EAST HADDAM
COMPANY # 2
FIREHOUSE

PUBLIC INFORMATION HEARING

May 27th, 2026

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INTERIORS

DOWNES
CONSTRUCTION

Project Team

Regular Members
Craig Mansfield, Chairman
Kevin Rutty
Walter Parkus
Edward Blaschik
Irene Haines

Alternate Members
Bradley Park

Recording Secretary
Martha Hansen

Architects – SPA
David Stein
Eric Cantar

Construction Manager – Downes
Scott Scholl
Nicole DeMaio

Town Staff-Advisory
Don Angersola
Jim Ventrus
Valerie Belles

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Design and Construction Team

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- CONSTRUCTION MANAGER

S+PA ARCHITECTS ENGINEERS INTERIORS

- ARCHITECTURAL / ENGINEERING / INTERIOR DESIGN

benesch

- CIVIL / SITE DESIGN

e2 engineers structural engineers

- STRUCTURAL DESIGN

RJS + ASSOCIATES
INTEGRATED FOOD SERVICE DESIGN

- FOOD SERVICE / KITCHEN DESIGN

FUSS & O'NEILL

- HAZARDOUS / ABATEMENT

DUFFORD DRILLING
Well Drilling Contractor at Your Service

- WELL DRILLING

Committee Charge - Approved at Town Mtg on 05/13/2025

- Demolition of the Current Moodus Firehouse (Company #2)
- The design and construction of a firehouse to include the expansion of existing size including vehicle bays, sleeping quarters, kitchens, bathrooms, offices, training space, storage and other designated areas as needed or required, the installation of new building electrical service, building generator, well and septic (if required), and vehicle exhaust system, code compliance work, including handicapped accessibility code, hazardous material and asbestos abatement.
- To consult with the Fire Department, Office of the Fire Marshal, Emergency Management and its administrators concerning the plans for said project and its construction and the schedule
- The purchase of furniture, fixtures, equipment, IT infrastructure, and other materials for the foregoing project;
- Site improvements, including parking, lighting, regrading and improved site lines where possible;
- Identify and apply for any available grant funding appropriate to supporting the project
- To contract with architects, engineers, contractors and others in the name and on behalf of the town to design, build and complete the project, and approve all design and construction expenditures for the project.

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Committee Goals

1. **Assessment of Current Facility**: Conduct a comprehensive assessment of the current firehouse facility to identify operational needs and regulatory requirements needed in a new facility.
2. **Budget and Resource Planning**: Develop a plan for the demolition and rebuild that considering both initial costs and long-term maintenance.
3. **Operational Efficiency**: Aim to improve the operational efficiency of the firehouse, considering factors such staff needs, equipment storage, and training facilities.
4. **Sustainability and Resilience**: Incorporate sustainable and resilient design elements into the plans to minimize environmental impact and minimize long-term operating cost.
5. **Technology Integration**: Explore opportunities to integrate modern technology systems to enhance the capabilities of the firehouse and emergency response efforts.
6. **Timeline and Milestones**: Develop a clear timeline with achievable milestones to track progress and keep the project on schedule and on Budget.
7. **Legacy and Community Pride**: Create a firehouse that the community can take pride in, and that will serve as a valuable asset for future generations.

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Fire Department Operational Needs

- **Changes in Fire Services**
  - Volunteer to paid staff
  - Addition of EMS services
- **Increased usage and changing needs for today's firehouse**
  - Kitchen/Dayroom
  - Space for storage of equipment
  - Sleeping area
  - Showers/Lockers
- **Change in equipment size and standards**
  - Firetrucks built differently
- **Increased training requirements**
  - Need for training room and space
  - Technology

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Fire Fighter Safety Mandated Requirements

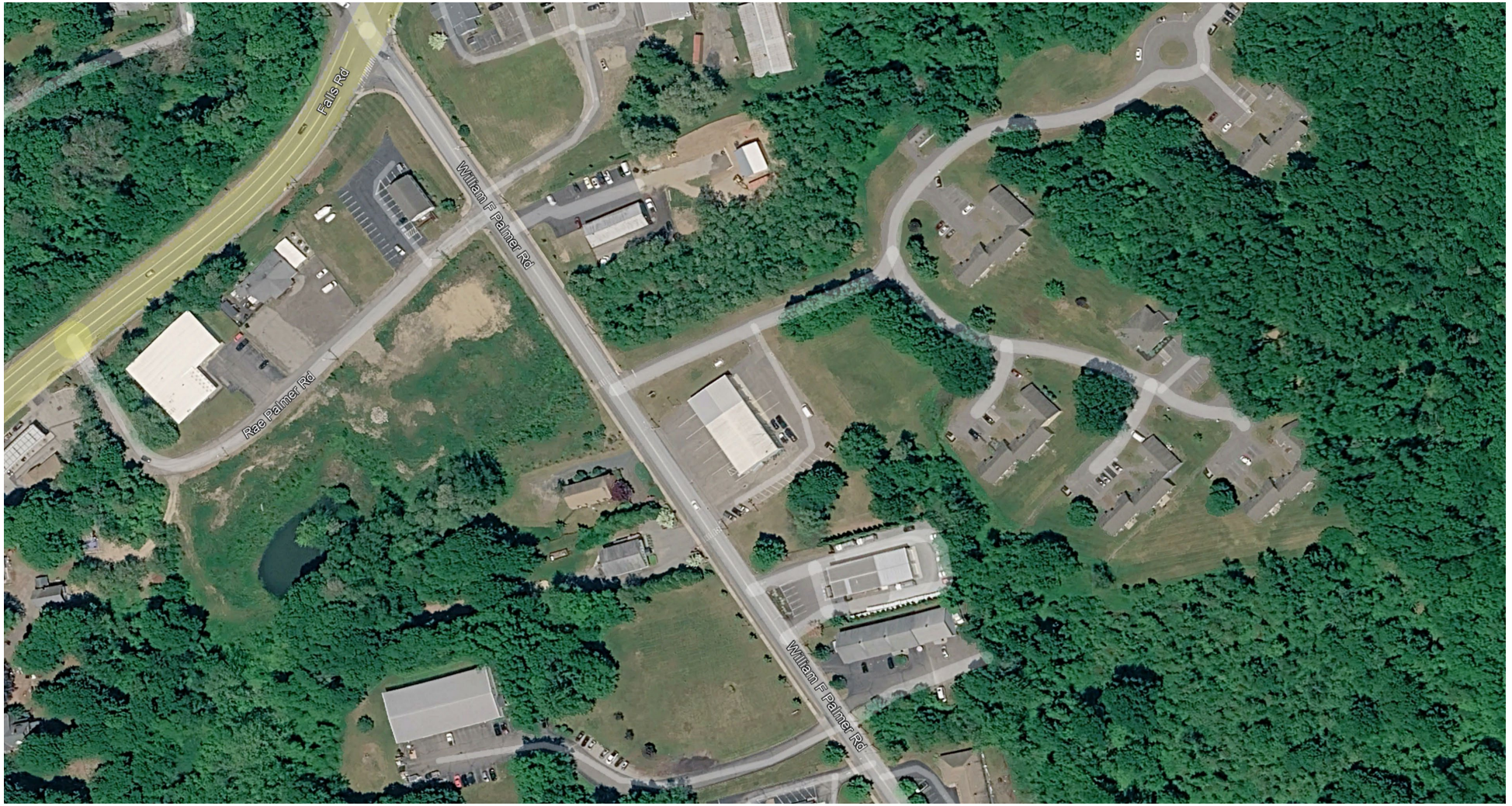
- **Zone Separation (Contaminant Control):**
  - •Red Zone (Hot): Apparatus bays, decontamination areas, and bunker gear storage.
  - •Grey Zone (Neutral): Public access areas, lobby, and training rooms.
  - •Green Zone (Cold): Sleeping quarters, kitchens, and fitness areas.
  - •Goal: Physically separate zones to prevent contaminants and carcinogens from the hot zone from entering the living areas.
- **Ventilation and Indoor Air Quality:**
  - •Dedicated exhaust ventilation systems in the apparatus bay.
  - •Contaminant containment to ensure no air from the apparatus bay flows into residential areas.
- **Carcinogen concerns is an ever-increasing concern**
  - •Decontamination area for fire fighters (currently this is also the same shower/rest room as the green zone in C02) and gear (bunker gear washing), and safe ventilated storage to remove carcinogens
  - •Need for additional storage and cleaning capabilities
    - •Storage for 2 sets of gear, more storage is needed in conjunction with gear washing to ensure responders have gear to respond while dirty gear is being cleaned.
    - •Proper storage and ventilation of gear to allow off gassing

