

To help people to find questions more easily in an area that they are particularly interested we have divided them into four (4) categories: General, Design, Finance, and Department Operations.

Please keep in mind that this current list of questions is designed to inform taxpayers with information relevant to Article 14\* on the warrant for the May 11 Open Session of Town Meeting.

\*TEXT of Article 14:

### **Municipal Campus and Fire & Ambulance Facility Bond - \$2,000,000**

*To see if the town will vote to raise and appropriate the sum of **Two Million Dollars (\$2,000,000)** (gross budget) for the purpose of designing and engineering a Municipal Campus and Fire & Ambulance Facility located off of Elm Street; to authorize the issuance of not more than Two Million Dollars (\$2,000,000) of bonds or notes in accordance with the provisions of the Municipal Finance Act, R.S.A. 33.1 et seq., as amended; to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other terms thereof as shall be in the best interest of the Town; to authorize the Board of Selectmen to apply for, obtain and accept Federal, State or any and all other aid, grants, gifts or revenue source that may become available for said project and to comply with all laws applicable to said project; and to take any and all action necessary to carry out any vote hereunder or any other action relative thereto; and further to raise and appropriate the amount of Fifty Thousand Dollars (\$50,000) for the Fiscal Year 2023 bond payment.*

*Pursuant to the Charter of the Town of Peterborough, a two-thirds vote in favor is required for passage of this article.*

The final deliverable from this will be a set of architectural drawings of the new fire and ambulance facility and a solid cost estimate for bonding. The process to arrive at these plans and cost include but are not limited to:

- Evaluation of the fire and ambulance program to finalize building needs.
- Development of design options to meet these needs, possibly utilizing a phased approach for construction.
- Final design and engineering of the site to accommodate the new building and other campus features as needed.

### **General Information / Background**

**Q:** How do we know if Elm St. is the best location for the fire station and other public buildings?

**A:** There were two main considerations in determining the site of a new fire station. The location had to optimize the response time to emergencies and ideally not remove any

properties from the tax rolls. Previous studies have verified the Elm St. location as meeting both needs, as well as limiting any effect on residential buildings in the area.

**Q:** Why a campus approach?

**A:** In 2019 voters approved the renovation of the Department of Public Works (DPW) facility located on Elm St. With the realization that a major part of this project is site related, it made sense to pause the DPW planning and take a larger view of the whole site (now referred to as the campus) to ensure any work related to that project did not inhibit the fire and ambulance facility. For example, roadways, parking lots, and utilities. Additionally, there may be an opportunity for some economies of scale by looking at both buildings together

**Q:** I thought that there was a lot of wetland area at the Elm St. site. Is there enough room to build up there?

**A:** Yes, a fair amount of space has been identified as suitable through wetlands delineations done in years past. However, a new wetlands delineation is required every 5 years, so we are conducting a new one to ensure the building envelope does not encroach on any wetlands

**Q:** What is the status of the discussion with the Conservation Commission?

**A:** To give us the land necessary to complete this project the town acquired two (2) parcels of land from the Harris Center for Conservation Education through the Eminent Domain process. Both parcels held a conservation easement overseen by the Conservation Commission. Additionally, there are some portions of the plan that will require us to disturb the wetland buffer areas.

To ensure that we can continue smoothly with the plan, the Town has been working with the Conservation Commission along the way as to our intents. To date, these conversations have been very positive, and the Commission is comfortable with the direction that we are heading.

**Q:** Is there a written report that lists how each of the challenges the current fire station and department face, have negatively impacted the ability to respond promptly to emergencies, if a new building would ultimately be less expensive in the long run, etc.?

**A:** The current building is over 75 years old and the issues that we face go well beyond response times. The town has undertaken several studies and reviews of all municipal facilities over the years and determined that the fire station fails in several critical areas impacting not only the health and safety of the staff but the ability to effectively meet our operational mandates. Full copies of these reports and other documentation please visit the Town of Peterborough Project Page. <https://www.peterboroughprojects.info/municipalfacilities>

**Q:** Can you renovate the current facility?

**A:** The current facility was constructed in 1948 as the town highway department. In 1971, the town allocated \$15,000 to convert it to a Fire Station. At the time the department responded to 43 calls annually and there were no full-time staff working or sleeping on site. (Currently we respond to 2,900 calls annually, have six (6) to eight (8) people working daily in the building with four (4) and sometimes up to 10 sleeping there nightly.)

