



Business (508) 949-8040  
Fax (508) 943-4424

# Dudley Fire Department

128 West Main Street  
Dudley, Massachusetts 01571  
Dean Kochanowski – Fire Chief  
Dudleyfirechief@dudleyma.gov



Established 1960

## Bullet Points for Proposed Fire Station Project

- New proposal reduces cost by 2.7 million dollars
  - Will utilize a small portion of existing station
- Service bay, Forestry bay, and existing second floor will be demolished
  - New station will be single story
- No land acquisition involved, Lots not taken off the tax role
- Footprint reduced to 14,000 square ft. from 19,000 square ft. in original plan
  - Adds two full size bays with 14 x14 door openings
- Utilizing original bays from station as shown in plan, Existing bays raised to 12 ft.
- Average household increase on tax rate would be \$42.40 per year, or \$10.60 per quarterly payment. .19 cent increase to overall tax rate over the life of the loan. This is roughly half the price compared to our original proposed plan presented last year.
  - Ladder truck has been paid off early, so it is off the books
- Citizens voiced their concerns over the first project; this second project rectified both issues. We reduced the price from 9.2 million to 6.5 million, and the location was changed as well, to our existing site.
- Work out room/Area does not change the price of building; we own all equipment already that was donated to us. Room is 15'x 20' roughly and does not affect pricing, part of footprint.



DUDLEY BOARD OF ASSESSORS  
71 WEST MAIN STREET  
DUDLEY, MA 01571  
(508) 949-8006



Assessors:  
Conrad Allen, Chairman  
Jo-Ann Szymczak  
Tom Brousseau

Assistant Assessor: Lisa L. Berg  
Assessor Clerk: Margaret Kane

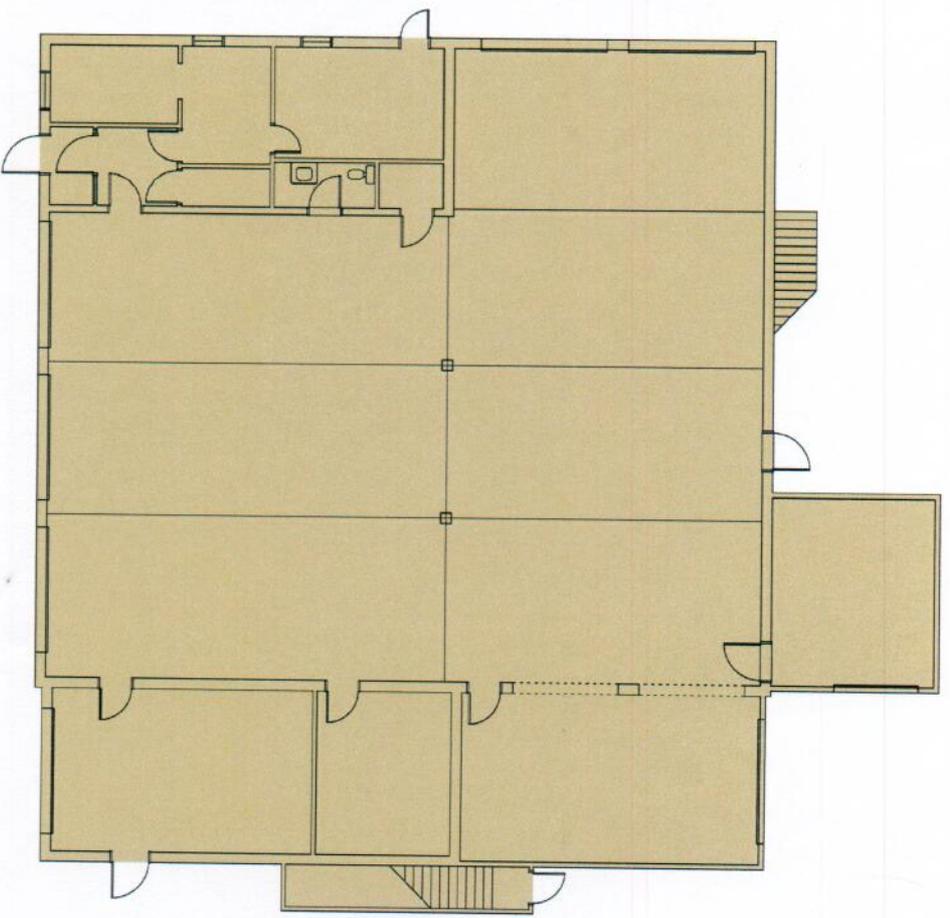
August 30, 2016

Effect on Annual Tax Bill For \$6.5K at \$162,500 Per Year

Average Single Family Value	\$ 222,100
Current Tax Rate \$12.18	x \$12.18
	<u>\$2,705.18</u>

