



HARWICH FIRE STATION 2

Board of Selectman Presentation 11/06/2017



Presentation Outline

- **Current Costs & Trends**
- **Total Project Cost vs. Construction Cost**
- **Design Options and Assumed Costs**
 - **Option 1: 11,531 SF Renovation & Addition**
 - **Option 2A: 7,321 SF Renovation & Addition**
 - **Option 2B: 7,321 SF Renovation & Addition**
 - **Option 3: 9,461 SF All New Construction**
- **Summary of Options and Assumed Costs**



Current Costs & Trends

- Construction Industry is booming
- Resulting in higher construction costs
- Smaller projects result in higher cost per SF
- Meeting w/ Estimator for assumed cost per SF
 - New Construction (Apparatus Bay) = \$400 per SF
 - New Construction (Dormitory Area) = \$425 per SF
 - Renovation (Apparatus Bay) = \$125 per SF
 - Renovation (Dormitory Area) = \$350 per SF
- Cost per SF will be refined as scope of work is defined
 - Extent of roof replacement, hazardous material, test pit results, new sewer line, etc.

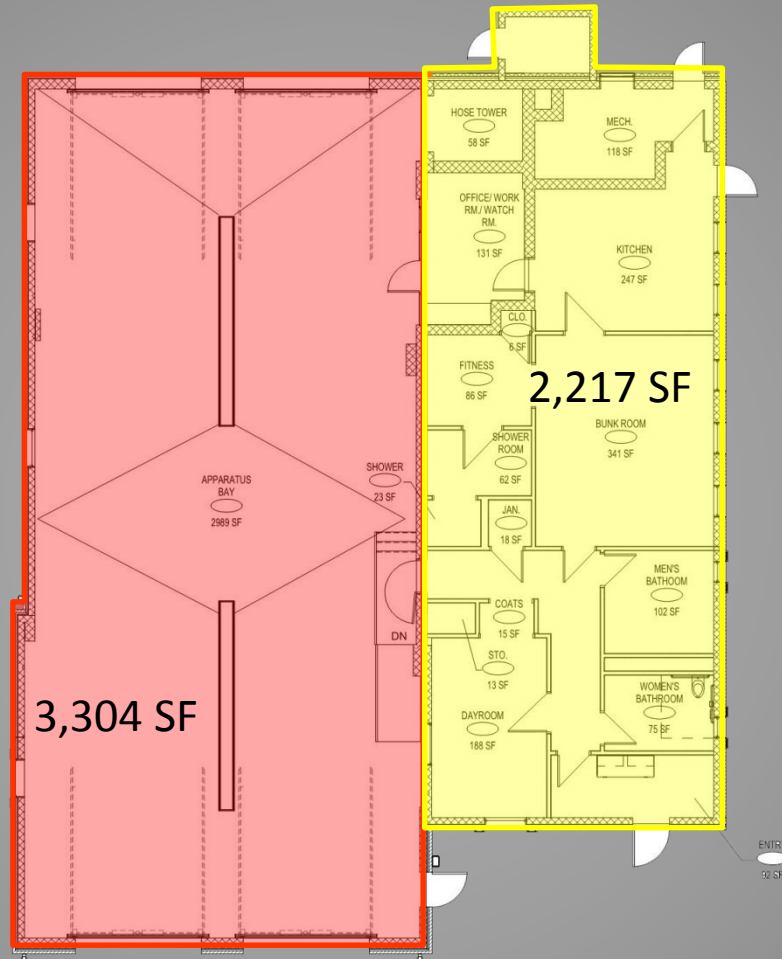


Construction vs. Total Project Cost

- Construction Cost is materials and labor plus General Conditions & Overhead, Insurance, Bonds, GC Fee, Permit Fee, and Escalation.
- Total Project Cost is sum of total construction cost plus:
 - Temporary Relocation/moving
 - Land Survey/Geotech investigation
 - Arch & Engineering Fees
 - Furniture & Equipment
 - Owner's contingency



HARWICH FIRE STATION 2



Existing Building Floor Plan



HARWICH FIRE STATION 2 - OPTION 1 (\$6,661,486)

