



Emergency Services Facility Northfield, MA



Special Town Meeting

April 19, 2023



Accelerating success.

How did we get here?

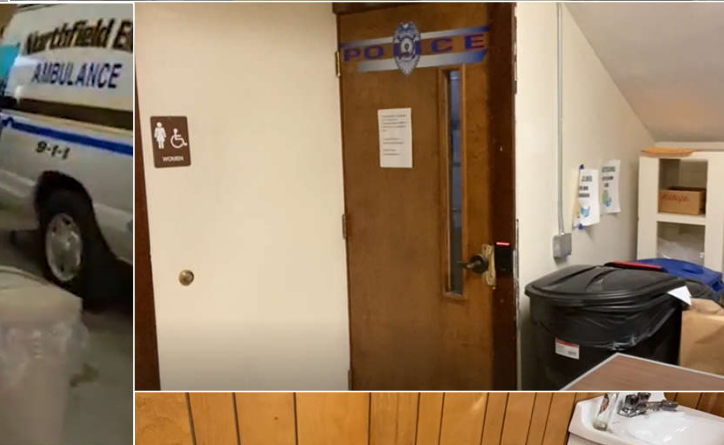
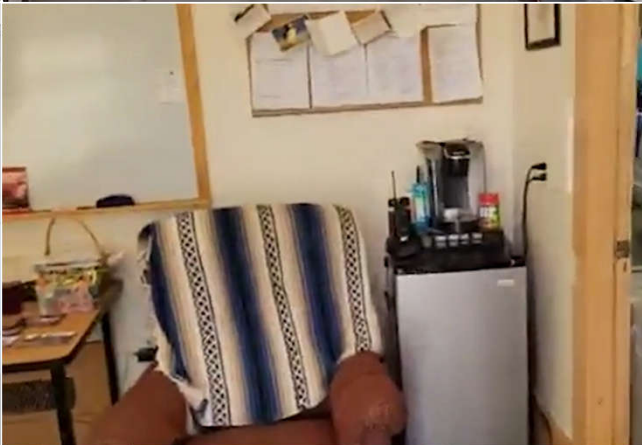
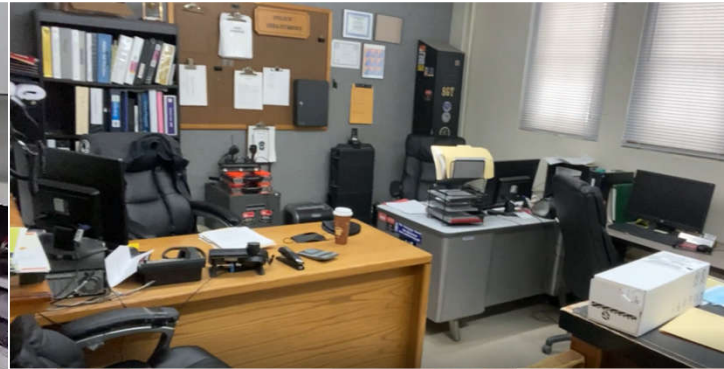
What is the timeline?

Describe Proposed Building

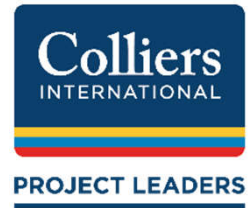
Total Project Budget

What has been spent to date?

What is the cost to the Taxpayers?



How did we get here



Prior Efforts
 Prior Program and Needs Study conducted by Jacunski Humes
 Program Space Needs of 26,000sf
 Reductions and Eliminations

NESF Committee
 Hired Owner's Project Manager
 Physical Site and Building Assessments Conducted.
 6 Plan Options and Costs Developed
 13 Site Locations Evaluated

Initial Plan Developed
 Emergency Services Facility Committee Reestablished
 Emergency Repairs for Structural Failures at Fire HQ performed.
 Geotech, Survey, 5 plans for Expansion of Existing Fire Station

