Town of Rockland Fire Station Project Public Outreach Meeting

November 30, 2022

High School Lecture Hall

Outline

- Introductions
- Goals & Objectives of Meeting
- Town Administrator Finance Overview
- Fire Chief Presentation
- Architect Presentation
- Questions & Answers

Introductions

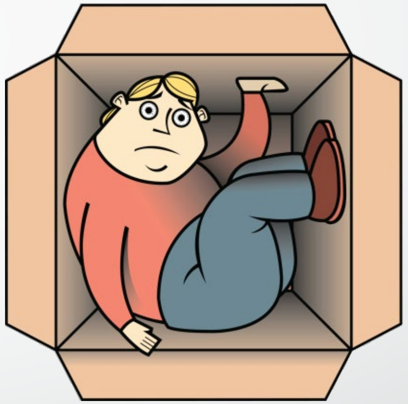
- Douglas Lapp, Town Administrator
- Scott Duffey, Fire Chief
- Schwartz Silver Architects, Inc.
  - Kelsey Sky Laser, AIA, LEED® AP BD+C, WELL AP
  - Stewart Marshall, AIA
- Fire Station Building Committee Members

Goals & Objectives

- Understand need for new building
- Understand project financing
- Review preliminary site plans from architect
- Ask questions
- Provide input

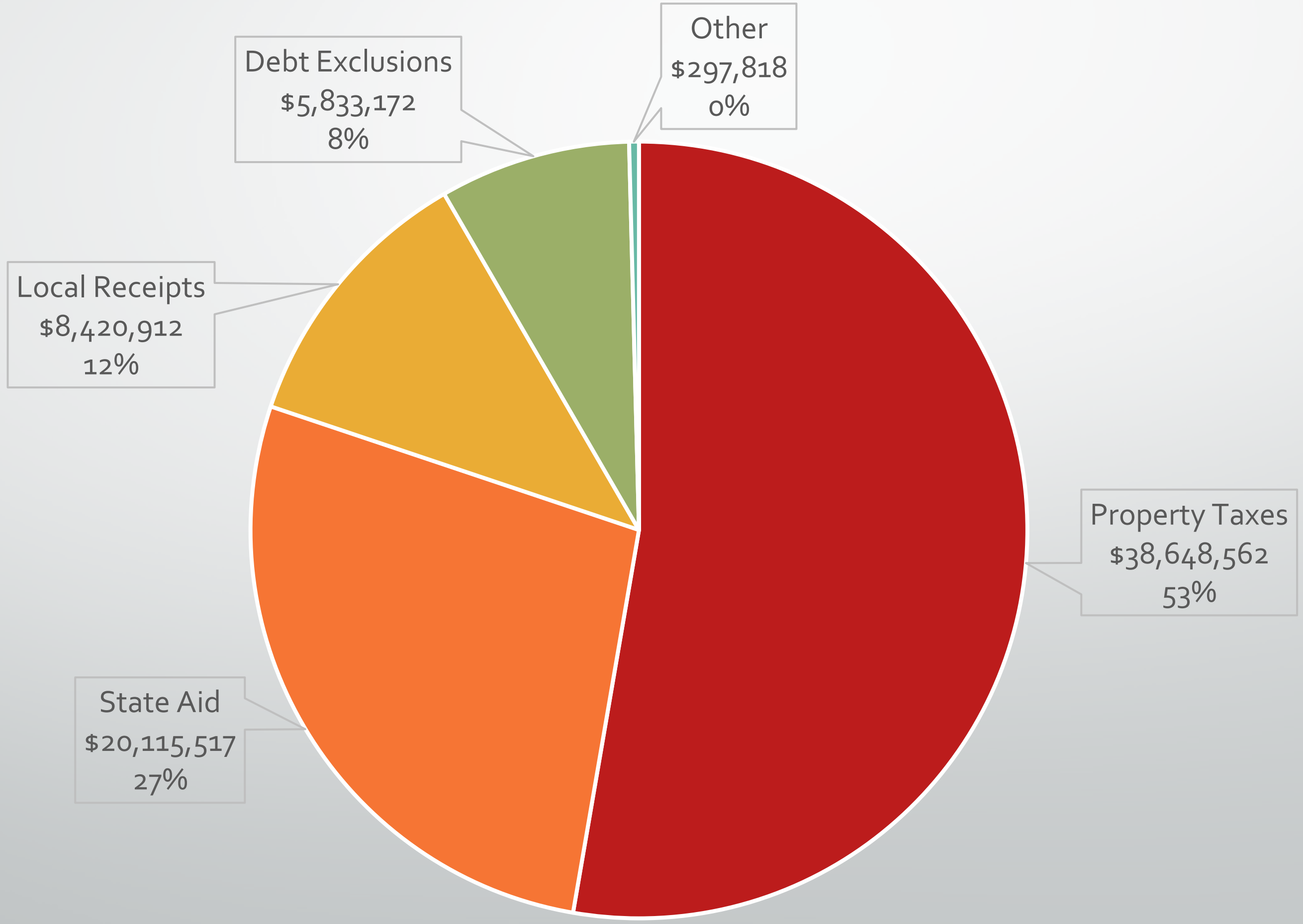
Overview

- Need for new Fire Station
  - Too small
  - Can't fit bigger vehicles
  - Sleeping quarters
  - Lack of room for turnout
  - Lack of room for decontamination of gear
  - Lack of room for training
  - Site too small for parking
  - Chief Duffey will explain more…

