

Town of Castine Fire Department Study Phase 2



11/10/2022

Study History

In the beginning of 2020, Port City Architecture was hired by the Town of Castine, Maine to study the Town's Fire Fighting and First Responder services. The purpose of that initial Phase 1 study was to begin the discussion on how to provide a future facility renovation or relocation that allowed the fire department to offer the best firefighting and first responder EMS services to the people of Castine in the most cost-effective manner for the foreseeable future.

The Phase 1 study was co-authored by Neil Courtney, a municipal firefighting consultant with over 40 years of experience in the profession. We examined the current state of emergency services in Castine including incident data, response times, apparatus needs, and staffing. The study provided an independent assessment of the fire department's physical space needs required to provide robust emergency services into the future that will comply with modern firefighting/rescue practices, provide a safe working environment, and provide a facility which complies with all state and national codes.

The Phase 1 study provided our professional recommendations for staffing, geographical location requirements of the station, recommended features of the station, the type and quantity of apparatus, and other general service improvements. It also provided a space needs program for the department which would suffice for the foreseeable future. The study recommended a station of 11,678 square feet. It investigated the potential of renovating the existing station verses relocating the station to a new location.

Phase 1 Study Recommendations

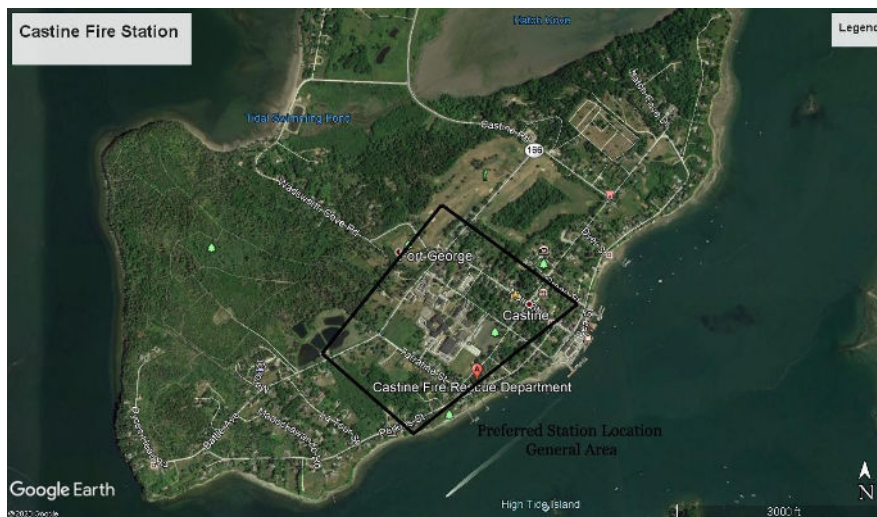
A) The Current Site and Facility are Inadequate

The Phase 1 study found that the current facility is outmoded, constrained, and lacks most of the features required for 21st century public safety buildings. It is completely insufficient in required square footage for the fire department's operations. The apparatus bays are too small, and the overhead doors and ceilings are too low to house modern equipment. It has few if any of the features required for a safe working environment. The building does not meet today's building code standards, and it would require structural modifications to comply with the IBC level four essential facility code standards. The current site, while in a desirable location, does not offer an adequate amount of room for an addition or a new building.



B) Find a new Site in Close Proximity to MMA

While most communities in Maine have experienced a sharp decline in their volunteer staffing, Castine has maintained a robust volunteer department due solely to its proximity to MMA. It is highly beneficial for cadets to have fire and EMS experience when they graduate and are hired onto merchant vessels, and every year new MMA cadets join the volunteer department during their tenure in college. Other communities that lack this pool of volunteers are currently being forced to hire full time fire fighter staff. The average cost with benefits in Maine is \$62,000 to \$85,000 per year for each staff member (based on current Indeed and Glassdoor job postings for Maine.) If the town hired six firefighters to staff the station in three shifts of two, it will cost \$372,000 to \$510,000 every year. This is minimal as three firefighters per shift is the typical recommendation. If the town attempted to rely on volunteer staffing for a station out of the MMA vicinity, they would experience a serious decline in service and response time for all incidents, a serious decline in your ISO rating, and increased insurance rates for all Castine.



The second reason to keep the station near MMA is its close proximity to the majority of service calls which are on-neck. Locations off-neck will still benefit because apparatus will respond faster when the volunteer staff arrives to the station quicker.

C) Phase 1 Building recommendations

The Phase 1 study recommended a new one-story building. The reasoning for this was that it is more cost effective to provide space on one floor, as a second floor would require two stair towers and an elevator, adding additional cost. In addition, because modern apparatus bays require significant height, a second

floor over these areas would require a flat roof building or a very shallow pitched roof to comply with the town's height limit of 35'. A flat roof building was thought to be less desirable than a traditional peaked roof structure in the town.

D) Phase 1 Site recommendations

In addition to the interior space needs, a modern facility will require outdoor space for apparatus circulation, parking, landscaping, and surface water runoff treatment. The Phase 1 study recommended a minimum of ten to twenty parking spaces and possibly more depending on whether the training room was used for other town events. The study recommended looking for a two-acre minimum site. This is due to the typical loss of land from unsuitable topography and zoning restrictions including building setbacks and maximum lot coverage restrictions.

