



FALMOUTH
Municipal Facilities Project

Falmouth Fire-EMS Central & West Stations



Background

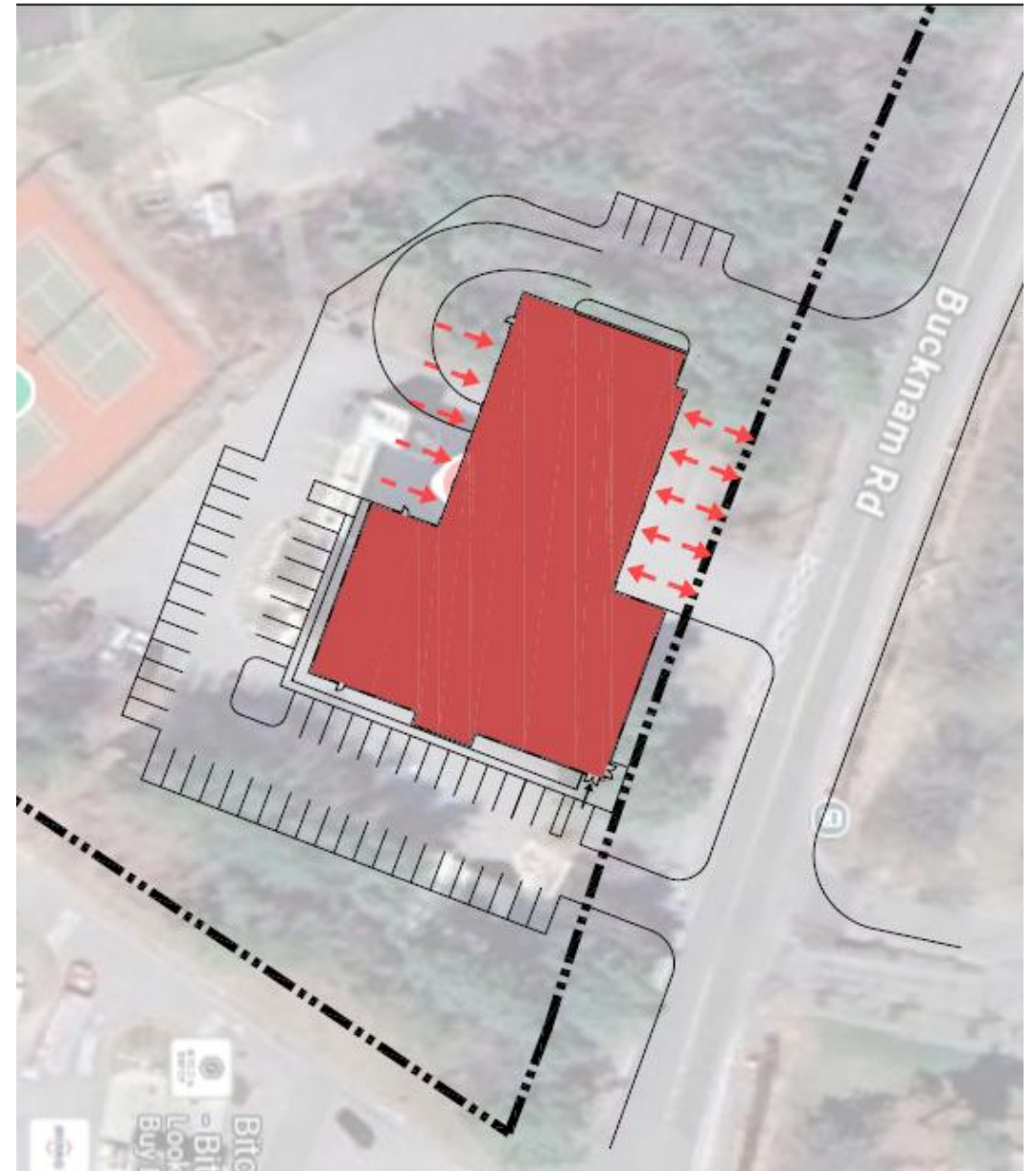
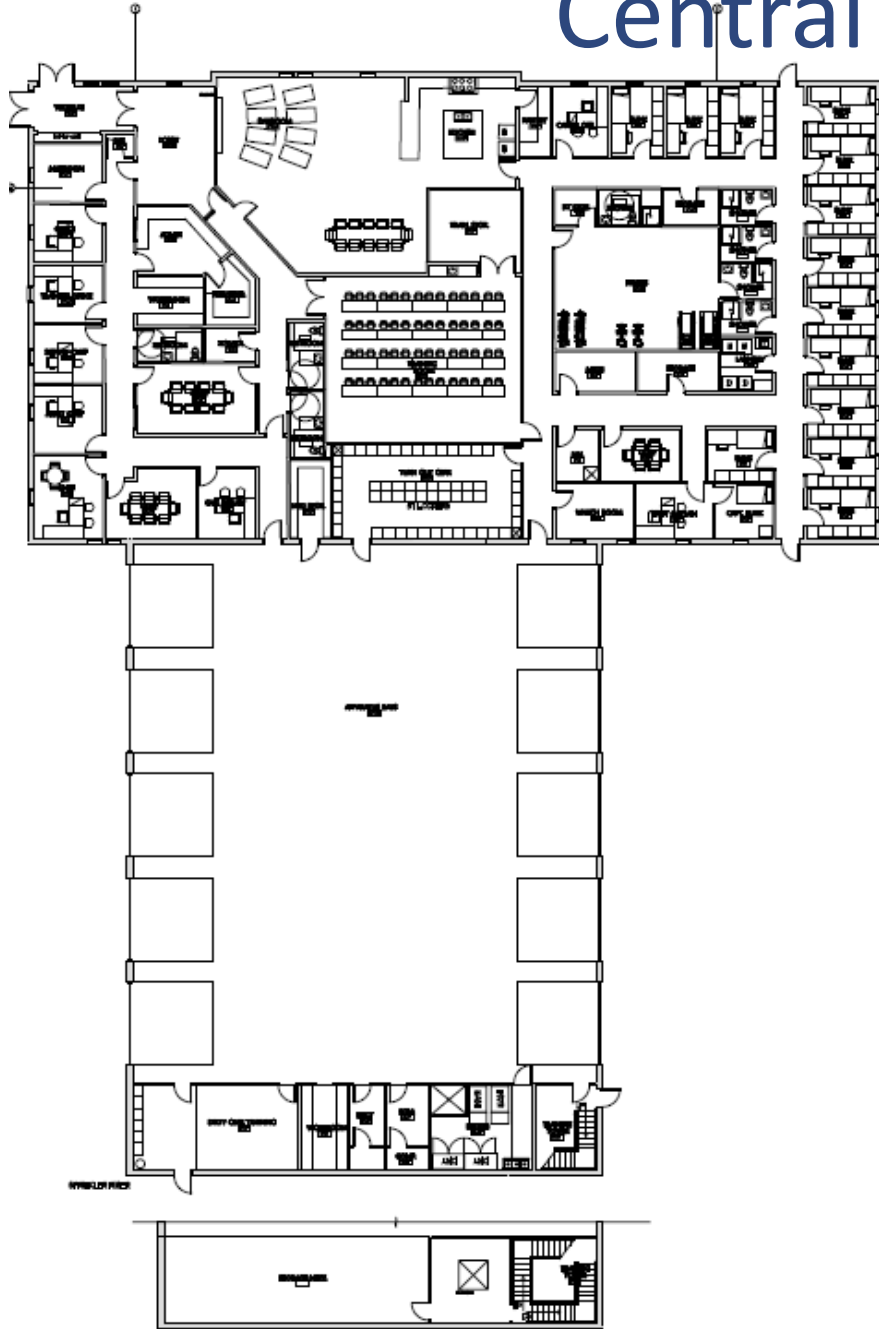
- Falmouth Fire-EMS responds to approx. 2500 emergencies each year.
- Staffing Plan (Approved 2020, 2022)
 - add enough fulltime employees to have 9 firefighter/EMS staff on duty 24/7
- Current Staffing
 - Central Station--1 Captain and 5 firefighter/EMS
 - West Station--1 Lieutenant and 2 firefighter/EMS
- Municipal Facilities Project
 - Public Works, Central & West Stations
 - Address old, out-dated facilities that no longer meet the modern-needs of department and profession
 - Council moved forward with Public Works
 - Discussions continued regarding Fire-EMS