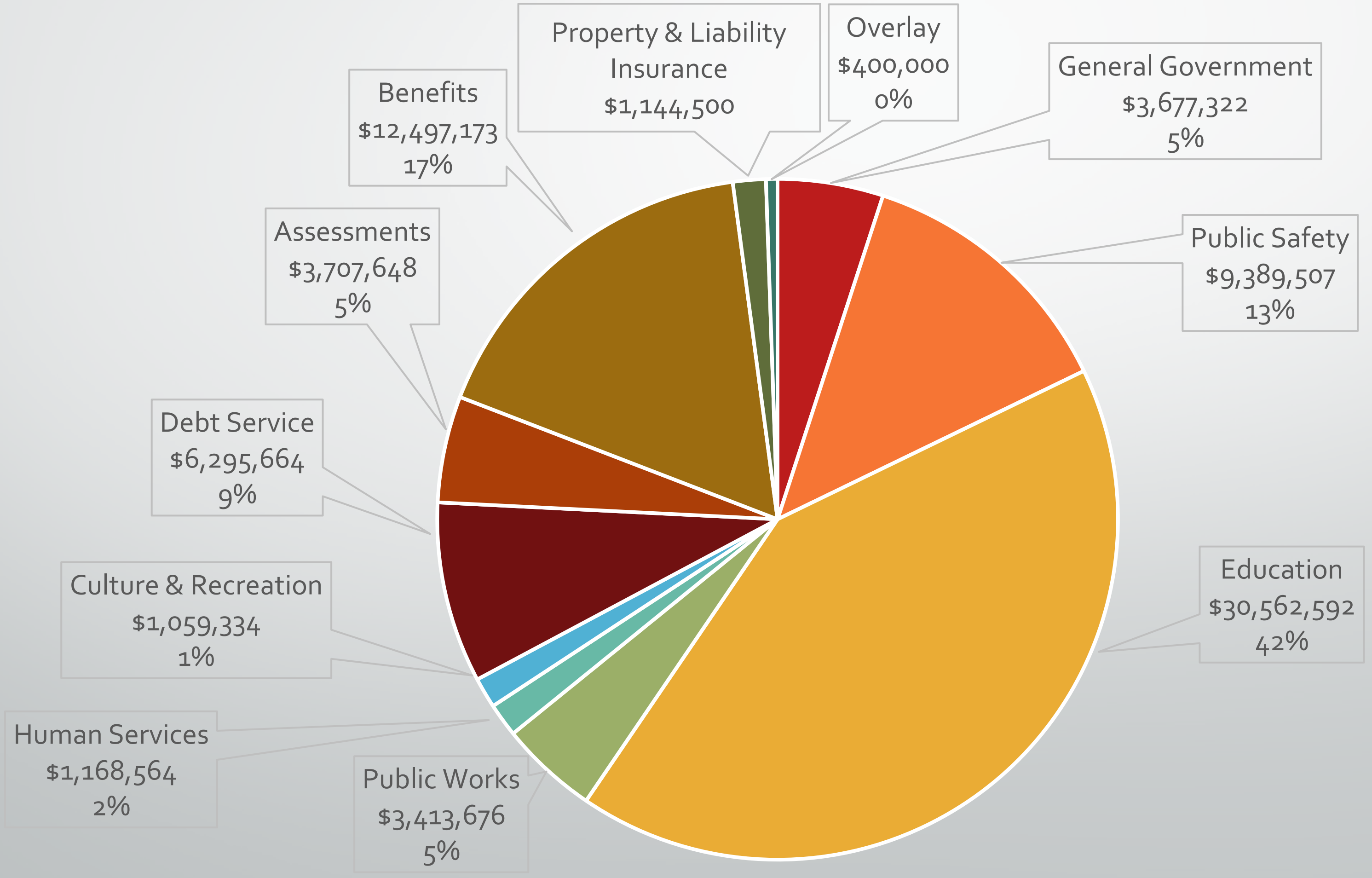


- Feasibility Study Funding
- Financing New Building
  - Grants currently <u>not</u> available to build public safety buildings
  - No *Mass. School Building Authority* or *Mass. Board of Library Commissioners* type grants for Fire Stations like there are for schools & libraries…

