storage for medications.
- Chief & administrator office with phone, command radio
- Network, IT.
- 2 Bunk rooms for 24-hour EMT shifts.
- Separate men's, women's lockers, showers, bathrooms.
- Day Room with kitchen.
- Furniture, fixtures & special equipment.
- Oxygen tank filling room.
- Radio boost room.
- Janitor, toilet.
- Balance hallways (not shared).
- Balance area excluding walls (not shared).

# Additional **town functions** for **399 Middle Road**

- 19 additional public parking spaces for town center with 2 EV charging units.
- 620 sq. ft. down-lit walkway from 399 Middle Road parking lot to town hall lot—without having to walk in Middle Road.

# Antonia Kenny Firehouse at Menemsha Crossroad



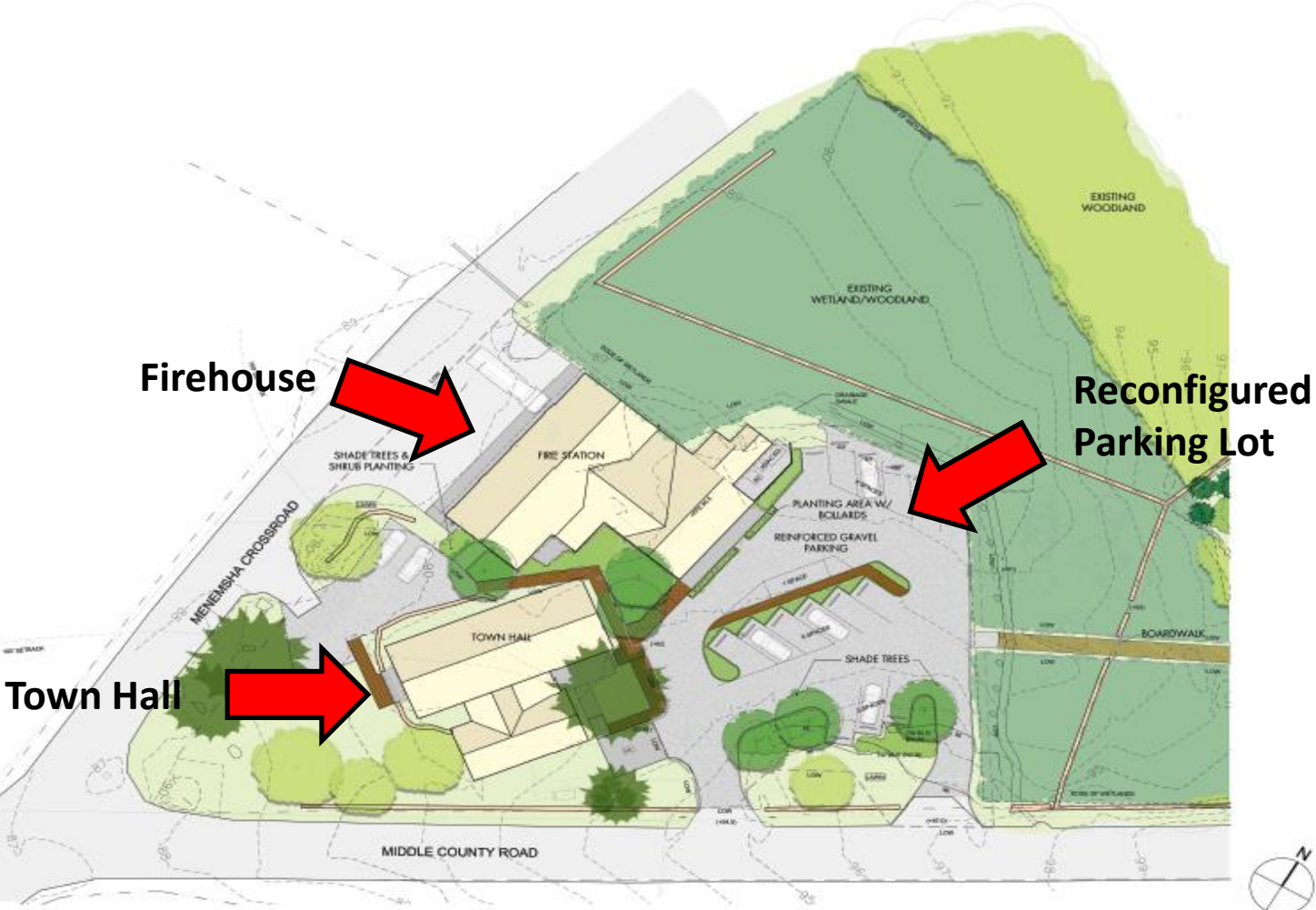
# Chilmark Town Building Architecture



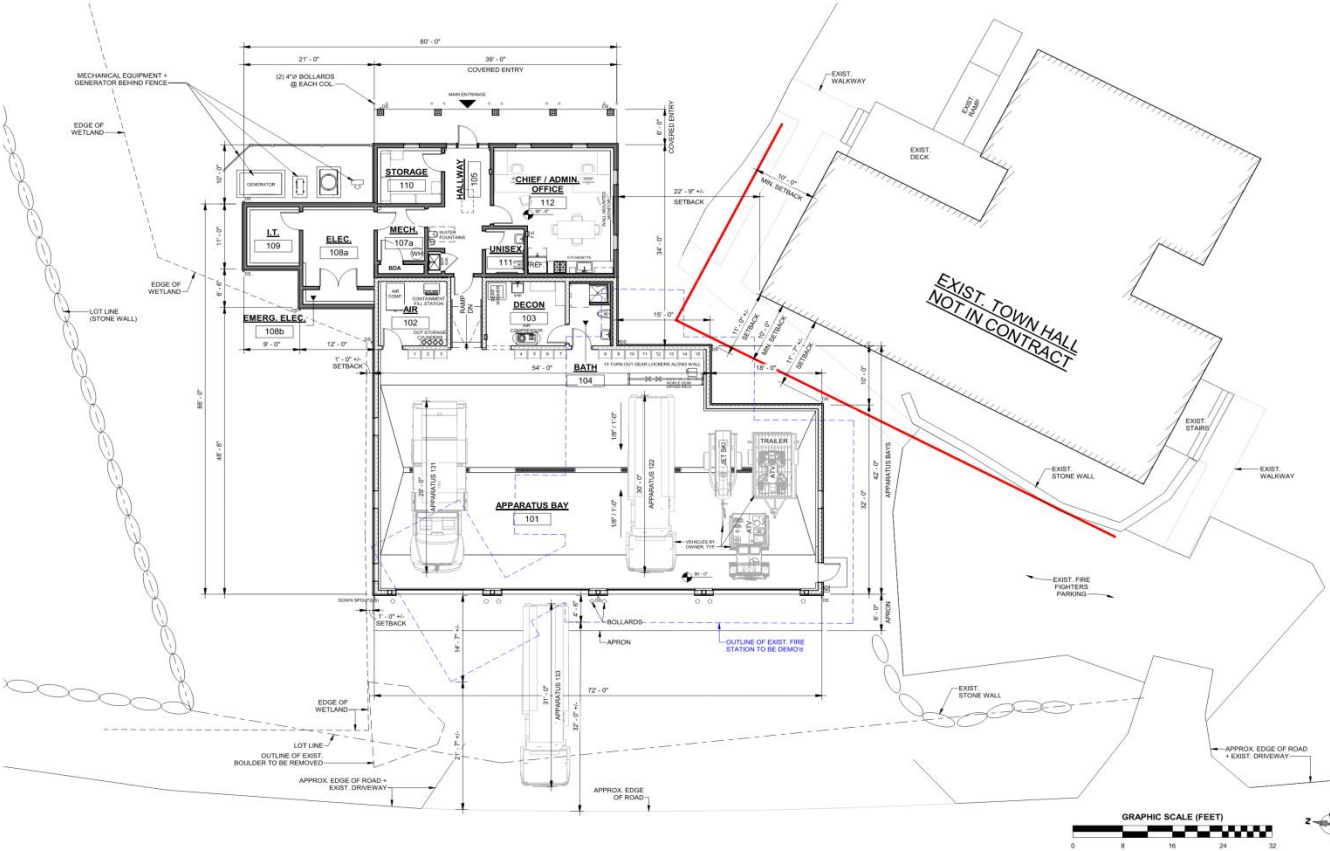




# Firehouse Menemsha Crossroad



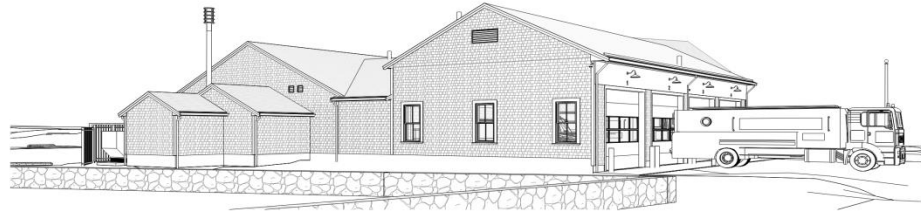