Site Selection & Design
 Town Procures Site
 Hires Architect For Schematic Design
 Hires OPM
 Balances Site, Building, Costs, and Schedule

Current Plan
 Continue Design & Engineering
 Local and State Permitting
 Public Information and Design Meetings
 Incorporate Local Design Input

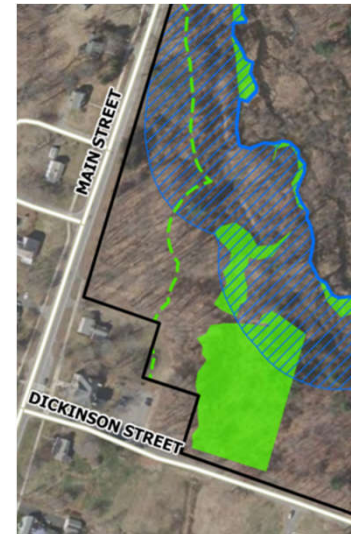
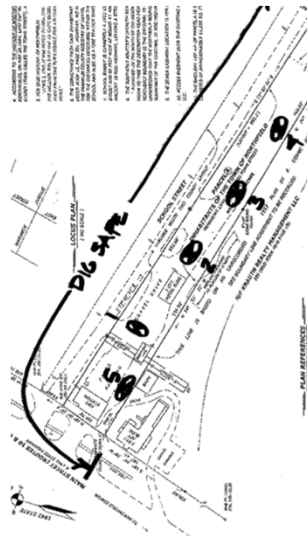
Space Needs Assessment for the Northfield Public Safety Facility Northfield, Massachusetts



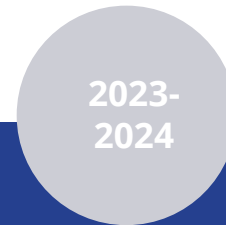
January 2012
JHH ARCHITECTS, LLC
 12 HANBROOK DRIVE SUITE 101
 BERLIN, CONNECTICUT
 860-825-9221 FAX 860-829-9223

DRAFT
 2
 26,000 sq ft

Utilities	Progression Times	Development Constraints	Geographic
All Utilities exist to the adjacent public way	1-2 minutes with no valuation per lot/acre	No neighbors No previous housing No existing building	No lead No soil No rain No heat
Water by private well	Access to Lake's Chapel Pond well along with a transfer of ownership to Mass. St. established by 2014 as defined by appropriate documents	Existing 2-Story Single-Family Residence, wood structure in fair condition, c. 1940, circa 2004	Site has appropriate topography, c. 10% grade
Sewer: Septic System	Mass. St. is a main north-south collector street in unincorporated Northfield and serves Northfield	Historic building due to age of existing structures	Meets FEMA
Overhead Electric on poles (pole on site)	Right lines concentrated for 500' at Lake's Chapel Road		Meets FEMA
Current heating fuel is oil	Fire vehicles at the end of Main St. intersection		Mass St. Heating Shed as a setback
Municipal Water	Mass. St. is a main north-south collector street in unincorporated Northfield and serves Northfield	1/4 Acre St. essentially residential parcel to the east and south	Meets FEMA
Municipal Sewer	Unincorporated right lines at School St. to north and south	Existing 54ft Shed	Meets FEMA
Public utility of post-tensioned foundation		Existing 2-Story Fire Station circa 1952, est. 4,500 GSF	
Current heating fuel is oil		Free-standing Metal Garage circa 1978, est. 1,800 sf	
		Radio Communications tower existing adjacent to site	



What is the Timeline



What is Being Proposed Building Design





CAOLO & BIENIEK
ASSOCIATES, INC.



