FIRE STATION BUILDING COMMITTEE
Special Town Meeting – February 25th 2019
Committee Update
Brian Walsh (Chair)
Daniel Clark (Vice-Chair)
<table>
<thead>
<tr>
<th>Name</th>
<th>Position/Role</th>
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</thead>
<tbody>
<tr>
<td>Brian Walsh</td>
<td>Chairman: Former Town Moderator, Business Owner, MBA, TMM</td>
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<tr>
<td>Ellen Anselone</td>
<td>Architect, Milton Library Building Committee</td>
</tr>
<tr>
<td>Daniel Clark</td>
<td>Vice-Chairman: Civil/Building Enclosure Engineer, TMM</td>
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<tr>
<td>Frank Agostino</td>
<td>Construction Company Owner and Engineer</td>
</tr>
<tr>
<td>John Sheldon</td>
<td>Secretary: Architect, TMM</td>
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<tr>
<td>John P. King</td>
<td>Mechanical Engineer/MBA</td>
</tr>
<tr>
<td>Philipppe Genereux</td>
<td>Architect</td>
</tr>
<tr>
<td>Jack Grant</td>
<td>Fire Chief</td>
</tr>
<tr>
<td>Eugene Sullivan</td>
<td>Construction contract manager</td>
</tr>
<tr>
<td>Paul Gardiner, Jr</td>
<td>Milton Fire Department Member</td>
</tr>
<tr>
<td>Webster Collins</td>
<td>Commercial Appraiser, TMM</td>
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</tbody>
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FSBC Summary of Work

1. Review Fire Station Space Needs Committee Work
   – Review Fire Station Space Needs Committee Work
   – Recognize Station Needs and Requirements

2. Review National Standards
   – Review National Standards
   – Review Other Local Stations Recently Completed

3. Assess the Option for 2-Station, Combining HQ and Engine No. 2
   – Assess the Option for 2-Stations, Combining HQ and Engine No. 2
   – Evaluate Each Station for Feasibility and Options Moving Forward

4. Review Program and Station Size Requirements
   – Review Program and Station Size Requirements
   – Preliminary Project Schedule and Cost Review

5. Request for Qualifications for OPM and Design Services
   – Request for Qualifications for OPM and Design Services
   – CIPC Review, Warrant Article, Town Meeting
Historical Data

Methodology

- Call history from previous 5 fiscal years reviewed
- Verified addresses, 96% match
- Verified call type, 89% valid
- Final data used, 15,728 data points of 18,605 from the previous 5 years (81%)
4 Minute Coverage Comparison

Existing

Engine No. 2 Relocation

Station Consolidation
Stations – Location Review

Initial Committee Findings:

Siting of Stations within the Town

- Engine One (Headquarters): Within vicinity of current location, new or significant addition renovation combination.

- Engine Two (East Milton): Site selection ongoing, several options still being explored, assistant of OPM & Designer needed.

- Engine Four (Atherton): Within vacant land behind existing station, combination of renovation/repurpose existing building with Fire Station and addition/new building.
DEVELOP CIVIC CORE. The existing area in town where the Town Hall, Library, Police Department, Senior Center, Fire Station and Town gazebo are located, is currently underutilized. There is much potential for this area to fulfill a number of master planning goals including providing opportunities for the community to gather, to run into friends and meet new people, and opportunities for recreation for all ages. Several recommendations are aimed at creating this “Civic Center.”

While the town’s civic buildings, including the library, Town Hall, fire station, police station and senior center are all located within walking distance of one another, the area lacks a clearly-defined sense of place; also lacking is a safe, complete pedestrian network connecting the buildings to one another. The area feels like a collection of uses, not like a civic center.