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Current Site and Building

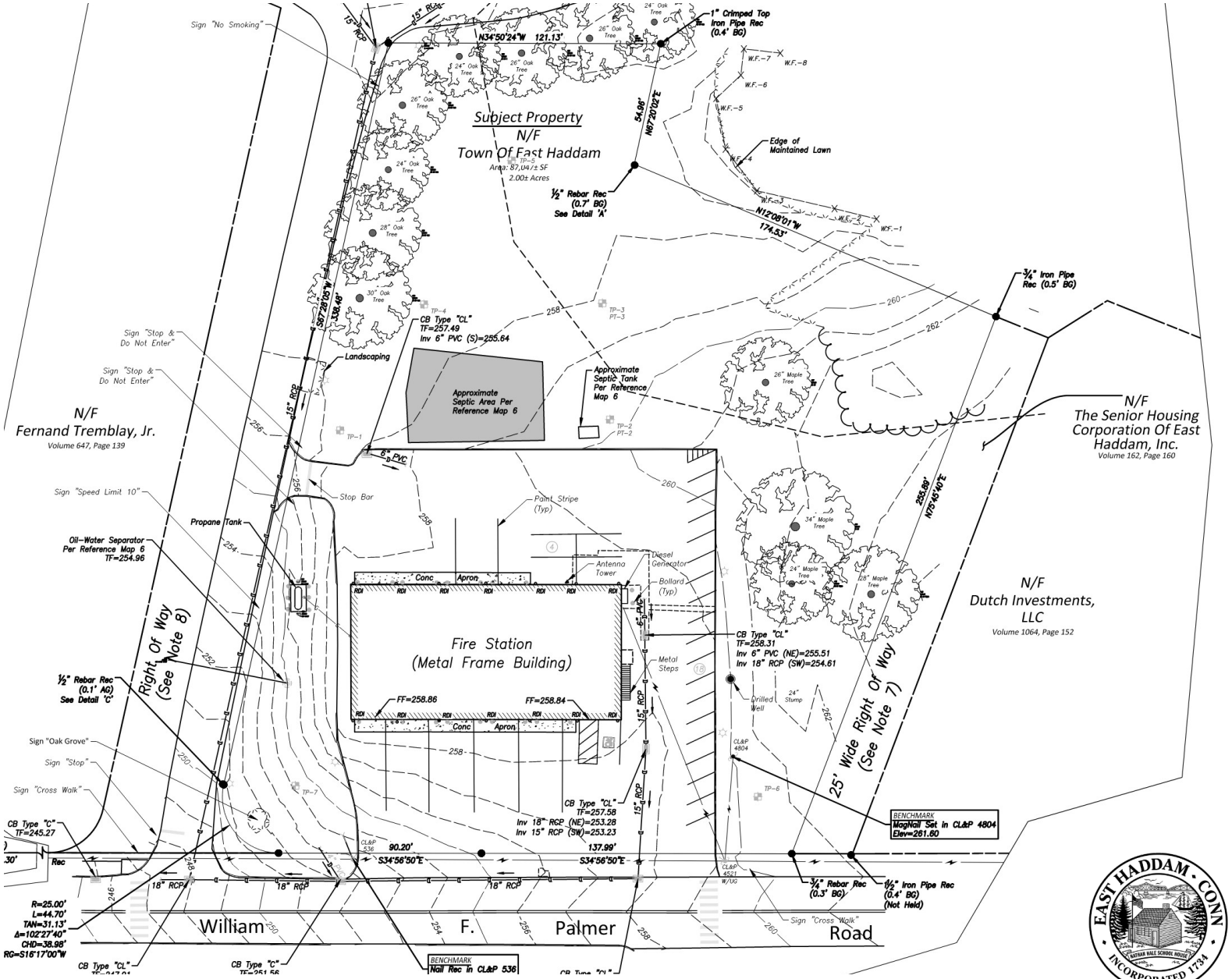


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Current Site Plan



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Current Site Conditions - Exterior





"The existing building does not appear to have been designed in accordance with seismic, wind, and snow loading requirements for essential facilities."

