

Fire Building Feasibility Study Committee
Monday, September 8, 2025, at 8:30 am
Station 2
28 Blackstone Street, Bellingham, MA 02019

Meeting called to order at 8:30 am

Members Present:

Fire Chief William Miller
Deputy Robert Provost III
Capital Improvements Chairman Roland Lavallee
Capital Improvements Member Joseph Collamati
Select Board Member Don Martinis

Tecton Architects

Providence, RI
Members present:
Jeff McElravy, Principal Director of Public Safety Design
Matthew Salad, Associate and Project Manager

Mr. McElravy provided information of the Station overviews and site reviews that he has been working on since the last meeting.

A draft of conceptual drawings for Station #2 was shared with members present. A set of the drawings is attached to this set of minutes for review.

Station #2 is the Station that currently holds a majority of the fleet, and it is recommended to be the first of the 3 Stations to be renovated and to assess the proposed addition shown in the drawings.

Drawings for Station #2 show the additions for approximately 4,500 sq. ft. of apparatus area, and approximately 4,600 sq. ft. of living space, which also includes office areas and storage space. Some of the changes provide facilities for decontamination, disinfection, cleaning, and storage of PPE on site, as well as an area for the turnout gear for crew members on duty.

Additional changes to the plans discussed today are for the walk-in medical section of the proposed building to be moved to the main lobby and not the apparatus area. EMS Storage and laundry area is also recommended to be moved closer to the ambulance areas.

Mr. McElravy let members know that he will make some of the suggested revisions to the draft of drawings and provide an updated copy at the next meeting. Due to the current lot size of Station #2, options are being considered for the potential additions and renovations of that Station first.

Station #3, located on Maple Street, was discussed to remain at the current location and have test fits done to possibly extend some area of the current lot. This Station will be discussed further at future meetings, as the initial work will be focused on Station #2, which is the largest of the 3 Stations and will be staying in its current location.

Probable project costs for additions and renovations suggested for Station #1 were reviewed by members, as well as the costs associated with the possibility of building a new Station #1.

The current Station has very limited space for apparatus and living quarters, as well as the current lot size for this location being too small for the possibility of some additions to the existing building.

Estimated costs for the additions/renovations to the existing Station #1, as well as estimated costs of building a new Station #1 were discussed. A copy of these estimated costs are attached to this set of minutes for review.

Tecton Representatives remained available to provide information to any Committee members that had additional questions regarding specific study details.

R. Lavallee made a motion to approve the minutes from the July 24, 2025, meeting. J. Collamati seconded. Approved 2/0.

The next meeting will take place at 8:30 am on Tuesday, October 7, 2025

Meeting Adjourned at 9:30 am

Respectfully Submitted,

Tina M. Griffin
Tina M. Griffin
Fire Department Administrator

Bellingham, MA
 Opinion of Probable Project Costs
 August 8, 2025

New Wrentham Street Fire Station on New Parcel

	Start Date	Months	End Date
Assumed Project Start Date	6/1/2027	From Today	22

Heading	Quantity	Unit Cost	Subtotal
Fire Station Construction Costs			
New Facility Construction	8,133 s.f.	\$775.00 /s.f.	\$6,303,075
General Conditions	10.1%	\$637,000	
Bonds & Insurance	3.2%	\$222,000	
Overhead & Profit	4.0%	\$286,000	
	Subtotal:	\$915.78 /s.f.	\$7,448,075
Design/Estimating Contingency	10.0%	\$745,000	
Escalation Allowance	4.0% /yr	\$623,000	
	Subtotal:	\$1,083.99 /s.f.	\$8,816,075

Project Development and Equipment Costs

Designer Fees	9.00%	\$793,000
Cost Estimating		\$65,000
Permitting Fees		\$10,000
Engery Modelling/Sustainability Consultant	0.50%	\$44,080
Geotechnical CA		\$25,000
Wetlands Delineation		\$0
Clerk of the Works/OPM Fees	4.5%	\$397,000
Interior Furnishings and Loose Equipment		\$163,000
Furniture and Equipment Design Fees		\$19,600
Hazardous Materials Abatement Allowance		\$0
Hygienists Fees Allowance		\$0
Environmental Phase I		\$8,000
LSP Fees Allowance		\$0
Survey and Borings		\$15,000
Envelope Commissioning		\$12,200
MEP Commissioning		\$40,000
Materials Testing		\$66,000
Temporary Facilities		\$0
Phones, AV and Computer Equipment		\$100,000
Communications, Radios and Specialty Systems		\$50,000
Bidding Expenses - Advertising and Reprographics		\$10,000
Builder's Risk Insurance		\$20,000
Utility Backcharges		\$30,000
Relocation Costs		\$50,000

