

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

May 2021



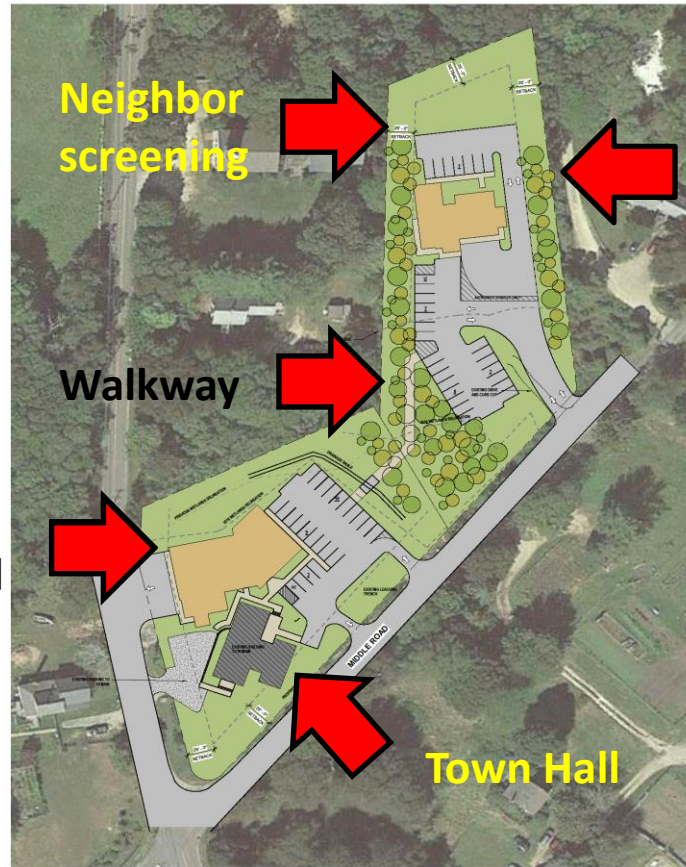
# Purpose

- To review the design and construction plan for a new firehouse and a Tri-Town Ambulance (TTA) facility.
- Review the construction cost estimate for voter consideration and funding will be considered at the May 24, 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 recommended designs, cost estimate and projected impact on your taxes prior to town meeting.**

