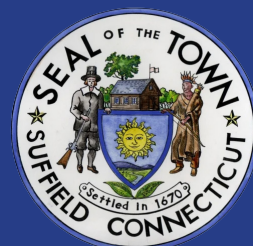


TOWN OF SUFFIELD

FINAL SPACE NEEDS & CONCEPTUAL DESIGN OPTIONS

MAY 2026

*Prepared By Tecton Architects
34 Sequassen Street, Suite 200, Hartford, CT, 06106*



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ARCHITECTS

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FIRE STATION 1 - PROGRAM

1

PREVIOUS SPACE NEEDS SUMMARY AND PRIORITIZATION

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PREVIOUS SPACE NEEDS SUMMARY AND PRIORITIZATION

Fire Station 1

Program Area

1 . Public		
1.01	Vestibule	60 s.f.
1.02	Lobby	100 s.f.
1.03	Unisex Public Restroom	0 s.f.
Subtotal:		160 s.f.
2 . Radio & Communications		
2.01	Watch/Radio Room	180 s.f.
Subtotal:		180 s.f.
3 . Administration & Shared Workspace		
3.01	Shared Administrative Office	0 s.f.
3.02	Chief's Office	200 s.f.
3.03	Captain's Office	0 s.f.
3.04	Conference/Multi-Purpose Classroom (12)	0 s.f.
3.05	Shared Office Supply & Workspace	120 s.f.
3.06	Mailboxes	0 s.f.
3.07	Reprographics / Shared Workspace	0 s.f.
Subtotal:		320 s.f.
4 . Firefighter Living Quarters		
4.01	Firefighters Day/Dining Room	600 s.f.
4.02	Kitchen	300 s.f.
4.03	Study / Library	0 s.f.
4.04	Firefighter Single Bunk Room(s) x 4	600 s.f.
4.05	Officer's Bunk Room(s) x 1	0 s.f.
4.06	Unisex Single Bath / Shower x 2	180 s.f.
4.07	Exercise Room	200 s.f.
4.08	Housekeeping / Laundry (Domestic Only)	80 s.f.
4.09	General Storage	0 s.f.
4.10	Recovery (Mother's Room)	70 s.f.
4.11	Private Staff Entry	0 s.f.
Subtotal:		2,030 s.f.
5 . Apparatus & Training		
5.01	Main Apparatus Bays (3 Drive-Through Bays)	3500 s.f.
5.02	Auxiliary Apparatus Bays (Support Vehicle Storage)	2400 s.f.

PREVIOUS SPACE NEEDS SUMMARY AND PRIORITIZATION

Fire Station 1

Program Area		
5.03	Hose/Training Tower	0 s.f.
Subtotal:		5,900 s.f.
6 .	Firematic Support	
6.01	Mezzanine	600 s.f.
6.02	Quartermaster Storage	0 s.f.
6.03	Firematic Equipment & Gear Storage	140 s.f.
6.04	Tool / Work Room	120 s.f.
6.05	Compressor Room	0 s.f.
6.06	Firematic Decon Laundry	180 s.f.
6.07	SCBA Room	200 s.f.
6.08	Turnout Gear Room (14)	165 s.f.
6.09	Transition Zones (x2)	130 s.f.
6.10	Hose Storage	50 s.f.
6.11	Hot Zone Toilet Room	90 s.f.
6.12	Hot Zone Custodial Closet	25 s.f.
Subtotal:		1,700 s.f.
7 .	Vertical Circulation	
7.01	Stairs x Two Floors (x2)	800 s.f.
7.02	Elevator x Two Floors	120 s.f.
Subtotal:		920 s.f.
8 .	Building Services	
8.01	Custodial Closet	25 s.f.
8.02	Mechanical/Boiler Room	400 s.f.
8.03	Sprinkler Room	0 s.f.
8.04	Electrical Room	140 s.f.
8.05	Emergency Electrical Room	100 s.f.
8.06	IT Server Room	120 s.f.
8.07	Tel/Data Head End Room	60 s.f.
8.08	Tel/Data Distribution Closets (x2)	25 s.f.
Subtotal:		870 s.f.
Summation		
Facility net area:		12,080 s.f.
Net to gross adjustment (25%)		3,000 s.f.
Facility gross area total:		15,080 s.f.

PREVIOUS SPACE NEEDS SUMMARY AND PRIORITIZATION

Suffield, Connecticut

Space Needs Prioritization

Fire Department & Fire Commission

Space Needs

Department Priorities: 1. Training 2. Health & Safety
3. Recruitment & Retention 4. Shared Living

Public Spaces

Vestibule	60	SF
Lobby	100	SF
Unisex Public Restroom	0	SF

Radio & Communications

Watch/Radio Room	180	SF
------------------	-----	----

Administration & Shared Workspace

Shared Administrative Office	0	SF
Chief's Office	200	SF
Captain's Office	0	SF
Conference/Multi-Purpose Classroom (12)	0	SF
Shared Office Supply & Workspace	120	SF
Mailboxes	0	SF
Reprographics / Shared Workspace	0	SF