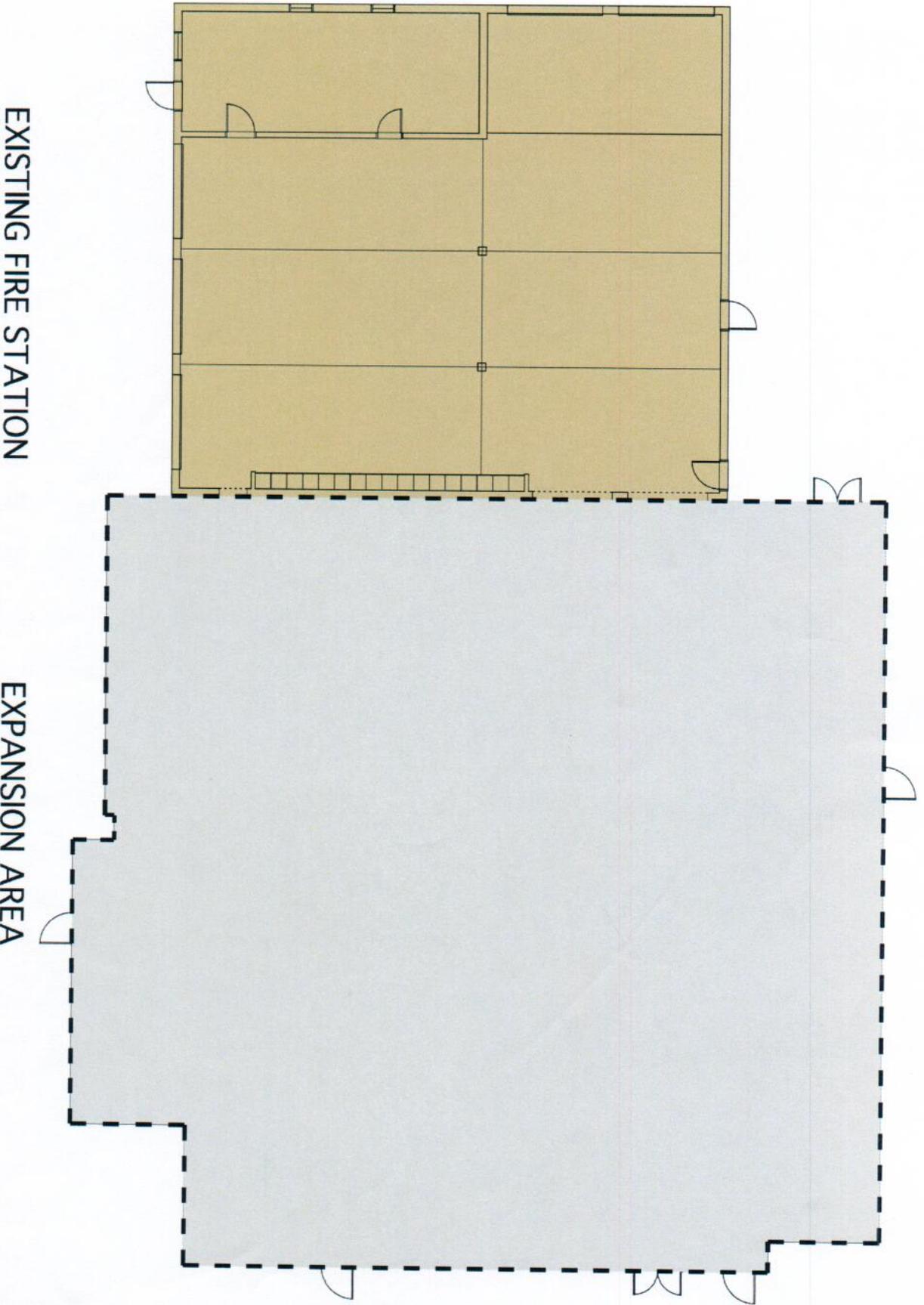
Average Single Family Value	\$ 222,100
Tax Rate with \$162,500 incr. (\$.19)	x \$12.37
	<u>\$2,747.38</u>

The average single family tax bill will increase \$42.20 per year with a \$162,500 increase. 40 Year Loan.