Since 1971, there have been two additions and at least three renovations. Since the site has reached capacity and is in the flood plain, several studies have shown the renovation is impractical and would require taking more property from the tax rolls. We expect the current site to be sold and redeveloped into some very valuable residential structures, generating a significant amount of tax revenue. There is universal agreement that we have outgrown the current facility. We invite all taxpayers to come tour our facility and see the situation firsthand. Chief Walker did a video on our station; [Peterborough Fire Station Tour](#)

**Q:** What will happen with the current fire and ambulance facility?

**A:** The current site is 10 acres located in the downtown area. Most likely the town will sell the property to provide for some offset to the cost of new building as well as return the property to the tax rolls.

**Q:** What are the statutory requirements for the building?

**A:** There is a combination of statutory requirements around the building itself, however most of the requirements around the facility design come for standards of the National Fire Protection Association, and FEMA guidelines around critical infrastructure construction.

**Q:** Have we considered traffic issues at the ends of Elm Street?

**A:** Currently the fire department and ambulance service utilize Elm St. to respond to calls off Dublin Road and other areas in that direction. Although there are often vehicles waiting to turn onto Dublin Rd., we rarely have issues making it safely through that intersection. Regarding the Elm Street, Main Street, Union Street intersection, once the station is constructed, we will evaluate our response procedures to minimize the number times that we have to use it.

**Q:** If the fire and ambulance station is to be sized to meet regional needs, what are the cost-sharing arrangements?

**A:** This building is designed to meet the needs of the Peterborough's residents and businesses; it is not designed to be a fully encompassing regions service center.

**Q:** How many people and exactly which towns is the proposed Fire/EMT station designed to serve?

**A:** The Facility is designed to serve the residents of Peterborough. In addition, we have a contract with the Town of Sharon to provide Fire Protection Service, and EMS contracts to provide 911 response to Sharon, Temple, Dublin, Hancock & Frankestown.

**Q:** What is the overall timeline for the fire and ambulance facility?

**A:** If the article passes, it will take approximately nine (9) months for final design of the facility and related site work. The goal is to have a final set of drawings, with a guaranteed maximum price, for discussion at Town Meeting in 2023.

**Q:** What will happen to the Aquarius Fire Museum located next to the current fire station?

**A:** The Aquarius Fire Museum, located at 14 Summer Street, plays an important part in preserving the history of the town. The building was donated to the town specifically to be used as the museum and is curated by the Peterborough Fire & Rescue Association. As we move along with the process the Town and the Association will be working together to make sure we adequately address this important facet of the department.

## **Building Design and Related Considerations**

**Q:** What are the long-term operating costs of the building?

**A:** Part of the design process will be a determination of the heating, ventilation, air conditioning, and other fixtures in the building. Once these have been determined the architect will be able to estimate the costs to operate the building. The energy systems in the building will be designed to meet the 100% renewable mandated of the 2021 town meeting.

**Q:** Although it is a renewable source of energy, have we considered the pollution impact of wood pellets or chips?

**A:** Although not specifically discussed, as we get further into the discussions around specific building systems, this is one of the factors that will need to be considered.

**Q:** Will the project be LEED certified?

**A:** Sustainability is very important to the Town of Peterborough and will be factored into the design and systems of the building(s.) For example, looking toward “net zero” systems, solar panels, and alternative energy. With respect to true LEED Certification, there are a lot of cost

associated with the process that do not add to the overall efficiency of the building so at this time we are not looking to have the building certified.