# Firehouse Menemsha Crossroad



# Firehouse Menemsha Crossroad



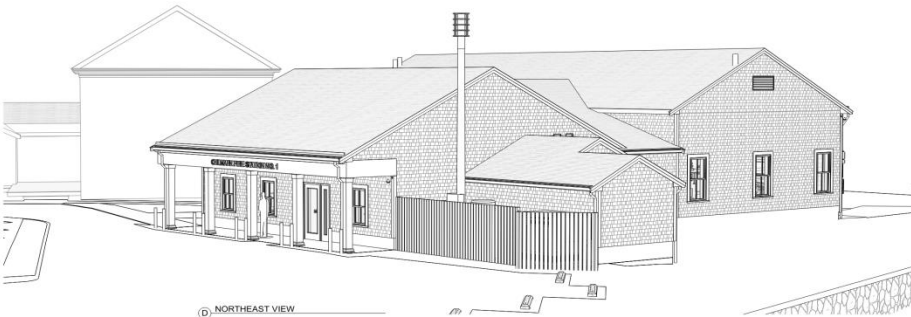
1 KEY PLAN - 3D VIEWS  
1/16" = 1'-0"



A NORTHWEST VIEW



B SOUTHWEST VIEW



D NORTHEAST VIEW



C SOUTHEAST VIEW

**Architect**  
 Hagan + Kony Architects, L.L.C.  
 188 Main Street  
 Pittsford, Massachusetts 02340  
 Tel: 508-543-0273

**Civil Engineers**  
 Technical Surveying &  
 Engineering  
 12 Courtyard Road  
 W. 103rd St., Massachusetts 02340  
 Tel: 508-255-1841

**Structural Engineers**  
 Coastal Engineering Company, Inc.  
 200 Gateway Building  
 Pittsford, MA 02341  
 Tel: 508-255-9511

**Mechanical, Electrical,  
 Plumbing and Fire  
 Protection Engineers**  
 J.J. Kennedy & Sons, Inc.  
 Worcester, Massachusetts 02571  
 Tel: 508-255-8900

**Landscape Architect**  
 T.L. Smith  
 20 North Main Street  
 Pittsford, Massachusetts 02340  
 Tel: 774-783-2461

**Specifications Consultant**  
 AFOCH, LLC  
 Stafford Springs, CT 06070  
 Tel: 860-357-0827

**Cost Estimating Services**  
 Rider Lewis Buckland  
 Risk Financial Control, Suite 910,  
 80 South Street  
 Boston, MA 02111  
 Tel: 617-727-8838

**Code Consultant**  
 AFOCH, LLC  
 117 Allen Center Blvd  
 Worcester, MA 02090  
 Tel: 401-738-8892

**Architect in Charge**  
 174 Corning Ave.,  
 South Market Building, Suite 4195  
 Boston, MA 02108-6147  
 Tel: 617-352-2600

NEW FIRE STATION FOR:  
**TOWN OF CHILMARK**  
 3 MENEMSHA CROSS ROAD  
 CHILMARK, MASSACHUSETTS



**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

|              |              |              |          |
|--------------|--------------|--------------|----------|
| DESIGNER     | CHILMARK     | DRAWN BY     | JKKA     |
| CHECKED DATE | 2 DEC 2020   | DATE PLOTTED | 3D VIEWS |
| SCALE        | 1/8" = 1'-0" | PROJECT      | 3D VIEWS |

