



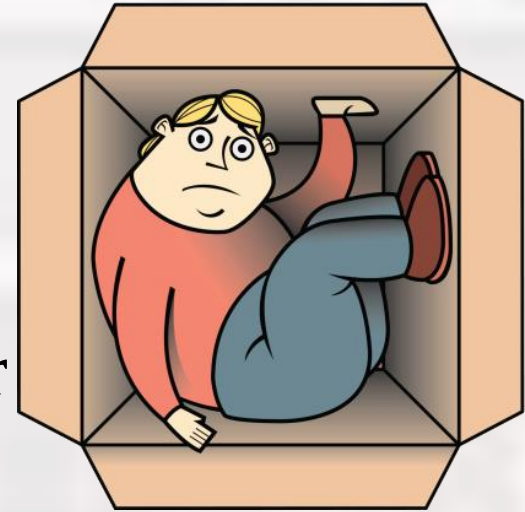
PROPOSED FIRE STATION BUILDING PROJECT



Municipal Finance Informational Meeting
November 18, 2024

Why do we need a new Fire Station?

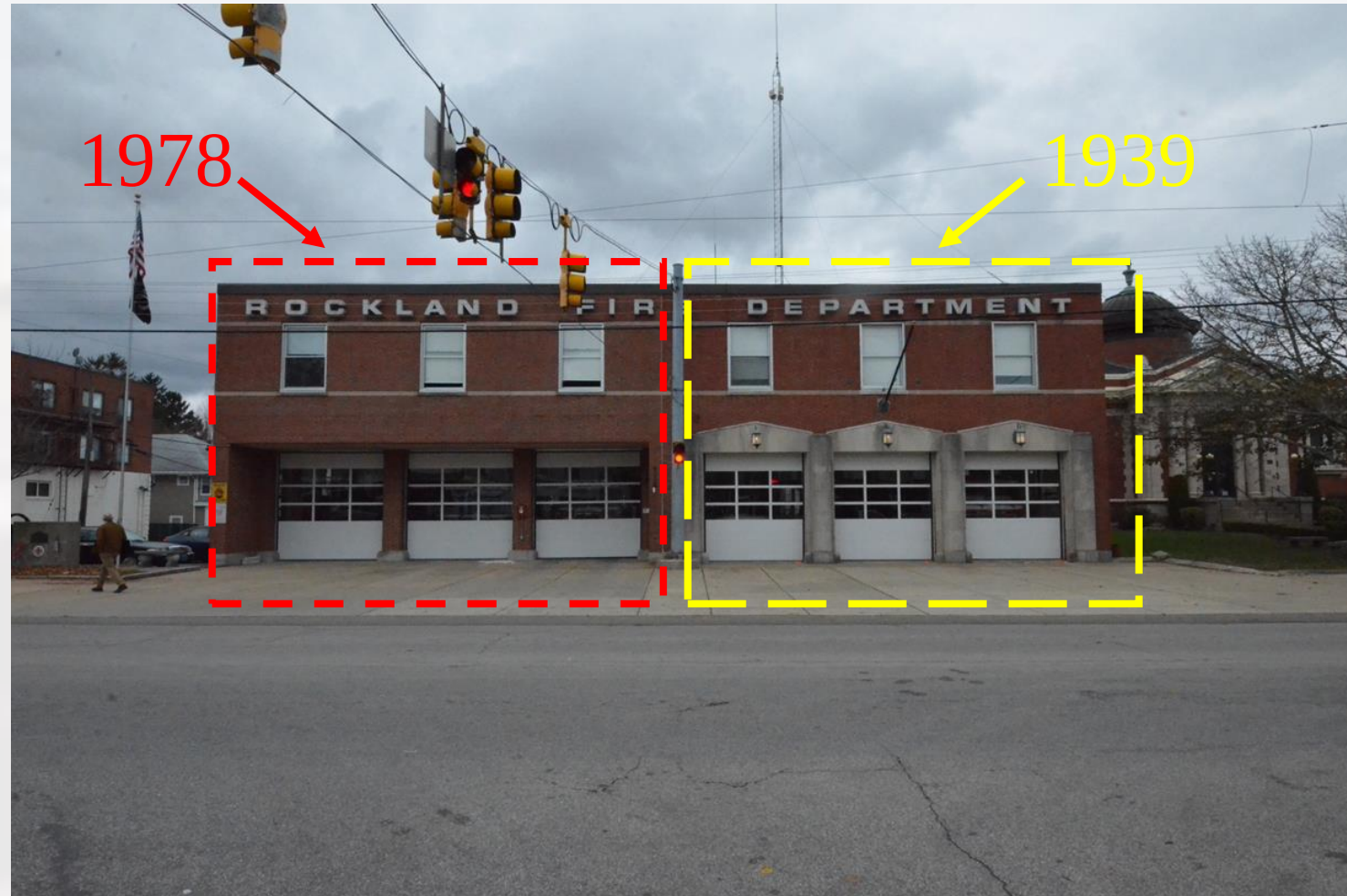
- Too small
- Can't fit bigger vehicles
- Sleeping quarters
- Lack of room for turnout
- Lack of room for decontamination of gear
- Lack of room for training
- Site too small for parking