Town Budget
Sources of Revenue



Town Budget
Expense Categories

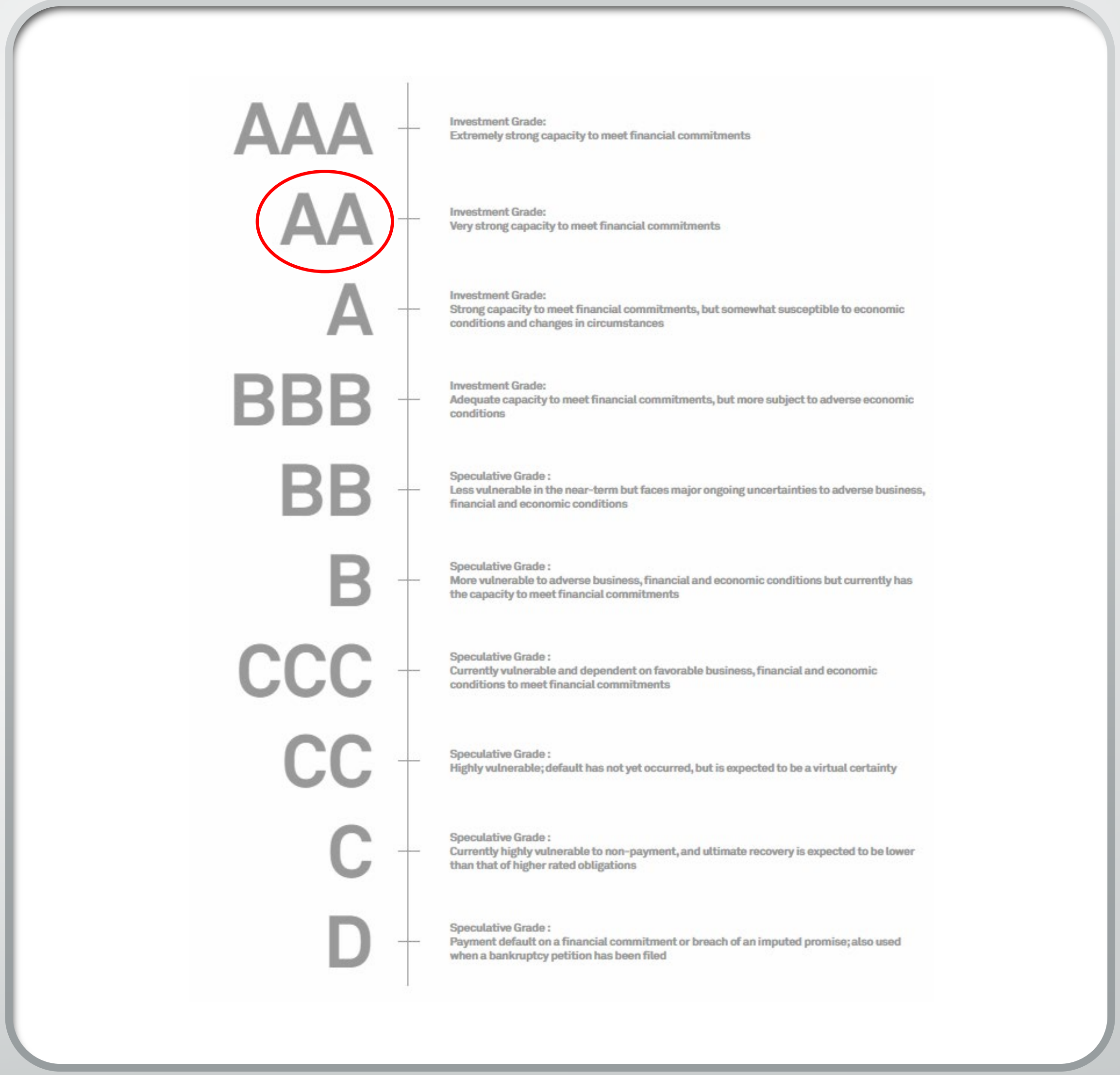


Financing

- Debt Exclusion:
  - Proposition 2½ allows a community to raise funds for certain purposes above the amount of its levy limit or levy ceiling… An exclusion for the purpose of raising funds for debt service costs is referred to as a debt exclusion…
  - The additional amount for the payment of debt service is added to the levy limit or levy ceiling <u>for the life of the debt only</u>… Unlike overrides, exclusions do <u>not</u> become part of the base upon which the levy limit is calculated for future years.
  - Ballot vote at Town Election, AND…
  - Vote at Town Meeting

Financing

- Bond Rating: AA/Stable
  - Very good!
- Debt exclusion example
  - $20 million project = $156 annual tax increase
    - For average single-family home valued at $446,925
    - Assumes 3% interest rate & 30-year term

