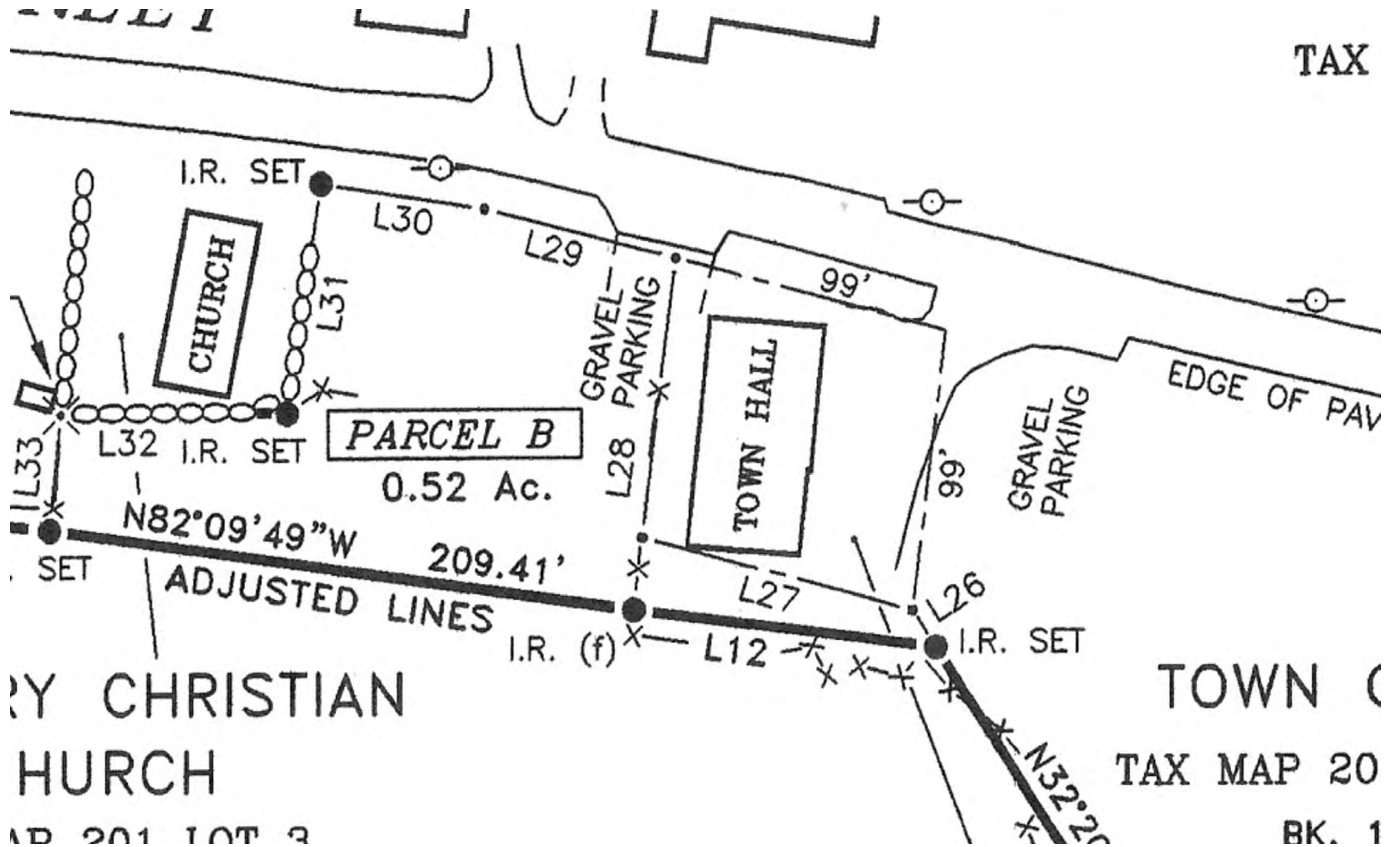


DANBURY SAFETY OPTIONS ANALYSIS:						
#	DESCRIPTION	CONS	PROS	RECOMMENDED	SQUARE FOOTAGES	COST RANGE
1	Build new Fire Building on Route 104 lot, Renovate the Fire Station into a Police Station, re-using Police Station as office space for Town business	three projects	Best use of town properties to provide for future needs of town which is what 82 NH Route 104 lot was planned for. Projects can be completed comprehensively by phase. Costs will only increase in future for these projects. Fire Station has enough space for Police Station needs.	yes	300 SF (TOWN HALL), FIRE STATION PARTIAL RENOVATION: 2027 SF, NEW FIRE STATION: 8700 SF	\$75,000 + \$500,000+ \$4,000,000= TOTAL: \$4,575,000
2	Build new Fire Building on Route 104 lot, addition to the existing Police Station at the Town Hall, selling or leasing Fire Station to a private entity	Lose of town property in downtown/ central location. Compromises would need to be made for town hall renovation because of police needs. All needs may not be met.	Police location remains the same. Cost of re-use/ renovation can be favorable. Town could get funds from sale or lease. Police could share training room/ EOC, two projects	no	1100 SF (TOWN HALL), FIRE STATION SALE OR LEASE NEW FIRE STATION: 8700 SF	\$600,000 + UNKNOWN \$4,000,000= TOTAL: \$4,600,000
3	Build new Fire/ Police Building at Route 104 lot, sell/ lease Fire Station, re-use Police Station for Town business	Lose of town property in downtown/ central location. Fire needs and Police needs can differ so greatly that a shared building can add up to more square footage then comfortablly fits on Route 104 Lot.	Town could get funds from sale or lease. Police could share training room/ EOC, two projects	no	300 SF (TOWN HALL), FIRE STATION SALE OR LEASE NEW FIRE/POLICE STATION: 10,000 SF	\$75,000 UNKNOWN \$5,000,000= TOTAL: \$5,075,000
4	Build new Fire Building on Route 104 lot, add onto the existing Police Station at the Town Hall, re-use Fire Station for public building (i.e. library annex, highway dept. additional garage space, etc.)	three projects. Danbury currently has most of their needs met with public and community buildings. No future space needs met for town business.	Police location remains the same. Cost of re-use/ renovation can be favorable. Police could share training room/ EOC	no	1100 SF (TOWN HALL), FIRE STATION RENOVATION- NEW TOWN USE: 2000 SF NEW FIRE STATION: 8,700 SF	\$600,000 \$500,000 \$4,000,000= TOTAL: \$5,100,000
5	Build new Fire/ Police Building at Route 104 lot, re-using the Fire Station as a public building (i.e. library annex, highway dept. additional garage space, etc.), re-using police station as office space for Town business	three projects. Danbury currently has most of their needs met with public and community buildings. Fire needs and Police needs can differ so greatly that a shared building can add up to more square footage then comfortablly fits on Route 104 Lot.	Fire and Police get new building that meets current and future needs and easily share spaces. Costs will only increase in future for these projects.	no	300 SF (TOWN HALL), FIRE STATION RENOVATION- NEW TOWN USE: 2000 SF NEW FIRE/POLICE STATION: 10,000 SF	\$75,000 \$500,000 \$5,000,000= TOTAL: \$5,575,000
6	Renovate Fire Station to better fit needs, adding onto the existing Police Station at the Town Hall	Not feasible because of space needs and widely varied floor heights. This does not meet future space needs for any departments. Renovation to existing historic Town Hall would further change the character of the building. Higher long-term costs to adapt or build new building in future.	lower initial cost, two projects	no	POLICE RENOVATION 870 SF, FIRE STATION RENOVATION	\$250,000 + NA TOTAL: NA

