

Town of Rockland Proposed Fire Station Building Project



March 22, 2023



Outline

- Introductions
- Project Need
- Outreach Done to Date
- Preliminary Design
- Projected Budget
- Financing
- Next Steps
- Q & A



Introductions

Fire Station Building Committee Members

- Fire Chief Scott Duffey
- Deputy Chief Thomas Heaney
- Lieutenant Charles Williams
- Retired Chief James Killinger, Rockland Resident
- Architect Christopher DeFilippo, Rockland Resident
- Jeanne Blaney, Rockland Resident, Recreation Department
- Susan Egan-Tasker, Rockland Resident, Highway Department

Design Team



Jonathan Traficonte, AIA
Schwartz/Silver, Principal-In-Charge



Kelsey Laser, AIA, LEED AP, WELL AP
Schwartz/Silver, Project Manager



Stewart Marshall, AIA
Schwartz/Silver, Project Advisor

Schwartz / Silver Architects
Architecture, Interiors, Specifications

Mitchell Associates
Firematic Programming, Firefighter Health & Safety

GGD Engineering
FP, Plumbing, HVAC, Electrical, Energy Modeling

Samiotes Consultants
Civil, Survey, Traffic

Kyle Zick
Landscape Architecture

Foley Buhl Roberts
Structural Engineering

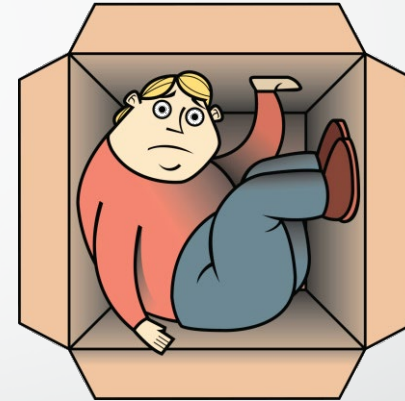
JS Consulting Engineers
Code Analysis, Life Safety

PM&C
Cost Estimating

Project Need

- Need for new Fire Station

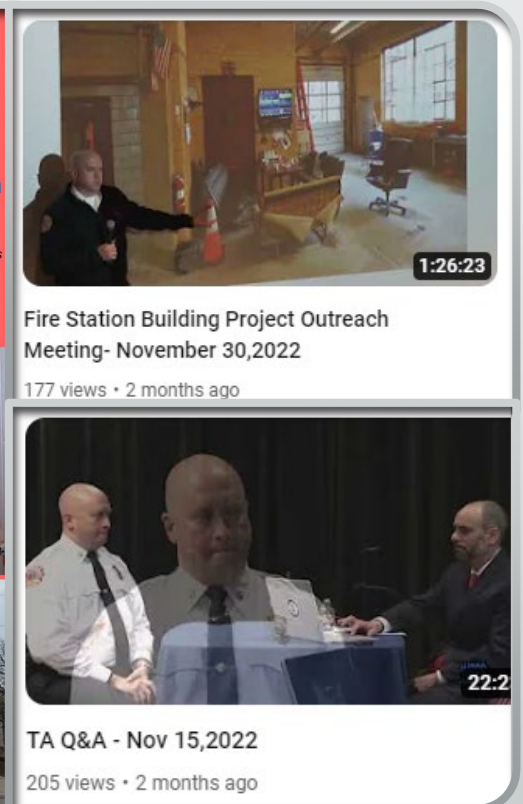
- Too small
- Can't fit bigger vehicles
- Sleeping quarters
- Lack of room for turnout
- Lack of room for decontamination of gear
- Lack of room for training
- Site too small for parking





Outreach Done to Date

- 6/12/2022
Abutter outreach meeting
- 11/15/2022
WRPS TV interview with Fire Chief & Town Administrator
- 11/30/2022
Public outreach meeting
- 1/3/2023
ZBA public hearing
- 2/21/2023 Selectmen's meeting
- Town website & social media



www.rockland-ma.gov

Fire Department - Business
Emergency Contact Form

Lock Box Information

Outside Burning Information

Residential Smoke / CO
Inspection Scheduling

Residential Smoke Detector/CO
Detector Requirement

Smart911 - Emergency
Notifications

Fire Station Building Project

[Home](#) > [Government](#) > [Departments A - P](#) > [Fire](#) > Fire Station Building Project