# **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.

# **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.

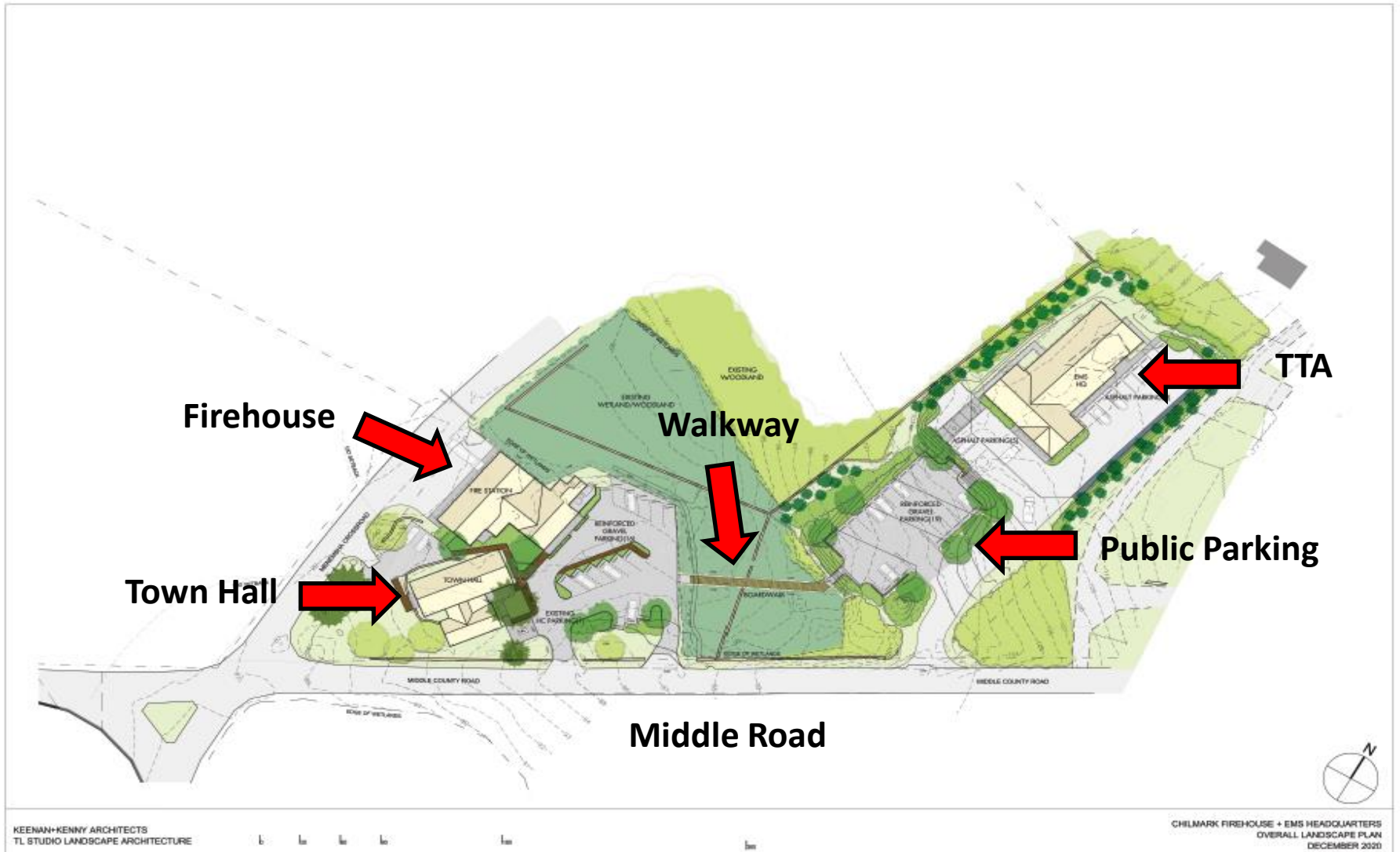
# Firehouse at Menemsha Crossroad



# Chilmark Town Building Architecture

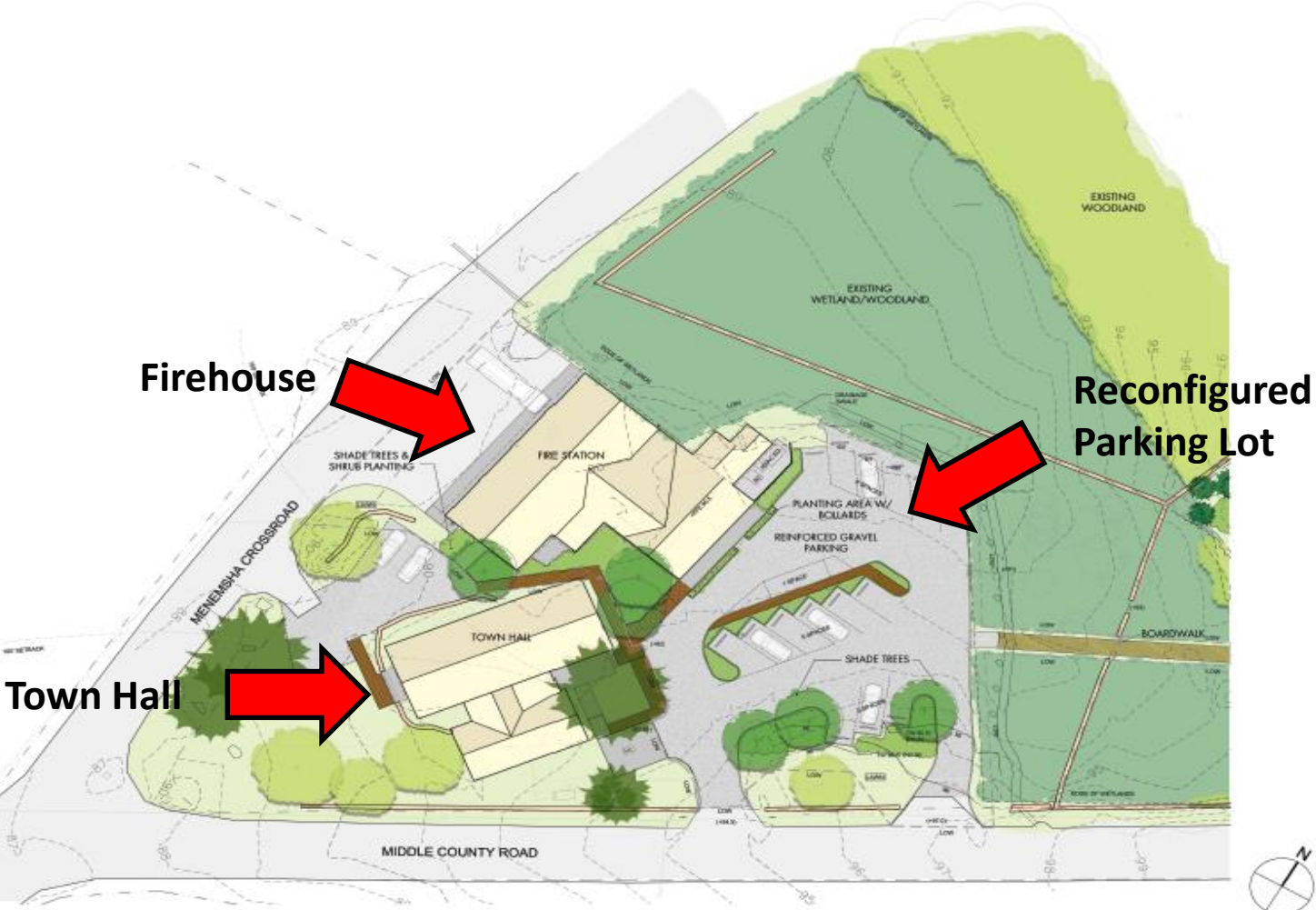


# Total Plan





# Firehouse Menemsha Crossroad

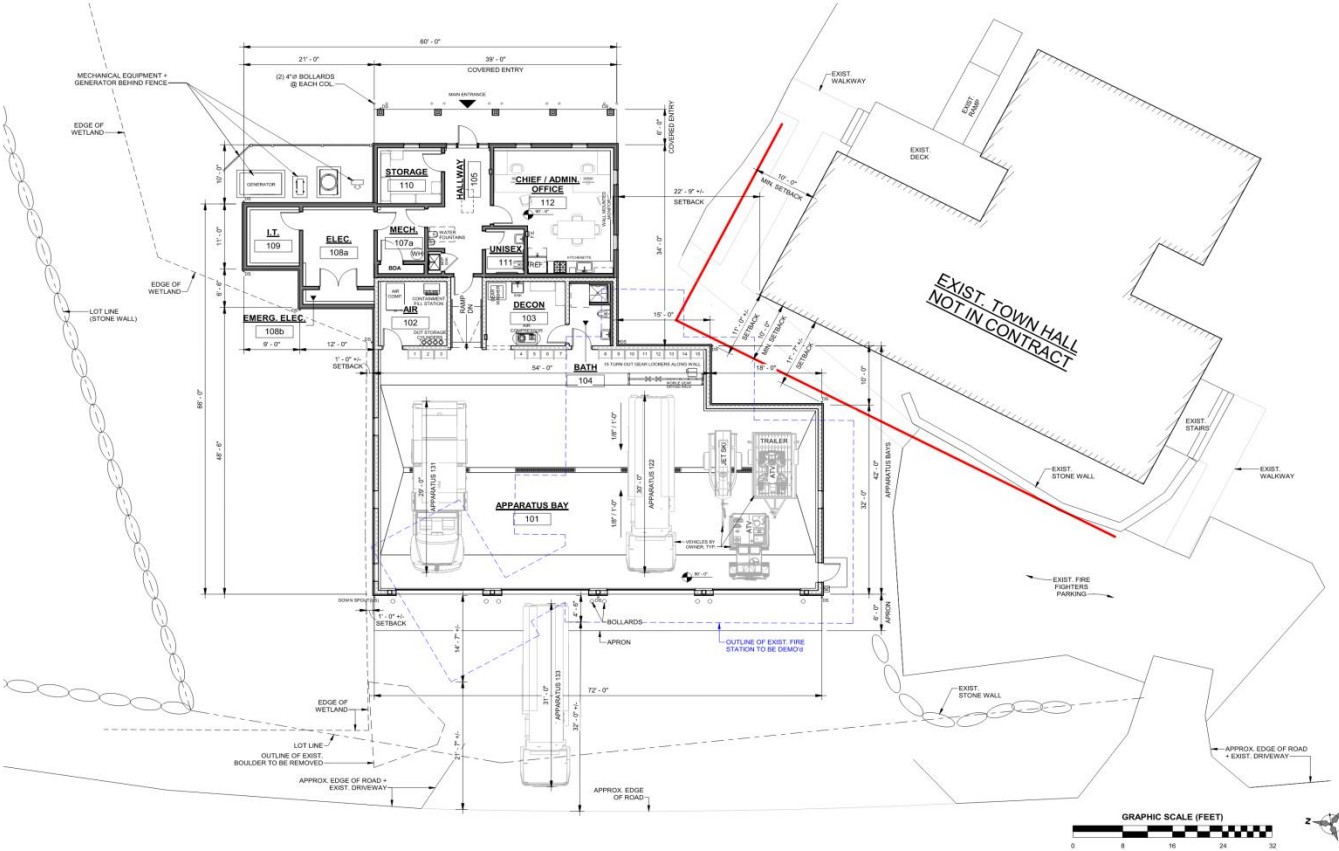


Firehouse

Reconfigured  
Parking Lot

Town Hall

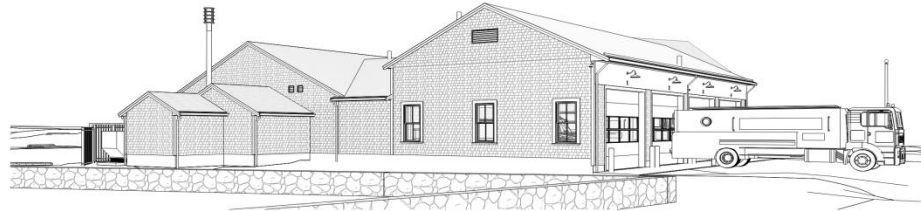
# Firehouse Menemsha Crossroad



# 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 02460  
 Tel: 508-543-0273

**Civil Engineers**  
 Advanced Surveying & Engineering  
 12 Courtyard Road  
 W. 103rd St., Massachusetts 02460  
 Tel: 508-255-1941

**Structural Engineers**  
 Coastal Engineering Company, Inc.  
 200 Gateway Building  
 Pittsford, MA 02461  
 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 02460  
 Tel: 774-763-2461

**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  
 Warwick, Rhode Island 02886  
 Tel: 401-738-8892

**Architect in Charge**  
 174 Goringham Ave.  
 South Marine Building, Suite 4195  
 Boston, MA 02108-6141  
 Tel: 617-340-2600

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



**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT:	CHILMARK	DATE:	2 DEC 2020
DESIGNER:	JKKA	DATE:	2 DEC 2020
REVISIONS:	3D VIEWS		