DANBURY SAFETY BUILDING PRECEDENT BUILDINGS ANALYSIS:

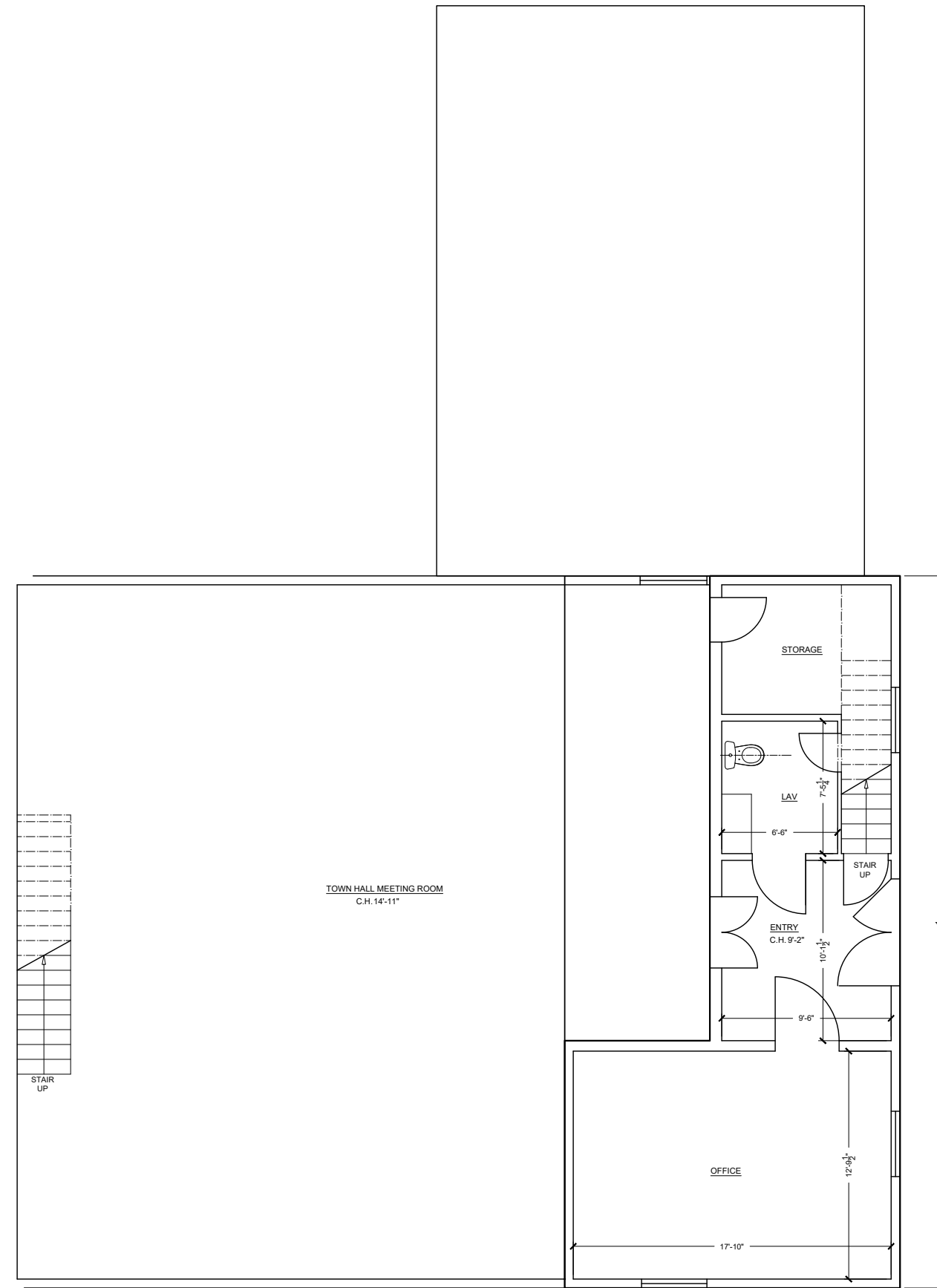
Name	Alexandria NH Police Station/ Town Hall	New London NH Fire Station	Newbury NH Fire Station	Wilmot NH Fire Station	Hudson NH Station	Lyme NH Station
Year Built/ renovated/addition	Late 1990's- Early 2000's	Originally built in 1972 (apparatus bay) with addition in 2004 of office/ firefighter space	August 2021 Timeline: After Town meeting - 2020- Demo was March to July with wetlands hold up, conceptual design-2017-2018	1995	2018	\$2,021.00
Cost	unknown	\$462,000 for addition in 2004	\$3.8 mil, PD - 1.4 mil (proposed renos)	unknown	2.6 million	\$1.1 mil, \$2.2 mil today
Square footage (breakdown)	1050 sf	Apparatus bays and adjacent needs: main: 3900 sf, secondary bay: 940, First floor offices/ meeting, etc: 2400 sf, second floor bunks, fire prevention, lounge: 2400 sf Total: 8,797 sf proposed-on drawings. Actual calculated sq is 9,600 sf	9900 sf, , \$383 psf- proposed sq. Actual calculated from 11,835 sf on town assessment- \$321 psf	64' x 72' =4,600 sf	8,000 sq ft	5,600 sf, \$196 psf/ \$392 psf
Lot size	unknown	0.94 acres	1.75 acres	unknown	see attachment	unknown
Lot Special Features	flat field, larger lot	down town, geographically centered	retaining and blasting	Retaining wall in back because of grade- building built into grade	see attachment	close to downtown
Number of Parking Spaces	20+	18 (more shared with adjacent lots)	22 (1 handicap)- one side of building, playground on other side with additional parking	17 approx. (w/ 2 handicap)	14	unknown
Size of department	2 full time officers, 1 part time administrator	45	28; 50-50 fire/ ems ratio	23 (with 8-12 active)	59 FT	unknown
Population of the town	1,776	4,500	1,743	1400	25,000	\$1,753.00
Area of Town in square miles	43.3	25.42	38.1	29.6	29.3	\$55.00
Annual call volume	unknown	850-1000	400	130- 150 (70-80% EMS calls)	5,000	unknown
Department type	NA	combo	volunteer call hour rate	All Volunteer with a \$200 stipend for members	Full time career	unknown
Number of stations in town	1	1	sub station in Blodgett landing one truck	1	3	\$1.00
Building Systems	Propane heating, only a few zones, police station is not on separate zone	Modine heater in apparatus bay, radiant on first floor addition with baseboard heat on second floor addition with heat pumps (mini-splits) added recently.	heat pump vac system. Radiant in the bays with Modine heater for supplemental. Electric back up heat in EOC. Mech space in apparatus bay for storage and meets OSHA	Radiant Heat, evac system- no AC but window units	See attachment	unknown
Construction Type/Materials	stick framing, clapboards	conventional 2x6 framing, tji framing, trusses, drywall, use of second floor under-eave space.	stick built and CMU, trusses	stick framing, concrete slab, trusses	See attachment	conventional
Photos	yes	yes	yes	yes	See attachment	no
If the building is combined functions why?	Town Hall & Police Station, shared main entry, conference room, kitchen, bathrooms,	Not combined but training room can be shared. No discussions to share. Noted was Hanover and Sunapee as separated uses under one roof, making for a much larger building in cases.	New police station to occupy existing fire station- full renovation	Just Fire, full generator to as 'town shelter', Wilmot PD (One Full Time Chief currently, part time administrator and looking for part time officers) is using an office (chief's office) in the fire station and a garage bay for a cruiser. Town is starting to look at a space/ building for a police department.	no	no
What works well and what could have been done differently? Are there any other features worth noting?	Town Hall & Police Station, shared main entry, conference room, kitchen, bathrooms. Larger storage and training room, debrief space was discussed, add door between admin. office & back offices that could be left open 1/2 folding tables work well for training room layout (15" x 8')	11' tall doors (custom ladder truck to fit in ladder 950 gallons of water was taken up. Discussions for renovated side bay to fit taller garage doors for regular ladder truck. Engine 1/ tanker, 2 Engineer/ Rescue, Ladder (triple use), tanker, 2 fire vehicles, boat and trailer. Reduce the need or apparatus with multi-use, but back up in case one goes out of service. Fire Prevention (inspection) office, Quarter master room, for additional equipment storage, Exposed Kitchen to meeting room, not commercial, but for fire events. Larger meeting room (for 20-25 people now) Front (street) view from the watch room or station area. Stair stepper for agility test for fire fighters, Town Office is the EOC, not the fire station	leaves blow into the gear room. SCBA (air tanks) in separate room for noise & air tank for air brakes, 63-thousand-gallon water holding tank. 18,000 needed. 3/4" hose to town center. Cameras and intercom for the spaces. No connected vents to trucks, CO monitor and fresh air in Apparatus Bay Small kitchen w/ small Ansel system, larger events catered, separate gear room, several storage rooms, including on for EMS items. Active 911-- TVs mounted in watch room and gear room. Tanker 2000-gallon, engine, foam tanker (smaller)	Station could be deeper, not enough storage, Engines and Rescue not always back-to-back. Commercial Kitchen works well for community meals and meetings, radiant heat, drains in floors, piped hot/ cold water to front of Apparatus Bay, mop sink, 2 Engines, tanker, Rescue, Fire/Rescue. Extra vehicle used for putting hose into truck, traffic. This is used a lot	Watch room; offices closer to apparatus bay; loud speaker in apparatus bay reflects sound, cannot hear the dispatch from the radio	Add another 10' in the back for better circulation. CisteA9:G21rn for easy truck refill, Energy efficient. 12' wide bay doors



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Site Plan
scale: 1/32"=1'-0" date: 06.08.23