Fire Station Building Project



The Town of Rockland is in the process of conducting a feasibility study to construct a new Fire Station Headquarters at 99 Church Street, at the corner of Church and Howard Streets (i.e., the old Lincoln School site). This feasibility study is being funded from federal American Rescue Plan Act (ARPA) funds. This project has not yet been put before voters. It is the Town's intent to place this proposed project on the next Annual Town Election ballot (April 8, 2023) and the next Annual Town Meeting Warrant (May 1, 2023) to be funded by a proposition 2½ debt exclusion. *Ultimately, it is the Rockland voters that will decide whether this project moves forward or not.*

Below you will find many useful documents and videos about the project. If you have any questions, please feel free to call Fire Chief Scott Duffey at (781) 878-4094 or Town Administrator Douglas Lapp at (781) 616-6807. Thank you, and stay tuned for more information!

Public Outreach Session: 11/30/2022

- [Fire Station Public Outreach Flyer 11-30-2022](#)
- [Public Outreach Session PowerPoint Slides 11-30-](#)

Zoning Board of Appeals - Special Permit Public Hearing

- [1-17-23 Notice of Hearing](#)
- [Application Cover Letter filed 12.16.2022](#)
- [Certified Abutters List dtd 12.02.2022](#)
- [Decision filed 2.2.23](#)
- [Rockland Police Department letter dtd 12.05.22 file](#)
- [Site Plans filed 12.16.2022](#)
- [ZBA Application filed 12.16.2022](#)

Fire Department Response Time Study

- [Rockland Fire Department - Response Time Study - 2021 \(PDF\)](#)

Videos

- [Decision filed 2.2.23](#)

Fire Department Response Time Study

- [Rockland Fire Department - Response Time Study - 2021 \(PDF\)](#)

Videos

ZBA January 17, 2023



Watch on  YouTube

zoom

Fire Station Building Project Outreach Meeting - No...



Watch on  YouTube

TA Q&A - Nov 15,2022

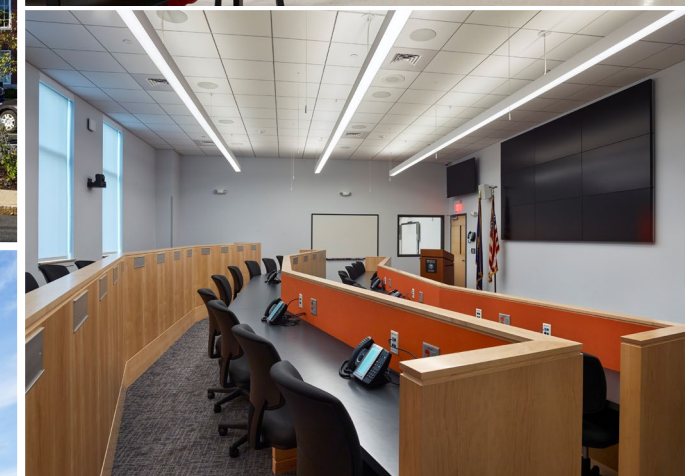
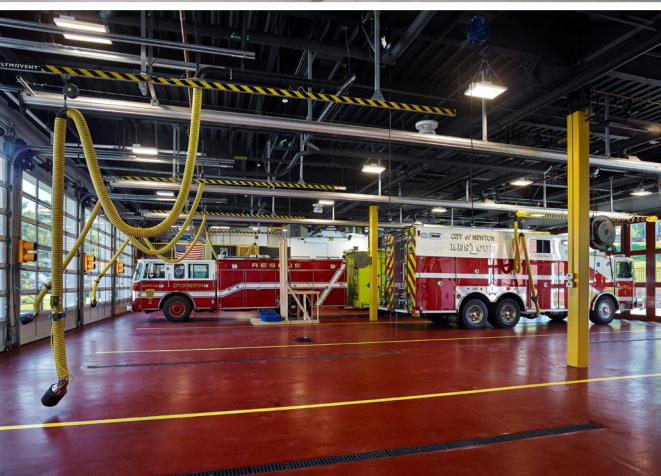


