



New Collinsville Fire Station

Project Proposal Summary



BOF Meeting May 17th, 2021

Station History

- The Collinsville Fire Station was constructed in 1972.
- It houses apparatus of the Canton Volunteer Fire and EMS Department.
- Dyer Little League Softball Field is situated on the south side of the parcel.

Project History

- 2014 - POCD Strategic Plan recognizes Collinsville Fire Station is inadequate to meet the needs of the Fire/EMS Department.
- 2015 - Temporary Fire/EMS Facility Study Committee established.
- 2016 - Study Committee submits report to BOS recommending a new Collinsville Fire Station.
- 2018 - BOS refers construction of new fire station to PMBC.
- 2019 - Silver Petrucelli & Assoc. submits final site plan, floor plan and estimates.
- 2020 - Millennium Builders submits EZIQC proposal, project tabled until 2021.

Study Committee Report Findings

- Basically unchanged since original construction. Department has grown significantly with larger apparatus and more vehicles.
- Original 1972 building not set up for 24/7 housing and staff requirements.
- Largest vehicle storage need, least usable space.
- Inability to install vehicle exhaust system.
- Structural supports in bays hinder access to equipment.
- Limited and unusable storage space affects call readiness.
- HVAC system inefficient, poor heating/cooling.
- Lack of elevator & entrances/exits - not ADA compliant.
- Administrative Offices currently located in Town Hall.
- Existing SF: 9,483

Study Committee Report Findings

Existing Interior Conditions

Ambulances Rear



C10 Ambulance Front



Study Committee Report Findings

Existing Interior Conditions

Main Asile



R9 Pass Side



Study Committee Report Findings

Existing Interior Conditions



Study Committee Report Findings

Existing Exterior Conditions



Renovation Issues

- Silver Petrucelli & Assoc. in 2020 found the cost of renovating current station would be \$6,745,742.
- Existing building footprint limits efficient use
- An elevator would be required for ADA compliance.
- Any environmental hazards including lead, asbestos and PCB would need to be abated.
- Any addition would use essential parking area.

Combining of Stations

- Could potentially affect life safety.
- Study Committee and separate Consolidation Study found that combining stations is not possible due to current NFPA Standards.
- Would not meet the 10 minute response time for suburban areas.
- Would not meet the 14 minute response time for rural areas.
- Negative affect on homeowner's insurance rates.

Existing Site - Aerial View



Proposed Schematic Site Plan



Project Title:
COLLINSVILLE FIRE DEPARTMENT
 51 River Road
 Canton, Connecticut 06019



SILVER / PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518-2340
 One Post Hill Place, New London, CT 06320
 Tel. 203 230 9007 Fax. 203 230 8247
 silverpetrucelli.com

Revision	Description	Date	Revised By

Drawing Title:
SCHEMATIC SITE PLAN

Date:
APRIL 30, 2020
 Scale:
1" = 30'-0"
 Drawn By:
MA
 Project Number:
16.174
 Drawing Number:
C-2.0