# EXISTING FIRE STATION





EXISTING FIRE STATION

EXPANSION AREA





EXISTING FIRE STATION

NEW CONSTRUCTION





EXISTING FIRE STATION

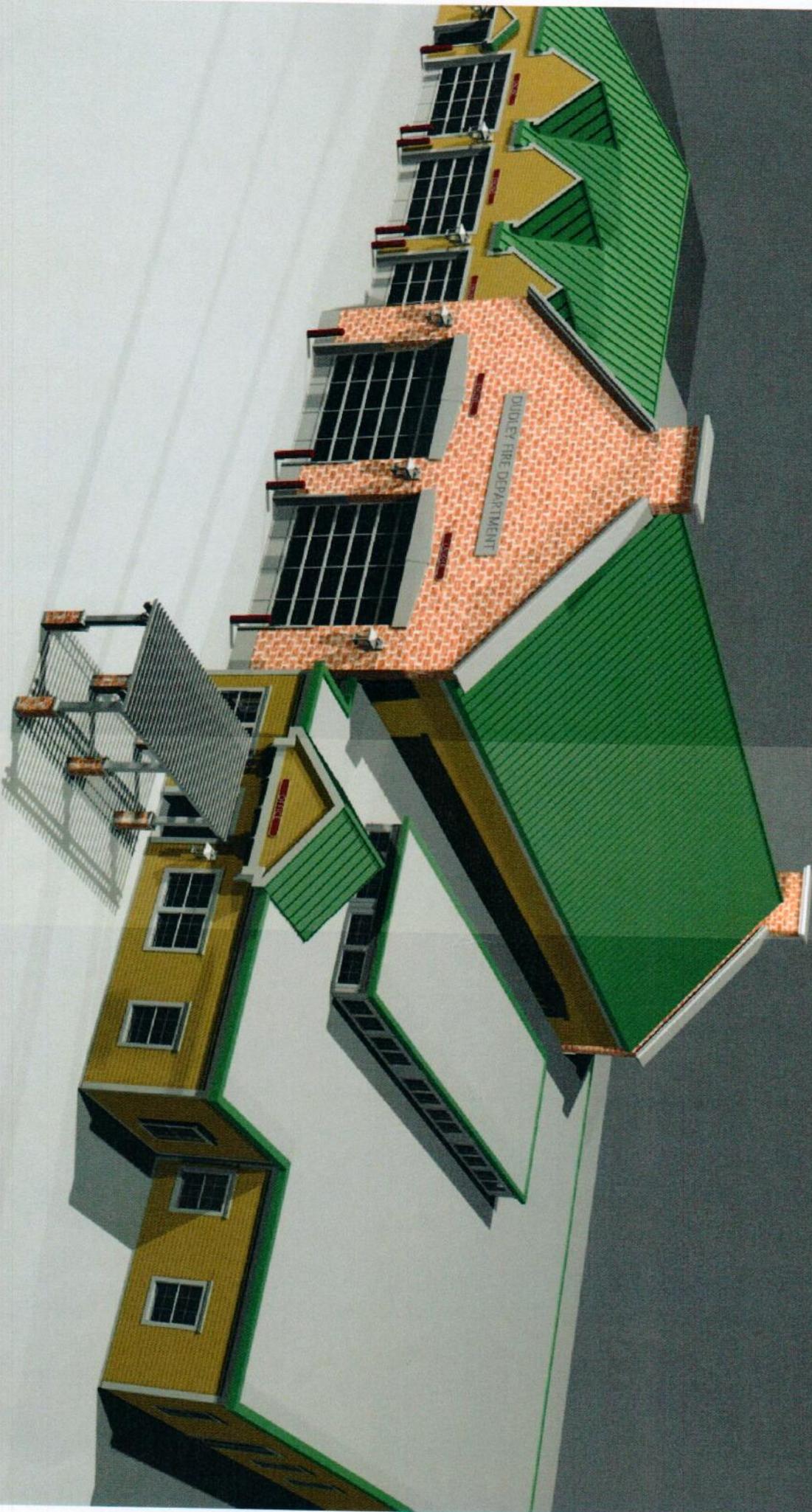
NEW CONSTRUCTION



DUDLEY FIRE DEPARTMENT

OFFICE









Dudley Fire Headquarters Fire Department	Dudley	Variables	Option B Single Story Facility 5-bays
<b>Building Square Footage</b>			
New Construction s.f.			9,500
Renovation Construction s.f.			4,000
<b>Total Square Footage</b>			13,500
<b>Construction Costs</b>			
New Building Construction Costs		\$ 365.00	\$ 3,467,500
		0.0%	\$ -
Renovation of existing building		\$ 225.00	\$ 900,000
Demolition of existing structure			\$ 125,000
	<b>Sub-Total</b>		\$ 4,492,500
Station Relocation Costs, temporary facility costs			\$ 175,000
	<b>Sub-Total</b>		\$ 4,667,500
Construction Contingencies		15%	\$ 700,125
	<b>Sub-Total</b>		\$ 5,367,625
<b>Design Engineering Fees</b>		8%	\$ 373,400
<b>Owners Project Manager</b>		4%	\$ 214,705
<b>Furniture And Equipment Allowance</b>			\$ 100,000
<b>Communication Technologies Allowance</b>			\$ 125,000
<b>Additional Costs Allowance (testing, survey, geotech, etc.)</b>		4.0%	\$ 214,705
<b>Bond Costs</b>		0.4%	\$ 21,471
<b>Site Environmental Issues</b>			TBD
	<b>Sub-Total</b>		\$ 6,416,906
Costs based on construction starting spring 2017			\$ -
<b>GRAND TOTAL</b>			\$ 6,416,906



July 9, 2016

**Memo:** Dudley Fire Headquarters

**Subject:** List of materials proposed for the new station

The following is an outline of the proposed materials that will be considered for the new Fire Headquarters project;

The project will consist of a new 9,500 square foot addition, partial demolition of the existing Fire Station and renovations of 4,000 square feet of the remaining station.