Rockland Fire Stations Through The Years



Current Fire Station



Accommodating Growing Apparatus

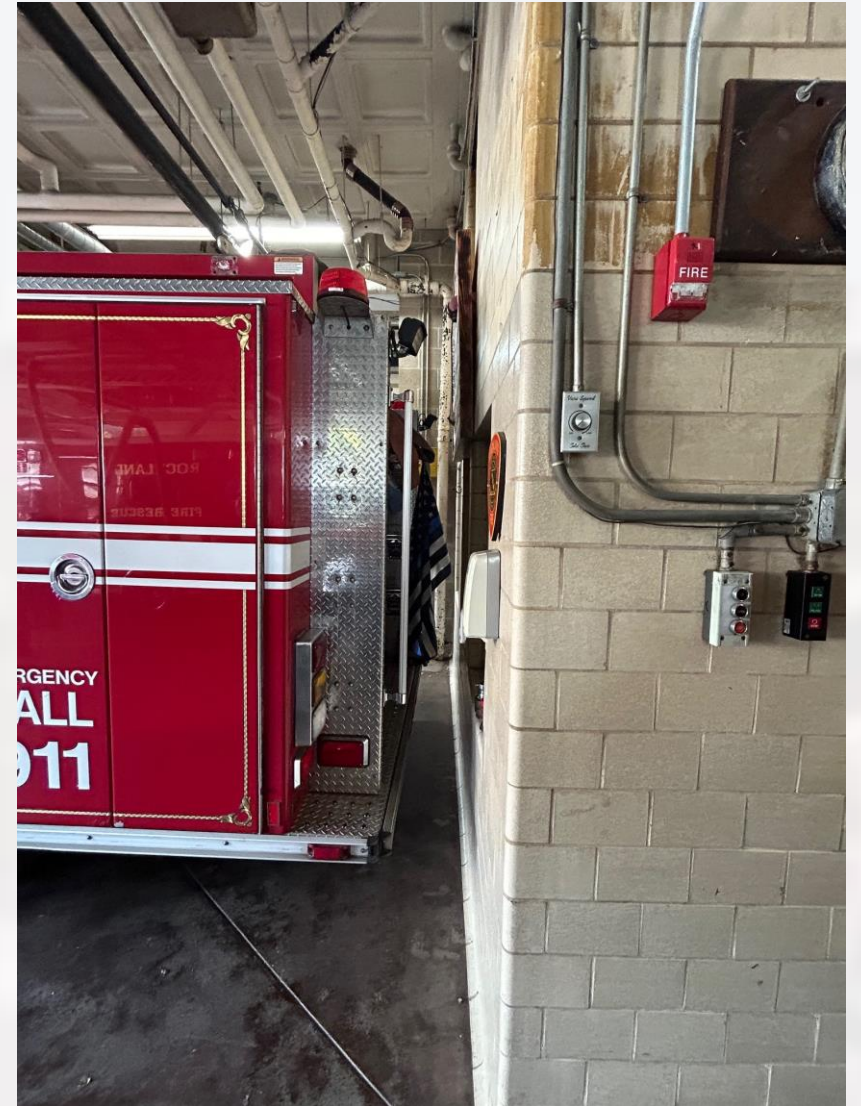
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