

Cotuit Fire District

FY2020 Prudential Committee

New District Office Building Proposal

Draft

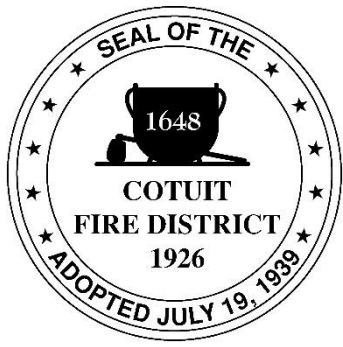


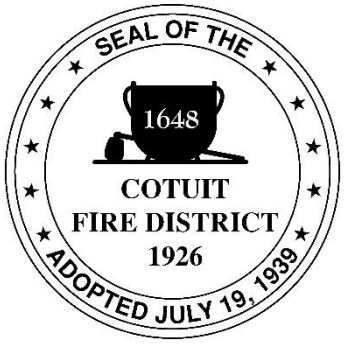
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Study Objectives

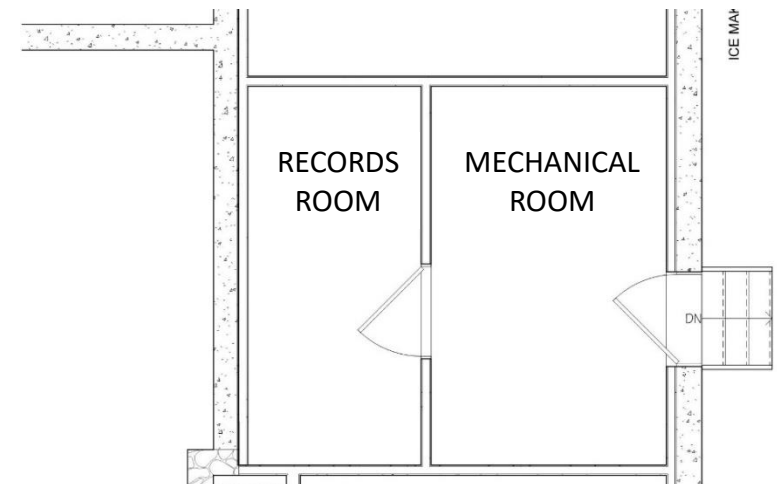
- Perform Site Visit & Review Existing Conditions of 56 & 64 High Street
- Conduct Preliminary Waste Water Review of Both Sites
- Conduct Programming Meetings with District Employees to Identify Space Needs & Deficiencies
- Prepare Two Conceptual Designs (Site Plan, Floor Plans, Elevations)
 1. Fire Station Expansion/Renovation allowing for inclusion of district offices
 2. Free Standing Office Building, no work at Fire Station
- Prepare Outline Specifications
- Prepare Preliminary Project Budget by Independent Cost Estimator
- Provide District with Final Report Detailing All of the Above