SCALE: 1/16" = 1'-0"  
 SHEET: CHILMARK-FIREHOUSE-001

100% DESIGN DEVELOPMENT 2 DECEMBER 2020

**A2.3**

1/20/2020 11:27:28 AM

# Firehouse



# Firehouse



# Firehouse



# Firehouse

Town Hall Entrance



# Firehouse

Town Hall



Firehouse



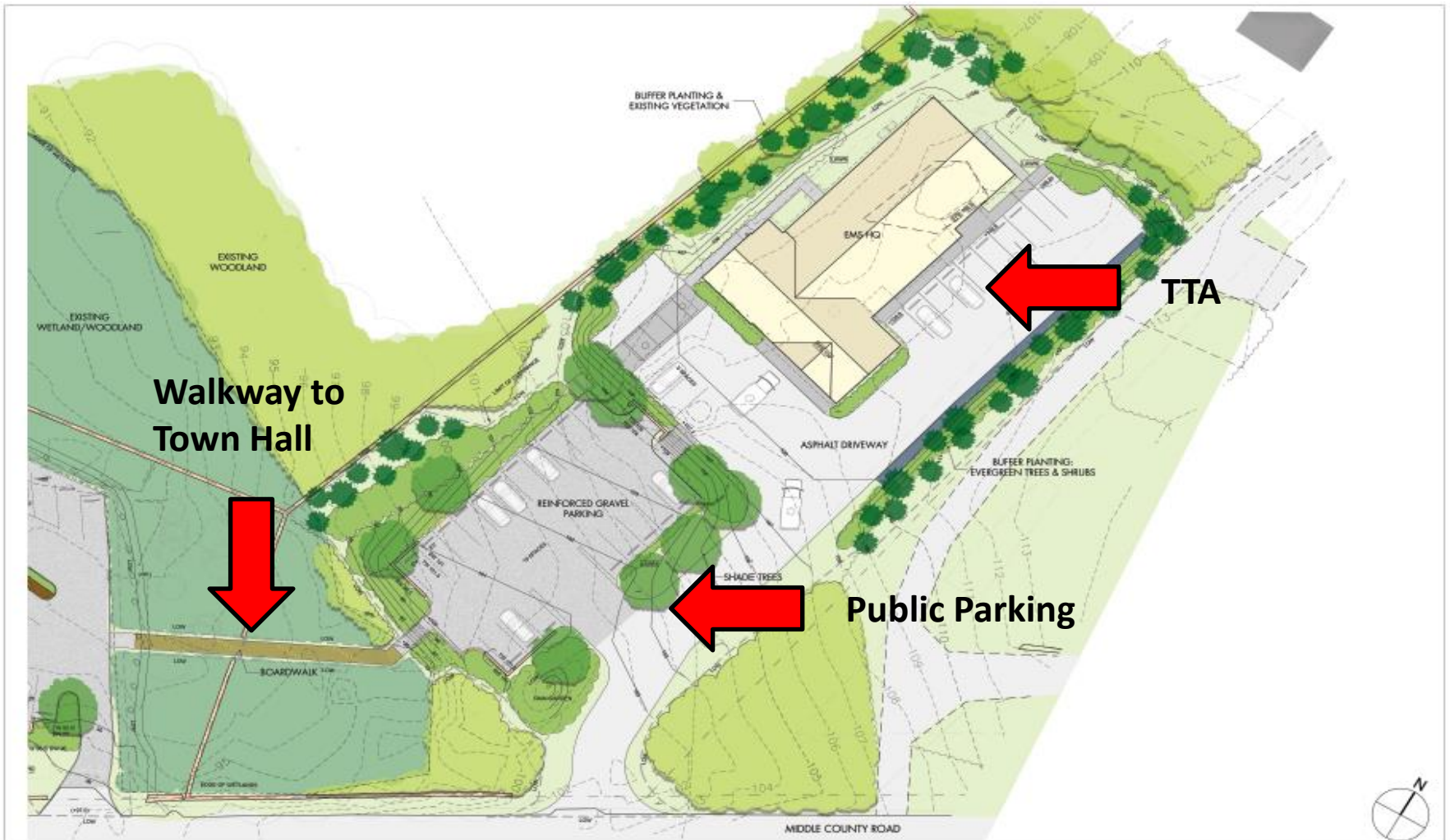


## 399 Middle Road

**TTA; Firehouse; town parking and walkway**



# 399 Middle Road



# 399 Middle Road

## SHARED SPACES - FIRE STATION + EMS HQ

- LOBBY
- MEETING / TRAINING ROOM
- MEETING STORAGE
- PUBLIC UNISEX



← Shared Space

# 399 Middle Road



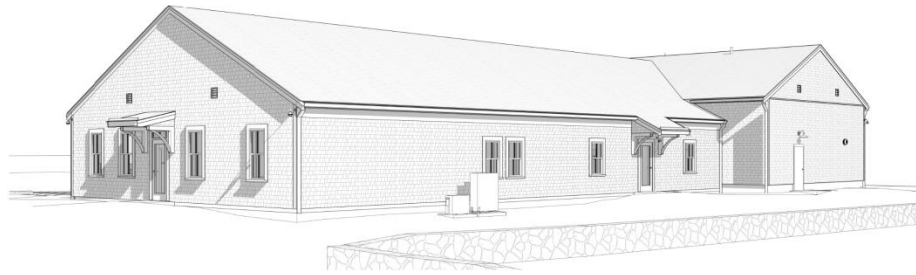
① KEY PLAN - 3D VIEWS  
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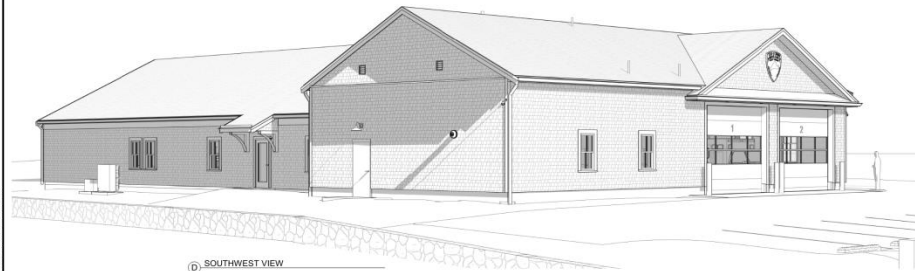
② SOUTHEAST VIEW



