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# WARREN PUBLIC SAFETY FACILITY

New Construction of Public Safety Facility

**Community Conversation**

September 27, 2025

# Agenda



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- 1 Challenges with Current Facilities**
- 2 Review of Programming**
- 3 Current Conceptual Designs**
  - Site Plans, Floor Plans, & Renderings
- 4 Current Opinion of Total Project Costs**
  - Opinion of Probable Costs
  - Liquidated Value & Tax Impact
- 5 What Options Can We Explore**
  - Police only options
  - Fire only options
- 6 Next Steps**

# Challenges with Current Facilities



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Warren Police Department  
1 Milton O. Fountain Way  
Chief Gerald Millette



Warren Fire Department  
1012 Main Street  
Chief Adam Lavoie

# Programming



**FIRE**  
16,670 SF



**POLICE**  
9,875 SF



**TOWN**  
15,430 SF



**FIRE + POLICE**  
26,545 SF



**FIRE + POLICE + TOWN**  
41,975 SF



**COMBINED PUBLIC SAFETY**  
25,400 SF



**COMBINED PUBLIC SAFETY + TOWN OFFICES**  
40,185 SF



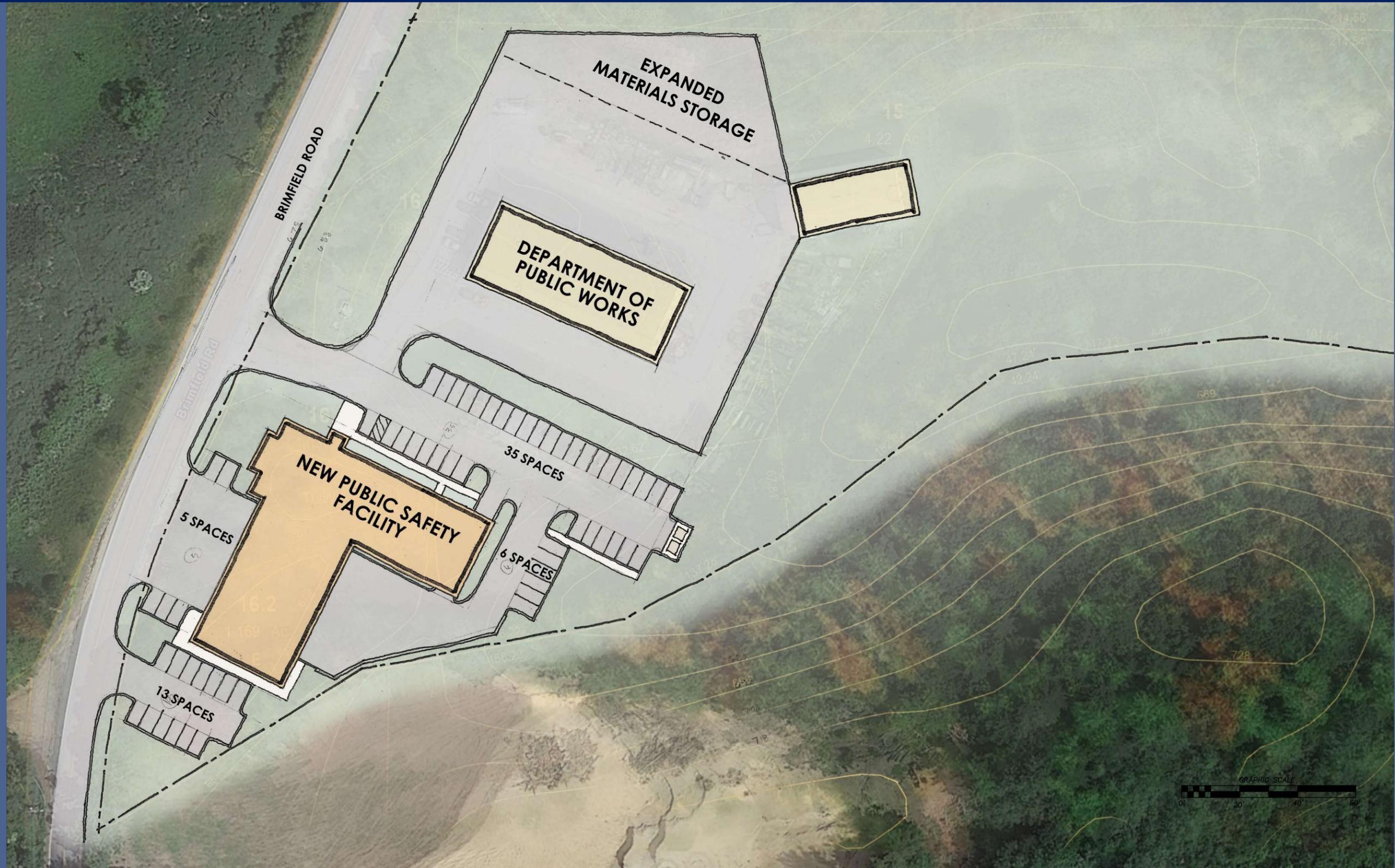
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# WARREN PUBLIC SAFETY FACILITY

