

Fact sheet for new Wellfleet fire / rescue station

Design Process

Space needs analysis by current staff
Tours of other fire stations for lessons learned
Meetings with the Building and Needs Assessment Committee since August, 2006
Meetings with architects since September, 2006
Preliminary design presented to the Town in January, 2007
Design reduced and simplified in response to public feedback
Final plans endorsed by the Board of Selectmen in September, 2007
Construction funding approved by voters December, 2007

Energy efficient design and construction

Insulated to twice state minimum standards
Motion sensors in administrative areas for heat and lights
Extensive use of natural light
Solar panels for domestic hot water
Radiant slab in apparatus garage
Conduit in place for future addition of photovoltaic panels
Possibility of geothermal heat, still to be analyzed

Low cost and low maintenance materials

Shingled exterior walls like elementary school and library
Minimal exterior and interior painted exterior surfaces
Painted metal roof on apparatus bay

Design highlights

Apparatus layout for reduced response times
Direct access to public service areas
Private treatment area for walk-in patients
Decontamination and medical supply storage
Clear separation of public and operational areas
Office space for current staff with room for potential future staff
Living quarters for current staff with room for potential future staff
Unfinished basement for future training room and possible emergency operations center

Funding

Already appropriated by past Town Meetings

Property purchase	\$ 625,000
Architect's design fees	357,171
Project manager	34,000
Demolition and geotech (test borings)	49,999
Cost estimates	18,933
Telecommunications RFP	7,000
<u>State regulatory filings, surveys</u>	<u>600</u>
Total appropriations to date	1,092,703

Appropriated under Article 15 at the Dec. 3 Special Town Meeting by a two-thirds vote. Approved as a debt exclusion by Question 1 at the December 4 Special Election, 337-272

Construction, incl. 10% contingency	\$ 5,977,598
Project manager & clerk of the works	178,000
Architect's fees – construction administration	115,000
Lawrence Road drainage repair	50,000
Water line extension from elementary school	35,000
Utilities (N-star, propane tanks)	50,000
Testing (soil, concrete, steel, paving)	15,000
Communications systems (phone, data, paging)	100,000
<u>Furniture, fixtures, equipment</u>	<u>75,000</u>
Total appropriation approved	6,595,598

Estimated total project cost: **\$ 7.68 million**

Estimated tax rate impact:
1st year .29 / thousand
(drops each year of the bonding)
20th year .16 / thousand

Estimated cost for a \$500,000 property:
1st year \$ 146
(drops each year of the bonding)
20th year \$ 80

Estimated total cost over 20 years for a \$500,000 property:

\$2,261 or an average of about \$113 each year.

This equals about \$9.50 / month for 20 years.

Estimated tax impact is based on a 20 year General Obligation Bond at 4.300 % interest