

Newburyport Committee on Budget & Finance

West End Fire Station

Project Cost Update
& Approval



Major improvements required to provide adequate facilities at West End Fire Station



- Note extent of space
- Note minimal “screen-door” environmental separation with apparatus bay



- **Cramped space in cell-like bedrooms, hallways, kitchen...**

PROJECT NEED

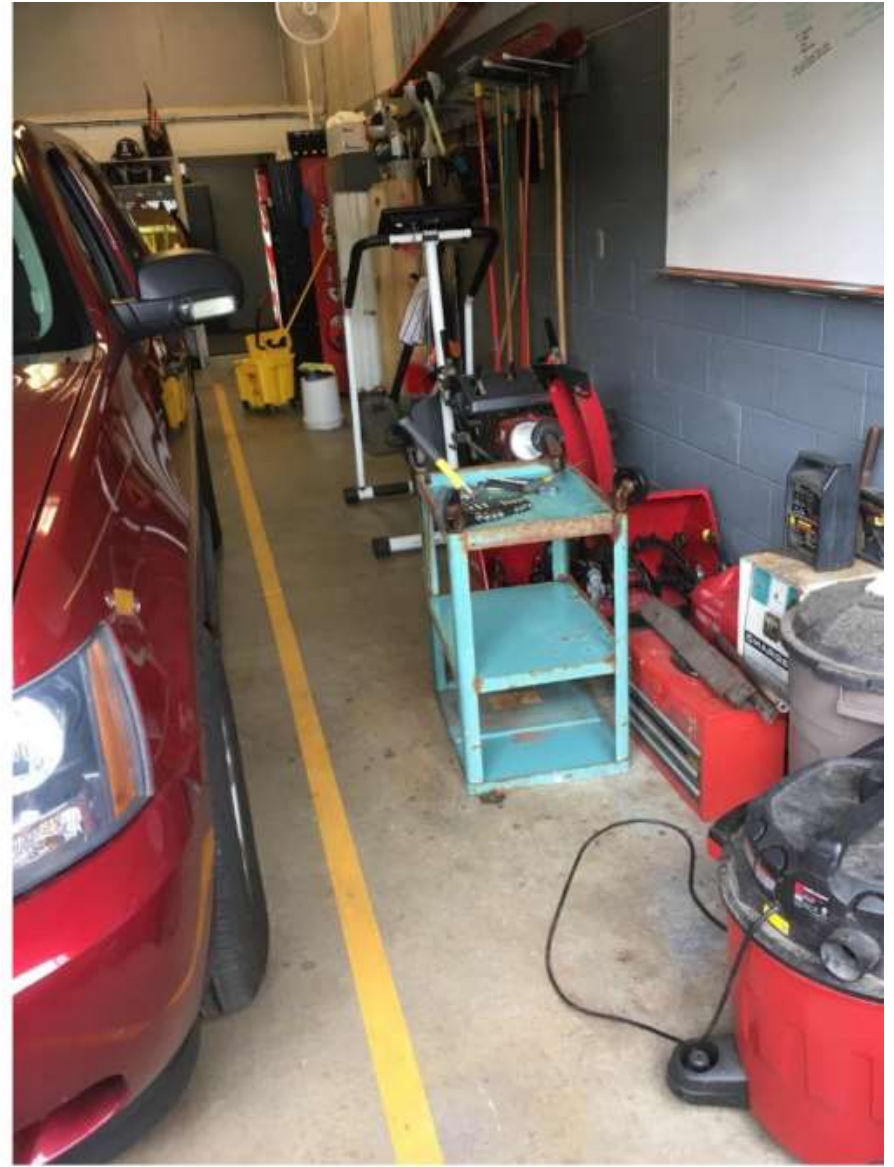


- No separate decontamination, equipment, and containment area
- Personal protective gear lacks ventilated and dark/enclosed space
- Personnel lockers not environmentally separated
- Malfunctioning exhaust removal system