Council Workshops (September 17 & November 13)

- Directives to staff
 - minimize budget impact
 - keep momentum towards possible June bond referendum
 - refine plans to reduce scale/cost of Central Station renovation
 - evaluate West Station location options
 - evaluate options for a low-cost incremental West Station renovation
 - gather comparison information on other communities' staffing models
 - track mutual and automatic aid that Falmouth has provided to, and received from, other communities.

Central Station Plans – Original



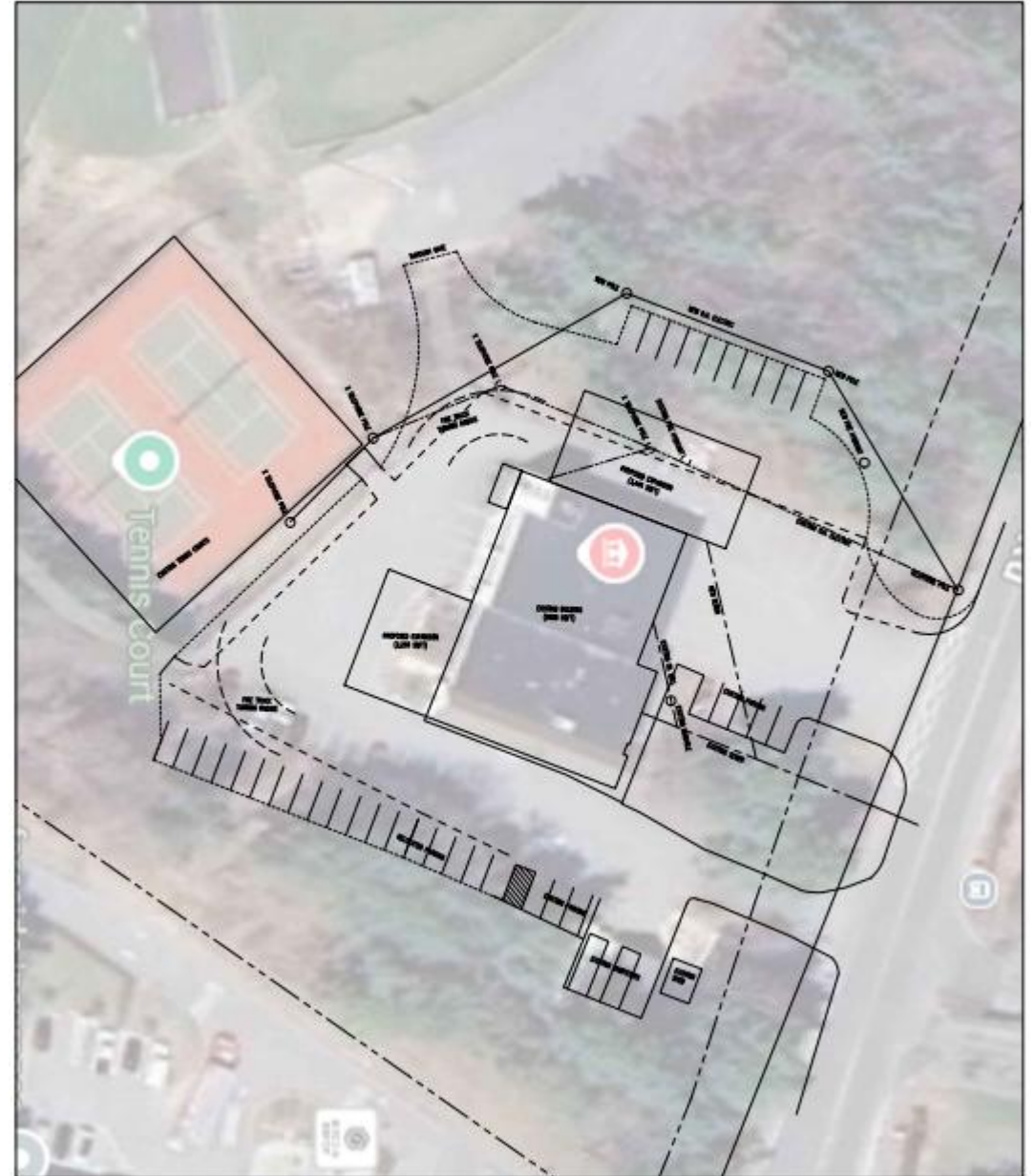
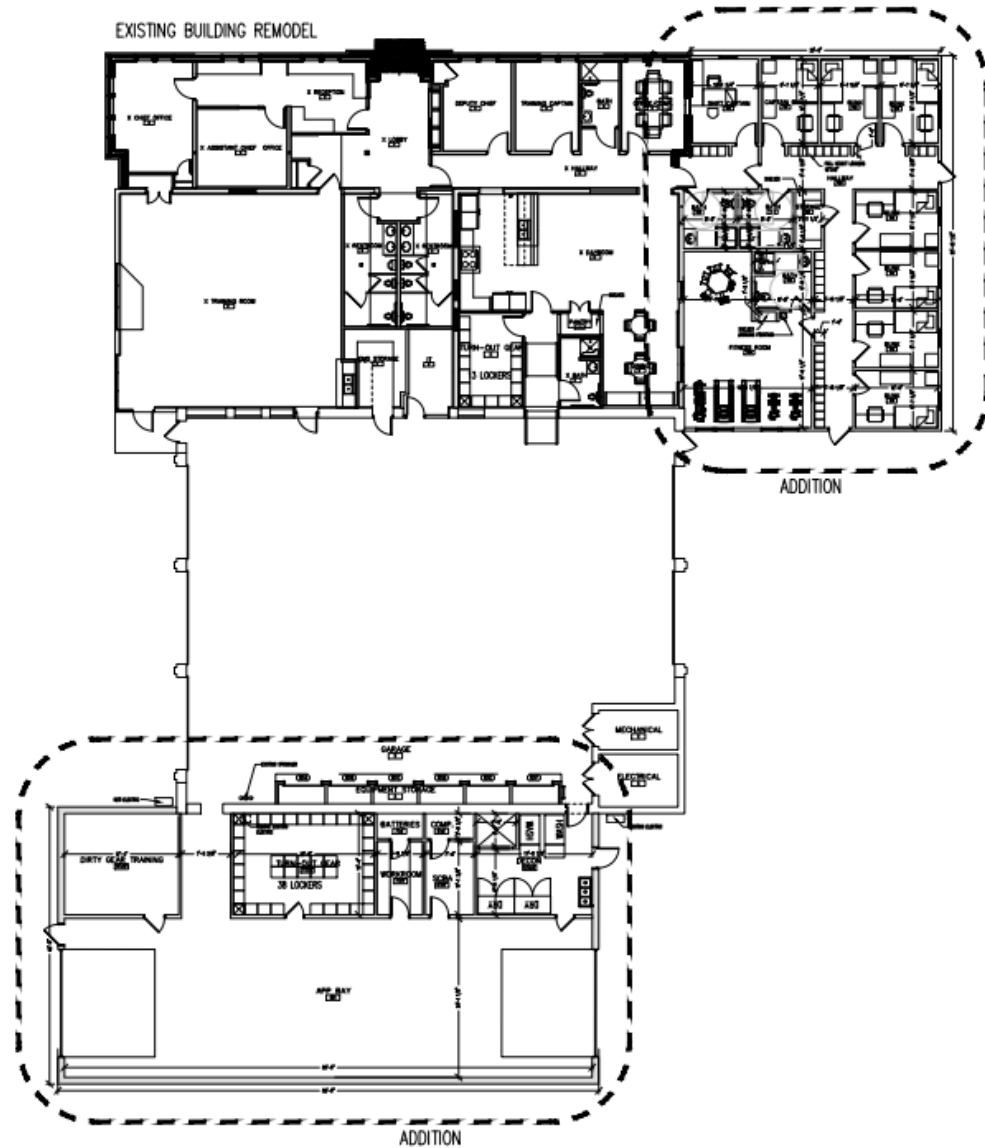