③ NORTHEAST VIEW



④ NORTHWEST VIEW



⑤ SOUTHWEST VIEW

**Architect**  
Kegan + Keny Architects, Ltd.  
100 Main Street  
Falmouth, Massachusetts 02540  
Tel: 508-540-0972

**Civil Engineers**  
Bouvard Lane Engineering &  
Planning, Inc.  
12 Commerce Road  
W. Taunton, Massachusetts 02541  
Tel: 508-229-2440

**Structural Engineers**  
Grove Engineering Company, Inc.  
260 Canterbury Highway  
Crews, MA 02033  
Tel: 508-295-0911

**Mechanical, Electrical,  
Plumbing and Fire  
Protection Engineers**  
Corbin & Vira, Inc.  
12 Kendrick Road  
North Attleboro, Massachusetts 02571  
Tel: 508-235-0550

**Landscape Architect**  
T.S. Smith  
170 North Street  
Falmouth, Massachusetts 02543  
Tel: 774-732-2661

**Specifications Consultant**  
ARCHITX, LLC  
5. Stone Drive  
Bristol Springs, CT 06076  
Tel: 860-872-9027

**Cost Estimating Services**  
Roper Cost Estimate  
Two Federal Center, Suite 810,  
85 South Street  
Boston, MA 02111  
Tel: 617-737-8338

**Code Consultant**  
JOHN HUGHES  
117 Main Center Blvd  
Wareham, MA 02561  
Tel: 407-728-8902

**Owner's Project Manager**  
CHA Consulting, Inc.  
4 Franklin Hill Boulevard  
South Attleboro Building, Suite 4195  
Boston, MA 02109-6117  
Tel: 878-262-2266

NEW TOWN ENDS TO FOR THE  
TOWNS OF:  
**AQUINNAH, CHILMARK +  
WEST TISBURY**  
MIDDLE ROAD  
CHILMARK, MASSACHUSETTS



REVISIONS	
NO.	DESCRIPTION

PROJECT NO. 180339  
OWNER CHILMARK + KKA  
ISSUED FOR PERMIT 2 DEC 2020  
SHEET NO. 3D VIEWS

SCALE: As Indicated  
DATE: 12/02/2020

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# 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. <b>(3,908)</b>
<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>
<b><u>Total both buildings:</u></b>	<b><u>10,761 sq. ft.</u></b>
<b>Cost estimate:</b>	<b>\$11.1 million</b>

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

		Firehouse/ <u>TTA</u>	<u>Total</u>
Construction	<u>\$3,712</u>	\$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>

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	<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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Sub total	\$4,748	\$5,227	\$9,975
+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>
<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?**

# How much will my taxes go up?

## FY 2021 Tax Rate

\$2.91 = \$10,070,814

1 penny = \$34,608

# \$11.1 Million Bond; 30 Year



3 %

30 Year

1.75 %

30 Year

# \$11.1 Million Bond; 30 Year

	<u>3.0%</u>	<u>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

	<u>30 Year@3%</u>	<u>30@1.75%</u>
<u>Year 1</u>	\$703,000	\$564,200
(- West Tisbury + Aquinnah)	<u>- 188,200</u>	<u>-\$151,000</u>
<u>Net Year 1</u>	\$514,800	\$413,200

# \$11.1 Million Bond

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<u>Net Year 1</u>	\$514,800	\$413,200
<b>Tax Rate Increase</b>	<b>+ 15 cents</b>	<b>+ 12 cents</b>

# \$11.1 Million Bond

	<u>30 Year@3%</u>	<u>30@1.75%</u>
<u>After WT, Aquinnah \$</u>		
<u>Net Year 1 Cost</u>	<u>\$514,800</u>	<u>\$413,200</u>
Tax Rate Increase	+ 15 cents	+12cents
<u>Assessed Value</u>	<u>Year 1 Taxes</u>	<u>Year 1 Taxes</u>
\$750,000	<b>+\$113</b>	<b>+\$ 90</b>
\$1,000,000	<b>+\$150</b>	<b>+\$120</b>
\$2,000,000	<b>+\$300</b>	<b>+\$240</b>
\$5,000,000	<b>+\$750</b>	<b>+\$600</b>



# Estimated Timing

- Town Meeting approval May 2021
- Award job after bidding Sept-Oct 2021
- Break ground 4<sup>th</sup> Quarter 2021
- Finished project (20-24 months) 3<sup>rd</sup> or 4<sup>th</sup> Quarter 2023

# 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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## 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 & 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.