Fire Station Building Deficiencies / Space Needs

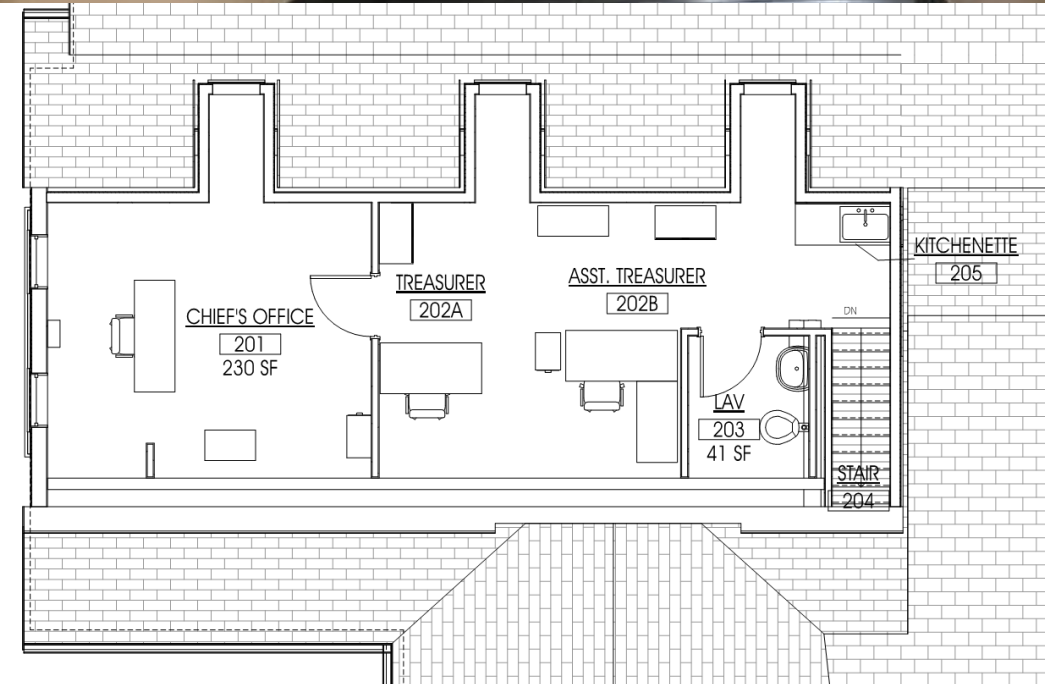
Lack of Proper Public Records Storage

- Current record storage room in basement is full, not climate controlled
- Accessible only through mechanical room
- +/- 120 Linear feet between Offices & Records Room including 2 sets of stairs.

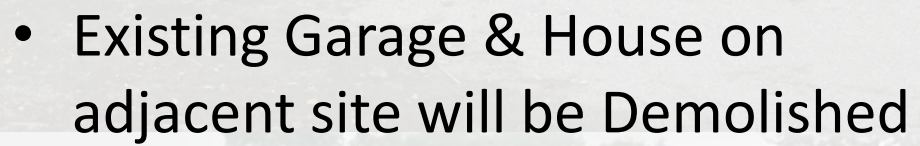


Lack of Publicly Accessible Offices

- Current offices are on the 2nd floor attic level of a structure which is over 100 years old
- The stair way and office space do not meet state accessibility requirements, ie. lack of elevator access
- There is currently **no clerks office** in the existing fire station building



