



# HARWICH FIRE STATION 2

Board of Selectman Presentation 10/30/2017



# 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: 9,434 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.



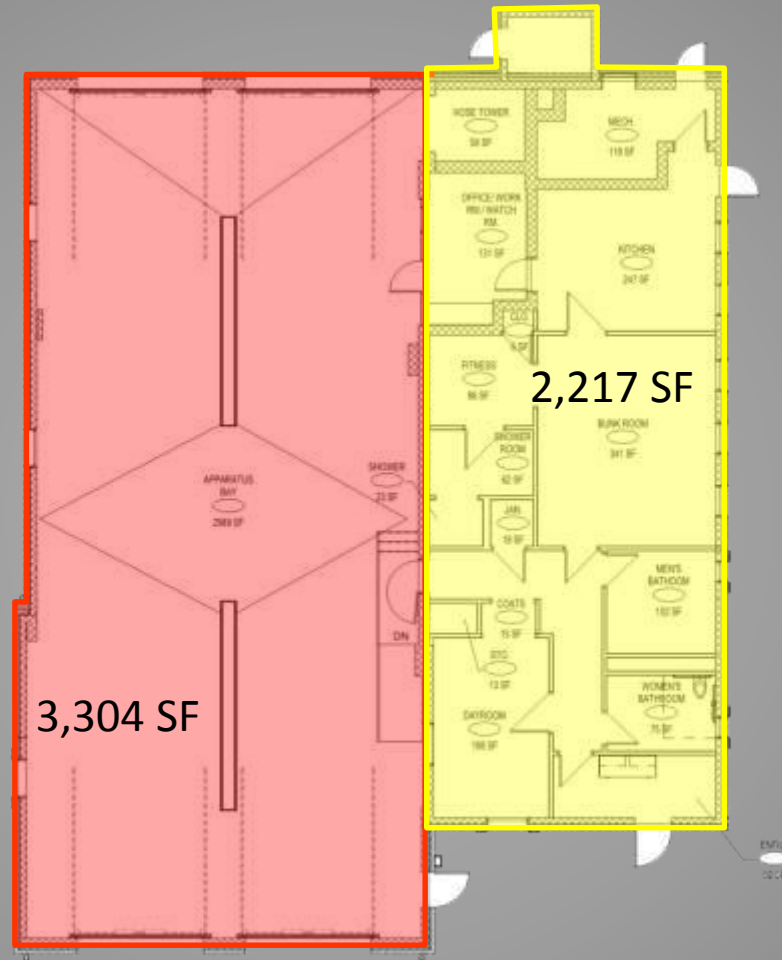
# Construction vs. Total Project Cost

- 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 (\$6,500,000)