Central Station Plans – Original

- Construction (Hard) Costs
 - New Construction Fire Department Bucknam Road = \$9,398,840
 - Building Demolition = \$60,000
- Soft Costs = \$2,199,000
- Project Contingency = \$582,892

Total Costs \$12,240,732

Central Station Revised Plan





Central Station Revised Budget

Hard Costs

- Bunk Room Addition = \$988,592
- Truck Bay Addition = \$1,523,929
- Interior Renovations (Kitchen/Dayroom Remodel) = \$385,000
- Apparatus Bay Renovation = \$280,600
- Replace Floor Drain System in Apparatus Bay = \$290,000
- Miscellaneous Light Renovations = \$157,550
- Replace Roof = \$190,000
- Mechanical Equipment = \$300,000
- Storm Water Upgrades = \$200,000
- New Asphalt = \$188,240
- Utility Relocation = \$175,000

Soft Costs

- Furniture, Fixtures, Equipment, Arch/Eng Fees = \$937,400
- LEED Approvals = \$130,000
- Contingency = \$567,131

Total Costs: \$6,313,442



West Station Incremental Renovation Plan

- Incremental Renovation Estimate: \$6,900,000
 - more expensive and time consuming having skilled tradespeople work in an existing building. It is also riskier as they may uncover additional unseen problems.
 - require multiple staff relocations.
 - construction costs typically rises 4-5% every year.
 - existing bay space too small for apparatus
 - remodeled rooms awkwardly sized for their use.
- New Construction Estimate at \$6,228,000



West Station New Construction Revised Budget

Hard Costs

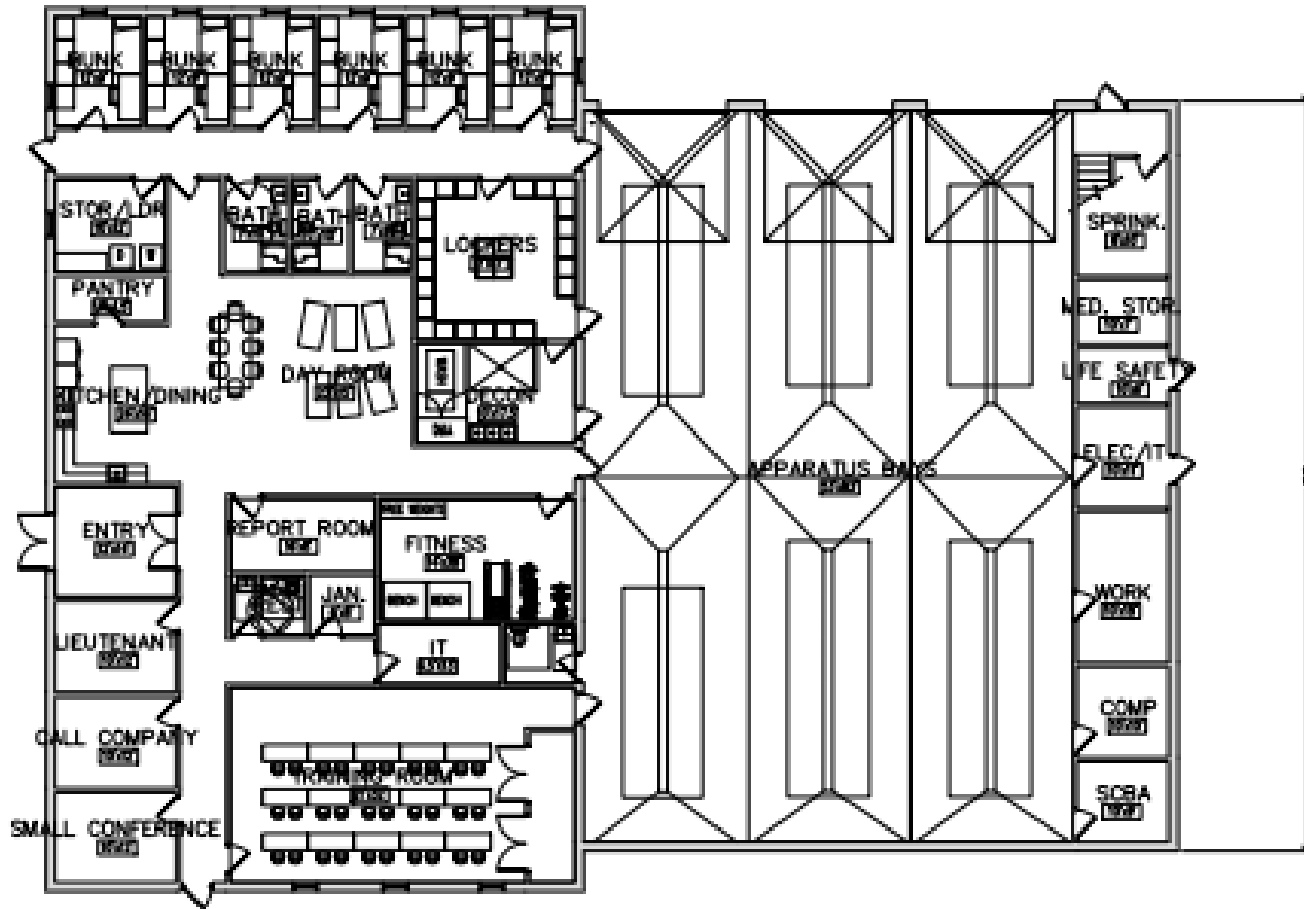
- New Construction Fire Station (Winn Road) = \$4,961,000
- Building Demolition = \$60,000