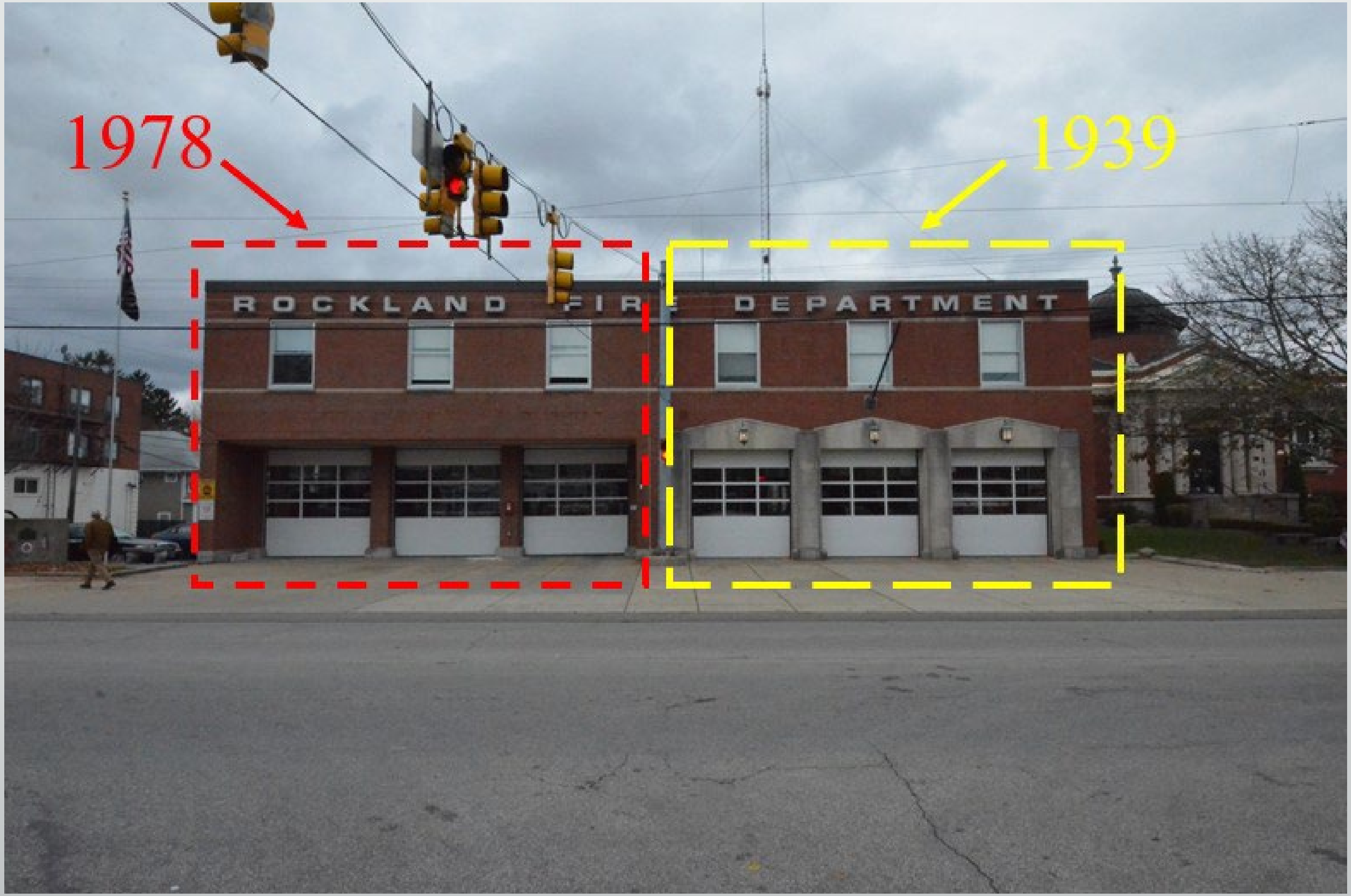


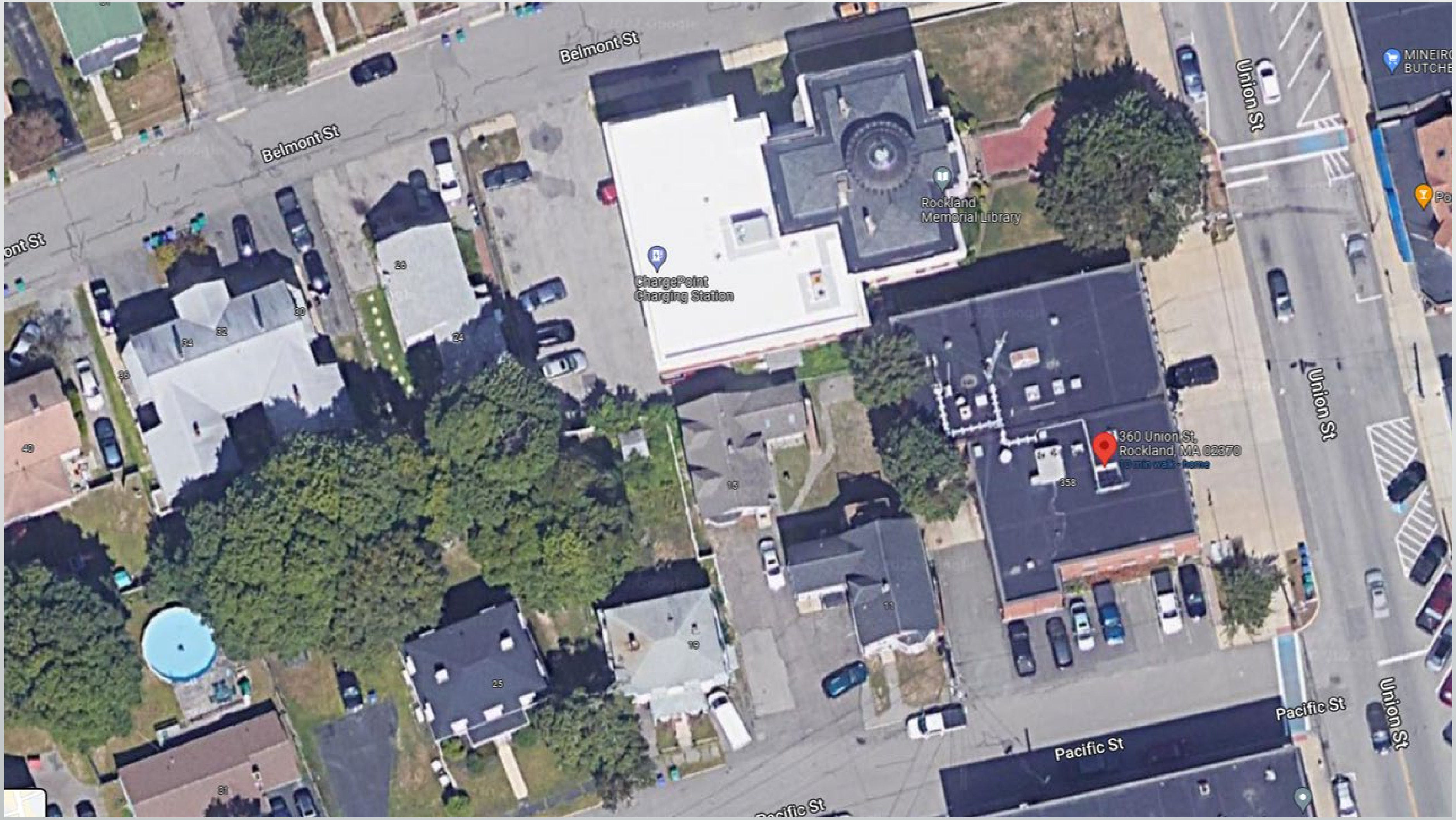
Next Steps

If approved at the Ballot & Town Meeting:

