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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



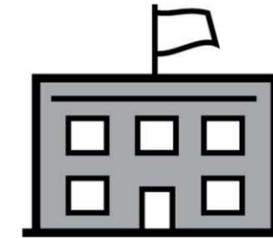
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FIRE
16,670 SF



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



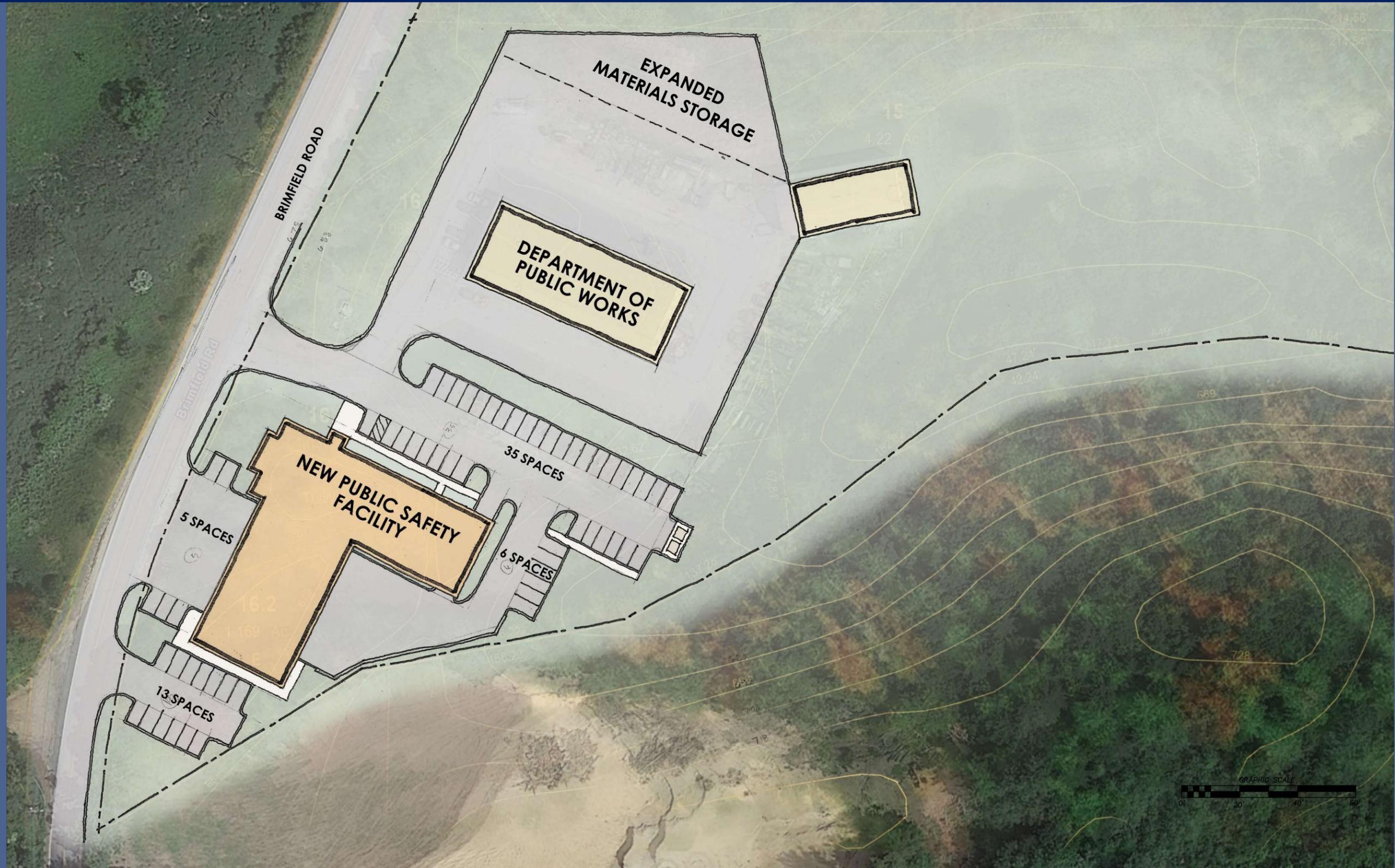
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WARREN PUBLIC SAFETY FACILITY