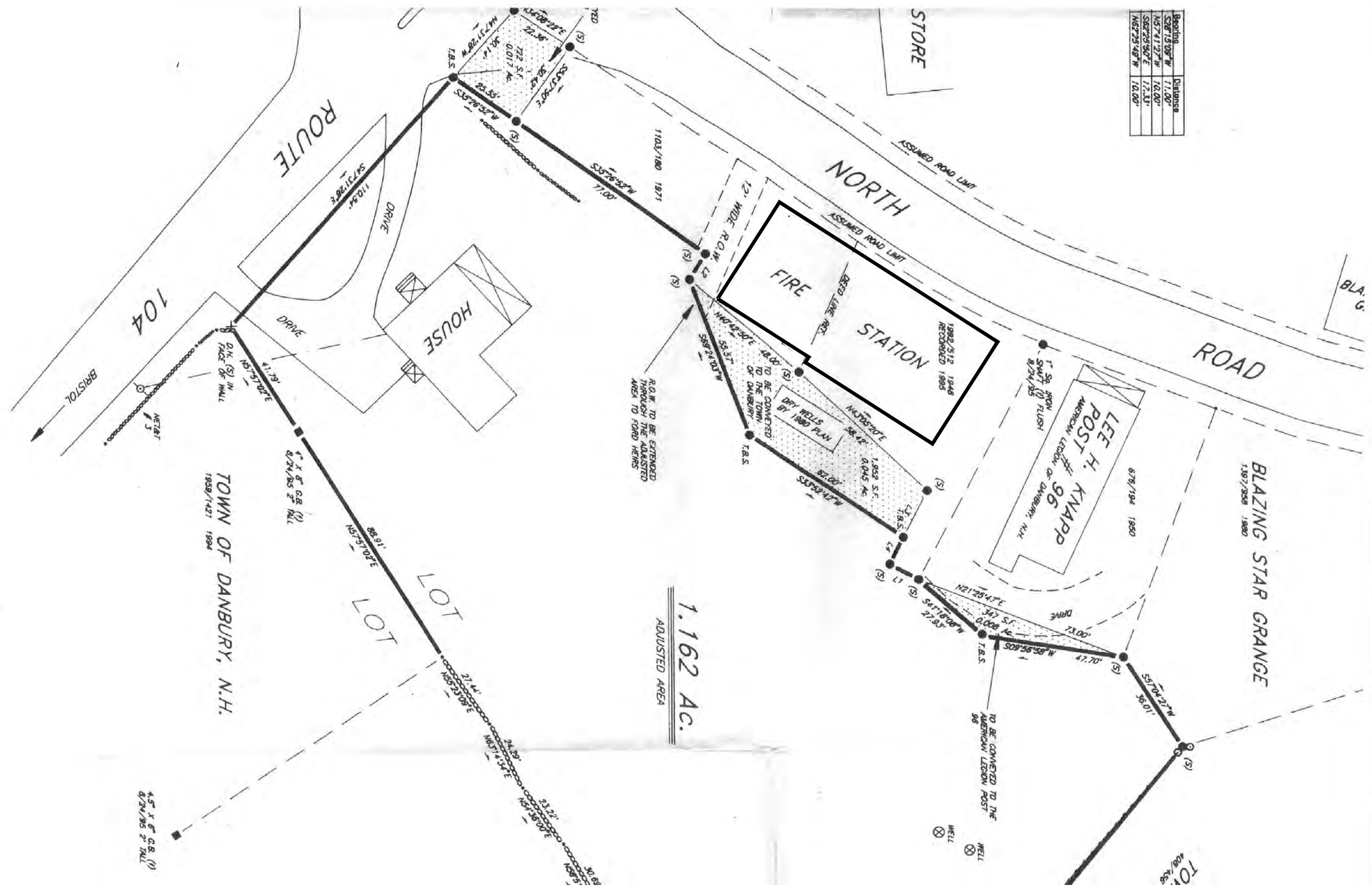
Danbury Police Station
23 High Street Danbury, NH