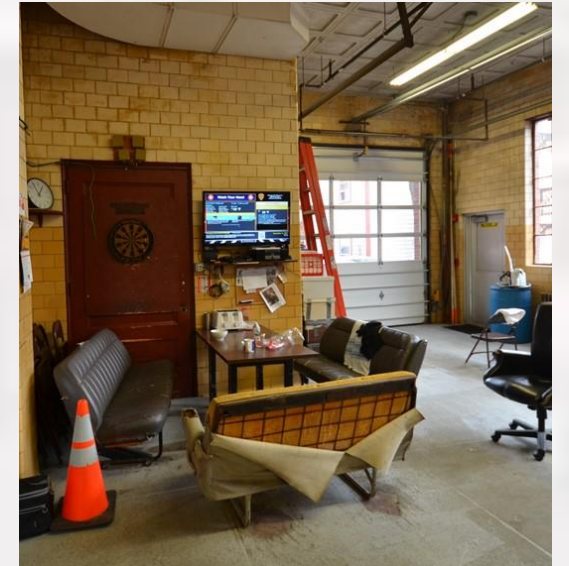
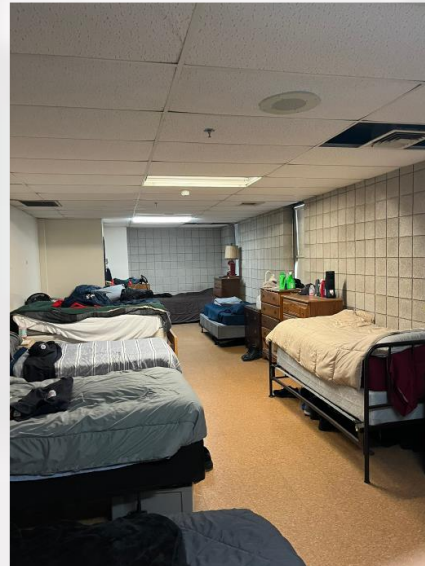
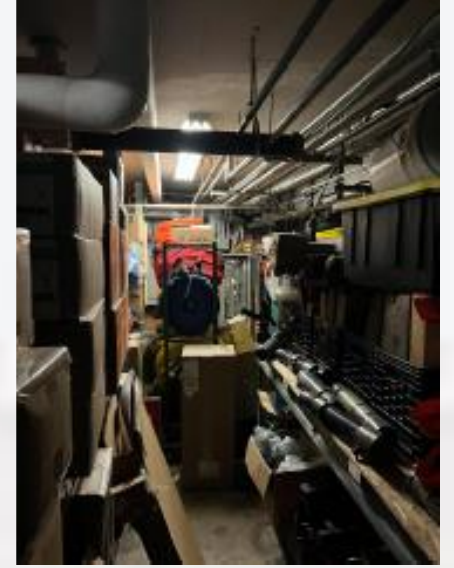
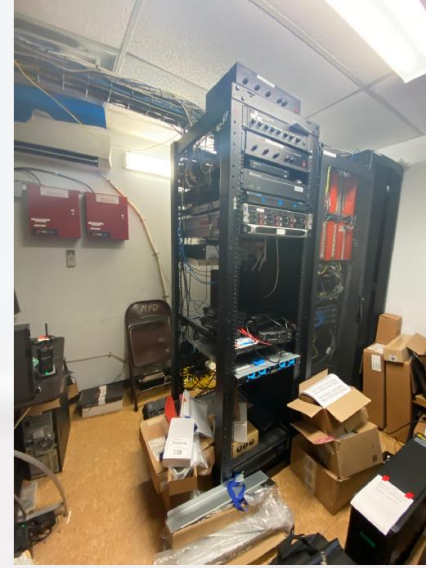
2024



