

## **VIABLE OPTIONS**

The Committee identified six (6) potential Options in its first meeting on 31 January 2012. As the process evolved, three (3) more options were realized and explored. For each Option a “Square Foot Calculation” and a “Magnitude of Cost” were developed. The Magnitude of Cost is a preliminary estimate based on cost data of previous HUEBER-BREUER projects. When the final Option is chosen, a more detailed cost estimate will be performed prior to referendum. In addition, multiple building construction types will be considered to evaluate which is most appropriate for Tupper Lake. Please note, all magnitudes of cost in this report assume building materials with a 50-year-plus life expectancy.

- Option 1:** New Fire Station Only on New Site
- Option 2:** Demolish Existing / Build New on Existing Site
- Option 3:** Renovate Existing Station
- Option 4a:** Combine Fire / EMS / Police on New Site — Public Funding
- Option 4b:** Combine Fire / EMS / Police on New Site — Private Funding
- Option 5:** Put Village / Town / Rescue / Fire / Police at OWD Site
- Option 6:** Use Existing Holy Ghost Academy Site
- Option 7:** Move Police to Existing EMS Facility (2 floor plans)
- Option 8:** Create Private Project for Fire / EMS on New Site
- Option 9:** Create Public Project for Fire / Police on New Site

**VIABLE OPTION 1**

**New Fire Station Only on New Site**  
**Square Footage Calculation**

| <b>ROOM</b>                   | <b>DIMENSION</b> | <b>SQUARE FOOTAGE</b> |
|-------------------------------|------------------|-----------------------|
| Conference / Meeting/Training | 22 x42           | 924                   |
| Stand By Room                 | 20 x 20          | 400                   |
| Radio Room                    | 8 x 12           | 96                    |
| Gang Office Space             | 15 x 18          | 270                   |
| Bathrooms                     | 18 x 24          | 432                   |
| Decon / Red Bag               | 10 x 10          | 100                   |
| SCBA                          | 10 x 16          | 160                   |
| Gear Laundry                  | 10 x 16          | 160                   |
| Commercial Kitchen            | 21 x 16          | 336                   |
| Apparatus Bay                 | 78 x 78          | 6,084                 |
| Mezzanine                     | 15 x 60          | 900                   |
| Fitness                       | 20 x 16          | 320                   |
| <b>SUBTOTAL</b>               |                  | <b>10,182</b>         |
| Circulation / Misc            | add 15 %         | 1,527                 |
| <b>SUB TOTAL</b>              |                  | <b>11,709</b>         |
| Add 5th Double Deep Bay       | 20 x80           | 1,600                 |
| <b>ALTERNATE TOTAL</b>        |                  | <b>13,309</b>         |

**VIABLE OPTION 1**

**New Fire Station Only on New Site**

**Magnitude of Cost**

**Structural Steel / Block / Masonry Exterior**

| Description                           | Qty    | Unit  | Unit Cost    | Sub Total           |
|---------------------------------------|--------|-------|--------------|---------------------|
| <b>Existing Station</b>               |        |       |              |                     |
| Asbestos Survey / Abatement           | 1      | allow | \$ -         | \$ -                |
| Demolition                            | 1      | allow | \$ -         | \$ -                |
| Site Remediation                      | 1      | allow | \$ -         | \$ -                |
| Proceeds From Sale                    | 1      | allow | \$ (100,000) | \$ (100,000)        |
| <b>EXISTING BUILDING SUBTOTAL</b>     |        |       |              | <b>\$ (100,000)</b> |
| <b>Option 1 New Construction</b>      |        |       |              |                     |
| Design Fees                           | 1      | allow | \$ 150,000   | \$ 150,000          |
| Construction Cost                     | 11,700 | SF    | \$ 210       | \$ 2,457,000        |
| Bond / Legal / Miscellaneous          | 1      | allow | \$ 60,000    | \$ 60,000           |
| Design Contingency                    | 10%    | cost  | \$ 2,457,000 | \$ 245,700          |
| Construction Contingency              | 5%     | cost  | \$ 2,457,000 | \$ 122,850          |
| Price Escalation                      | 7%     | cost  | \$ 2,457,000 | \$ 171,990          |
| Relocation                            | 1      | allow | \$ -         | \$ -                |
| <b>NEW CONSTRUCTION SUBTOTAL</b>      |        |       |              | <b>\$ 3,107,540</b> |
| <b>Add 5th Bay</b>                    | 1,600  | SF    | \$ 195       | <b>\$ 312,000</b>   |
| <b>OPTION #1 TOTAL WITH ALTERNATE</b> |        |       |              | <b>\$ 3,419,540</b> |

## **VIABLE OPTION 2**

### **Demolish Existing / Build New On Existing Site**

In the development of Option 1 it was determined that a new Fire Station facility would require approximately 11,700 SF. The Committee discussed the cost implications of a multiple story station and the off-site parking requirements, and determined the existing site could not accommodate the proposed new facility. This option was therefore closed.