Firefighter Living Quarters

Firefighters Day/Dining Room	600	SF
Kitchen	300	SF
Study / Library	0	SF
Firefighter Single Bunk Room(s) x 4	600	SF
Officer's Bunk Room(s) x 1	0	SF
Unisex Single Bath / Shower x 2	180	SF
Exercise Room	200	SF
Housekeeping / Laundry (Domestic Only)	80	SF
General Storage	0	SF
Recovery (Mother's Room)	70	SF
Private Staff Entry	0	SF

Apparatus & Training

Main Apparatus Bays (3 Drive-Through Bays)	3500	SF
Auxiliary Apparatus Bays (Support Vehicle Storage)	2400	SF
Hose/Training Tower	0	SF

Department | Fire Commission

N = Need | W = Want

DEPT	O	V	T	P
N	N	N	N	N
N	N	N	W	N
W	N	W	W	N

N	N	N	N	N
---	---	---	---	---

W	N	W	W	W
N	N	N	N	N
W	N	W	W	-
W	N	W	-	N
N	N	N	-	N
N	N	N	-	N
N	N	N	-	N

N	-	N	N	N
N	N	N	N	N
W	N	W	W	W
N	N	N	-	N
N	N	N	N	-
N	N	N	-	N
N	N	W	N	W
N	N	N	N	N
W	N	W	W	W
N	N	N	N	N
N	N	N	N	N

N	N	N	N	N
N	N	N	N	N
W	W	N	W	N

Essential	Important	Desirable	Optional	Not Included
-----------	-----------	-----------	----------	--------------

Prioritization

100%	80%	60%	40%	20%
------	-----	-----	-----	-----

✓				
	✓			
			✓	

✓				
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				✓
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			✓	

PREVIOUS SPACE NEEDS SUMMARY AND PRIORITIZATION

Suffield, Connecticut

Space Needs Prioritization

Fire Department & Fire Commission

Space Needs

Department Priorities: 1. Training 2. Health & Safety
3. Recruitment & Retention 4. Shared Living

Firematic Support

Mezzanine	600	SF
Quartermaster Storage	0	SF
Firematic Equipment & Gear Storage	140	SF
Tool / Work Room	120	SF
Compressor Room	0	SF
Firematic Decon Laundry	180	SF
SCBA Room	200	SF
Turnout Gear Room (14)	165	SF
Transition Zones (x2)	130	SF
Hose Storage	50	SF
Hot Zone Toilet Room	90	SF
Hot Zone Custodial Closet	25	SF

Vertical Circulation

Stairs x Two Floors (x2)	800	SF
Elevator x Two Floors	120	SF

Building Services

Custodial Closet	25	SF
Mechanical/Boiler Room	400	SF
Sprinkler Room	0	SF
Electrical Room	140	SF
Emergency Electrical Room	100	SF
IT Server Room	120	SF
Tel/Data Head End Room	60	SF
Tel/Data Distribution Closets	25	SF

Department | Fire Commission

N = Need | W = Want

N	N	N	-	N
N	N	N	N	N
N	N	N	N	N
N	N	N	N	N
N	N	N	N	N
W	W	W	W	N
N	N	N	N	N
N	N	N	N	N
N	N	N	W	N
N	N	N	-	N
N	N	N	W	N
N	N	N	N	N
N	N	N	-	N

Essential	Important	Desirable	Optional	Not Included
Prioritization				
100%	80%	60%	40%	20%

	✓			
✓				
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				✓
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PRECEDENT COMPARISON

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Program Area			Fire Station 1
			Bloomfield Fire Comparison
1 . Public			
1.01	Vestibule	60 s.f.	80 s.f.
1.02	Lobby	100 s.f.	178 s.f.
1.03	Public Restrooms	0 s.f.	372 s.f.
1.04	Community/Training Room	0 s.f.	820 s.f.
1.05	Training Room Storage	0 s.f.	114 s.f.
	Subtotal:	160 s.f.	1,564 s.f.
2 . Radio & Communications			
2.01	Watch/Radio Room	180 s.f.	204 s.f.
	Subtotal:	180 s.f.	204 s.f.
3 . Administration & Shared Workspace			
3.01	Shared Administrative Office	0 s.f.	0 s.f.
3.02	Chief's Office	200 s.f.	0 s.f.
3.03	Captain's Office	0 s.f.	0 s.f.
3.04	Conference/Multi-Purpose Classroom (12)	0 s.f.	0 s.f.
3.05	Shared Office Supply & Workspace	120 s.f.	0 s.f.
3.06	Mailboxes	0 s.f.	0 s.f.
3.07	Reprographics / Shared Workspace	0 s.f.	0 s.f.
3.08	Office with Bunking (Double)	0 s.f.	206 s.f.
3.09	Private Restrooms	0 s.f.	0 s.f.
	Subtotal:	320 s.f.	206 s.f.
4 . Firefighter Living Quarters			
4.01	Firefighters Day/Dining Room	600 s.f.	561 s.f.
4.02	Kitchen	300 s.f.	243 s.f.
4.03	Study / Library	0 s.f.	0 s.f.
4.04	Firefighter Single Bunk Room(s) x 4	600 s.f.	451 s.f.
4.05	Officer's Bunk Room(s) x 1	0 s.f.	0 s.f.
4.06	Unisex Single Bath / Shower x 2	180 s.f.	188 s.f.
4.07	Exercise Room	200 s.f.	479 s.f.
4.08	Housekeeping / Laundry (Domestic Only)	80 s.f.	0 s.f.
4.09	General Storage	0 s.f.	110 s.f.
4.10	Recovery (Mother's Room)	70 s.f.	0 s.f.
4.11	Private Staff Entry	0 s.f.	0 s.f.
	Subtotal:	2,030 s.f.	2,032 s.f.
5 . Apparatus & Training			
5.01	Main Apparatus Bays (3 Drive-Through Bays)	3500 s.f.	0 s.f.
5.02	Auxiliary Apparatus Bays (Support Vehicle Storage)	2400 s.f.	0 s.f.
5.03	Hose/Training Tower	0 s.f.	0 s.f.
5.04	Apparatus Bays (2 Drive-Through, 1 Support Bay)	0 s.f.	4062 s.f.
5.05	Apparatus Bays (4 Drive-Through Bays)	0 s.f.	0 s.f.
	Subtotal:	5,900 s.f.	4,062 s.f.