E) Provide Living Quarters in the Facility

Many of the existing stations in Maine that now house students had to be modified to allow for personnel to live in the station. It would behoove Castine to craft a program that fosters, attracts, and capitalizes on retaining MMA student volunteers in the summer. When MMA is not in session, the living quarters could be allocated to MMA students or to interns who are enrolled in the state's fire science program. The fire science program interns are credentialed fire fighters and EMS providers, and they could also fill the gap left if MMA student volunteers are away on summer break. Another scenario could address the workforce-housing conundrum facing many towns. Here again, offering living quarters in exchange for services rendered could be seen as a win-win arrangement of bartering that serves both parties equitably.

Phase 2 study objectives

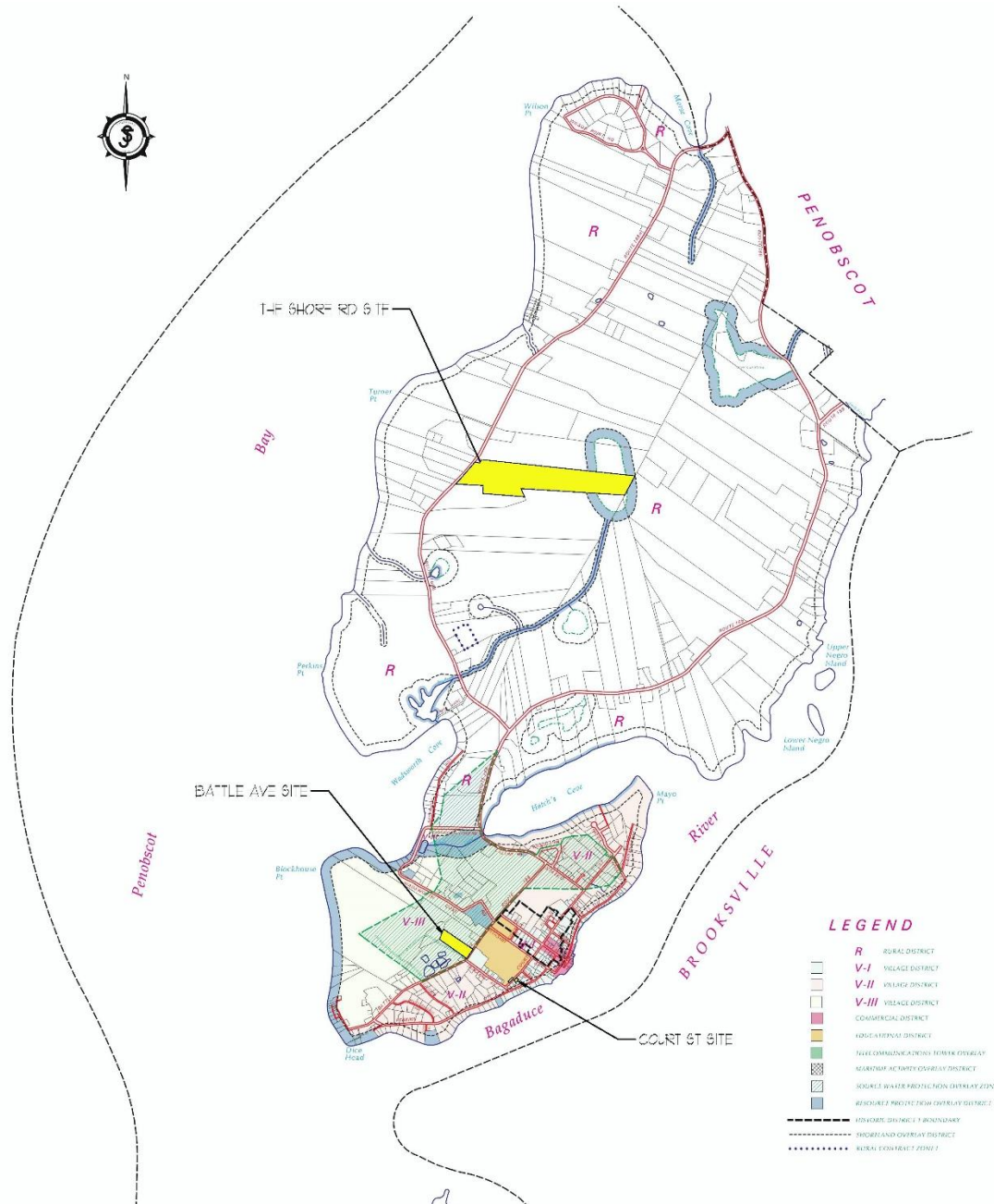
In January of 2022 the town entered into a contract for Phase 2 of the study. It began with a town-wide presentation of the Phase 1 study. Phase 2 will expand the findings of the phase 1 study by providing a feasibility analysis of potential sites for the fire station. Only three sites were known to be available. They were approved by the selectboard for study:

1. The existing Court Street site with an addition of land across the street
2. The Battle Avenue site recently purchased by the town
3. The Shore Road site at the town's transfer station

In the following sections we have presented a general lot description, reviewed



the zoning requirements, and provided a development narrative for each of the three sites, and made a recommendation for each site.