PROJECT NEED

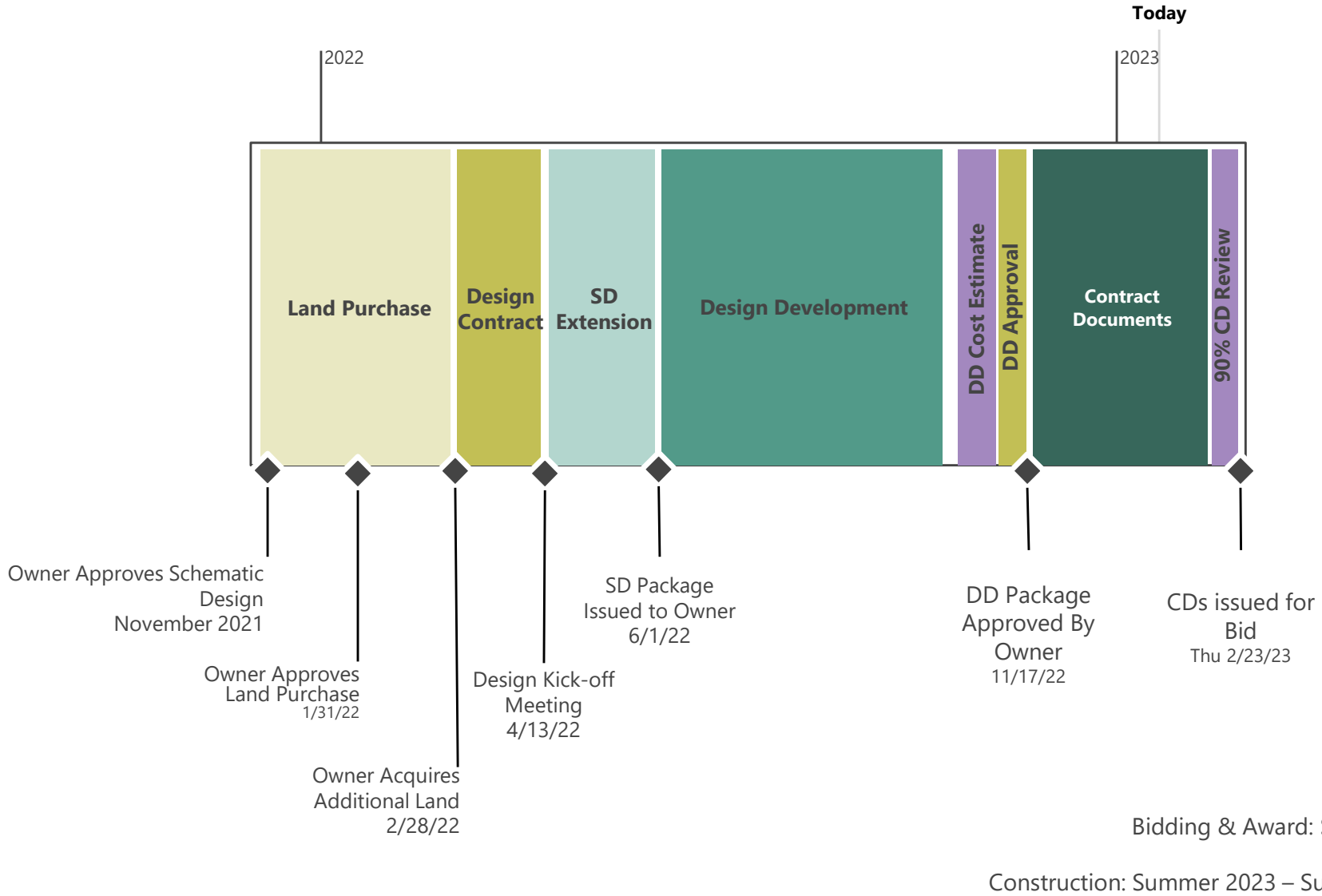


• Energy inefficient lighting



• Minimal storage space , etc.

PROJECT TIMELINE



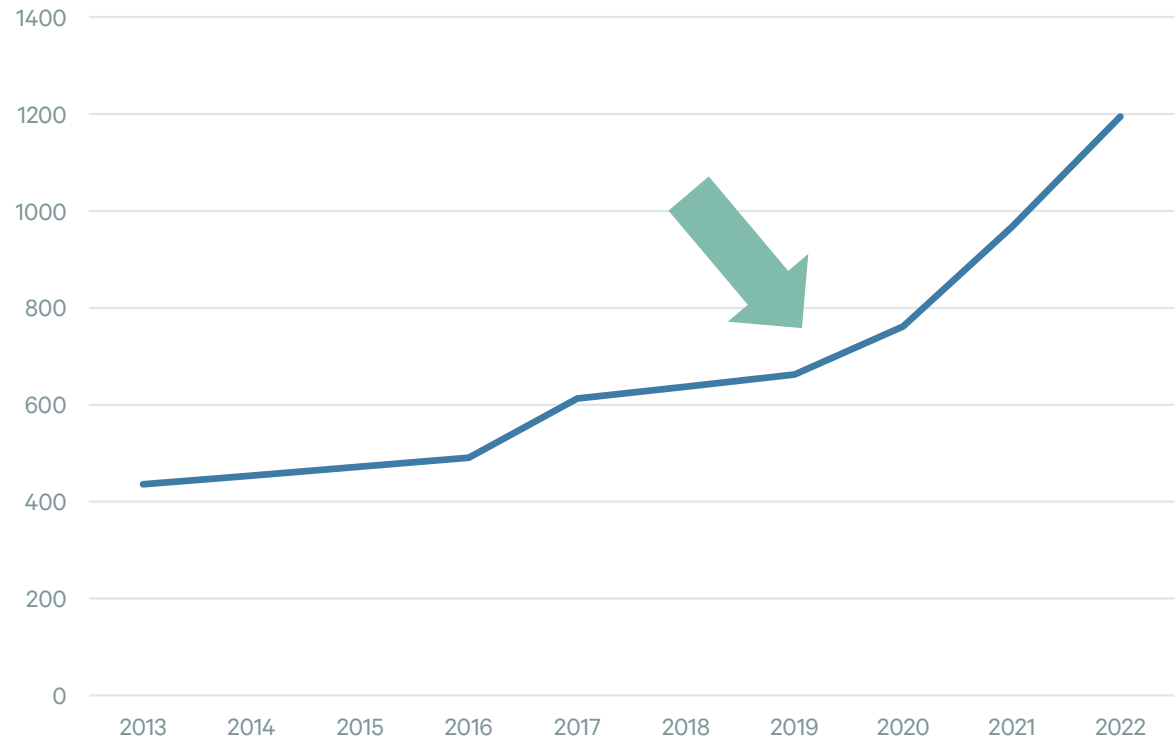
PROJECT COST

Construction prices surge on account of pandemic shutdowns

- Factory Shutdowns
- Labor Shortages
- Port Closures
- War in Ukraine
- Increased Federal Aid
- Global Inflation