87 & 0 Brimfield Road  
Conceptual Design

*To Serve and Protect*

# 87 & 0 Brimfield Road - Conceptual Site Plan



# 87 & 0 Brimfield Road - Conceptual Lower Floor Plan



**LOWER-LEVEL CONCEPTUAL FLOOR PLAN**



# 87 & 0 Brimfield Road - Conceptual Upper Floor Plan



**UPPER-LEVEL CONCEPTUAL FLOOR PLAN**



# 87 & 0 Brimfield Road - Conceptual Massing





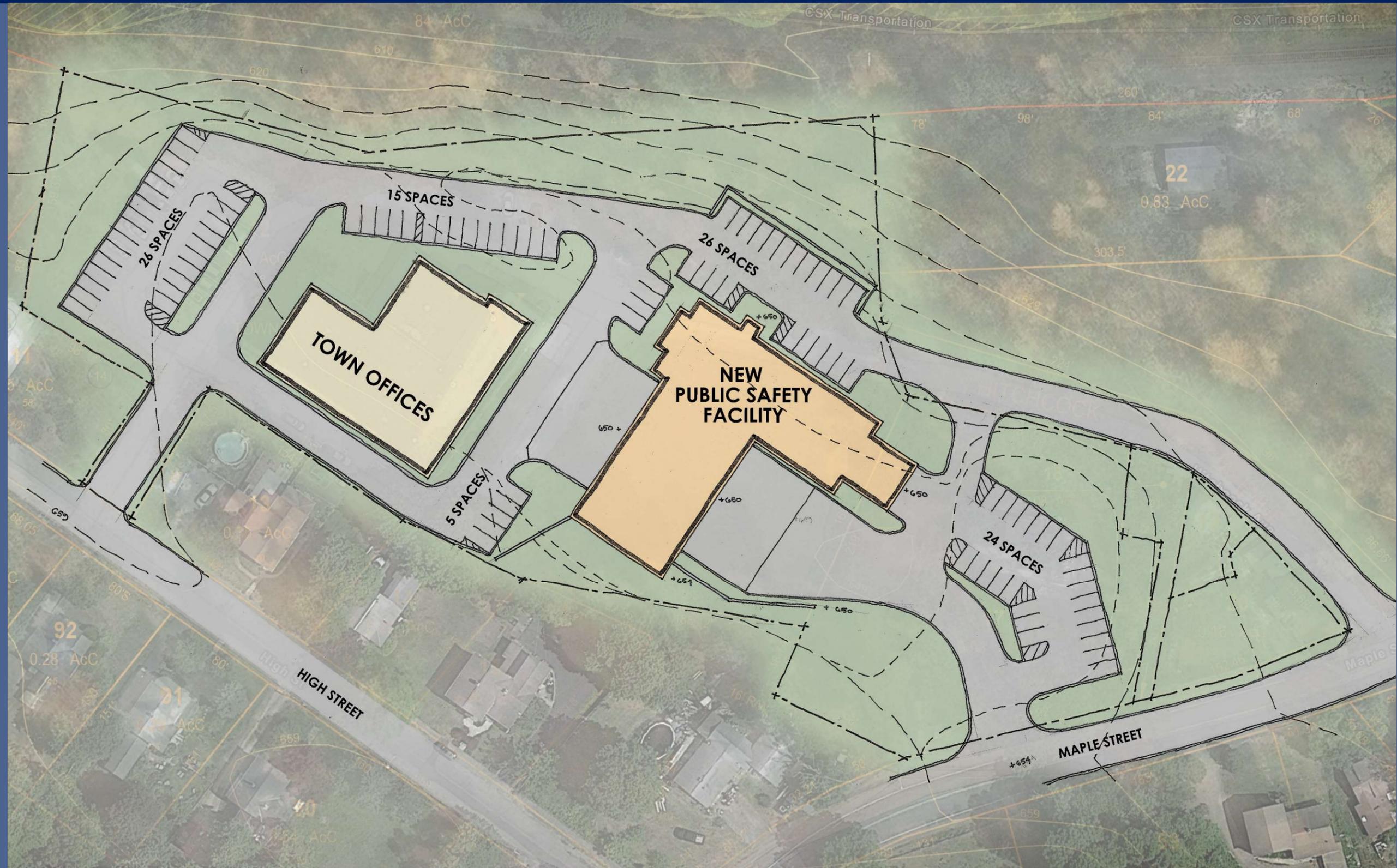
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# WARREN PUBLIC SAFETY FACILITY

48 High Street & 100 Maple Street  
Conceptual Design

*To Serve and Protect*

# 48 High Street & 100 Maple Street - Conceptual Site Plan



# 48 High Street & 100 Maple Street - Conceptual Lower Floor Plan



**LOWER-LEVEL CONCEPTUAL FLOOR PLAN**



# 48 High Street & 100 Maple Street - Conceptual Upper Floor Plan



**UPPER-LEVEL CONCEPTUAL FLOOR PLAN**



# 48 High Street & 100 Maple Street - Conceptual Massing





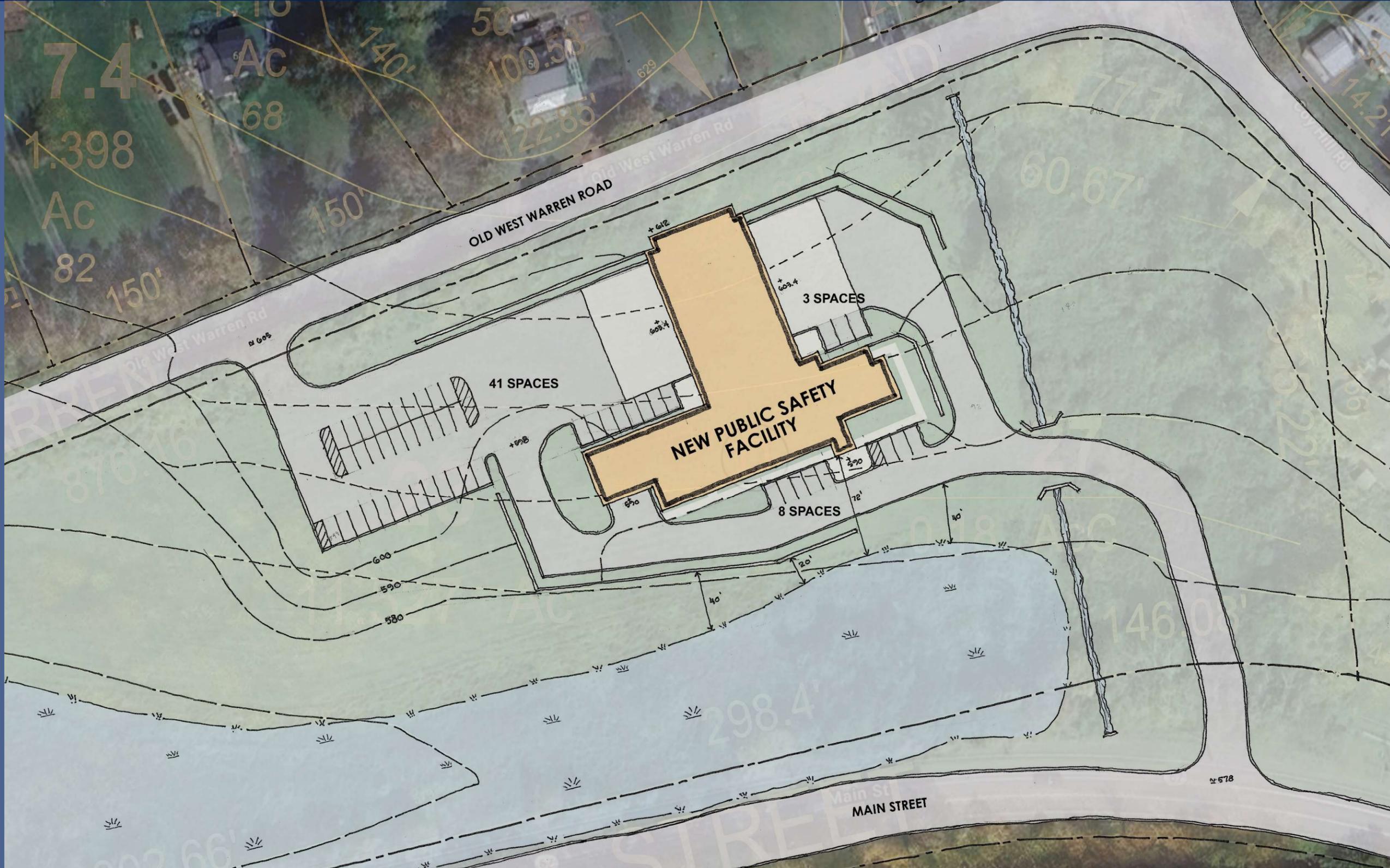
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# WARREN PUBLIC SAFETY FACILITY

