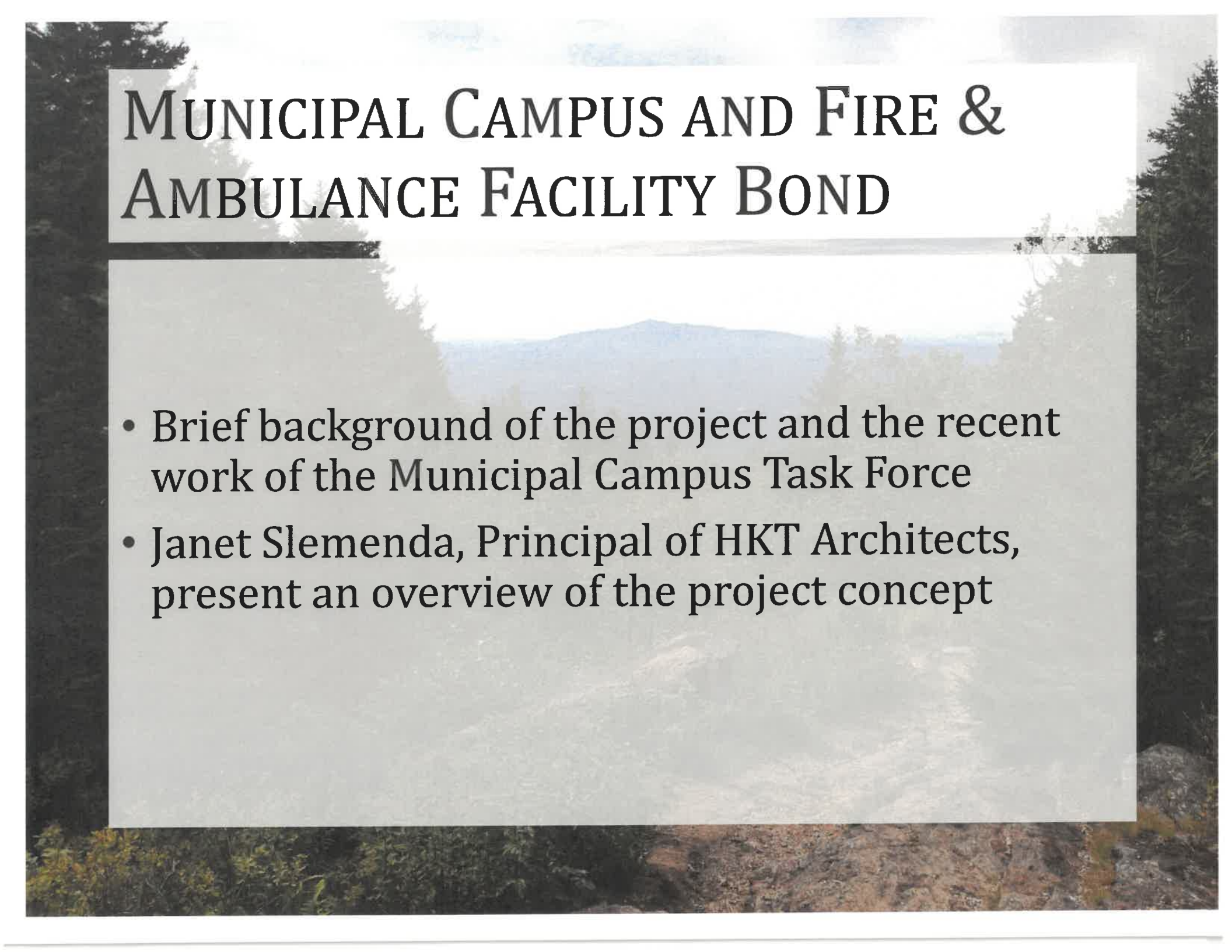




BOND HEARING

Proposed Municipal Campus and Fire & Ambulance Facility
Bond



MUNICIPAL CAMPUS AND FIRE & AMBULANCE FACILITY BOND

- Brief background of the project and the recent work of the Municipal Campus Task Force
- Janet Slemenda, Principal of HKT Architects, present an overview of the project concept

BACKGROUND

- Many committees have worked on the municipal facilities question, and have reported out on the needs and best location
 - 2004 – Master Plan Steering Committee “Evans Flats Land Use Analysis”
 - 2005 – Weller & Michal “Peterborough Municipal Facilities Needs and Feasibility Study”
 - 2008 – Master Plan Steering Committee Municipal Facility needs Report
 - 2013 – Master Plan Municipal Facilities chapter
- Over and over, the studies concluded that the Fire and Ambulance Facility should be relocated to Evans Flats

These studies are all available at PeterboroughProjects.info

- 2018 – Town Meeting votes in favor of a municipal facilities review for the design, cost estimate and construction drawings of a new Highway Garage adjacent to the wastewater treatment facility on Water Street for the 2019 Town Meeting

PUBLIC WORKS FACILITY - 2019

- Reviewed three options:
 - New facility on Water Street – est. \$3.6m
 - Retrofit SDE Building – purchase \$2.995m, renovation cost unknown, loss of tax revenue
 - Renovate facility on Elm Street – est. \$2.5m
- Held two public information sessions, Select Board voted unanimously to support renovating the Highway Garage at its current location on Elm Street
- \$2.5m bond passed at Town Meeting

BETWEEN THE 2019 AND 2020 TOWN MEETINGS

- Contacted the Harris Center for Conservation Education about availability of land between Community Center and Rt 101. The Harris Center reports that it understands the Town's right to take this land and that it is willing to work with the Town to provide for public safety and to enhance conservation values.
- With Harris Center permission, dug test pits and concluded that the site will provide enough buildable area to locate Fire & Ambulance Facility
- Paused work on the Highway Garage renovation to allow for shared efficiencies in the new campus design – cold storage location, site design, utilities layout, etc.