**Zoning map indicating the locations of the three sites under consideration:
Court Street, Shore Road, and Battle Avenue**

Court Street Site Analysis

While the original Phase 1 study of the Court Street Site was limited to the current existing lot, after the study was completed, MMA generously offered to investigate the transfer of control of a small .15-to-.19-acre parcel across the street from the station if it proved to be of value for the town. For the study's sake we drew the maximum sized lot offered by MMA at .19 acres. We maintained the required fifteen-foot setback from the existing campus house to the northeast and approximately ten feet of distance to the existing campus driveway on the southwest side. The parcel is tightly sandwiched between these two campus buildings and the steep slope of an athletic field behind it. It cannot be enlarged without interfering with the program needs of the academy. The letter from MMA president William Brennen is attached as appendix B. It only opens the discussion. Many details about a land transfer would have to be worked out if a transfer was deemed beneficial.



General Site Descriptions and zoning requirements

Parcel 1 (Existing Lot) is located on map 21, lot 123. The lot is 8,490 square feet with a lot width of 90.5 feet at the street and 117 feet at the rear. It is in the **V1** (Village 1) zoning district.

Parcel 2 (MMA Lot) is located on Map 20, lot 20-30. The proposed lot is 8,278 square feet (.19 acres) and is 154 feet wide and 53 feet deep which places it at the foot of the steep bank of the sports field. It is in the **E** (Education) zoning district. The town zoning requirements for both lots are as follows:

LAND USE ↓ ZONING DISTRICT →		V-I	E
57.	Town government facilities. ⁷	PB	PB

DIMENSION ↓ ZONING DISTRICT →		V-I	E
Minimum lot area (sq. ft.) ¹²		8,250	N/A
Minimum lot width (ft.) ^{10, 12}		90	N/A
Setbacks (ft.) ¹²			
Front yard		10	15 ³
Rear yard		10	15 ³
Side yard		10	15 ³
Minimum shore frontage (ft.) ¹⁰		100	N/A
Maximum percent lot coverage (%) ¹²		50	60
Structure height (ft.) ⁸		35 ⁷	50 ⁷



Court Street Site Information

PORTION OF LOT 20-30

PROPERTY SQUARE FOOTAGE: 8,218 SQFT (.19 ACRES)
MAX. COVERAGE ALLOWED: 60%
TOTAL ALLOWED = 4,941 SQFT

LOT 123

PROPERTY SQUARE FOOTAGE: 8,490 sqft
MAX. COVERAGE ALLOWED: 50%
TOTAL ALLOWED = 4,245 SQFT

Lot 123 (Existing lot) Narrative

For the reasons reported in the Phase 1 study, the existing building is not useable for an expansion. The ceiling heights are too low, the footprint is too small, and the building does not meet current codes. The existing building would have to be demolished and a new larger building constructed in its place.



Lot 123 (existing lot) conceptual layout

LOT 123 INFORMATION: (Existing Court Street)

Tax Map Information: Map 21 Lot 123

Zone: Village I (V1)

Requires Planning Board Approval

MIN. STANDARDS		PROPOSED
Min. Lot Area (sqft.)	8,250	8,430
Min. Lot Width (ft.)	30	30'-6"
Setbacks (ft.)		
Front Yard	10	10
Rear Yard	10	10
Side Yard	10	10
Max. Lot Coverage (percent.)	50	50 (4,245 sqft.)
Structure Height (ft.)	35	35

Lot 20-30 (MMA lot) narrative

The potential additional lot offered by MMA has several challenges. Because it cannot interfere with the sports field above, it is limited in width to approximately 54 feet. When the 15-foot front and rear setbacks are applied, the maximum depth of the building is limited to twenty-three foot three inches. The maximum footprint of the lot is 2,935 square feet. This is just short of both the required spaces for the administrative areas on the first floor and the living quarters on the second floor. The administrative area is deficient in space for the training room, and the living quarters are short a bunkroom.



Lot 20-30 (potential MMA lot) conceptual layout

LOT 20-30 INFORMATION: (MMA Court Street)

Tax Map Information: Map 20 Lot 20-30

Zone: Educational (E)

Requires Planning Board Approval

MIN. STANDARDS		PROPOSED
Min. Lot Area (sqft)	N/A	8,218 (.19 acres)
Min. Lot Width (ft)	N/A	154'
Setbacks (ft)		
Front Yard	15'	15'
Rear Yard	15'	15'
Side Yard	15'	15'
Max Lot Coverage (percent)	60	28 (2,935 sqft) *
Structure Height (ft)	30	30

* BUILDING SETBACKS REDUCE LOT COVERAGE TO 28%

note 3: For lots that abut a lot located in another district, the setback shall be the greater of fifteen (15) feet or the abutting setback.



Court Street general narrative

While both lots meets the minimum size and dimensional requirements of their respective zones, neither lot has enough buildable footprint area to accommodate the program needs of the apparatus bays. Lot 123 is the larger of the two and provides a deeper bay depth, but even if we built closely to every building setback, we only have a footprint of 4,245 square feet (as limited by the 50% maximum lot coverage.) When the bare minimum space for stairs, elevator, and a required decontamination room are deducted, we are left with only 3,300 square feet of the required 4,300 square feet of apparatus bay space. The width constraints of the lot restrict the building to three overhead doors. While these doors are larger, it does not provide any additional bays for the station. The deeper 59-foot depth is awkward. It is short of the typical 80-foot depth for a double deep bay. The apparatus would be tightly stacked, and there is barely room to walk around the equipment.