Create A Civic Center. Better connect and create more of a sense of place in the area of town with a concentration of municipal uses including the Library, Town Hall, Senior Center, Police Department, Fire Station, etc. Some Ideas Include:

- Explore ways of encouraging eating/retail to support uses.
- Test concept by creating a “pop up plaza” with food trucks, etc.
- Address parking capacity issues.
- Improve walking/biking connections
- Consider creating a “center playground” near Town Hall.
- Consider expanding Senior Center for use by all ages.
Engine No. 2, East Milton – Review

• Existing site as presently constituted inadequate for renovation, addition or new construction.

• Following Special Town Meeting FSBC plans to solicit a request for proposal for a land sale

• FSBC reviewing and exploring Town Owned land options

• Need for OPM and Design team to fully evaluate all of the options once known.
Engine No. 4, Atherton – Site Review
The Process

FSBC To Date

Phase I Design to Fall 19 TM

Phase II Design*

Construction*

*Pending Future TM Approval

**Architect / Interior Designer**

- Program (architecture + interiors)
- Budget analysis
- Zoning review
- As-built drawings
- Interiors concept development

**Research**

- PRELIMINARY SITE PLAN
  - Floor plans (architecture + interiors)
  - Contractor recommendation
  - Preliminary cost estimate
  - 3D massing
  - Interiors conceptual images

- OUTLINE SPECS
  - 3D model of exterior
  - Rejected ceiling plans
  - Contractor’s drawings
  - Cost estimate revision
  - Develop interior finishes
  - Palette (source materials)
  - Refine interior layouts
  - Finishes, fixture, appliance selection

- TECHNICAL DRAWINGS & SPECS
  - Hardware, lighting & accessory selection
  - Cabinets & built-ins design
  - Detail drawings

- BUILDING PERMIT
  - Contractor to provide
  - Final pricing
  - Review shop drawings
  - Work with fabricators
  - Answer contractor questions

**Client**

- Client questionnaire
- Provide imagery
- Approve program

- CONCEPTUAL DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT

- CONSTRUCTION DOCUMENTS
- CONSTRUCTION BIDDING
- CONSTRUCTION ADMINISTRATION

- APPROVAL OF 3D DESIGN
- Final review

- Observation
  - Provide additional drawings & design
  - Review shop drawings
  - Punch list

**Architect / Interior Designer**

- Site meetings with contractor & architect

**Client**

- Final review

**Architect / Interior Designer**

- Contract approval
- Final review

**Client**

- Final review
Starting Point

- Used as a basis for generating cost estimates and schedule
- Verified sizing of buildings with OPM based on program review
- Building materials, size, configuration to change from what is shown
Design Fees – Monthly Cash Flow, Project

Design Monthly Cash Flow - Project

<table>
<thead>
<tr>
<th></th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
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<tbody>
<tr>
<td>FY19</td>
<td>196,000</td>
<td>475,000</td>
<td>555,000</td>
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<tr>
<td>FY20</td>
<td>73,000</td>
<td>182,000</td>
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<tr>
<td>FY21</td>
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<td>264,000</td>
<td>295,000</td>
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<tr>
<td>FY22</td>
<td>381,000</td>
<td>921,000</td>
<td>1,012,000</td>
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- Headquarters: $1,400,000
- Station No. 2: $520,000
- Station No. 4: $780,000

Total: $2,700,000
Design Fees – Monthly Cash Flow, By Station

<table>
<thead>
<tr>
<th>Station</th>
<th>Cash Flow ($)</th>
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<tbody>
<tr>
<td>Headquarters</td>
<td>1,400,000</td>
</tr>
<tr>
<td>Station No. 2</td>
<td>520,000</td>
</tr>
<tr>
<td>Station No. 4</td>
<td>780,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>2,700,000</strong></td>
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**OPM & Designer Project Costs**

<table>
<thead>
<tr>
<th>Location</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Headquarters</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>Station No. 2</td>
<td>$520,000</td>
</tr>
<tr>
<td>Station No. 4</td>
<td>$780,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,700,000</strong></td>
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</table>
# Design Fees – Phase I Cash Flow, By Station