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associates, inc

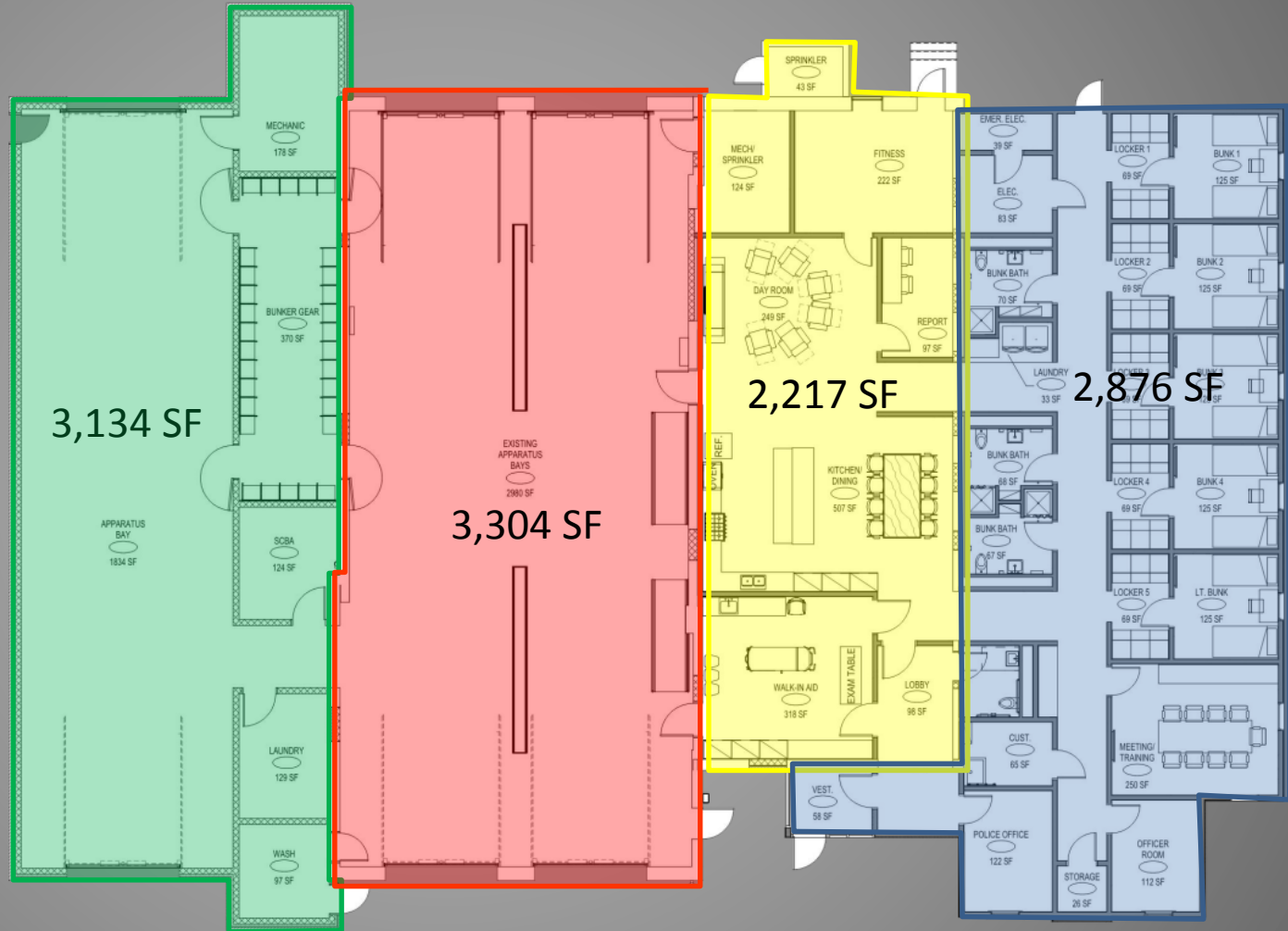
11,531 SF

Reductions

- No Basement
- 40 to 30 lockers

Concerns

- Current 12' wide overhead doors
- Change in floor elevation between Bay and Living Area
 - Response time
 - Safety Hazard
 - Requires ramps/stairs
- Current condition of roof unknown
- Age of Facility