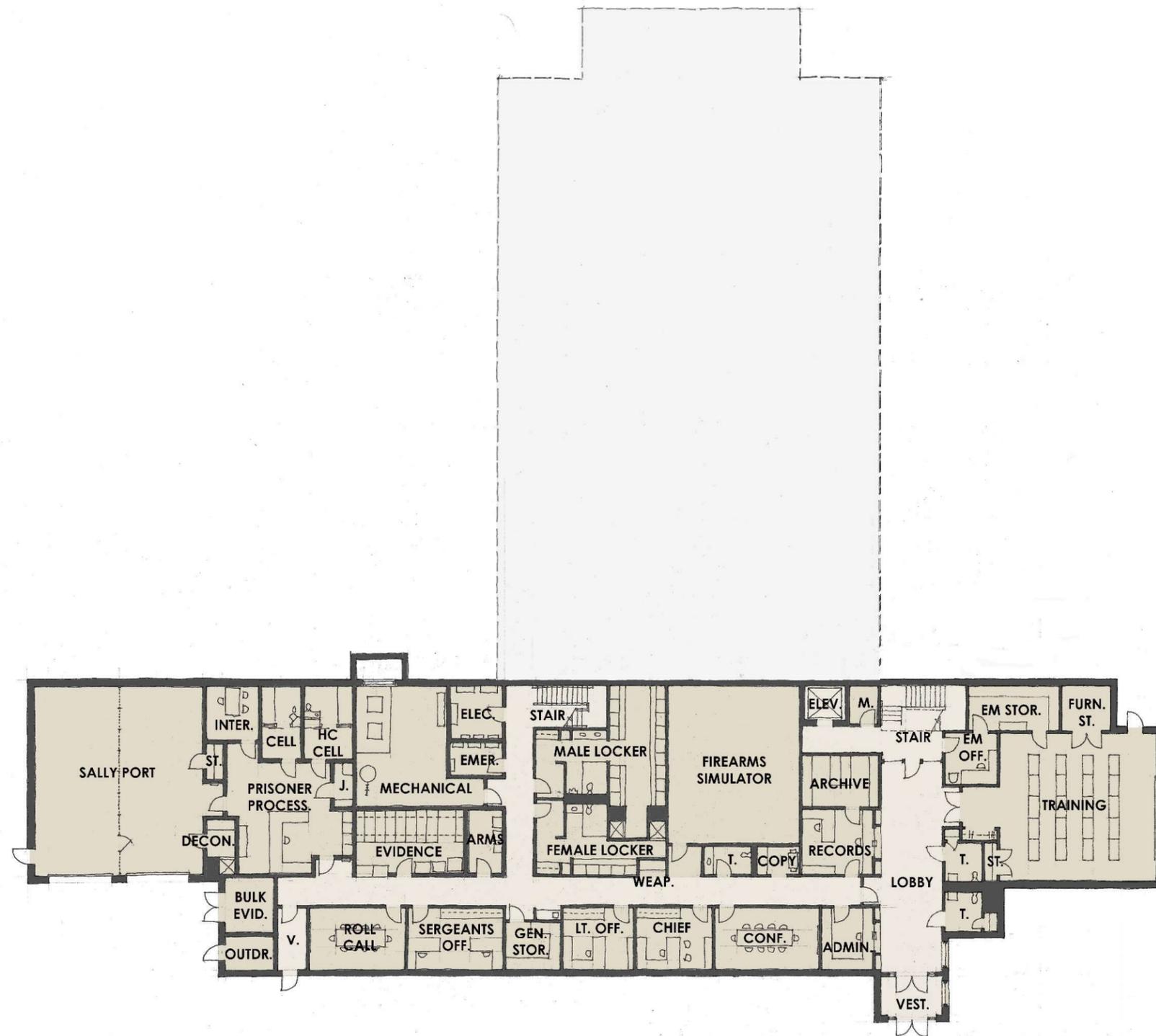
0 Old West Warren Road  
Conceptual Design

