



COMING SOON
Edgartown Fire Station



Project history

2018: A discussion was started on the needs of a new Fire station. Ultimately a warrant article was approved for a feasibility study on the Fire Station to determine the best course of action.

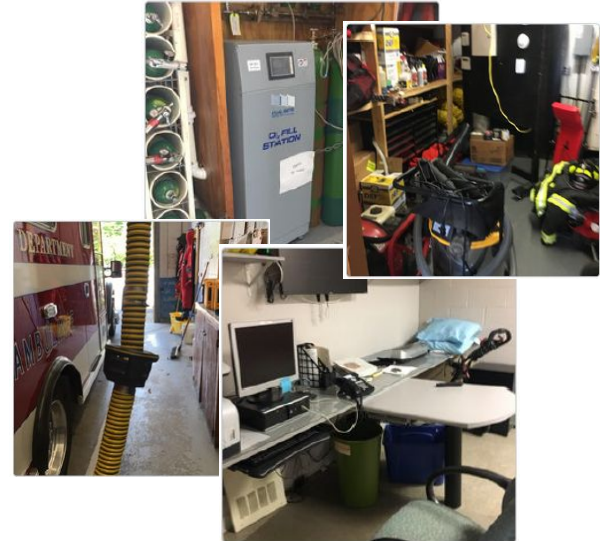
2019: Saccoccio and Associates were awarded the contract to conduct the study after an RFQ process.

2020: The study was completed and outlined 12 major deficiencies that impact department operations, membership health and safety.



Findings

- 1.Lack of appropriate size and amount of apparatus bays to meet the needs of the current and future equipment
- 2.Lack of NFPA and OSHA compliance
- 3.Lack of appropriate offices for the chief, command and admin staff
- 4.Lack of proper facilities for coed work and sleeping arrangements
- 5.Accessible Storage is non-existent
- 6.Mechanical systems are outdated; both electrical and heating
- 7.Exterior windows are original to the building
- 8.No reasonable public lobby entrance
- 9.Lack of training space, both active and passive
- 10.No workout areas
- 11.Lack of Storage for turnout gear with proper ventilation
- 12.Lack of Proper space for fire prevention and plan review





Post Pandemic project revival

June 2022: The Building Committee was appointed by the Select Board to oversee the advancement of the project.

Summer Fall 2022: The Building Committee met multiple times and worked with Saccoccio to establish space needs and a building concept based on an updated perspective. An Estimate was created based on programmed space.

December 2022: A 2023 Annual Town Meeting article was submitted for the estimated cost of the proposed design.



Post Pandemic project revival

February 2023: The article received support from the Finance Committee and Select Board

April 2023: The article was approved and got the support it needed to pass at the ballot and the decision was made to run the project as CM at Risk.



Construction Manager at Risk

The contract under 149A is a cost-plus fixed fee contract with a guaranteed maximum price, meaning the public agency will pay the actual cost of the work, general conditions, and the construction manager's fee, up to a set limit. It also allows for the most value engineering throughout the process.

We felt that this was a critical element to run the project as proficient as possible and with more flexibility to try and adapt to challenges that arise with large projects in locations like ours.



Public procurement

2023-2025: Based on the required regulations for a CM at Risk project, the Building Committee advertised, qualified, interviewed, negotiated and contracted three separate components of our build team in the following sequential manner.



Owner's project manager

Massachusetts General Law (MGL) c. 149, § 44A½ mandates that an OPM be employed for any public building project estimated to cost \$1.5 million or more.



Owner's project manager

Massachusetts General Law (MGL) c. 149, § 44A½ mandates that an OPM be employed for any public building project estimated to cost \$1.5 million or more.





Design profesional

M.G.L. chapter 143, section 54A and M.G.L. chapter 112, section 60L require Projects of this size are to have registered design professionals

Design profesional

M.G.L. chapter 143, section 54A and M.G.L. chapter 112, section 60L require Projects of this size are to have registered design professionals



SACCOCCIO & ASSOCIATES
ARCHITECTS



CM at Risk

A construction manager is responsible for overseeing all aspects of the construction process, from pre-construction planning to project completion. They ensure the project adheres to building codes and regulations, manages costs and budgets, and oversees all construction activities.



CM at Risk

A construction manager is responsible for overseeing all aspects of the construction process, from pre-construction planning to project completion. They ensure the project adheres to building codes and regulations, manages costs and budgets, and oversees all construction activities.