Watch on  YouTube

Copy link

Preliminary Design

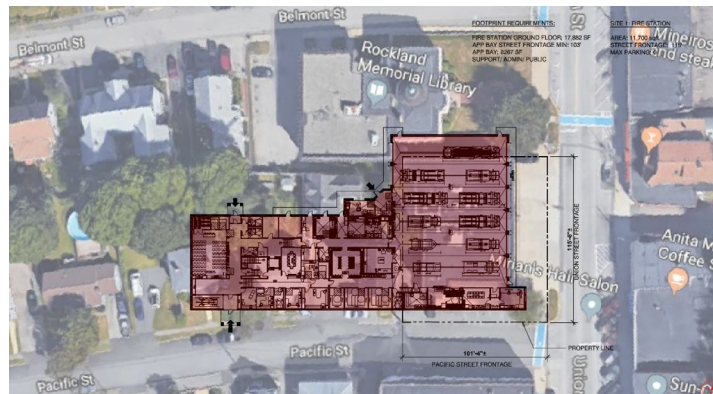




Site Search Study

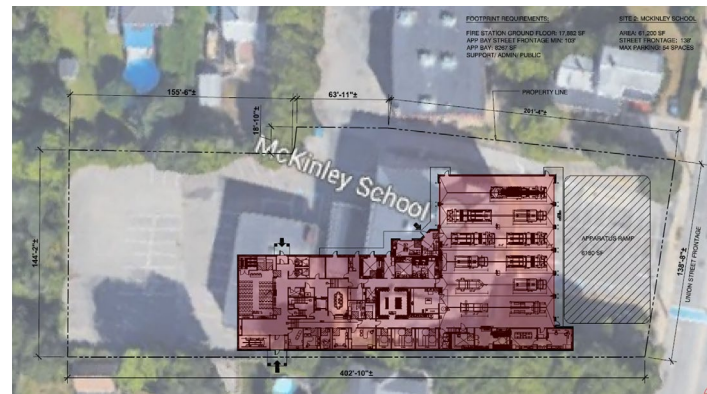
Site 1 – Current Station

Evaluation Criteria	
Program First Floor Footprint Fit	Site area is not adequate to house required 1st floor program for fire station
Site Frontage/ Access	Site frontage is not adequate for required apparatus bays and ramp.
Apparatus Configuration	Bays limited to back-in
Parking	Even a reduced 1st floor fire station footprint leaves no room on the site for parking.
Open Space	Site is filled by a reduced fire station program, leaving no open space. This exceeds zoning building area limit.
Location	Site is located in the center of town with direct access to Union Street.
Residential Impact	Site usage would be as-is.
Environmental Restrictions	No environmental restrictions
Demolition	Demolition of non-historic building required, includes hazardous materials.
Existing Program Displacement	Existing program would be replaced.
Ownership/ Property Acquisition	The town already owns the property



Site 2 – McKinley School

Evaluation Criteria	
Program First Floor Footprint Fit	Site area can support the fire station 1st floor program
Site Frontage/ Access	Site is adequate for minimum apparatus frontage, but requires apparatus support and mezzanine to move to the back to allow a drive to the rear of the site.
Apparatus Configuration	Bays limited to back-in
Parking	The fire station alone would allow parking at rear of site, but public and station personnel would share same drive along side of ramp.
Open Space	Fitting the fire station with adequate parking on the site leaves no open space.
Location	Site is located in the center of town with direct access to Union Street.
Residential Impact	Site is a municipal property facing the main street.
Environmental Restrictions	Possible wetlands adjacent to rear of site may limit buildable area
Demolition	Demolition of protected historic building required
Existing Program Displacement	Existing programs, including Youth Commission, would be displaced
Ownership/ Property Acquisition	The town already owns the property



Site 3 – 99 Church Street

Evaluation Criteria	
Program First Floor Footprint Fit	Site area can support the fire station 1st floor program
Site Frontage/ Access	Site is adequate for fire station apparatus frontage on Church St., with access to public entrance and community center along Howard St.
Apparatus Configuration	Some bays could be drive through.
Parking	Site with the fire station alone allows adequate off-street parking
Open Space	Site with fire station alone and adequate off-street parking leaves some open space.
Location	Site is located in the center of town with good access to Union Street.
Residential Impact	Site is a municipal property in a residential neighborhood. Howard St. is narrow, Church St. is wide.
Environmental Restrictions	No environmental restrictions
Demolition	Demolition of un-protected historic building required, includes hazardous materials.
Existing Program Displacement	Current building is unused.
Ownership/ Property Acquisition	The town already owns the property