**Q:** How much consideration has been given to the consolidation of services on the site?

**A:** A significant focus of the Task Force was how to maximize the use of the site for our town. Some examples of that is utilization of common driveways for the fire station and DPW, common power feeds, and tying in of all the site drainage. In addition, as we begin to move forward with the project, consideration will be given to other opportunities for the sharing of resources such as solar energy, heating, and cooling, and backup power.

**Q:** Are pedestrian enhancements for either Route 101 or Elm Street being considered?

**A:** Yes, the current plan has a sidewalk to CVS and Shaw's.

**Q:** What will be the annual heating, cleaning, and maintenance cost of the new facility? Will other operational costs to the town change from current costs?

**A:** These costs will all be estimated and be part of the final design. There will be no cleaning costs as the staff is charged with maintaining the facility as part of their daily duties.

**Q:** Why does the plan include a 1,368 sq ft training/community room/emergency facility that duplicates facilities already available across the driveway at the Community Center?

**A:** Those facilities do not exist at the Community Center or anywhere else in Town. The Community Center does not have a generator, IT facilities, adequate storage space for training gear. The training facility for the call firefighters must be available regularly on nights and weekends which is when the Community Center is most utilized by our residents for their recreational needs. Additionally, the training room will function as the Town's Emergency Operations Center which adds specific needs/requirements that are not available in any other space.

## **Financial Considerations**

**Q:** What is the cost if we do not replace the current facility? Are there any alternatives?

**A:** If the town does not vote to build the facility, costs include the approximately 7% annual escalation in cost until it is built, the immediate costs of repairs and expansion to the current building to address health and safety considerations to our staff including vehicle exhaust and other fumes, leaking roofs, and outdated electrical systems. This is in addition to the (unmeasurable) cost of the wear and tear on our staff and continued issues with recruitment and retention.

**Q:** What is the history, and status, of any fire department capital reserve funds and other capital projects?

**A:** The fire department currently has a capital reserve fund for apparatus and equipment. It is anticipated that this fund will be utilized in FY 2023 to offset the cost to refurbish Engine 1. This will essentially deplete the entire fund. As part of our fiscal restructuring there are plans to utilize capital reserve funds more heavily.

The next capital purchase that the fire department anticipates is the replacement of our Ladder truck in FY2030. The cost is anticipated to be \$1,800,000.

**Q:** Where is the funding coming from?

**A:** The entire project will be funded through the Town of Peterborough tax base. As with many other large capital projects, we will be looking to offset as much of the cost as we can through grants and other funding. Some possible sources for these offsets include the Federal Emergency Management Agency (FEMA), US Rural Development (USDA), NH Land and Community Heritage Investment Program (LCHIP), Eversource Energy Rebates, Infrastructure Bill, Miscellaneous other grants. We are also including the capitalization into future billing for services, to recoup a portion of the cost over time.

**Q:** What is the plan to handle bond payments, operational and capital costs of the facility if other towns do not want or need to continue receiving and paying for services from Peterborough?

**A:** Again, we are designing this building to meet the needs of Peterborough's residents and businesses; it is not designed to be a fully encompassing regional service center.

**Q:** On the earlier plans the site work around the Peterborough Community Center (PCC), and the associated cost, was extensive. What happens if the current study of the PCC causes the town to reconsider the use of that building or the cost impacts the construction of the fire and ambulance facility?

**A:** One of the main goals of the Fire Station – Municipal Campus Task Force was to ensure that site design would account for all the envisioned uses of the site. Currently the PCC is a significant part of the site, as well as the fabric of the community. As we work through the new process, we will continue to ensure that all options are considered and weighed against each other before bringing the final proposal to Town Meeting.

**Q:** Why are Fire Stations so expensive?

**A:** There is a good article here explaining:

<https://www.firehouse.com/stations/article/12369981/fire-station-costs-architects-explain-why-fire-station-construction-planning-has-high-costs>

Since this article was written costs have escalated significantly, and in fact the many costs have doubled.

What we are building is not a garage, house or other commercial building, it is critical infrastructure, which has unique requirements, that include separate clean and dirty areas, areas for decontamination, sleeping and living quarters, and administrative space, as well as Meeting and Training Rooms and Communication and IT Infrastructure.

