



# EXETER TOWNSHIP EMERGENCY SERVICES CENTER



# Exeter Township - Emergency Services Center



## AGENDA

- Presentations on the process to date
- Explaining the need for a new facility
- Overview of ESC requirements, plan, & renderings
- Preliminary Schedule & Budget Estimate
- Breakout Sessions with Discussions on Process, Need, & Building Construction
- Questions from attendees

# Exeter Township - Emergency Services Center



## THE TEAM

- Hiring Construction Manager that represents Exeter Township throughout the process. **Boyle Construction Management**
- Form Committee to Listen, Learn, and Make Decisions
- Selection of Architect - **MWS (Manns Woodward Studios)** (14 proposals, five interviewed) Team Includes – **DEDC Engineering (MEP)**  
**Providence Engineering (Structural)**
- Site Prep/Civil Engineer - **HRG (Herbert, Roland & Grubic, Inc.)**  
(5 proposals)
- Geotechnical firm – **DBA (David Blackmore & Associates)**  
(5 proposals)
- Exeter Township Staff
- Exeter Township Fire Department Staff
- Board of Supervisors Representatives

# Exeter Township - Emergency Services Center



## PROJECT GOALS

- To create a healthy environment for staff and volunteers that serve the Exeter Township Community!
- To improve recruitment and volunteer retention
- To provide a facility that is environmentally friendly and welcoming to ALL!
- To improve training opportunities within the Township!
- To be good stewards of the taxpayers' dollars!

# Exeter Township - Emergency Services Center



## Need for the Emergency Services Center:

- Health and Safety
- Volunteer Staffing
- Response Time
- Enhanced Training Opportunities
- Lack of Ownership



## About the Exeter Township Volunteer Fire Department

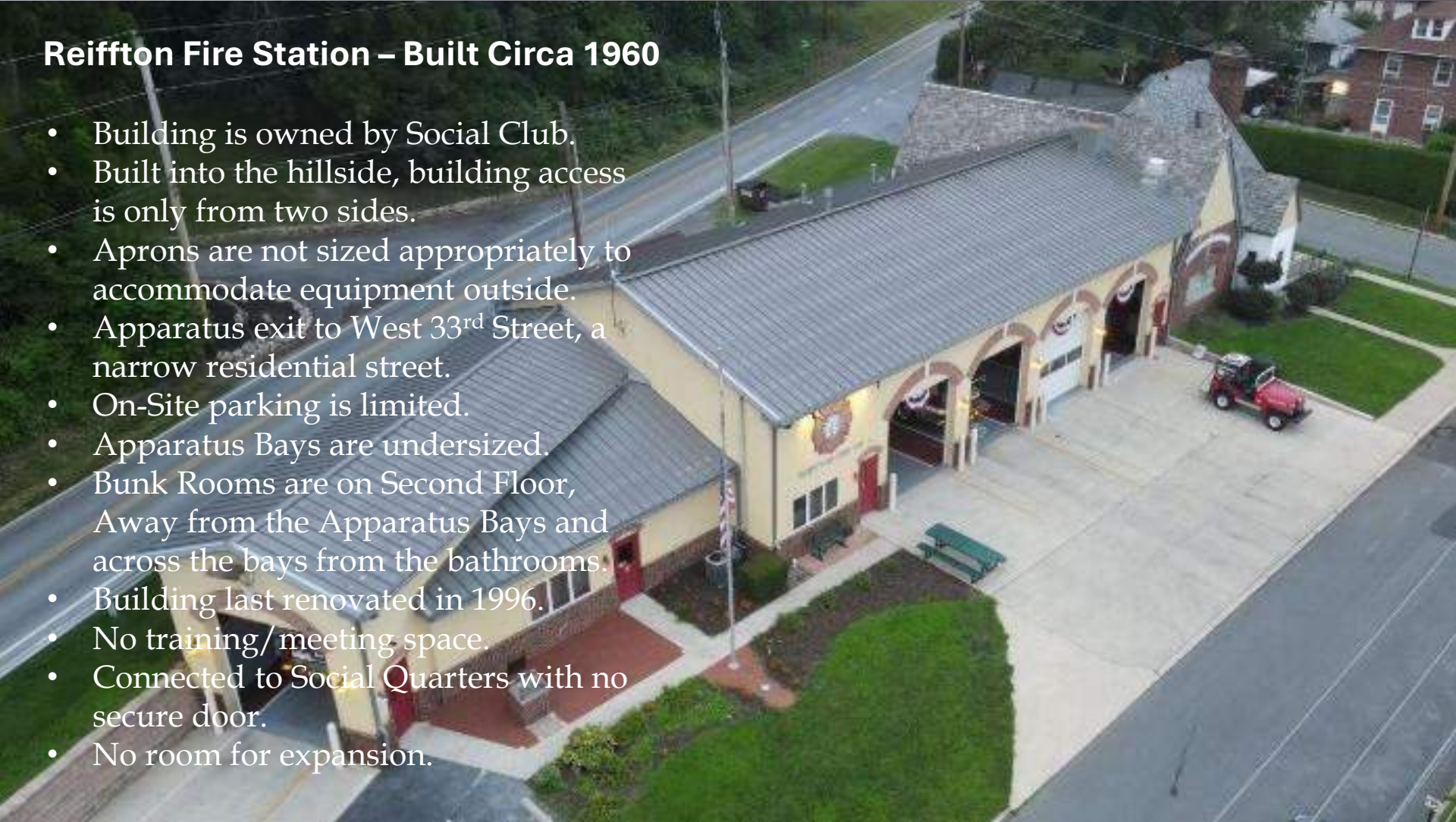
- Officially Established on January 1, 2009
  - Merged the Reiffton FC and Stonersville FC
  - ETVFD is Separate from both Social Quarters.
  - **Township & Fire Department do NOT own any of the current facilities.**
  - Cover Exeter Township and St. Lawrence Borough
    - 27 Square Miles
    - Over 27,000 Residents
    - 2 Current Stations (Reiffton and Stonersville)
    - 1,500+ calls per year (average)
    - Over 100 Active Members (Volunteer, Career, Fire Police, & Support)