PRECEDENT COMPARISON

Program Area				Fire Station 1	
				Bloomfield Fire Comparison	
6 .	Firematic Support				
6.01	Mezzanine	600	s.f.	847	s.f.
6.02	Quartermaster Storage	0	s.f.	0	s.f.
6.03	Firematic Equipment & Gear Storage	140	s.f.	174	s.f.
6.04	Tool / Work Room	120	s.f.	172	s.f.
6.05	Compressor Room	0	s.f.	0	s.f.
6.06	Firematic Decon Laundry	180	s.f.	192	s.f.
6.07	SCBA Room	200	s.f.	215	s.f.
6.08	Turnout Gear Room (14)	165	s.f.	328	s.f.
6.09	Transition Zones (x2)	130	s.f.	0	s.f.
6.10	Hose Storage	50	s.f.	0	s.f.
6.11	Hot Zone Toilet Room	90	s.f.	62	s.f.
6.12	Hot Zone Custodial Closet	25	s.f.	0	s.f.
Subtotal:		1,700	s.f.	1,990	s.f.
7 .	Vertical Circulation				
7.01	Stairs x Two Floors (x2)	800	s.f.	0	s.f.
7.02	Elevator x Two Floors	120	s.f.	0	s.f.
Subtotal:		920	s.f.	0	s.f.
8 .	Building Services				
8.01	Custodial Closet	25	s.f.	23	s.f.
8.02	Mechanical/Boiler Room	400	s.f.	137	s.f.
8.02	Mechanical Attic	0	s.f.	NIC	s.f.
8.03	Sprinkler Room	0	s.f.	90	s.f.
8.04	Electrical Room	140	s.f.	125	s.f.
8.05	Emergency Electrical Room	100	s.f.	0	s.f.
8.06	IT Server Room	120	s.f.	66	s.f.
8.07	Tel/Data Head End Room	60	s.f.	0	s.f.
8.08	Tel/Data Distribution Closets (x2)	25	s.f.	0	s.f.
Subtotal:		870	s.f.	441	s.f.
Summation					
Facility net area:		12,080	s.f.	10,499	s.f.
Net to gross adjustment		25% 3,000	s.f.	17% 1,081	s.f.
Facility gross area total:		15,080	s.f.	11,580	s.f.