- Town will hire independent Owner's Project Manager
- Architect will finalize design and create construction documents
- Town will go out to bid for construction
- Town will select winning contractor to build the Station
  - Construction will be overseen by OPM and architect

Chief Duffey: Photos


1978
1939
ROCKLAND FIRE DEPARTMENT


Belmont St
Belmont St
ont St
Union St
Union St
Union St
MINEIRO BUTCHE
Rockland Memorial Library
ChargePoint Charging Station
360 Union St, Rockland, MA 02370
Pacific St
Pacific St
Pacific St


Fighters
PATRICK
FIRE FIGHTERS
SHANNON O'BRIEN
GOVERNOR


ROCKLAND
FOREST
FIRE
A-1

Architect Plans

Site Plan

schwartzsilver

First Floor Plan

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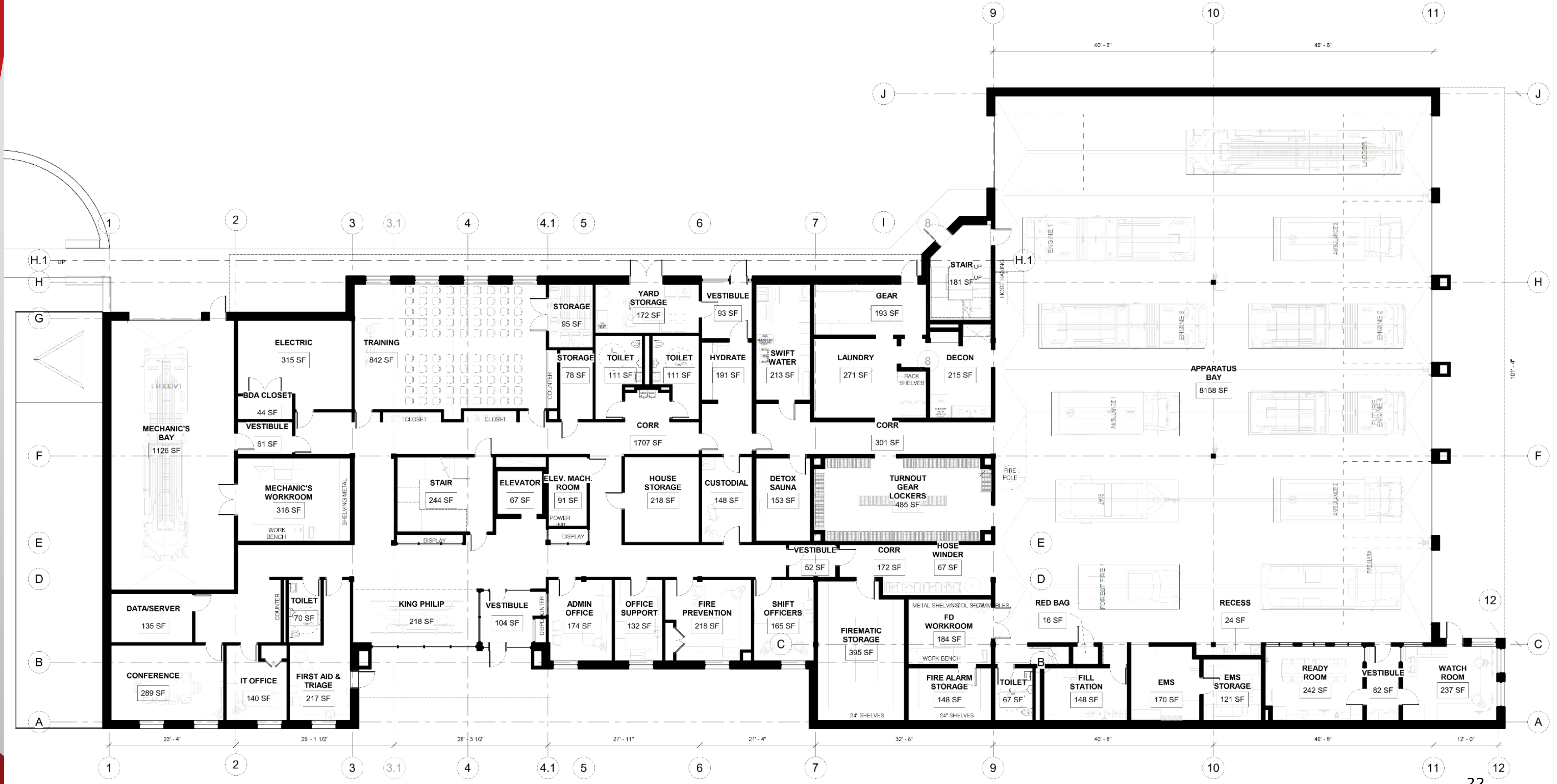