# Exeter Township - Emergency Services Center



## Reiffton Fire Station – Built Circa 1960

- Building is owned by Social Club.
- Built into the hillside, building access is only from two sides.
- Aprons are not sized appropriately to accommodate equipment outside.
- Apparatus exit to West 33<sup>rd</sup> Street, a narrow residential street.
- On-Site parking is limited.
- Apparatus Bays are undersized.
- Bunk Rooms are on Second Floor, Away from the Apparatus Bays and across the bays from the bathrooms.
- Building last renovated in 1996.
- No training/meeting space.
- Connected to Social Quarters with no secure door.
- No room for expansion.

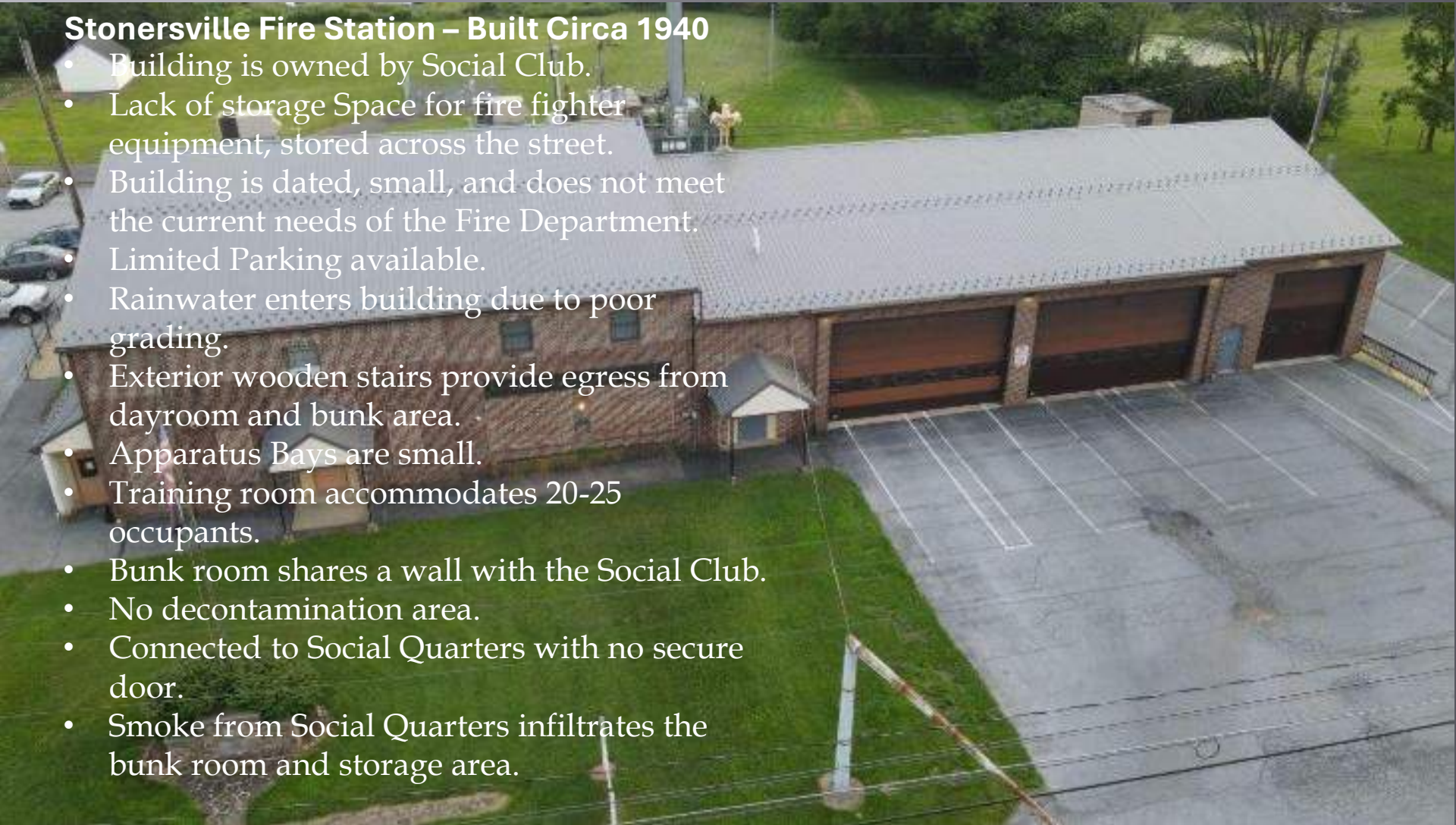


# Exeter Township - Emergency Services Center



## Stonersville Fire Station – Built Circa 1940

- Building is owned by Social Club.
- Lack of storage Space for fire fighter equipment, stored across the street.
- Building is dated, small, and does not meet the current needs of the Fire Department.
- Limited Parking available.
- Rainwater enters building due to poor grading.
- Exterior wooden stairs provide egress from dayroom and bunk area.
- Apparatus Bays are small.
- Training room accommodates 20-25 occupants.
- Bunk room shares a wall with the Social Club.
- No decontamination area.
- Connected to Social Quarters with no secure door.
- Smoke from Social Quarters infiltrates the bunk room and storage area.



# Exeter Township - Emergency Services Center



## REASONS FOR NEW FACILITY

- Exeter Township Fire Department
  - Reduced Response Times
  - Life Safety for Residents **AND** First Responders
    - ❖ **CANCER** Risk for Firefighters
- Expanded and Updated Facilities
  - Currently 3-5 Staffing Members With limited Bathroom Area



*Cannot Add Any More Due to Space Constraints*

- Recruited 15 New Members Since June 2025
  - ❖ Need Space For Members to Keep Their Gear
  - ❖ Need Meeting Room Space / Training Room Space