- Szewczak Associates Structural Assessment, January of 2022

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Current Site Conditions - Exterior





"The original building structural design appears to have conformed to the State Building Code Requirements, at the time of original construction, for non-essential buildings."

Year of original construction: 1989

- Szewczak Associates Structural Assessment, January of 2022

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Current Site Conditions - Exterior





"A lack of compliance to the more stringent loading conditions for facilities that require to be operable after a severe weather event could compromise the utilization of this facility after the severe loadings have occurred."

- Szewczak Associates Structural Assessment, January of 2022

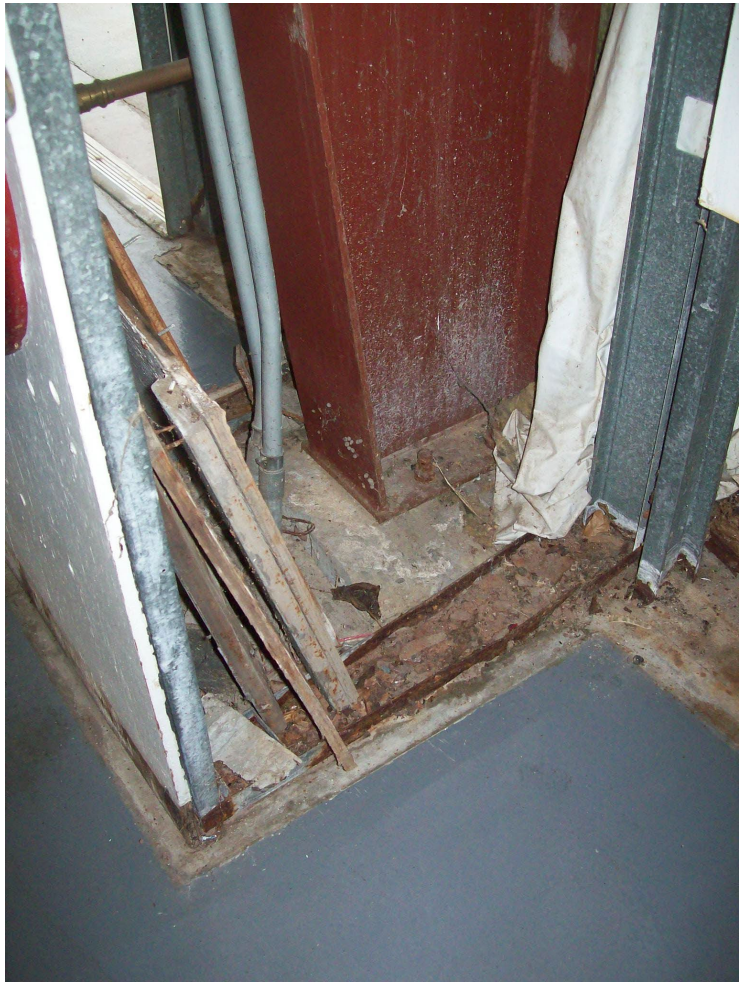
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Current Site Conditions - Column Conditions







"In several areas along the siding bottom edge, where the siding meets the exterior apron slab or pavement, there was noticeable rust and degradation. This appears to be due to water collecting at the interface of the siding & paved surface."

- E2 Engineers Structural Assessment, April of 2023

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Current Site Conditions – Column Conditions



- Exterior column condition at apparatus bay doors from Munger Construction Repair Quote.



Photo #10: Typical condition of steel column along west wall in 'original building' without any bracing or girts to brace its flange.

- Column condition from the E2 Engineers Structural Assessment.

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Current Facility Conditions - Interior

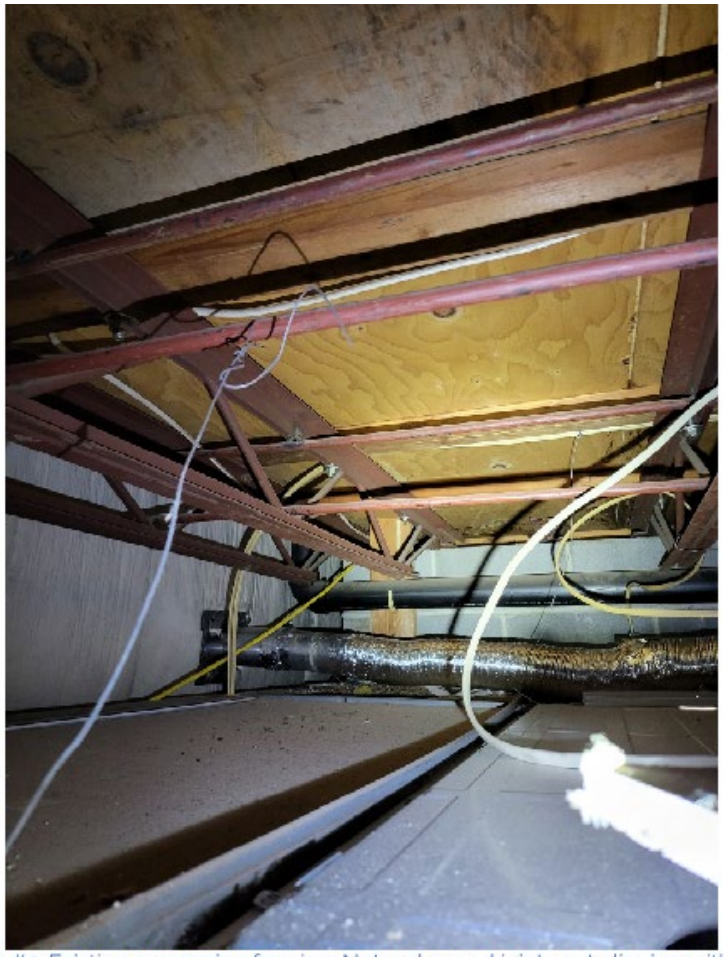


Photo #4: Existing mezzanine framing. Note: plywood joints not aligning with joist locations.