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 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





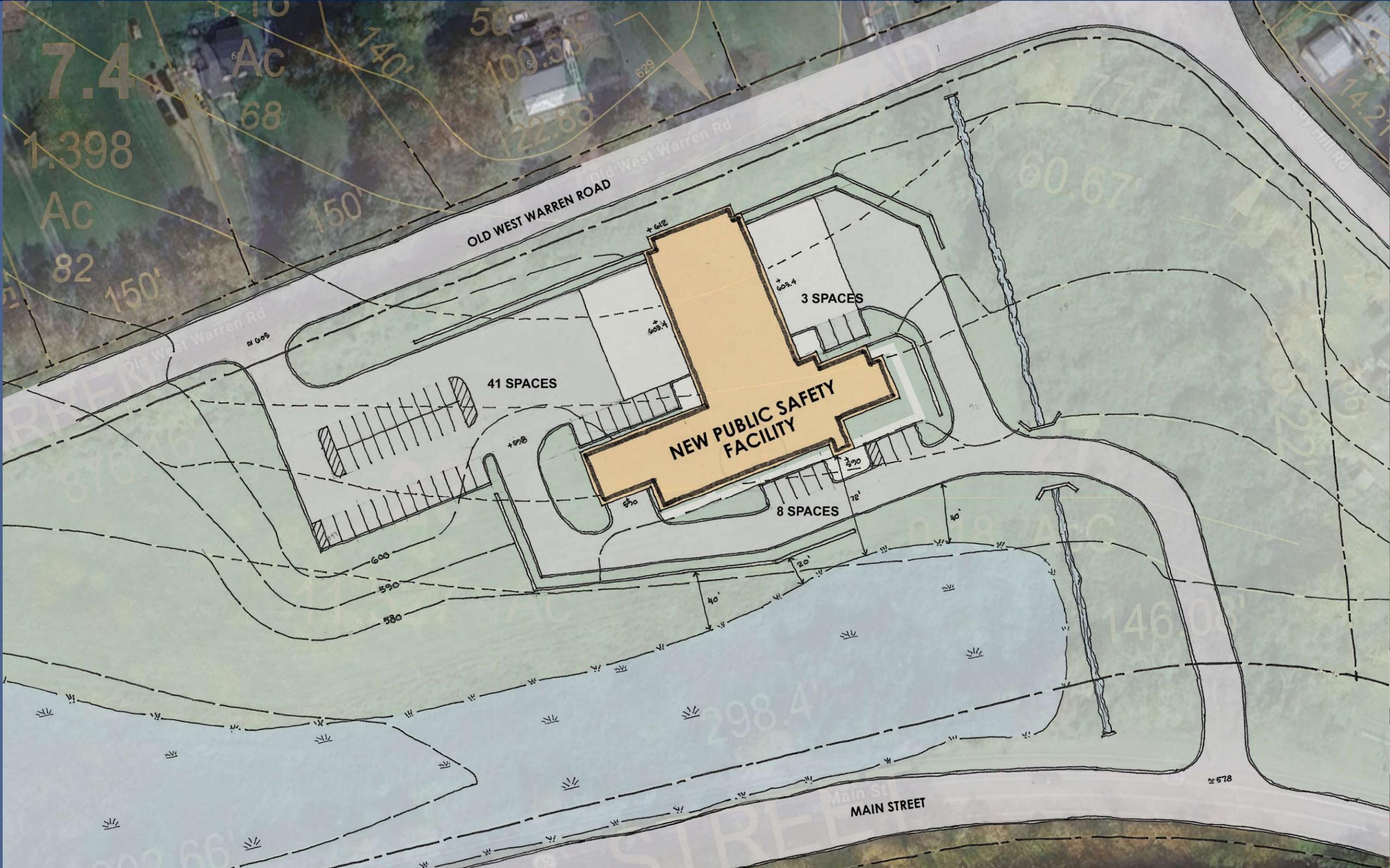
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WARREN PUBLIC SAFETY FACILITY