Original design and scope



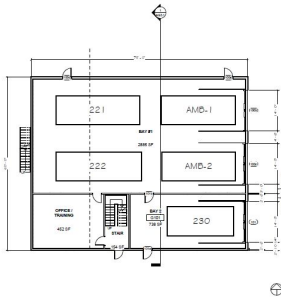


1 SITE PLAN
010 1"=20'-0"

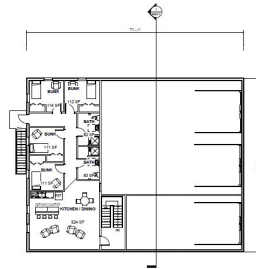


Original design and scope

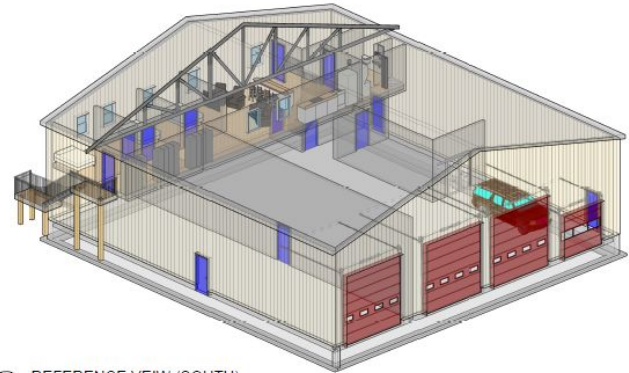
With the main station to be demolished and rebuilt, all operational aspects of the Fire Department were going to be run out of the back building for the duration of the project. The building would then provide storage for Emergency management, Police, Water rescue equipment and provide a space to train Firefighters.



GARAGE - FLOOR PLAN



GARAGE - MEZZANINE PLAN



2 REFERENCE VIEW (SOUTH)



Adjusted design and scope

Original pricing December of 2022

Cost of labor and materials increased

Drainage concerns found with geotech survey



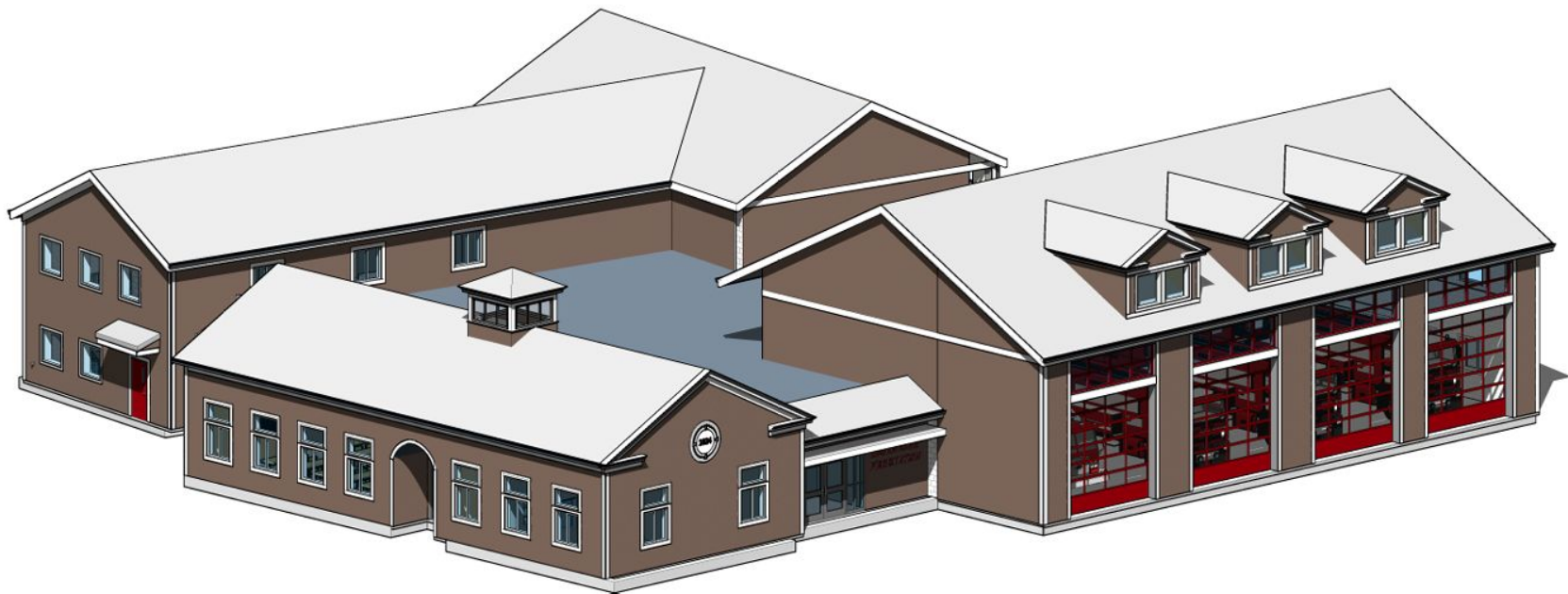
Value engineering

The back building has been eliminated

Construction process moved to a prefabricated metal frame with the same exterior architectural detail

Pavement reduced and pervious pavers used in parking areas







Maintaining services during construction

Temporary Building behind Fire Museum (Cemetery Commission approved)

Fire Museum will be used for On-Duty Staff

We will be moving all FD business and Administration to the old Land Bank building on Main St