Critical Infrastructure refers to any virtual or physical networks, systems, and assets critical to the that their destruction or incapacitation would harm security, public health, and safety, economy, or any combination of them.

See more on Critical Infrastructure here:

[Fire Departments are not businesses, they are critical infrastructure | by Eric Saylor | Medium](#)

**Q:** Is there a link to original Bond and Budget Hearings on March 1 and 15?

**A:** Yes, the links can be accessed on the website below.

<https://www.peterboroughprojects.info/s/Municipal-Campus-Proposed-Bond-Hearing.pdf>

And Links to the Video

<https://video.ibm.com/recorded/131443857>

<https://video.ibm.com/recorded/131444296>

**Q:** Why can't we save money by having a separate ambulance facility or staff?

**A:** The operations between the fire and ambulance services are integrated in many ways including supervision, equipment, and emergency response. In addition, there are significant fixed costs in the design, construction, and operations.

For example, both buildings would require separate clean and dirty areas, showers for decontamination and so on, would create a duplication of facilities. From the financial side, the combination of services creates an economy of scale that would be difficult to overcome. The taxpayers have requested buildings to be green, non-use of fossil fuels and to be net-zero. Both facilities would need emergency power just to name a few areas of duplication. The old fire

station is in the floodplain, so would not be eligible for certain grants and US government programs for critical infrastructure.

**Q:** Do we have signed agreements under [53-A:3-a Public Works Mutual Aid Agreements](#) or some other statute obligating each of the served towns to pay Peterborough to provide mutual aid to it?

**A:** The town is a member of Southwestern Fire District Mutual Aid, as are all the other communities in our region. This is an evergreen agreement. Under the fire mutual aid agreement municipalities are responsible for providing their own base level of service; mutual aid is intended to aid communities when incidents arise that exceed that basic level of service. Therefore, Sharon has a written agreement with the Town of Peterborough for the provision of the entirety of their fire protection service.

As has been often stated, the town of Peterborough has a ladder truck that responds regionally as needed. Jaffrey has a heavy rescue truck, Antrim has a hose reel, Hancock has a brush truck; Dublin has an off-road utility vehicle; thanks to our mutual aid agreements Peterborough is not required to purchase and maintain those vehicles but is able to benefit from the investments made by those other communities when we have need.

**Q:** How did you allocate the Service Requirements for each town when you set the projected pricing?

**A:** Sharon and the other towns listed above are customers who purchase a service from the Town of Peterborough. These formulas have been agreed to by both Boards of Selectmen and approved of by the AG's office as required by state law.

**Q:** Do cost estimates include a contingency for risk, given that we have no guarantee that other towns will want the services we are investing taxpayer money to provide? They might decide to hire a cheaper commercial service. Or the need for mutual aid might drop dramatically. For example, what if, in 20 years, people just take a pill if they're having a heart attack? What if household drones put out half of fires as soon as they're sensed? Investors (taxpayers) who shoulder risks must be compensated for assuming that risk.

**A:** Please see our answer above. Neither of us can comment on future technology that has not yet been demonstrated to be viable, let alone imagine the possible impact it may have on the needs of our residents.

**Q:** Under current circumstances, with the existing facilities and arrangements, is the amount charged to towns outside Peterborough covering the cost of services to those towns? If not, how much has Peterborough subsidized over the past two fiscal years? How would that amount change with the new fire station in place?

**A:** Yes, it covers the cost of the services provided to those towns. The amount would adjust as per the contracts and formulas in the attached cost of service formulas.

**Q:** Will costs to other towns rise after the building is built? If so, have we discussed that potential increase in costs with other towns? How likely is each of these towns to renew despite the increases? Have we projected a reasonable drop off in demand from towns as prices rise and as MCH ownership changes?

**A:** Please see the above answer for the first part of this. To the second part of your question, should all other towns find another service for their 911 EMS coverage, and should non-emergent transfers cease out of MCH, the Ambulance Service would still be responding to over 60% of its current call volume. To respond even at that lesser level, we would still require 24/7 coverage and at least 3 ambulances. The staffing level would not change, nor would their training, operational or administrative needs.