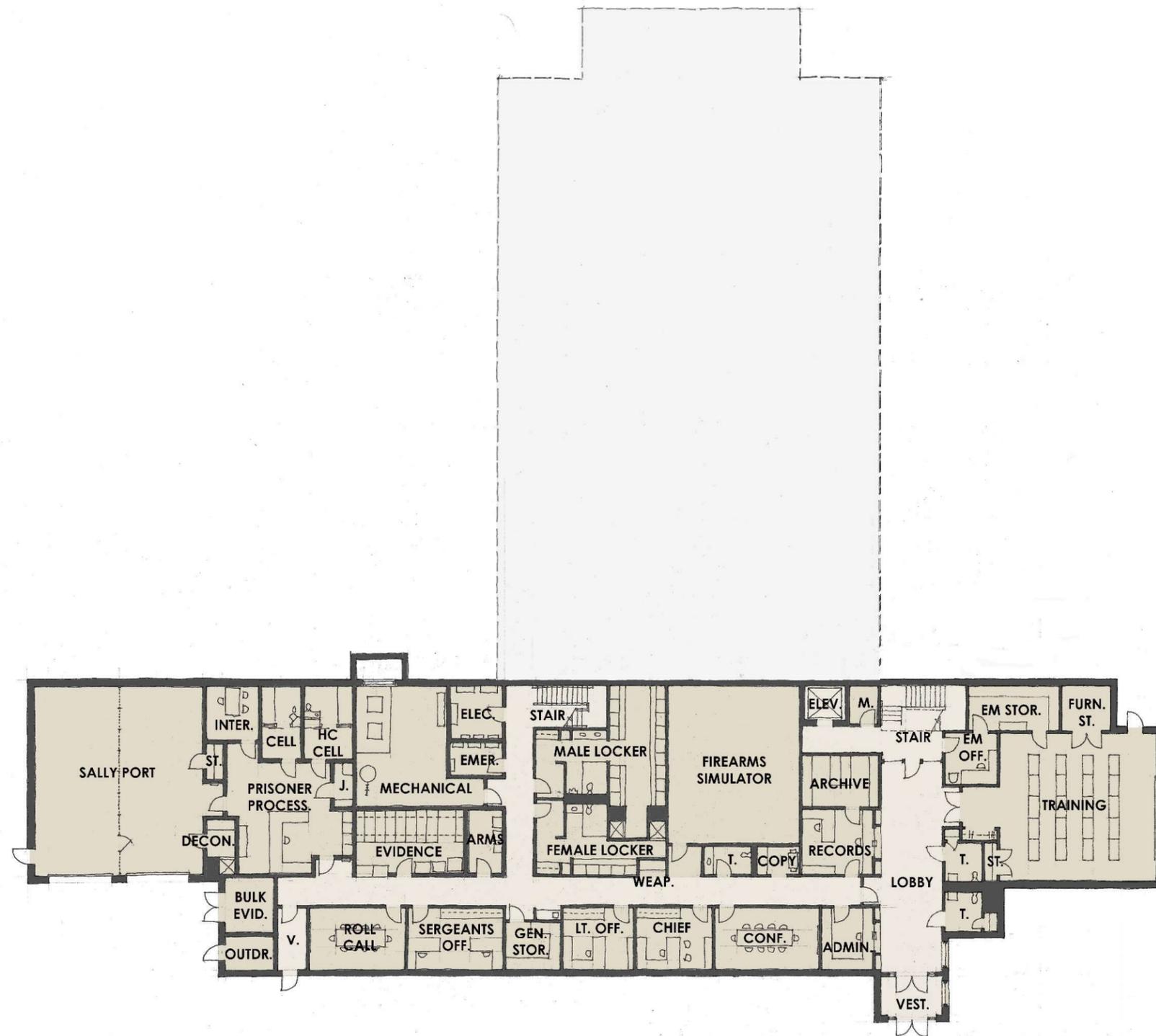
0 Old West Warren Road
Conceptual Design

