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# Maynard Fire Headquarters

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The Carell Group, Inc.

August 4, 2008

## **THE PROCESS**

### **1. PROGRAM**

**WHAT SPACE DOES THE MAYNARD FIRE DEPARTMENT NEED?**

### **2. EVALUATE THE EXISTING SITE AND BUILDING.**

**CAN THE NEEDS BE MET BY RENOVATING AND EXPANDING THE EXISTING BUILDING?**

### **3. LOOK AT THE DESIGN OF A NEW BUILDING ON A NEW SITE (ADVANTAGES/DISADVANTAGES)**

## **PROGRAM**

- (4) 85' LONG APPARATUS GARAGE BAYS ARE NEEDED TO HOUSE ALL FIRE DEPARTMENT VEHICLES.
  
- APPARATUS SUPPORT FACILITIES
  - DECONTAMINATION
  - FIRST AID
  - TURN-OUT GEAR STORAGE
  - WORK BENCH
  - BREATHABLE AIR EQUIPMENT
  - STORAGE
  
- OFFICES FOR DEPARTMENT ADMINISTRATION AND PUBLIC BUSINESS
  
- (5) TWO-BED BUNK ROOMS
  
- STAFF SUPPORT  
DAY/ROOM, DINING, KITCHEN, MALE/FEMALE TOILETS, LOCKERS, SHOWERS
  
- EMERGENCY OPERATIONS CENTER/TRAINING ROOM

TOTAL SQUARE FOOTAGE NEEDED: 15,000 SF.

## **EXISTING BUILDING**

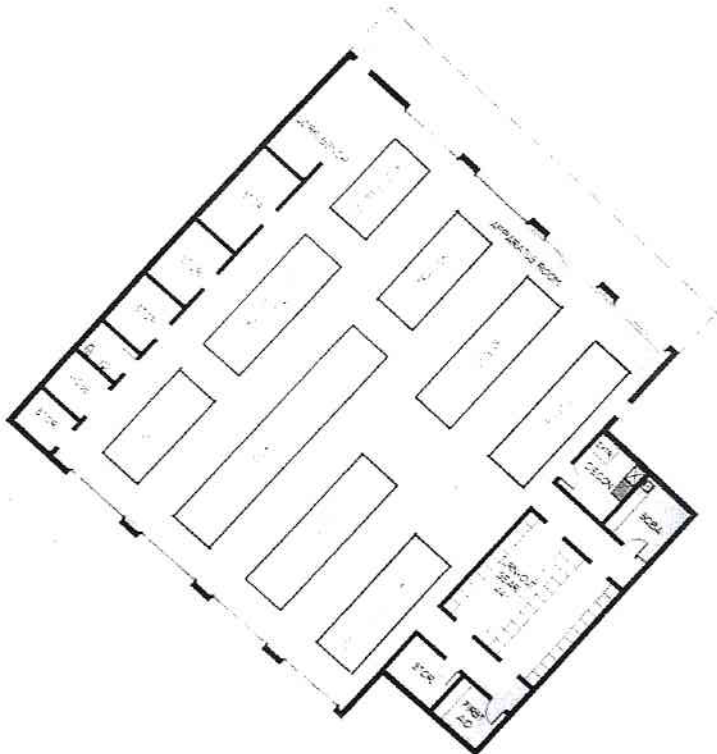
- TOO SMALL FOR CURRENT NEEDS.  
ALL APPARATUS DOES NOT FIT IN THE GARAGE.  
THE LADDER TRUCK WAS CUSTOM MADE TO FIT THROUGH THE  
OVER-HEAD DOORS.  
NO SPACE FOR APPARATUS SUPPORT FACILITIES.
- ANTIQUATED HVAC, PLUMBING, AND ELECTRICAL SYSTEMS.
- ANTIQUATED TECHNOLOGY/COMMUNICATION SYSTEMS.
- NOT ENOUGH PARKING.
- POOR PHYSICAL CONDITION
- ENERGY INEFFICIENT
- LEAKY ROOF
- DETERIORATED "ENVELOPE"
- DETERIORATED FINISHES

