



## New Fire-Rescue Station Feasibility Study Committee

Tom Finan Chair, Alexis Mathison Vice Chair,  
Scott Zenke & Mark Ziomek Clerks  
Members: Peter Coneen, Ken Heritage, Al Nickerson  
Geof Deering, Fire-Rescue Chief, Ex-Officio  
Ron Collins, Building & Facilities Manager, Ex-Officio

### ORLEANS CITIZENS FORUM AT COUNCIL ON AGING January 26, 2023 5:00PM – 6:30PM PROJECT HISTORY AND CURRENT STATUS

#### 2021

During the first half of 2021, before the Feasibility Study Committee was formed, the Select Board recognized the many deficiencies of the current Fire-Rescue Facility. Among them:

- Short and long term health concerns due to exposure to carcinogens caused by inadequate ventilation, decontamination and separation of vehicle bays & crew quarters
- Crew's quarters do not meet code
- Interior tri-level design layout and elevation changes lengthen response time
- Major shortfall in the amount of space required for all personnel, equipment & storage

Some actions were taken:

- 5/14/2021 – RFQ released for Feasibility Study Architect to address Renovation/ Expansion of the current Fire-Rescue Facility. Ted Galante Architectural Studios (TGAS) was engaged.
- 07/14/2021 – **The Select Board decided that the Governor Prence property would not be available for the construction of a new Fire Station.**
- 08/11/2021 – Ted Galante reported to the Select Board that
  - **The most financially sound approach is to select a site and build a new building while continuing to occupy the current building**
    - Even if practical, Renovation/Expansion would require the current building to be vacated and a temporary facility to be constructed with no land to build it on. If land was available, you would build a new facility on this land.
- 10/25/2021 – Special Town Meeting approved \$100,000 for a New Building Feasibility Study Architect **with the provision that site studies are to Exclude Nauset Regional School Property.**

## **2022**

- 01/12/2022 – The Orleans Elementary School Committee (OESC), was presented with a proposal to use approximately one acre of their land for construction of a new Fire-Rescue Facility, in exchange for parking and site accessibility improvements to the OES campus.
- **02/03/2022 – New Fire-Rescue Station Feasibility Study Committee held the first of 10 meetings**
- 02/14/2022 – Orleans Elementary School Committee agrees to participate in the Feasibility Study
- 03/04/2022 – RFP was issued for procurement of Private Property for constructing a new Fire-Rescue Facility. In addition targeted letters were sent to 12 owners of particularly desirable properties.
  - **No responses were received**
- 04/28/2022 – Kastle Boos Architects (KBA), was engaged to evaluate municipally owned properties
  - 46 Eldredge Park Way (approximately one acre at the Orleans Elementary School)
  - 139 Main Street (Town Hall Annex adjacent to the Historical Society)
  - 18 Bay Ridge Road (former DPW)
- 04/05-06-07/2022 – The Committee toured modern Fire-Rescue facilities in Brewster (occupied 2018), Chatham (2016) and Hyannis (2019). Common threads:
  - Originally designed to meet current and future needs
  - Downsized prior to delayed construction
  - Built smaller for more money,
  - 2022 – all out of space
  - **Lesson learned: The most economical way forward is to build as originally designed**
- 07/11/2022 – A joint meeting with the Committee and the Orleans Elementary School Committee (OESC )was held. At the request of Select Board members, a three structure solution was presented by KBA, involving the retention of the current Fire-Rescue building for General Municipal Purposes, the construction of a new Fire-Rescue building as well as a multi-story parking garage. **This concept was unanimously rejected by both Committees.**
- 07/13/2022 – In a joint meeting, **The OESC voted that it was not in the best interest of the OES Community to continue to participate in the Feasibility Study.**
- 07/20/2022 – KBA findings were reported to the Select Board.
  - **139 Main Street (Town Hall Annex) and 18 Bay Ridge Road (former DPW) not feasible due to:**
    - **Too small**
    - **Disruption to vital town functions on the properties**
    - **Less-advantageous response times**

- Among other reasons.
- 46 Eldredge Park Way (approximately 1 acre at Orleans Elementary School).
  - Of the locations available for consideration in this study, the 46 Eldredge Park Way Orleans Elementary School site is feasible and in an advantageous location. However, it is a very challenging site for construction due to:
    - Potential abutter interruptions
    - Required easements and/or property acquisitions
    - And topography
  - **Due to the noted challenges of this site, the Town of Orleans may want to explore other sites not previously identified that would maintain favorable response times.**
- A space needs study concluded that an approximate 36,000 square foot building would be required to meet current and long term needs. The current building is 10,800 square feet.
- 11/10/2022 – Criterion Associates were engaged to conduct a Location Study to determine the most advantageous site for a new facility. They reported that **the most advantageous location for a new Fire-Rescue Facility would be a location somewhere near the current building.**
- 11/16/2022 – All findings were reported by the Committee to the Select Board along with the following recommendations which were accepted by unanimous vote.
  - **Furlough the New Fire-Rescue Station Feasibility Study Committee.**
  - **Select Board acquire a feasible building site, within acceptable response time parameters.**
  - **At that time, restart the Fire-Rescue Station Committee.**

**IT WAS REPORTED THAT THE COMMITTEE IS DISAPPOINTED WITH  
THE OUTCOME OF THEIR ENDEAVORS AS  
A NEW FIRE-RESCUE FACILITY CONTINUES TO BE AN  
URGENT NEED FOR THE TOWN OF ORLEANS**

### **2023**

- The way ahead:
  - Acquire a building site of approximately three acres
  - Engage an Owners Project Manager
  - Approximately 12-18 months for Architectural Detailed Design Documents to be prepared The length of time depends on the challenges of the site.
  - Approximately 24 months for construction
  - Each step requires Town Meeting positive action and positive votes at the polls

On behalf of the Committee by Tom Finan, Chair