HARWICH FIRE STATION 2 - OPTION 2A (\$4,100,000)

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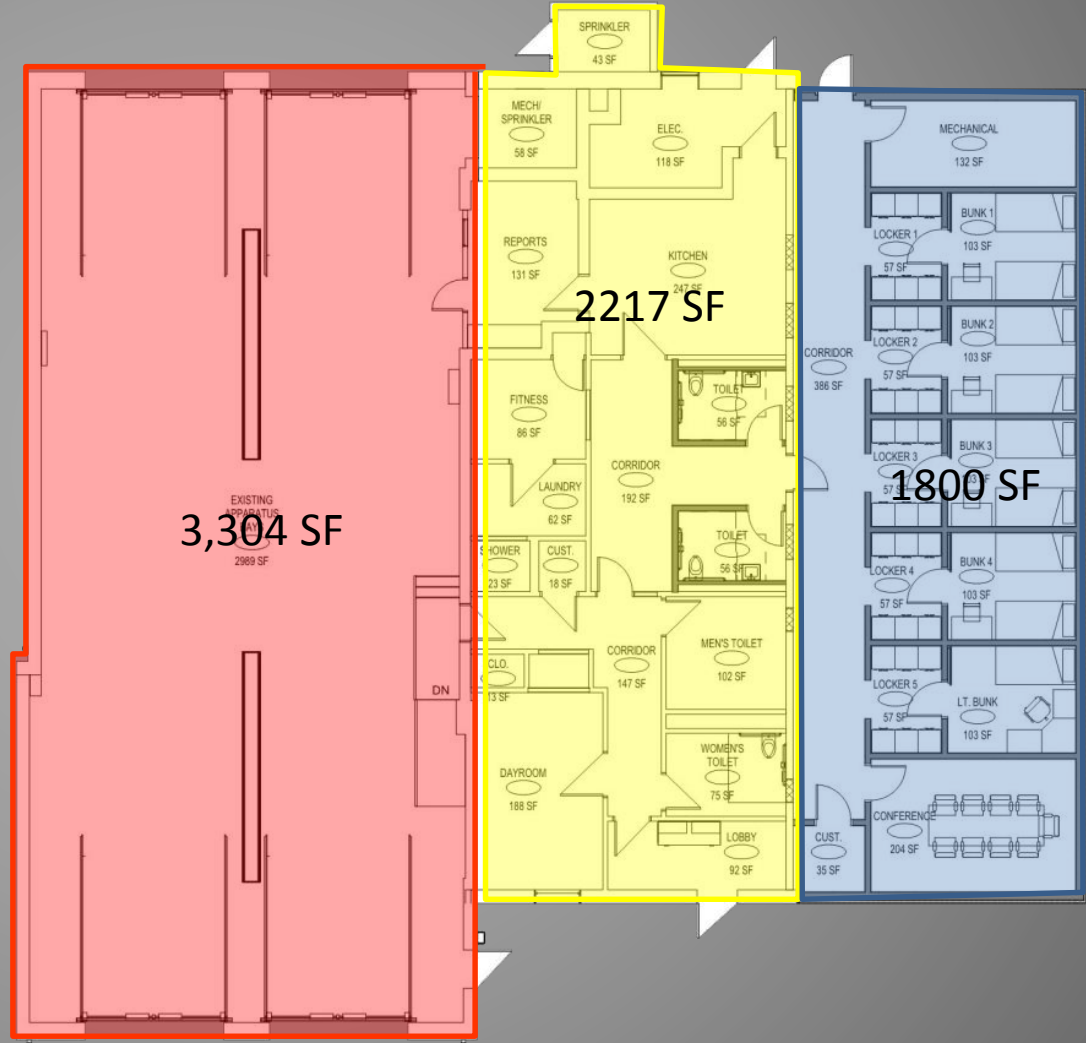
7,321 SF

Reductions

- No Basement
- Reduce from 40 to 30 lockers
- Remove SCBA
- Lt. Room to include task office
- Police Office eliminated
- No App. Support Space or additional bay/half bay
- No additional SF for kitchen/dayroom/dining
- Benches removed from lockers
- No Fitness Room

Concerns

- Same as Option 1 (slide 7)





