

April 1, 2022

Mr, Antonio Barletta, Town Administrator  
Town of Nahant  
Nahant Road  
Nahant, MA



Re: Feasibility Study for Nahant Fire/Police

Dear Mr. Barletta:

Based on our meeting and discussion March 23<sup>rd</sup> with you, Chief Antrim and Chief Furlong, we offer the following regarding a Feasibility Study and Schematic Design effort related to the Fire and Police Stations:

### **Town of Nahant – Public Safety Feasibility Study**

It remains the case, since our initial review in 2016 of the Town's fire station at 67 Flash Road and the police station at 198 Nahant Road, that both facilities are inadequate and deficient in many ways and do not effectively accommodate staff and equipment in a safe, healthy, productive and cost-effective manner.

We understand that the Town wishes to contract with a professional consultant(s) with deep knowledge of fire/rescue, EMS and law enforcement operations and experience with the planning, programming, design and construction of public safety facilities for a Feasibility Study to develop options related to the replacement of, or upgrades to, the two existing stations.

#### **Feasibility Study**

- Existing Conditions Assessments of both sites and buildings (including building systems and components, code compliance, health and safety issues, utility locations and capacities, and a cursory site and hazardous materials assessment)
- The consultant should also assess the facilities from a space utilization and operational perspective by identifying the limitations or constraints (such as circulation, adjacencies, lack of space, response pathways) and describe their adverse impacts on personnel, operations, productivity, and efficiency.
- Programming and Space Needs Analysis for end-users including the potential for shared use of space, parking, visitor and delivery needs.
- Exploring the potential for co-locating other municipal departments, or parts thereof, and determining the spatial elements that might be included.
- Room descriptions and diagrams
- Determination of permitting requirements and discussions with authorities having jurisdiction.
- Development of Options to include conceptual site plans, building layout options and floor plans, life cycle cost analysis, project cost estimates, and a summary of the benefits and limitations of each. At a minimum, conceptual plans will be developed

to illustrate circulation, program locations and adjacencies, building orientation, access and egress, and parking; include a basis of design narrative for site, structural, mechanical, electrical, plumbing, and fire protection systems, abatement requirements, and code upgrades.

- Production of presentation materials for and participation in public meetings
- Assist the Town in selecting the preferred option to further develop in the Schematic Design Phase.

Note:

Site Surveys, Geotechnical Analysis and Testing can be included but are generally considered to be an additional scope of work or services and often are retained directly by the client.

### **Schematic Design**

With an authorization to proceed, the consultant will complete Schematic Design that will further refine and illustrate the preferred solution. Site and architectural features will be further developed, major systems, materials, and major cost items identified. Deliverables will include floor plans, elevations, 3-d renderings, a proposed design and construction schedule/phasing plan, an Schematic Design Construction Cost estimate and an opinion of probable total project cost.

### **Suggested Fees (for warrant article)**

#### **Designer:**

Feasibility Study: \$75k - \$100k

Schematic Design: \$250k - \$300k depending on the preferred direction

#### **Owner's Project Manager (OPM):**

Schematic Design: \$75k - \$100k depending on the preferred direction

#### **Other Costs:**

##### Budget \$50k - \$75k

- Initial Survey
- Initial Geotech
- Wetlands Delineation (if needed)
- Phase 1 Site Assessment (to determine if hazardous materials exist)
- Traffic Study
- Hydrant Flow Test (to understand water pressure for fire suppression system)

**Total Budget Range:** \$450k - \$575k

I trust this information aligns with your expectations for Fees and a description of the associated scope of services typically involved in a Feasibility Study/Schematic Design effort. If not, please let me know and I will furnish whatever additional information you may require for the Financial Committee and warrant preparation.

Thanks again for the invitation to meet and assist in this endeavor.

Sincerely,

**DORE + WHITTIER**

A handwritten signature in black ink that reads "Bruce Dillon". The signature is written in a cursive, slightly slanted style.

**Bruce Dillon**

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