Additionally, any construction on the existing site would require off-site relocation for at least twelve months of the apparatus, even if the MMA lot was constructed first for the administration and living areas. If constructed sequentially, It would also add twelve months of construction time and remobilization of construction trades. This will all add significant costs to the project.

Both lots would require Planning Board approval. There would most likely be some resistance to a new building that is constructed right up to every dimensional limit in a neighborhood with homes spaced very closely together. This would include the 35-foot height limit. With the height of modern apparatus, clearance for the fourteen-foot-high overhead doors, and the depth of a clear span structure, the minimum finished floor height of the required second floor is twenty-one feet. This will push the height of the building close to the thirty-five-foot limit and will most likely require a flat roof on some portion of the building.

If the apparatus were placed on the ground floor of the lot 123 building, we are still deficient by 1,000 square feet of bay space. We are also deficient in apparatus bay accessory uses which are typically placed on the ground floor with the bays. The space program calls for an additional 850 square feet of accessory space that will now have to be located above the apparatus bays. This is a very poor functional layout, and the second floor will be substantially smaller than the first floor. It will still require two stairs and an elevator, however. The remote stair requirements combined with elevator placement requirements will make it challenging to locate a smaller second floor. There will most likely be unutilized space in the layout.



Court Street Site Summary

Even with the addition of the MMA lot, the Court Street Site is not suitable for constructing a new fire station in Castine. The many deficiencies include the following:

- The apparatus bay space is 25% smaller than required by the program and requires stacking of the apparatus in too tight of an area. It does not provide any additional bays in excess of the current station.
- Splitting the functional operation of a fire station into two separate buildings is highly undesirable and will cause unnecessary hardship to the firefighting/first responder staff.
- Two separate buildings will require two HVAC systems, two electrical services, two generators, two water/sewer services, two elevators, and four stair towers. This is an unnecessary initial expense estimated at \$750,000* and will most likely result in increased annual expenses as well.
- There is still insufficient apron to maneuver apparatus in front of the bays to back into the bays.
- The parking remains completely insufficient. (four spaces at the existing site and zero spaces at the MMA site.)
- Apparatus bay accessory uses that require immediate adjacency to the apparatus bays on the same floor, including work rooms, SCBA and compressor rooms, medical storage, and turnout gear storage, will have to be located on the second floor of the building.
- Even though the space will remain insufficient for the program, both buildings will be quite large compared to the surrounding homes. The new MMA building will require a 124 foot long flat 2-story façade. The apparatus bay building will be built up to every setback line and close to the 35' height limit with a probable flat roof portion. We would expect some neighborhood resistance in planning board.

**800sf at \$475/sf = \$380,000; 2nd elevator \$180,000; 2nd transformer and elec service \$50,000; 2nd generator \$95,000; 2nd HVAC equip \$45,000; total \$750,000.*

In Conclusion, the existing Court Street site including the additional MMA parcel is insufficient in size and configuration to accommodate a future fire station facility that allows the fire department to offer the best firefighting and first responder EMS services to the people of Castine in the most cost-effective manner for the foreseeable future.



Shore Road Site Analysis

The Shore Road property is currently used by the town for their transfer station facility. It is located off-neck approximately three miles from the center of town. While it is geographically located closer to the center of the municipal limits, it is not centrally located to the majority of fire and first responder service calls which are on-neck. The Phase 1 portion of this study recommended that the fire station be located near the downtown area of Castine for many reasons including proximity to MMA volunteers, proximity to the majority of calls, and proximity to the highest density of buildings and life safety risk including multi-story student dormitories. In addition to adding a minimum 15 to 20 minutes of response time to a call on-neck, a station on Shore Road would also hamper the department's ability to train volunteers on site and have them perform regular duties at the station because of its distance away from MMA. The town would also have to find a way to transport younger students to the station in an emergency who don't have vehicles of their own. This could potentially add a town funded van to the annual budget.

If located away from the downtown, Castine would suffer a serious decline in service response time, a decline in its ISO rating, and an increase in insurance rates unless a station off-neck were manned by full time paid staff. As noted earlier this would be a very expensive and unnecessary expense to the town estimated at \$372,000 to \$510,000 per year for minimum staffing.



General Site Description and zoning requirements

The Shore Road site is located on map 8, lot 3. The lot is 2,862,330 square feet (65.7 acres) with a lot width of 758 feet at the street and 592 feet at the rear. It is in the **R** (Rural) zoning district. The town zoning requirements for the lot is as follows:

LAND USE ↓ ZONING DISTRICT →	R
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57.	Town government facilities. ⁷	PB
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DIMENSION ↓ ZONING DISTRICT →	R
Minimum lot area (sq.ft.) ¹²	85,000
Minimum lot width (ft.) ^{10, 12}	200
Setbacks (ft.) ¹²	
Front yard	30
Rear yard	30
Side yard	30
Minimum shore frontage (ft.) ¹⁰	100
Maximum percent lot coverage (%) ¹²	20
Structure height (ft.) ⁸	35 ⁷