*To Serve and Protect*

# 0 Old West Warren Road - Conceptual Site Plan



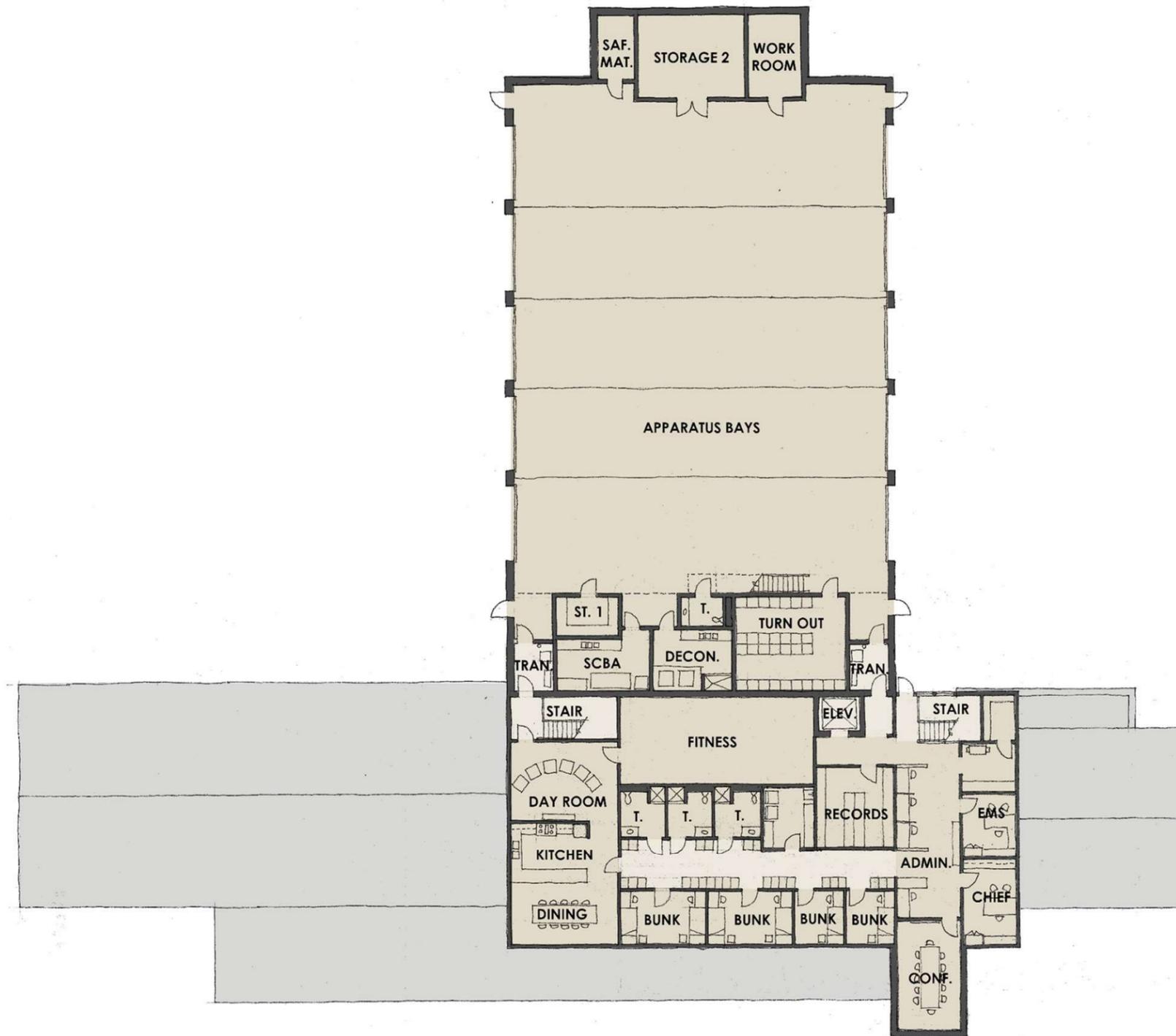
# 0 Old West Warren Road - Conceptual Lower Floor Plan



**LOWER-LEVEL CONCEPTUAL FLOOR PLAN**



# 0 Old West Warren Road - Conceptual Upper Floor Plan



**UPPER-LEVEL CONCEPTUAL FLOOR PLAN**



# 0 Old West Warren Road - Conceptual Massing







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# WARREN PUBLIC SAFETY FACILITY

Current Opinion of Probable Costs

# What is included in this number?



## CONSTRUCTION COST

This is the number received on bid day.

*All required construction and demo costs, and includes cost escalation to the mid-point of construction and prevailing wage rates.*



## PROJECT DEVELOPMENT

All other project development costs.

*Including professional fees, testing/inspections, fixtures, furniture and equipment, communications, bidding/reprographics, relocation costs, utility back charges, insurance, etc.*



## CONTINGENCY

Cover unforeseen conditions and ensure project completed within budget.

*Typical types of contingency:  
Owner's Contingency  
Project Development Contingency  
Design & Estimating Contingency*

**Total Project Cost is the ALL-IN cost for the entire project.**

# Opinion of Probable Costs



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[3<sup>RD</sup> PARTY ESTIMATOR]

<b>Construction Costs</b>		
87 & 0 Brimfield Road	25,400 SF	<b>\$20,571,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$3,845,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$1,221,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$25,637,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 11/2027)
Assumed Project Duration	<b>16 MONTHS</b>

# Opinion of Probable Costs



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[3<sup>RD</sup> PARTY ESTIMATOR]

<b>Construction Costs</b>		
48 High Street & 100 Maple Street	25,400 SF	<b>\$20,787,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$4,101,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$1,244,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$26,132,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 11/2027)
Assumed Project Duration	<b>16 MONTHS</b>

# Opinion of Probable Costs



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[3<sup>RD</sup> PARTY ESTIMATOR]

<b>Construction Costs</b>		
0 Old West Warren Road	25,400 SF	<b>\$24,622,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$4,807,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$1,471,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$30,900,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 11/2027)
Assumed Project Duration	<b>16 MONTHS</b>

# Liquidated Value & Tax Impact



LIQUIDATED VALUE					
PROPERTY	ID	LAND	YARD	BUILDING	SUBTOTAL
<b>FIRE</b>					
MAPLE ST (0.5 AC)	17-0-58	\$4,400	\$ -	\$ -	\$4,400
1012 MAIN ST (0.65 AC)	17-0-59	\$62,600	\$12,300	\$115,300	\$190,200
20 ALBANY ST (0.1593 AC)	21-0-95	\$46,500	\$25,300	\$248,700	\$320,500
<b>POLICE</b>					
1 TOWN HALL PLAZA (0.34 AC)	23-0-29	\$52,500	\$ -	\$1,215,200	\$1,267,700
<b>TOWN</b>					
48 HIGH ST (3.3001 AC)	23-0-12	\$77,700	\$4,600	\$2,284,900	\$2,367,200
<b>TOTAL</b>		<b>\$243,700</b>	<b>\$42,200</b>	<b>\$3,864,100</b>	<b>\$4,150,000</b>

# Tax Impact

Assumed Single Family Value	\$ / Assumed Single Family Value - Annual		
	20 years - \$30M 3.5% assumed interest rate	25 years - \$30M 3.75% assumed interest rate	30 years - \$30M 4.0% assumed interest rate
\$200,000	\$730	\$648	\$600
\$250,000	\$913	\$810	\$750
\$300,000	\$1,095	\$972	\$900
\$350,000	\$1,278	\$1,134	\$1,050

Assessed Value
\$577,946,762
<i>No future growth assumed</i>

Level Debt Service	
20 Year	\$365 per \$100,000 Annual
25 Year	\$324 per \$100,000 Annual
30 Year	\$300 per \$100,000 Annual

# Tax Impact - 20 years - \$30M - 3.5% assumed interest rate

Assessed Value:	\$577,946,762
Assumed Single Family Value:	\$290,000
<i>No future growth assumed</i>	