Soft Costs (including contingency & escalation)

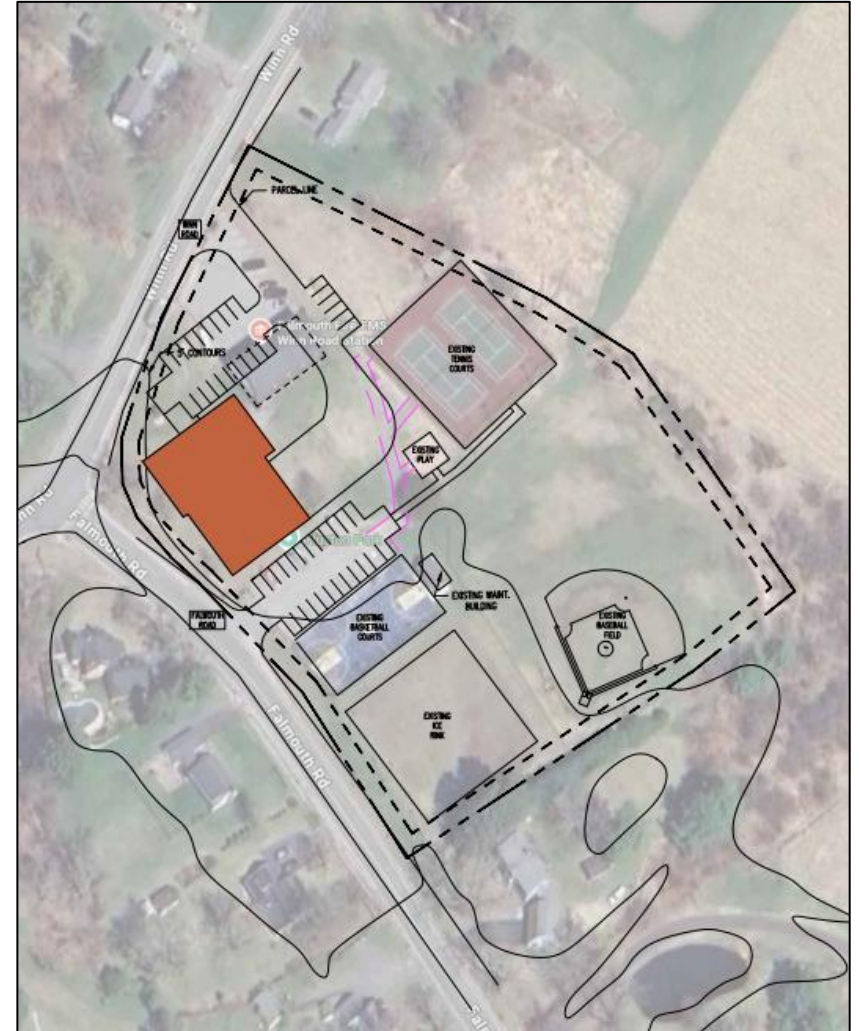
- Furniture, Fixtures, Equipment, Arch/Eng Fees = \$1,089,000
- LEED Approvals = \$118,000