KAESTLE BOOS  
associates, inc

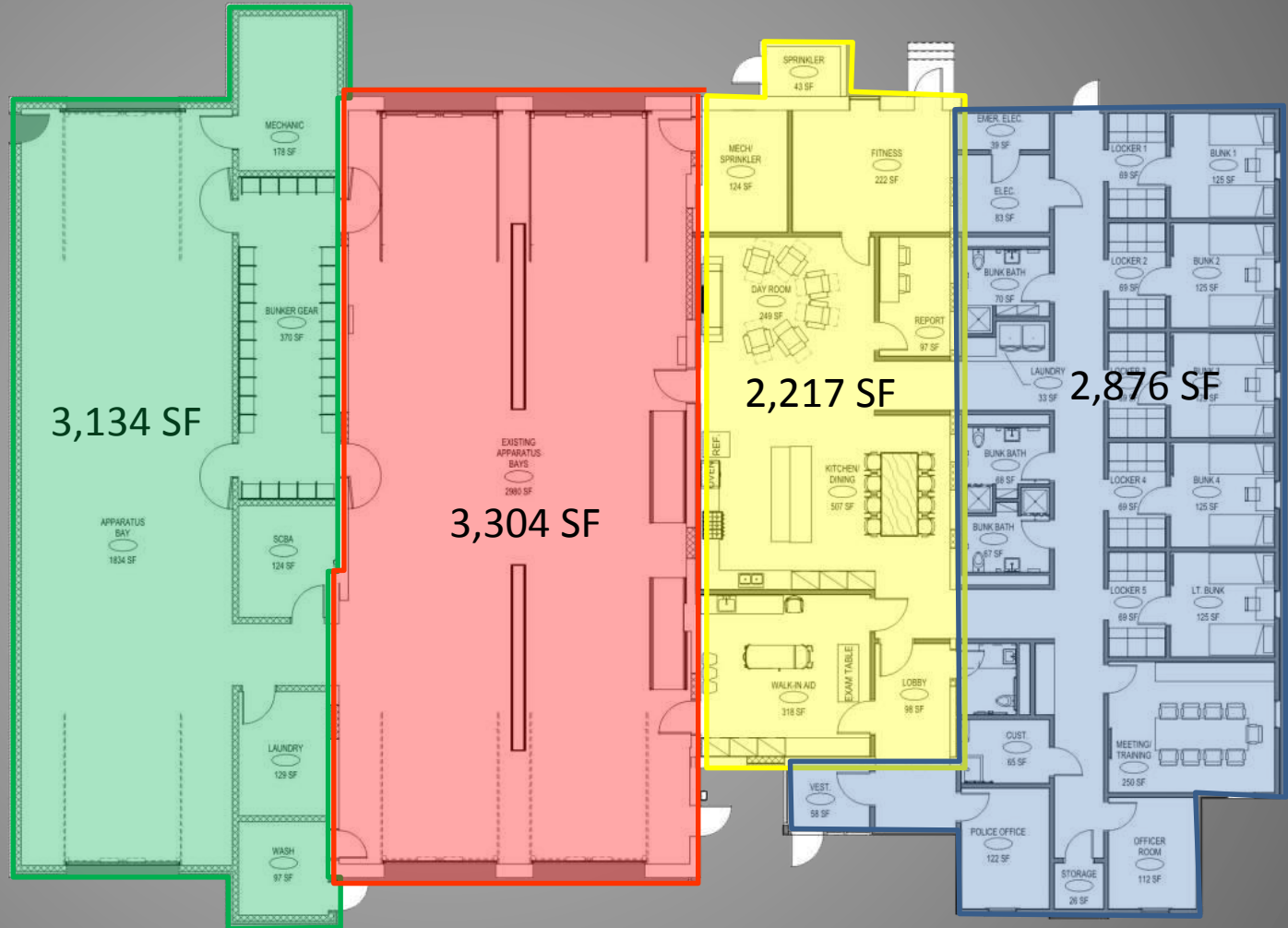
11,531 SF

## 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)

KAESTLE BOOS  
associates, inc

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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associates, inc