LEVEL DEBT SERVICE			EQUAL PRINCIPAL		
Principal & Interest	\$ per \$100,000 Annual	\$ /Assumed Single Family Value - Annual	Principal & Interest	\$ per \$100,000 Annual	\$ per Assumed Single Family Value - Annual
2,110,000	\$365	\$1,059	2,550,000	\$441	\$1,280
2,112,900	\$365	\$1,060	2,497,500	\$432	\$1,253
2,109,400	\$365	\$1,058	2,445,000	\$423	\$1,227
2,109,675	\$365	\$1,059	2,392,500	\$414	\$1,200
2,113,550	\$365	\$1,061	2,340,000	\$405	\$1,174
2,110,850	\$365	\$1,059	2,287,500	\$396	\$1,148
2,111,750	\$365	\$1,060	2,235,000	\$387	\$1,121
2,111,075	\$365	\$1,059	2,182,500	\$378	\$1,095
2,108,825	\$365	\$1,058	2,130,000	\$369	\$1,069
2,110,000	\$365	\$1,059	2,077,500	\$359	\$1,042
2,109,425	\$365	\$1,058	2,025,000	\$350	\$1,016
2,112,100	\$365	\$1,060	1,972,500	\$341	\$990
2,112,850	\$365	\$1,060	1,920,000	\$332	\$963
2,111,675	\$365	\$1,060	1,867,500	\$323	\$937
2,108,575	\$365	\$1,058	1,815,000	\$314	\$911
2,108,550	\$365	\$1,058	1,762,500	\$305	\$884
2,111,425	\$365	\$1,059	1,710,000	\$296	\$858
2,112,025	\$365	\$1,060	1,657,500	\$287	\$832
2,110,350	\$365	\$1,059	1,605,000	\$278	\$805
2,111,400	\$365	\$1,059	1,552,500	\$269	\$779
<b>\$42,216,400</b>		<b>\$21,183</b>	<b>\$41,025,000</b>		<b>\$20,585</b>



# Tax Impact - 30 years - \$30M – 4.0% assumed interest rate

Assessed Value:	\$577,946,762
Assumed Single Family Value:	\$290,000
<i>No future growth assumed</i>	

LEVEL DEBT SERVICE			EQUAL PRINCIPAL		
Principal & Interest	\$ per \$100,000 Annual	\$ /Assumed Single Family Value - Annual	Principal & Interest	\$ per \$100,000 Annual	\$ per Assumed Single Family Value - Annual
1,735,000	\$300	\$871	2,200,000	\$381	\$1,104
1,733,600	\$300	\$870	2,160,000	\$374	\$1,084
1,736,400	\$300	\$871	2,120,000	\$367	\$1,064
1,733,200	\$300	\$870	2,080,000	\$360	\$1,044
1,734,200	\$300	\$870	2,040,000	\$353	\$1,024
1,734,200	\$300	\$870	2,000,000	\$346	\$1,004
1,733,200	\$300	\$870	1,960,000	\$339	\$983
1,736,200	\$300	\$871	1,920,000	\$332	\$963
1,738,200	\$301	\$872	1,880,000	\$325	\$943
1,733,600	\$300	\$870	1,840,000	\$318	\$923
1,733,200	\$300	\$870	1,800,000	\$311	\$903
1,736,600	\$300	\$871	1,760,000	\$305	\$883
1,733,600	\$300	\$870	1,720,000	\$298	\$863
1,733,400	\$300	\$870	1,680,000	\$291	\$843
1,733,800	\$300	\$870	1,640,000	\$284	\$823
1,736,800	\$301	\$871	1,600,000	\$277	\$803
1,733,200	\$300	\$870	1,560,000	\$270	\$783
1,733,200	\$300	\$870	1,520,000	\$263	\$763
1,736,600	\$300	\$871	1,480,000	\$256	\$743
1,733,200	\$300	\$870	1,440,000	\$249	\$723
1,733,200	\$300	\$870	1,400,000	\$242	\$702
1,736,400	\$300	\$871	1,360,000	\$235	\$682
1,737,600	\$301	\$872	1,320,000	\$228	\$662
1,736,800	\$301	\$871	1,280,000	\$221	\$642
1,734,000	\$300	\$870	1,240,000	\$215	\$622
1,734,200	\$300	\$870	1,200,000	\$208	\$602
1,737,200	\$301	\$872	1,160,000	\$201	\$582
1,737,800	\$301	\$872	1,120,000	\$194	\$562
1,736,000	\$300	\$871	1,080,000	\$187	\$542
1,736,800	\$301	\$871	1,040,000	\$180	\$522
<b>\$52,052,200</b>		<b>\$26,119</b>	<b>\$48,600,000</b>		<b>\$24,386</b>

# Opinion of Probable Costs



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## POLICE TODAY/ FIRE STATION in 18 months

<b>Police Station Project Cost</b>		
48 High Street & 100 Maple Street	9,875 SF	<b>\$10,782,000</b>
<b>Fire Station Project Costs with 18 additional months escalation</b>		
87 & 0 Brimfield Road	16,670 SF	<b>\$17,363,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$28,145,000</b>

<b>Additional Cost versus a Public Safety Facility</b>	
Police today/Fire Station in 18 months	<b>\$28,145,000</b>
Public Safety Facility on Brimfield Road	<b>\$25,637,000</b>
<b>ADDITIONAL COST</b>	<b>\$2,508,000</b>

# What Options Can We Explore?

1. Build a reduced program Police Station
  - Delete Firearms Training Simulator
  - Delete Fitness Room
2. Purchase and Renovate Bank Building for Police
3. Addition and Renovation on to the existing Fire Station

# POLICE ONLY AT DPW – full program



# Opinion of Probable Costs



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## POLICE STATION ONLY – *full program*

Construction Costs		
87 & 0 Brimfield Road	9,875 SF	<b>8,506,000</b>
Project Development & Equipment Costs		
Project Development Costs		<b>\$1,763,000</b>
Contingency		
Construction, Development & Owner's Contingency		<b>\$513,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$10,782,000</b>

Estimate Assumptions	
Assumed Construction Start	<b>March 2027</b> (Escalated to 10/2027)
Assumed Project Duration	<b>14 MONTHS</b>

# Opinion of Probable Costs



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## POLICE STATION ONLY – *full program*

<b>Construction Costs</b>		
48 High Street & 100 Maple Street	9,875 SF	<b>7,912,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$1,904,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$491,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$10,307,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 10/2027)
Assumed Project Duration	<b>14 MONTHS</b>



# Opinion of Probable Costs



## POLICE STATION ONLY – no firearms simulator

<b>Construction Costs</b>		
87 & 0 Brimfield Road	8,900 SF	<b>\$7,725,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$1,633,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$468,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$9,826,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 10/2027)
Assumed Project Duration	<b>14 MONTHS</b>

# Opinion of Probable Costs



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## POLICE STATION ONLY – no firearms simulator

<b>Construction Costs</b>		
48 High Street & 100 Maple Street	8,900 SF	<b>\$7,131,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$1,772,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$446,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$9,349,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 10/2027)
Assumed Project Duration	<b>14 MONTHS</b>