99 Church Street Site

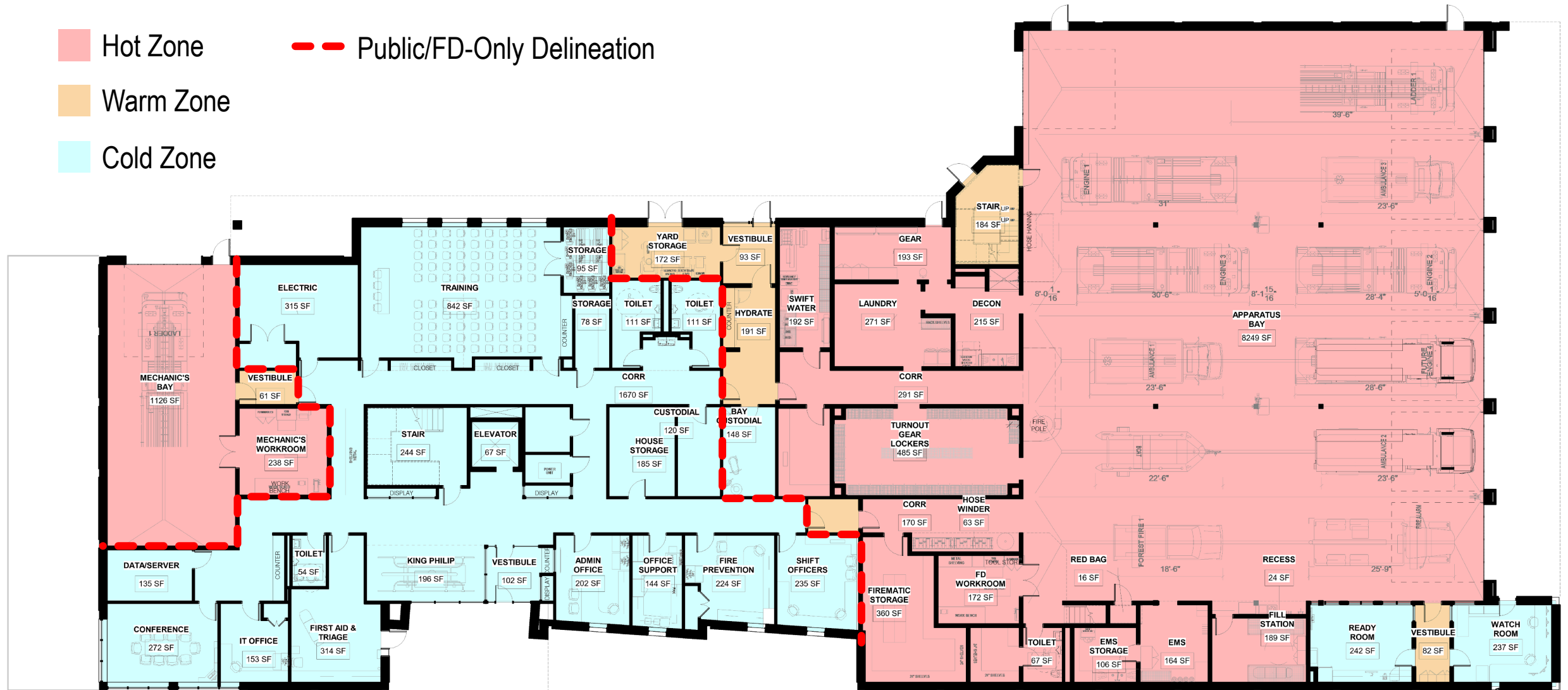


Site Plan



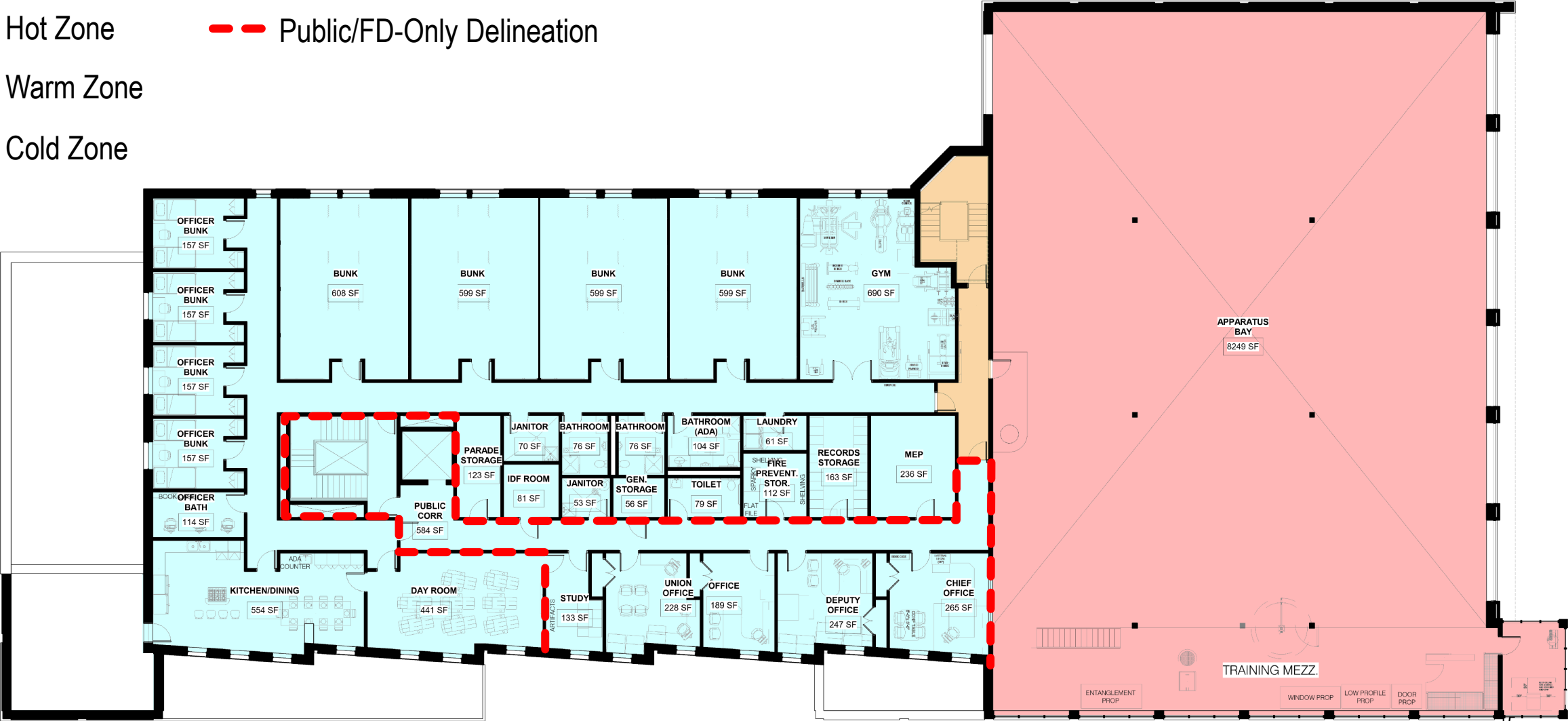
First Floor Plan

- Hot Zone
- Warm Zone
- Cold Zone
- Public/FD-Only Delineation



Second Floor Plan

- Hot Zone
- Warm Zone
- Cold Zone
- Public/FD-Only Delineation



ZONING BOARD OF APPEALS DECISION

Special Permit Granted February 1st, 2023

VARIANCES

- A) Drive aisle width **22'** [23' req.]
- B) Parking space lengths at **18'** [20' req.]
- C) East parking setback at **4'** [10' req.]
- D) West parking setback at **6'** [10' req.]

CONDITIONS

- Noise Mitigation Action Plan for Sirens
- Site Plan Approval by Planning Board
- Dark Sky Compliant Lighting
- Sound Mitigation at Mechanic's Bay
- No Idling of Emergency Vehicles Unless Reasonably Necessary
- Maintain Landscape Buffer at Parking Lot



TREES & NO MOW SEED

Gray birch
Flowering dogwood
Amelanchier canadensis
Pin oak

PLANTINGS ALONG WALL

Full sun

Gro-low fragrant sumac
Liriope

LOW PLANTINGS

EVERGREEN TREES, SHRUBS & PERENNIALS

Partial sun/along fence

Arborvitae
Blue holly
Eastern red cedar
Redtwig dogwood
Winterberry 'berry poppins'
Feather reed grass 'Karl Foerster'
Gro-low fragrant sumac

Full sun/partial sun

Inkberry (compact)
Virginia sweetspire
Gro-low fragrant sumac

SHRUBS

Partial morning sun / shade

Redtwig dogwood
Japanese pieris 'cavatine'
Fountain grass 'little bunny'
Lady's mantle
Lady fern
Liriope

SHRUBS & PERENNIALS

Shade

Oakleaf hydrangea 'ruby slippers'
Hicks yew
Arrowwood viburnum 'little Joe' (compact)
Hostas
Pennsylvania sedge