# MAYNARD FIRE HEADQUARTERS

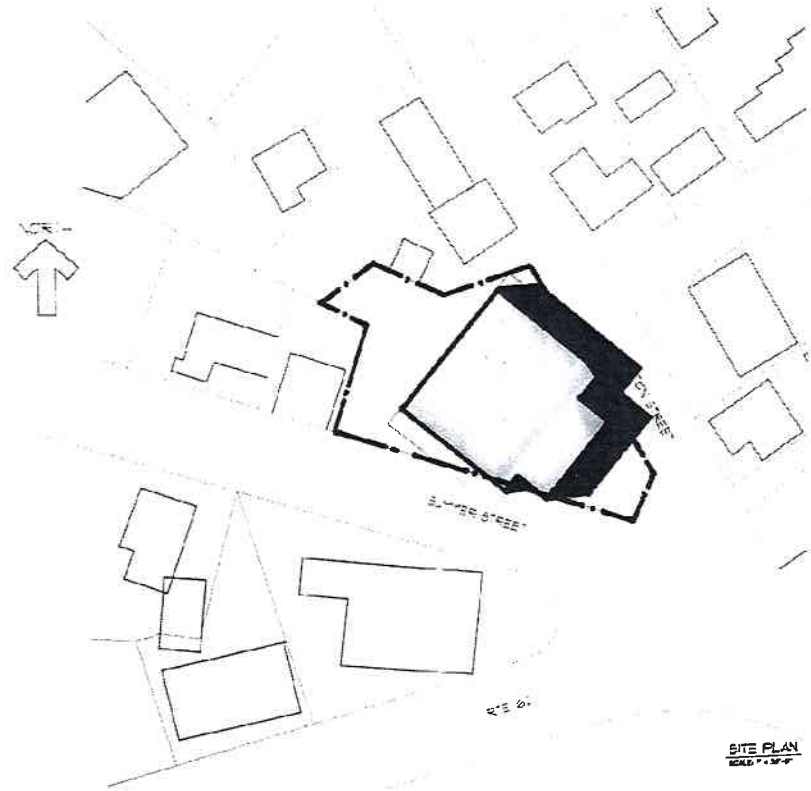
Maynard, Massachusetts

# EXISTING SITE PLAN

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ENLARGED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