First Floor – Hot/Warm/Cold Zones

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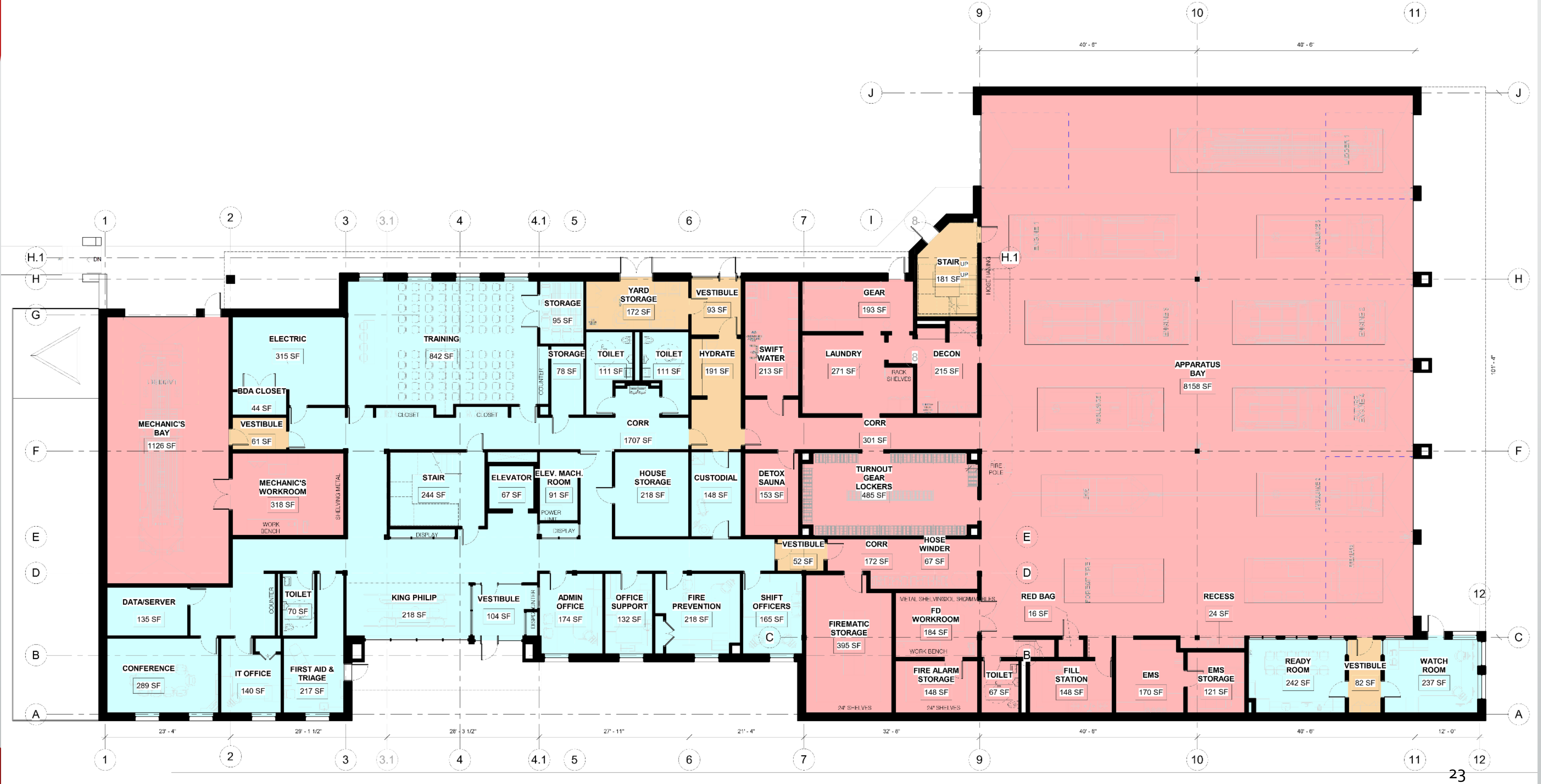