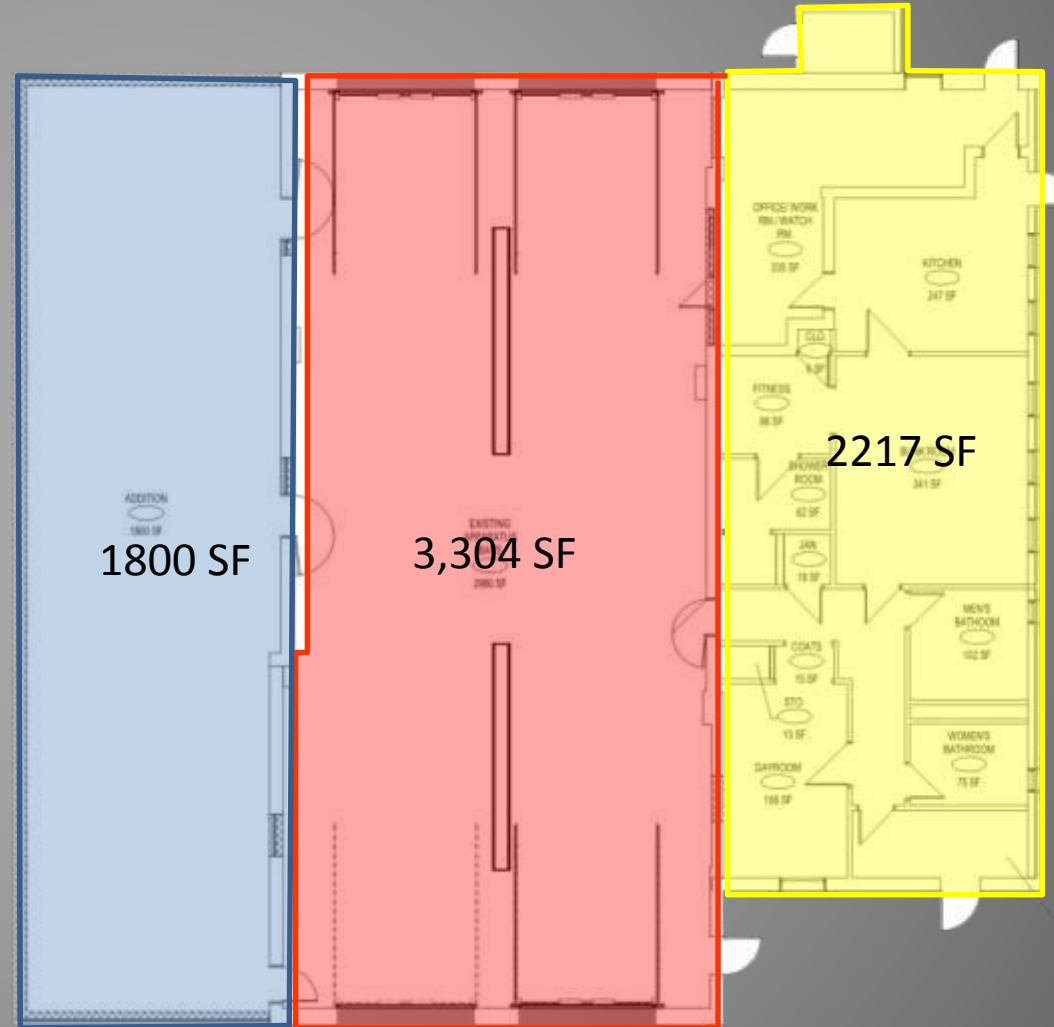
7,321 SF

## 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)



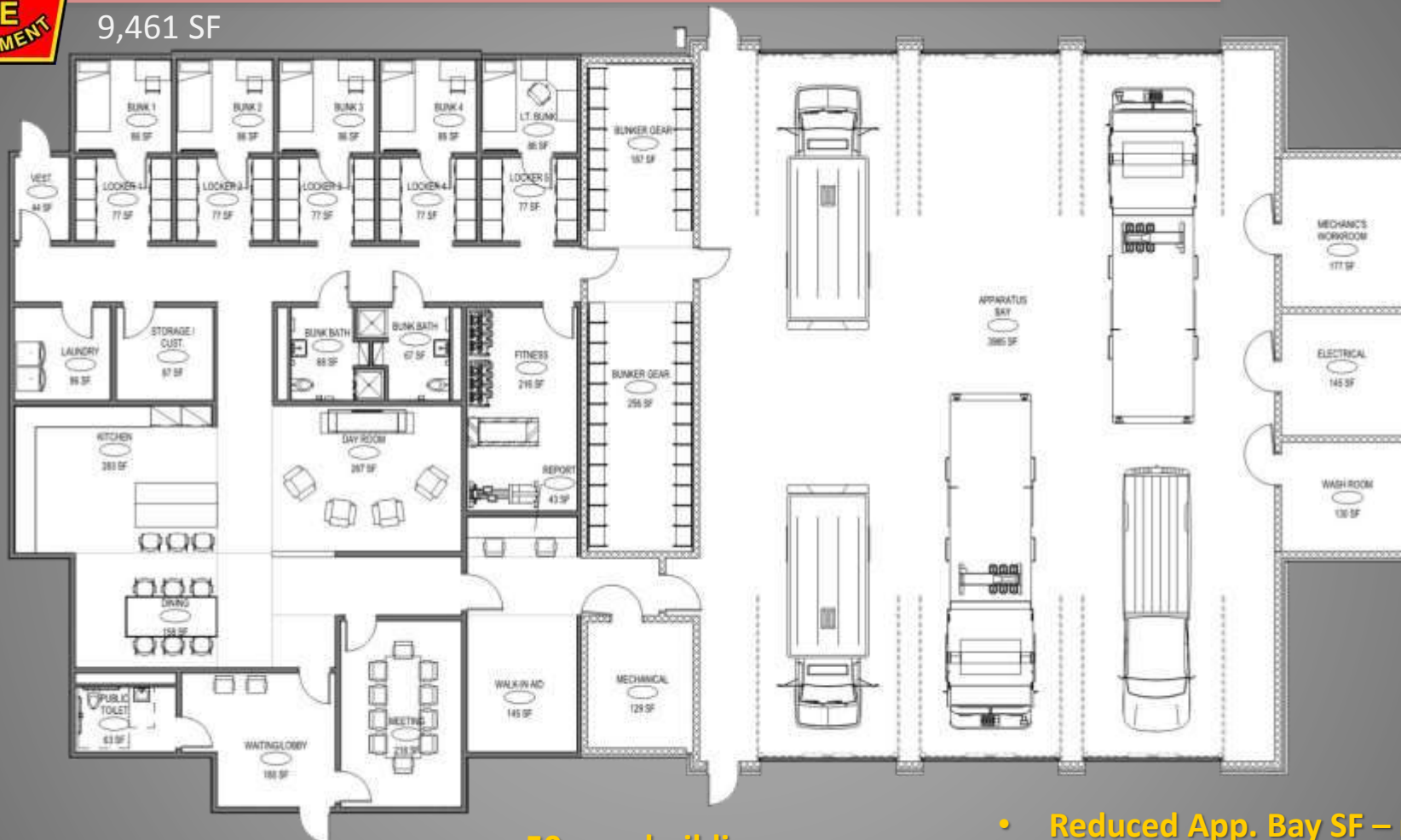




# HARWICH FIRE STATION 2 – OPTION 3 (\$6,000,000)

KAESTLE BOOS  
associates, inc

9,461 SF



- New Construction Only
- Total Project Cost: \$6,000,000 (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 (\$6,000,000)