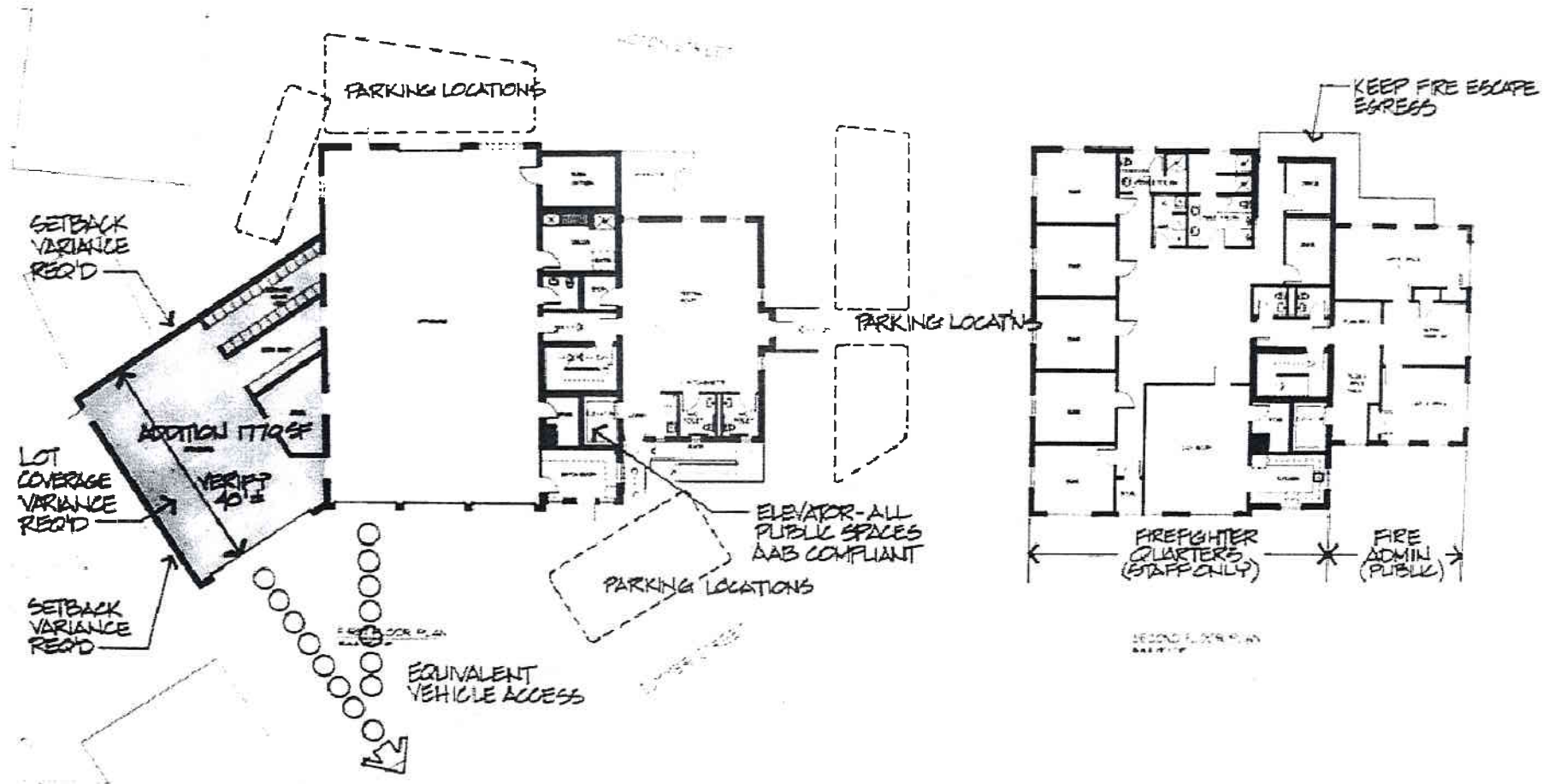
SITE PLAN  
SCALE: 1/4" = 1'-0"

# MAYNARD FIRE HEADQUARTERS

Maynard, Massachusetts

# RENOVATION/ADDITION FLOOR PLANS

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## **RENOVATION/ADDITION STRATEGY**

- STILL NO ROOM FOR NEW LADDER TRUCK
- SPACE IS NEEDED FOR 9 VEHICLES, SPACE FOR 7 VEHICLES PROVIDED
- REDUCED PARKING
- DEPARTMENT WILL HAVE TO BE RELOCATED FOR A YEAR DURING CONSTRUCTION
- ENCROACHES VERY CLOSE TO NEIGHBORS' LOT LINES