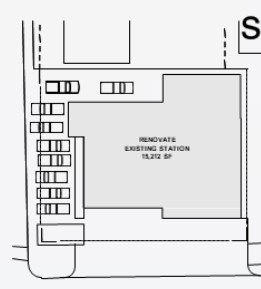
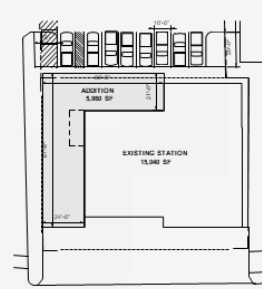
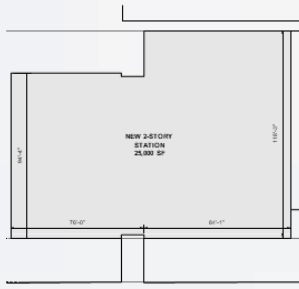
Accommodating Growing Apparatus



Current Fire Station



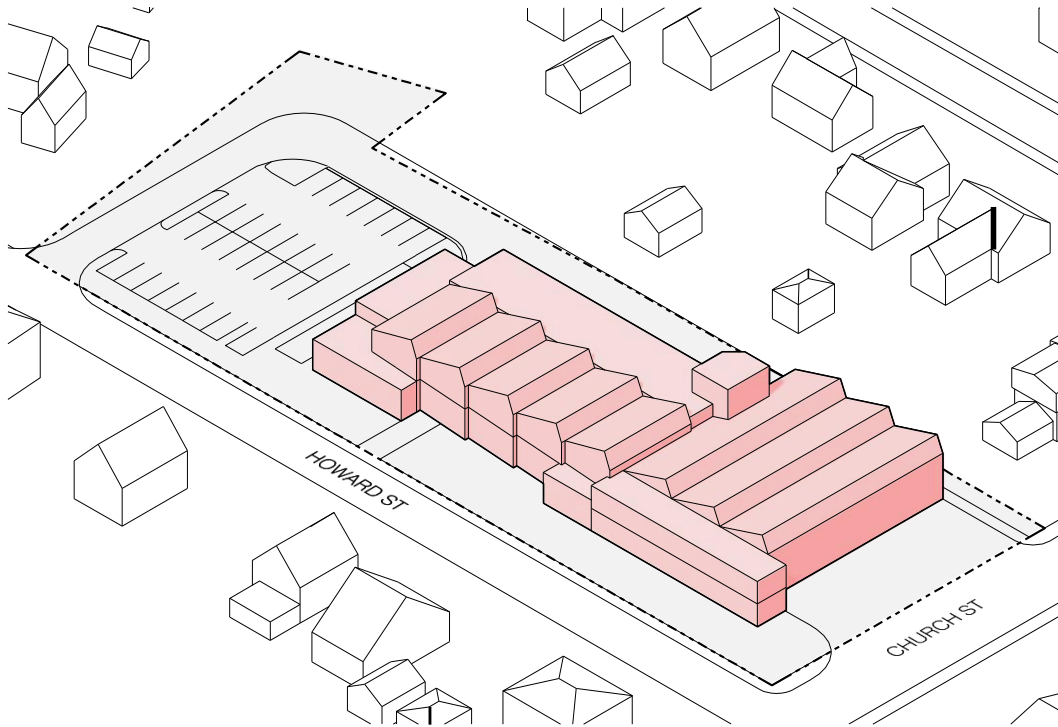
Option Studies



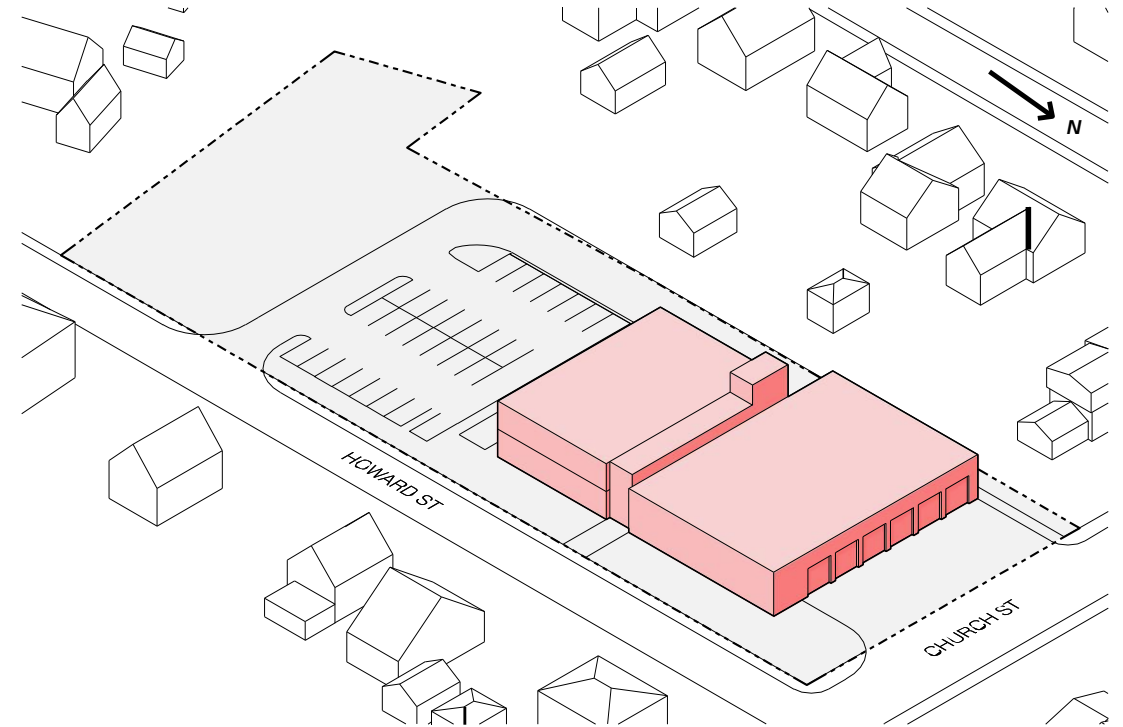
schwartzsilver

Options	(1) Church St 2-Story	(1a) Church St 3-Story	Union St - Large	(2) Union St Medium Addition	Union St - Small	(3) Union St Interior Renovation
Evaluation Criteria						
Program Footprint Fit	Site area can support the required program in reduced footprint - 25K SF	Site area can support the required program with further reduced footprint by moving bunks above apparatus bays - 25K SF	Site area can support the required 1st floor program - 25K SF	Site area can support the required 1st floor program - 21K SF	Site area can support the required 1st floor program - 15K SF	Site area cannot support the required 1st floor program - 15K SF
Site Frontage / Ramp Area	Site frontage is adequate for required 6 apparatus bays.	Site frontage is adequate for required 6 apparatus bays.	Site frontage is adequate for required 6 apparatus bays.	Site frontage is inadequate for required 6 apparatus bays.	Site frontage is inadequate for required 6 apparatus bays.	Site frontage is inadequate for required 6 apparatus bays.
Adequate Fit for Apparatus Vehicles	All apparatus bays provide adequate clearances	All apparatus bays provide adequate clearances	All apparatus bays provide adequate clearances	New apparatus bay for one regular sized Fire Truck	Custom vehicles required	Custom vehicles required
Parking / Public Access	Off-street parking for both fire fighters and public with separate access along Howard St.	Off-street parking for both fire fighters and public with separate access along Howard St.	Off-street parking for both fire fighters and public with separate access along Howard St.	Off-street parking for both fire fighters and public with separate access along Pacific St, but not total spots required per building square footage - 16 spots total	Existing off-street parking preserved, but not expanded	Existing off-street parking preserved, but not expanded
