

The Proposed Fire Station Architectural Plans 2018 Article 13

SMP Architecture is the company who will be creating the proposed plans for a new Central Fire Station. The company was chosen at a Selectman's Meeting last year. Here is a little history as to why this company was chosen.

The discussion of need for a new fire station has been taking place for some time now. In 2006, a structural study of the building at 148 Main Street. was conducted and, as a result of that study, a Location and Operational Analysis Study was conducted in 2007. The 2007 study recommended that the Town "evaluate the options associated with the current headquarters". Following extensive investigation of the present location, it was determined both by the professionals and by municipal officials that it would not be cost effective - maybe not even possible -- to renovate the site into a modern facility due to its age, configuration, lot size and shape. At that point, discussions began with SMP Architecture. Due to the many years they have been involved with the project and their expertise in the construction of municipal buildings, they were the obvious choice.

We understand that cost is a major concern. We again would like to state that approval of the article will not affect the 2018 tax rate. \$225,000 of this money will be funded from the building replacement capital reserve and \$50,000 will be funded from town impact fees.

If the proposed station is built, the current station at 148 Main Street will be vacated and the Board of Selectmen will determine the future use for this site. South Station will be retained by the fire department. It will be utilized for the storage of the numerous trailers which are at present stored outside at 148 Main Street and will continue to serve as storage for our antique vehicles.

Choosing the location of where to put a fire station is not as easy as it may sound. The National Fire Protection Agency (NFPA) Article 1720 cites the criteria, stating that response times to every building fire must be within 14 minutes 80% of the time. Insurance Services Office (ISO) rates the Town of Kingston currently at an ISO rating of 6. The way they calculate ISO ratings is to look at staffing, apparatus, training, hydrants, communications (dispatch), water supply and a deployment analysis which states that a 5-mile response from any recognized fire station is the standard. As homeowners know, the ISO rating largely determines whether or not your home is eligible for homeowners' insurance and at what cost. With these factors being taken into account, the 2007 Station Location and Operational Study defined a particular area that would be successful in achieving all of these guidelines. Within that defined area several properties were explored: 178 Main Street (the old high school property); 148 Main Street (the current Central Station); 27 Main Street (the old state shed across from the boat landing); and 24 Main Street, which is the proposed site.

- 178 Main Street was ruled out for several reasons. The property is owned by two towns (Kingston and Newton). It is directly across from an elementary school, and as cautious as we are driving our apparatus, we did not feel emergency vehicles constantly coming in and out in a school zone was an

appropriate choice. Additionally, the property has viable proposals which have been made with the Town's Heritage Commission.

- 148 Main Street, as determined by the 2007 study conducted at our present location, is just too small.
- 27 Main Street is owned by the State of NH. It is a former public works facility that housed heavy equipment, sand, salt and other exposed materials. The site is in a shore land protection area, as well as being in the flood zone, making it unacceptable as a viable site for a new fire station.
- The site where the current public works buildings are also was investigated as a potential location, however, the area is already occupied and a new Highway Garage was just placed on the site.
- Other locations that were looked at were two privately owned locations on Main Street, however the owners were not willing to sell.
- The fairgrounds were not a proposed site per the 2007 study, although the Fire Department did investigate the property, It was discovered that this property was purchased in 1995 and it was defined for use in development of recreational services. Upon further evaluation, it was determined that by moving to that location, certain roads in Kingston would be out of the 5-mile response area. The following roads would be affected: King Pine Way, Riverwood, Meadow Wood, Fieldstone, Red Gate, Pheasant Run, Grandview and parts of Exeter Road. The properties that would be out of the 5-mile response area would acquire an ISO rating of 10. It should be noted that PPC10 properties (properties with an ISO rating of 10) normally incur substantially higher insurance costs and, with some insurance companies, may be considered uninsurable.

It is important to realize that the proposed site was determined to be the most - possibly the only - viable site. That determination has taken a lot of study, discussion and investigation. This has been discussed at great length at many public Board of Selectmen meetings and Building Committee meetings. The site does not require us to purchase property as it is already owned by the Town. Also, the proposed building site meets all required boundaries required by the Town of Kingston and the State of New Hampshire Department of Environmental Services in regards to Shoreline Protection, and septic and well installation.

We want you to continue communications about this project. Please ask any questions you have. We encourage you to tour the current station so that you can see the reasons why a new station is needed. Please do not hesitate to contact us at 642-3626 with any questions. Also, join our Facebook page (<https://www.facebook.com/KingstonNHFire>) as we will post information there as well.

Thank you. It is our privilege to serve the Town of Kingston!