To Serve and Protect

0 Old West Warren Road - Conceptual Site Plan



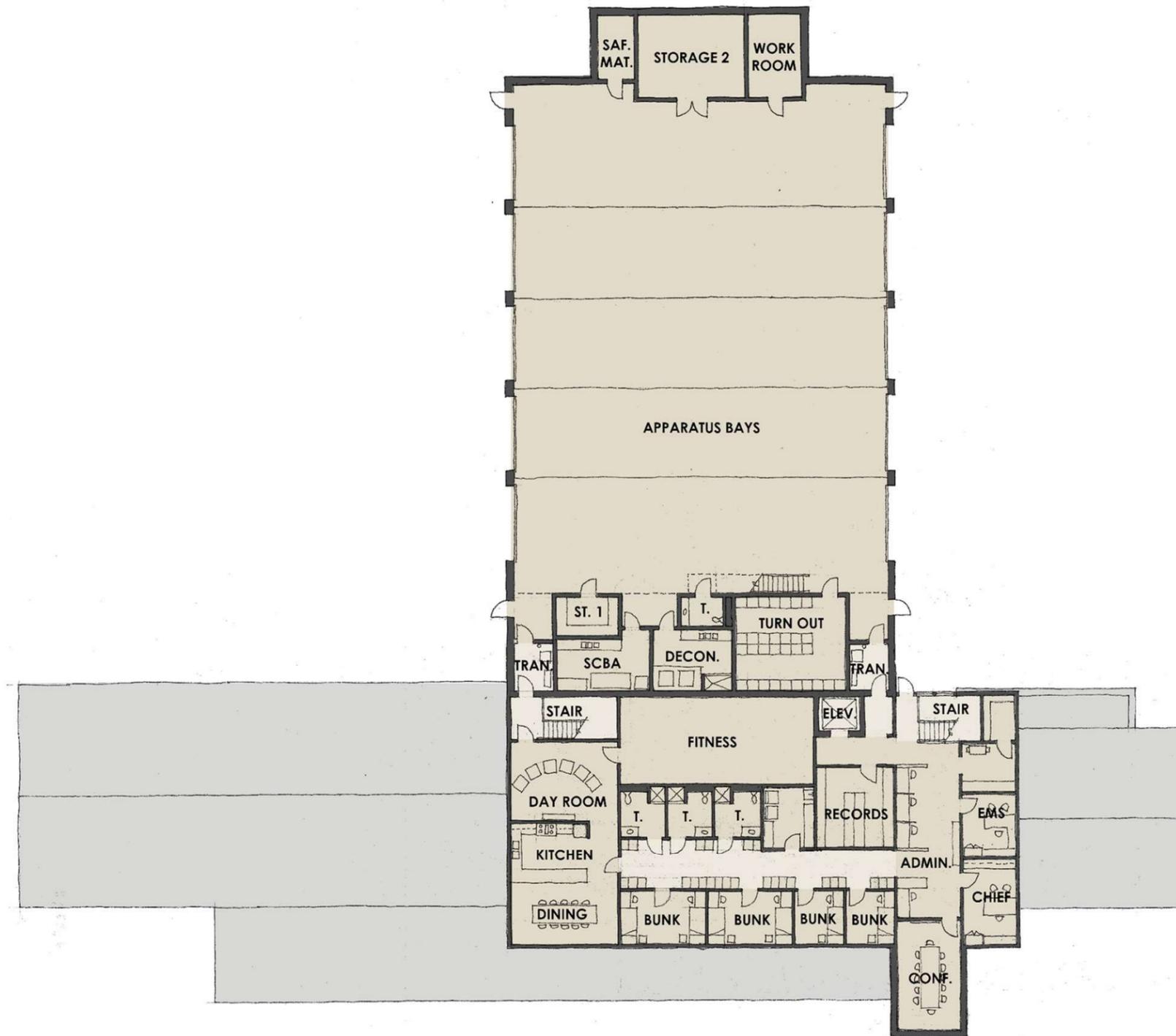
0 Old West Warren Road - Conceptual Lower Floor Plan