Castine Phase 2 Fire Department Study

Section 1
09/10/2022



Shore Road Site Information

LOT 3 MAP 8

PROPERTY SQUARE FOOTAGE: 2,862,330 SQFT
MAX. COVERAGE ALLOWED: 20%
TOTAL ALLOWED = 572,466 SQFT



Shore Road Site Narrative

At almost 66 acres there is certainly enough space to construct a new fire station on the property or subdivide a separate parcel off for the station. In the conceptual site plan below, we have placed a one-story building footprint commensurate with the 11,700 sf space program needs identified in Phase 1. There is plenty of room to provide for three eighty-four-foot-deep drive thru bays providing six overhead exit doors. The building would be placed along the road frontage with its own public entrance and separate apparatus entrance/exit. The site lines along Shore Road are excellent for emergency egress. The Rural zone allows for municipal buildings if approved by the planning board.



Shore Road Lot conceptual layout

LOT INFORMATION: The Shore Road
Property Square Footage: 2,862,330 sqft

Tax Map Information: Map 8 Lot 3

Zone: Rural (R)

Requires Planning Board Approval

MIN REQUIREMENTS	Rural (R)	PROPOSED
Min. Lot Area (sqft)	85,000	2,862,330
Min. Lot Width (ft)	200	150'-8"
Setbacks (ft)		
Front Yard	30	30
Rear Yard	30	30
Side Yard	30	30
Max. lot Coverage (percent)	20	5
Structure Height (ft)	35	35



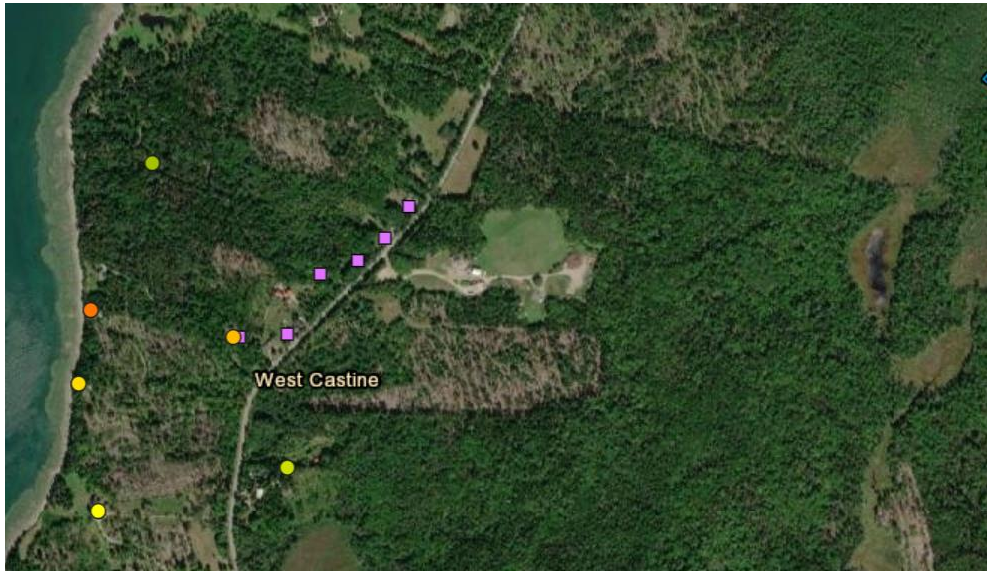


Photo at Shore Road entrance showing good egress site lines each way

Two difficulties for development of this site are the lack of town water and sewer. Water would have to be provided by a well, and sewer through a septic system. While it is unknown if there is a perkable area for septic that would handle the needs of bathrooms, a kitchen, apparatus bay runoff, and eight bunk rooms, the homes directly across the street indicate a reasonable probability that a suitable septic location could be found.

Well water will be a problem, however, for filling apparatus and for supplying a sprinkler system. Large holding tanks and pumps will have to be installed for the sprinklers, and apparatus may have to be filled off site. Neither is an ideal situation.

There may also be a problem with water quality on the site from years of uncovered road salt storage or potential landfill contamination of the groundwater. All the nearby water wells are monitored in the EGAD database (environmental and geographic Analysis Database). EGAD was designed to store site and water quality information for potential and actual sources of contamination to groundwater in Maine. If this site comes under consideration for development, the town should immediately commission an Environmental Site Assessment (ESA) to determine if the groundwater or site is contaminated by salt or any other hazardous materials.



Maine Geologic Survey well water database map showing nearby EGAD well monitoring (purple squares)

Shore Road Site Summary

While the lot is more than adequate in size and the road frontage site lines are good, the Shore Road Site is not recommended for constructing a new fire station in Castine. The many deficiencies include the following:

- It is not located in the geographic area recommended in Phase 1 of this study. As noted in that study and reiterated here, Castine would suffer a serious decline in service response time, a decline in its ISO rating, and an increase in insurance rates unless the Shore Road location were manned by full time paid staff. As noted earlier this would be an unnecessary and prohibitively expensive annual burden to the town.
- It increases the difficulty for attending training classes and performing general duties at the station for the majority of the volunteers from MMA.
- It is not located near the majority of Castine's service calls.
- Town sewer is unavailable.
- Town water is unavailable for filling apparatus and supplying a sprinkler system.
- Ground water quality is questionable, and an Environmental Site Assessment would need to be performed prior to consideration.

