

Orland Fire Station Assessment Talking Points

- At the June 2019 Orland Town meeting, the voters approved conducting a facility condition assessment of the fire station study to develop alternative recommendations. A budget of \$20K was approved.
- In the summer of 2019, James W. Sewall Company, a consulting firm in Old Town Maine, was contracted by the Town of Orland to conduct a facility condition assessment of the fire station to identify deficiencies and determine whether the fire station is worth renovating or if it should be replaced on the same site.
- Sewall completed their assessment and released their report on November 26, 2019.
- The assessment identified \$400K of deficiencies in the fire station that needed to be corrected. Their estimate to demolish the existing fire station and replace it in kind was \$644K. An additional cost of \$261K was needed to address drainage issues on the site. The cost estimates were less than rigorous, intended for comparative purposes to assess whether to repair or replacement was the preferred option.
- An Ad Hoc Orland Fire Station Committee was created in September 2020 to review the assessment of the current fire station and make recommendations to the board of selectmen.
- The Committee reviewed the report and evaluated several alternatives:
 - Do nothing.
 - Contract fire services with other area fire departments.
 - Repair and renovate the existing fire station.
 - Demolish and replace the existing fire station on existing site.
 - Build a new fire station on a different site.
- Since the Sewall report did not consider building a new fire station in a different location, Lewis and Malm Architecture of Bucksport, was contracted to develop an initial conceptual design for that option. Working with the committee, initial building requirements for a new fire station were identified from which a draft conceptual floor plan was developed. It was also determined that the existing town property, where the transfer station and salt shed are located, appeared to be a viable site for a new fire station.
- In evaluating the alternatives, the committee determined that:
 - Due to the distance and the limited manpower of other area departments, it would be difficult for any of our neighboring communities to provide permanent fire coverage to the town of Orland.
 - Even if we were able to contract services with other communities, the lower emergency response times would inevitably mean higher risk to property and lives resulting in higher property insurance costs to residents.
 - Repairing or replacing the fire station on the existing site were not viable alternatives because:
 - The fire station operations would need to be relocated during the construction adding significant operating costs to the construction costs.
 - The small site (0.59 acres with a width of 100 feet) with poor drainage would constrain design options.
- The Committee recommends that the best alternative to pursue is to build a new station on a different site. The other four alternatives are not viable for reasons stated above.
- The Committee recommends that the next step would be to further develop the preferred alternative for presentation to the voters for approval.