

ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION

To: John Murray, Temporary Town Manager **Date:** 9/12/07
From: Dean A. Charter, Municipal Properties Director
Subject: Executive Summary of Fire Stations MEP Condition Reports and Cost Estimates

In August, 2004, I secured the services of Ganteaume & McMullen Inc. to examine the existing conditions of the three existing Fire Stations, and produce a document for each building, outlining the existing conditions, recommendation for renovations, and associated costs. These documents were to, and have, served as planning and budget documents for the renovation and repair of the three facilities, regardless if the renovations are to be piecemeal or a single major renovation project, or any combination thereof. This sort of long term planning is a cornerstone of the work of the Municipal Properties Department.

The three above mentioned reports, delivered in September, 2004 after a review and critique of the draft reports by me and the Fire Chief, each are approximately twenty pages in length, and provide a comprehensive look at the three facilities. The project cost estimates have been updated annually in the Municipal Properties Capital Plan, and some of the recommendations have been implemented where possible. For example, since the completion of the reports, we have replaced the overhead doors at the front of both the West and South stations, and a vintage 1999 generator that was surplus from the Police Station has been installed in the West station. Additionally, some of the flooring the South station has been replaced, and this Department has supplied building materials so that the on duty Firefighters in the West station have been able to renovate their living quarters. Replacement flooring in those quarters will be installed by mid-fall. The design and installation of vehicle exhaust extraction systems in the three stations has been the focus of a federal grant received by the Fire Chief. As Municipal Properties Director I have secured the services of an engineer to design the systems and put them out to bid, so at least a portion of this work will also be accomplished, based on bid results.

The three reports presuppose that the stations will be kept in present use, and thus there are no plans to install elevators to the living quarters on the upper floors. My planning in regards to the North Acton Fire Station is that when the new station is completed the staff and equipment from the Center would move to the North, and then the staff and equipment in West and South would be moved in turn to the Center, allowing a major renovation of each of those two stations while they are vacant. Presumably the Center station would be renovated last, or converted to some other use based on policy decisions.

The scope of work envisioned in the reports for the stations would be a total gut and rehabilitation of all systems including HVAC, electrical, plumbing, interior finishes, exterior envelope (windows and doors with the exception of the new overhead doors), installation of full fire detection and suppression system, security system, septic systems, and ventilation system. This degree of work is required due to the age of the facilities (between forty-five and fifty-five years old) and code requirements. Completion of the full scope of work should secure the use of the buildings for another twenty years (other than roofs, which should be replaced in ten years). What has not been included in the reports, but probably should be, is the installation of a steel frame for the buildings to provide seismic protection. The estimated costs for the work in 2004 ranged between \$760,000 and \$910,000, depending upon the building. My feeling is that construction costs have risen so drastically that the projected 2007 costs in the report are unreliable, and the service of a cost estimator is required for a reevaluation.

Copies of the reports are on file in both the Fire Department and the Municipal Properties Department.