FINAL SPACE NEEDS SUMMARY

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FINAL SPACE NEEDS SUMMARY

Program Area			Fire Station 1	
			Revised Program	Revised Program
1 .	Public		Basis of Design	Alternate Add
	1.01 Vestibule	60 s.f.	80 s.f.	80 s.f.
	1.02 Lobby	100 s.f.	180 s.f.	180 s.f.
	1.03 Public Restrooms	0 s.f.	0 s.f.	400 s.f.
	1.04 Community/Training Room	0 s.f.	0 s.f.	820 s.f.
	1.05 Training Room Storage	0 s.f.	0 s.f.	150 s.f.
	Subtotal:	160 s.f.	260 s.f.	1,630 s.f.
2 .	Radio & Communications			
	2.01 Watch/Radio Room	180 s.f.	180 s.f.	180 s.f.
	Subtotal:	180 s.f.	180 s.f.	180 s.f.
3 .	Administration & Shared Workspace			
	3.01 Shared Administrative Office	0 s.f.	0 s.f.	0 s.f.
	3.02 Chief's Office	200 s.f.	180 s.f.	180 s.f.
	3.03 Captain's Office	0 s.f.	0 s.f.	0 s.f.
	3.04 Conference/Multi-Purpose Classroom (12)	0 s.f.	0 s.f.	0 s.f.
	3.05 Shared Office Supply & Workspace	120 s.f.	120 s.f.	120 s.f.
	3.06 Mailboxes	0 s.f.	0 s.f.	0 s.f.
	3.07 Reprographics / Shared Workspace	0 s.f.	0 s.f.	0 s.f.
	3.08 Office with Bunking (Double)	0 s.f.	0 s.f.	0 s.f.
	3.09 Private Restrooms	0 s.f.	0 s.f.	0 s.f.
	Subtotal:	320 s.f.	300 s.f.	300 s.f.
4 .	Firefighter Living Quarters			
	4.01 Firefighters Day/Dining Room	600 s.f.	600 s.f.	600 s.f.
	4.02 Kitchen	300 s.f.	300 s.f.	300 s.f.
	4.03 Study / Library	0 s.f.	0 s.f.	0 s.f.
	4.04 Firefighter Single Bunk Room(s) x 4	600 s.f.	600 s.f.	600 s.f.
	4.05 Officer's Bunk Room(s) x 1	0 s.f.	0 s.f.	0 s.f.
	4.06 Unisex Single Bath / Shower x 2	180 s.f.	180 s.f.	180 s.f.
	4.07 Exercise Room	200 s.f.	300 s.f.	300 s.f.
	4.08 Housekeeping / Laundry (Domestic Only)	80 s.f.	80 s.f.	80 s.f.
	4.09 General Storage	0 s.f.	0 s.f.	0 s.f.
	4.10 Recovery (Mother's Room)	70 s.f.	70 s.f.	70 s.f.
	4.11 Private Staff Entry	0 s.f.	0 s.f.	0 s.f.
	Subtotal:	2,030 s.f.	2,130 s.f.	2,130 s.f.
5 .	Apparatus & Training			
	5.01 Main Apparatus Bays (3 Drive-Through Bays)	3500 s.f.	0 s.f.	0 s.f.
	5.02 Auxiliary Apparatus Bays (Support Vehicle Storage)	2400 s.f.	0 s.f.	0 s.f.
	5.03 Hose/Training Tower	0 s.f.	0 s.f.	0 s.f.
	5.04 Apparatus Bays (2 Drive-Through, 1 Support Bay)	0 s.f.	0 s.f.	0 s.f.
	5.05 Apparatus Bays (4 Drive-Through Bays)	0 s.f.	4800 s.f.	4800 s.f.
	Subtotal:	5,900 s.f.	4,800 s.f.	4,800 s.f.
6 .	Firematic Support			
	6.01 Mezzanine	600 s.f.	800 s.f.	800 s.f.
	6.02 Quartermaster Storage	0 s.f.	0 s.f.	0 s.f.
	6.03 Firematic Equipment & Gear Storage	140 s.f.	140 s.f.	140 s.f.
	6.04 Tool / Work Room	120 s.f.	120 s.f.	120 s.f.
	6.05 Compressor Room	0 s.f.	0 s.f.	0 s.f.
	6.06 Firematic Decon Laundry	180 s.f.	180 s.f.	180 s.f.
	6.07 SCBA Room	200 s.f.	215 s.f.	215 s.f.
	6.08 Turnout Gear Room (14)	165 s.f.	200 s.f.	200 s.f.
	6.09 Transition Zones (x2)	130 s.f.	130 s.f.	130 s.f.
	6.10 Hose Storage	50 s.f.	50 s.f.	50 s.f.

FINAL SPACE NEEDS SUMMARY

			Fire Station 1	
	Program Area		Revised Program	Revised Program
6.11	Hot Zone Toilet Room	90 s.f.	60 s.f.	60 s.f.
6.12	Hot Zone Custodial Closet	25 s.f.	0 s.f.	0 s.f.
Subtotal:		1,700 s.f.	1,895 s.f.	1,895 s.f.
7 .	Vertical Circulation			
7.01	Stairs x Two Floors (x2)	800 s.f.	0 s.f.	0 s.f.
7.02	Elevator x Two Floors	120 s.f.	0 s.f.	0 s.f.
Subtotal:		920 s.f.	0 s.f.	0 s.f.
8 .	Building Services			
8.01	Custodial Closet	25 s.f.	25 s.f.	25 s.f.
8.02	Mechanical/Boiler Room	400 s.f.	200 s.f.	200 s.f.
8.02	Mechanical Attic	0 s.f.	NIC s.f.	NIC s.f.
8.03	Sprinkler Room	0 s.f.	50 s.f.	50 s.f.
8.04	Electrical Room	140 s.f.	120 s.f.	120 s.f.
8.05	Emergency Electrical Room	100 s.f.	0 s.f.	0 s.f.
8.06	IT Server Room	120 s.f.	60 s.f.	60 s.f.
8.07	Tel/Data Head End Room	60 s.f.	0 s.f.	0 s.f.
8.08	Tel/Data Distribution Closets (x2)	25 s.f.	0 s.f.	0 s.f.
Subtotal:		870 s.f.	455 s.f.	455 s.f.
Summation				
Facility net area:		12,080 s.f.	10,020 s.f.	11,390 s.f.
Net to gross adjustment 25%		3,000 s.f.	2,430 s.f.	2,730 s.f.
Facility gross area total:		15,080 s.f.	12,450 s.f.	14,120 s.f.
Facility Conceptual Design Square Footages:				
New Construction on Annex Site & Existing Station Location			11,860 s.f.	13,710 s.f.
<u>Addition Renovation at Existing Station Location</u>				
Renovate as New			4,200 s.f.	4,200 s.f.
New Addition (including Mezzanine)			7,610 s.f.	9,460 s.f.
Subtotal			11,810 s.f.	13,660 s.f.
Light Renovation (Basement Utility Space Only)			1,600 s.f.	1,600 s.f.
Total			13,410 s.f.	15,260 s.f.