# Opinion of Probable Costs



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## POLICE STATION ONLY – no simulator and fitness

<b>Construction Costs</b>		
87 & 0 Brimfield Road	8,380 SF	<b>7,308,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$1,564,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$443,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$9,315,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 9/2027)
Assumed Project Duration	<b>14 MONTHS</b>

# Opinion of Probable Costs



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## POLICE STATION ONLY – no simulator and fitness

<b>Construction Costs</b>		
48 High Street & 100 Maple Street	8,380 SF	<b>6,715,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$1,706,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$421,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$8,842,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 9/2027)
Assumed Project Duration	<b>14 MONTHS</b>

# SIMILAR PROJECTS— *North Brookfield, MA Police*



# SIMILAR PROJECTS— *Dighton, MA Police*



# POLICE RENOVATION – at Former Cornerstone Bank

## CAI Property Card

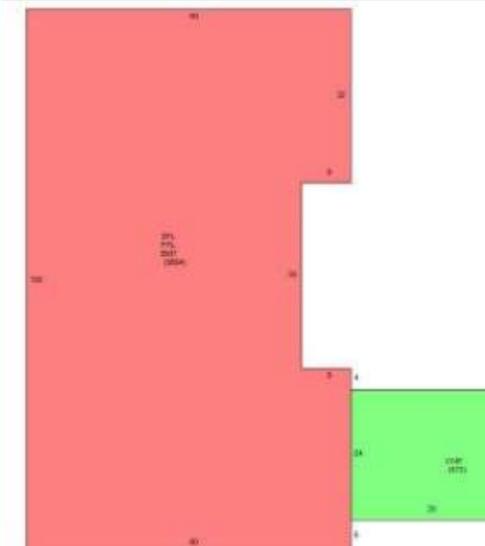
Town of Warren, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 968 MAIN ST <b>ACRES:</b> 0.13 <b>PARCEL ID:</b> 24-0-1 <b>LAND USE CODE:</b> BANK <b>CONDO COMPLEX:</b> <b>OWNER:</b> KMS HOLDINGS LLC <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 370 SOUTH STREET WEST WARREN, MA 01092 <b>ZONING:</b> VIL <b>PATRIOT ACCOUNT #:</b> 1207	<b>BUILDING STYLE:</b> COMM BLOCK <b>UNITS:</b> 0 <b>YEAR BUILT:</b> 1886 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> BRICK <b>ROOF STYLE:</b> FLAT <b>ROOF COVER:</b> TAR+GRAVEL
	BUILDING INTERIOR
	<b>INTERIOR WALL:</b> PLASTER <b>FLOOR COVER:</b> CARPET <b>HEAT TYPE:</b> FORCED H/A <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> True <b># OF ROOMS:</b> 0 <b># OF BEDROOMS:</b> 0 <b># OF FULL BATHS:</b> 0 <b># OF HALF BATHS:</b> 4 <b># OF ADDITIONAL FIXTURES:</b> 2 <b># OF KITCHENS:</b> 2 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
SALE INFORMATION	
<b>SALE DATE:</b> 8/26/2022 <b>BOOK &amp; PAGE:</b> 68131-309 <b>SALE PRICE:</b> \$285,000 <b>SALE DESCRIPTION:</b> MULTI PARCEL <b>SELLER:</b> SPENCER SAVINGS BANK	
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 17,754 <b>FINISHED BUILDING AREA:</b> 11,388 <b>BASEMENT AREA:</b> 5,694 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$45,600 <b>YARD:</b> \$14,900 <b>BUILDING:</b> \$419,900 <b>TOTAL:</b> \$480,400	



### SKETCH



# POLICE RENOVATION – at Former Cornerstone Bank



# Opinion of Probable Costs



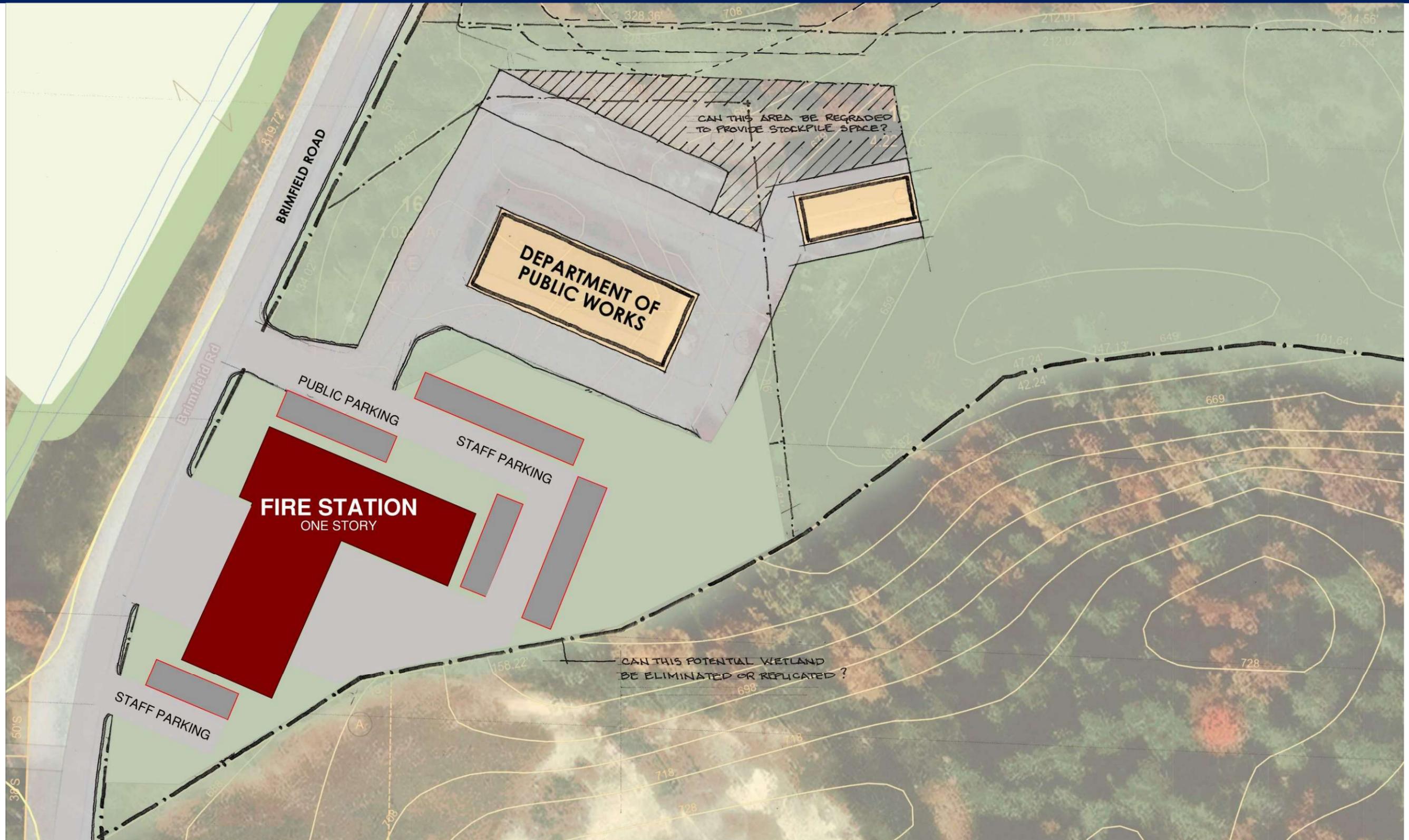
## POLICE STATION in Former Cornerstone Bank

