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Subject: Greenfield Fire Renovation
To: Robert Strahan <robert.strahan@greenfield-ma.gov>

Good morning Chief Strahan, I would like to comment on how renovation of your existing facility, complications, schedules, codes, infrastructure, systems and current construction costs could affect such an undertaking. My first assumption is that the station would need to be completely vacated for selective demolition/renovation to take place. Otherwise, the extent of the work and the resulting schedule would be untenable and take so much time I couldn't put a number to it. It would become so expensive it wouldn't make any sense.

The existing station does not meet current building codes for "essential services facilities" which would require extensive structural modifications to upgrade the masonry and structure. The building would also need to be renovated to meet all ADA requirements, a much more extensive challenge in terms of widening corridors, properly placing doors, fixing exit paths (stairs), etc. than just making larger restrooms. Other requirements such as OSHA and NFPA guidelines add to complications as do life safety and fire codes.

The station does not lend itself to renovation due to walls being masonry and difficult to move or renovate. The bays are too small, too low and cannot be economically renovated or expanded. All infrastructure and systems such as HVAC, plumbing, electrical, data will need to be removed and replaced as they are outdated and do not meet the demands of current usage or codes requirements; for example energy efficiency or air quality standards. A sprinkler system would be a must, otherwise fire walls, exit paths, etc. would be needed and generally cost more than the sprinkler system.

All of the above translates into contractor time, labor intensive work, complications and in the end, a mediocre product that can never meet your current needs in terms of size, scope, use, safety, operations or responder health/safety/welfare (i.e. hot zone protections from cancer causing toxins).

Current construction costs are exorbitant and escalation in your locale is running in the 6% - 10% range. We have seen several current professional estimates for new fire station construction and they are running 15% - 20% higher than a year ago. According to industry experts, the marketplace will not see any slowdown in 2019 and even 2020 will be a hot market, just slower escalation.

Based on all the above information, it is my professional opinion that renovation of your current fire station would be in the \$8 - \$10 million range and the BEST that you can accomplish is mediocre. This does not include any soft costs, design fees etc. All that money, time and work can never deliver a modern, state-of-the-art facility. It would be outdated the day it opened for business. I hope this helps folks understand the nature of a renovation project for your fire station. Dennis

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