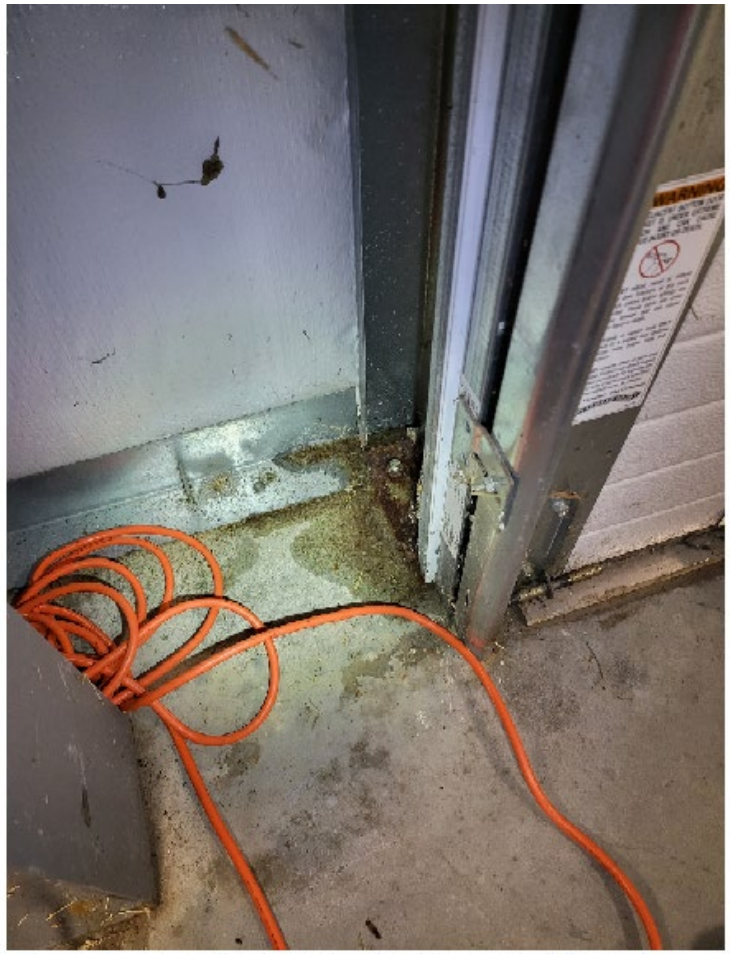


Photo #8: Water collecting on interior slab along building perimeter.



Photo #9: Close-up view showing base plate area of bent steel frame along east face of building (fourth bent frame from south)

- Images further explaining conditions from the E2 Engineers Structural Assessment.

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Current Facility Conditions - Interior





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Current Facility Conditions - Interior



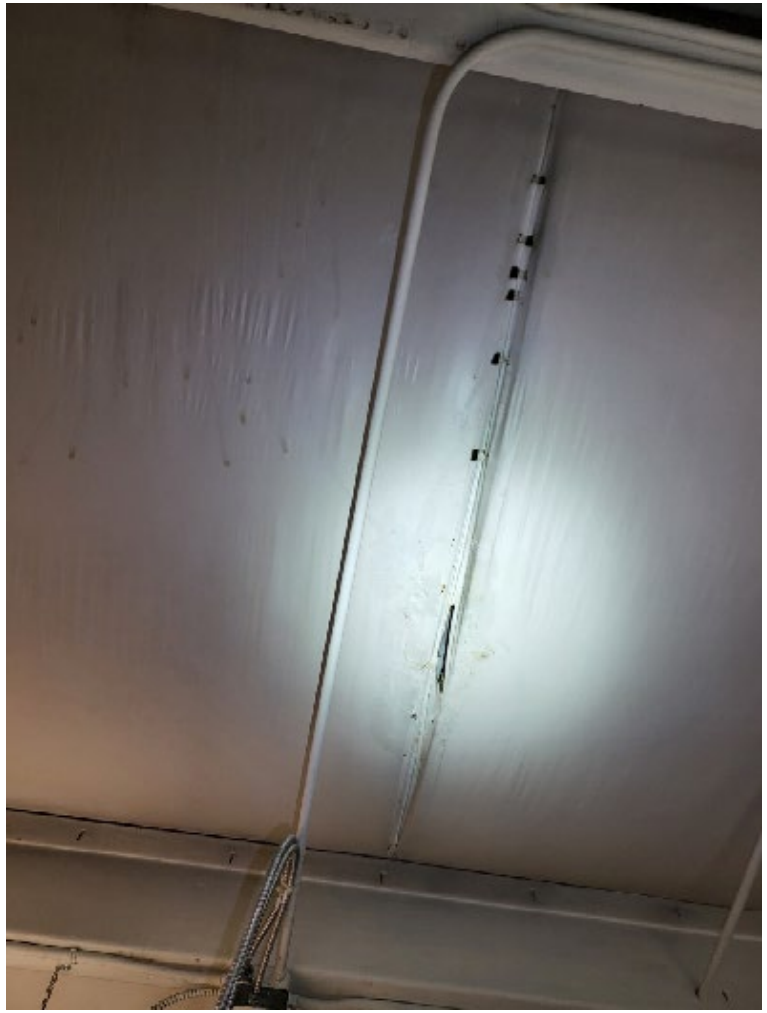


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Current Facility Conditions - Interior







“Over the existing mezzanine, the Engineer observed several locations where the underside of bag insulation has opened at the seams or ripped.”

“ At one of these locations, the Engineer observed water dripping through the opening in the bag insulation.”

- E2 Engineers Structural Assessment, April of 2023

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Current Facility Conditions - Interior





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Cost to Repair one column base plate

Items Included:

- Provide all equipment, lifts etc. as required.
- Provide and install temporary shoring as approved by Professional Engineer.
- Cut and remove bottom section of column per detail provided.
- Remove damaged pieces of base angle.
- Cut and remove anchor bolts.
- Chip out unsound concrete and replace with High Strength Non-Shrink Grout.
- Drill and epoxy new anchor rods per base plate detail.
- Fabricate new A36 built up plate stub column matching the existing removed section, bolt in place and weld to the remaining section of column.
- Touch up steel primer paint.
- Install new piece of base angle and reconnect wall panels.
- Remove temporary shoring.
- Dispose of debris and removed materials.
- Munger project management and supervision.

Other Considerations:

- No Building Permit is included.
- No Sales Tax is included. The Town of East Haddam will need to provide a Tax-Exempt Certificate.
- This proposal is based on standard wages and normal working hours.
- No electrical work is included at this time.
- Owner to clear work area removing any items near the column.
- Work are to remain clear until project is complete.