LOWER-LEVEL CONCEPTUAL FLOOR PLAN



0 Old West Warren Road - Conceptual Upper Floor Plan



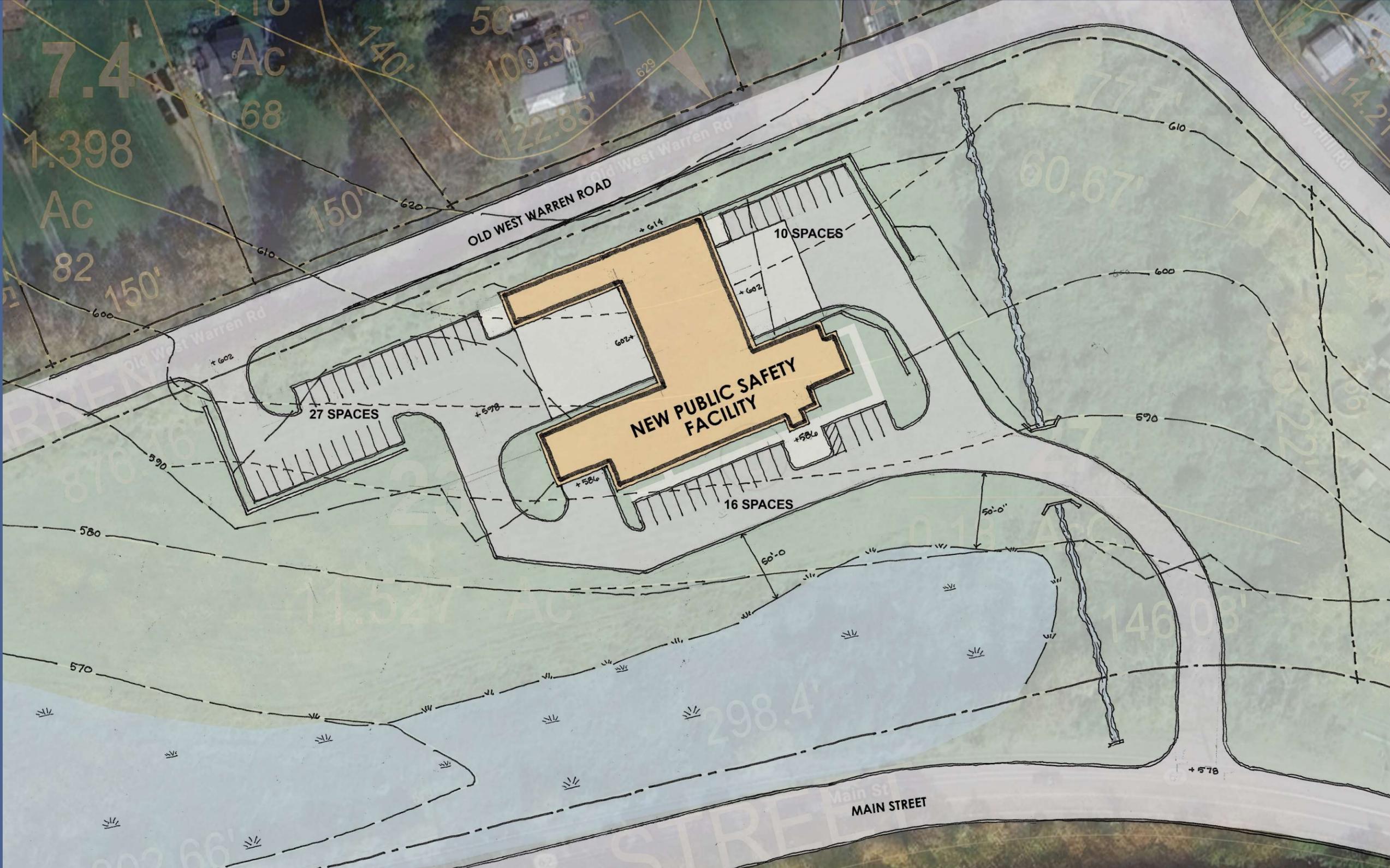
UPPER-LEVEL CONCEPTUAL FLOOR PLAN



0 Old West Warren Road - Conceptual Massing



0 Old West Warren Road – Alternate Conceptual Site Plan





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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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[3RD PARTY ESTIMATOR]

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

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

Opinion of Probable Costs



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[3RD PARTY ESTIMATOR]

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

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

Opinion of Probable Costs



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[3RD PARTY ESTIMATOR]