Site Plan



○ PRELIMINARY FLOOR PLAN - 2B-R1

GROSS BLDG. AREAS:	
FIRST FLOOR:	17,839 GSF
ELECT./HVAC PLATFORM:	360 GSF
TOTAL BLDG. AREA:	18,199 GSF



Floor Plan



1 WEST ELEVATION, RENDERED
10/2/13



2 SOUTH ELEVATION, RENDERED
10/2/13



3 NORTH ELEVATION, RENDERED
10/2/13



Elevations

Birdseye View



Northwest View



Southwest View



Total Project Budget



Northfield, MA
Emergency Services Facility

Financial Summary Report

Date: April 14, 2023

	Budget			D+E=F			C-F=G
	Projected Budget	Approved Transfers	Approved Budget w/ Transfers	Total Contract	Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
I. Building Construction	9,000.0	-	9,000.0	-	11,322.5	11,322.5	(2,322.5)
II. Related Construction	400.0	-	400.0	-	-	-	400.0
III. Escalation	1,161.8	-	1,161.8	-	-	-	1,161.8
Total Construction	\$ 10,561.8	\$ -	\$ 10,561.8	\$ -	\$ 11,322.5	\$ 11,322.5	\$ (760.7)
IV. Furniture, Fixtures & Equipment (FF&E)	375.0	-	375.0	-	400.0	400.0	(25.0)
V. Fees and Expenses	1,656.8	-	1,656.8	1,457.9	359.5	1,817.4	(160.6)
VI. Contingency							
A. Construction & Owner's Project	1,685.9	-	1,685.9	-	916.1	916.1	769.8
B. Additional Need	-	-	-	-	-	-	-
Total Contingency	\$ 1,685.9	\$ -	\$ 1,685.9	\$ -	\$ 916.1	\$ 916.1	\$ 769.8
Total Project	\$ 14,279.5	\$ -	\$ 14,279.5	\$ 1,457.9	\$ 12,998.1	\$ 14,456.0	\$ (176.5)

Figures May be reduced by:

- Utility Co. grants/Rebates
- Green Grant Initiatives
- Continued Value Engineering
- State/Fed Funding Sources