Open Space / Outdoor Training	Open space available	Open space available.	Open space available.	With fire station footprint larger than site, there is no open space.	With fire station footprint larger than site, there is no open space.	With fire station footprint larger than site, there is no open space.
Level	Site has less than one story drop which the program can accommodate. No effect on site access.	Site has less than one story drop which the program can accommodate. No effect on site access.	Site is level	Site is level	Site is level	Site is level
Location / Response Time	Site is located in the center of town with good access to Union Street.	Site is located in the center of town with good access to Union Street.	Site is located in the center of town with good access to Union Street.	Site is located in the center of town with direct access to Union Street.	Site is located in the center of town with direct access to Union Street.	Site is located in the center of town with direct access to Union Street.
Residential Impact	Site is currently a municipal property in a mixed-use neighborhood with residences. Howard St. is narrow, Church St. is wide.	Site is currently a municipal property in a mixed-use neighborhood with residences. Howard St. is narrow, Church St. is wide.	Would require purchasing neighboring lot, and demolition of existing residences	Site usage would be as-is, a municipal property facing Union Street.	Site usage would be as-is, a municipal property facing Union Street.	Site usage would be as-is, a municipal property facing Union Street.
Environmental Restrictions	No environmental restrictions	No environmental restrictions	No environmental restrictions	No environmental restrictions	No environmental restrictions	No environmental restrictions
Demolition	Use of site requires demolition existing building	Use of site requires demolition existing building	Use of site requires selective demolition of unprotected historic building.	Use of site requires selective demolition of unprotected historic building.	Use of site requires selective demolition of unprotected historic building.	Use of site requires selective demolition of unprotected historic building.
Eminent Domain	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
