



TOWN OF ORLEANS

19 School Road Orleans, MA 02653-3699

Phone (508) 240-3700 www.town.orleans.ma.us

ORLEANS TOWN CLERK

[Handwritten Signature]
20 APR 8 4 19 PM

ORLEANS FIRE-RESCUE BUILDING COMMITTEE MEETING MINUTES (DRAFT) March 2, 2026

Committee Members Present: David Lyttle, Peter Coneen, Fire Chief Geoff Deering, Rich Waldo, Peter Coneen, Mark Mathison, Kathy McNamara, Emily Miller and Mark Reil. Absent: Laura St.John-Dupuis

At 5:15 PM Mr. Lyttle called the meeting to order.

Public Comment

Mr. Tony Pearl (Pride's Path): Thanked town employees for their recent hard work.

Project & Design Updates (Pomroy & TGAS)

Consultant Presentation: Two-Story vs. Three-Story Design Options

Mr. Rick Pomroy (OPM) and Mr. Ted Galante (TGAS) presented a comparative analysis of two design concepts for the new Fire Rescue Station Building on Eldridge Parkway. The presentation focused on site topography, operational efficiency, and estimated costs.

The site has significant elevation changes, dropping from roughly elevation 63 (near Eldridge Parkway) to the 40s at the rear.

A primary goal is to keep the current fire station operational during construction. The plan involves using sheet piling (support of excavation) and fencing to separate construction from active fire rescue and the nearby elementary school.

The dental building will be removed, followed by site filling and septic installation. Once the new building is complete, the old station will be demolished to allow for final grading and parking.

Two-Story vs. Three-Story: Mr. Galante presented massing models. The Two-Story option is operationally preferred by Chief Deering and estimated at \$47M hard cost (14–16 months). The Three-Story walk-out option is estimated at \$61M hard cost (16–18 months).

2 design options were presented.

Option 1: Two-Story Building (Level Site)

- Design: Features a 37,000 sq. ft. footprint. All primary firefighting equipment and living quarters are located on the same floor (elevation 63).
- Logistics: Requires approximately 38,000 cubic yards of fill to level the site.
- Construction: Estimated at 14–16 months.

Advantages: Chief Deering noted that having operations and living quarters on one floor is optimal for response times and departmental efficiency.

Option 2: Three-Story Building (Walk-out Style)

- Design: A 44,000 sq. ft. facility. It functions like a "colonial with a walk-out basement," appearing as two stories from the street but three from the rear.

- Logistics: Requires less fill (17,000 cubic yards) but involves complex, 20-foot-high cast-in-place concrete retaining walls.
- Construction: Estimated at 16–18 months due to structural complexities.

Comparative Conceptual Budget

Mr. Galante provided a comparative hard cost estimate. He urged caution, noting these are for comparison only and do not include "soft costs" (FF&E, legal, OPM, or architectural fees).

Feature	Two-Story Option	Three-Story Option
Total Square Footage	37,000 sq. ft.	44,000 sq. ft.
Estimated Hard Cost	\$47 Million	\$61 Million
Cost per Sq. Ft.	\$1,200 ~	\$1,300
Timeline	14–16 Months	16–18 Months

Mr. Galante confirmed that Net Zero certification is the target and the current budget baselines support this.

Ms. Miller raised concerns about the double entrance near OES and potential confusion. Chief Deering clarified that the driveway abutting the school would be for construction/public business, not primary emergency response.

Ms. McNamara noted that bus drivers use the driveway for mandatory safety checks. Mr. Galante suggested an area for buses to park could be integrated into the design if OES is brought to the table.

Parking: Construction will take place behind a fence existing school parking will be maintained or improved, eventually increasing from 27 to 44 spaces.

Mr. Matheson questioned the cost and time of compacting such massive amounts of fill. Mr. Galante proposed "pre-loading" the site—filling the valleys and letting them sit for eight months to naturally compact—to save on mechanical compaction costs.

Mr. Coneen advocated for using Building Information Modeling (BIM) to house HVAC systems within mezzanines. This would protect equipment longevity and keep the roof clear for Photovoltaic (PV) solar panels.

Mr. Galante stated that septic is planned for the back corner of the site. Final design is pending formal soil excavation and load calculations.

Mr. Waldo noted that either option will require zoning relief for height and setbacks, though the requirements will differ based on the building's "average grade."

Mr. Pomroy clarified that the current models are for "massing" only. A full public process will take place to determine the final exterior look (materials, roof lines, etc.) once the footprint is decided.

The committee and consultants agreed that a decision between the two-story and three-story options is the immediate priority. Rick Pomeroy noted that it is not cost-effective to continue designing both versions. The consensus leans toward the Two-Story Option due to Chief Daring's operational requirements and the lower estimated cost.

Approval of Meeting Minutes – 12/1/25

Mr. Mathison made a motion to approve the minutes of the December 1, 2025, with amendments submitted by Ms. McNamara to include the following: Ms. McNamara deducted points from TGAS during the selection process due to previous feasibility designs and referenced a Cape Cod Chronicle article (Oct 22, 2025) which implied TGAS had been pre-selected by the Town Manager. Second by Mr. Coneen. Mr. Waldo abstained. The motion passed.

Upcoming Meeting Dates

Next Meeting: March 23, 2026.

Adjournment

At 6:48 PM, Mr. Mathison made a motion to adjourn. Second by Chief Deering. The motion passed unanimously.

Respectfully submitted,

Laura St. John-Dupuis
Executive Assistant

To view the video of this meeting and all other Fire Rescue Building Committee Meetings, go to "Recent Meeting Videos" on the Town of Orleans Fire Rescue Building website by clicking the follow link [Fire Rescue Building Committee - All - YouTube](#)

Meeting Documents

- Cost Estimate Presentation