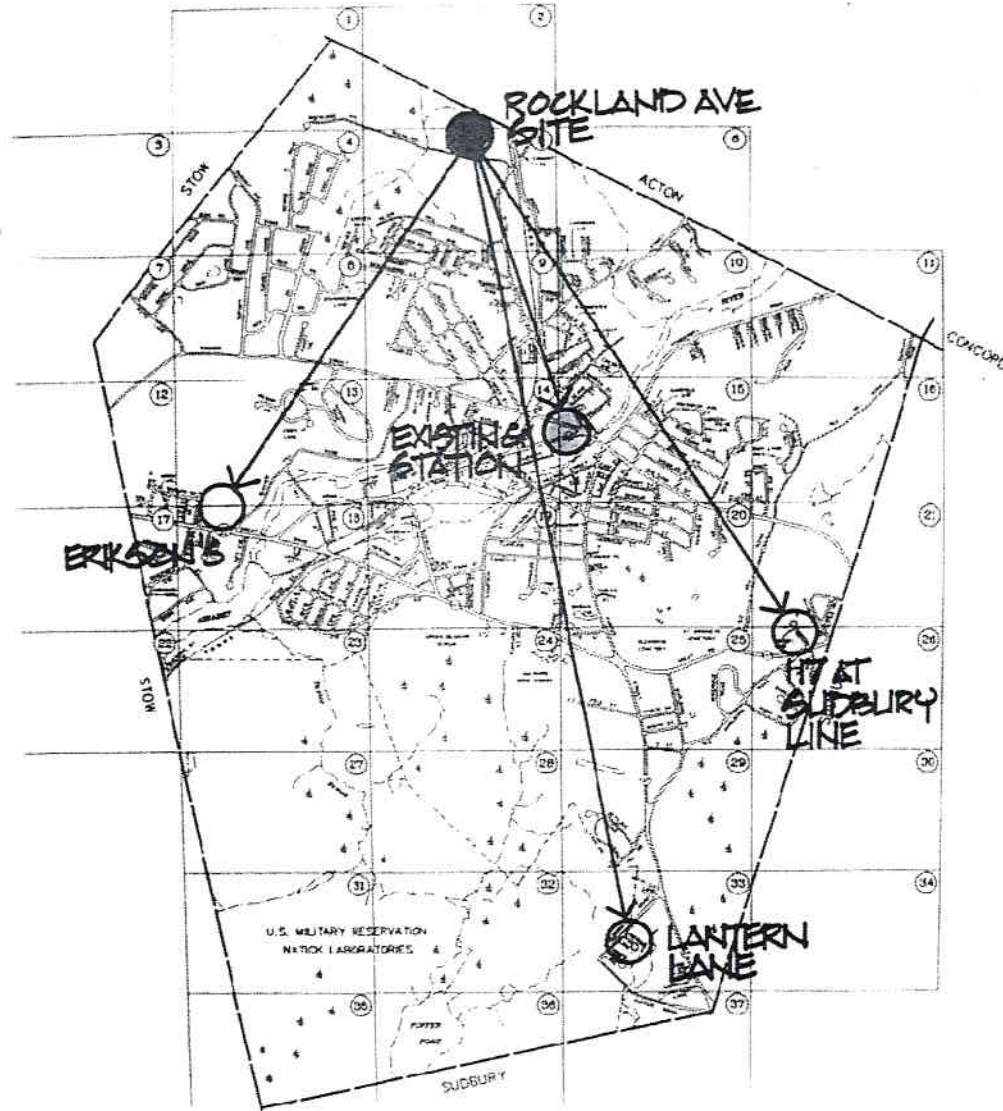
PROJECT COST	\$ 4,750,000
TEMPORARY RELOCATION	<u>\$ 600,000</u>
	\$ 5,350,000