Existing Program Displacement	Current building is unused.	Current building is unused.	Existing program would be replaced. Temporary Operations would need to be erected elsewhere during construction	Existing program would be replaced. Temporary Operations would need to be erected elsewhere during construction	Existing program would be replaced. Temporary Operations would need to be erected elsewhere during construction	Existing program would be replaced. Temporary Operations would need to be erected elsewhere during construction
Ownership / Property Acquisition	The town owns the property	The town owns the property	The town owns the property	The town owns the property	The town owns the property	The town owns the property
Zoning Variance	Variance required for change of use	Variance required for change of use	Variance required for Parking	Variance required for Parking	Variance required for Parking	Variance required for Parking
Temp-ops Cost	No Temp-ops required	Variance required for change of use	Variance required for Parking	TBD - full temp ops proposed at church st site \$\$\$	TBD - full temp ops proposed at church st site \$\$\$	TBD - full temp ops proposed at church st site \$\$\$
Demolition Cost	TBD - full demo of existing building	TBD - full demo of existing building	TBD - selective demo	TBD - selective interior demo of existing including full stair	TBD - selective interior demo of existing	TBD - selective interior demo of existing
Health / Safety	New building able to provide full building separations	New building able to provide full building separations	New building able to provide full building separations	New building able to provide full building separations	Upgrades may fall short of ideal building separations	Upgrades may fall short of ideal building separations
MEP / FP	TBD	TBD	TBD	TBD	TBD	TBD
Structure	TBD - likely no real change to previous structural strategy	TBD - moving bunks above apparatus bays requires more expensive structure, or additional columns in apparatus bays	TBD	TBD	TBD	TBD
Civil	TBD	TBD	TBD	TBD	TBD	TBD
Code	TBD	TBD	TBD	TBD	TBD	TBD
Construction Cost	\$\$\$	\$\$\$	\$\$\$	\$\$\$	\$\$\$	\$\$\$
Land Acquisition Cost	0	0	0	\$1M	0	0