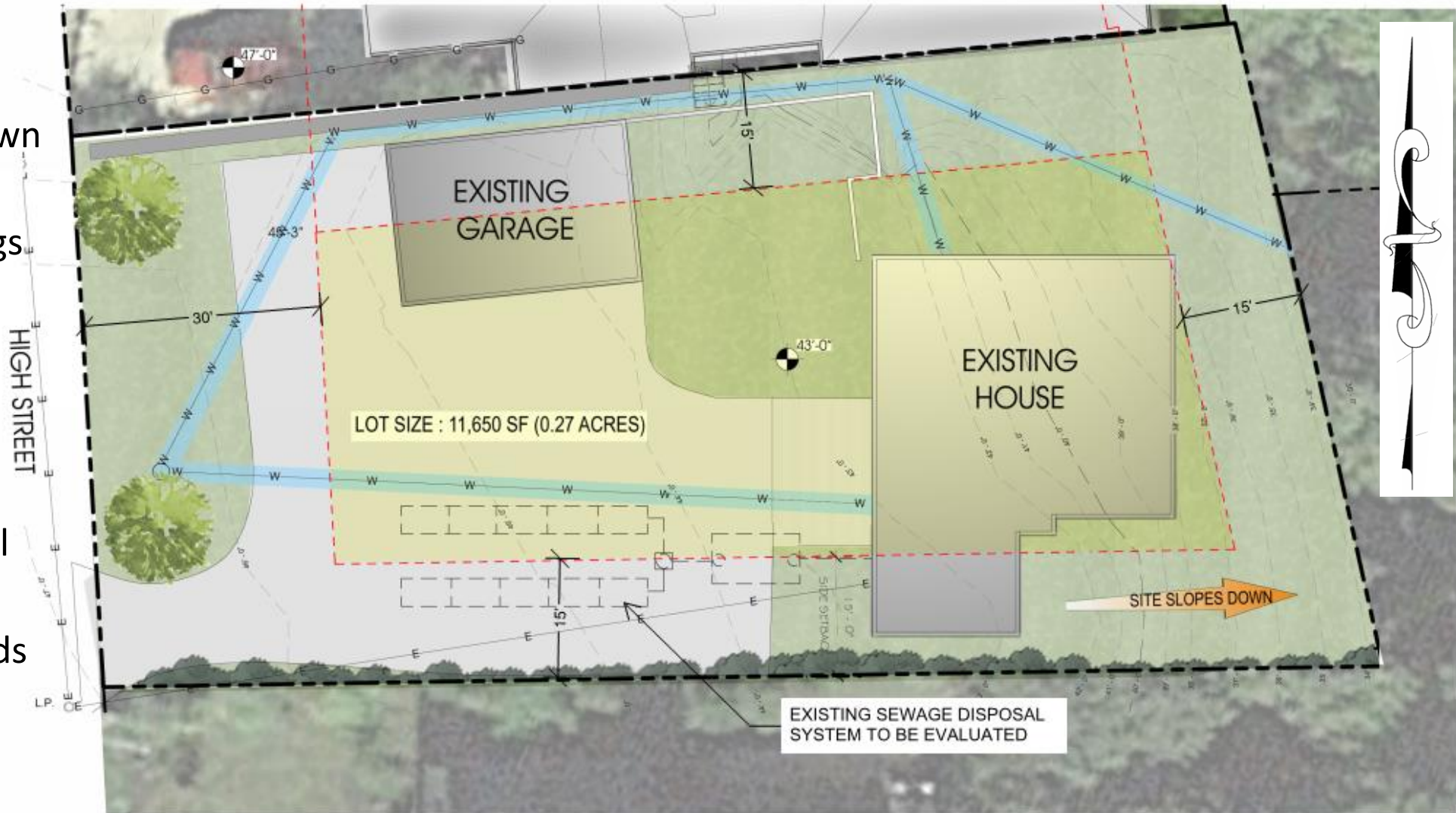
Second Floor Existing Offices



Office Building Lot Size 11,650 SF (0.27 Acres)

Existing Site Plan – 56 High Street

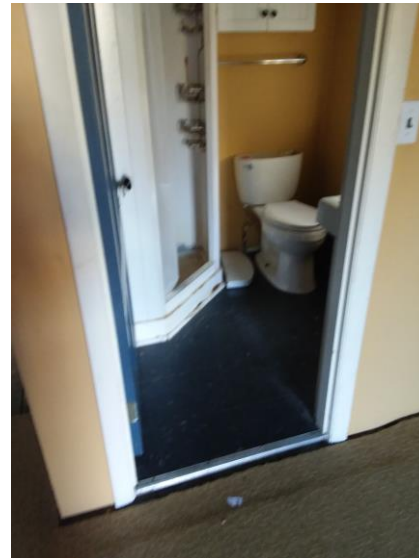
- Setback area shown as shaded yellow
- Existing water lines shown shaded blue
- Existing trees & plantings along high street to remain if desired
- Planting & fence buffer along southern edge of property
- Existing sewage disposal system to be evaluated
- Site slopes down towards east edge of site

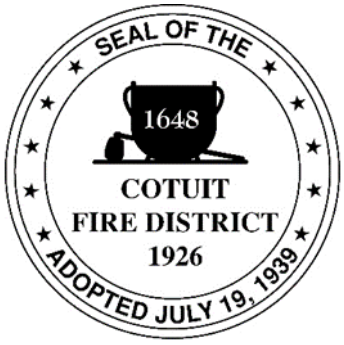




Existing Building Deficiencies – 56 High Street

- Accessibility (interior & exterior)
- Non ADA restroom
- No insulation in walls/ceiling
- Structural upgrades required for public use/Office Bldg loads
- Insufficient/missing MEP systems