**VIABLE OPTION 3**  
**Renovate Existing Station**  
**Magnitude of Cost**

| Description                       | Qty | Unit  | Unit Cost | Sub Total         |
|-----------------------------------|-----|-------|-----------|-------------------|
| <b>Existing Station</b>           |     |       |           |                   |
| Asbestos Survey / Abatement       | 1   | allow | \$ 30,000 | \$ 30,000         |
| Site Remediation                  | 1   | allow | \$ 10,000 | \$ 10,000         |
| <b>EXISTING BUILDING SUBTOTAL</b> |     |       |           | <b>\$ 40,000</b>  |
| <b>Option 3 Repairs</b>           |     |       |           |                   |
| Design Fees                       | 1   | allow | \$ 15,000 | \$ 15,000         |
| Bond / Legal / Miscellaneous      | 1   | allow | \$ 5,000  | \$ 5,000          |
| Exterior Wall Repairs             | 1   | allow | \$ 78,000 | \$ 78,000         |
| Bathroom Upgrades                 | 1   | allow | \$ 10,000 | \$ 10,000         |
| Minor Roof Repairs                | 1   | allow | \$ 5,000  | \$ 5,000          |
| Mechanical Upgrades               | 1   | allow | \$ 12,000 | \$ 12,000         |
| Structural Slab Repair            | 1   | allow | \$ 7,500  | \$ 7,500          |
| Tank Removal                      | 1   | allow | \$ 4,000  | \$ 4,000          |
| Vehicle Exhaust                   | 1   | allow | \$ 18,000 | \$ 18,000         |
| Sewage Line Repairs               | 1   | allow | \$ 3,000  | \$ 3,000          |
| Misc Interior Improvements        | 1   | allow | \$ 25,000 | \$ 25,000         |
| Escalation                        | 5%  | cost  | \$ 88,400 | \$ 4,420          |
| Contingency                       | 10% | cost  | \$ 88,400 | \$ 8,840          |
| <b>NEW CONSTRUCTION SUBTOTAL</b>  |     |       |           | <b>\$ 195,760</b> |
| <b>OPTION #2 TOTAL</b>            |     |       |           | <b>\$ 235,760</b> |

**VIABLE OPTION 4**  
**Combine Fire / EMS / Police on New Site**  
**Square Footage Calculation**

| ROOM                          | SQUARE FOOTAGE |               |               | MPB TOTAL     |
|-------------------------------|----------------|---------------|---------------|---------------|
|                               | FIRE           | EMS           | POLICE        |               |
| Conference / Meeting/Training | 924            | 1,644         | 0             | 1,644         |
| Stand By Room                 | 400            | 215           | 0             | 400           |
| Radio Room                    | 96             | 104           | 143           | 200           |
| Gang Office Space / Patrol    | 450            | 384           | 340           | 1,174         |
| Bathrooms / Lockers           | 432            | 276           | 494           | 900           |
| Decon / Red Bag               | 100            | 0             | 0             | 100           |
| SCBA                          | 160            | 0             | 0             | 160           |
| Gear Laundry                  | 160            | 0             | 0             | 160           |
| Commercial Kitchen            | 336            | 192           | 360           | 360           |
| Apparatus Bay                 | 6,084          | 4,656         | 0             | 9,000         |
| Mezzanine (Half Price )       | 800            | 0             | 0             | 800           |
| Fitness                       | 240            | 0             | 0             | 240           |
| Alternate 5th Bay             | 1,600          | 0             | 0             | 1,600         |
| Bunk Room                     |                | 480           | 0             | 480           |
| Medical Supply / Storage      |                | 240           | 0             | 240           |
| Oxygen Fill Station           |                | 80            | 0             | 80            |
|                               |                |               |               |               |
|                               |                |               |               |               |
|                               |                |               |               |               |
|                               |                |               |               |               |
| Sallie Port                   | 0              | 0             | 400           | 400           |
| Secure Interview Room         | 0              | 0             | 300           | 300           |
| Holding                       | 0              | 0             | 64            | 64            |
| Booking                       | 0              | 0             | 187           | 187           |
| Evidence Storage              | 0              | 0             | 266           | 266           |
| Juvenile Office               | 0              | 0             | 77            | 77            |
| Guest Toilet                  | 0              | 0             | 60            | 60            |
| Armory/ID Room                | 0              | 0             | 100           | 100           |
| Misc. Office Space            | 0              | 0             | 400           | 400           |
| <b>SUBTOTAL</b>               | <b>11,782</b>  | <b>8,271</b>  | <b>3,191</b>  | <b>19,392</b> |
|                               |                |               |               |               |
|                               |                |               |               |               |
| Circulation / Misc (add 15%)  | 1,527          | 1,240         | 575           | 2,910         |
| <b>TOTAL</b>                  | <b>13,309</b>  | <b>9,511</b>  | <b>3,766</b>  | <b>22,302</b> |
| TOTAL ALL 3 SEPARATE          | 26,586         | 26,586        | 26,586        |               |
| <b>PORTION TO EACH</b>        | <b>50.06%</b>  | <b>35.77%</b> | <b>14.17%</b> |               |