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

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

Liquidated Value & Tax Impact



LIQUIDATED VALUE					
PROPERTY	ID	LAND	YARD	BUILDING	SUBTOTAL
FIRE					
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
POLICE					
1 TOWN HALL PLAZA (0.34 AC)	23-0-29	\$52,500	\$ -	\$1,215,200	\$1,267,700
TOWN					
48 HIGH ST (3.3001 AC)	23-0-12	\$77,700	\$4,600	\$2,284,900	\$2,367,200
TOTAL		\$243,700	\$42,200	\$3,864,100	\$4,150,000

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
\$42,216,400		\$21,183	\$41,025,000		\$20,585

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
\$52,052,200		\$26,119	\$48,600,000		\$24,386

Opinion of Probable Costs



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POLICE TODAY/ FIRE STATION in 18 months

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

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

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

Opinion of Probable Costs



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POLICE STATION ONLY – *full program*

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

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

Opinion of Probable Costs



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POLICE STATION ONLY – *full program*

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

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

POLICE ONLY AT DPW – no firearms simulator



Opinion of Probable Costs



POLICE STATION ONLY – no firearms simulator

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

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

Opinion of Probable Costs



POLICE STATION ONLY – no firearms simulator

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

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

POLICE ONLY AT DPW – no firearms simulator or fitness room



Opinion of Probable Costs



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POLICE STATION ONLY – no simulator and fitness

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

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

Opinion of Probable Costs



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POLICE STATION ONLY – no simulator and fitness