1/20/2020 11:27:28 AM

# Firehouse



# Firehouse



# Firehouse



# Firehouse

Town Hall Entrance





# Firehouse

Town Hall



Firehouse

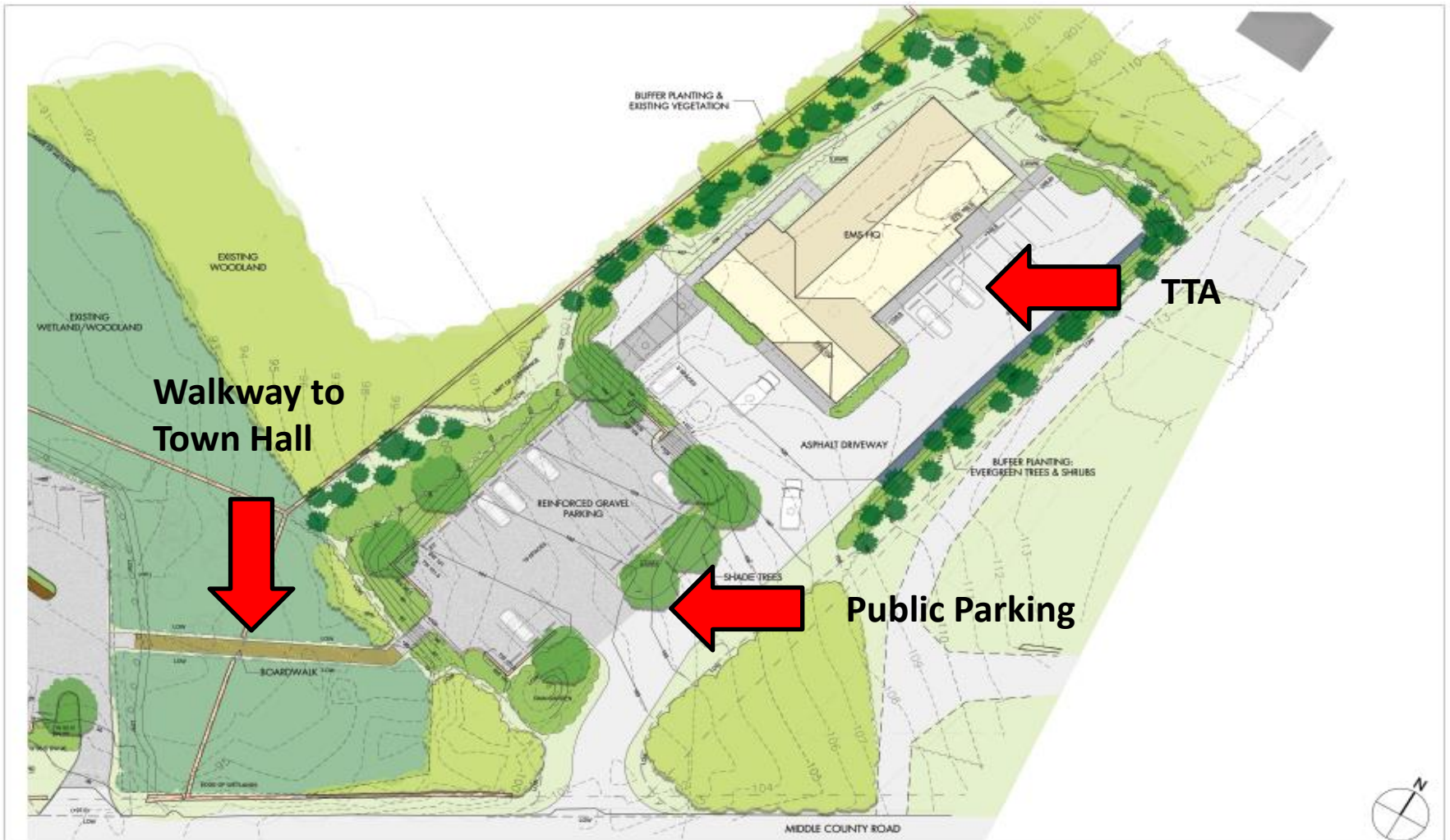


## 399 Middle Road

Firehouse; TTA; town parking and walkway



# 399 Middle Road







# Tri-Town Ambulance



# Tri-Town Ambulance



# Tri-Town Ambulance





# Tri-Town Ambulance



# Tri-Town Ambulance



# Square footage and rough cost current design

|  |                       |
|--|-----------------------|
| Firehouse Menemsha Crossroad:                | 4,507 sq. ft. (3,908) |
| <u>Shared TTA/Firehouse 399 Middle Road:</u> | <u>6,254 sq. ft.</u>  |
| <u>Total both buildings:</u>                 | <u>10,761 sq. ft.</u> |

# Square footage and rough cost current design

|                                     |                       |
|-------------------------------------|-----------------------|
| Total apparatus bays (4 FH; 2 TTA): | 4,164 sq. ft.         |
| Total Functional space:             | <u>6,597 sq. ft.</u>  |
| <u>Total both buildings:</u>        | <u>10,761 sq. ft.</u> |
| Cost estimate:                      | <b>\$11.1 million</b> |

# Cost estimate \$(000) current design & cost

|                               | <u>Firehouse</u> | Firehouse/<br><u>TTA</u> | <u>Total</u>          |
|-------------------------------|------------------|--------------------------|-----------------------|
| Construction                  | \$3,712          | \$4,086                  | <b>\$7,798</b>        |
| 10% contingency               | <u>371</u>       | <u>409</u>               | <u><b>780</b></u>     |
| <b>Sub total construction</b> | <b>\$4,083</b>   | <b>\$4,495</b>           | <b><u>\$8,578</u></b> |

# Cost estimate \$(000)

## current design & cost

|                                | Firehouse/       |            |                 |
|--------------------------------|------------------|------------|-----------------|
|                                | <u>Firehouse</u> | <u>TTA</u> | <u>Total</u>    |
| Construction                   | \$3,712          | \$4,086    | \$7,798         |
| + 10% contingency              | <u>371</u>       | <u>409</u> | <u>780</u>      |
| Sub total construction         | \$4,083          | \$4,495    | \$8,578         |