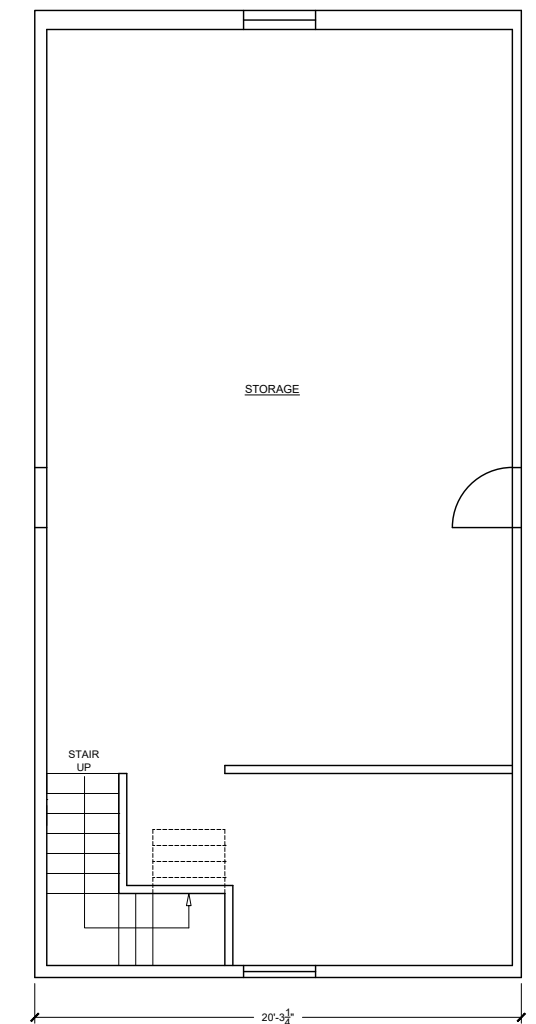
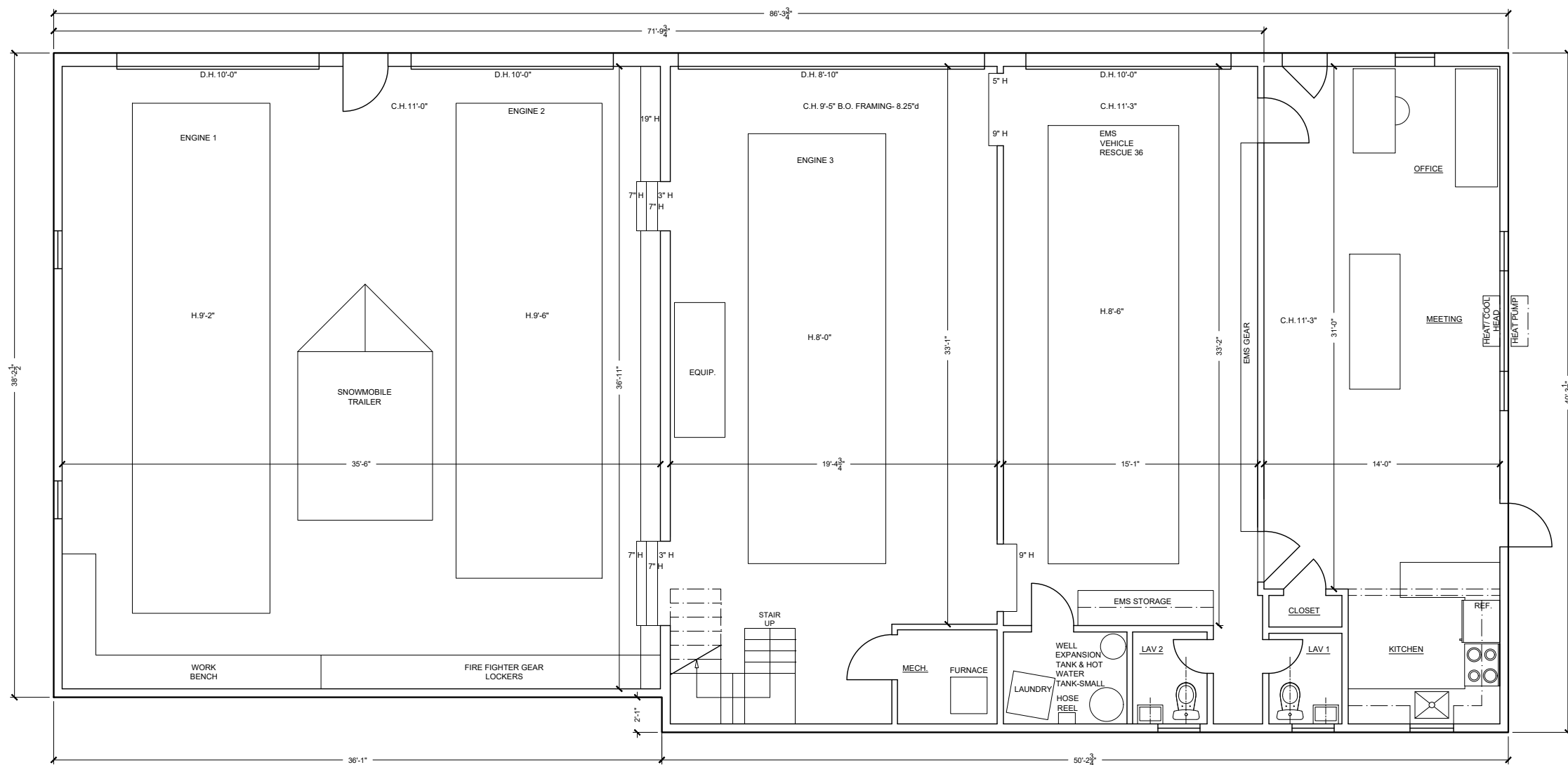


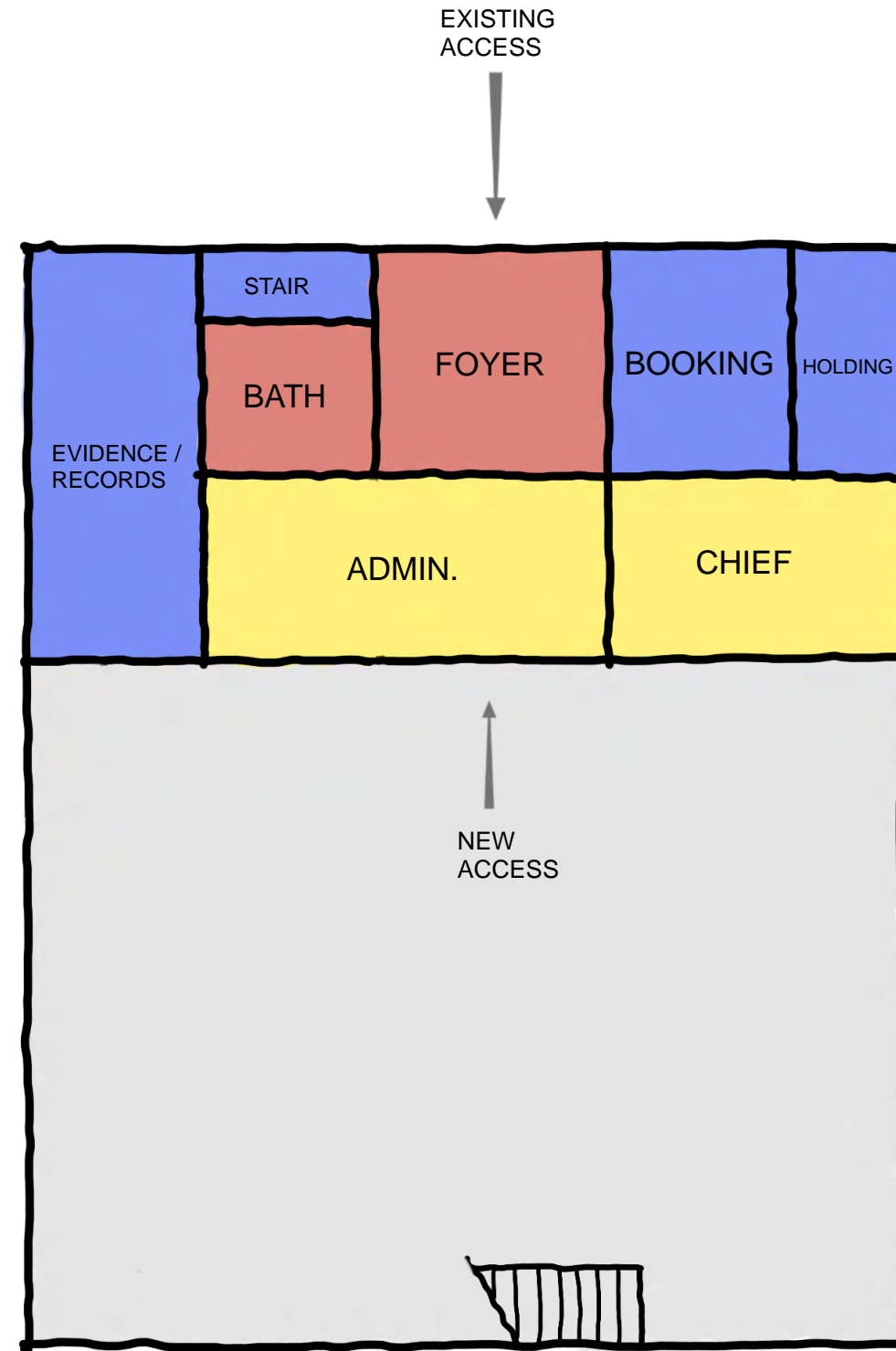
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Existing First Floor Plan- 540 sf
scale: 1/8"=1'-0" date: 04.05.23