## **Fire and Ambulance Service Operational Considerations**

**Q:** Other communities are building smaller stations for a lot less money. Why is our building so big and so expensive?

**A:** The planning around the fire station has been focused on the specific needs of our community and department. There are several factors, beyond community size and call volume, that go into this planning. The building that is being proposed, although considerably larger than the current building, is designed around what the Peterborough Fire and Ambulance does on a daily basis to meet the service demands of the communities we serve.

**Q:** The previous design was based on our current level of service which includes the ambulance which provides service to several other communities. How much of the building is attributed to that service and how are the other communities paying for that share?

**A:** The building design is based on the level of service provided by the fire and ambulance service including the services to our contract towns. Currently the operational costs associated with our station are allocated across the fire and ambulance budgets including the fees charged to our contract towns. With specific respect to cost sharing from the other towns for construction, the other communities that we serve represent less than 50% of our total emergency ambulance call volume and even if they were to drop our service, there would not be a significant reduction in the scope of the building.

**Q:** What effect does the current station have on recruiting and retention? Last year we lost over 30 members of our emergency response team, while gaining 22, for a net loss of 8 which is significant.

**A:** Emergency Medical Personal have choices about where they want to work. One of the big factors is what the facility they work out of is like to live in. We have interviewed very qualified and interested candidates who upon seeing our facility do not accept the position.

This is one of the “soft costs” of not doing the project and will be a considerable focus of our education campaign once we know that the article will be on the warrant.

Since the current facility was built in 1948 and taken over by the Fire Department in 1971 explain the changes in mission and staffing that require the new facility.

When we moved to the current facility in 1971, the department had 43 total calls for the year vs over 2,900 in 2021. All personnel were on call and there were no facilities for overnight staff. Since that time the public expectation of our mission has expanded all types of rescue, ambulance service, and advanced in the field medical capabilities.

**Q:** Will operations be improved without having to go through downtown for both incoming responders and outgoing emergency vehicles?

**A:** Yes, safety and response times will increase. This a big plus not only for increased response times, but for the quality of life for people in the downtown area.

**Q:** How many vehicles does Peterborough Fire and Ambulance have?

**A:** We have the following vehicles in service:

Engine 1

Engine 2

Tanker 1

Ladder 1

Ambulances 1, 2, 3, 4, 5

Car 1 and Car 2

Utility 1 and Utility 2

Boat 1

Trailer for Trench Rescue and a Trailer for HazMat Supplies

**Q:** What is the value of the equipment that the fire department has stored in the fire and Ambulance Facility?

**A:** The fire station houses the department's fire and EMS apparatus and equipment. The total replacement value of the apparatus and the equipment regularly carried on it is \$6.6M. The other fire and EMS related equipment and supplies stored in the station have an approximate value of \$750,000. (This does not include the value of typical building and office related equipment.) We also store a supply container, Car 2, Utility 1, Utility 2, Ambulance 4, trench Rescue Trailer and Hazardous Materials Trailers outside. These should all be inside to protect their value and contents from the elements and rodents.

**Q:** How many calls does Peterborough Fire and Ambulance answer in a year?

**A:** In 2021, The department responded to a combined total of 2,990 calls. The fire division responded to 453 calls including 67 motor vehicle accidents and 47 fires, 10 of which were building fires. The EMS division responded to 1,517 emergency ambulance calls and completed 953 interfacility transfers.

**Q:** What is your staffing?

**A:** We answer over 2900 calls per year with most of our staff being on-call and have other employment or are retired. We have a full-time fire chief and 6 full time paramedics. In total our staff hovers around 60 men and women, and includes our Fire Explorer post, 14–18-year-old students. We actively are looking for people to join our team of dedicated men and women, so please consider looking at helping your community out and joining Peterborough Fire and Rescue

**Q:** What we really need at this point is a justification of why Peterborough and Sharon's <7000 residents require a 30,000 sq/ft fire and ambulance facility.