Church St Proposal Comparison

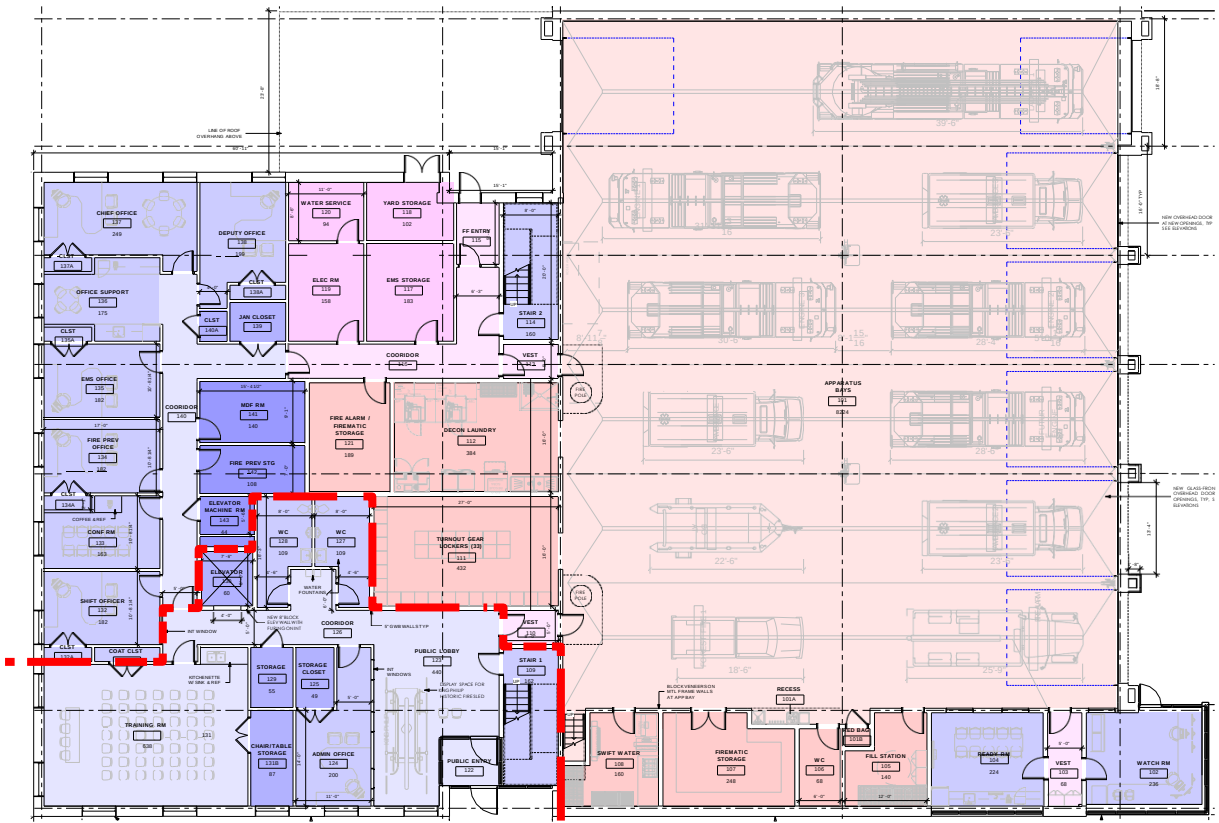


Church St Station
February 2023 Schematic Design
33,000 SF
\$35,955,600



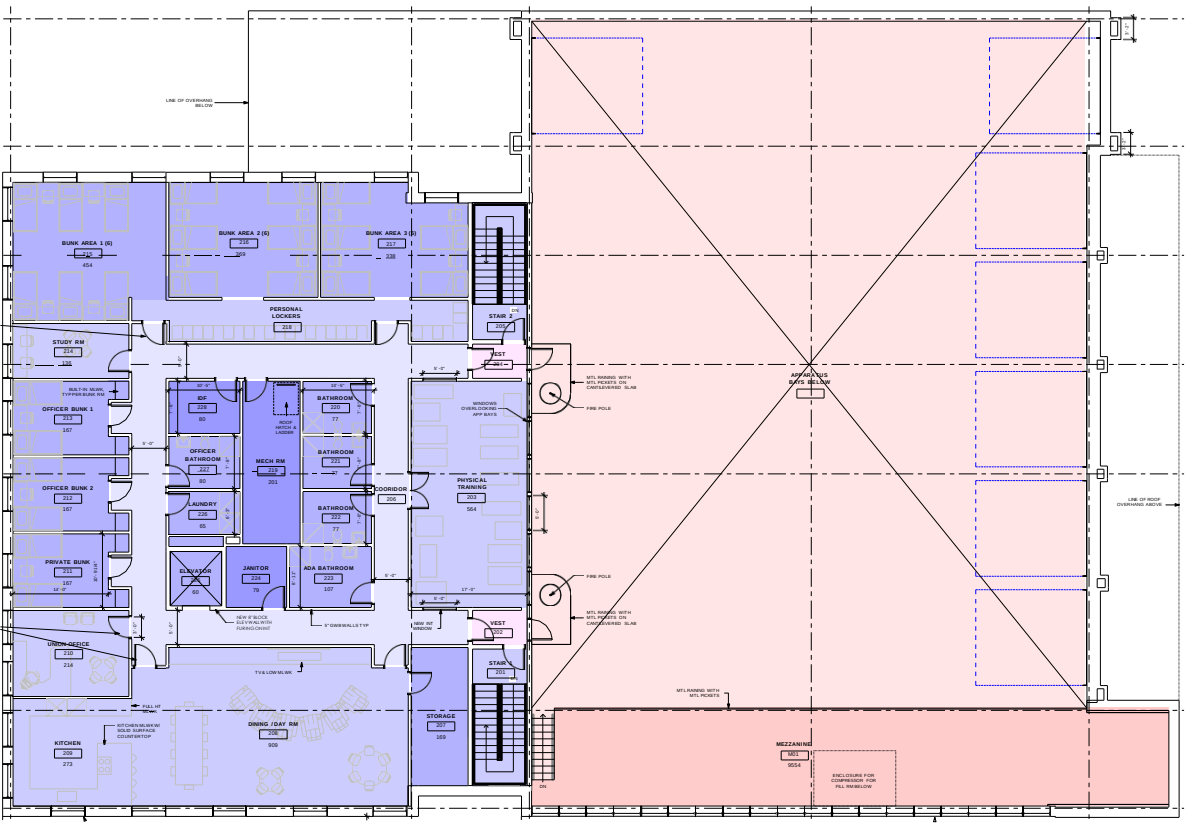
Church St Station (Revised)
September 2024 Conceptual Design
25,000 SF
\$26,044,759