Site Location Benefits

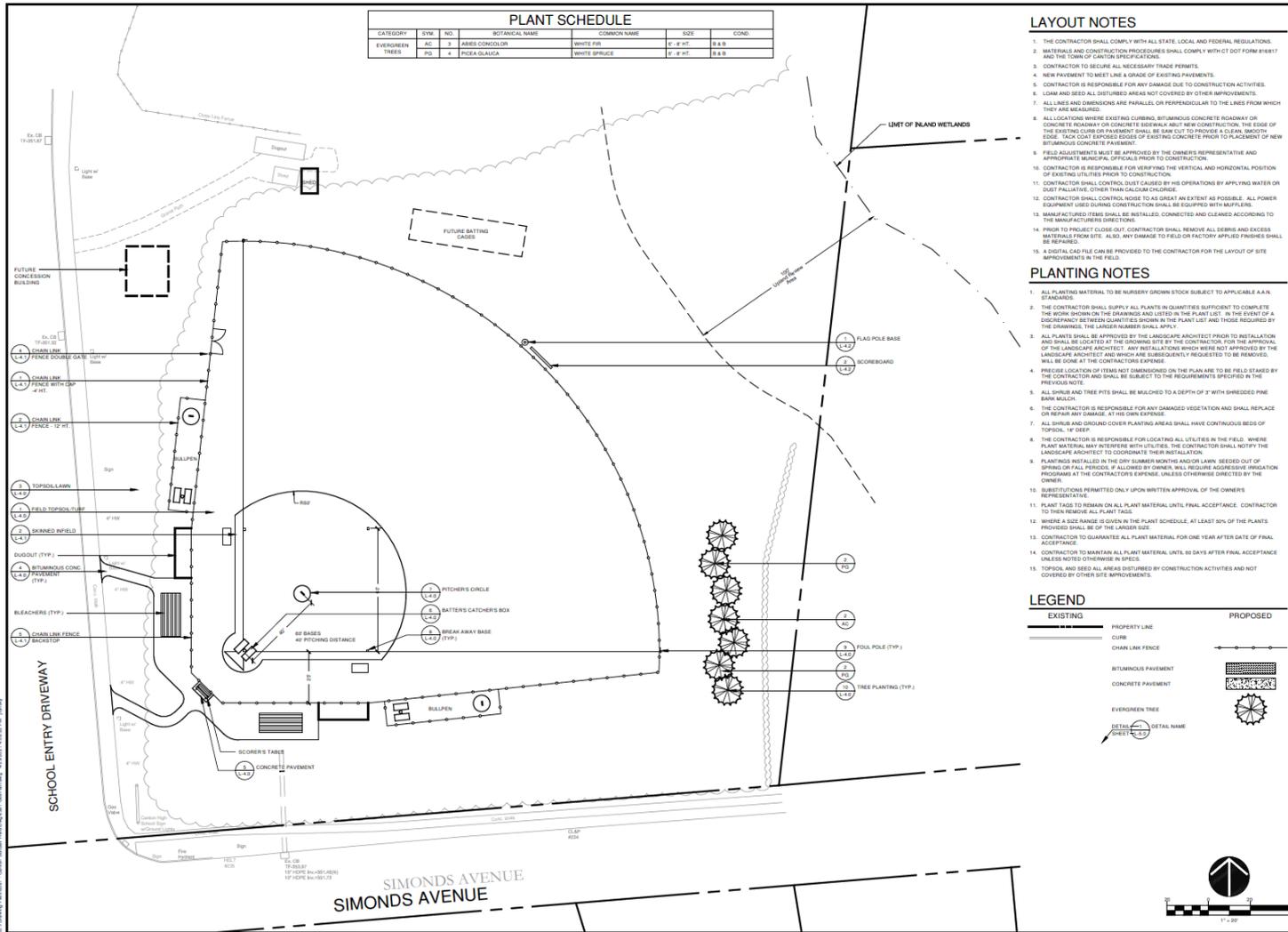
- Campus setting with Police Department.
- Fueling/Maintenance at DPW across street.
- Additional apparatus bays.
- Drive -thru bays increase from 2 to 5.
- Potential for future expansion.
- Additional parking spaces.
- Transitional use of existing station during construction.

Proposed Schematic Floor Plan

15,300 SF



Dyer Field Replacement Concept (Removed from the scope of this project)



todesign

304 WEST MAIN STREET
SUITE 200
WEST HARTFORD, CT 06107
860-242-9200
todesign.com

Prepared For:
TOWN OF CANTON

Contractor:

PROPOSED:
CANTON LITTLE LEAGUE
SOFTBALL FIELD

76 SIMONDS AVENUE
COLLINGSVILLE, CT

Sheet Description: **Layout & Planting Plan**

Rev: _____

Sheet Date: **APRIL 30, 2021**

Scale: _____
Drawn by: **JT**

Project number: **6281**

Sheet #: **L-2.0**

2020 Cost Estimates

Collinsville Fire Station Project Total Cost

Collinsville Fire Station - Construction Estimate	\$	4,096,347
Collinsville Fire Station - Non Construction Cost Summary Estimate	\$	401,048
Proposed Softball Field - (Removed from the scope of this project)	\$	-
Collinsville Fire Station - Project Total Estimate	\$	4,497,395

2020 Cost Estimates

Collinsville Fire Station- Construction Estimate

Fire Suppression
Plumbing
HVAC
Electrical
Earthwork
Exterior Improvements
Utilities
Overhead & Profit/Fees
5% Contingency
Payment & Performance Bond

General Conditions/Permits
Demolition
Concrete
Masonry
Metals
Wood & Plastic
Thermal & Moisture Protection
Openings
Finishes
Specialties
Special Construction

Collinsville Fire Station - Construction Estimate

\$

4,096,347

*Costs partially based on Millennium Builders Estimate

2020 Cost Estimates

Collinsville Fire Station- Non Construction Cost Summary Estimate

Surveying & Permits:

Turtle Monitoring and Training
Location Survey Work/As Built
Water Service Connection Application

Testing and Inspection:

Environmental Testing - Buildings to be Removed
Inspection Services

Geotechnical Borings (Buildings):

Test Drilling and Soil Report

Bonds:

Bonding Cost

Architectural & Engineering:

Engineering Services
Architect Services
Environmental Engineering Services
Erosion Plan Certification

Site Costs:

Underground Detention System
Electric Service
Water Service Connection
Fiber Optic Connection
Line Marking & Signage
Single Face Sign
Flag Poles

Interior Equipment:

Contingency:
5% Contingency

Collinsville Fire Station - Non Construction Cost Summary Estimate

\$

401,048

2020 Cost Estimates

Proposed Softball Field Estimate

Erosion Control	Backstop
Clear & Grub	Bull Pen (2)
Cut & Fills	Bleacher Pad
Grade	Announcers Stand: Elevated with stairs
Infield Clay	Concession Stand: No equipment or utilities
Seed – Field	Dug out (2)
Remaining Site	Irrigation
Walks Pave	General Conditions, Project Safety Mgt and Misc Work
Fence – Perimeter	

Proposed Softball Field - (Removed from the scope of this project) \$ -

2021 Cost Estimates

Collinsville Fire Station Project Total Cost

Collinsville Fire Station - Construction Estimate	\$ 5,196,437
Collinsville Fire Station - Non Construction Cost Summary Estimate	\$ 188,060
Collinsville Fire Station - Project Total Estimate	\$ 5,384,497

2021 Cost Estimates

Collinsville Fire Station- Construction Estimate

Additions

SPECIALTIES - Addition from Non-Construction Costs	\$ 24,020.00
EQUIPMENT - Addition from Non-Construction Costs	\$ 50,000.00
6 % PER YEAR LABOR/MATERIALS ESCALATION - Addition To Cost Of New Building Construction – through 2022	\$ 571,626.62

Reductions

HVAC - Reduction From Full Radiant Heat To Only Equipment Bays	\$ 81,000.00
ELECTRICAL- Reduction from 200Kw to 100Kw Generator	\$ 110,000.00
EXTERIOR IMPROVMENTS - Reduction to Paving (DPW In-Kind Work)	\$ 125,000.00

Collinsville Fire Station - Construction Estimate	\$ 5,196,437
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*Costs partially based on Millennium Builders Estimate

2021 Cost Estimates

Collinsville Fire Station- Non Construction Cost Summary Estimate

Reductions

BONDING COST - Reduction Due To Combining With The Bridge Projects	\$ 48,000.00
UNDER GROUND DETENTION SYSTEM - Reduction Not In Scope Of Work	\$ 60,000.00

Collinsville Fire Station - Non-Construction Estimate	\$ 188,060
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2020 vs. 2021 Cost Estimates