# MAYNARD FIRE HEADQUARTERS

Maynard, Massachusetts

# RESPONSE TIME

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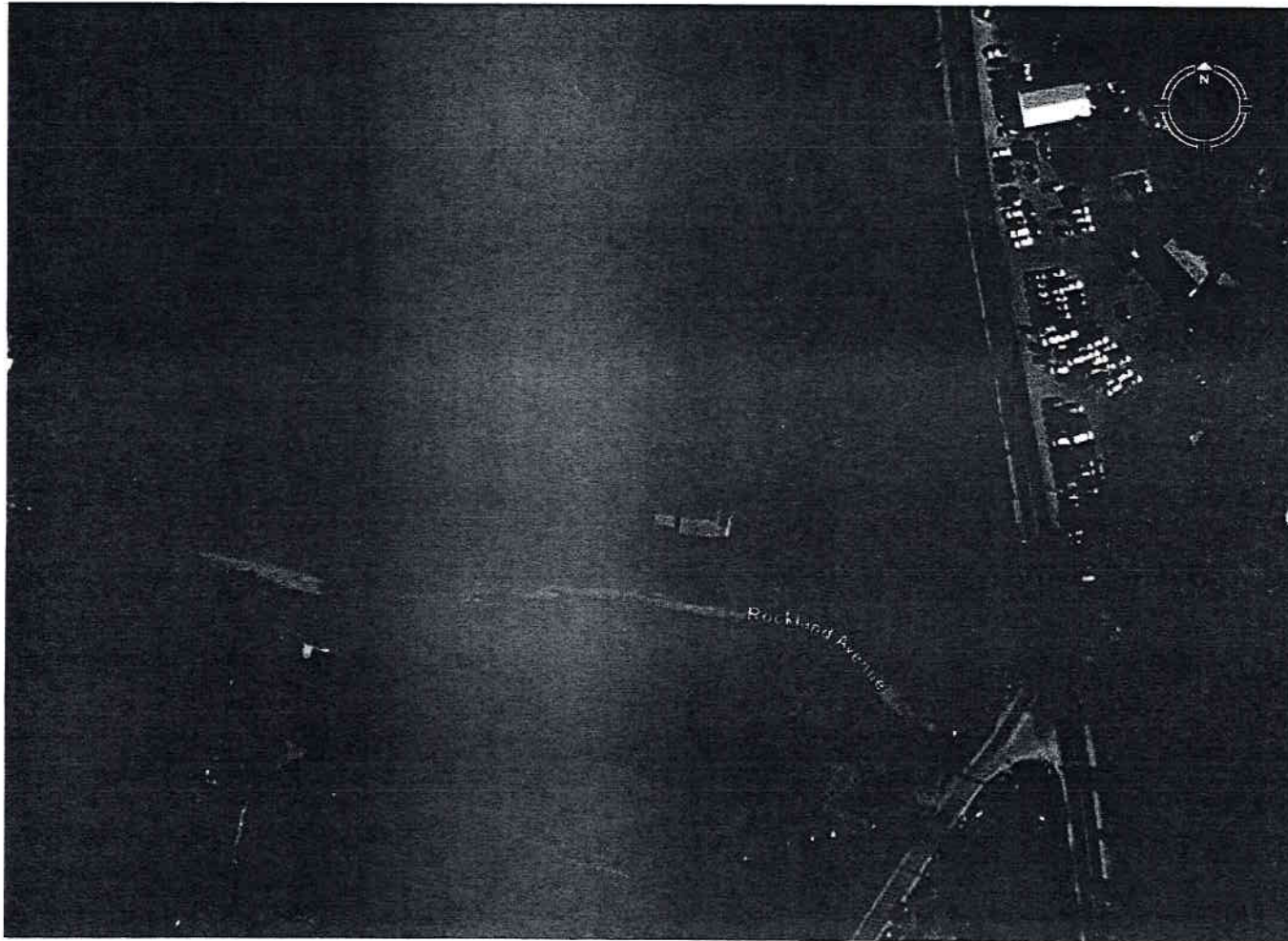


# MAYNARD FIRE HEADQUARTERS

Maynard, Massachusetts

**SITE**

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## **NEW BUILDING STRATEGY**

- MEETS CURRENT & FUTURE NEEDS
- NO COST FOR TEMPORARY QUARTERS
- NFPA COMPLIANT RESPONSE TIME
- TOWN OWNED LAND
- BUILDABLE SITE