Timeline

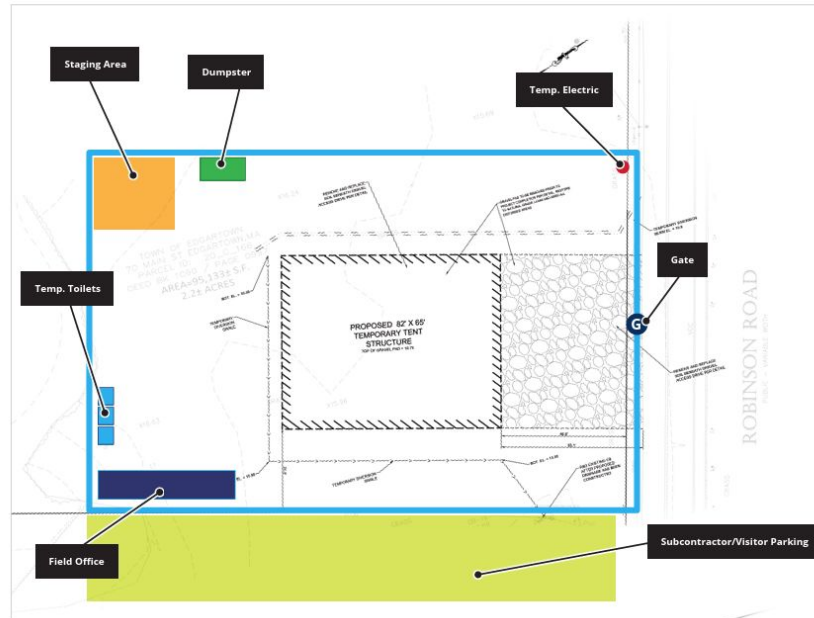
Timeline

July 2025-

Site prep for temp building

FD Admin move to 167 Main St

Phase 1 Logistics EDGARTOWN FIRE STATION



KEY / NOTES

- Field Office (60x12)
- 30-Yard Dumpster
- Temp. Toilets
- Material Storage Area
- Temporary Construction Fence
- Subcontractor/Visitor Parking
- Temporary Electric

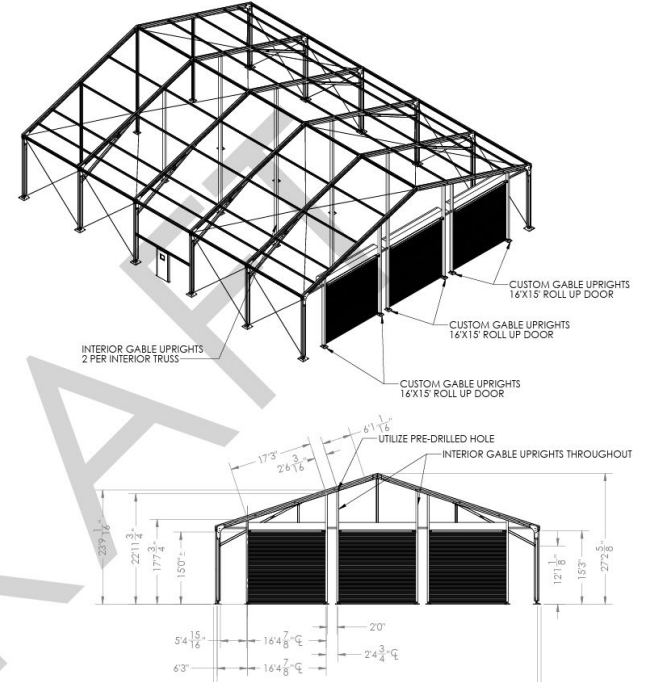
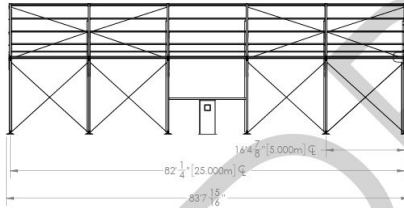
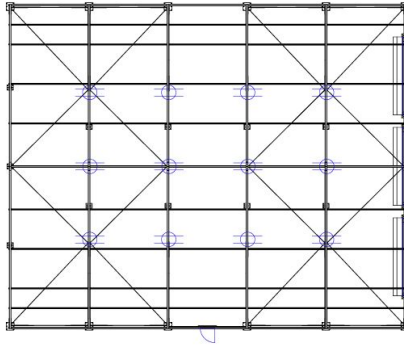


TYPICAL FENCE ELEVATION

Timeline

August 2025-

Completion of temp building



Timeline

September 2025-

Move On-Duty staff to
Museum and apparatus to
temp building

Phase 2 Logistics EDGARTOWN FIRE STATION

JUNE 18, 2025



DELLBROOK / JKS

Timeline

Late September 2025-

Demolish existing Fire Station



Timeline

Construction

October 2025

to

Jan 2027



Timeline

Project completion

Jan 2027

Commissioning

Feb 2027

Move in Spring 2027