Danbury Police Station
23 High Street Danbury, NH



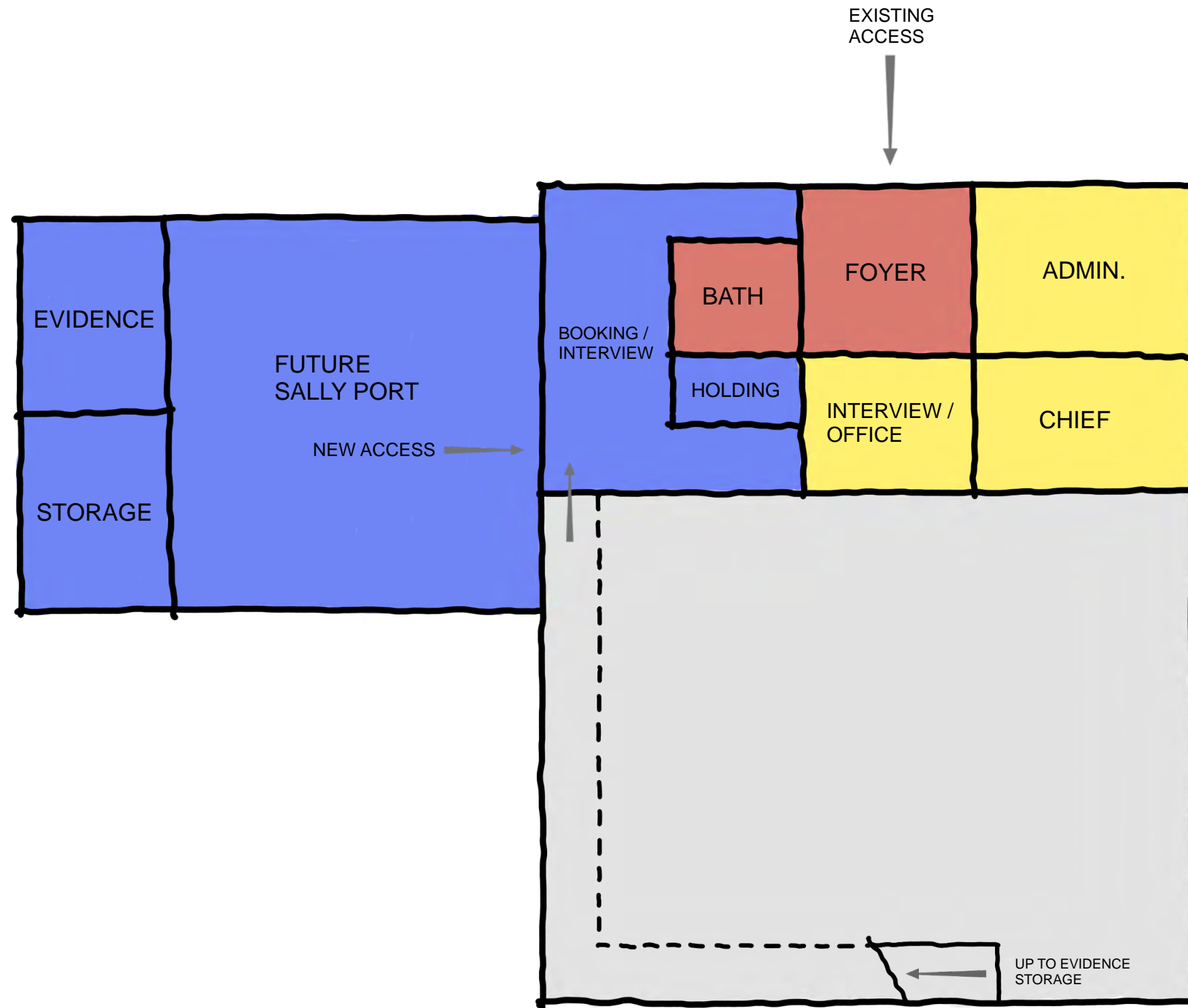




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First Floor Plan- existing-540 sf, ~~addition-~~ renovated- 330 sf, ~~new- 768 sf~~
 cost estimates: Renovated: \$260,000 + ~~New: \$380,000 - \$500,000 - \$700,000~~
 scale: 1/8"=1'-0" date: 06.08.23