*DESIGN CONCEPTS -
NEW CONSTRUCTION ON A NEW SITE*

2

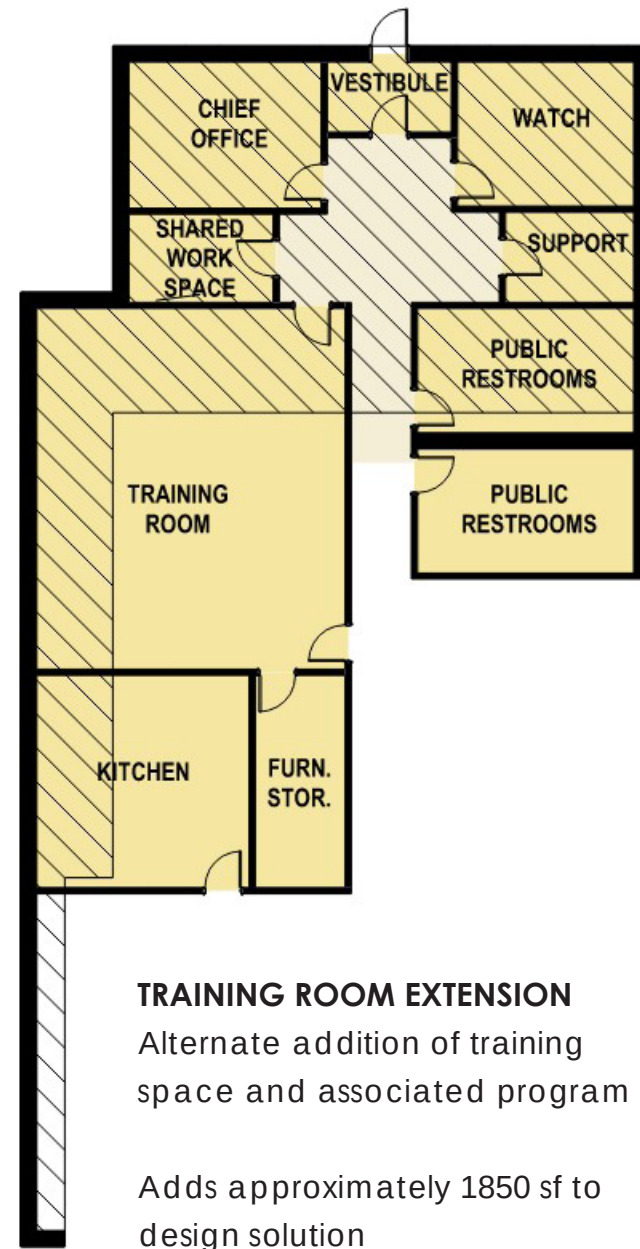
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FIRST FLOOR

*Mezzanine located above firematic support program.



FIRST FLOOR



*Mezzanine located above firematic support program.

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Fire Station 1

Start Date		Months	End Date
Assumed Project Start Date	3/1/2028	Mid-point	12/1/2028
Assumed Project Duration (months)	18	From Today	31
Heading	Quantity	Unit Cost	Subtotal

Public Safety Building Construction Costs

New Facility Construction	11,860 s.f.	\$775.00 /s.f.	\$9,191,500
Demolition of Existing Building (Annex)	3,050 s.f.	\$175.00 /s.f.	\$533,800
Subtotal:		\$652.27 /s.f.	\$9,725,300
Design/Budget Contingency		12.0%	\$1,167,000
Escalation Allowance to mid-point of Construction		4.25% /yr	\$1,264,000
Subtotal:		\$815.31 /s.f.	\$12,156,300

Project Development and Equipment Costs

Designer Fees	9.0%	\$1,094,000
Clerk of the Works/OPM Fees	5.0%	\$608,000
Interior Furnishings and Loose Equipment		\$178,000
Furniture and Equipment Design Fees		\$21,000
Hazardous Materials Abatement Allowance		\$0
Hygienists Fees Allowance		\$0
Soil Investigation Allowance		\$150,000
Geotech/Environmental Oversight Fees Allowance		\$50,000
Survey and Borings		\$60,000
Envelope Commissioning		\$36,000
MEP Commissioning		\$42,000
Materials Testing		\$36,000
Temporary Facilities (includes trailers, apparatus containment, fees, etc.)		\$0
Phones, AV and Computer Equipment		\$150,000
Communications, Radios and Specialty Systems		\$50,000
Alarm Receivers & Fire Alarm Alerting		\$150,000
Bidding Expenses - Advertising and Reprographics		\$15,000
Fiber Service		\$50,000
Permitting Peer Reviews		\$15,000
Builder's Risk Insurance		\$46,000
Utility Backcharges		\$40,000
Relocation Costs		\$15,000
Bonding and Legal Fees		\$10,000
Subtotal:	23%	\$2,816,000

NEW CONSTRUCTION ON A NEW SITE

Opinion of Probable Cost

Fire Station 1

Construction and Project Contingency

Construction/Owner's Contingency	5.0%	\$608,000
Project Development Contingency	5.0%	\$141,000
Subtotal:		\$749,000

Opinion of Total Project Costs:	\$15,721,300
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DRAFT