2020 TOWN MEETING

- \$200,000 article passed to fund the final design and cost estimates for the new Fire & Ambulance Facility on the Municipal Campus off of Elm Street
- The goal was to have a final design and cost estimates ready for the 2021 Town Meeting
- The article passed...but...

MUNICIPAL CAMPUS TASK FORCE

Valerie Jenkins, CIP Committee	Alan Zeller, Citizen-at-large
Peter LaRoche, Zoning Board of Adjustment	Matt Lundsted, Conservation Commission
Colin Murdough, Heritage Commission	Beth Alpaugh-Côté, Master Plan Steering Committee
Rob Fox & Kate Coon, Recreation Committee	Ed Walker, Chief of Fire Department
Jon Hampson, Fire Department	Nicole MacStay, Town Administrator
Sarah Steinberg Heller, Planning Board	Seth MacLean, DPW Director
Bill Kennedy, Select Board	Danica Melone, Town Planner
Rich Clark, Budget Committee	
Roland Patten, Citizen-at-large	

MUNICIPAL CAMPUS TASK FORCE

- Final design for the Fire & Ambulance Facility and Municipal Campus needed to meet these priorities:
 - Improve safety – separate emergency responder, public works traffic from public
 - Be sustainable – utilize energy technologies that keep us on track to meet the 2021 Town Meeting goal of 100% renewable energy by 2030
 - Layout the campus in a way that potentially allows the Police Department to move off of Grove Street in the future

CRITERIA

- **Fire + Ambulance Building:** Operationally Sound Apparatus Floor + Support Spaces; Employee Work + Living Areas; Administration; Public Meeting/Training/Emergency Operations Center; Communications + Building Support
- **User Groups:** Separation + Protection of People
- **Site Circulation:** Separation of Emergency Service, Public Works + Pedestrian Vehicles; Fire Truck Turning Radius
- **Site:** Improvements to Stormwater Management, Wetlands Buffer, Invasive Species
- **Public Use of Outdoor Spaces:** Event Plaza, Gardens, Sidewalk Access To Shaw's + CVS



TOTAL PROJECT COSTS

- **Hard Construction Costs**
 - 2 Story Fire + Ambulance Building
 - Site: Demolition of Building, Earthwork, Utilities, Pavements + Walkways; Landscaping + Site Improvements, Bin Storage
- **Soft Construction Costs**
 - Architectural, Engineering, Specialty Engineering Fees, OPM, Printing, Legal, Permitting, FFE, Commissioning, Testing + Inspections, Communications, Utility Company Back-charges, Moving Costs
- Owner's Contingency
- Escalation + Market Conditions



TOTAL PROJECT COSTS

- Fire + Ambulance Building
 - 1 Story Apparatus; 2 Story Remainder
 - Planned for Future Expansion
 - 24/7 Building
 - Emergency Generator
 - Must Meet all Relevant Building Codes Including Life Safety; Lateral Forces; Energy Codes
 - Meet All Local Codes + Requirements



TOTAL PROJECT COSTS

- Typical Construction:
 - Exterior Walls: 18" thick including Masonry, Air Space, 6" Mineral Fiber Insulation, Air/Vapor Barrier, 5/8" Exterior Sheathing, 6" Metal Studs + 5/8" Gypsum Wall Board
 - Roofing: Steel Framing, Metal Deck, 5/8" Sheathing, Vapor Barrier, 8" Rigid Insulation, 1/4" Protection Board, Fully Adhered Membrane Roofing
 - Insulation + Air/Vapor Barriers: Continuous - Foundation, Up Walls + Across Roofs
 - Interior Spaces: Rated Egress, Other Rated Enclosures Required by Code



TOTAL PROJECT COSTS

- Planning + Construction:
 - Apparatus Area:
 - Overall Layout to Minimize + Contain Harmful Contaminants
 - Layout of Vehicles to Allow Easy Movement + Access to All Equipment
 - Typical Wall + Roof Construction
 - Floors: Minimum 8" Reinforced Concrete Slab with Radiant Heat
 - Floor to Structure Height: +/- 20'
 - Rooftop Designed to Support Green Roofs + Solar Arrays



TOTAL PROJECT COSTS

- Planning + Construction:
 - Office + Staff Living Areas:
 - Layout to Allow Quick Response Time
 - Typical Wall + Roof Construction
 - Floor to Floor Height: 14'
 - Steel Framed Construction; Steel Decking, Concrete Slabs
 - Floors: 5" concrete reinforced slab
 - Commercial Mechanical + Electrical Systems; Plumbing + Fire Protection
 - Rooftops Designed to Support Green Roofs + Solar Arrays



TOTAL PROJECT COSTS

CONSTRUCTION ITEM	ESTIMATED COSTS	SUB-TOTAL	TOTAL COST
Fire/Ambulance Building	\$13,500,000		
Fire/Ambulance Site	\$ 1,446,330		
		\$14,946,330	
Community Center/DPW Site	\$ 1,117,400		
		\$ 1,117,400	
Soft Costs at 25%	\$ 4,015,933		
Owner's Contingency at 5%	\$ 803,187		
		\$ 4,819,120	
Escalation at 7%	\$ 1,461,799		
		\$ 1,461,799	
2023 Project Costs			\$22,344,649
Add Renewable Energy Options		+\$500,000 - \$800,000	