HARWICH FIRE STATION 2 - OPTION 2B (\$4,100,000)

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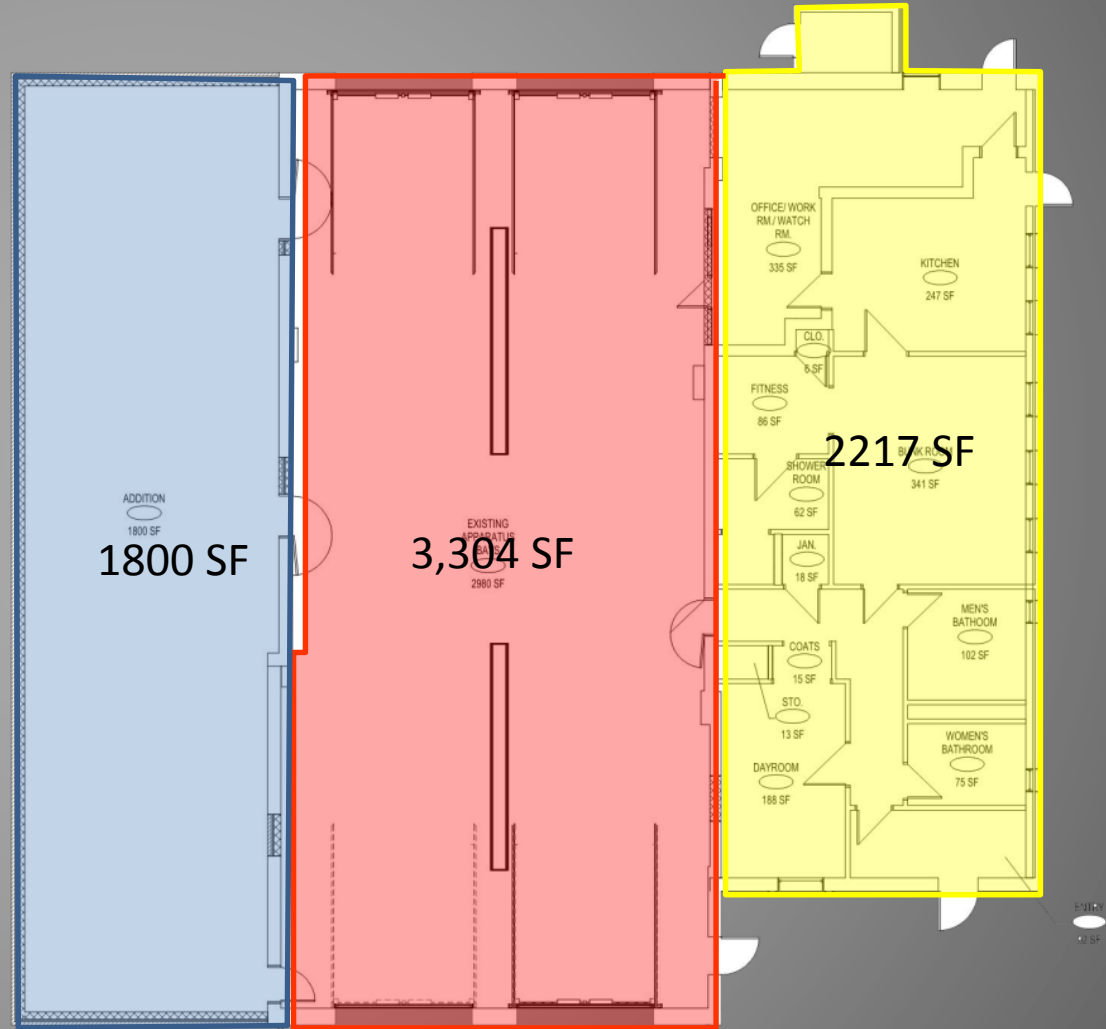
7,321 SF

Reductions

- No Basement
- Reduce from 40 to 30 lockers
- Remove all App. Support Space
- Renovation only of existing

Concerns

- Same as Option 1 (slide 7)