SHRUBS & PERENNIALS

Partial shade / shade

Oakleaf hydrangea 'ruby slippers'
Hicks yew FFE=135.00
Arrowwood viburnum 'little Joe' (compact)
Coral bells
Astilbe
Hardy geranium 'Rozanne' PROPOSED STATION
Foamflower
Hostas
Liriope
Sweet woodruff

SHRUBS & PERENNIALS

Full sun/partial sun

Virginia sweetspire
Sweet pepperbush 'hummingbird'
Catmint
Gro-low fragrant sumac
Black-eyed susan
Coneflower

SHRUBS, PERENNIALS, & BULBS

Shasta daisy
Fountain grass 'little bunny'
Daylily
Daffodil

(3) ORNAMENTAL TREES

Chinese fringetree

SEEDING LAWN

(5) SHADE TREES

Red Maple

PERENNIALS & BULBS

Daylily
Liriope
Daffodil



TREES



Betula populifolia
'whitespire'
Gray birch



Chionanthus retusus
'Tokyo Tower'
Chinese fringetree
Narrow form 4-6' wide
Mature 12-15'



Cornus florida
Flowering dogwood



Amelanchier canadensis
Serviceberry



Quercus palustris
Pin oak



Acer rubrum 'red sunset'
Red maple
Tall shade tree
Mature 40'+

SHRUBS



Clethra alnifolia
'Hummingbird'
Sweet Pepperbush



Hydrangea quercifolia
'Ruby Slippers'
Oakleaf Hydrangea



Pieris japonica 'cavatine'
Japanese pieris



Cornus sericea 'kelsey'
Redtwig dogwood



Ilex verticillata 'berry
poppins'
Winterberry



Ilex glabra 'compacta'
Inkberry

PERENNIALS & BULBS



Liriope spicata
Lilyturf



Hosta 'sorbet'
Plantain lily



Alchemilla mollis
Lady's mantle



Tiarella cordifolia
Foam Flower



Athyrium filix-femina
Lady Fern



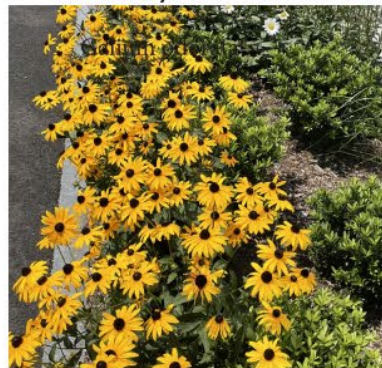
Carex pennsylvanica
Pennsylvania sedge



Rhus aromatica
Gro-low fragrant sumac



Nepeta racemosa
Catmint



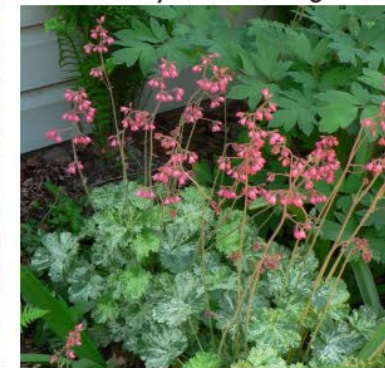
Rudbeckia fulgida
"Goldsturm"
Black-eyed Susan



Leucanthemum x superbum
Shasta daisy



Echinacea purpurea
Coneflower



heuchera americana
'Dale's strain'
American coralbells



Geranium 'Rozanne'
Hardy geranium



Astilbe chinensis
'Vision in White'
Astilbe



Galium odorata
Sweet woodruff



Hemerocallis 'Happy returns'
Daylily



Narcissus 'snow drift'
Daffodil



Project Budget

DESCRIPTION	BUDGET
Construction (\$800/sf)	\$26,800,000
Continued A&E Services (~10% Construction Costs)	*\$2,500,000
Owner's Project Manager (~5% Construction Costs)	\$1,350,000
Miscellaneous Testing, Commissioning, & FF&E	\$1,150,000
Soft Costs Subtotal	\$5,000,000
Owner's Contingency (~5% Hard + Soft Costs)	\$1,400,000
PROJECT TOTAL	\$33,200,000

*amount excludes design team fees for work already completed

Financing Options

- Strong bond rating
- Grants currently not 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...