CONTRACT SUM:

The parties agree that the Proposal/Contract Sum is:

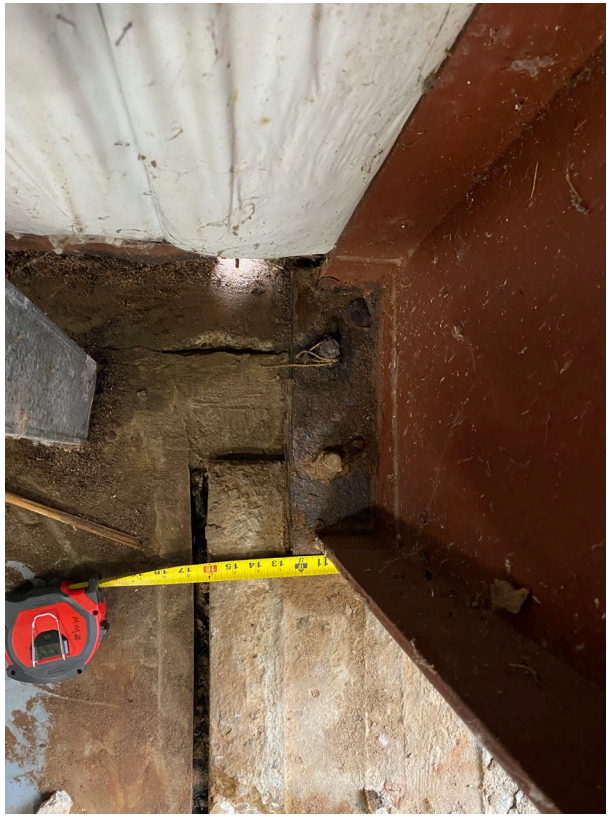
Eighteen Thousand and Sixty Dollars ($18,060.00)

(CT State Sales Tax Not Included)

- Excerpt and images from Munger Construction Repair Quote.







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Proposed Site Aerial



Parking Rules as per Zoning Regulations: 5 spaces for every 1000 SF of gross building area.

When taking the apparatus bays and supporting spaces out of the equation, there is only 5,760 SF.

5,760 SF / 1000 SF = 5.76

5.76 x 5.00 = 28.8 spaces needed

# of spaces provided: **44**

2 handicap spaces

4 EV Charging Spaces

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Phasing and Logistics Plan



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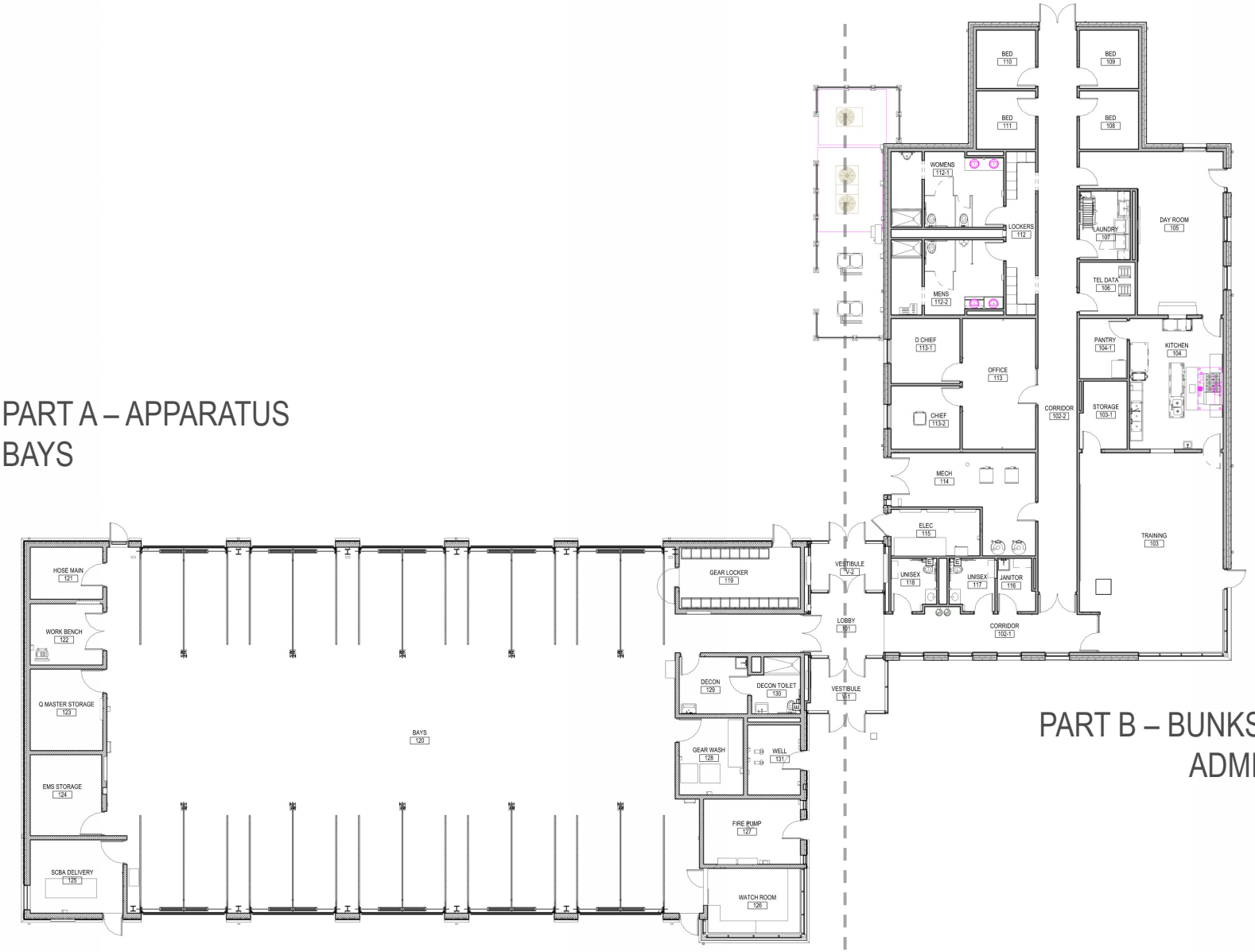
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Proposed Floor Plan - Overall