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

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

SIMILAR PROJECTS— *North Brookfield, MA Police*



SIMILAR PROJECTS— *Dighton, MA Police*



POLICE RENOVATION – at Former Cornerstone Bank

CAI Property Card

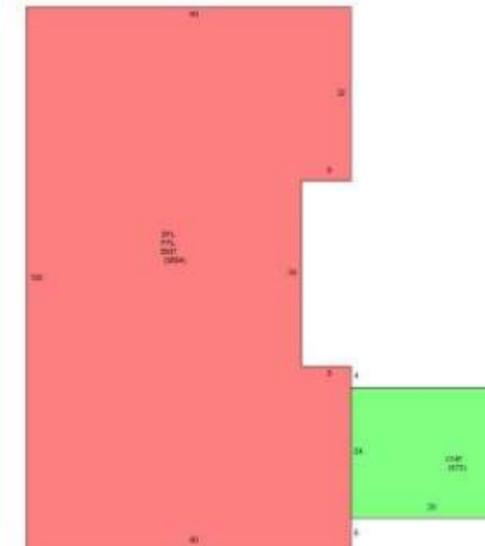
Town of Warren, MA



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



SKETCH



POLICE RENOVATION – at Former Cornerstone Bank



Opinion of Probable Costs



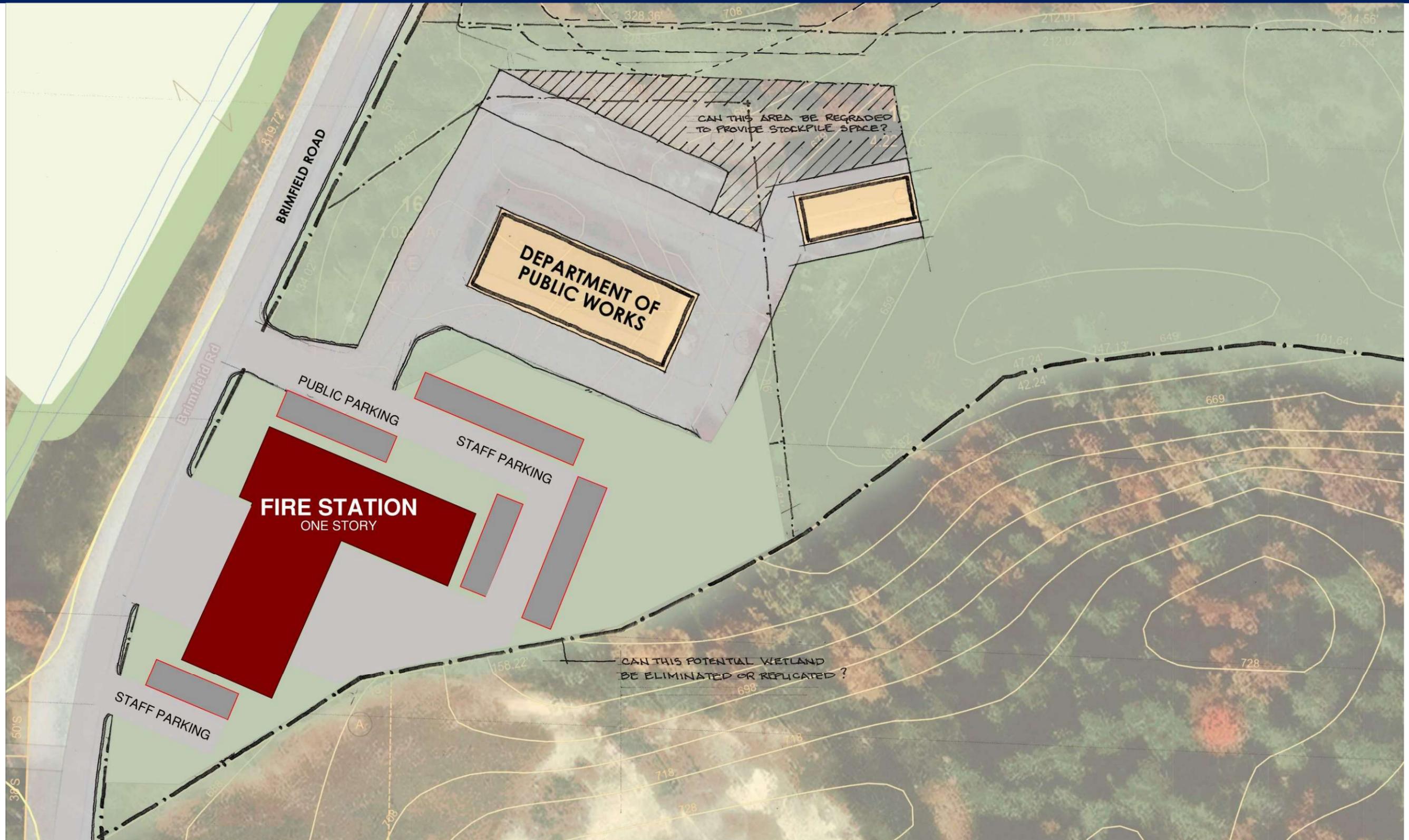
POLICE STATION in Former Cornerstone Bank