MA Fire Station Project Costs

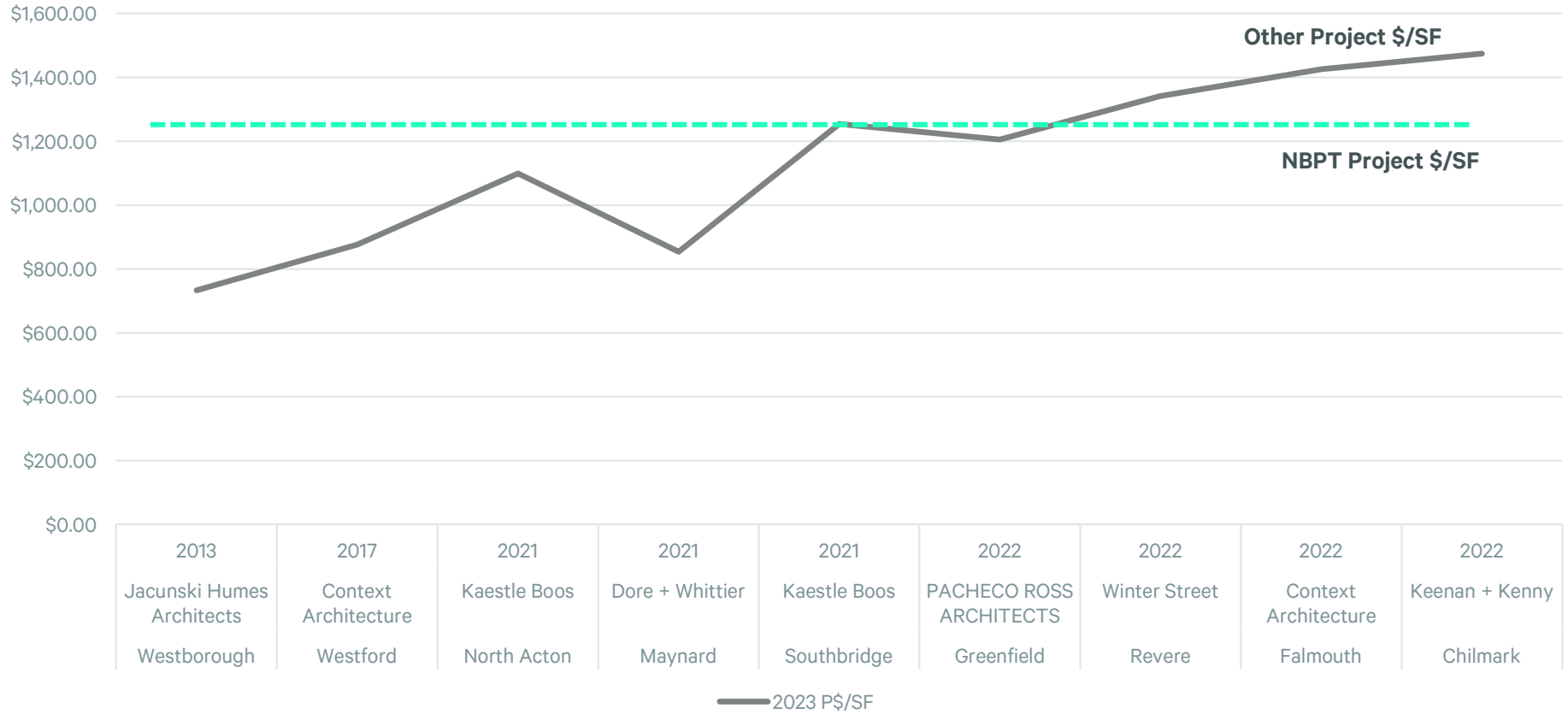


Sources: Published Project Data

— PROJECT COST

Fire Station Project Costs in 2023 USD

Fire Station Construction Prices - Inflation Adjusted (\$/SF)



Sources: Published Project Data (prjct \$ extrapolated from avg when unavailable)

Cost Factors

Mitigation Measures

REDUCED SOFT COSTS

- Reduced scope of project management & design related services
- More responsibilities assumed by City staff
- No temporary facilities
- Typical % Soft Cost = 33%, Nbpt % Soft Costs = 14%

Look Ahead

COST FACTORS

- Construction inflation costs predicted to continue to rise
- Cheapest time to build is now
- Project has already been scaled back to minimal requirements
- Delaying the project will add additional soft cost and further drive up the price