PART A – APPARATUS BAYS

PART B – BUNKS / ADMIN



OCCUPANT LOAD

S-2 (STORAGE) - 37 OCCUPANTS

A (ASSEMBLY) - 54 OCCUPANTS

B (BUSINESS) - 6 OCCUPANTS

R-2 (RESIDENTIAL) - 8 OCCUPANTS

PLUMBING COUNT

	MALE	FEMALE
REQUIRED	WC - .921 (1) LAV. - .795 (1) SHOWER - .5 (1)	WC - 1.12 (2) LAV. - .795 (1) SHOWER - .5 (1)
PROVIDING	WC - 3 LAV. - 3 SHOWER - 1	WC - 4 LAV. - 4 SHOWER - 1

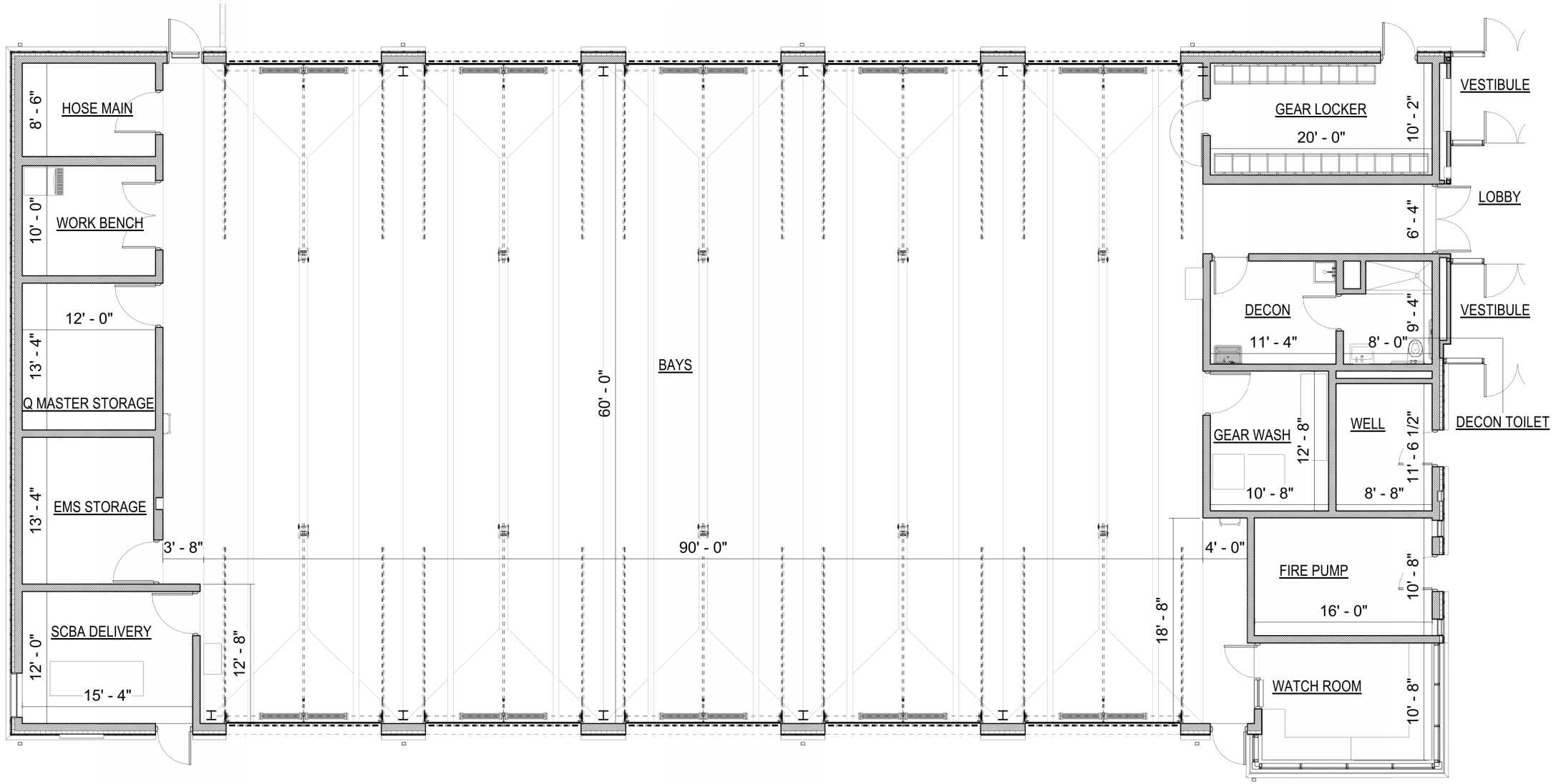
OVERALL SF: 14,475 SF

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Proposed Floor Plan – Apparatus Bays



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Proposed Floor Plan – Bunks / Admin



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Proposed Building Program

Service Program – 9,876 SF

- Apparatus Bays
- SCBA / Delivery
- Q Master Storage
- Work Bench Room
- EMS Storage
- Decon
- Gear Wash and Dry
- Hose Maintenance
- Gear Lockers

Business / Public Program – 4,599 SF

- Entrance Space
- Watch Room
- Chief's Office
- Deputy Chief's Office
- Admin Office
- Training Room
- Bunk Rooms
- Kitchen
- Day Room



- **Initial SF at start of design process: 17,349 SF**
- **Final SF in current design: 14,475 SF**

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Exterior Rendering



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Exterior Rendering



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Interior Rendering – Training Room



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Interior Rendering – Apparatus Bays



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Project Benefits

1. **Creates a Safe and Functional Firehouse** - Provide our firefighters with a building that provides a safe environment for personal and equipment while supporting new ways of operations.
   - Currently during storms with winds over **83 mph**, crews and apparatus cannot remain in the building. Code required minimum for a risk category IV building is **135 mph**. The same is true for snow loads greater than **11”**. Code minimum is **20”**. Depending on building insurer, these requirements could be even higher than those listed.
2. **Improves Community Resilience** - Enhance the community's resilience in the face of emergencies and disasters, providing a reliable structure for emergency response and support for 50+ years.
3. **Positive Economic Benefits** - Positive economic effects, such as increased property values and a more attractive community for businesses and residents.
4. **Compliance with Regulations** - Renovation can ensure that the firehouse meets current safety, OSHA and building code regulations, reducing liability and potential risks while protecting our town emergency response assets.
5. **Training and Education** - Improved facilities can provide additional facilities/opportunities for training and education, benefiting both firefighters and the community through programs on fire safety and emergency preparedness.
6. **Environmental Sustainability** - Renovation can incorporate sustainability features (solar), reducing the environmental impact of the firehouse and potentially lowering long-term operating costs.