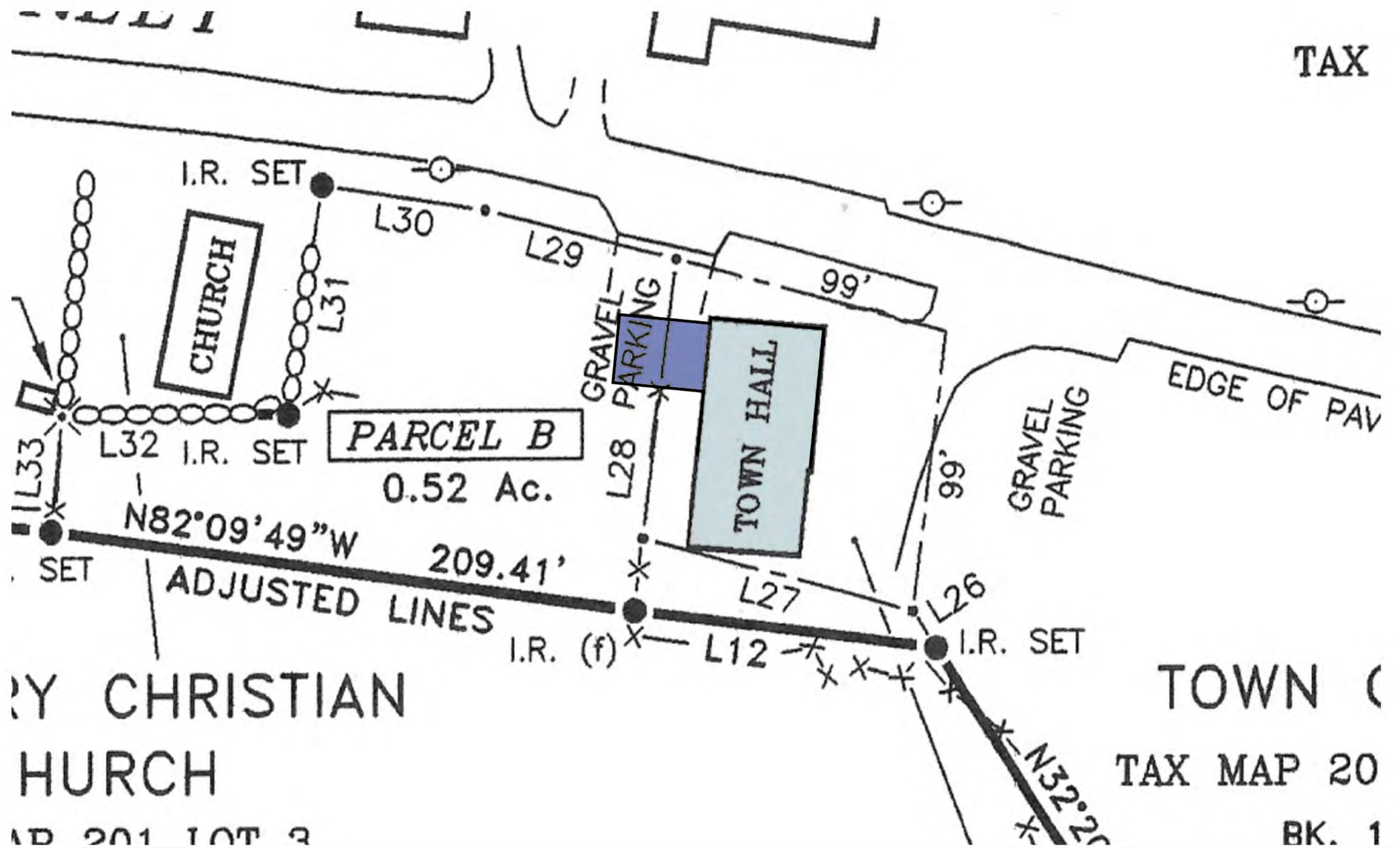
Danbury Police Station
 23 High Street Danbury, NH