Construction Costs	
Former Former Cornerstone Bank	17,754 SF ?
Project Development & Equipment Costs	
Project Development Costs	?
Contingency	
Construction, Development & Owner's Contingency	?
<b>OPINION OF TOTAL PROJECT COST</b>	<b>?</b>

Estimate Assumptions	
Assumed Construction Start	March 2027
Assumed Project Duration	12 MONTHS

Study for approximately  
\$55,000

# FIRE ONLY AT DPW



# Opinion of Probable Costs



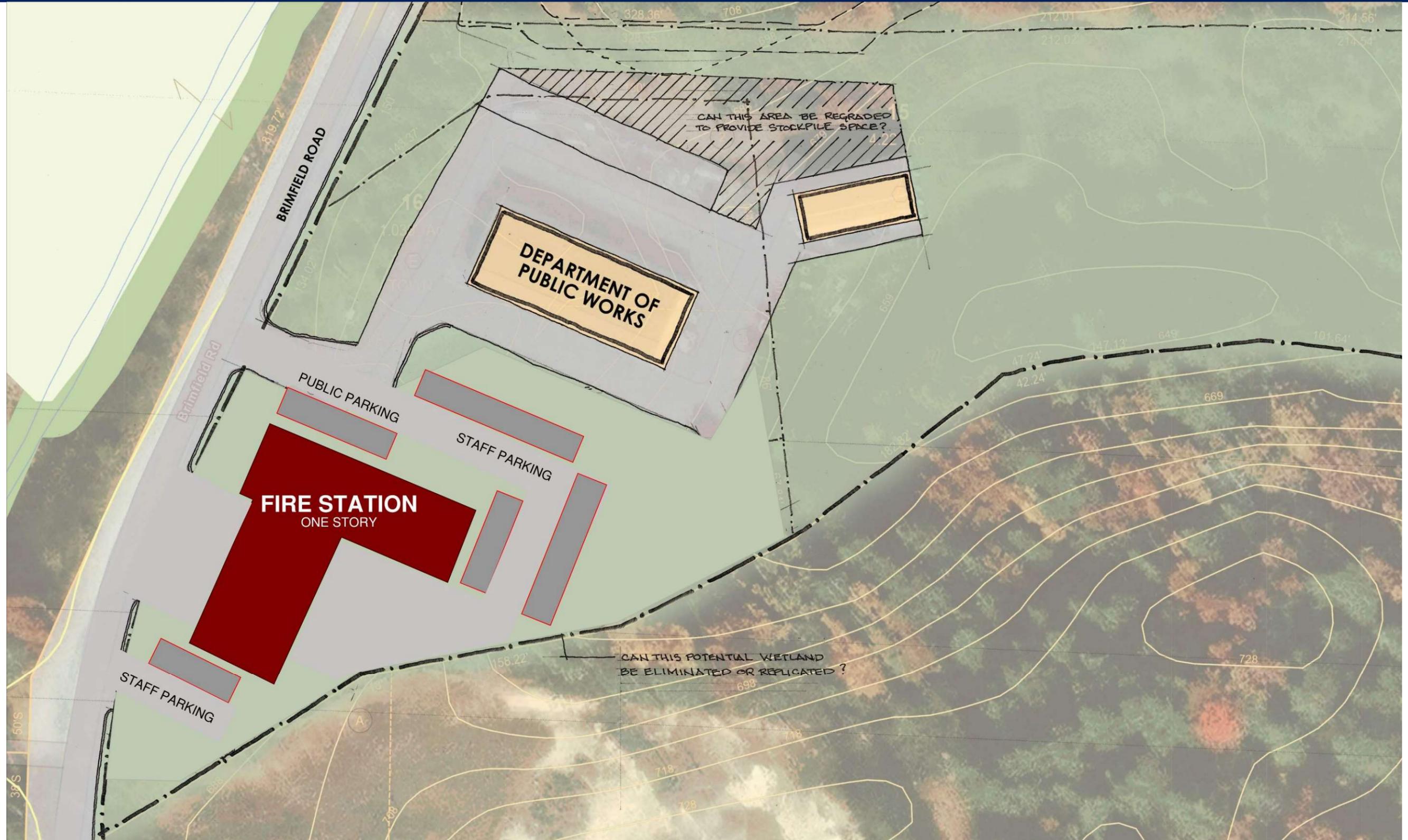
## FIRE STATION ONLY

[3<sup>RD</sup> PARTY ESTIMATOR]

Construction Costs		
Fire Station Renovation	16,670 SF	\$13,383,000
Project Development & Equipment Costs		
Project Development Costs		\$2,626,000
Contingency		
Construction, Development & Owner's Contingency		\$800,000
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$16,809,000</b>

Estimate Assumptions	
Assumed Construction Start	March 2027 (Escalated to 11/2027)
Assumed Project Duration	16 MONTHS

# FIRE ONLY AT DPW – less one bay



# Opinion of Probable Costs



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## FIRE STATION ONLY – One less apparatus bay

<b>Construction Costs</b>		
87 & 0 Brimfield Road	15,570 SF	<b>\$12,049,000</b>
<b>Project Development &amp; Equipment Costs</b>		
Project Development Costs		<b>\$2,411,000</b>
<b>Contingency</b>		
Construction, Development & Owner's Contingency		<b>\$723,000</b>
<b>OPINION OF TOTAL PROJECT COST</b>		<b>\$15,183,000</b>

<b>Estimate Assumptions</b>	
Assumed Construction Start	<b>March 2027</b> (Escalated to 11/2027)
Assumed Project Duration	<b>16 MONTHS</b>