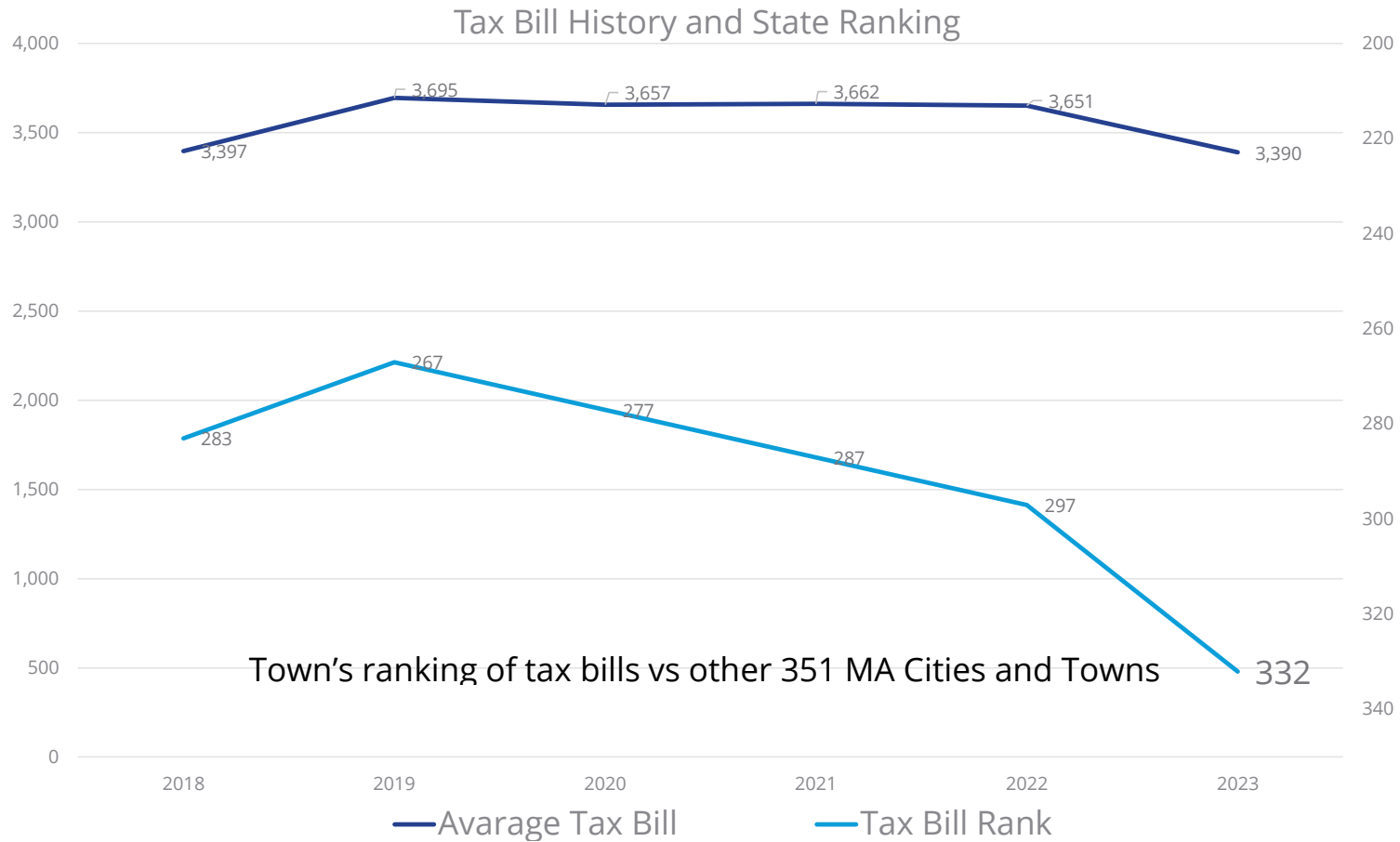
Paid to Date

Architect/Engineering	\$880,400
Project Management	\$727,000
Existing Conditions	\$108,800
	\$ 44,600