Fire Station 1

Start Date		Months	End Date
Assumed Project Start Date	3/1/2028	Mid-point	12/1/2028
Assumed Project Duration (months)	18	From Today	31
Heading	Quantity	Unit Cost	Subtotal

Public Safety Building Construction Costs

New Facility Construction	13,710 s.f.	\$775.00 /s.f.	\$10,625,300
Demolition of Existing Building (Annex)	3,050 s.f.	\$175.00 /s.f.	\$533,800
Subtotal:		\$665.82 /s.f.	\$11,159,100
Design/Budget Contingency		12.0%	\$1,339,000
Escalation Allowance to mid-point of Construction		4.25% /yr	\$1,450,000
Subtotal:		\$832.23 /s.f.	\$13,948,100

Project Development and Equipment Costs

Designer Fees	9.0%	\$1,255,000
Clerk of the Works/OPM Fees	5.0%	\$697,000
Interior Furnishings and Loose Equipment		\$206,000
Furniture and Equipment Design Fees		\$25,000
Hazardous Materials Abatement Allowance		\$0
Hygienists Fees Allowance		\$0
Soil Investigation Allowance		\$150,000
Geotech/Environmental Oversight Fees Allowance		\$50,000
Survey and Borings		\$60,000
Envelope Commissioning		\$41,000
MEP Commissioning		\$48,000
Materials Testing		\$42,000
Temporary Facilities (includes trailers, apparatus containment, fees, etc.)		\$0
Phones, AV and Computer Equipment		\$150,000
Communications, Radios and Specialty Systems		\$50,000
Alarm Receivers & Fire Alarm Alerting		\$150,000
Bidding Expenses - Advertising and Reprographics		\$15,000
Fiber Service		\$50,000
Permitting Peer Reviews		\$15,000
Builder's Risk Insurance		\$52,000
Utility Backcharges		\$40,000
Relocation Costs		\$15,000
Bonding and Legal Fees		\$10,000
Subtotal:	22%	\$3,121,000

NEW CONSTRUCTION ON A NEW SITE

Opinion of Probable Cost - Alternate

Fire Station 1

Construction and Project Contingency

Construction/Owner's Contingency	5.0%	\$697,000
Project Development Contingency	5.0%	\$156,000
Subtotal:		\$853,000

Opinion of Total Project Costs:	\$17,922,100
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DESIGN CONCEPTS -

ADDITION & RENOVATION ON EXISTING SITE

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*Mezzanine located above firematic support program.

ADDITION & RENOVATION ON EXISTING SITE

Opinion of Probable Cost

Fire Station 1

Start Date		Months		End Date
Assumed Project Start Date	3/1/2028	Mid-point		12/1/2028
Assumed Project Duration (months)	18	From Today		31

Heading	Quantity	Unit Cost	Subtotal
Public Safety Building Construction Costs			
New Addition	7,610 s.f.	\$775.00 /s.f.	\$5,897,800
Renovate as New (Existing Station)	4,200 s.f.	\$600.00 /s.f.	\$2,520,000
Light Renovation (Basement/Utility Only)	1,600 s.f.	\$400.00 /s.f.	\$640,000
Subtotal:		\$675.45 /s.f.	\$9,057,800
Design/Budget Contingency		12.0%	\$1,087,000
Escalation Allowance to mid-point of Construction		4.25% /yr	\$1,177,000
Subtotal:		\$844.28 /s.f.	\$11,321,800

Project Development and Equipment Costs

Designer Fees	9.0%	\$1,019,000
Clerk of the Works/OPM Fees	5.0%	\$566,000
Interior Furnishings and Loose Equipment		\$63,000
Furniture and Equipment Design Fees		\$8,000
Hazardous Materials Abatement Allowance		\$150,000
Hygienists Fees Allowance		\$50,000
Soil Investigation Allowance		\$150,000
Geotech/Environmental Oversight Fees Allowance		\$50,000
Survey and Borings		\$60,000
Envelope Commissioning		\$13,000
MEP Commissioning		\$15,000
Materials Testing		\$34,000
Temporary Facilities (includes trailers, apparatus containment, fees, etc.)		\$500,000
Phones, AV and Computer Equipment		\$150,000
Communications, Radios and Specialty Systems		\$50,000
Alarm Receivers & Fire Alarm Alerting		\$150,000
Bidding Expenses - Advertising and Reprographics		\$15,000
Fiber Service		\$50,000
Permitting Peer Reviews		\$15,000
Builder's Risk Insurance		\$42,000
Utility Backcharges		\$40,000
Relocation Costs		\$15,000
Bonding and Legal Fees		\$10,000
Subtotal:	28%	\$3,215,000

ADDITION & RENOVATION ON EXISTING SITE

Opinion of Probable Cost

Fire Station 1

Construction and Project Contingency

Construction/Owner's Contingency	7.5%	\$849,000
Project Development Contingency	5.0%	\$161,000
Subtotal:		\$1,010,000

Opinion of Total Project Costs:	\$15,546,800
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*DESIGN CONCEPTS -
NEW CONSTRUCTION ON EXISTING SITE*

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Fire Station 1

Start Date		Months	End Date
Assumed Project Start Date	3/1/2028	Mid-point	12/1/2028
Assumed Project Duration (months)	18	From Today	31

