

North Acton Fire Station



Cost Estimate Update Presentation to the

Board of Selectmen

November 4, 2019



North Acton Fire Station



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68 Harris Street Site



- Optimal location based on response time analysis and fire station needs assessment study 2016
- Layout designed to minimize impact on site and neighborhood
- Includes sidewalk connection
- Improvement to an abandoned property

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Conceptual Rendering



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Preliminary Floor Plan



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Preliminary Cost Estimate

- The Schematic Design Cost Estimate for the Total Project Cost: \$10,343,376
 - Includes design, OPM, fixtures, furniture, equipment and other soft costs
 - Includes 10% design contingency
 - Includes 5% construction contingency
 - Includes 3% escalation
 - Allowance for a sidewalk connection

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Preliminary Cost Estimate

November 4, 2019 Schematic Design Estimate

Construction cost estimate	\$7,595,000
Indirect Costs (Design, Engineering, Equipment, Furnishing)	\$1,930,376
Contingencies	\$818,000
Total Estimated Project Cost	\$10,343,376

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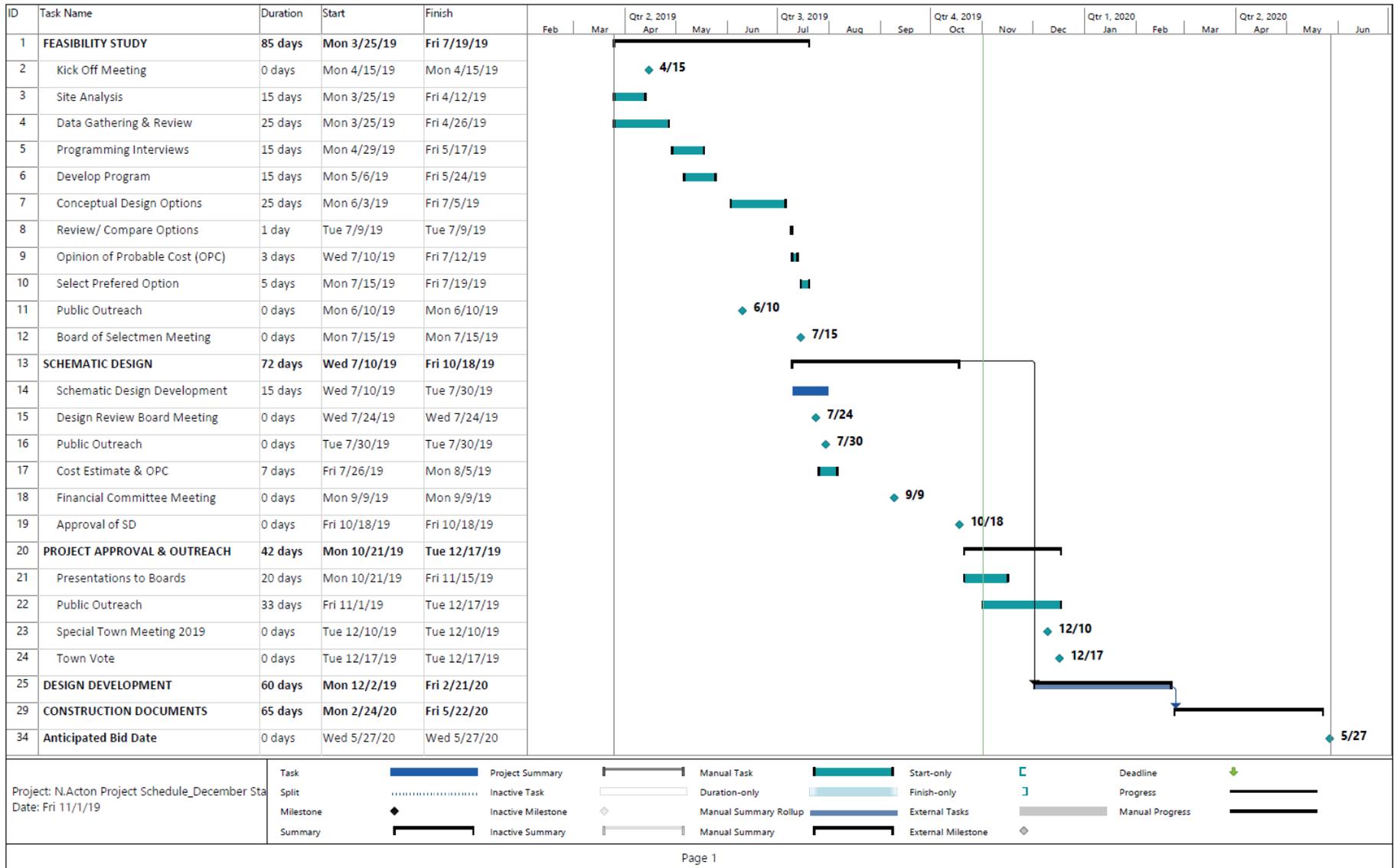
Preliminary Financial Impact

- Proposed borrowing to be requested at 2019 Special Town Meeting Vote (Debt Exclusion also requires a ballot vote)
- Estimated debt service of \$485,000 annually for 30 years
- Estimated annual cost to average single family household: \$60-\$75
- Potential offset from Avalon Development fees
- Debt financing alternate strategies being considered to reduce taxpayer impact

Attend the North Acton Fire Station Public Forum



BACKUP SLIDES



Traffic Study Results

- Traffic increases on area roadways will be less than 5 vehicles and will not noticeably change delays or vehicle queues.
- Project is expected to generate:
 - weekday morning peak-hour:
 - 8 vehicle trips (2 vehicles entering and 6 exiting)
 - weekday evening peak hour
 - 10 vehicle trips (5 vehicle entering and 5 exiting)
- The Emergency Vehicle (W11-8) traffic warning sign from the MUTCD should be placed on Harris Street in both directions in advance of the site.