Battle Avenue Site Analysis

Just prior to this Phase 2 study the town was offered the opportunity to purchase a 5-acre site within the area recommended by the Phase 1 study. A town vote was held, and the sale was approved and finalized.

General Site Description and zoning requirements

The Battle Avenue Parcel is located on lot 8A, map 20. The lot is approximately 241,443 square feet with a lot width of 310 feet at the street and 315 feet at the rear. It is in the VIII (Village District III) zoning district. It is also within the Source Water Protection Zone 2 overlay district. There is a 50'-0" wide easement on the southeast side of the lot to access the open space land behind it. The town zoning requirements for both zones are as follows:

LAND USE ↓ ZONING DISTRICT →	Village III	SWP Zone 2
57. Town government facilities. ⁷	PB	Permitted use

DIMENSION ↓ ZONING DISTRICT →	VIII
Minimum lot area (sq.ft.) ¹²	85,000
Minimum lot width (ft.) ^{10, 12}	200
Setbacks (ft.) ¹²	
Front yard	20
Rear yard	20
Side yard	20
Maximum percent lot coverage (%) ¹²	20
Structure height (ft.) ⁸	35 ⁷
OVERLAY ZONING DISTRICT →	Source water protection Zone 2
Maximum Impervious (percent)	20





Battle Avenue Site Information

MAP 20 LOT 8A

PROPERTY SQUARE FOOTAGE: 243,443 sqft
TOTAL IMPERVIOUS ALLOWED: 20%
TOTAL IMPERVIOUS ALLOWED = 48,288 sqft
TOTAL IMPERVIOUS PROPOSED : 38,350 sqft

Source Water Protection District

The source water protection overlay zone 2 encompasses most of the northern half of on-neck Castine. Its purpose is to protect the water supply from a material increased risk of contamination or decreased quantity of recharge to the aquifer and the public water supply ponds.

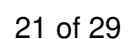
Buildings and their adjacent impervious surfaces may be developed in the zone if the total impervious surface does not exceed 20% of the lot area. This is to protect the recharge capacity of the water source through plenty of vegetated area. It appears that approximately 40 to 50 homes and a few businesses are currently constructed within the zone, and fire stations are an allowed use.

Contamination of the water source is protected by prohibitions on auto graveyards, commercial waste storage and disposal, sludge spreading, uncovered salt piles, and new underground storage of petroleum products.