Bellingham, MA
Opinion of Probable Project Costs
August 8, 2025

New Wrentham Street Fire Station on New Parcel

	Start Date	Months	End Date
Assumed Project Start Date	6/1/2027	From Today	22
Heading	Quantity	Unit Cost	Subtotal
Fire Station Construction Costs			
New Facility Construction	8,133 s.f.	\$775.00 /s.f.	\$6,303,075
Bonding and Legal Fees			\$10,000
	Subtotal:		\$1,927,880
Construction and Project Contingency			
Construction/Owner's Contingency		5.0%	\$441,000
Project Development Contingency		5.0%	\$96,000
	Subtotal:		\$537,000
Opinion of Total Project Costs:			\$11,280,955

Bellingham, MA
 Opinion of Probable Project Costs
 August 8, 2025

Add/Reno Wrentham Street Fire Station on Existing Parcel

	Start Date	Months	End Date
Assumed Project Start Date	6/1/2027	From Today	22

Heading	Quantity	Unit Cost	Subtotal
Fire Station Construction Costs			
Existing Facility Renovation	5,000 s.f.	\$600.00 /s.f.	\$3,000,000
New Facility Construction	4,000 s.f.	\$800.00 /s.f.	\$3,200,000
	Subtotal:	\$688.89 /s.f.	\$6,200,000
General Conditions		10.1%	\$626,000
Bonds & Insurance		3.2%	\$218,000
Overhead & Profit		4.0%	\$282,000
	Subtotal:	\$814.00 /s.f.	\$7,326,000
Design/Estimating Contingency		10.0%	\$733,000
Escalation Allowance		4.0% /yr	\$613,000
	Subtotal:	\$994.89 /s.f.	\$8,954,000

Project Development and Equipment Costs

Designer Fees	9.50%	\$851,000
Cost Estimating		\$90,000
Permitting Fees		\$10,000
Engery Modelling/Sustainability Consultant	0.50%	\$44,770
Geotechnical CA		\$25,000
Wetlands Delineation		\$0
Clerk of the Works/OPM Fees	4.5%	\$403,000
Interior Furnishings and Loose Equipment		\$80,000
Furniture and Equipment Design Fees		\$9,600
Hazardous Materials Abatement Allowance		\$0
Hygienists Fees Allowance		\$0
Environmental Phase I		\$8,000
LSP Fees Allowance		\$0
Survey and Borings		\$15,000
Envelope Commissioning		\$6,000
MEP Commissioning		\$40,000
Materials Testing		\$45,000
Temporary Facilities		\$400,000
Phones, AV and Computer Equipment		\$100,000
Communications, Radios and Specialty Systems		\$50,000
Bidding Expenses - Advertising and Reprographics		\$10,000
Builder's Risk Insurance		\$20,000