Total Costs: \$6,228,000

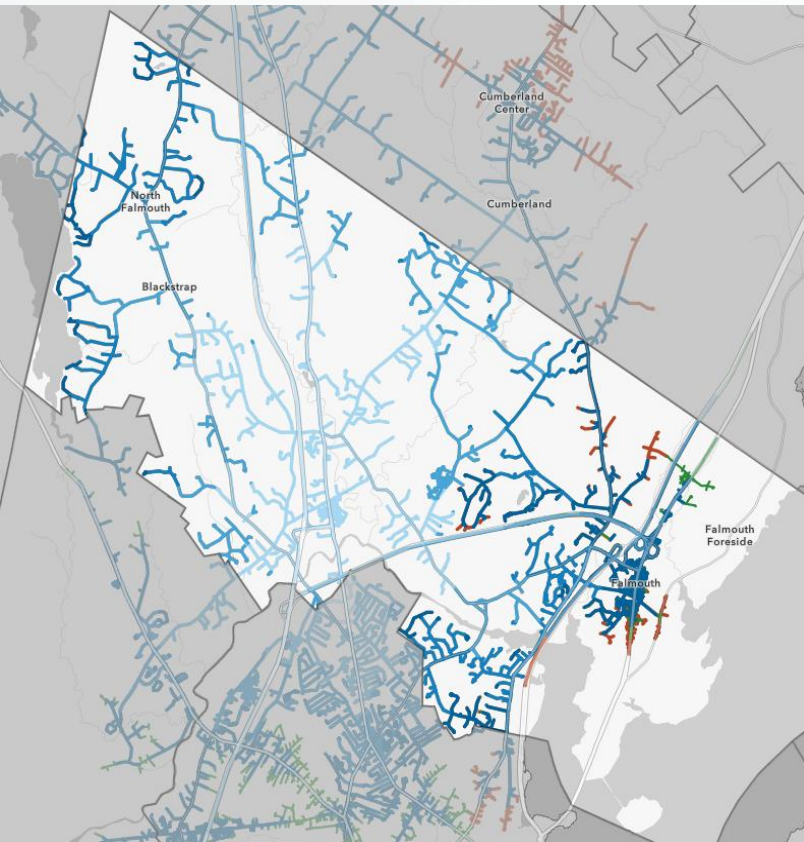
West Station Construction Plan



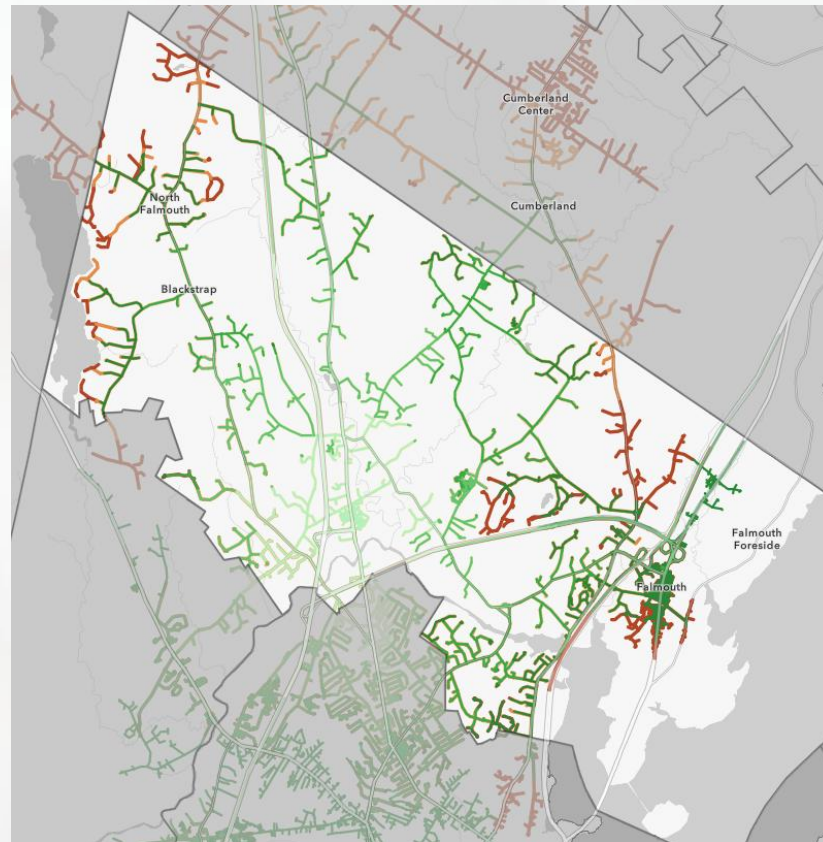
1 FIRST FLOOR
SCALE 1/8" = 1'-0"