Heading	Quantity	Unit Cost	Subtotal
Public Safety Building Construction Costs			
New Facility Construction	11,860 s.f.	\$775.00 /s.f.	\$9,191,500
Demolition of Existing Station	5,800 s.f.	\$175.00 /s.f.	\$1,015,000
Subtotal:		\$577.94 /s.f.	\$10,206,500
Design/Budget Contingency		12.0%	\$1,225,000
Escalation Allowance to mid-point of Construction		4.25% /yr	\$1,327,000
Subtotal:		\$722.45 /s.f.	\$12,758,500

Project Development and Equipment Costs

Designer Fees	9.0%	\$1,148,000
Clerk of the Works/OPM Fees	5.0%	\$638,000
Interior Furnishings and Loose Equipment		\$87,000
Furniture and Equipment Design Fees		\$10,000
Hazardous Materials Abatement Allowance		\$150,000
Hygienists Fees Allowance		\$50,000
Soil Investigation Allowance		\$150,000
Geotech/Environmental Oversight Fees Allowance		\$50,000
Survey and Borings		\$60,000
Envelope Commissioning		\$17,000
MEP Commissioning		\$20,000
Materials Testing		\$38,000
Temporary Facilities (includes trailers, apparatus containment, fees, etc.)		\$500,000
Phones, AV and Computer Equipment		\$150,000
Communications, Radios and Specialty Systems		\$50,000
Alarm Receivers & Fire Alarm Alerting		\$150,000
Bidding Expenses - Advertising and Reprographics		\$15,000
Fiber Service		\$50,000
Permitting Peer Reviews		\$15,000
Builder's Risk Insurance		\$48,000
Utility Backcharges		\$40,000
Relocation Costs		\$15,000
Bonding and Legal Fees		\$10,000
Subtotal:	27%	\$3,461,000

NEW CONSTRUCTION ON EXISTING SITE

Opinion of Probable Cost

Fire Station 1

Construction and Project Contingency

Construction/Owner's Contingency	5.0%	\$638,000
Project Development Contingency	5.0%	\$173,000
Subtotal:		\$811,000

Opinion of Total Project Costs:	\$17,030,500
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PROJECT COMPARISONS

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**OPTION 1:
CAPITAL IMPROVEMENTS
(CIP)**



~\$3.8M

**Facilities Master Plan
Recommendation (2023)
Approx. 2-Year Implementation**

Scope:
Limited capital asset improvements
intended to maintain operation of
the existing Fire Station 1 facility.
No expansion, modernization,
or programmatic improvements
included. Not a long term solution.

Existing Facility: 5,800 s.f.

Original 2023 FMP Recommendation:
\$982K

Escalated 2028 Equivalent Budget:
~\$1.25M

**Anticipated Budget Due to Required
Code Compliance Modifications:**
~\$3.8M

**OPTION 2:
NEW CONSTRUCTION
(NEW SITE)**



~\$15.72M

**Construct New Facility on Alternate Site
Approx. 18-Month Construction
Duration Following Funding + Design**

Scope:
Construction of a new Fire Station 1
facility on a new site location, allowing
continued operation of the existing
station during construction and
minimizing operational disruption.

Basis of Design Facility Area: 11,860 s.f.

Basis of Design Total Project Budget:
~\$15.72M

Expanded Program Option:
An additional conceptual program
option was also evaluated incorporating
expanded support/training space.

Expanded Program Facility Area: 13,710 s.f.
Expanded Program Total Project Budget:
~\$17.92M

**OPTION 3:
ADDITIONS & RENOVATIONS
(EXISTING SITE)**



~\$15.55M

**Renovate As New + Addition
Approx. 18-Month Construction
Duration Following Funding + Design**

Scope:
Renovation and expansion of the
existing Fire Station 1 facility, including
renovation of existing operational
spaces, new addition construction,
and limited basement/utility
improvements while maintaining
portions of the existing station.

Facility Area: 13,410 s.f.

Total Project Budget: ~\$15.55M

**OPTION 4:
NEW CONSTRUCTION
(EXISTING SITE)**



~\$17.03M

**Demolish Existing & Construct New
Approx. 18-Month Construction
Duration Following Funding + Design**

Scope:
Demolition of the existing Fire Station
1 facility and construction of a new
replacement station on the current
site, including temporary operational
accommodations and phased site
logistics.

Facility Area: 11,860 s.f.

