

Fire/EMS TEMP LIVING QUARTERS UPDATE

Needs: Provide suitable facilities for Fire/EMS personnel working long shifts (24-48 hours) before winter. Current conditions using Port-A-Potties and makeshift amenities are wholly inadequate.

Problem: Station One's septic backup in June left the bathroom, kitchen, and living quarters unusable, requiring gutting spaces down to the concrete and walls two feet up. The primary issue was the septic line under the slab. Septic system itself was deemed ok.



Solutions:

- Quotes to partially repair septic approached almost \$100K but would not make the system slab usable.
- Many Options to repair and remodel Station 1 were explored and several contractors weighed in with general estimates.
 - We were made aware that a remodel of this nature would trigger the need to meet ICC, ME State, and State Fire Marshall Codes, as well as meeting OSHA requirements. This has been confirmed multiple times with our CEO and the State Fire Marshall's office.
 - Remodeling costs and bringing the building up to basic code would be in the range of \$390K to over \$500K. This still would not address the inherent structural problems with the 40-year-old building and a costly extensive engineering study would need to be done.
 - The roof and trusses would have to be updated to comply with current ME state snow-loads. The walls show signs of structural deterioration – cracked blocks, missing mortar, and bowing. The slab shows two more areas of settling.
 - A structural engineer would need to be brought in for a thorough investigation (deeper than the scope of the 2020 study) including boring several places and scoping the ground under the slab.
 - Due to the condition of the building inherent in its design only as a storage/bay area for a Volunteer Fire Dept., Station 1 would require so much work and money it would not be financially wise and not a good use of tax-payer funds.
- Station 2 is not a viable option because it isn't big enough, is currently uninsurable and would need a structurally renewed 2nd story and roof which would then require the entire station be brought up to code, just like Station 1.
- Separate Living quarter options were explored to provide a bathroom, kitchen and living space for our Fire/EMS personnel, which would meet all codes and requirements.
 - Container living quarters: deemed too small to meet the needs and requirements.
 - Modular building: deemed much more costly due to extensive sitework and needing a foundation/frost wall.

Your Vote is important! Please attend the September 9th Town vote at 10AM, LES

- Other buildings nearby which could be rented: deemed not feasible due to space, possible contamination by uniforms and gear, and longer response times.
- Manufactured building: this option allows us to meet all code requirements, space needs, and can be located just behind Station 1 with the least amount of sitework required. It would meet the needs of our Fire/EMS personnel for several years until, hopefully, a new fire station is built. It can also be repurposed in its present location or be moved to another location depending on the needs of the Town at the time.



- A Manufactured Home would give the space needed and meet all but two code requirements, a sprinkler system required by the State Fire Marshall, and ADA compliance required by federal law. Sprinkler system can be installed after placement of the home as well as ADA compliance. The cost of acquiring, placing, and setting up this building, including sitework would be **up to \$245,000**, which is far below any other option discovered.
- This building would also contain a Chief's office so the current "Stephen King" Office trailer would be repurposed as a confined space rescue training unit for our Firefighters.

Conclusions: No one wants this situation nor to spend this amount of money. We needed a new station years ago, and our Fire Stations needed upgrades and remodeling years ago.

A Manufactured Building would NOT alleviate the need for a new fire station. The current station is too small to hold necessary apparatus and personnel, and is too rough of shape to be functional for anything other than storage and apparatus bays.

While a manufactured building does not solve the need for a new fire station (the current stations lack essential space for equipment, personnel, and updated apparatus), it addresses immediate personnel needs and can be funded by federally donated ARPA funds and is the least financial cost. It is hoped that the building could be repurposed if/when a new fire station is built.

Retaining and attracting Fire/EMS personnel is critical !

On Friday September 8th from 5pm-7pm Selectman Kevin Edwards and Chief Joe Stefano will be at Station 1 to answer questions for anyone who wants to view the station.

Your Vote is important! Please attend the September 9th Town vote at 10AM, LES