<table>
<thead>
<tr>
<th>Station</th>
<th>Cash Flow (in $)</th>
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<tbody>
<tr>
<td>Headquarters</td>
<td>363,100</td>
</tr>
<tr>
<td>Station No. 2</td>
<td>135,000</td>
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<tr>
<td>Station No. 4</td>
<td>205,200</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>703,300</strong></td>
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**Phase I**
March 2019 - October 2019
Through Design Development

![Headquarters Design Monthly Cash Flow](image)

![Station No. 2 Design Monthly Cash Flow](image)

![Station No. 4 Design Monthly Cash Flow](image)
Funding – Grants and Loans

Federal Grants:

- FEMA operates the Assistance to Freighters Grant which is a yearly program intended for fire departments, state fire training academic and emergency medical service organizations. The Grant however explicitly lists construction costs as not being eligible including major alternations or renovations.

- FEMA operates the Assistance to Firefighters Fire Station Construction Grants. The American Recovery and Reinvestment Act (ARRA) of 2009 provided the Department of Homeland Security with $210,000,000 to fund the 2009 Assistance to Firefighters Fire Station Construction Grants. This one-time grant opportunity provided 120 fire departments with financial assistance to build new fire stations or modify existing stations to enhance response capabilities and protect the community from fire and fire-related hazards. There has been no indication from FEMA or DHS that this Grant program will be reinstituted in the near future.

State Grants:

- The Bureau for Forest Fire Control and Forestry offers grant opportunities for urban forest private and municipal lands and fire assistance.

- The Volunteer Fire Assistance program is enabled to used grants and materials to towns with less than 10,000 population. The Town of Milton’s population as of 2017 is approximately 27,500 residents.

Federal Loans:

- The FSBC only found one Federal loan program related to the Fire Department. The United States Department of Agriculture Rural Development operate the Community Faculties Direct Loan and Grant Program. However, to be eligible the town must have population less than 20,000.

State Loans:

- The FSBC did not identify any loan programs that are applicable for the overall or a component of FSBC project.
Donations

- Webster Collins, a member of the FSBC has been in contact with a potential Donor(s) which request to remain anonymous for at least the time being.

- To date the FSBC does not know the exact figure of the potential donation.

- Impact for town greater than amount of gift.

<table>
<thead>
<tr>
<th>Gift Amount</th>
<th>Town Savings</th>
<th>Assumptions*</th>
<th>Total Delta Gift vs Savings</th>
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<tr>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>$ 500,000</td>
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<td>$ 1,500,000</td>
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<td>$ 4,500,000</td>
<td>$ 7,270,000</td>
<td>2020-2028</td>
<td>$ 2,770,000</td>
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</tbody>
</table>

*Gift amounts $500,000 - $4,500,000 assumes $500,000 donations for each fiscal year listed
Community Engagement & Feedback

Welcome to the Milton Fire Station Building Committee's Informational Web Site

- Dan Clark (Vice Chairman) and Brian Walsh (Chairman) were on hand to answer questions at the Select Board meeting on January 9th, 2013, as the Capital Improvement Planning Committee members presented their committee's recommendation for the Milton Police Station Meeting design funding request. The meeting can be viewed here beginning at the 10-minute mark.

- Dan Clark (Vice Chairman) and Brian Walsh (Chairman) presented at the Warrant Committee meeting on January 9th, 2013, in support of the FSBC Warrant Article request for Design Phase Funding. The presentation can be found under the Documents page here and viewed here.

Community Meetings

1. #1
2. #2
3. #3
4. #4

Community Meetings
Community Feedback & Redesign
Approvals

Inform Consult Involve Collaborate Empower

Inform Low level of public engagement

Inform Consult Involve Empower

Low level of public engagement
Mid level of public engagement
High level of public engagement
Thank You

The Fire Station Building Committee appreciates the opportunity to share our progress.

More information on the committees work and progress can be found at:
www.miltonfirestations.org
www.facebook.com/MiltonFSBC