| +General conditions (10%)      | \$ 371           | \$ 409     | \$ 780          |
| +Insurance (1.2%)              | 45               | 49         | 94              |
| +Performance bonds (1.1%)      | 41               | 45         | 86              |
| <u>+Contractor fees (5.0%)</u> | <u>208</u>       | <u>229</u> | <u>437</u>      |
| Sub total                      | \$ 4,748         | \$ 5,227   | <u>\$ 9,975</u> |

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| <u>+ Contractor fees (5.0%)</u>                       | <u>208</u>       | <u>229</u>               | <u>437</u>      |
| Sub total   | \$4,748          | \$5,227                  | \$9,975         |
| <br>  |                  |                          |                 |
| +Asbestos removal                                     | \$ 35            | \$ 0                     | \$ 35           |
| +Furniture, fixtures, equip.                          | 9                | 67                       | 76              |
| +Special Equipment                                    | 180              | 170                      | 350             |
| + Down-lit walkway                                    | 0                | 215                      | 215             |
| +1 year inflation @ 3.0%                              | <u>130</u>       | <u>140</u>               | <u>270</u>      |
| <br>  |                  |                          |                 |
| <u>Total</u>  | <u>\$ 5,102</u>  | <u>\$5,819</u>           | <u>\$10,921</u> |
| + additional architect, mech. & structural engin. fee |                  |                          | 150             |
| <u>Grand Total</u>                                    |                  |                          | <u>\$11,071</u> |

# **Tri-Town Ambulance Facility cost sharing among 3 towns**



# Tri-Town Ambulance Facility cost sharing among 3 towns

- The Boards of Selectmen in Chilmark, Aquinnah and West Tisbury and West Tisbury voters have agreed to share the Tri-Town Ambulance building construction part of the total TTA cost—the costs for the exclusive TTA space and 50 % of the TTA/Firehouse shared space.
- These bonded construction costs will be shared equally among the three towns  $\frac{1}{3}$ ,  $\frac{1}{3}$ ,  $\frac{1}{3}$  each year for the term of the bond.