**VIABLE OPTION 4a—PUBLIC**

**Combine Fire / EMS / Police on New Site**  
**Magnitude of Cost**

| Description                           | Qty    | Unit  | Unit Cost | Total            |
|---------------------------------------|--------|-------|-----------|------------------|
| <b>Existing Station</b>               |        |       |           |                  |
| Asbestos Survey / Abatement           | 1      | allow | 0         | 0                |
| Demolition                            | 1      | allow | 0         | 0                |
| Site Remediation                      | 1      | allow | 0         | 0                |
| Proceeds From Sale                    | 1      | allow | (100,000) | (100,000)        |
| <b>EXISTING BUILDING SUBTOTAL</b>     |        |       |           | <b>(100,000)</b> |
| <b>Option 4 New Construction</b>      |        |       |           |                  |
| Design Fees                           | 1      | allow | 300,000   | 300,000          |
| Construction Cost                     | 22,302 | SF    | 200       | 4,460,400        |
| Bond / Legal / Miscellaneous          | 1      | allow | 80,000    | 80,000           |
| Design Contingency                    | 10%    | cost  | 4,460,400 | 446,040          |
| Construction Contingency              | 5%     | cost  | 4,460,400 | 223,020          |
| Price Escalation                      | 7%     | cost  | 4,460,400 | 312,228          |
| <b>NEW CONSTRUCTION SUBTOTAL</b>      |        |       |           | <b>5,821,688</b> |
| <i>Does Not Include Land Purchase</i> |        |       |           |                  |
| <b>OPTION #4 TOTAL</b>                |        |       |           | <b>5,721,688</b> |

**VIABLE OPTION 4b—PRIVATE**

**Combine Fire / EMS / Police on New Site**  
**Magnitude of Cost**

| Description                    | Qty    | Unit  | Unit Cost | Total            |
|--------------------------------|--------|-------|-----------|------------------|
| <b>Private Project</b>         |        |       |           |                  |
| Design Fees                    | 1      | allow | 150,000   | 150,000          |
| Construction Cost              |        |       |           |                  |
| Labor                          | 22,300 | SF    | 65        | 1,449,500        |
| Material                       | 22,300 | SF    | 105       | 2,341,500        |
| Bond / Legal / Miscellaneous   | 1      | allow | 35,000    | 35,000           |
| Design Contingency             | 10%    | cost  |           | 379,100          |
| Construction Contingency       | 5%     | cost  | 0         | 189,550          |
| Price Escalation               | 7%     | cost  | 0         | 265,300          |
| Land Acquisition               |        |       |           | 100,000          |
| <b>OPTION #4 PRIVATE TOTAL</b> |        |       |           | <b>4,909,950</b> |

## **VIABLE OPTION 5**

### **Put Village / Town / Rescue / Fire / Police at OWD Site**

As part of the Feasibility Study, members of the committee toured the OWD facility on two separate occasions to determine its appropriateness to be utilized as a multi-purpose facility for the Town and Village of Tupper Lake.