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Budget Overview

DESCRIPTION	DD ESTIMATE 12/2025 14,475 sf	CD ESTIMATE 05/2026 14,475 sf	COST / SF
CONSTRUCTION HARD COSTS			
Demolition Costs	$ 130,325	$ 139,283	9.62
Hazardous Abatement Allowance	$ 100,000	$ 15,000	1.04
Design & Estimating Contingency	$ 798,934	$ 225,908	15.61
Construction Costs	$ 13,038,606	$ 12,746,878	880.61
COST MANAGEMENT (VE)	**$ (1,039,420)**		-
TOTAL CONSTRUCTION HARD COSTS	**$ 13,028,445**	**$ 13,127,069**	907
SOFT COSTS			
Professional Services	$ 882,072	$ 265,000	18.31
Bonding & Legal Fees	$ 20,000	$ 20,000	1.38
Builder's Risk Insurance	$ 40,000	$ 40,000	2.76
Testing / Inspection Fees	$ 20,000	$ 50,000	3.45
FF&E	$ 250,000	$ 400,000	27.63
Technology, Security & Radio		$ 500,000	34.54
Utility Connection Fees	$ 25,000	$ 25,000	1.73
Owner Contingency	$ 765,247	$ 1,009,895	69.77
CM Fees	w/ Construction Cost	w/ Construction Cost	-
TOTAL OWNER SOFT COSTS	**$ 2,002,319**	**$ 2,309,895**	160
TOTAL PROJECT COST	**$ 15,030,764**	**$ 15,436,964**	1,066

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Cost Comparisons

	 East Haddam Company #2 Firehouse	 Oswegatchie Fire Station	 Norfolk Firehouse	 Bristol Firehouse #3	 Long Hill Fire Station	 North Haven Fire Station
Sq Ft	**14,475**	**9,988**	**11,600**	**8,732**	**16,857**	**5,526**
Cost Per Sq. Ft. (Actual)	**$907**	$841	$707	$779	$486	$471
Cost Per Sq. Ft. (Escalation)	**$907**	**$871**	**$740**	**$851**	**$757**	**$823**
Construction Type	**New Build**	New Build	New Build	New Build	New Build	New Build
Construction Start Date	**2026 (est.)**	2026	2025	2024	2017	2013

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Cost Validation

Cost Management Log

Estimate Date: 5/13/2026

Date: 5/21/2026

	CONCEPTUAL	CD	CD
Total Construction Costs	$13,708,950	$14,067,865	$13,127,069
Amount of Approved Items	-$2,538,090	-$1,039,420	
Total Construction Costs w/Adjustment	**$11,170,860**	**$13,028,445**	**$13,127,069**
	$790 /sf	$900 /sf	$907 /sf

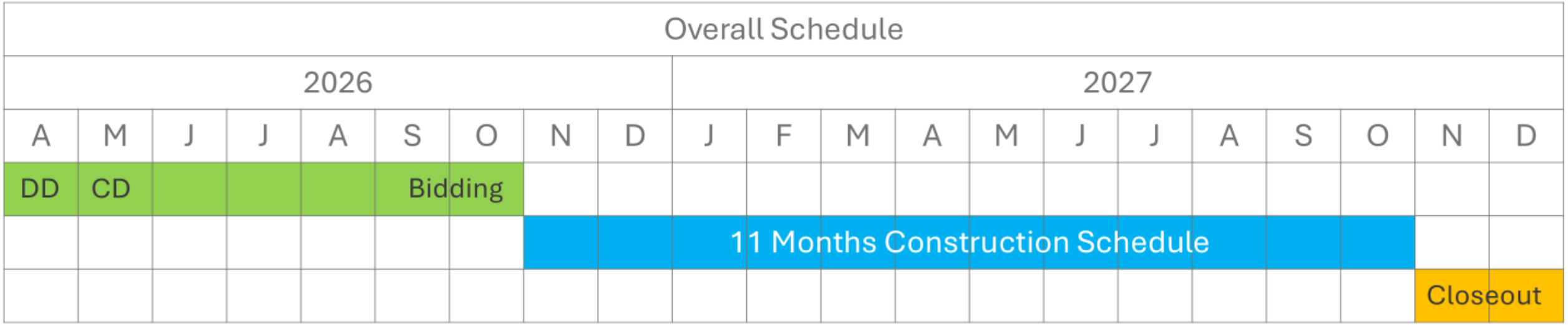
Item	Description	Trade	Estimated w/ Indirects	Approved	Pending	Rejected
CONCEPTUAL COST MANAGEMENT						
1	Reduce building footprint by 3,212 sf	ALL	($2,538,090)	($2,538,090)		
CONCEPTUAL COST MANAGEMENT SAVINGS:			**($2,538,090)**	**($2,538,090)**	**$0**	**$0**
DESIGN DEVELOPMENT COST MANAGEMENT						
1	Switch supply piping to PEX in all areas besides the apparatus bays.	MEP	($11,636)		($11,636)	
2	Fiber cement siding in lieu of metal panels.	Siding	($245,769)	($245,769)		
3	Remove radiant slabs in apparatus bays.	MEP	($65,040)	($65,040)		
4	Remove clerestory windows and popout.	Multiple	($173,571)	($173,571)		
5	Switch copper wire to aluminum wire for large feeders.	MEP	($75,633)		($75,633)	
6	Asphalt shingle roofing in lieu of standing metal seam.	Roofing	($400,000)	($400,000)		
7	Reduce overall HVAC distribution ductwork weight	MEP	($58,179)		($58,179)	
8	Remove Radiant Flooring (future alternate)	MEP	($65,040)	($65,040)		
9	Delete snowmelt system.	MEP	($30,000)		($30,000)	
10	Secondary service & transformer to be reloc. to opposite side of the building.	MEP	($90,000)	($90,000)		
11	Sealed flrs at apparatus bays & surrounding rms ILO EF-1 resinous flooring.	Flooring	($105,052)		($105,052)	
12	Cast-In-Place Concrete Pad in lieu of Concrete Pavers.	Sitework	($31,952)		($31,952)	
13	Wall tile height reduced from 8' to 4' at bathrooms.	Tile	($15,390)		($15,390)	
14	Eliminate retaining walls through sloped grading	Sitework	($11,636)		($11,636)	
DESIGN DEVELOPMENT COST MANAGEMENT SAVINGS:			**($1,378,897)**	**($1,039,420)**	**($339,478)**	**$0**