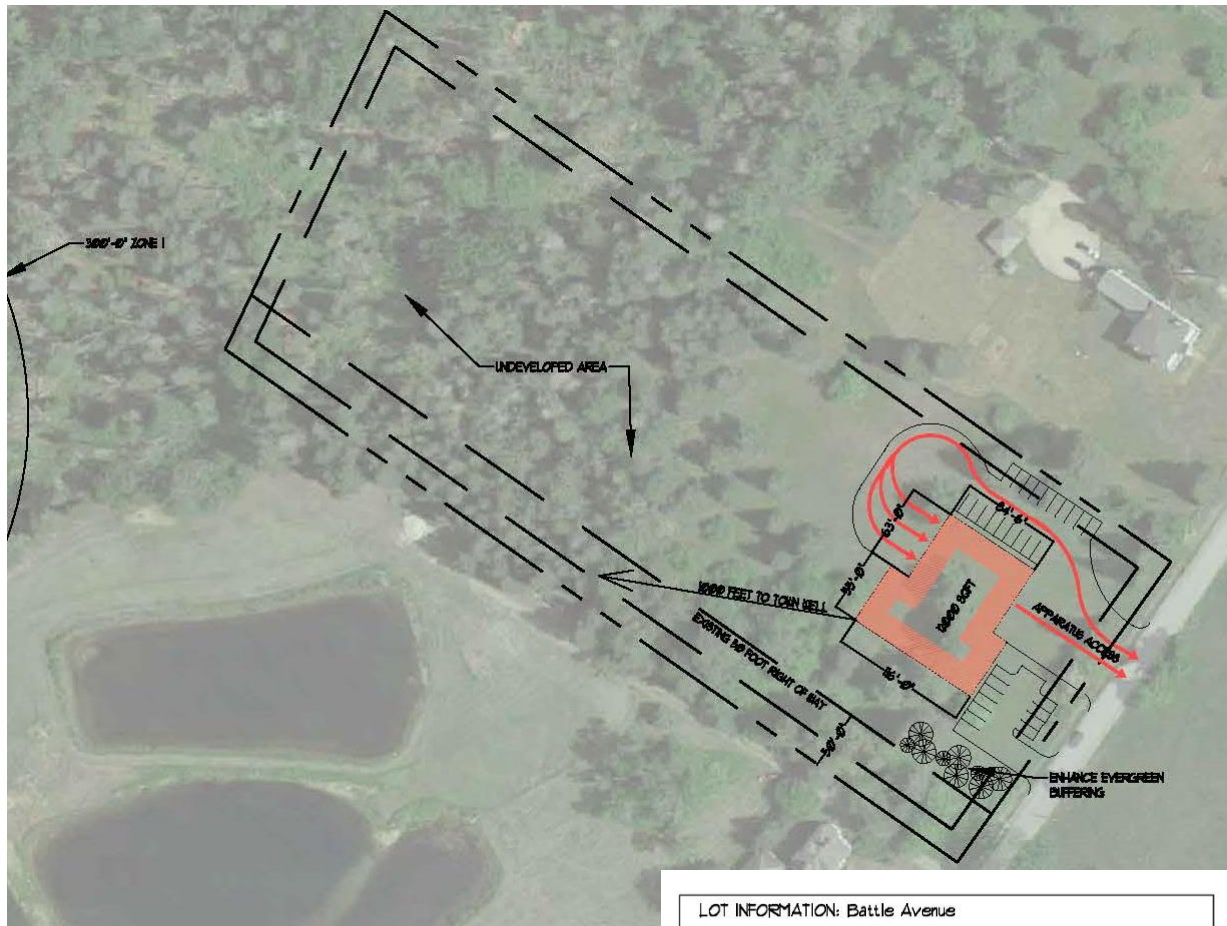




The five-acre site is sufficient in size to accommodate the required building program, even with the 20% impervious restriction. The maximum impervious square footage allowed on the site is 48,288 square feet and the proposed impervious area shown on the conceptual plan is 38,350 square feet. In the conceptual site plan below, we have placed a one-story building footprint commensurate with the 11,700 sf space program needs identified in Phase 1.



There is plenty of room to provide for three eighty-four-foot-deep drive thru bays providing six overhead 14' x 14' overhead door exits. The building would be placed along the northeast road frontage with its own public entrance and separate apparatus entrance/exit. The site lines along Battle Avenue at the northeast corner are good for safe emergency egress of equipment. The Village III zone allows for municipal buildings if approved by the planning board, and the building is allowed in the SWP Zone 2.



Battle Avenue Lot conceptual layout

LOT INFORMATION: Battle Avenue

Tax Map Information: Map 20 Lot 8A
Zone: Village III (VIII)
Requires Planning Board Approval

MIN. REQUIREMENTS	Village III (VIII)	PROPOSED
Min. Lot Area (sqft)	88,000	24,443
Min. Lot Width (ft)	200	310
Setbacks (ft)		
Front Yard	20	20
Rear Yard	20	20
Side Yard	20	20
Max. Lot Coverage (percent)	20	5
Structure Height (ft)	35	35
Max. Impervious (percent)	20	20

Note: Requirements Source water protection overlay
20% max. impervious area %

The site is serviced by both town water and sanitary sewer. Storm sewer is also nearby. The proposed layout of the building on the site would keep the building and apparatus activity to the northeast corner of the site. The closest edge of the proposed station would be over 150' away from the residence to the southwest. There is currently a good, wooded buffer which could be further enhanced if desired. The fire department would prefer that the building be further set back on the site. This is fine as long as the lot stays under the 20% impervious restriction.

The proposed concept plan complies with all of the town's SWP Zone 2 regulations, and it exceeds those regulations because it will also keep the building/impervious area over 1,000 feet away from the more sensitive SWP Zone 1 town water source and provide a buffer of over 200,000 square feet (4.6 acres) of virgin forest between the building area and the Zone 1 source well. All surface water shall be removed from the SWP2 zone by the town's storm sewer system or by sheet flow sloping away from and out of the SWP2 zone. Apparatus floor drains would be connected to the town's sanitary sewer system after filtration through an oil/water separator system.

Battle Avenue Site Summary

The Battle Avenue site appears ideally suited to locate the future Castine fire and first responder station, and we highly recommend an additional in-depth exploration of a conceptual design on the property. Some of the key attributes include the following:

- The site is very suitable for achieving all of the required space program goals in Phase 1.
- It is located right next to the MMA campus for rapid deployment of volunteer firefighters and first responders well into the future.
- It is located near the majority of Castine's service calls.
- The site can accommodate the required parking and apron space.
- Town sewer is available.
- Town water is available for filling apparatus, supplying a sprinkler system, and clean domestic water.
- The proposed site layout maintains excellent natural buffers to source water locations and neighbors.
- All ground run off flows will be captured and drawn away from the SWP Zone 2 borders.



Next Steps

This Phase 2 of the study has laid the groundwork for the town of Castine to begin the process of upgrading their current Fire /Rescue Department into a modern facility that is commensurate with a reasonable level of service for its size and call volume. If the town wishes to continue pursuit of this goal, we recommend the following steps:

Conceptual Site and Floor Plans and 3D Model

Once the recommended site has been approved, the town should develop a more detailed conceptual site plan and floor plans for the facility to further confirm the site's feasibility and discover if any other potential additional constraints exist. In addition to the floor plans, a 3D model of the building will provide the town with a visual conception of the project and identify building systems and exterior materials.

Conceptual Cost Estimate and Funding Sources

With the conceptual plans and 3D model, a detailed estimate of construction costs, development and design costs, and costs of fixtures, furnishings, and equipment can be developed to provide a very accurate picture of the total project cost and schedule. The town can then decide how the project shall be funded including municipal bonds, possible donations, or other sources. Municipal bonding is the most typical method we see for public safety projects.