**Outline of the proposed construction materials.**

**Exterior:** The exterior will consist of a combination of brick and cementitious siding with PVC trim boards. The wall construction will be concrete masonry and steel studs. The new apparatus bays will have new commercial grade overhead doors. The exterior egress doors will be metal and aluminum at the main entrance. The roof will be a metal standing seam roof for the pitched sections and rubber roofing for the flat roof sections. Precast sills and lintels will be used at the doors and windows.

**Interior:** The interior of the building will have concrete floors with epoxy paint in the bays. The walls in the apparatus bay area will be epoxy paint on masonry and drywall. The living quarters and office area will have a combination of carpeted and vinyl tile on the floors. Walls will be painted. The ceilings will be acoustical tiles and drywall in limited locations as required. Bathrooms will have tile floors and tile wainscot walls painted above.

**Site:** Site work will include new asphalt, new landscaping. Lighting will be added to the site both to the exterior of the building and on poles as needed. Site drainage will be added as needed.

**Structure:** New work will include new concrete foundations, new steel structure and steel trusses for the new apparatus bay. Walls for the new construction in the bays will be masonry. The office and sleeping quarters will be a steel structure with steel bar joist and metal deck. The walls will be steel studs and drywall on the interior and siding on the exterior. Work on the existing building will include removal of the second floor completely and a new wood truss roof will be installed to cover the existing 3 bays. New doors in the existing bays will be raised to 12 ft. The existing structure will also be upgrade as need to meet the new seismic codes.

**Energy:** The new project will meet or exceed the latest energy codes. All of the new equipment will be high efficiency. All new heating and cooling units will be high efficiency. Lighting will all be LED and the building will be fully insulated.

Mark Saccoccio AIA/NCARB  
Principal

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