Existing Building Deficiencies II

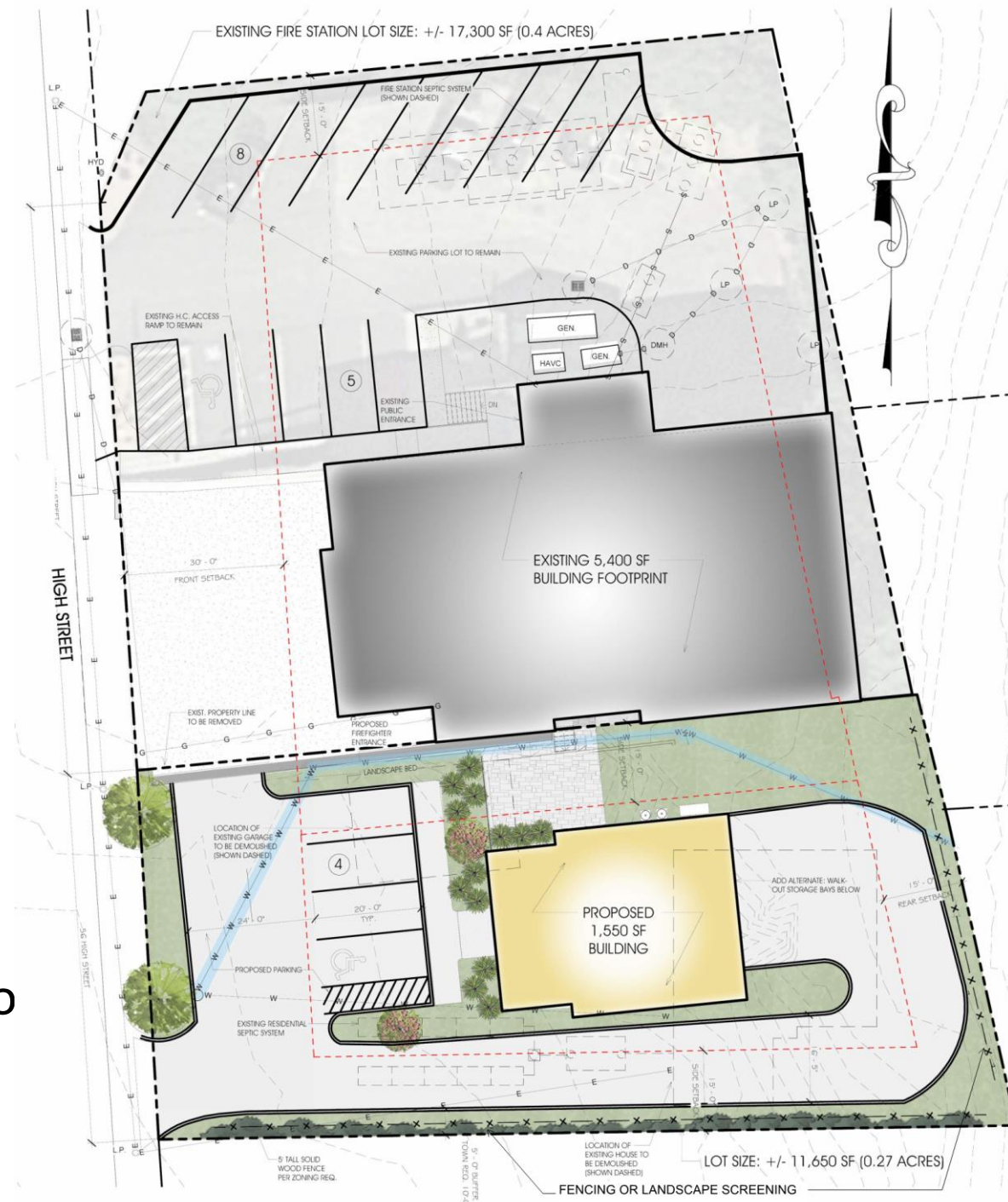
56 High Street

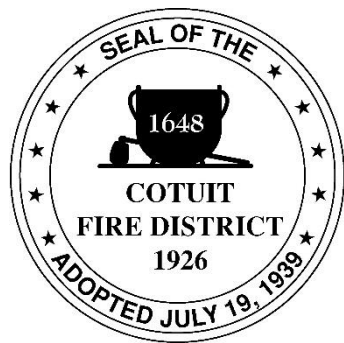
- Deteriorated/Non-Existent Finishes
- Insufficient Electrical service (100 amp)
- No basement storage
- Interior layout not compatible with needs
- SF is half the size of the required space needs