# Shared TTA Costs \$(000)

## Chilmark Costs \$(000)

**Total Cost estimate:** **\$11.1 million**

Shared Costs TTA (excl. public parking, walkway etc.):

Chilmark \$1,485

West Tisbury \$1,485

Aquinnah \$1,485

Other Remaining Chilmark Costs \$6,645

Total Chilmark Costs **\$8,130**

Total West Tisbury + Aquinnah Costs **\$2,970**

**How much will my taxes go up?  
current design & cost**

# How much will my taxes go up? current design & cost

## FY 2021 Tax Rate

\$2.91 = \$10,070,814



1 penny = \$34,608

# **\$11.1 Million Bond @ 3 % Interest**



20 Year

30 Year

# \$11.1 Million Bond @ 3 % Interest

|                               | <u>20 Year</u>   | <u>30 Year</u>  |
|-------------------------------|--|---|
| <u>Year 1 debt service</u>    | \$888,000  | \$703,000   |
|                               |  |  |
| <u>Last Year debt service</u> | \$555,000  | \$381,100   |

# \$11.1 Million Bond @ 3 % Interest

|                               | <u>30 Year</u>   | <u>30 Year @ 1.75%</u>  |
|-------------------------------|--|---|
| <u>Year 1 debt service</u>    | \$703,000  | \$564,200   |
|                               |  |  |
| <u>Last Year debt service</u> | \$381,100  | \$376,475   |

# \$11.1 Million Bond @ 3 % Interest

|                            | <u>20 Year</u> | <u>30 Year</u> |
|----------------------------|----------------|----------------|
| <u>Year 1 debt service</u> | \$888,000      | \$703,000      |



# \$11.1 Million Bond @ 3 % Interest

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|--------------------------------|------------------|------------------|
| <u>Year 1 debt service</u>     | \$888,000        | \$703,000        |
| (- West Tisbury + Aquinnah)    | - <u>237,700</u> | - <u>188,200</u> |
| <u>Net Year 1 debt service</u> | <b>\$650,300</b> | <b>\$514,800</b> |

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| (- West Tisbury + Aquinnah)                   | - <u>237,700</u> | - <u>188,200</u>  |
| <u>Net Year 1</u>                             | \$650,300        | \$514,800         |
| <b>Tax Rate Increase @ \$34,608 +19 cents</b> |                  | <b>+ 15 cents</b> |

# \$11.1 Million Bond @ 3 % Interest

|                                     | <u>20 Year</u>   | <u>30 Year</u>    | <u>30@1.75%</u>   |
|-------------------------------------|------------------|-------------------|-------------------|
| <u>Year 1</u>                       | \$888,000        | \$703,000         | \$564,200         |
| (- West Tisbury + Aquinnah)         | <u>- 237,700</u> | <u>- 188,200</u>  | <u>-\$151,000</u> |
| <u>Net Year 1</u>                   | \$650,300        | \$514,800         | \$413,200         |
| <b>Tax Rate Increase @ \$34,608</b> | <b>+19 cents</b> | <b>+ 15 cents</b> | <b>+12 cents</b>  |

# \$11.1 Million Bond @ 3 % Interest

|                              | <u>20 Year</u>      | <u>30 Year</u>      |
|------------------------------|---------------------|---------------------|
| <u>After WT, Aquinnah \$</u> |                     |                     |
| <u>Net Year 1 Cost</u>       | <u>\$650,300</u>    | <u>\$514,800</u>    |
| Tax Rate Increase @ \$34,608 | + 19 cents          | + 15 cents          |
| <br>                         |                     |                     |
| <u>Assessed Value</u>        | <u>Year 1 Taxes</u> | <u>Year 1 Taxes</u> |
| \$ 750,000                   | <b>+\$143</b>       | <b>+\$113</b>       |
| \$1,000,000                  | <b>+\$190</b>       | <b>+\$150</b>       |
| \$2,000,000                  | <b>+\$380</b>       | <b>+\$300</b>       |
| \$5,000,000                  | <b>+\$950</b>       | <b>+\$750</b>       |