# SIMILAR PROJECT – *Bloomfield, CT Fire*



# FIRE RENOVATION/ADDITION - *at existing location*

## CAI Property Card

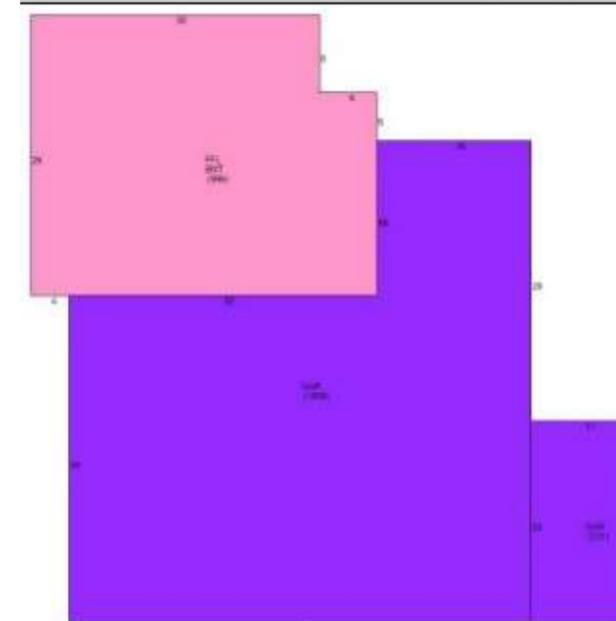
Town of Warren, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 1012 MAIN ST <b>ACRES:</b> 0.65 <b>PARCEL ID:</b> 17-0-59 <b>LAND USE CODE:</b> MUNICPL <b>CONDO COMPLEX:</b> <b>OWNER:</b> WARREN, TOWN OF (FIRE STATION) <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 1012 MAIN STREET WARREN, MA 01083 <b>ZONING:</b> VIL <b>PATRIOT ACCOUNT #:</b> 710	<b>BUILDING STYLE:</b> FIRE STAT <b>UNITS:</b> 0 <b>YEAR BUILT:</b> 1950 <b>FRAME:</b> STEEL <b>EXTERIOR WALL COVER:</b> STUCCO <b>ROOF STYLE:</b> FLAT <b>ROOF COVER:</b> TAR+GRAVEL
	BUILDING INTERIOR
	<b>INTERIOR WALL:</b> DRYWALL <b>FLOOR COVER:</b> CARPET <b>HEAT TYPE:</b> UNIT HTRS <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 0 <b># OF BEDROOMS:</b> 0 <b># OF FULL BATHS:</b> 0 <b># OF HALF BATHS:</b> 2 <b># OF ADDITIONAL FIXTURES:</b> 3 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
SALE INFORMATION	
<b>SALE DATE:</b> 3/17/1952 <b>BOOK &amp; PAGE:</b> 3407-412 <b>SALE PRICE:</b> <b>SALE DESCRIPTION:</b> <b>SELLER:</b>	
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 4,111 <b>FINISHED BUILDING AREA:</b> 996 <b>BASEMENT AREA:</b> 996 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$62,600 <b>YARD:</b> \$12,300 <b>BUILDING:</b> \$123,400 <b>TOTAL:</b> \$198,300	



SKETCH



# Opinion of Probable Costs



## FIRE STATION ADDITION/RENOVATION

Construction Costs		
Existing Site – Addition/Renovation	8,111 SF	?
Unknowns		?
Project Development & Equipment Costs		
Project Development Costs		?
Contingency		
Construction, Development & Owner's Contingency		?
<b>OPINION OF TOTAL PROJECT COST</b>		<b>?</b>
Estimate Assumptions		
Assumed Construction Start	March 2027 (Escrow 2027)	
Assumed Project Duration	16 MONTHS	

**Study for approximately \$48,000**

# SIMILAR PROJECTS– *Wilbraham, MA Fire*





# Tax Impact - 30 years -\$9M

Assessed Value:	\$577,946,762
Assumed Single Family Value:	\$290,000
<i>No future growth assumed</i>	

LEVEL DEBT SERVICE – 4.41% All-Inclusive Cost (Est.)			EQUAL PRINCIPAL – 4.05% All-Inclusive Cost (Est.)		
Principal & Interest	\$ per \$100,000 Annual	\$ /Assumed Single Family Value - Annual	Principal & Interest	\$ per \$100,000 Annual	\$ per Assumed Single Family Value - Annual
545,108	\$94	\$274	646,012	\$112	\$324
545,968	\$94	\$274	638,997	\$111	\$321
546,824	\$95	\$274	632,165	\$109	\$317
547,606	\$95	\$275	625,394	\$108	\$314
548,180	\$95	\$275	618,471	\$107	\$310
548,400	\$95	\$275	611,181	\$106	\$307
548,111	\$95	\$275	603,312	\$104	\$303
547,315	\$95	\$275	594,894	\$103	\$299
546,144	\$94	\$274	586,141	\$101	\$294
549,390	\$95	\$276	576,777	\$100	\$289
546,892	\$95	\$274	566,834	\$98	\$284
548,785	\$95	\$275	556,312	\$96	\$279
544,965	\$94	\$273	545,332	\$94	\$274
545,615	\$94	\$274	533,925	\$92	\$268
545,605	\$94	\$274	522,182	\$90	\$262
544,913	\$94	\$273	510,104	\$88	\$256
548,461	\$95	\$275	497,630	\$86	\$250
546,071	\$94	\$274	484,820	\$84	\$243
547,989	\$95	\$275	471,735	\$82	\$237
549,002	\$95	\$275	458,407	\$79	\$230
549,128	\$95	\$276	444,865	\$77	\$223
548,343	\$95	\$275	431,109	\$75	\$216
546,736	\$95	\$274	417,232	\$72	\$209
549,332	\$95	\$276	403,263	\$70	\$202
545,892	\$94	\$274	389,202	\$67	\$195
546,636	\$95	\$274	370,050	\$64	\$186
546,408	\$95	\$274	356,100	\$62	\$179
545,205	\$94	\$274	342,120	\$59	\$172
548,023	\$95	\$275	328,110	\$57	\$165
549,623	\$95	\$276	314,070	\$54	\$158
<b>\$16,416,659</b>			<b>\$15,076,741</b>		

# What's next?

- Potential Funding for expanded studies
- Select Board chooses a single site/design option
- Future Town Meeting and ballot question

The background features a hand holding a pencil, with a topographic map overlay. The map shows various elevations and contours in shades of blue, purple, and green. The hand is positioned as if writing or drawing on the map.

**Tecton**  
ARCHITECTS

**THANK YOU!**

**Questions?**

**Community Conversation**

*September 27, 2025*