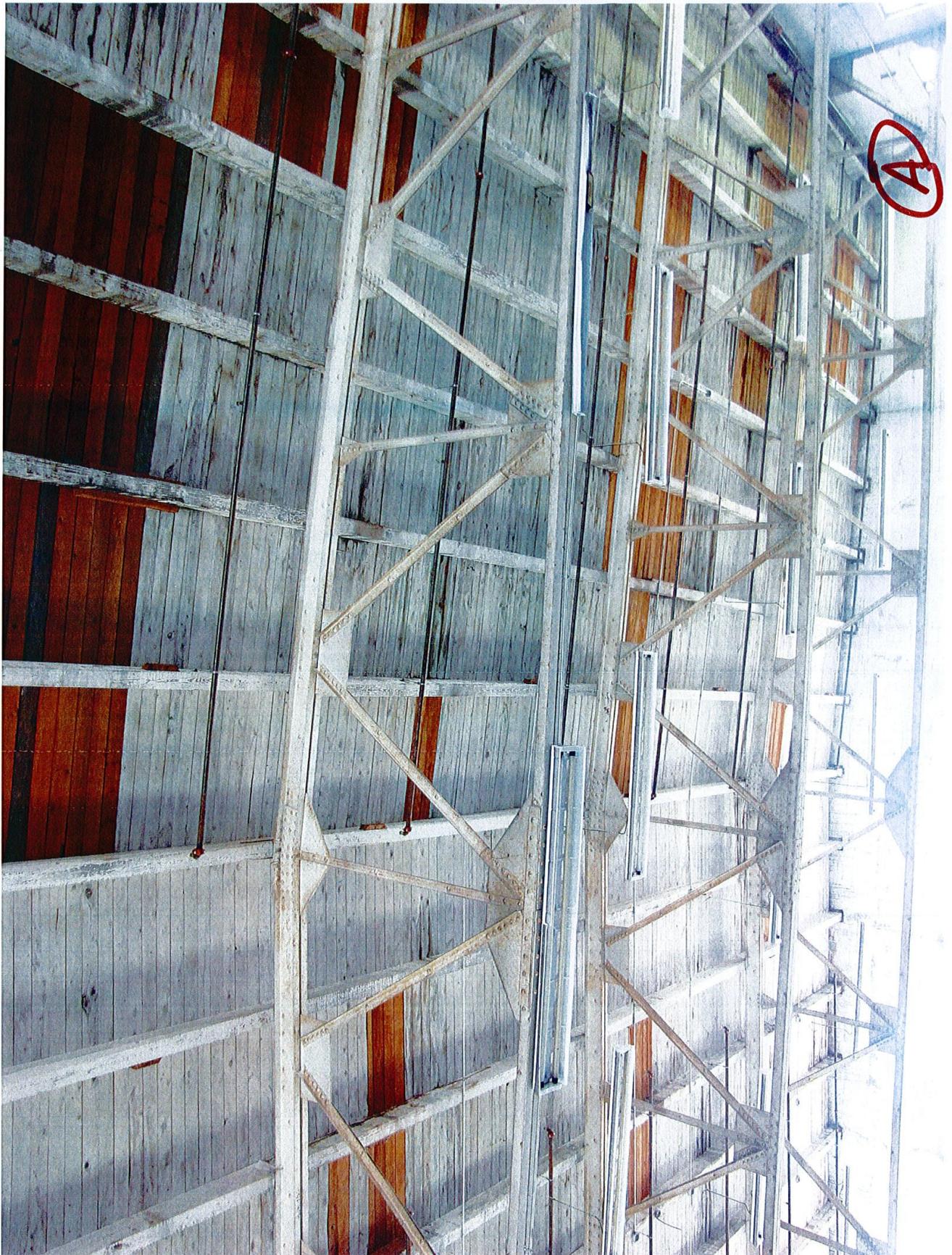
The facility was built in 1916-1917 and includes just over 100,000 SF. It is a slab-on-grade structure, with structural concrete exterior walls. The roof system is a combination steel truss / wood sheathed structure with a relatively new roof membrane.

There are several existing structural, mechanical, and site conditions that would require significant dollars to remedy. The following is a brief summary of some of the issues.

1. **Roof Structure.** The roof structure contains wood, which requires a rated sheetrock enclosure between it and the occupied space. This 2-hour rated system would require intermediate support, and most likely a dry fire suppression system. See photo A attached.
2. **Concrete Slabs.** The existing slabs are not rated for the gross vehicle weights of today's rescue apparatus. An additional slab of approximately 3" with reinforcement would be required to meet the design requirements. In addition, there are no in-slab drains in the potential fire bay area (gymnasium). These drains would have to be cut into the existing slab at great expense.
3. The original structure consisted of 2 stories in many areas, which now are single story at a height, exceeding 24'. This "dead space" that would be created above new drop ceilings would be expensive to develop, and long term expensive to maintain. See photo B attached.
4. The structural design of the building at the gymnasium area would require major structural work to accommodate today's fire apparatus. The current structure would allow doors that are 10' tall, with today's trucks requiring 14'. The pilaster spacing ranges from 11' to 12', also too narrow for today's trucks. See photo C attached.

In summary, the above noted items are just a sample of the structural and architectural challenges that would be encountered if the building was repurposed as a multi-purpose facility. The committee carefully reviewed the property, and realized the costs associated with acquisition, renovation and site remediation outweighed its potential value.

In addition, the project would be limited to a 15-year loan as a renovation and would remove a large commercial property from the tax rolls of Tupper Lake. For these reasons, the committee does not believe this property is a viable option.