**A:** There is no doubt costs have escalated significantly in the last two years, the estimated cost of a building of this type is over \$400/square foot. Keep in mind this is "critical infrastructure" and parts of the building need to be to this higher standard. In addition, we were requested to create a green building with no use of fossil fuels, and voters want net zero by 2030. Usually, you put HVAC on the roof, but we were directed toward a green roof or solar roof, so all that HVAC needs indoor space and expands the building.

Our Emergency Providers need to be living in a safe and clean environment, now we have people sleeping in the old meeting room, men and women in the same space and only one shower per gender. This complicates decontamination and increases the possibility of occupational illness. This is not a garage, a house, or a library, it is a 24/7 workplace with needs and requirements that are like no other in the public sector.

**Q:** What are our current and anticipated obligations for mutual aid?

**A:** The town is a member of Southwestern Fire District Mutual Aid, as are all the other communities in our region. Under the fire mutual aid agreement municipalities are responsible for providing their own base level of service; mutual aid is intended to aid communities when incidents arise that exceed that basic level of service. Therefore, Sharon has a written agreement with the Town of Peterborough for the provision of the entirety of their fire protection service.

**Q:** How much storage is needed for current "off-truck" equipment?

**A:** The space that was designated for storage is based on the current equipment that we have in our inventory. In the preliminary process that we went through there was an element of estimation that will be finalized when we move into the final design phase.

**Q:** Are additional purchases of new or specialized equipment anticipated (fast water rescue, brush fire, etc.)

**A:** The station is designed around our current needs, and to the extent possible, our future needs. We do not anticipate the need for larger specialized equipment (for example a Heavy Rescue truck.) That does not mean that as technology and best practices evolve, we will not look to replace/upgrade our equipment.

**Q:** Does EVERY fire department in the region need its own cache of specialized equipment?

**A:** The short answer is no. For example, the town of Peterborough has a ladder truck that responds regionally as needed. Jaffrey has a heavy rescue truck, Antrim has a hose reel, Hancock has a brush truck; Dublin has an off-road utility vehicle; thanks to our mutual aid agreements Peterborough is not required to purchase and maintain those vehicles but is able to benefit from the investments made by those other communities when we have need.

There are certain items, such as materials to contain hazardous materials spills, that all towns must meet the anticipated needs within their community.

**Q:** What are the off-duty space requirements for personnel? Kitchen? Laundry?

**A:** When looking at the spaces within the building it is important to realize that we have staff in the station 24 hours a day. There are four (4) ambulance providers on duty around the clock with administrative and day staff during regular business hours. The spaces that you refer to as "off-duty" are utilized by the staff who are on duty for a 24-hour period.

**Q:** How much space is required for the hose tower and other needed maintenance areas? Especially large equipment repairs.

**A:** In addition to a space to dry hose (a process that is critical to care and maintenance) the tower will serve a vital training role. There maintenance space that we have set aside in the building is not for large equipment/vehicle repair but rather the repair and maintenance of our smaller tools and equipment. All large vehicle repairs are completed at our DPW or by outside shops.

When our current facility opened in 1971 we had 43 calls a year. Now the public calls us 2,900 times a year and expects service. We have a responsibility to give these people a standard work

and living environment that meets the code and other requirements of a Fire and Ambulance Facility. This building is occupied 24/7/365 and can't be compared to a library, house, garage, or any other municipal facility.

We expect to be releasing the 2021 update to the previous programmatic study that outlines our space requirements based on three time snapshots from 2004 to present. It will be posted here when released.

**Q:** Given that blizzards and other conditions that require firefighters to stay overnight are relatively infrequent, is there not a way to add temporary cots in the staff day room, the 300 sq ft lobby or the enormous Community Center, rather than build out and maintain 2 extra dorm rooms? Having cots available for emergency use is appropriate anyway.

**A:** Dorm rooms are very small and are designed to be double occupancy for peak periods. There very limited savings in removing those from the design. Asking staff to sleep in the dayroom when other on duty staff is awake and operating out of the same space would defeat any attempt go get good sleep.

