



Greater Hyannis Civic Association

PO Box 783

W. Hyannisport, MA 02672

Email: GreaterHyannis@aol.com

Website: www.hyanniscivic.com

July 23rd, 2013

William Cronin
President

Ed Mackay
Vice President

Deborah Krau
Treasurer

Ralph Krau
Executive Secretary

Gloria Rudman
Parliamentarian

Executive Board:

Chris Bartley

Joseph Chilli

Robert Ciolek

Laura Cronin

Debra Dagwan

Larry Decker

John Doherty

Barbara Flinn

Allen Goddard

David Jones

Anthony Pelletier

Brad Pfeifer

Uta Quint

Kathleen Strudwick

Paulette Rio

Richard Gallagher, Chair
Hyannis Fire Station Building Committee

Dear Commissioner Gallagher:

The Greater Hyannis Civic Association is in support of the replacement of the current fire station due to its age, lack of space and inability to meet some regulations and to house the larger fire trucks. We appreciate your sharing your plans for the new fire station with us. After careful review by our subcommittee, we believe that the proposed station far exceeds what is required to meet your needs.

We believe that the needs of the fire district and the village could be met by a significantly smaller footprint. We believe that all required function could be met by a two story building. Functions currently on the third floor could be moved to the first two floors if the department were willing to have multi-purpose rooms rather than special function rooms, reduce storage needs by converting paper to electronic media, reduce the number of rest rooms, eliminate the hose tower, and eliminate the large auditorium and its associated kitchen and storage space as alternate meeting space does exist in the village. Also some of the personal spaces could be reduced to be more in line with generally accepted square footages for offices. Specific recommendations to accomplish this right sizing are included in Exhibit 1.

In addition, we are very concerned about costs that are not even in play yet and the funds already invested to acquire the land and to get where we are now. Among these as yet undetermined costs are the relocation of the fire station function during the construction period, the demolition of the existing station, and the increased operating costs associated with a larger building. Therefore in Exhibit 2, we are sharing some of the ideas learned from the building of the new Sturgis Charter School, some options for exterior building covers and a recommendation on the placement of the new station.

We ask that you continue to be attentive to the amount of taxes we pay for your services. For an average house, 24% of our tax bill goes to provide ambulance and fire services. All other town services including the schools, public works, and police are provided with the remaining 76% of taxes paid. For our businesses, the percentage rises to 28% due to the valuation shift.

We hope that you will share our comments with the design committee. We look forward to discussing these options at the meeting on Monday July 29th.

Sincerely,
The GHCA Fire Station Review Subcommittee
Bill Cronin, Deb Krau, Ed Mackay, Tony Pelletier

Cc: GHCA Board of Directors

EXHIBIT 1 - FIRE STATION REVIEW - Recommendations for Space Changes

In reviewing the plans for the new Hyannis fire station, the following general observations were made:

- Too many special function rooms were created instead of multi-purpose rooms. A standard room scheduling computer program that includes supplies needed could allow the rooms to be appropriately and efficiently used
- Many offices were oversized.
- One apparently unnecessary staircase was created (S2).
- Excessive rest room facilities (22 toilets and 7 urinals).
- Unnecessary hose tower (24) 16'x16'x3=768'. Only value appears to be esthetic to balance the three story core portion
- Redundancy in file locations that could potentially be combined and reduced electronically.

In order to do a more in depth review, the new facility was divided into three sections:

- **Section 1** = The core administrative portion (three stories).
- **Section 2** = The fire apparatus wing.
- **Section 3** = The mechanical wing.

The following suggestions are submitted by section:

Section 1 Third Floor - eliminate

When moving the functions to the other floors, we recommend the following :

- Computerize records and/or move offsite for District Records (53), Street files (44), Fire Prevention Storage (40.6) and Department Files (40)
- File server room (40.3) should be sufficient to hold servers to accommodate above data
- EMS Office (00) and EMS Storage (40.4) should have stored paper computerized and should be included in EMS space on floor one
- Executive Secretary (38) is excessive and the storage files should be computerized.
- Waiting area (396) is excessive and poorly designed
- IT and Training Room (48) should be combined with Training (83) on the second floor
- Plan Review (46) should be done in a multi-purpose conference room
- FPO Secretary(43) and Office (45) could be combined
- Stair (2.3) appears to be a private staircase for the chief
- Administrative Break Room (55) could be handled in the kitchen on second floor

Section 1 Second Floor – Appears to be designed to accommodate a shift with 20 personnel. Reduce the accommodations to 16 which eliminates 2 bunk rooms and downsizes the Kitchen (59-60) and the Day Room (58).