**VIABLE OPTION 6**  
**Use Existing Holy Ghost Academy Site**  
**Square Footage Calculation**

| ROOM                          | SQUARE FOOTAGE |              |              |              | EXISTING HGA | NEW BUILDING  |
|-------------------------------|----------------|--------------|--------------|--------------|--------------|---------------|
|                               | FIRE           | EMS          | POLICE       | SHARED SPACE |              |               |
| Conference / Meeting/Training | 924            | 1,644        | 0            | 1,644        | 1,644        |               |
| Stand By Room                 | 400            | 215          | 0            | 400          |              | 400           |
| Radio Room                    | 96             | 104          | 143          | 60           |              | 200           |
| Gang Office Space / Patrol    | 450            | 384          | 340          | 0            | 1,000        | 300           |
| Bathrooms / Lockers           | 432            | 276          | 494          | 300          | 900          |               |
| Decon / Red Bag               | 100            | 0            | 0            | 100          |              | 100           |
| SCBA                          | 160            | 0            | 0            | 0            |              | 160           |
| Gear Laundry                  | 160            | 0            | 0            | 0            |              | 160           |
| Commercial Kitchen            | 336            | 192          | 360          | 360          | 360          |               |
| Apparatus Bay                 | 6,084          | 4,656        | 0            | 0            |              | 9,000         |
| Mezzanine (Half Price )       | 800            | 0            | 0            | 0            |              | 800           |
| Fitness                       | 240            | 0            | 0            | 240          | 240          |               |
| Alternate 5th Bay             | 1,600          | 0            | 0            | 1,600        |              | 1,600         |
| Bunk Room                     |                | 480          | 0            | 480          |              | 480           |
| Medical Supply / Storage      |                | 240          | 0            | 0            |              | 240           |
| Oxygen Fill Station           |                | 80           | 0            | 0            |              | 80            |
|                               |                |              |              |              |              |               |
|                               |                |              |              |              |              |               |
|                               |                |              |              |              |              |               |
| Sallie Port                   | 0              | 0            | 400          | 0            | 400          |               |
| Secure Interview Room         | 0              | 0            | 300          | 0            | 300          |               |
| Holding                       | 0              | 0            | 64           | 0            | 64           |               |
| Booking                       | 0              | 0            | 187          | 0            | 187          |               |
| Evidence Storage              | 0              | 0            | 266          | 0            | 266          |               |
| Juvenile Office               | 0              | 0            | 77           | 0            | 77           |               |
| Guest Toilet                  | 0              | 0            | 60           | 0            | 60           |               |
| Armory/ID Room                | 0              | 0            | 100          | 0            | 100          |               |
| Misc. Office Space            | 0              | 0            | 400          | 0            | 400          |               |
| <b>SUBTOTAL</b>               | <b>11,782</b>  | <b>8,271</b> | <b>3,191</b> | <b>5,184</b> | <b>5,998</b> | <b>13,520</b> |
|                               |                |              |              |              |              |               |
| Circulation / Misc (add 15%)  | 1,527          | 1,240        | 575          |              | 900          | 2,028         |
| <b>TOTAL</b>                  | <b>13,309</b>  | <b>9,511</b> | <b>3,766</b> |              | <b>6,898</b> | <b>15,548</b> |
|                               |                | 26,586       |              |              |              |               |

**VIABLE OPTION 6**

**Use Existing Holy Ghost Academy Site**  
**Magnitude of Cost**

| Description                           | Qty    | Unit  | Unit Cost | Total              |
|---------------------------------------|--------|-------|-----------|--------------------|
| <b>Existing HGA Facility</b>          |        |       |           |                    |
| Asbestos Survey / Abatement           | 1      | allow | 50,000    | 50,000             |
| Renovations                           | 6,900  | SF    | 80        | 552,000            |
| Site Upgrades                         | 1      | allow | 50,000    | 50,000             |
| Proceeds From Sale Station 1          | 1      | allow | (100,000) | (100,000)          |
| <b>EXISTING BUILDING SUBTOTAL</b>     |        |       |           | <b>552,000</b>     |
| <b>Option 6 New Construction</b>      |        |       |           |                    |
| Design Fees                           | 1      | allow | 175,000   | 175,000            |
| Construction Cost                     | 15,548 | SF    | 200       | 3,109,600          |
| Bond / Legal / Miscellaneous          | 1      | allow | 60,000    | 60,000             |
| Design Contingency                    | 10%    | cost  | 3,109,600 | 310,960            |
| Construction Contingency              | 5%     | cost  | 3,109,600 | 155,480            |
| Price Escalation                      | 7%     | cost  | 3,109,600 | 217,672            |
| <b>NEW CONSTRUCTION SUBTOTAL</b>      |        |       |           | <b>4,028,712</b>   |
| <i>Does Not Include Land Purchase</i> |        |       |           |                    |
| <b>OPTION #6 TOTAL</b>                |        |       |           | <b>\$4,580,712</b> |