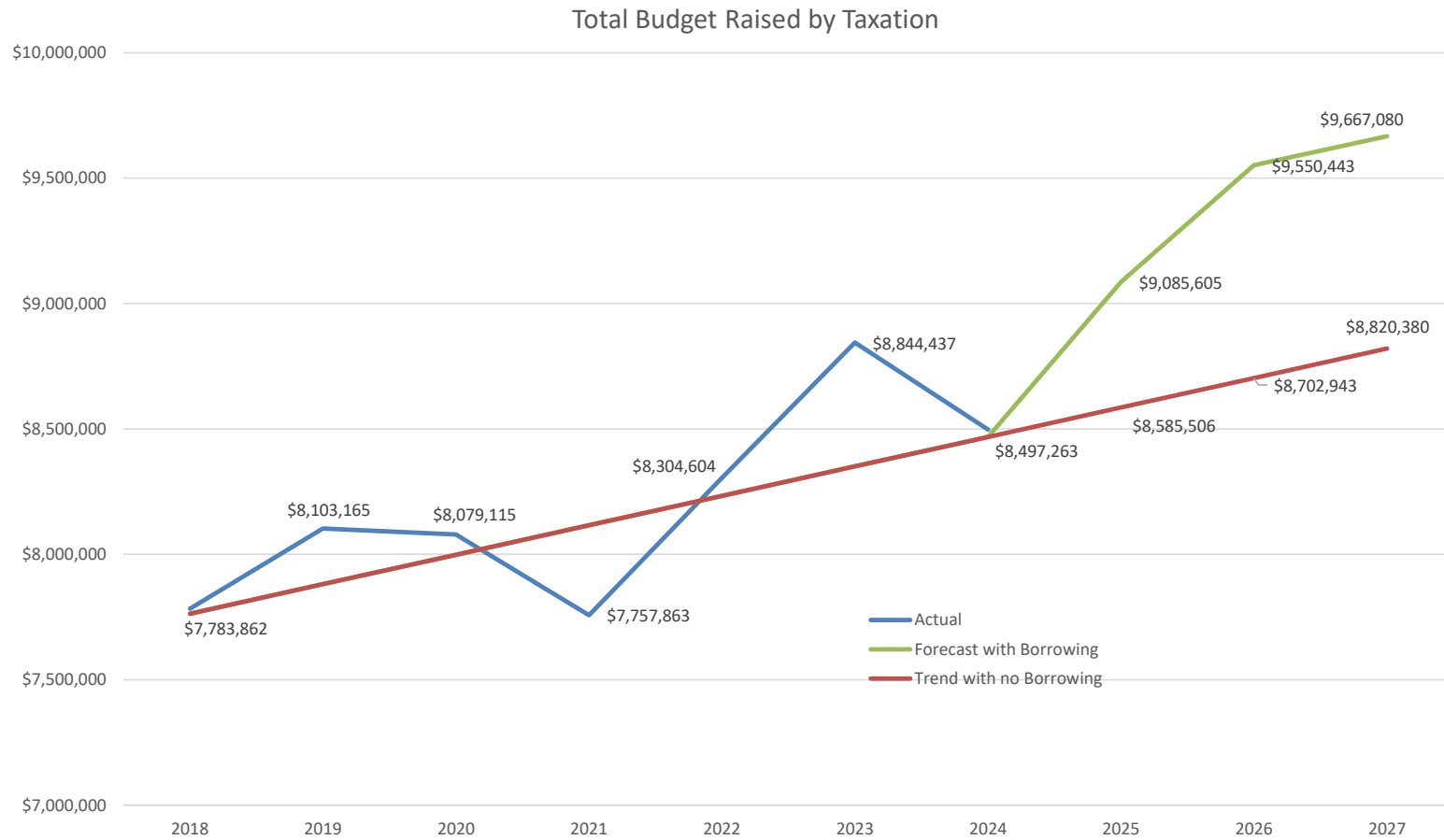
Date: April 14, 2023

	Budget		Anticipated Costs		Remaining Balance (C - F)
	Projected Budget	Planned, but not Contracted	Anticipated Total Costs (D + E)		
			Total Contract	Planned, but not Contracted	
Budget developed as of 2/27/2020					
I. Building Construction					
A. New Building & Renovation	\$ 9,000.0	\$ 11,322.5	\$ 11,322.5		\$ (2,322.5)
B. Other Construction					
Total Construction	\$ 10,561.8	\$ 11,322.5	\$ 11,322.5		\$ (760.7)
IV. Furniture, Fixtures & Equipment (FF&E)					
Total FF & E	375.0	400.0	400.0		(25.0)
V. Fees and Expenses					
A. Fees					
1 Existing Conditions & Space Program	-	-	-	-	-
2 Architect	984.3	-	1,027.2		(42.9)
3 Civil Engineering	w/ architect	3.3	3.3		(3.3)
4 Project Management	316.9	26.0	392.2		(75.3)
5 Building Commissioning	45.0	45.0	45.0		-
6 Owner's Cost Estimator	NIC	-	23.0		(23.0)
7 CM Preconstruction Fee	-	-	-		-
8 Owner's Legal Fees	20.0	20.0	20.0		-
9 Site Survey	10.0	-	11.5		(1.5)
10 Utility Assessment	30.0	30.0	30.0		-
Sub-total Fees	1,441.2	144.3	1,601.6		(160.4)
B. Expenses					
Sub-total Expenses	215.6	215.2	215.8		(0.2)
Total Fees and Expenses	1,656.8	359.5	1,817.4		(160.6)
VI. Contingency					
A. Construction & Owner's Project					
1 Construction	1,056.2	566.1	566.1		490.1
2 Owner's Project	629.7	350.0	350.0		279.7
B. Additional Need	-	-	-		-
Total Contingency	1,685.9	916.1	916.1		769.8
Total Project	\$ 14,279.5	\$ 12,998.1	\$ 14,456.0		\$ (176.5)