**Total Project Cost Including Projected
Increases in Labor and Materials**

\$5,384,497

Existing Debt Service

Fiscal Year	Existing Debt Service
FY 20	2,084,913
FY 21	1,912,913
FY 22	1,757,750
FY 23	1,683,000
FY 24	1,303,869
FY 25	1,270,272
FY 26	1,062,544
FY 27	1,035,888
FY 28	1,010,769
FY 29	987,069
FY 30	962,244
FY 31	936,363
FY 32	909,663
FY 33	882,538
FY 34	849,813
FY 35	493,750
FY 36	204,250
FY 37	198,550
FY 38	192,850
FY 39	-
FY 40	-
FY 41	-
	\$19,739,008

Surrounding Towns' Debt Service as of 2018

Town	Annual Debt Service	Debt Service as a % of Expenditures
Avon	2,818,850	2.88%
Burlington	3,052,583	7.32%
Canton	2,085,659	4.97%
East Granby	675,123	2.81%
Farmington	6,927,872	5.99%
Granby	3,354,891	6.72%
Simsbury	6,153,952	5.70%
	Average	5.20%

2021/2022 Canton Debt as a % of Expenditures – 4.2%

Proposed Debt Service

Debt Service	Before New Debt Total	Three Bridge Project	Fire Station	Total After New Debt
Schedule		TBD	TBD	Debt
Total P & I		\$ 2,476,000	\$ 5,400,000	Service
		2.36%	2.36%	
FY 2021/2022	\$ 1,757,751	\$ -	\$ -	\$ 1,757,751
FY 2022/2023	\$ 1,683,001	\$ 202,413	\$ 407,651	\$ 2,293,064
FY 2023/2024	\$ 1,303,869	\$ 197,908	\$ 402,039	\$ 1,903,815
FY 2024/2025	\$ 1,270,272	\$ 191,883	\$ 396,293	\$ 1,858,448
FY 2025/2026	\$ 1,062,544	\$ 185,858	\$ 390,411	\$ 1,638,812
FY 2026/2027	\$ 1,035,888	\$ 179,833	\$ 384,388	\$ 1,600,108
FY 2027/2028	\$ 1,010,769	\$ 173,808	\$ 378,221	\$ 1,562,797
FY2028/2029	\$ 987,069	\$ 167,783	\$ 371,907	\$ 1,526,759
FY 2029/2030	\$ 962,244	\$ 161,758	\$ 365,443	\$ 1,489,444
FY 2030/2031	\$ 936,363	\$ 159,348	\$ 358,824	\$ 1,454,534
FY 2031/2032	\$ 909,663	\$ 156,938	\$ 352,048	\$ 1,418,648
FY 2032/2033	\$ 882,538	\$ 154,528	\$ 345,110	\$ 1,382,175
FY 2033/2034	\$ 849,813	\$ 152,118	\$ 338,006	\$ 1,339,936
FY 2034/2035	\$ 493,750	\$ 145,490	\$ 330,733	\$ 969,973
FY 2035/2036	\$ 204,250	\$ 143,080	\$ 323,286	\$ 670,616
FY 2036/2037	\$ 198,550	\$ 140,670	\$ 315,662	\$ 654,882
FY 2037/2038	\$ 192,850	\$ 138,260	\$ 307,855	\$ 638,965
FY 2038/2039	\$ -	\$ 135,850	\$ 299,863	\$ 435,713
FY 2039/2040	\$ -	\$ 133,440	\$ 291,680	\$ 425,120
FY 2040/2041	\$ -	\$ 131,030	\$ 283,301	\$ 414,331
FY 2041/2042	\$ -	\$ 128,620	\$ 274,723	\$ 403,343
FY 2042/2043	\$ -	\$ -	\$ -	\$ -

Next Steps

- Board of Finance Review – May 17th
- Board of Selectmen Final Review – August 11th
- Set Referendum Question No Later Than –
September 2nd
- Referendum Will Occur on Election Day–
November 2nd

Questions/Answers