**VIABLE OPTION 7A**  
**Move Police to Existing EMS Facility**  
**Booking Room on Garage Level**  
**Square Footage Calculation**

| ROOM                         | SQUARE FOOTAGE |              | TOTAL        |
|------------------------------|----------------|--------------|--------------|
|                              | FIRST FLOOR    | SECOND FLOOR |              |
| Commercial Kitchen           | 0              | 360          | 360          |
| Radio Room                   | 0              | 143          | 143          |
| Gang Office Space / Patrol   | 140            | 200          | 340          |
| Bathrooms / Lockers          | 60             | 434          | 494          |
| Sallie Port                  | 400            | 0            | 400          |
| Secure Interview Room        | 300            | 0            | 300          |
| Holding                      | 64             | 0            | 64           |
| Booking                      | 187            | 0            | 187          |
| Evidence Storage             | 0              | 266          | 266          |
| Juvenile Office              | 0              | 77           | 77           |
| Guest Toilet                 | 120            | 120          | 240          |
| Armory / ID Room             | 100            | 100          | 200          |
| Misc. Office Space           | 100            | 300          | 400          |
| <b>SUBTOTAL</b>              | <b>1,471</b>   | <b>2,000</b> | <b>3,471</b> |
| Circulation / Misc (add 15%) | 221            | 300          | 521          |
| <b>TOTAL</b>                 | <b>1,692</b>   | <b>2,300</b> | <b>3,992</b> |
| Total SF Available           | 2,700          | 2,700        | 5,400        |

**VIABLE OPTION 7B**

**Move Police to Existing EMS Facility**  
**Booking Room on Upper Level**  
**Square Footage Calculation**

| ROOM                         | SQUARE FOOTAGE |              | TOTAL        |
|------------------------------|----------------|--------------|--------------|
|                              | FIRST FLOOR    | SECOND FLOOR |              |
| Commercial Kitchen           | 0              | 360          | 360          |
| Radio Room                   | 0              | 143          | 143          |
| Gang Office Space / Patrol   | 200            | 140          | 340          |
| Bathrooms / Lockers          | 434            | 60           | 494          |
| Sallie Port                  | 400            | 0            | 400          |
| Secure Interview Room        | 0              | 300          | 300          |
| Holding                      | 0              | 64           | 64           |
| Booking                      | 0              | 187          | 187          |
| Evidence Storage             | 266            | 0            | 266          |
| Juvenile Office              | 77             | 0            | 77           |
| Guest Toilet                 | 120            | 120          | 240          |
| Armory / ID Room             | 100            | 100          | 200          |
| Misc. Office Space           | 100            | 300          | 400          |
| <b>SUBTOTAL</b>              | <b>1,697</b>   | <b>1,774</b> | <b>3,471</b> |
| Circulation / Misc (add 15%) | 255            | 266          | 521          |
| <b>TOTAL</b>                 | <b>1,952</b>   | <b>2,040</b> | <b>3,992</b> |
| Total SF Available           | 2,700          | 2,700        | 5,400        |

**VIABLE OPTION 7**

**Move Police to Existing EMS Facility (2 floor plans)**  
**Magnitude of Cost**

| Description                      | Qty   | Unit  | Unit Cost  | Sub Total           |
|----------------------------------|-------|-------|------------|---------------------|
| <b>Existing EMS Facility</b>     |       |       |            |                     |
| Asbestos Survey / Abatement      | 1     | allow | \$ 20,000  | \$ 20,000           |
| Site Improvements                | 1     | allow | \$ 100,000 | \$ 100,000          |
| Design Fees                      | 1     | allow | \$ 75,000  | \$ 75,000           |
| Bond / Legal / Miscellaneous     | 1     | allow | \$ 40,000  | \$ 40,000           |
| Mechanical / Interior Upgrades   | 5,200 | SF    | \$ 125     | \$ 650,000          |
| Vehicle Exhaust                  | 1     | allow | \$ 18,000  | \$ 18,000           |
| Security Requirements            | 1     | allow | \$ 50,000  | \$ 50,000           |
| Escalation                       | 5%    | cost  | \$ 953,000 | \$ 47,650           |
| Contingency                      | 10%   | cost  | \$ 953,000 | \$ 95,300           |
| <b>NEW CONSTRUCTION SUBTOTAL</b> |       |       |            | <b>\$ 1,095,950</b> |
| PROPERTY ASSESSED VALUE          |       |       |            | \$ 118,600          |
| <b>OPTION #7 TOTAL</b>           |       |       |            | <b>\$ 1,214,550</b> |