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

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



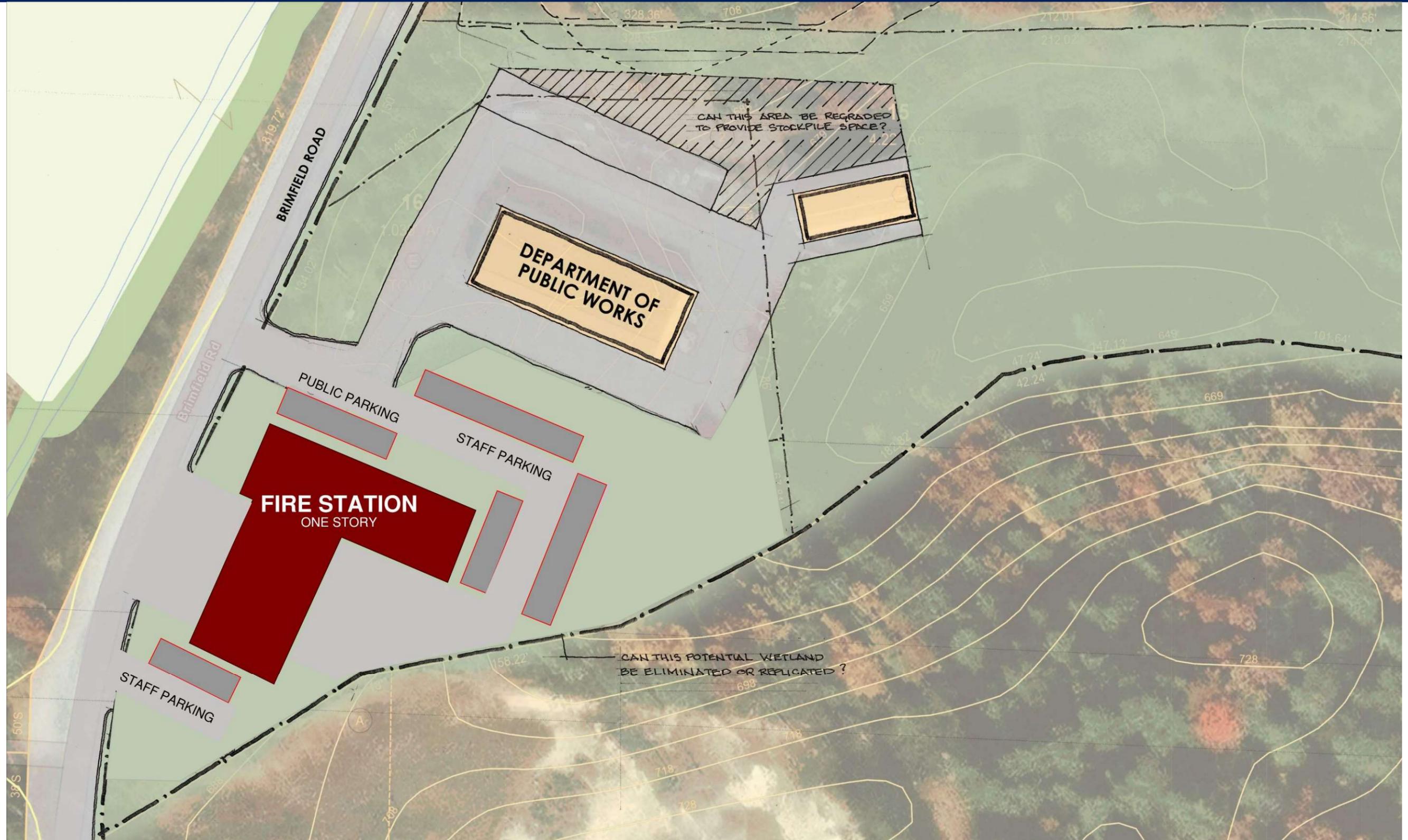
FIRE STATION ONLY

[3RD 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
OPINION OF TOTAL PROJECT COST		\$16,809,000

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

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

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

SIMILAR PROJECT – *Bloomfield, CT Fire*



FIRE RENOVATION/ADDITION - *at existing location*

CAI Property Card

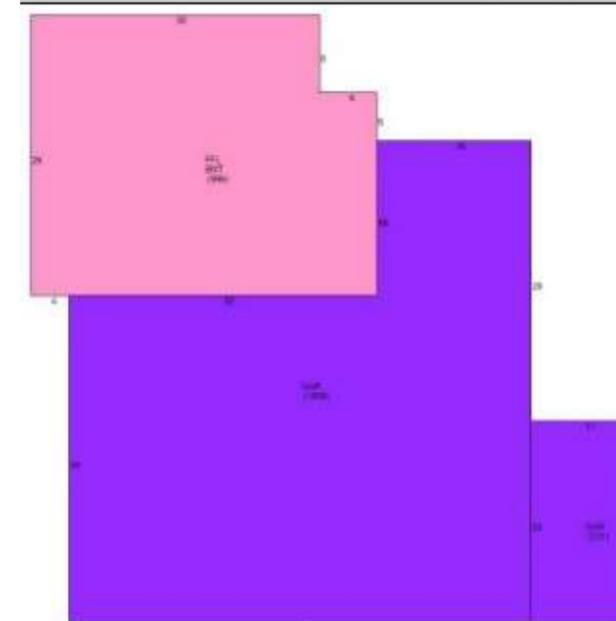
Town of Warren, MA



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



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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		?
OPINION OF TOTAL PROJECT COST		?
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
\$16,416,659			\$15,076,741		

What's next?

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

The background of the slide is a stylized, painterly illustration of a hand holding a pencil. The hand is rendered in various shades of blue and purple, with the pencil tip pointing towards the bottom right. The overall style is artistic and textured.

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THANK YOU!

Questions?

Community Conversation

September 27, 2025