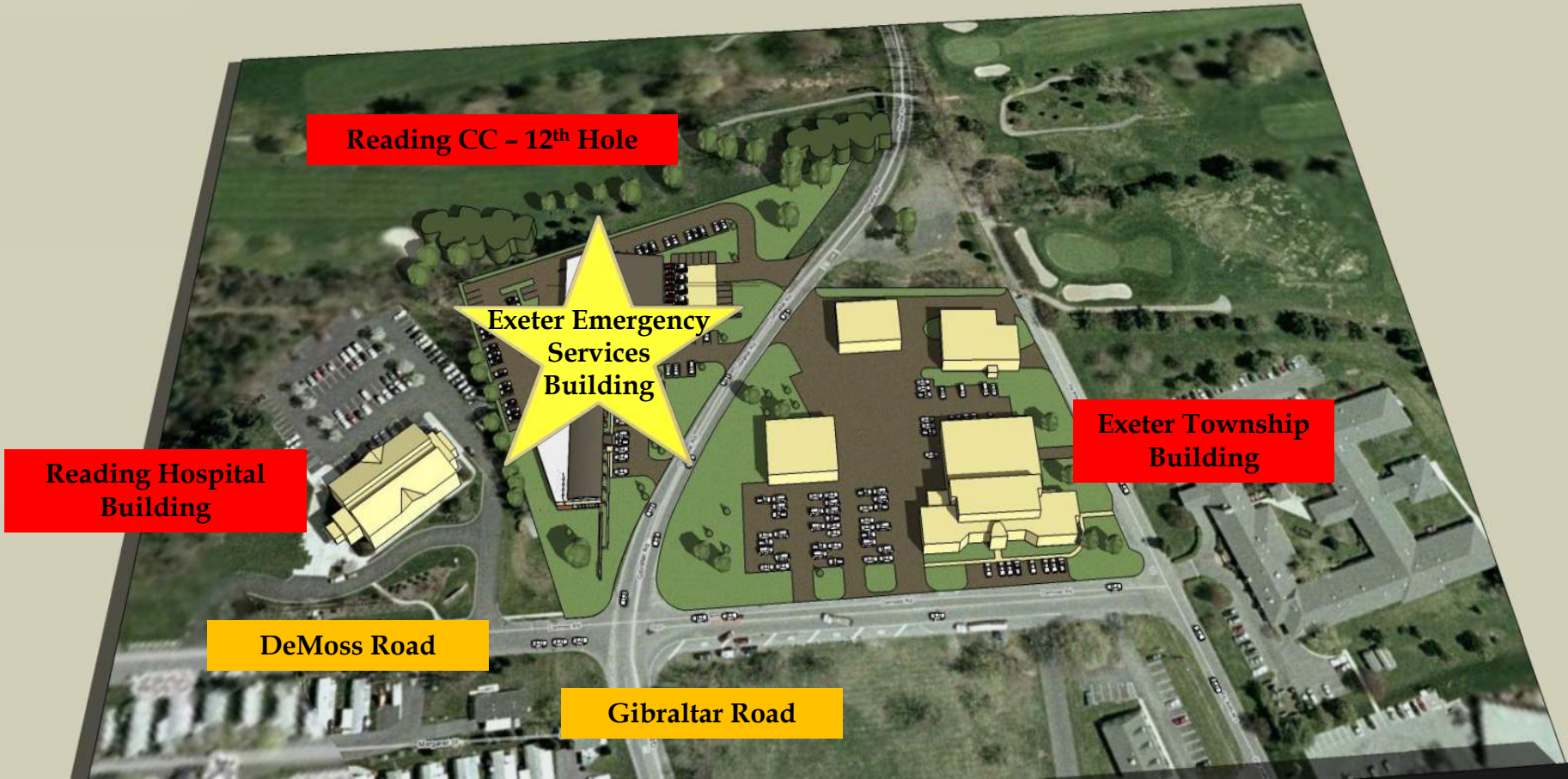
*LOSING Existing Staffing Members Due To Facility Constraints!*



# Exeter Township - Emergency Services Center



## DeMoss Road and Gibraltar Road Location



# Exeter Township - Emergency Services Center



## Overview of Building

- Seven Apparatus Bays to house all Township Equipment
- Separate EMS area
- Training Spaces
- Bunk Rooms
- Personal and Equipment Decontamination Spaces
- Turnout Gear Space (102 Lockers)
- Office Space
- Social Space
- Firefighter Space
- Public Area