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Project Schedule



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Communication & Referendum Support

- Meetings with Boards, Commissions and Council
- Community Meetings
- Pre-Referendum Support
  - Website
  - Factual Data
  - Informational Flyers
  - Social Media
- Decorative Fence Scrim







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Funding Opportunities – Potential Grants & State Bonding

- **USDA Rural Development Community Facilities Program**.
  - The USDA has a long history of working with communities to provide economic and development assistance and financing.
  - The mission of the rural development program is to enhance the ability of rural communities to develop, to grow and to improve their quality of life.
  - Potential 30-year financing.

- **State Bonding**

- **STEEP Grant**
  - Potential grant $200,000.

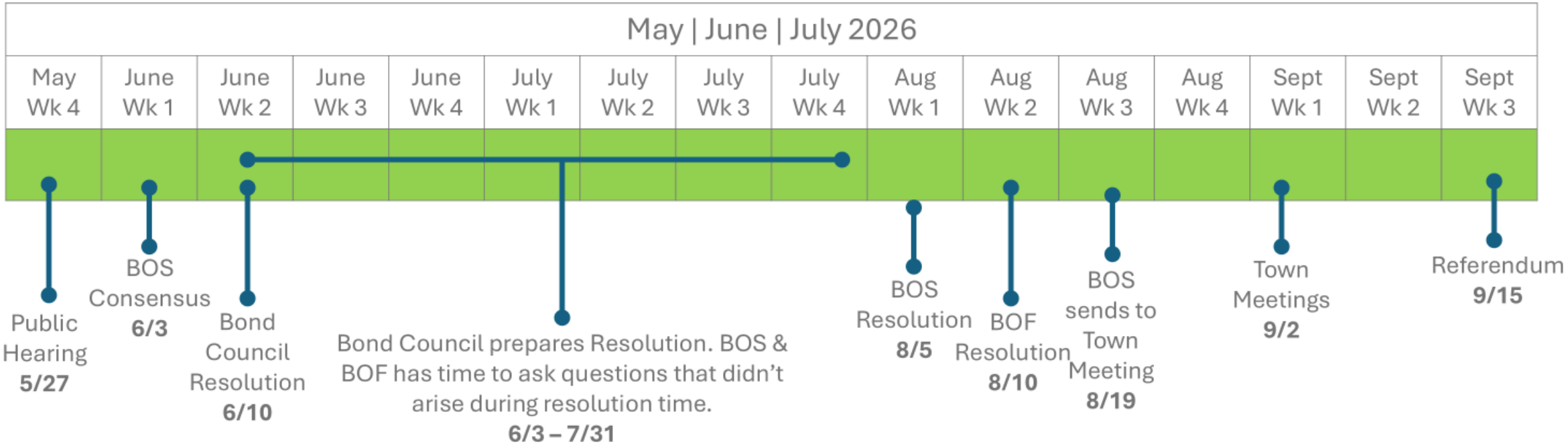
Funding Opportunities – Tax Impact

Projected Mill Rate Increase (20-Year Average) - 0.897 Average Assessed Value is $250,000		
Assessed Value*	Annual Impact	Daily Impact
$100,000	$89.72	$0.24
$200,000	$179.44	$0.49
$250,000	**$224.30**	**$0.61**
$300,000	$269.16	$0.74
$400,000	$358.88	$0.98
*In East Haddam/Moodus, assessed values are approximately 70% of market value.		

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Upcoming Key Dates



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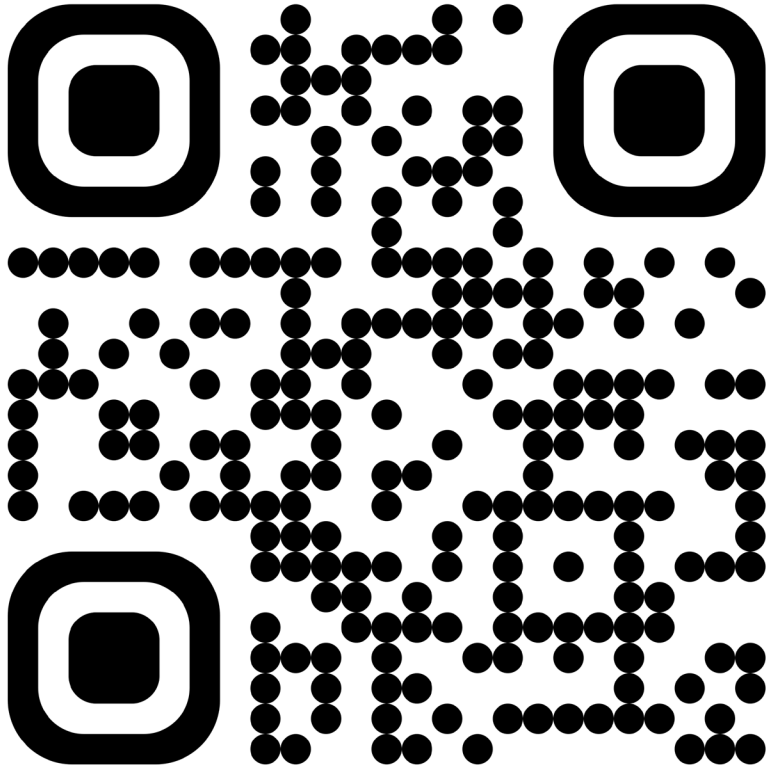
Next Steps

- Review feedback from the tonight's public hearing
- SPA to finalize Construction drawings
- Downes to complete RFP process
- Present to Board of Selectman /Board of Finance (August)
- Present final plans for approval at Town Meeting (Sept 2nd)
- Referendum for funding approval (Sept 15th)

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QUESTIONS?



SCAN QR CODE FOR MORE PROJECT INFORMATION