Second Floor Floor Plan

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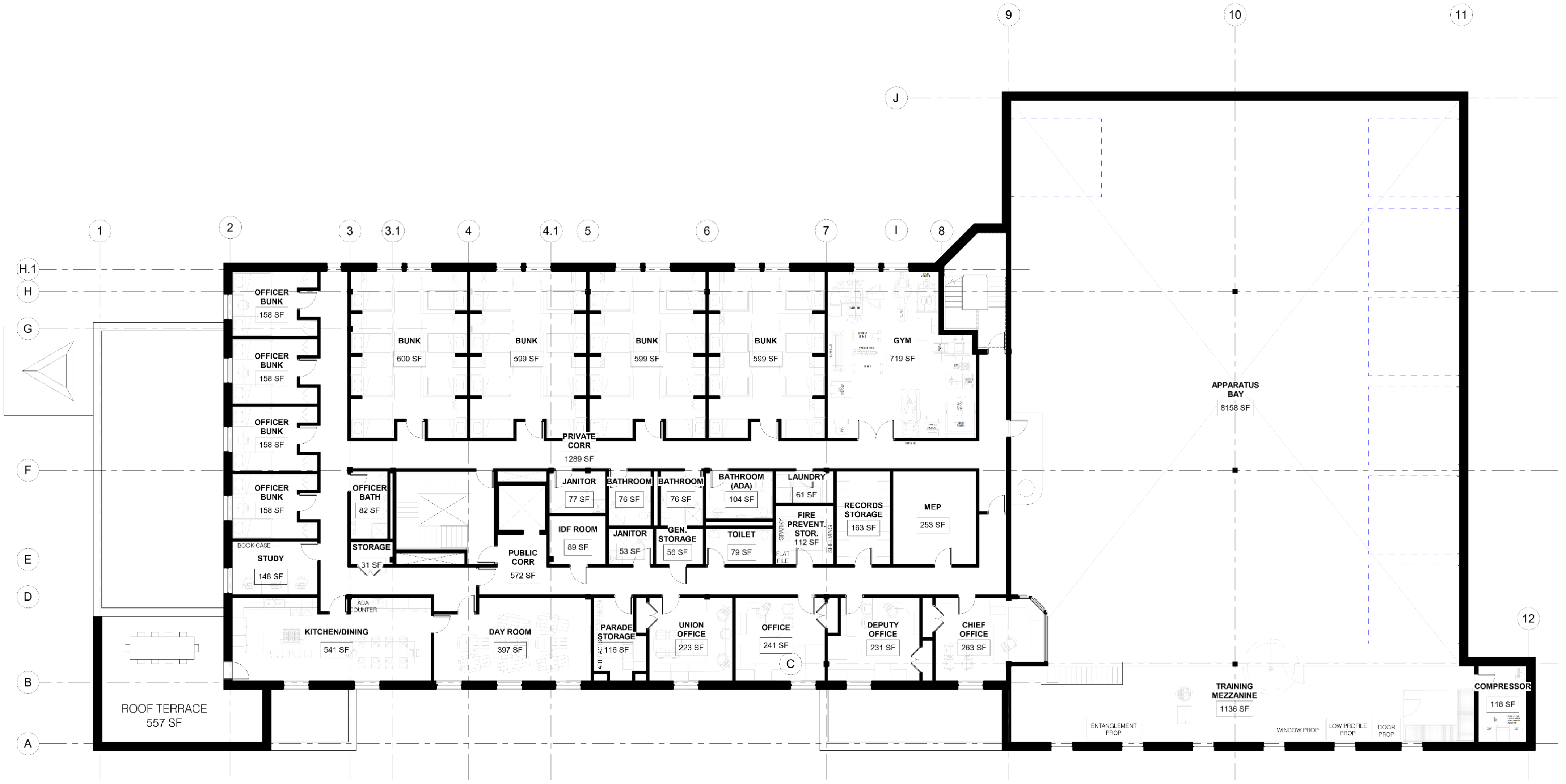

Second Floor – Hot/Warm/Cold Zones

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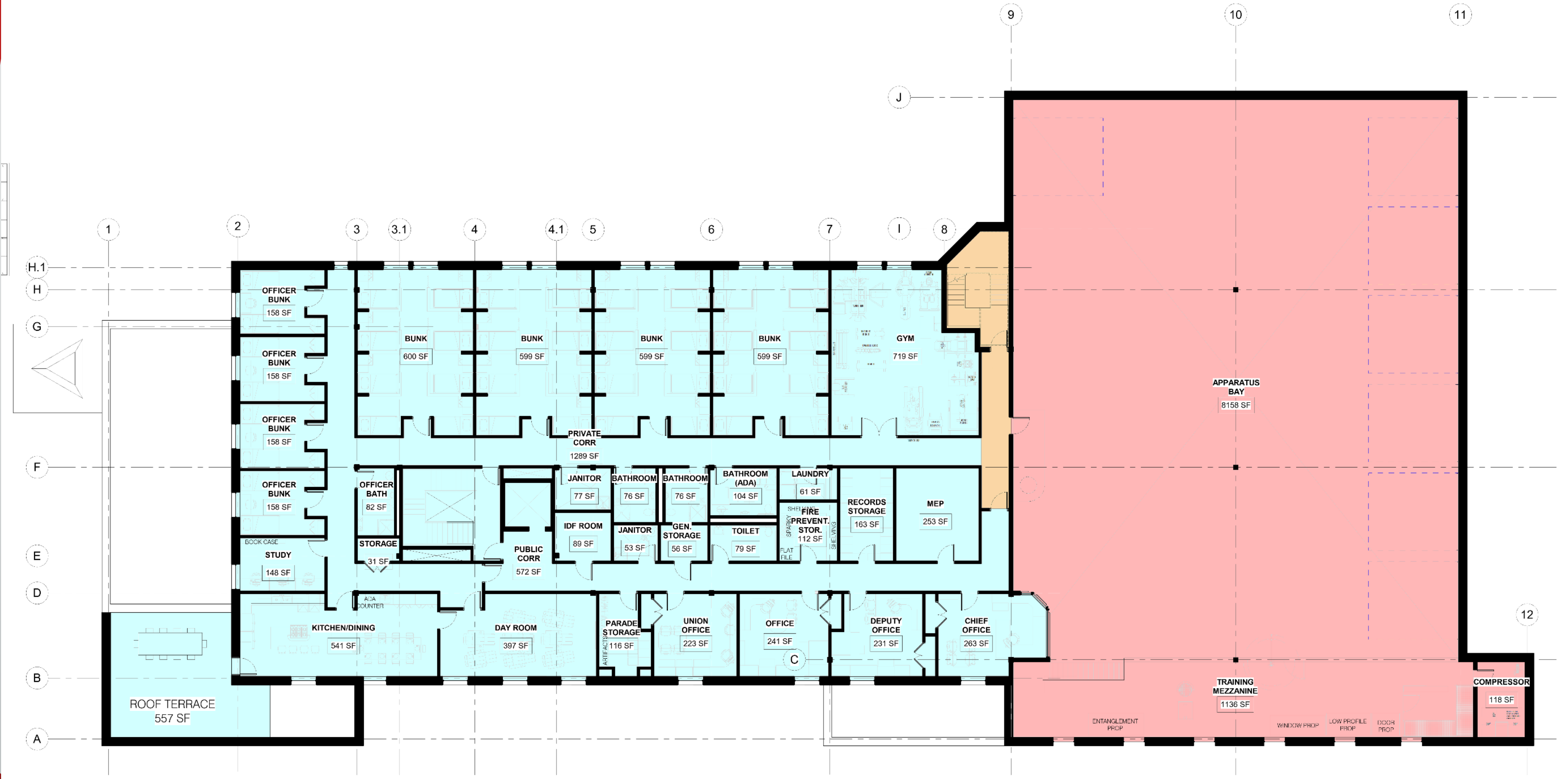

