



Cotuit Fire District

FY2020 Prudential Building Proposal



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Building Deficiencies /Space Needs

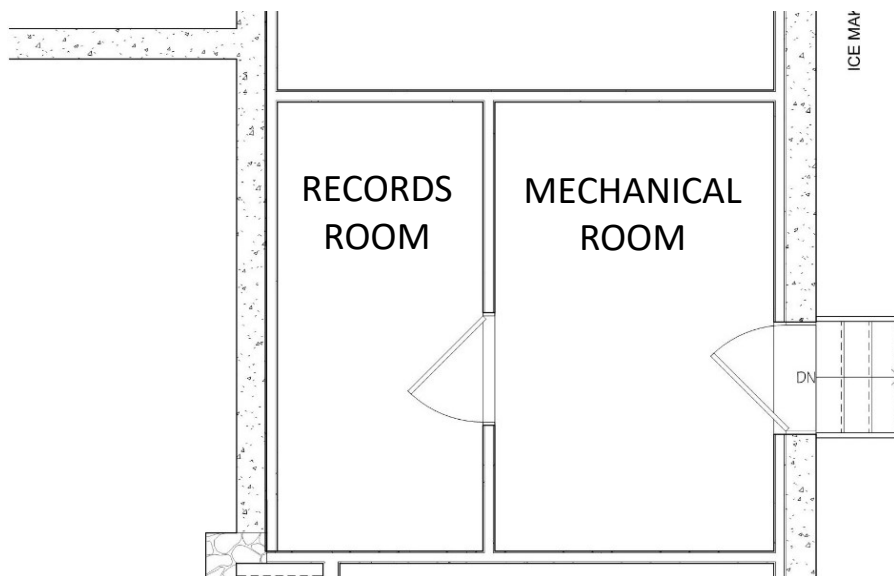
Lack of the following:

- Record Storage – location, not climate controlled, only stair access
- Publicly Accessible Offices on First Floor, Clerks Office – MA Building Code/OSHA Regs



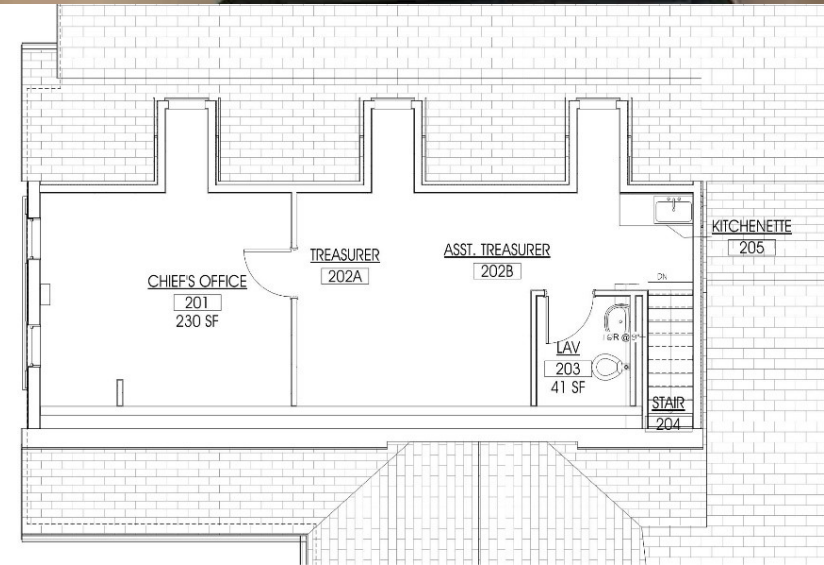
Lack of Proper Public Records Storage

- Current basement storage room is full, not climate controlled, and access does not meet OSHA standards.
- Access through mechanical room



Publicly Accessible Offices

- Current offices are on the 2nd floor of a structure which is over 100 years old
- The stair way and office space do not meet OSHA standards nor state accessibility requirements, ie. lack of elevator access
- There is currently no clerk in the existing building, but an office dedicated to the clerk is required by law



Second Floor Existing Offices



OSHA Standards

- On March 9, 2018, Chapter 44 of the Acts of 2018, An Act Relative to Standards of Employee Safety, was enacted. The law amends M.G.L. c. 149, § 6 ½, to update and clarify employee safety requirements in public sector workplaces. The law will be enforced by the Department of Labor Standards (DLS) and will take effect on February 1, 2019.