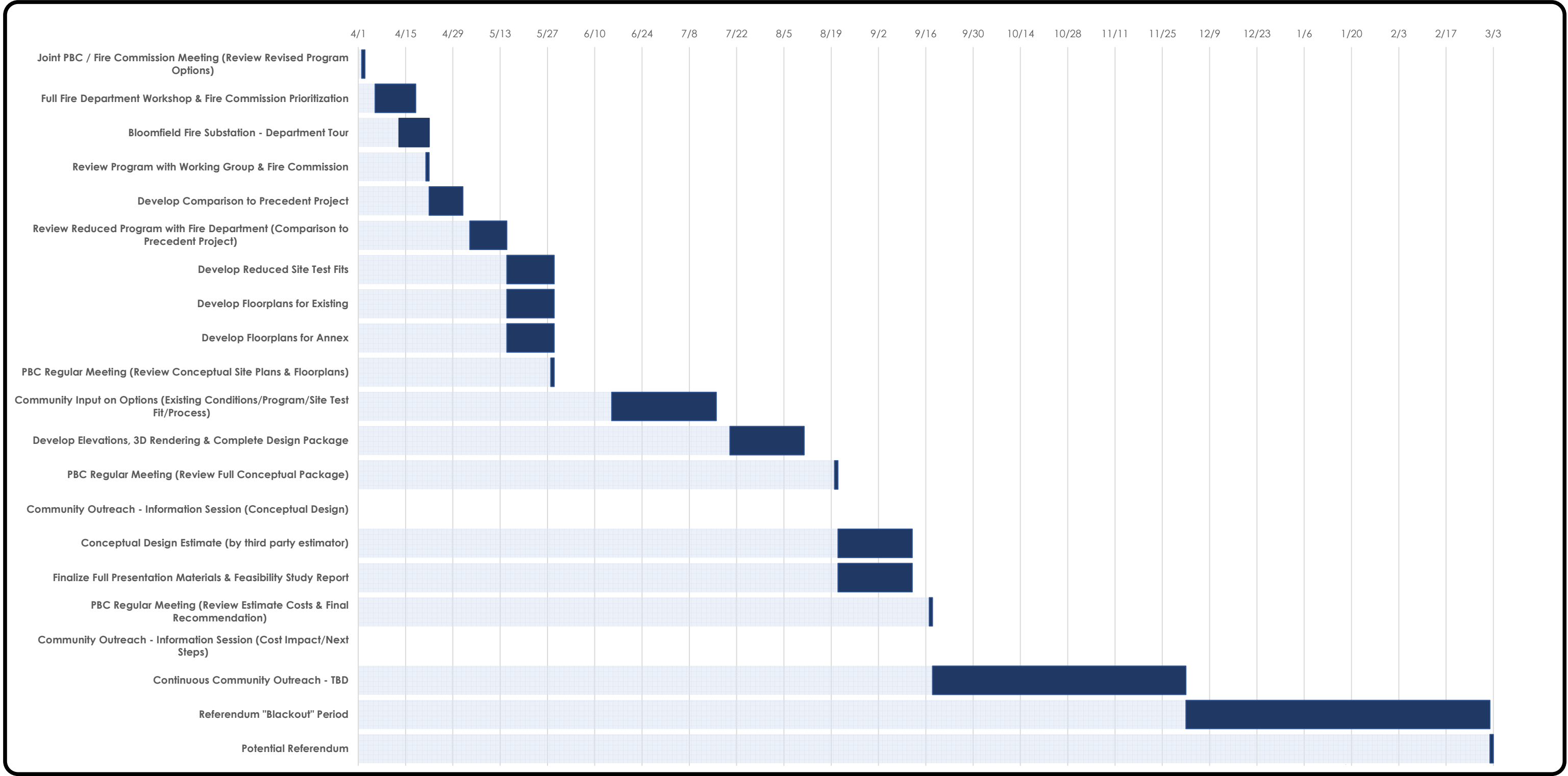
Total Project Budget: ~\$17.03M

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MILESTONE SCHEDULE

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Suffield Fire Milestone Schedule



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Suffield Fire Station 1 Feasibility Study - Milestone Schedule

Task Name	Start Date	End Date	Duration
Joint PBC / Fire Commission Meeting (Review Revised Program Options)	4/2/2026	4/2/2026	1
Full Fire Department Workshop & Fire Commission Prioritization	4/6/2026	4/17/2026	12
Bloomfield Fire Substation - Department Tour	4/13/2026	4/21/2026	9
Review Program with Working Group & Fire Commission	4/21/2026	4/21/2026	1
Develop Comparison to Precedent Project	4/22/2026	5/1/2026	10
Review Reduced Program with Fire Department (Comparison to Precedent Project)	5/4/2026	5/14/2026	11
Develop Reduced Site Test Fits	5/15/2026	5/28/2026	14
Develop Floorplans for Existing	5/15/2026	5/28/2026	14
Develop Floorplans for Annex	5/15/2026	5/28/2026	14
PBC Regular Meeting (Review Conceptual Site Plans & Floorplans)	5/28/2026	5/28/2026	1
Community Input on Options (Existing Conditions/Program/Site Test Fit/Process)	6/15/2026	7/15/2026	31
Develop Elevations, 3D Rendering & Complete Design Package	7/20/2026	8/10/2026	22
PBC Regular Meeting (Review Full Conceptual Package)	8/20/2026	8/20/2026	1
Community Outreach - Information Session (Conceptual Design)	TBD		
Conceptual Design Estimate (by third party estimator)	8/21/2026	9/11/2026	22
Finalize Full Presentation Materials & Feasibility Study Report	8/21/2026	9/11/2026	22
PBC Regular Meeting (Review Estimate Costs & Final Recommendation)	9/17/2026	9/17/2026	1
Community Outreach - Information Session (Cost Impact/Next Steps)	TBD		
Continuous Community Outreach - TBD	9/18/2026	12/1/2026	75
Referendum "Blackout" Period	12/2/2026	3/1/2027	90
Potential Referendum	3/2/2027	3/2/2027	1

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