# \$11.1 Million Bond @ 3 % Interest

|                              | <u>20 Year</u>      | <u>30 Year</u>      | <u>30@1.75%</u> |
|------------------------------|---------------------|---------------------|-----------------|
| <u>After WT, Aquinnah \$</u> |                     |                     |                 |
| <u>Net Year 1 Cost</u>       | <u>\$650,300</u>    | <u>\$514,800</u>    |                 |
| Tax Rate Increase @ \$34,608 | + 19 cents          | + 15 cents          | +12cents        |
| <u>Assessed Value</u>        | <u>Year 1 Taxes</u> | <u>Year 1 Taxes</u> |                 |
| \$ 750,000                   | <b>+\$143</b>       | <b>+\$113</b>       | <b>+\$ 90</b>   |
| \$1,000,000                  | <b>+\$190</b>       | <b>+\$150</b>       | <b>+\$120</b>   |
| \$2,000,000                  | <b>+\$380</b>       | <b>+\$300</b>       | <b>+\$240</b>   |
| \$5,000,000                  | <b>+\$950</b>       | <b>+\$750</b>       | <b>+\$600</b>   |

# Next Steps

- Discuss and consider tonight's input.
- Schedule first public forum:  
    When?  
    ZOOM?
- Schedule additional public forums:  
    Before April 2021 town meeting

# Firehouse, Tri-Town Ambulance Discussion



**Thank You!**





# Backup if needed

- The following slides will be organized and available if people want to know if other options were considered.

# Original firehouse concept challenges

- Larger firehouse and wetland resource impacts: building footprint, well, septic, hazardous waste containment, storm water drainage.
- Space for four larger bays and all administrative functions.
- Mandatory building code setback distances from town hall building.

May require adding steel, fire-rated doors/shutters for some town hall windows facing the firehouse.

# Example possible fire-rated metal window shutter for town hall windows



**Plan B: Considered and rejected  
alternative firehouse location on town hall lot**



## Plan B: Firehouse on town hall lot challenges

- Lose more than ½ current town hall parking lot. Gain parking on current firehouse location off Menemsha Crossroad.
- Need to relocate town hall septic leach field.
- Space for fire truck exit onto Middle Road—tight turn.
  - Trucks need to have direct access to Menemsha Crossroad.
- Overall congestion and crowding on the town hall parking lot location.

## Plan C

- Place firehouse on 399 Middle Road site.
- Place TTA facility on the Menemsha Crossroad site.

## Plan C: Pros/Cons

### Pros firehouse on 399 Middle Road:

- More room for firehouse facility.
- Very minimal construction impact on the wetland resources located on the SW corner of this lot.
- No need to relocate town hall septic or lose ½ current parking.



## Plan C: Pros/Cons

### Pros **TTA facility** on current **Menemsha Crossroad** location:

- More space for TTA facility.
- Farther from the wetland resource that runs behind the town hall parking lot to the culvert next to the current firehouse/TTA garage location.
- Less congestion; no need to relocate town hall septic or lose ½ current town hall parking lot.

## Plan C: Pros/Cons

Cons: **Two separate, full-service facilities on two different sites.**

- Over several weeks -- while evaluating the design challenges of having two separate buildings on 2 sites for options **A**, **B** and **C** we simultaneously had a schematic cost estimate prepared by our OPM for building two separate, full-service facilities—regardless of their location.

## Plan C: Pros/Cons

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It was too expensive to have two full-service buildings.

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## Conclusion: Plan D

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# Contract fees to design and build both buildings

|   |                  |
|---|------------------|
| • Keenan + Kenney:                          | *\$375,000       |
| • CHA/Daedalus:                             | \$210,000        |
| • Vineyard Land Surveying<br>& Engineering: | <u>\$ 55,000</u> |
| Total:                                      | \$640,000        |

\*Note: If both buildings are approved at the April 2021 town meeting, voters will be asked to approve an additional \$150,000 for K & K's architectural fee due to the cost of the project and industry fee guidelines.