- Eliminate library (38.11) by adding function to Training Room (63)+/- 340sf
- Eliminate stairs (S2.2) +/- 180sf.
- Additional space to be created is the unnecessary cathedral space over lobby (278) +/- 435sf.

- Also, the mezzanine (1C) & the patio (384) offer potential additional space (+/- 1,000sf), if necessary, by enclosing and incorporating into plan.

Section 1 First Floor

- Reduce the lobby (278) to +/- 14'x32', eliminating the overhang and relocate the vestibule (59) to the corner of building.
- Eliminate public meeting room (72) +/- 1,600sf, as sufficient meeting space already exists in the Hyannis Area
- Eliminate kitchen (77) +/- 231sf.
- Eliminate table & chair room (73) +/- 140sf.
- Eliminate lockers & showers +/- 180sf.
- Eliminate fitness room(65) +/- 673sf. as memberships are available free to firefighters at the Cape Codder Resort
- Eliminate mechanic supply storage (27) & tool storage +/- 400sf.
- Relocate emergency electric (273).
- Repurpose Day Room (100) redundant with (58) as a multi purpose conference room +/- 580sf.
- Combine Maint. Ofc (25) with Mech. Ofc. (29).
- Eliminate toilet (31) +/- 56sf.
- Eliminate J.C. (271) +/- 60sf. and place between ladies and mens room.
- Enlarge men's room by one toilet and one sink (78) and have entrance direct from hall.
- Reduce ladies room by one toilet and one sink (78.1) and have entrance direct from hall
- Eliminate bunk (21), break (22) & toilet (23) +/- 240sf.
- Eliminate stairs (S2) +/-180sf._
- Reduce shift supervisor space by +/- 60sf.
- Eliminate S (96), T (95) & B (42.1) +/- 250sf.
-

Section 2

Eliminate one bay +/- 1,344sf. The space between the ambulances in the drawing is 35 feet while the ambulance is 24 feet. So a third ambulance could be added in the existing row.

Section 3

Eliminate one bay +/- 1,280sf and use interior of outer wall for tools and supplies.

In summary, it is felt that with the space recovered from the first and second levels of the core building, all the functions of the third floor can be accommodated. These suggested changes can reduce the total square footage by +/-25%.

EXHIBIT 2 – Fire Station Review – Construction Alternatives

- Major material change to the exterior of the building
 - Consider cedar shingles that are 2 coated in solid colors having a 25-year warranty on color and a 30-year warranty on decay.
 - Metal type construction for the bays is also a direction to consider.
 - The new Sturgis Charter School was built for a total cost of less than 10 million dollars. This building is a total of 42,000 square feet on two levels. This price includes site work, utilities etc. This is a cost of under \$240.00 per square foot. And less there be doubts about the buildings structural integrity, this is a building that houses 400 children each day. Safety was a prime concern when this facility was constructed.
 - Summary
 - From a review of the recommendations in Exhibit 1, it seems reasonable that a new Hyannis fire station could be built as a two story main building with two stories of 15,000 square feet on each level. It also appears that an equipment garage of approximately 8,500 square feet would be adequate for the department needs for the foreseeable future.
 - The cost for the main 30,000 square foot building at a cost of \$250 per foot would not exceed \$7.5 million. The cost for the equipment garage building, using metal frame technology, at a cost of \$125 per foot would result in a total garage cost of under \$1.1 million.
 - If the site location of the new building was moved to the South side of the property, there would be little or no temporary cost for relocation as the current building could be used until the new building is ready.
 - Site preparation and demolition costs for the existing building and the church should not exceed \$1 million. By adding in the approximately \$3.5 million already spent for land acquisition and design to date, this would give the Hyannis Fire Department a completely new station for a total cost of under \$14 million.
 - In addition, the ongoing costs of insurance, maintenance and utilities would be less than the current design.
-