**VIABLE OPTION 8**

**Create Private Project for Fire / EMS on New Site**  
**Square Footage Calculation**

| ROOM                            | SQUARE FOOTAGE |              |              | OPTION 8 TOTAL |
|---------------------------------|----------------|--------------|--------------|----------------|
|                                 | FIRE           | EMS          | SHARED SPACE |                |
| Conference / Meeting / Training | 924            | 1,644        | 924          | 1,644          |
| Stand By Room                   | 400            | 215          | 215          | 400            |
| Radio Room                      | 96             | 104          | 60           | 140            |
| Gang Office Space               | 450            | 384          | 0            | 834            |
| Bathrooms / Lockers             | 432            | 276          | 100          | 608            |
| Decon / Red Bag                 | 100            | 0            | 0            | 100            |
| SCBA                            | 160            | 0            | 0            | 160            |
| Gear Laundry                    | 160            | 0            | 0            | 160            |
| Commercial Kitchen              | 336            | 192          | 192          | 360            |
| Apparatus Bay                   | 6,084          | 4,656        | 1,740        | 10,600         |
| Mezzanine (half price )         | 800            | 0            | 0            | 400            |
| Fitness                         | 240            | 0            | 240          | 240            |
| Alternate 5th Bay               | 1,600          | 0            | 1,600        | 1,600          |
| Bunk Room                       |                | 480          | 480          | 480            |
| Medical Supply / Storage        |                | 240          | 0            | 240            |
| Oxygen Fill Station             |                | 80           | 0            | 80             |
| <b>SUBTOTAL</b>                 | <b>11,782</b>  | <b>8,271</b> | <b>5,551</b> | <b>18,046</b>  |
| Circulation / Misc (add 15%)    | 1,767          | 1,241        |              | 2,706          |
| <b>TOTAL</b>                    | <b>13,549</b>  | <b>9,512</b> |              | <b>20,752</b>  |

**VIABLE OPTION 8**

**Create Private Project for Fire / EMS on New Site**  
**Magnitude of Cost**

| Description                      | Qty    | Unit  | Unit Cost | Total              |
|----------------------------------|--------|-------|-----------|--------------------|
| <b>Option 8 New Construction</b> |        |       |           |                    |
| Design Fees                      | 1      | allow | 300,000   | \$300,000          |
| Construction Cost                | 20,752 | SF    | 160       | \$3,320,320        |
| Bond / Legal / Miscellaneous     | 1      | allow | 50,000    | \$50,000           |
| Design Contingency               | 10%    | cost  | 3,320,320 | \$332,032          |
| Construction Contingency         | 5%     | cost  | 3,320,320 | \$166,016          |
| Price Escalation                 | 7%     | cost  | 3,320,320 | \$232,422          |
| <b>NEW CONSTRUCTION SUBTOTAL</b> |        |       |           | <b>\$4,400,790</b> |

**Does Not Include Land Purchase**

|                        |                    |
|------------------------|--------------------|
| <b>OPTION #8 TOTAL</b> | <b>\$4,400,790</b> |
|------------------------|--------------------|

**VIABLE OPTION 9**

**Create Public Project for Fire / Police on New Site**  
**Square Footage Calculation**

| ROOM                            | SQUARE FOOTAGE |              |              | OPTION 9 TOTAL |
|---------------------------------|----------------|--------------|--------------|----------------|
|                                 | FIRE           | POLICE       | SHARED SPACE |                |
| Conference / Meeting / Training | 924            | 0            | 0            | 924            |
| Stand By Room                   | 400            | 0            | 0            | 400            |
| Radio Room                      | 96             | 143          | 60           | 200            |
| Gang Office Space / Patrol      | 450            | 340          | 0            | 790            |
| Bathrooms / Lockers             | 432            | 494          | 300          | 626            |
| Decon / Red Bag                 | 100            | 0            | 0            | 100            |
| SCBA                            | 160            | 0            | 0            | 160            |
| Gear Laundry                    | 160            | 0            | 0            | 160            |
| Commercial Kitchen              | 336            | 360          | 360          | 360            |
| Apparatus Bay                   | 6,084          | 0            | 0            | 6,084          |
| Mezzanine (half price )         | 800            | 0            | 0            | 400            |
| Fitness                         | 240            | 0            | 240          | 240            |
| Alternate 5th Bay               | 1,600          | 0            | 1,600        | 1,600          |
| Bunk Room                       | 0              | 0            | 0            | 0              |
| Medical Supply / Storage        | 0              | 0            | 0            | 0              |
| Oxygen Fill Station             | 0              | 0            | 0            | 0              |
|                                 |                |              |              |                |
| Sallie Port                     | 0              | 400          | 0            | 400            |
| Secure Interview Room           | 0              | 300          | 0            | 300            |
| Holding                         | 0              | 64           | 0            | 64             |
| Booking                         | 0              | 187          | 0            | 187            |
| Evidence Storage                | 0              | 266          | 0            | 266            |
| Juvenile Office                 | 0              | 77           | 0            | 77             |
| Guest Toilet                    | 0              | 60           | 0            | 60             |
| Armory/ID Room                  | 0              | 100          | 0            | 100            |
| Misc. Office Space              | 0              | 400          | 0            | 400            |
| <b>SUBTOTAL</b>                 | <b>11,782</b>  | <b>3,191</b> | <b>2,560</b> | <b>13,898</b>  |
|                                 |                |              |              |                |
| Circulation / Misc (add 15%)    | 1,767          | 479          |              | 2,085          |
| <b>TOTAL</b>                    | <b>13,549</b>  | <b>3,670</b> |              | <b>15,983</b>  |