CASTINE FIRE STATION SPACE PROGRAM

PRELIMINARY SPACE PROGRAM 3/17/20

Room Description	Dimensions	Room Area (sf)	Admin # of Rooms	Admin Area (sf)	Apparatus # of Rooms	Apparatus Area (sf)	Living # of Rooms	Living Area (sf)	Support # of Rooms	Support Area (sf)	Total # of Rooms	Total Area (sf)	Notes
Fire Station													
Lobby	8x10	80	1	80		0		0		0	1	80	include small trophy case
Lobby	15x15	225	1	225		0		0		0	1	225	to house historic items with glass cases etc.
Airlock	7x7	49	1	49		0		0		0	1	49	
House Watch/Dispatch Office	12x16	192	1	192		0		0		0	1	192	adjacent to lobby, desk space for two to three, dispatch radio
Chiefs Office	10x12	120	1	120		0		0		0	1	120	
Asst Chief Office	10x10	100	1	100		0		0		0	1	100	
Ambulance/Police Swing Office	10x12	120	1	120		0		0		0	1	120	2 desks with closet, access to bathroom and coffee
Conference Room	10x12	120	1	120		0		0		0	1	120	seating for 6
Meeting/Training/EOC Room	24x26	624	1	624		0		0		0	1	624	comfortable seating for 30 in a class
Unisex Bathroom ADA	8x8	64	2	128		0		0		0	2	128	
Storage/Jan Closet	8x8	64	1	64		0		0		0	1	64	
Apparatus Bay	18x80	1440		0	3	4320		0		0	3	4320	Drive through optional, 5 app equipment, 1 atv, potential ambulance
Medical Storage	8x8	64		0	1	64		0		0	1	64	secure and lockable
Work Room	10x20	200		0	1	200		0		0	1	200	repair of equipment with a workbench
Compressor/SBCA Room	6x8	48		0	1	48		0		0	1	48	sealed for noise
Turnout Gear Lockers	15x18	270		0	1	270		0		0	1	270	30 lockers for gear with power and usb
Decon Room	10x16	160		0	1	160		0		0	1	160	connects to app bays and living area, 1 extractor, 1 dryer, 1 shower, 3-bay sink
Janitor Closet for bay	6x8	48		0	1	48		0		0	1	48	
Equipment/Gear Storage	10x20	200		0	1	200		0		0	1	200	Extra gear, equipment, SCBA, spare bottles
Sprinkler Riser Area	6x8	48		0	1	48		0		0	1	48	
Radio Nook	4x8	32		0	1	32		0		0	1	32	Radio nook with I am responding screen
Apparatus Bay Bathroom	4x8	32		0	1	32		0		0	1	32	can use while dirty
Day Room/Kitchen/Dining	20x26	520		0		0	1	520		0	1	520	
Fitness Room		0		0		0		0		0	0	0	
Bunk Rooms	8.5x12	102		0		0	8	816		0	8	816	Individual bedrooms with 4 lockable wardrobes, summer students
Bathrooms/showers	8x10	80		0		0	3	240		0	3	240	for use from bunkrooms w/ showers
Laundry	6x12	72		0		0	1	72		0	1	72	personal linens and clothes
Storage/Jan Closet	8x10	80		0		0	1	80		0	1	80	
Mechanical Room	10x15	150		0		0		0	1	150	1	150	
Electrical/Tel/IT Room	10x14	140		0		0		0	1	140	1	140	
Life Safety Elec Room	8x10	80		0		0		0	1	80	1	80	includes ATS for Generator
Totals			12	1,822	13	5,422	14	1,728	3	370	42	9,342	
Circulation Factor				456		1,356		432		93	25%	2,336	
Sub-Totals				2,278		6,778		2,160		463			
Grand Total												Program: 11,678	80'x145' building footprint

Notes: 800 sqft Mezzanine not calculated in square footage above
For partial two story option add 850 square feet for vertical circulation, footprint reduced to 9,500sqft



March 9, 2022

Shawn Blodgett
Manager
Town of Castine
PO Box 204
Castine, Maine 04421

Dear Shawn:

This letter is in follow up to conversations that we have had concerning the Town's interest in identifying space to accommodate necessary expansion of the Castine Fire and Rescue Department.

As I have shared with you, the Academy has land across from the current location of the fire department's building on Court Street that we would be willing to cede in some fashion to the Town if it can be of use in meeting the Town's need. The property in question is approximately 0.15 to 0.19 acres, between two of our buildings and the athletic field behind. All other property under the Academy's control within the town proper is fully utilized for programmatic purposes except for property behind the Abbott House on Battle Avenue. Although the parcel in question may be limited in size, if it can serve some of the Town's needs, the Academy would be willing to engage with the Town and the State to determine the most appropriate means by which control of that property can be transferred to the Town.

As you know, I consider the need for a robust modern and capable fire department to be extremely important to the Academy, as it should be for any citizen of Castine, especially those who are property owners. The Academy plays a significant role in enhancing the capability of the department through direct financial contribution and, most importantly, through the many Academy students who become members of the department and who train and advance through the department's ranks during their time in Castine. If the parcel on Court Street has value to the Town in assisting the CFRD meet its operational needs, I stand ready to continue the conversation in a more formal way at the Town's convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dr. William J. Brennan', is written over a horizontal line.

Dr. William J. Brennan
President

MAINE MARITIME ACADEMY
Office of the President | 1 Pleasant Street | Castine, ME 04420