- https://www.mass.gov/files/documents/2018/06/28/Safety%20and%20Health%20Orientation%20Booklet%20for%20the%20Public%20Sector_0.pdf

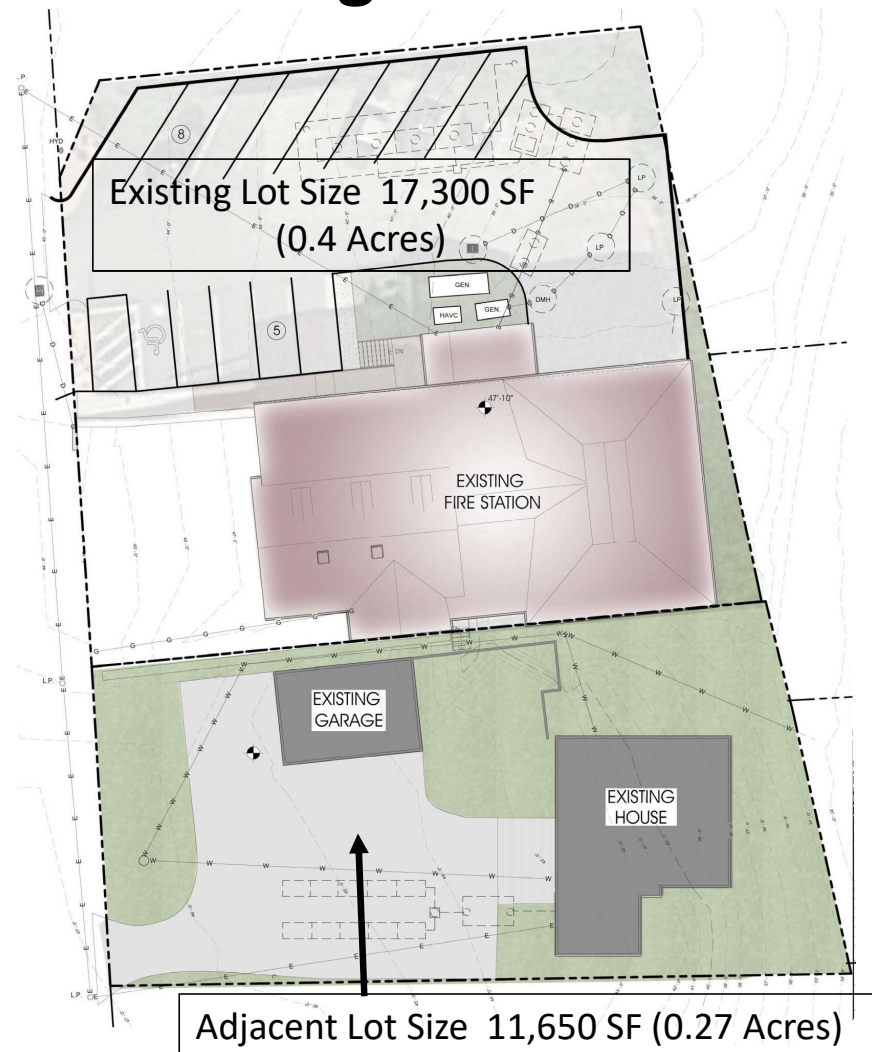


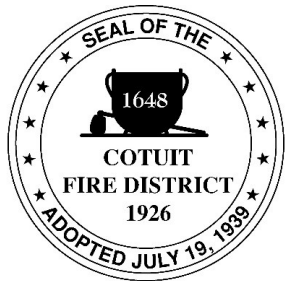


- Existing Garage & House on adjacent site will be Demolished



Existing Site Plan

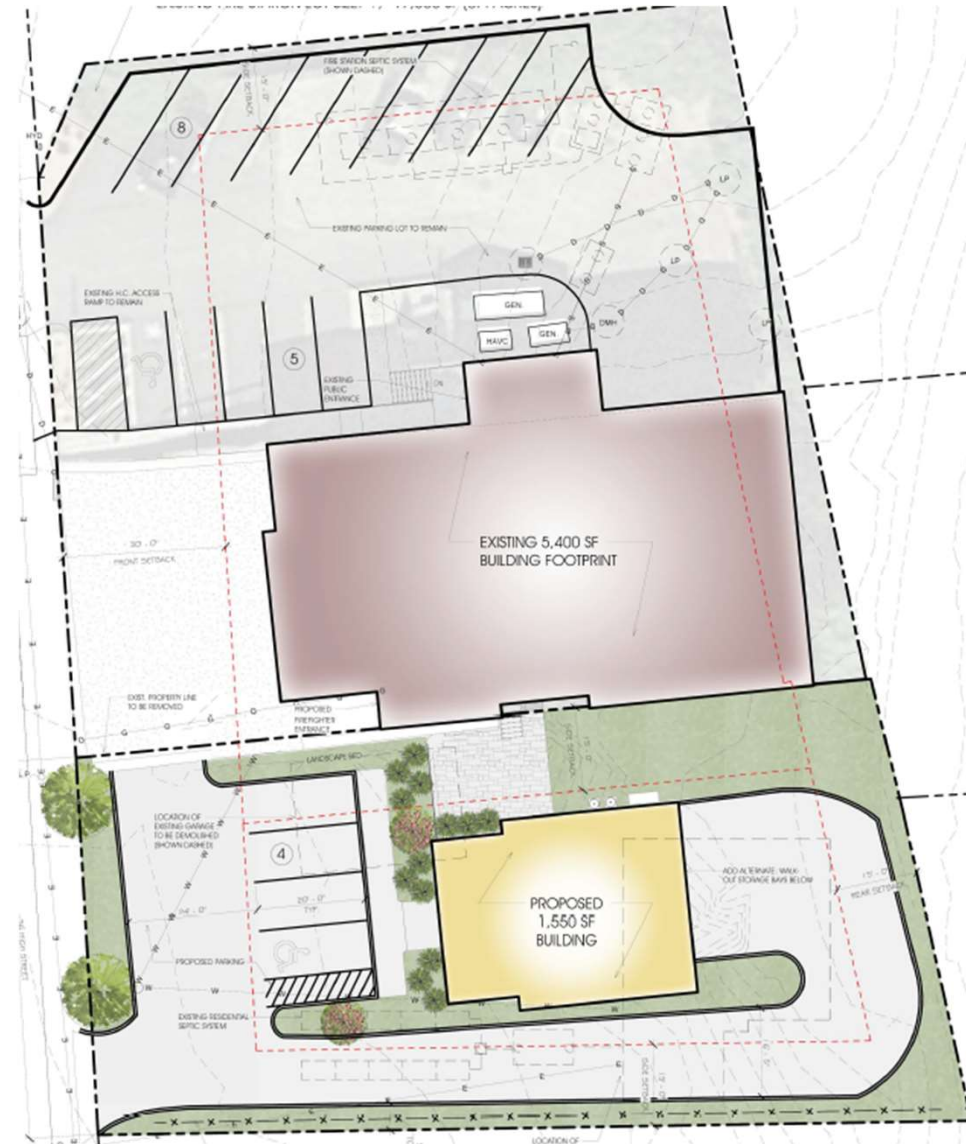




Proposed Building – Site Plan

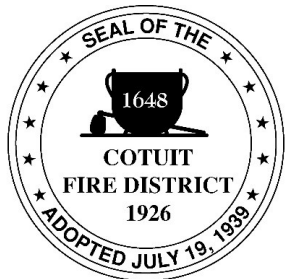
Site Plan Features:

- New 1,600 Sq. Ft. Building
- 4 New Public Parking Spaces at New Building
- Bid Alternate – Walkout basement with Driveway and additional storage



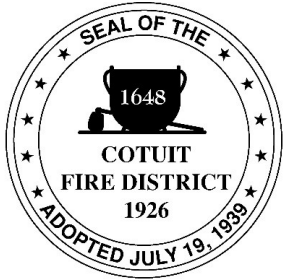


View from Main Street



Potential Alternatives Investigated:

- Site Selection
 - Because Staff works closely with each other on a daily basis, it made sense to purchase the adjacent lot and expand onto the adjacent site.
- Stand Alone Building vs. Attached Building
 - Operational efficiencies and collaboration between CFD and District Staff.
 - Shared amenities ie: Accessible restrooms, utility distributions, meetings rooms.
 - Stand alone office building only solves district office needs but not fire operation needs/OSHA deficiencies.
 - Reduced costs for stand alone building.



Preliminary Project Budget per Conceptual Design Study

• Estimated Construction Costs	= \$550,000 – 650,000
+ Payment & Performance Bond	= \$ 8,250 – 9,750
+ Design/Construction Contingency	= \$ 55,825 – 65,975
+ Escalation to Spring 2020 Bidding	= \$ 18,420 – 21,770
Total Estimated Construction Costs	= \$ 632,495 – 747,495
• Estimated Project Soft Costs	= \$ 268,335 – 287,310
• Total Estimated Cost	= \$ 900,830 – 1,034,805

Publicly bid through Chapter 149, utilizing State prevailing wages

- Impact to Cotuit residents.....



Time Line



- FY2019 Feasibility study schedule
 - Conceptual Design Documents Completed
 - Cost Estimate Obtained
- May 29, 2019 Annual District Meeting
 - Article for Design and Engineering fees to obtain funds for Final Design & Site Engineering, Local Regulatory Process, Bid Documents & Bidding Processes
- June 2019 – March 2020 Design, Regulatory, Bid Documents Complete
- March – May 2020 Contractor Bidding & Bid Review Period
- May 2020 District Meeting
 - Article to accept lowest responsible bid and approve construction funds