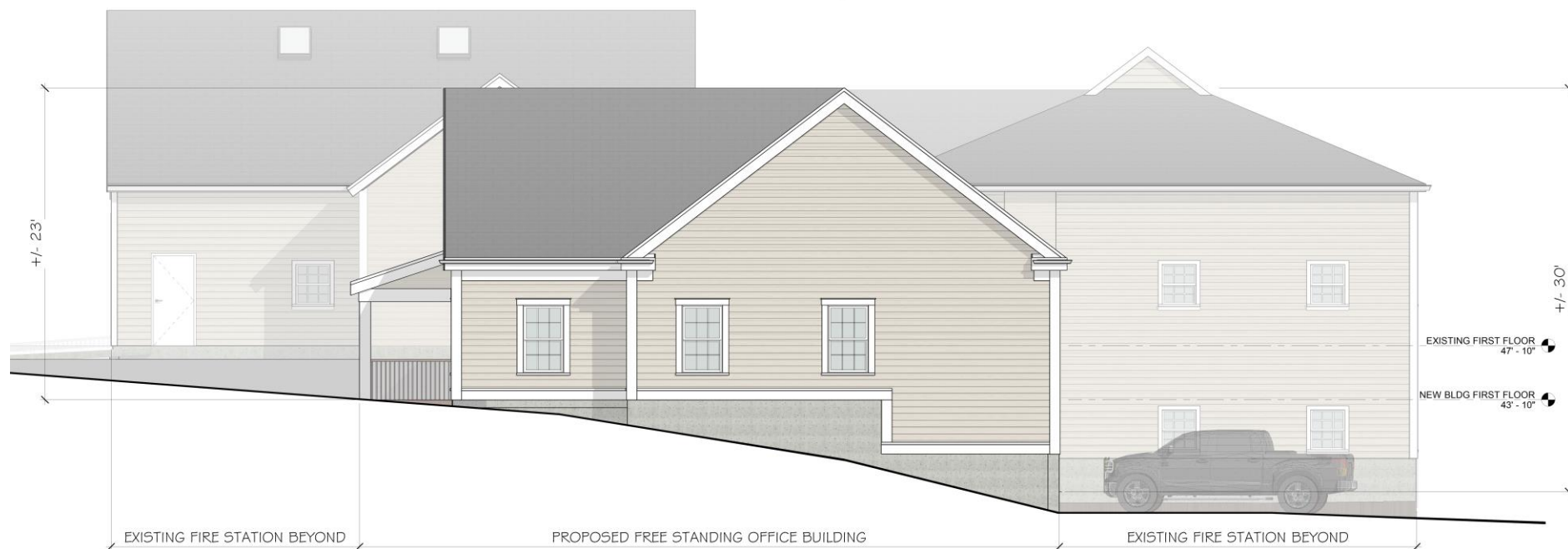
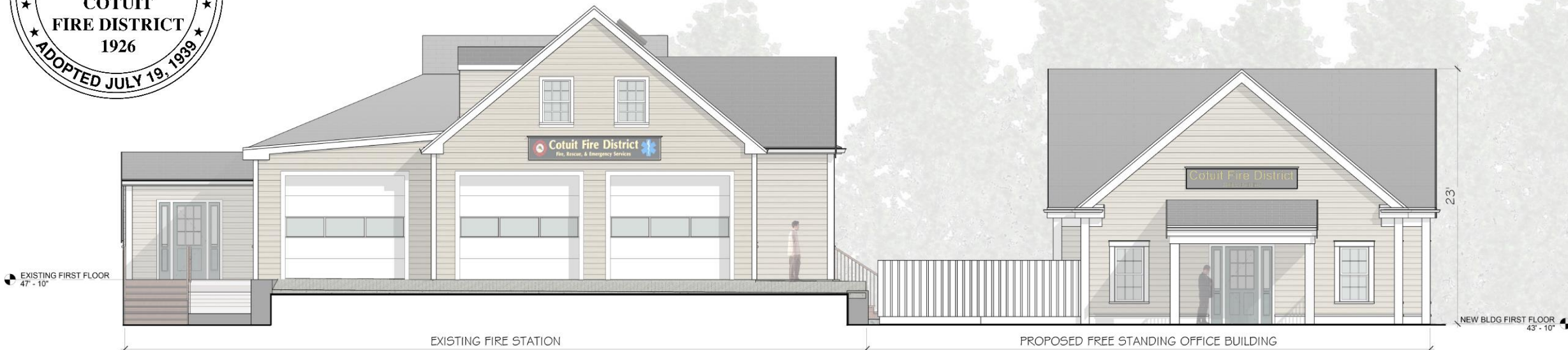
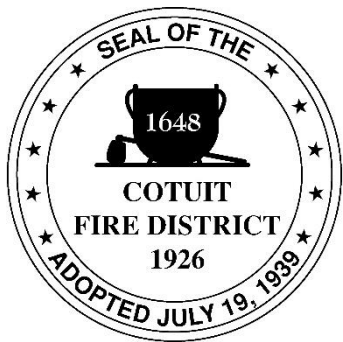