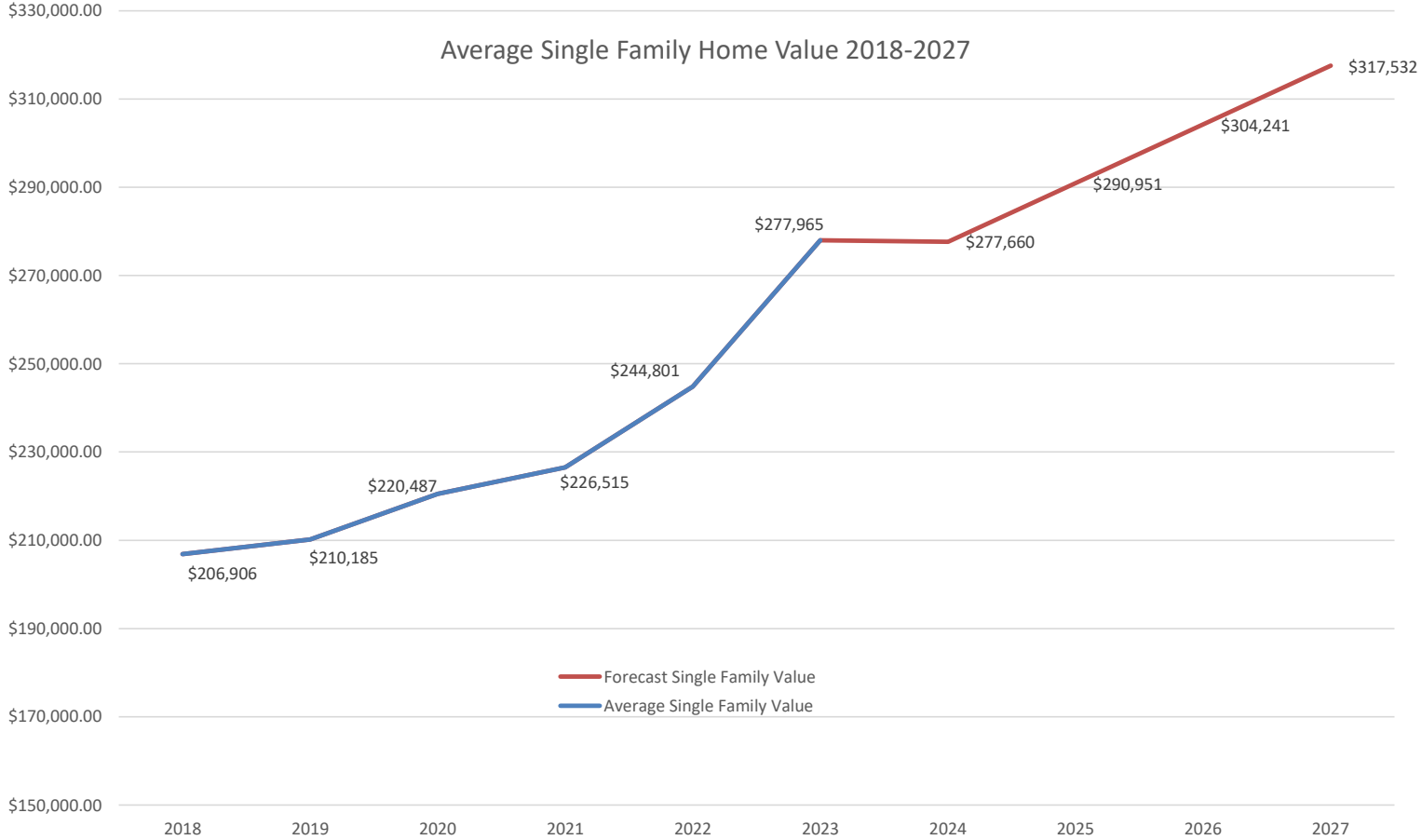
What is the Taxpayer Cost



What is the Taxpayer Cost



What is the Taxpayer Cost



What is the Taxpayer Cost



Estimated Increase to Average Single Family Home Tax Bill