**PROJECT COST: \$ 6,480,000**

# MAYNARD FIRE HEADQUARTERS

MAYNARD, MASSACHUSETTS

## FIRST FLOOR PLAN - STUDY A

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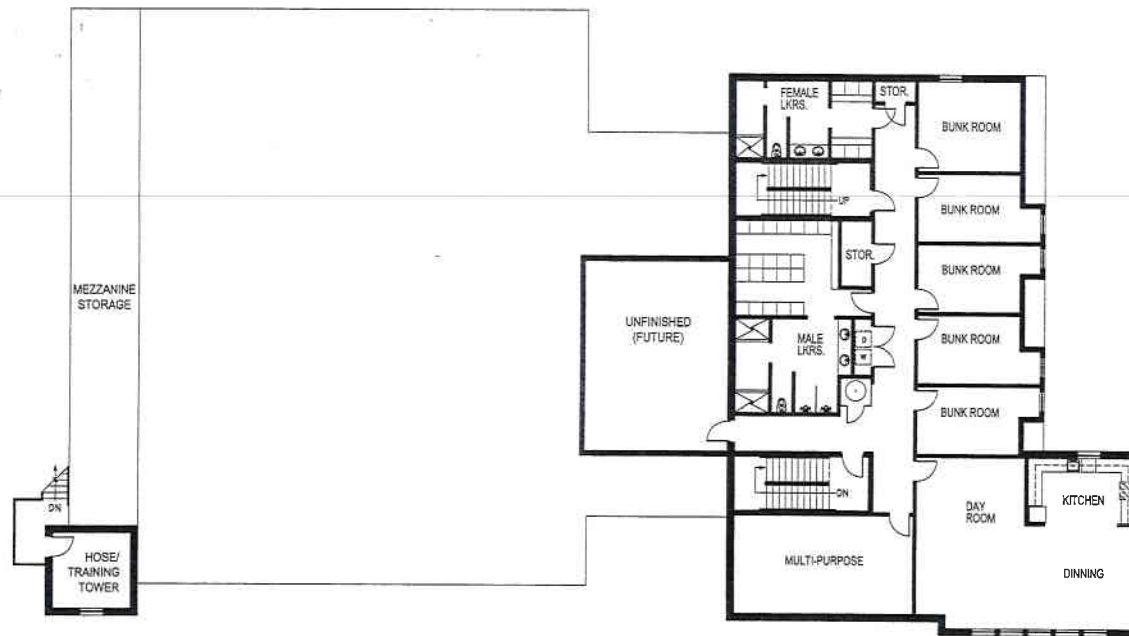


# MAYNARD FIRE HEADQUARTERS

MAYNARD, MASSACHUSETTS

## SECOND FLOOR PLAN - STUDY A

The Carell Group, Inc

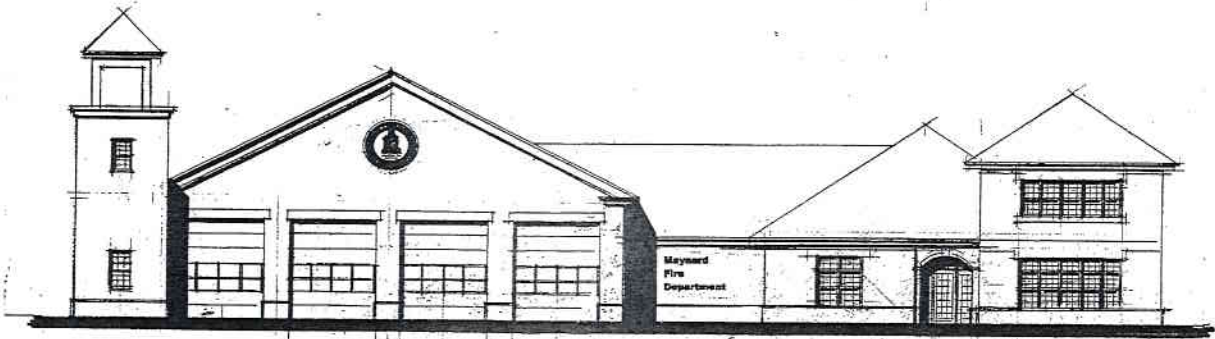


# MAYNARD FIRE HEADQUARTERS

MAYNARD, MASSACHUSETTS

FRONT VIEW

The Carell Group, Inc



**MAYNARD FIRE HEADQUARTERS**  
Project Budget 3/22/07 Renovation/Addition

**CONSTRUCTION**

Construction Estimate		\$ 3,243,600
Spring 09 Start, 6% escalation	6%	\$ 194,616
Subtotal		\$ 3,438,216
Construction Contingency (10%)	10%	\$ 343,822
<b>TOTAL CONSTRUCTION</b>		<b>\$ 3,782,038</b>

Temporary Relocation		\$ 600,000
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**CONSTRUCTION RELATED COSTS**