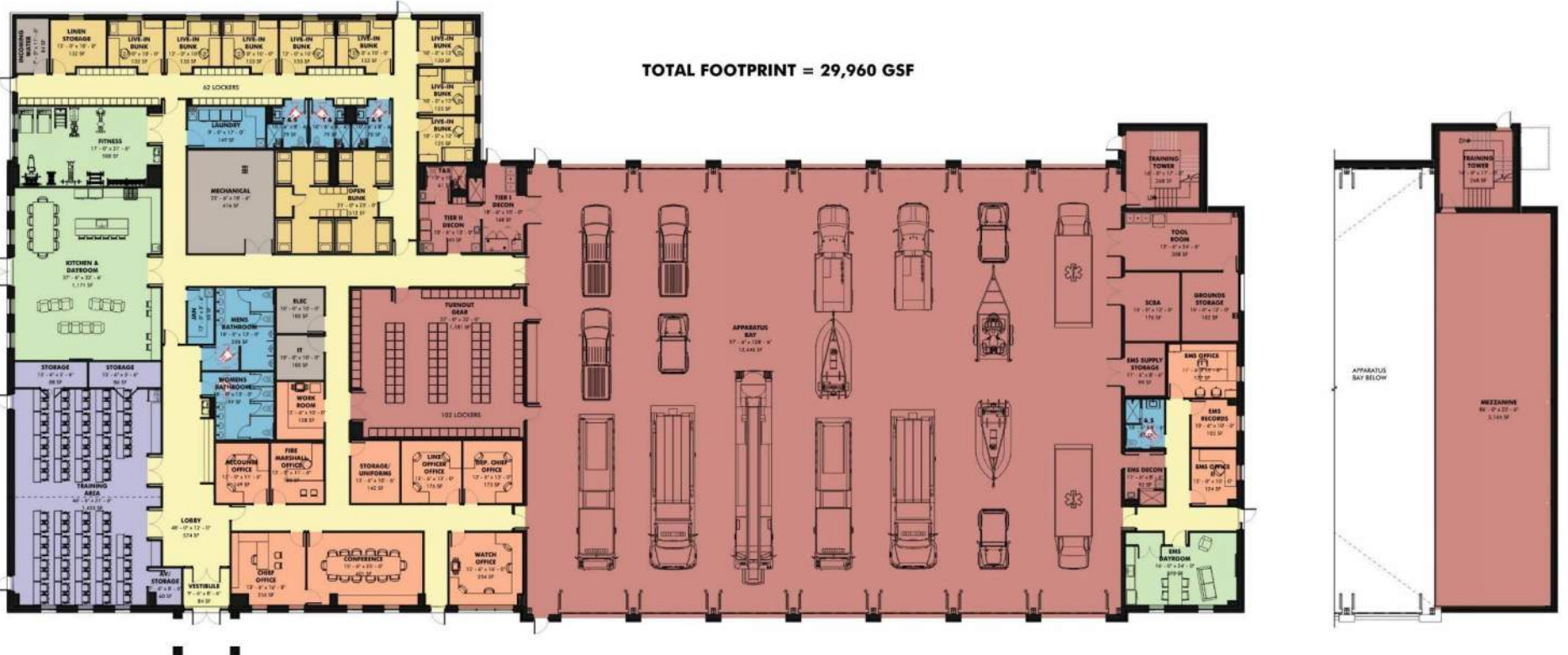


# Exeter Township - Emergency Services Center



## Building Floor Plan

TOTAL FOOTPRINT = 29,960 GSF





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## Project Milestone Dates (Estimated)

- Land Development Approvals: January – November 2026
- Complete Design: October 2026
- Bidding Phase: October – December 2026
- Award Contracts: January 2027
- Construction Phase: February 2027 – May 2028
- Project Closeout: June 2028
- Owner occupy Building: July 2028





## Schematic Design Estimated Cost – 2026 Dollars

➤ Estimated Site Costs:	\$2,500,000.00
➤ Estimated Building Costs:	\$15,150,000.00
➤ <b>Total Construction Costs:</b>	<b>\$17,650,000.00</b>
➤ Estimated Soft Costs:	\$2,050,000.00
➤ <b>Construction + Soft Costs:</b>	<b>\$19,700,000.00</b>
➤ Estimated Contingencies:	\$2,900,000.00
➤ Estimated Inflation:	\$1,000,000.00
➤ <b>Total Estimated Cost:</b>	<b>\$23,600,000.00</b>



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## BOND ASSUMPTIONS

- Bond term: 25 years
- Estimated interest rate: 3.84%
- Estimated Annual Debt Service \$1.4 Million

## IMPORTANT NOTES

- This assumes a full \$20 Million is funded through bonding
- **Additional funding sources would reduce the millage impact**
- Final costs for General Obligation Bonds will depend on market rates at the time of pricing and the structure of the bonds

# Exeter Township - Emergency Services Center



## Tax Impact

- 1 Mil Generates Approximately \$1.3 million in revenue
- Estimated Millage Required:
  - $\$1.4\text{m}/\$1.3\text{m} =$  Approximately 1.08 Mills
- Impact on Average Taxpayer
  - Average Assessed Value: \$115,000
  - Cost per 1 Mill: \$115 per year
  - **Estimated Annual Impact:**
    - ❖  $1.08 \times \$115 =$  Approximately \$124 per year
    - ❖ \$10 to \$11 per month





## REVENUE OPTIONS

- Possible Revenue Options
  - Redevelopment Assistance Capital Program (RACP) Matching Grant Funds
    - Received \$500,000 Grant
    - Currently \$4,500,000 Grant waiting for approval.
  - Local Share Account (LSA) Statewide Grant - \$1,000,000
  - Low Interest Loan from State (2%) - \$612,451
  - Private Donations

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# QUESTIONS?