AAA	Investment Grade: Extremely strong capacity to meet financial commitments
AA	Investment Grade: Very strong capacity to meet financial commitments
A	Investment Grade: Strong capacity to meet financial commitments, but somewhat susceptible to economic conditions and changes in circumstances
BBB	Investment Grade: Adequate capacity to meet financial commitments, but more subject to adverse economic conditions
BB	Speculative Grade : Less vulnerable in the near-term but faces major ongoing uncertainties to adverse business, financial and economic conditions
B	Speculative Grade : More vulnerable to adverse business, financial and economic conditions but currently has the capacity to meet financial commitments
CCC	Speculative Grade : Currently vulnerable and dependent on favorable business, financial and economic conditions to meet financial commitments
CC	Speculative Grade : Highly vulnerable; default has not yet occurred, but is expected to be a virtual certainty
C	Speculative Grade : Currently highly vulnerable to non-payment, and ultimate recovery is expected to be lower than that of higher rated obligations
D	Speculative Grade : Payment default on a financial commitment or breach of an imputed promise; also used when a bankruptcy petition has been filed

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 for the life of the debt only... Unlike overrides, exclusions do not 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





**OFFICIAL BALLOT
ANNUAL TOWN ELECTION
ROCKLAND, MASSACHUSETTS
APRIL 8, 2023**

Angela Landry
TOWN CLERK

INSTRUCTIONS TO VOTERS

- A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ☒
- B. Follow directions as to the number of candidates to be marked for each office.
- C. To vote for a person whose name is not printed on the ballot, write the candidate's name and address on the line provided and completely fill in the OVAL.

QUESTION

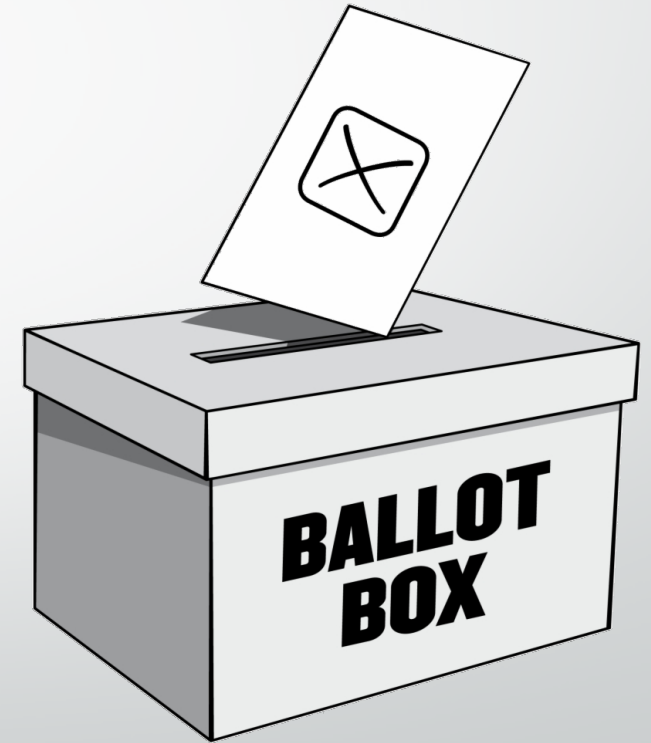
QUESTION 1: Shall the Town of Rockland be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to construct, equip, and furnish a new Rockland Fire Station located at 99 Church Street, which will include the demolition of the Lincoln School and all associated site work and infrastructure?

YES ☐

NO ☐

What Your Vote Means

- A “Yes” vote would approve the project.
- A “No” vote would not approve the project.