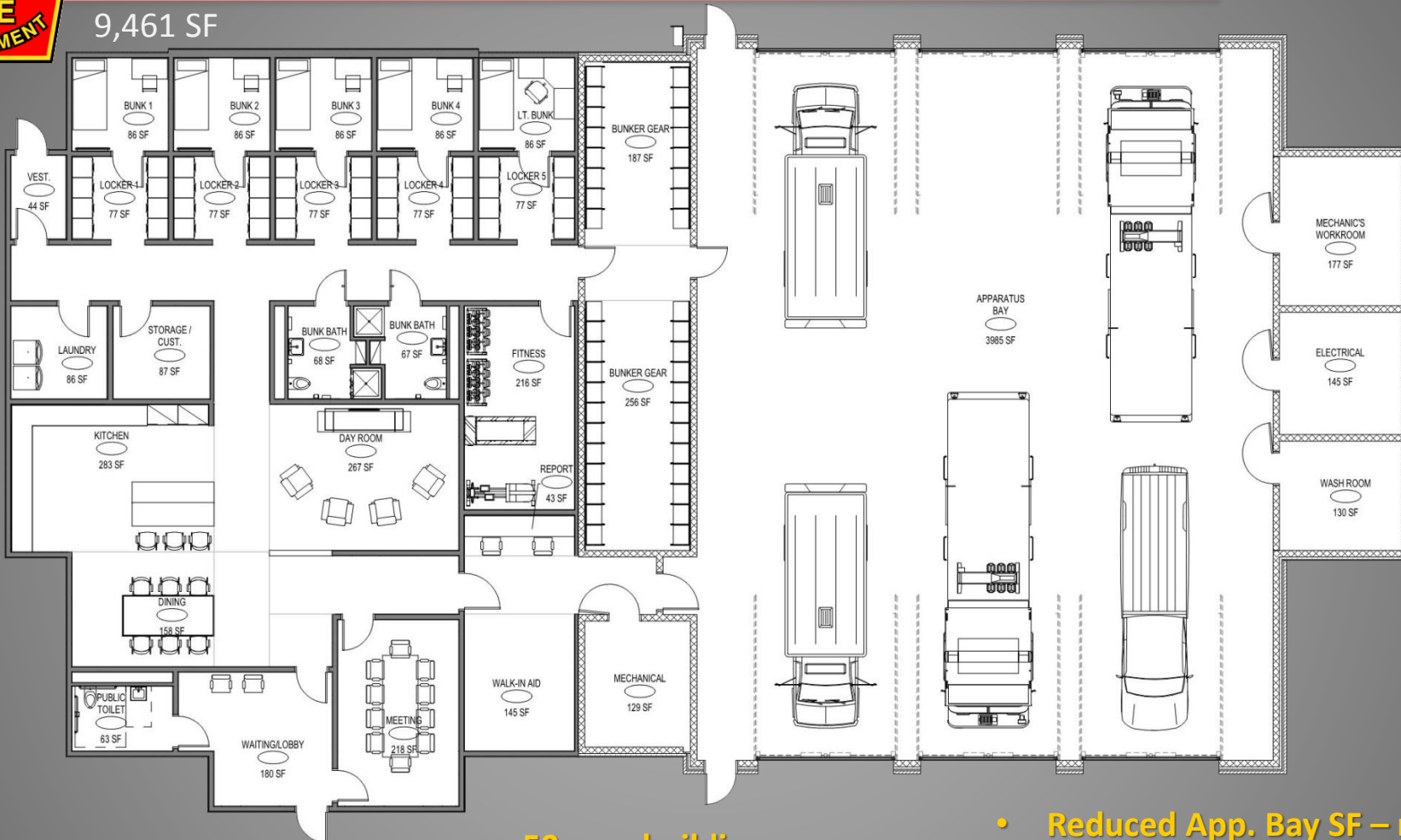




HARWICH FIRE STATION 2 – OPTION 3 (\$6,044,954)

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9,461 SF



- New Construction Only
- Total Project Cost: \$6,044,954 (approximate – need site cost)