Bellingham, MA
Opinion of Probable Project Costs
August 8, 2025

Add/Reno Wrentham Street Fire Station on Existing Parcel

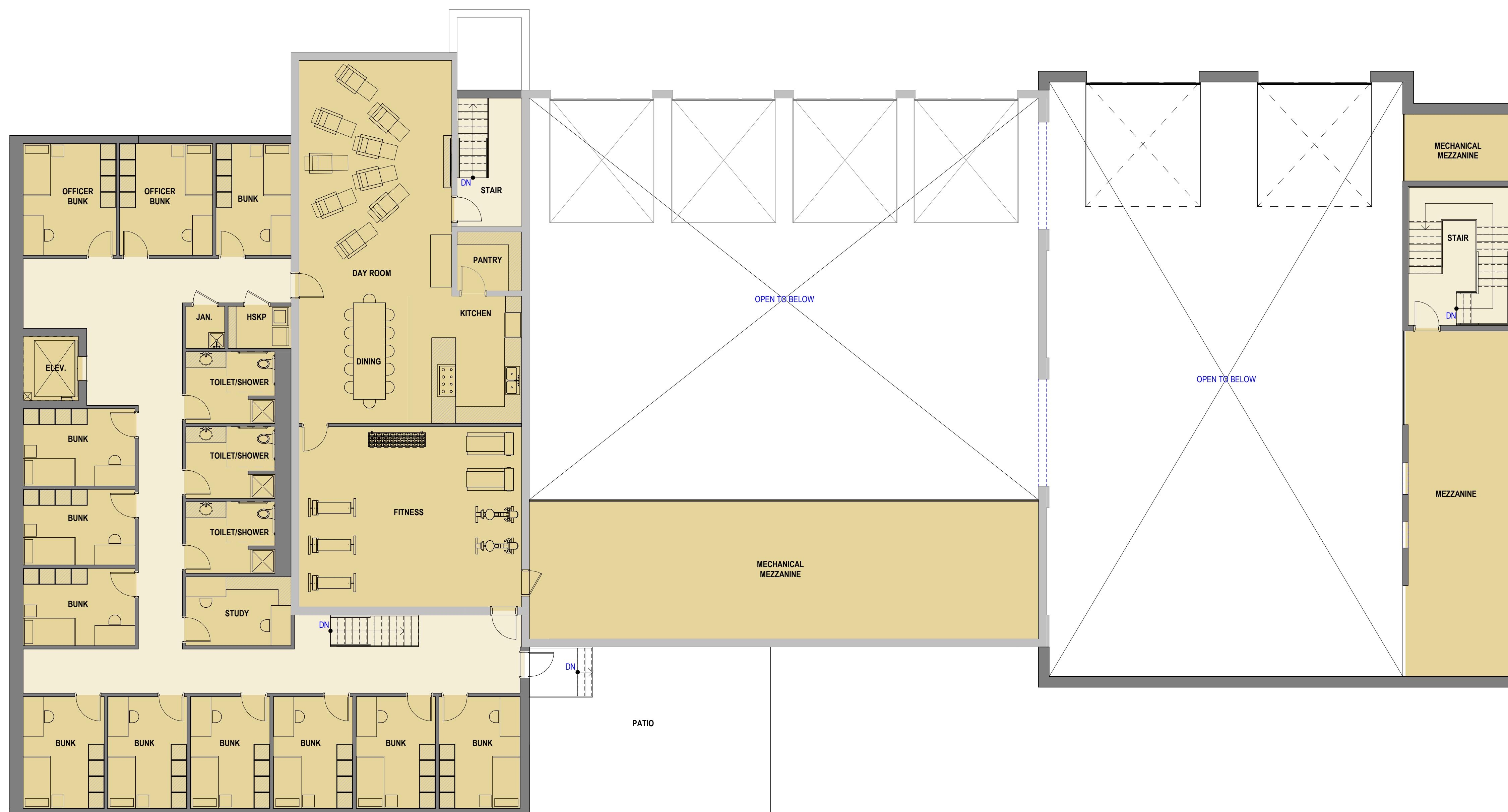
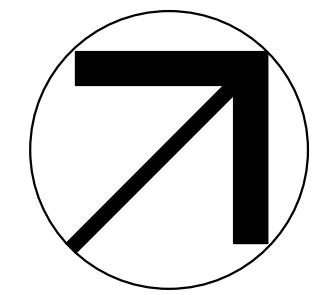
	Start Date	Months	End Date
Assumed Project Start Date	6/1/2027	From Today	22

Heading	Quantity	Unit Cost	Subtotal
Fire Station Construction Costs			
Existing Facility Renovation	5,000 s.f.	\$600.00 /s.f.	\$3,000,000
Utility Backcharges			\$30,000
Relocation Costs			\$50,000
Bonding and Legal Fees			\$10,000
	Subtotal:		\$2,297,370

Construction and Project Contingency

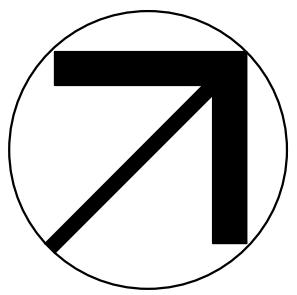
Construction/Owner's Contingency	5.0%	\$448,000
Project Development Contingency	5.0%	\$115,000
	Subtotal:	\$563,000

Opinion of Total Project Costs:	\$11,814,370
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UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"



0' 2' 4' 8' 16' 32'



Tecton
ARCHITECTS