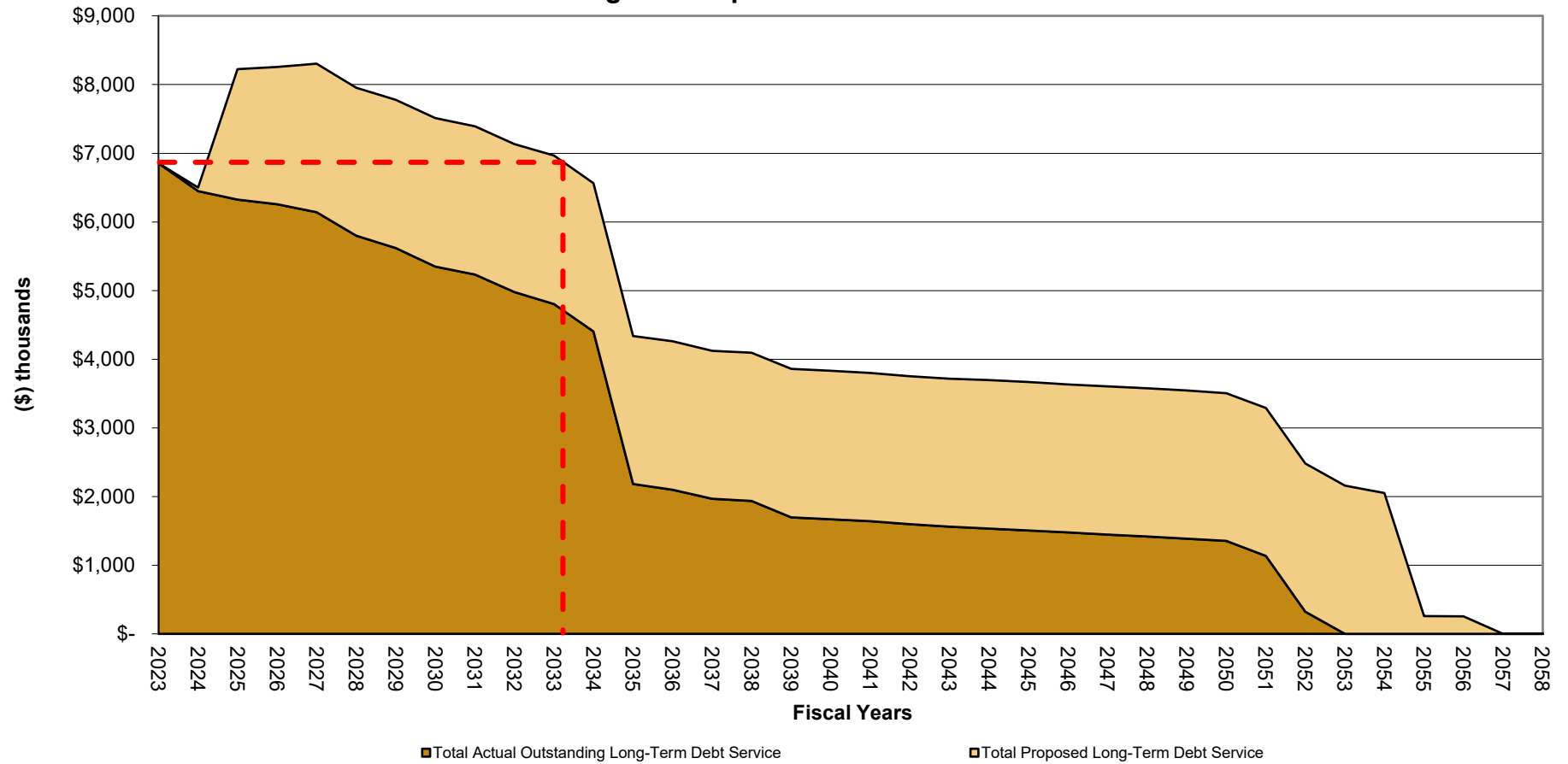
30-Year Projected Tax Impact

	FY24	FY25	FY26	FY27-FY53	FY54	FY55	FY56
Annual	\$7.31	\$289.27	\$304.19	\$329.00	\$312.20	\$39.36	\$39.01
Quarterly	\$1.83	\$72.32	\$76.05	\$82.25	\$78.05	\$9.84	\$9.75
Monthly	\$0.61	\$24.11	\$25.35	\$27.42	\$26.02	\$3.28	\$3.25

Assumptions:

- \$33.2 million total project cost
- Maintain current bond rating: AA/Stable
- 4% - 5% interest rate & 30-year term
- Level debt payments like a home mortgage
- Average single-family home valued at \$446,925
 - ✓ Higher valued homes = larger impact 
 - ✓ Lower valued homes = smaller impact 

Town of Rockland, Massachusetts Existing and Proposed Net Debt Service



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



Design



Bid



Build

Project Timeline

ACTIVITY	DURATION
Programming & Site Search Study	November 2017 – September 2018
Conceptual Design & ZBA Approval	September 2022 – February 2023
Town Meeting & Town Vote	April & May 2023
Schematic Design	3 months
Design Development	3 months
Construction Documentation	5-6 months
Bidding/Contract Award	2 months
Construction Starts	Summer/Fall 2024
New Fire Station Complete	Spring/Summer 2026

Future of Current Station?



Thank You! Questions?