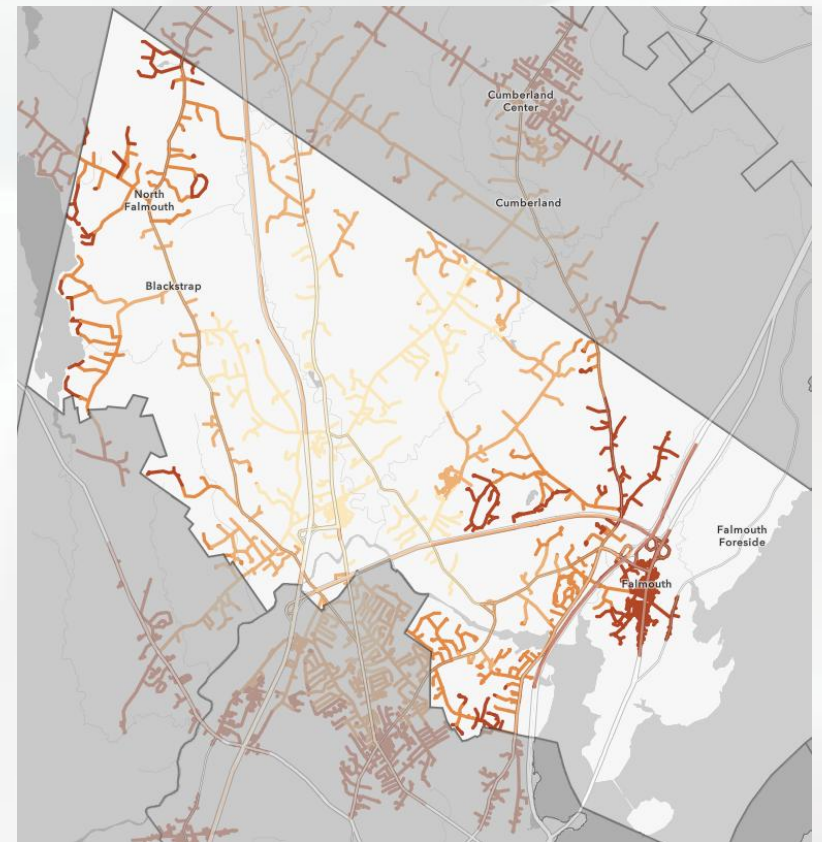
West Station Location – Response Times



Route 100/West



TD Bank/West



Current Location



Mutual Aid

EMS Incidents

Row Labels	GIVEN	RECEIVED
Cumberland	13	
Freeport	1	
North Yarmouth	1	
Portland	5	
Westbrook	2	
Windham	1	
Falmouth		1
Grand Total	23	1

Fire Incidents

Row Labels	GIVEN	RECEIVED
Cumberland	1	
Gorham	1	
Westbrook	1	
Yarmouth	1	
Falmouth		5
Grand Total	4	5

Overlapping Incidents

- Aug. 1, 2025 – Dec. 31, 2025
 - 134 times, 2 incidents at the same time.
 - 47 times, 3 or more incidents at the same time.
 - 420 total, Overlapping Incidents
- Overlapping incidents include both Fire and EMS calls.



Estimated Tax Impact

- Minimal Tax Impact
 - Part of Years-Long Capital Improvement Budget Planning
 - Taxes raised in FY2025 & FY2026
 - TIF funds can offset up to 25% of costs for these types of projects
- As budget development for FY27 continues, staff are working with architect, bond counsel, and bond manager to better understand potential tax impacts.



Estimated Construction Timeline

- June 2026 Bond Referendum Election
- Design, Engineering, and Permitting—June 2026 - May 2027
- Renovation & Additions at Central Station— May 2027 - May 2028
- West Station Construction—May 2027 - May 2028
- Project Completion—May 2028



Timeline for Council Action

- February 9—Presentation and Special Public Comment Opportunity
- February 23—Council **Order A** to submit the referendum question to the voters on June 9 ballot as required by state statute. This is the formal order to call the election and must be taken at least 60 days prior to the election.
- February 23—Council **Order B** to schedule the charter-required public hearing on Council Order C that will be the subject of the referendum question. Council signs Notice of Public Hearing.
- March 9—Public Hearing Per Charter on Order C authorizing project & bonds. Council needs to hold the hearing before adopting a bond order over \$2MM.
- March 9—Council **Order C** Authorizing Project & Bonds. Must be passed not less than 30 days from election.
- March 9—Council **Order D** to approve and sign referendum warrant. Warrant must be posted at least 21 days prior to referendum.
- March 9—Council **Order E** to schedule public hearing on referendum question. Must take place at least 10 days prior to referendum. Must be noticed at least 7 days prior to public hearing.
- March 23—Public Hearing (per statute) on referendum question. Must take place at least 10 days prior to election.
- June 9—Referendum Election



Thank You