Document Printing		\$ 10,000
Owners Project Manager (OPM)		\$ 150,000
Legal Fees		\$ 5,000
Bond costs to Town		\$ 20,000
Utility back charges		\$ 10,000
Builders Risk Insurance		\$ 4,000
Soils/Concrete Testing		\$ 8,000
<b>TOTAL CONSTRUCTION RELATED COSTS</b>		<b>\$ 207,000</b>

**FURNISHINGS & EQUIPMENT**

Furniture		\$ 50,000
Window Treatment		\$ 5,000
Industrial Washer/Extractor		\$ 9,000
Dehydrator for Turnout Gear		\$ 9,000
Telephone System		\$ 25,000
Radio/Communication		\$ 250,000
Computer System		\$ 25,000
Vehicle exhaust evacuation system (New bay only)		\$ 30,000
Cable TV		\$ 6,000
TV's, VCR's, OH Projectors		\$ 5,000
Misc building supplies (Floor buffer, wastebaskets, etc.)		\$ 5,000
Fitness equipment		\$ -
SCBA compressor		\$ -
Technology Cabling		\$ 20,000
Soft Cost Total		\$ 439,000
Soft Cost Contingency 5%		\$ 21,950
<b>TOTAL FURNISHINGS &amp; EQUIPMENT</b>		<b>\$ 460,950</b>

**ARCHITECT & ENGINEERING**

Fees		\$ 250,000
Expenses		\$ 10,000
Town Engineering (Survey, Borings, 21E)		\$ 20,000
Contingency		\$ 20,000
<b>TOTAL ARCHITECT &amp; ENGINEERING</b>		<b>\$ 300,000</b>

<b>TOTAL PROJECT</b>		<b>\$ 5,349,988</b>
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**MAYNARD FIRE HEADQUARTERS**  
Project Budget 7/28/08

**CONSTRUCTION**

Construction Estimate	14815	\$ 300.00 per sf	\$ 4,444,500
Spring 09 Start, Escalation	6%		\$ 266,670
Subtotal			\$ 4,711,170
Construction Contingency	10%		\$ 471,117
<b>TOTAL CONSTRUCTION</b>			<b>\$ 5,182,287</b>

SITE ACQUISITION

\$ -

**CONSTRUCTION RELATED COSTS**

Document Printing		\$ 10,000
Owners Project Manager (OPM)		\$ 150,000
Legal Fees		\$ 5,000
Bond costs to Town		\$ 50,000
Utility back charges		\$ 10,000
Builders Risk Insurance		\$ 6,000
Soils/Concrete Testing		\$ 8,000
<b>TOTAL CONSTRUCTION RELATED COSTS</b>		<b>\$ 239,000</b>

**FURNISHINGS & EQUIPMENT**

Furniture		\$ 80,000
Window Treatment		\$ 5,000
Industrial Washer/Extractor		\$ 9,000
Dehydrator for Turnout Gear		\$ 9,000
Telephone System		\$ 25,000
Radio/Communication		\$ <del>200,000</del> 250,000
Computer System		\$ 25,000
Vehicle exhaust evacuation system		\$ 60,000
Cable TV		\$ 6,000
TV's, VCR's, OH Projectors		\$ 5,000
Misc building supplies (Floor buffer, wastebaskets, etc.)		\$ 5,000
Fitness equipment		\$ -
SCBA compressor		\$ -
Technology Cabling		\$ 20,000
Soft Cost Total		\$ 449,000
Soft Cost Contingency 5%		\$ 22,450
<b>TOTAL FURNISHINGS &amp; EQUIPMENT</b>		<b>\$ 471,450</b>

**ARCHITECT & ENGINEERING**

Fees Allow	10% of construction	\$ 518,229
Design Contingency	5%	\$ 25,911
Expenses		\$ 10,000
Town Engineering (Survey, Borings, 21E)		\$ 20,000
Contingency		\$ 20,000
<b>TOTAL ARCHITECT &amp; ENGINEERING</b>		<b>\$ 594,140</b>

**TOTAL PROJECT**

\$ 6,486,877  
+ 50,000  
6,536,877