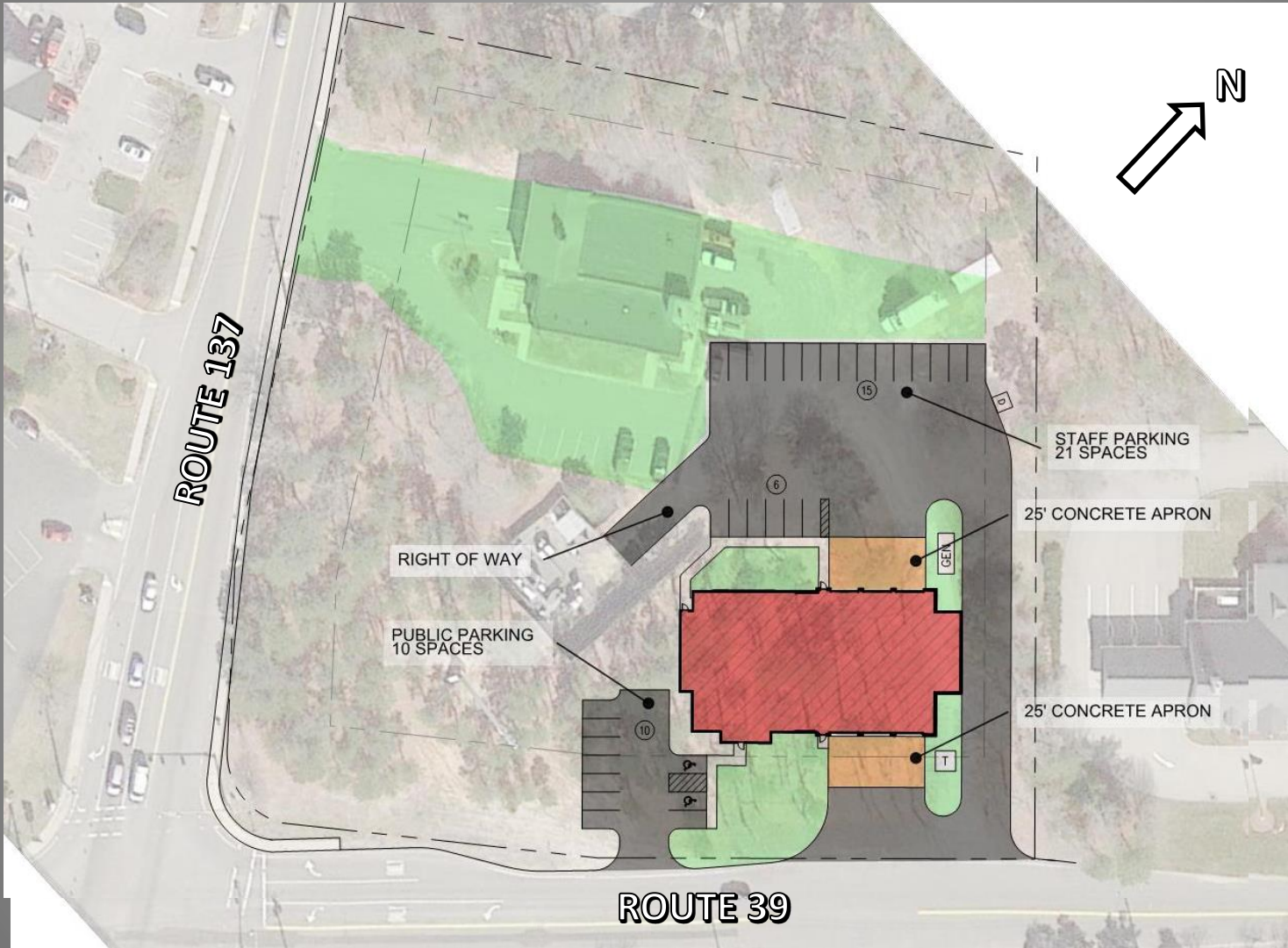
- 50 year building
- Efficiency in space planning
- Meets RFP requirements
- No temporary relocation fees

- Reduced App. Bay SF – no existing restrictions
- All one level
- Increased safety
- Extended building life



HARWICH FIRE STATION 2 – OPTION 3 (\$6,044,954)