- 1,550 Sq. Ft. Single Story Building
- 4 Public Parking Spaces at New Building (1 HC space)
- Driveway along south edge leading to lower storage bay (Bid Alternate)
- Walk-out storage bays at rear (Bid Alternate)
- Loose patio connection to fire station
- Retain street trees and/or shrubs if desired.
- HC accessible walkway to entry
- Solid fencing or landscape screening along So property line
- Maintain water connection to East abutter





View from High Street





Preliminary Project Budget per Conceptual Design Study

- Estimated Construction Costs = \$1,211,751
 - + Payment & Performance Bond = \$ 16,997
 - + Project Contingency = \$ 116,921
 - + Escalation to Fall 2020 Bidding = \$ 52,547
-

Total Estimated Construction Costs (Per Independent Cost Estimate) = \$1,398,216

- Estimated Project Soft Costs = \$ 373,424

(Surveying & Engineering, A&E Fees, Legal, FF&E, Utility Backcharges, Geotech, Const. Testing.....)

- **Total Estimated Cost = \$1,771,639**

Publicly bid through Chapter 149, utilizing State prevailing wages



Preliminary Project Schedule

Task	Duration	Estimated Timeline
• 2019 Special District Meeting	1 month	November 2019
• Surveying & Final Schematic Design	2 ½ months	December 2019 – January 2020
• Regulatory Approvals	3 months	January - April 2020
• Construction Bid Documents	3 ½ months	April – July 2020
• Public Bid Process	2 months	August – September 2020
• 2020 Special District Meeting/ Authorize Construction Funding	1 month	October 2020
• Construction Phase	8-10 months	January – November 2021



Architectural & Consulting Service Fees

Design Services from Schematic Design Thru Bidding

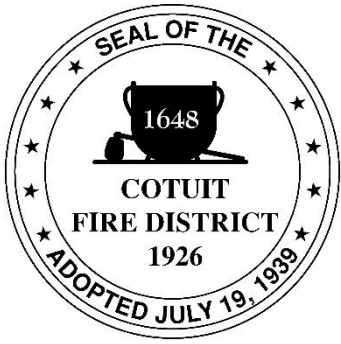
- Includes design services for
 - Site Survey & Site/Septic Evaluation & Engineering
 - Architectural
 - Landscape Design
 - Structural Engineering
 - Mechanical, Plumbing and Electrical Engineering
- Independent Cost Estimates
- Regulatory Reviews

Total Fees for Schematic Design Thru Bidding: \$165,085

Other Project Expenses: \$ 33,000

- Geotechnical Investigation, Estimated Legal Fees, Hazardous Materials Testing, Misc. Reimbursables & Bidding Costs

Total Fees & Project Expenses: \$198,085



Impact on Cotuit Residents

Estimated Average Annual Cost Per Household

Estimated Annual Cost

Total Cost of a 30 Year level premium bond of \$1.8 million at 4.5% interest	\$3,316,950
Average Annual Premium	\$110,565

Cost Per Household

Average Cost of a Cotuit home based on 11/5/19 valuation and parcel count	\$572,852
Total Cotuit property valuation per 11/5/19 valuation	\$1,533,935,040
Average annual bond cost per thousand dollars of valuation	\$0.0721
Cost per average home	\$41.29

Sensitivity Analysis – because we cannot estimate the interest when the bond is sold

Cost per home if the interest rate were actually 4.0%	\$39.19
Cost per home if the interest rate were actually 5.0%	\$43.39

Bond Cost @ 4.5% per Hilltop Securities

11/5/19 Valuations and parcel counts per the Town of Barnstable reviewed by the State

QUESTIONS