**Q:** Construction planning is a tradeoff among features, quality, and cost. A cost of \$23 mil at \$450 per sq ft that does not include land purchase is at the high end of the scale. What other tradeoffs in features and quality can be made to bring down that cost to a reasonable \$16 million? What would we have to give up? Maybe more people share office space? Maybe we don't need space for tables in offices since we have a conference room and 2 people can easily fit across from a person at a desk? Maybe we don't need a kitchen and a kitchenette? Maybe the fitness room can be 400 sq ft instead of 500. The lobby could be 150 sq ft instead of 300. None of these changes would affect the ability to provide services to the region, but they would reduce bond payments, cleaning, heating, and maintenance costs for decades to come.

**A:** Again, we are seeking approval to go forward with final design, which will of course include revisiting all the programming needs and identify any areas where efficiencies can be gained. We will include these questions with all others we have received and make them part of the package that is given as reference to the engineering firms bidding on the project.

The questions below were added on April 25, 2022

**Q:** How can we reduce the size of the new Fire and Ambulance Facility from the proposed 30,000 square feet?

**A:** Space requirements have been studied on multiple occasions by third parties. In 2004 Weller and Michal (<http://www.wapm.com>) recommended increasing the current space from 6,849 square feet to 15,843 square feet.

<https://static1.squarespace.com/static/5373b4d1e4b08ebb6e269ec9/t/5cbf38948165f50477e3edc3a/1556035748234/Peterborough+Municipal+Facilities+Needs+Assessment++Feasibility+Study+2005.pdf>

Significant changes to our program ensued between 2004 and 2017. 3 additional ambulances were added, 4 additional support vehicles were added and most importantly men and women providing overnight coverage at the station were added. From a requirements perspective, various codes and standards changed over that time, including the need for clean and dirty spaces as well as various building code changes. (see Fire House Magazine Article, “Why are Fire Stations so expensive) <https://www.firehouse.com/stations/article/12369981/fire-station-costs-architects-explain-why-fire-station-construction-planning-has-high-costs>

In 2017, Warrenstreet Architects (<https://www.warrenstreet.coop/>) suggested that needs would be 26,400 when accounting for circulation and gross area adjustments. However various activities listed in their notes were left out of the calculation. Looking at those activities, 30,000 square feet is in the range of their calculations.

<https://www.peterboroughprojects.info/s/62017-Warrenstreet-Architects-Preliminary-Fire-Station-Space-Program.pdf>

In 2021, HKT Architects (<https://www.hktarchitects.com/>) calculated 31,535 gross square feet. Excel document found here: [Fire & Ambulance Program.xlsx](#)

As can be seen from the data and three different studies, without a reduction in services and programs provided, the space requirements have been verified by three different third parties over 18 years.

**Q:** We have heard a lot of information about the “New Fire Station – Municipal Campus Task Force.” Who were the members of this group.

**A:** The Task Force, formed by the Board of Selectman, has as their charge *“to assist in a programmatic study for the design of the new fire station and the build-out of the Municipal Campus on Elm Street. Design considerations include the public works garage and cold storage building; review of police department needs and future location on the campus; potential for other town offices; recreation space; and expansion of the Community Center with a major focus on site resources including shared utilities.”*

The members of the Task Force are:

Valerie Jenkins, CIP Committee  
Peter LaRoche, Zoning Board of Adjustment  
Colin Murdough, Heritage Commission  
Kate Coon, Recreation Committee  
Jon Hampson, Fire Department  
Sarah Steinberg Heller, Planning Board  
Bill Kennedy, Select Board  
Rich Clark, Budget Committee

Roland Patten, Citizen-at-large  
Matt Lundsted, Conservation Commission  
Beth Alpaugh-Côté, Master Plan Steering Committee  
Ed Walker, Chief of Fire Department  
Nicole MacStay, Town Administrator  
Seth MacLean, DPW Director  
Danica Melone, Town Planner