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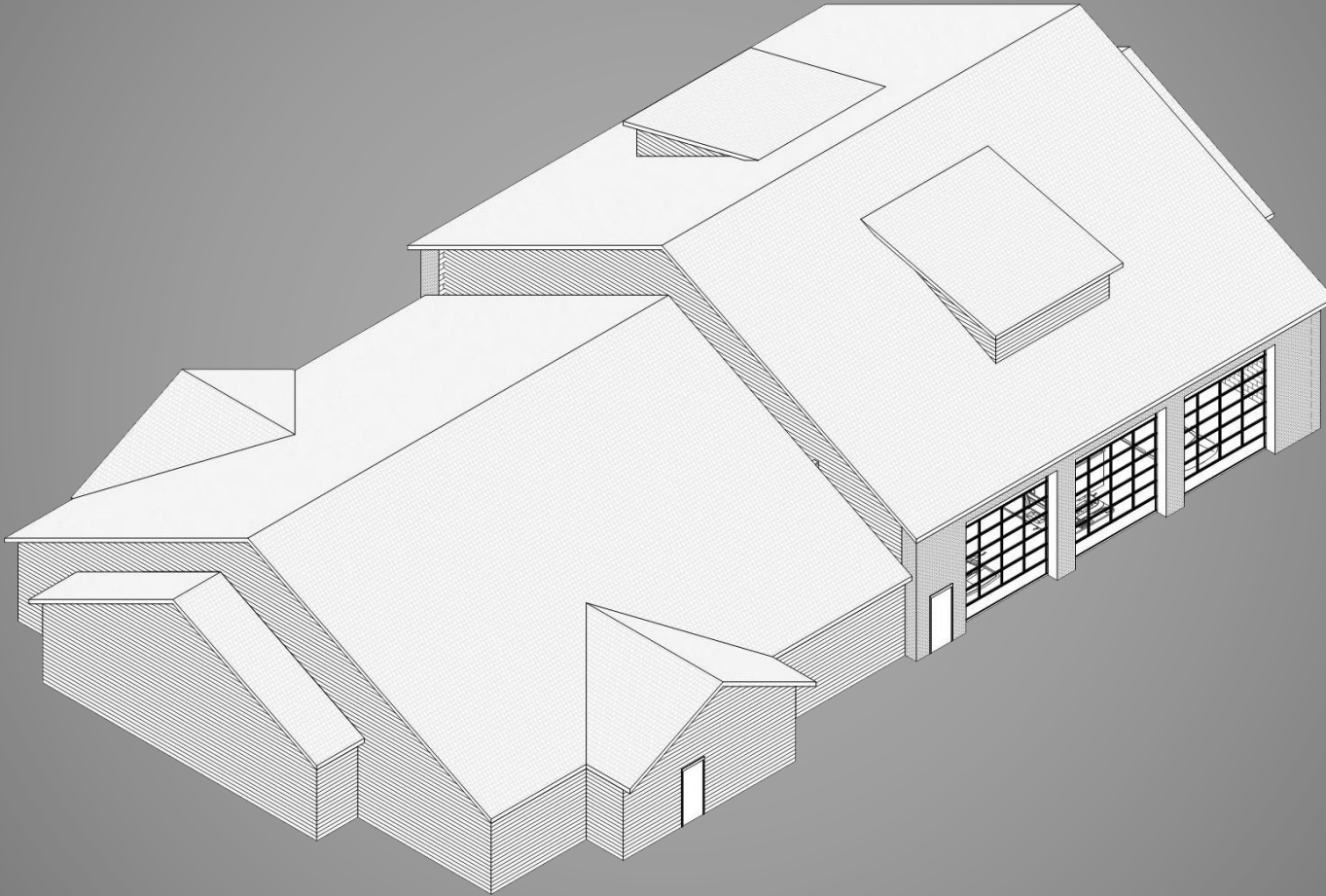


Proposed Site Plan



HARWICH FIRE STATION 2 – OPTION 3 (\$6,044,954)

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Proposed Massing (preliminary)



Design Options Summary

- **Design Options and Assumed Costs**
 - **Option 1: 11,531 SF - \$6,661,486 Total Project Cost**
 - **Option 2A: 7,321 SF - \$4,100,000 Total Project Cost**
 - **Option 2B: 7,321 SF - \$4,100,000 Total Project Cost**
 - **Option 3: 9,461 SF - \$6,044,954 Total Project Cost**



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Questions & additional discussion