KAESTLE BOOS  
associates, inc

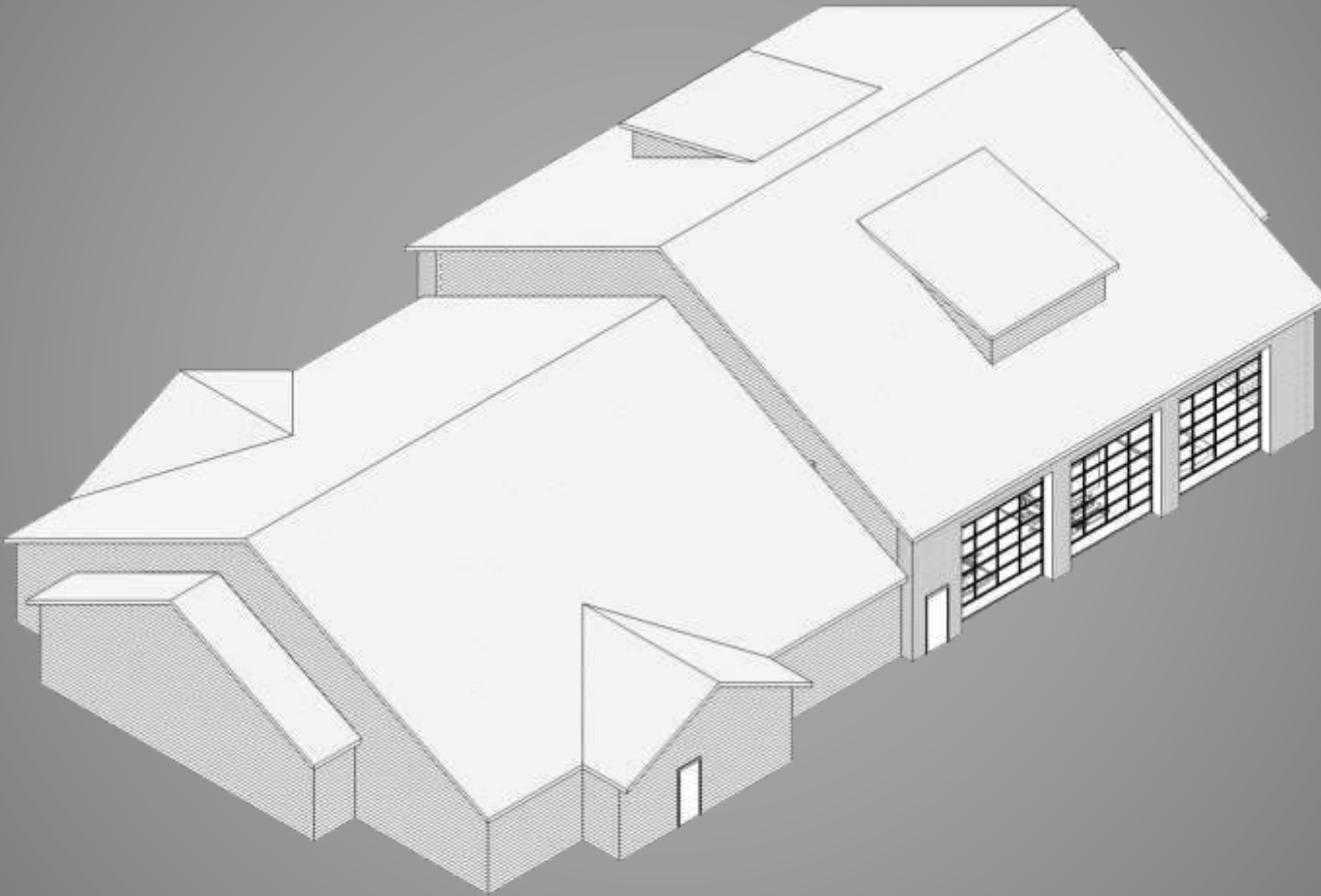


Proposed Site Plan



## HARWICH FIRE STATION 2 – OPTION 3 (\$6,000,000)

KAESTLE BOOS  
associates, inc



**Proposed Massing (preliminary)**



# Design Options Summary

- **Design Options and Assumed Costs**
  - **Option 1: 11,531 SF - \$6,500,000 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: 9,500 SF - \$6,000,000 Total Project Cost**





# HARWICH FIRE STATION 2

Questions & additional discussion