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Google Earth View from North-East Corner

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Google Earth View from South-West Corner

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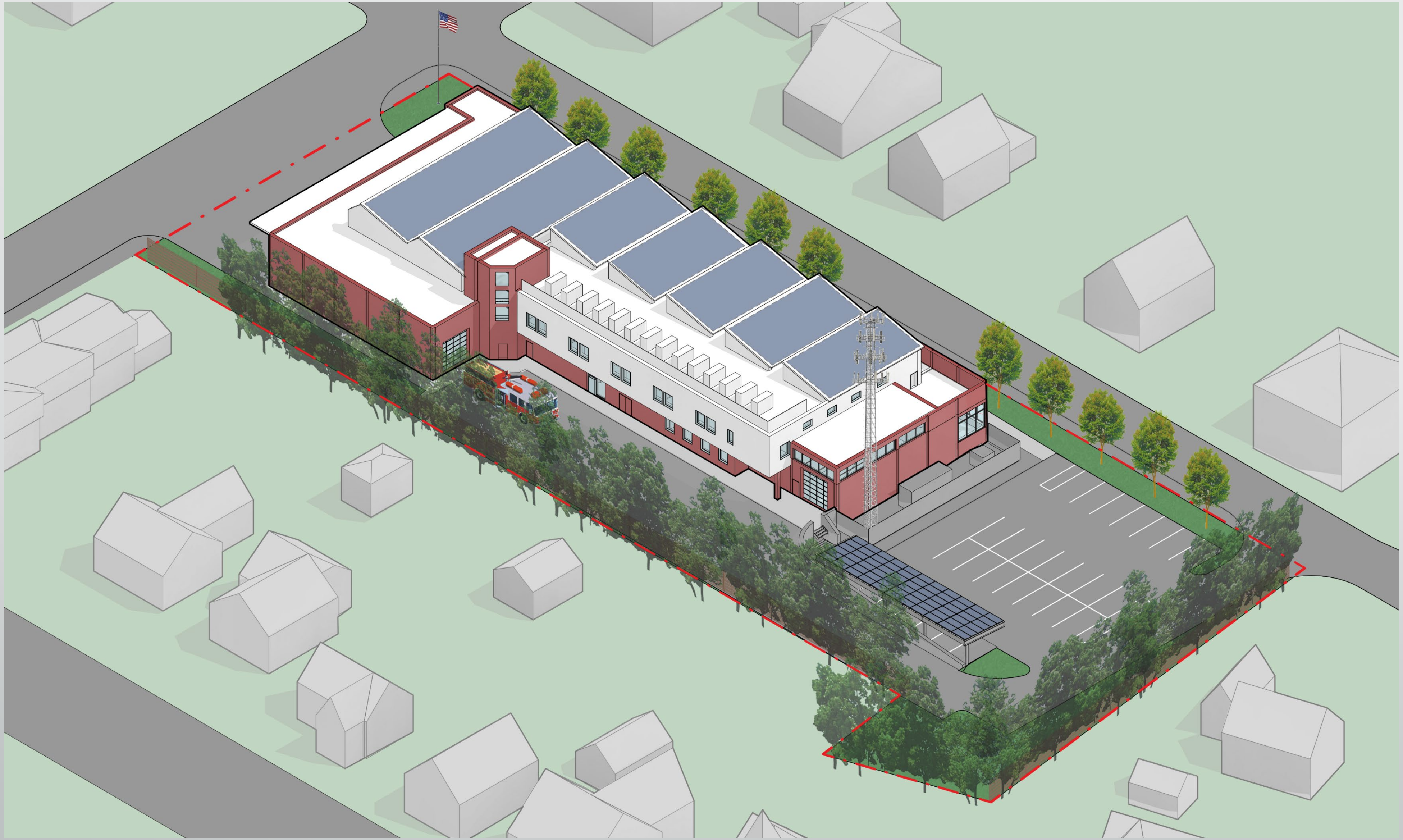
Massing Model - View from North-East Corner

schwartzsilver



Massing Model - View from South-West Corner

Sketch Perspective View from Intersection of Howard & Church