**VIABLE OPTION 9**

**Create Public Project for Fire / Police on New Site**  
**Magnitude of Cost**

| Description                      | Qty    | Unit  | Unit Cost | Total              |
|----------------------------------|--------|-------|-----------|--------------------|
| <b>Option 9 New Construction</b> |        |       |           |                    |
| Design Fees                      | 1      | allow | 300,000   | \$300,000          |
| Construction Cost                | 15,983 | SF    | 210       | \$3,356,430        |
| Bond / Legal / Miscellaneous     | 1      | allow | 80,000    | \$80,000           |
| Design Contingency               | 10%    | cost  | 3,356,430 | \$335,643          |
| Construction Contingency         | 5%     | cost  | 3,356,430 | \$167,822          |
| Price Escalation                 | 7%     | cost  | 3,356,430 | \$234,950          |
| <b>NEW CONSTRUCTION SUBTOTAL</b> |        |       |           | <b>\$4,474,845</b> |

**Does Not Include Land Purchase**

|                        |                    |
|------------------------|--------------------|
| <b>OPTION #9 TOTAL</b> | <b>\$4,474,845</b> |
|------------------------|--------------------|

**OPTION SCORE SHEET**

|  | Level of Importance (multiplier) | OPTION 1<br>New Fire Station Only on New Site | OPTION 2<br>Demolish Existing / Build New on Existing Site | OPTION 3<br>Renovate Existing Station | OPTION 4a/b<br>PUBLIC / PRIVATE Combine Fire / EMS / Police on New Site | OPTION 5<br>Put Village / Town / Rescue / Fire / Police at OWD Site | OPTION 6<br>Use Existing HGA Site | OPTION 7<br>Move Police to Existing EMS Facility (2 floor plans) | OPTION 8<br>Create Private Project for Fire / EMS on New Site | OPTION 9<br>Create Public Project for Fire / Police on New Site |
|--|----------------------------------|---|--|---------------------------------------|---|---|-----------------------------------|--|---|---|
| Safe Apparatus Bays will be provided                                     | 5                                | 50  |  | 0                                     | 50  |   | 50                                | --   | 50  | 50  |
| Optimum responder progression will be provided                           | 3                                | 30  |  | 0                                     | 30  |   | 30                                | --   | 30  | 30  |
| Supports proper Decon  | 3                                | 30  |  | 0                                     | 30  |   | 30                                | 0  | 30  | 30  |
| Gender specific bathrooms will be provided                               | 2                                | 20  |  | 0                                     | 20  |   | 20                                | 20   | 20  | 20  |
| Training / Meeting Areas meet Community needs                            | 3                                | 21  |  | 0                                     | 30  |   | 24                                | 15   | 15  | 15  |
| Potential health Issues would be addressed                               | 5                                | 50  |  | 0                                     | 50  |   | 25                                | 25   | 50  | 50  |
| Operating / maintenance costs would be more cost effective               | 4                                | 12  |  | 0                                     | 40  |   | 28                                | 28   | 28  | 28  |
| No vacant building will be created                                       | 2                                | 12  |  | 20                                    | 4   |   | 4                                 | 12   | 4   | 12  |
| Temporary relocation would be required                                   | 1                                | 10  |  | 0                                     | 10  |   | 10                                | 10   | 10  | 10  |
| Handicap Accessibility would improve                                     | 4                                | 40  |  | 0                                     | 40  |   | 40                                | 20   | 40  | 40  |
| Ability to meet the long term needs of the Village / Town of Tupper Lake | 5                                | 15  |  | 0                                     | 50  |   | 30                                | 20   | 20  | 35  |
| Location will create a central Public Safety presence                    | 5                                | 0   |  | 0                                     | 50  |   | 20                                | 0  | 0   | 40  |
| Does Option maintain volunteer retention?                                | 4                                | 40  |  | 0                                     | 40  |   | 20                                | 40   | 40  | 40  |
| Square footage   | 3                                | 15  |  | 0                                     | 30  |   | 30                                | 21   | 21  | 24  |
| Financial Analysis   | 5                                | 45  |  | 50                                    | 30  |   | 35                                | 20   | 20  | 25  |
| <b>TOTAL POINTS</b>  | <b>540</b>                       | <b>390</b>                                    | <b>0</b>   | <b>70</b>                             | <b>504</b>  | <b>0</b>  | <b>396</b>                        | <b>231</b>   | <b>378</b>  | <b>449</b>  |
| <b>PERCENT OF NEEDS MET</b>  |                                  | <b>72%</b>                                    |  | <b>13%</b>                            | <b>93%</b>  |   | <b>73%</b>                        | <b>43%</b>   | <b>70%</b>  | <b>83%</b>  |

Option was not deemed feasible and therefore not scored.