Church St Station



1st Floor Plan

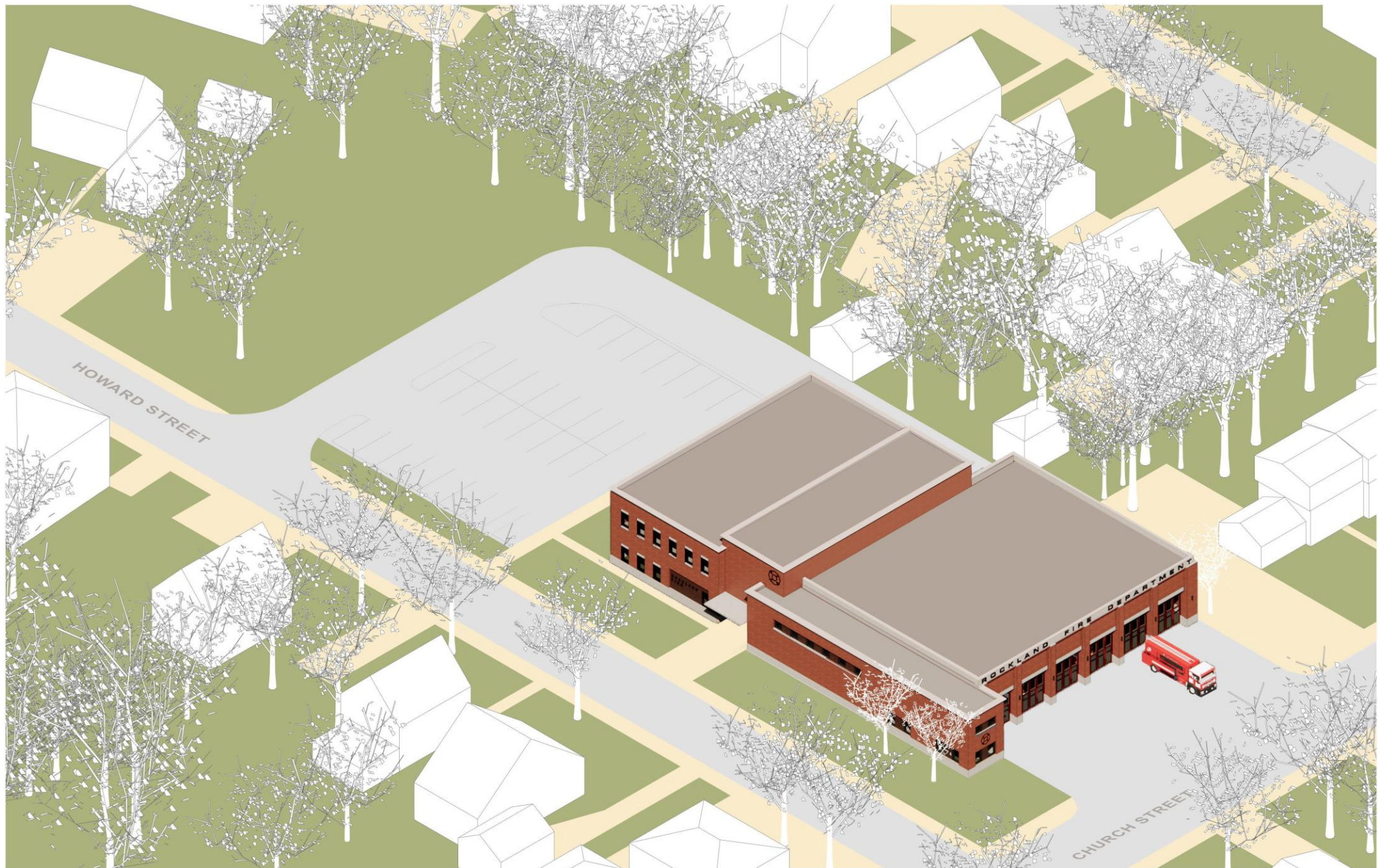
PUBLIC



2nd Floor Plan

- Hot Zones (Firematic work spaces)
- Warm Zones (Health/Safety separation)
- Cold Zones (Admin, living spaces)
- Public/FD-Only Delineation





Church St Station (2023)

33,000 SF New Construction

Description	Budget
Construction (\$809/SF)	\$26,800,000
Continued A&E Services (~10% Construction Costs)	*\$2,500,000
Owner’s Project Manager (~5%)	\$1,350,000
Misc. Testing, Commissioning, FF&E (~4%)	\$1,150,000
Soft Costs Total	\$5,000,000
Owner’s Contingency (~5% Hard+Soft Costs)	\$1,400,000
Project Total	\$33,200,000

*amount excludes design team fees for work already complete

Church St Station (2023) *Escalated*

33,000 SF New Construction

Description	Budget
Construction (\$809/SF)	\$29,024,400
Continued A&E Services (~10% Construction Costs)	*\$2,707,500
Owner's Project Manager (~5%)	\$1,462,050
Misc. Testing, Commissioning, FF&E (~4%)	\$1,245,450
Soft Costs Total	\$5,415,000
Owner's Contingency (~5% Hard+Soft Costs)	\$1,516,200
Project Total	\$35,955,600

*amount excludes design team fees for work already complete

Church St Station (Revised)

25,000 SF New Construction

Description	Budget
Construction (\$809/SF)	\$20,844,145
Continued A&E Services (~10% Construction Costs)	*\$2,084,414
Owner's Project Manager (~5%)	\$1,042,207
Misc. Testing, Commissioning, FF&E (~4%)	\$833,766
Soft Costs Total	\$3,960,387
Owner's Contingency (~5% Hard+Soft Costs)	\$1,240,226
Project Total	\$26,044,759

*amount excludes design team fees for work already complete

Tax Impacts

- Estimated Annual Property Tax Increase Based on \$26.1M Project
- Average Value of a Single-Family Home: \$488,565

Fiscal Year	Bond Year	Annual Property Tax Increase	Monthly Property Tax Increase
2026	1 (Interest only)	\$3.76	\$0.31
2027	1 (Interest only)	\$93.27	\$7.77
2028-2057	3-32	\$223.32	\$18.61

Next Steps

- Public Outreach
 - Informational Meetings and Tours of the Fire Station
 - Mailings
- Debt exclusion Override Ballot Vote – April 2025
- Debt exclusion Town Meeting Vote – May 2025



THANK YOU!



QUESTIONS?