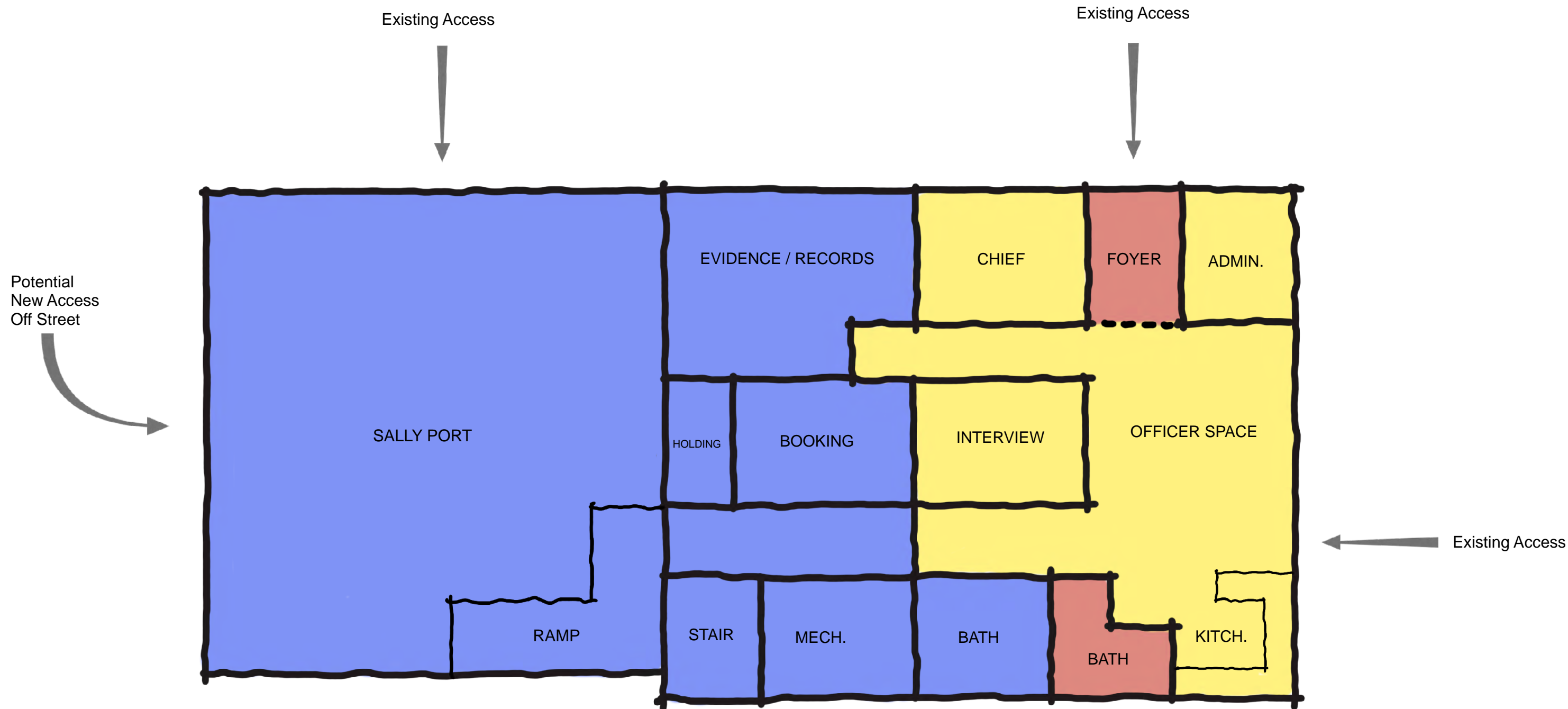


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First Floor Plan- existing-540 sf, addition- renovated- 330 sf, new- 768 sf
cost estimates: Renovated: \$260,000 + New: \$380,000= \$500,000-\$700,000
scale: 1/8"= 1'-0" date: 06.08.23

Danbury Police Station
23 High Street Danbury, NH

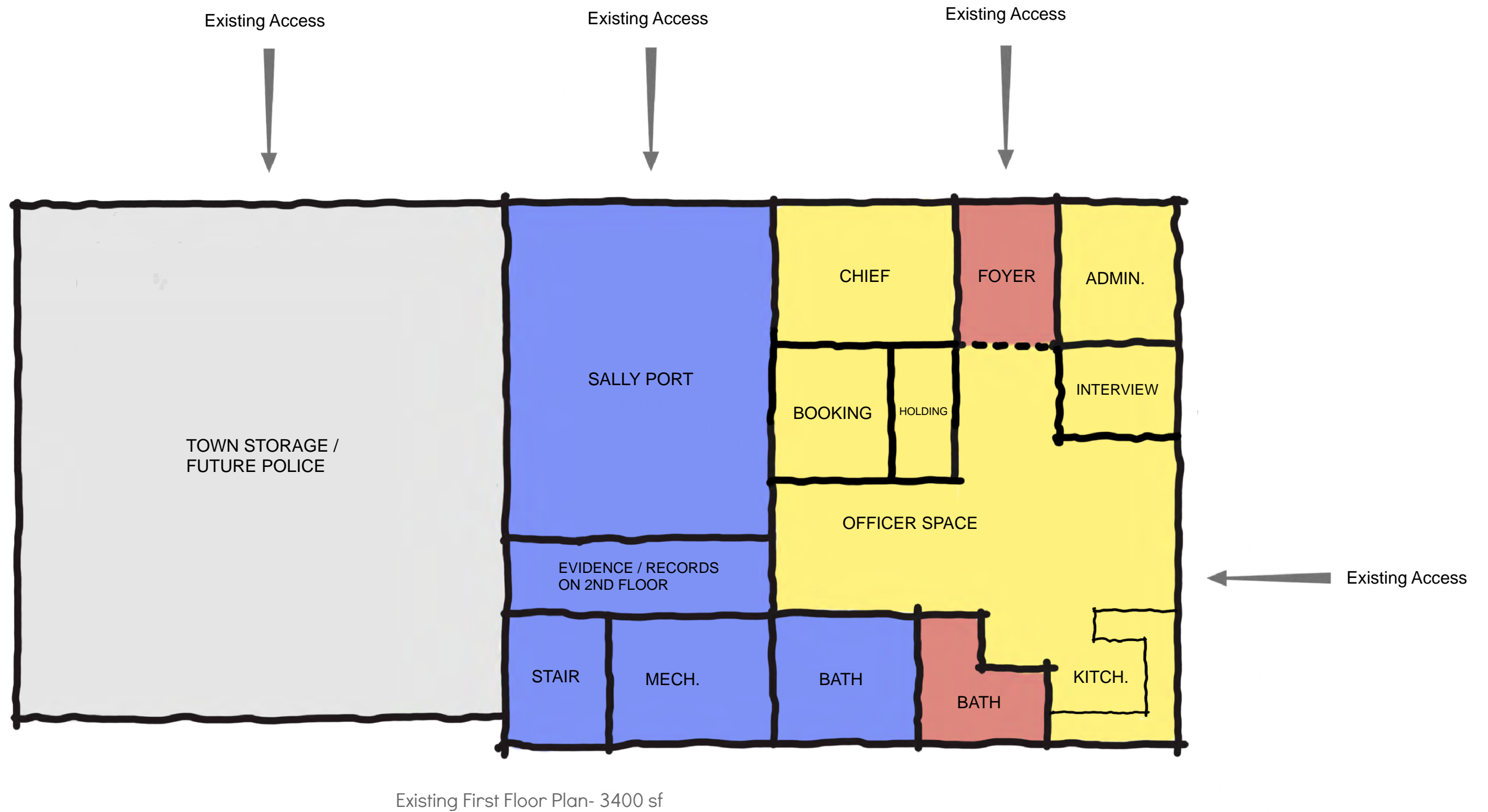




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Floor Plans- 4170 sf
Opinion of Cost: 3400 sf Renovated: \$1,000,000-\$1,350,000
scale: 1/8"=1'-0" date: 06.08.23

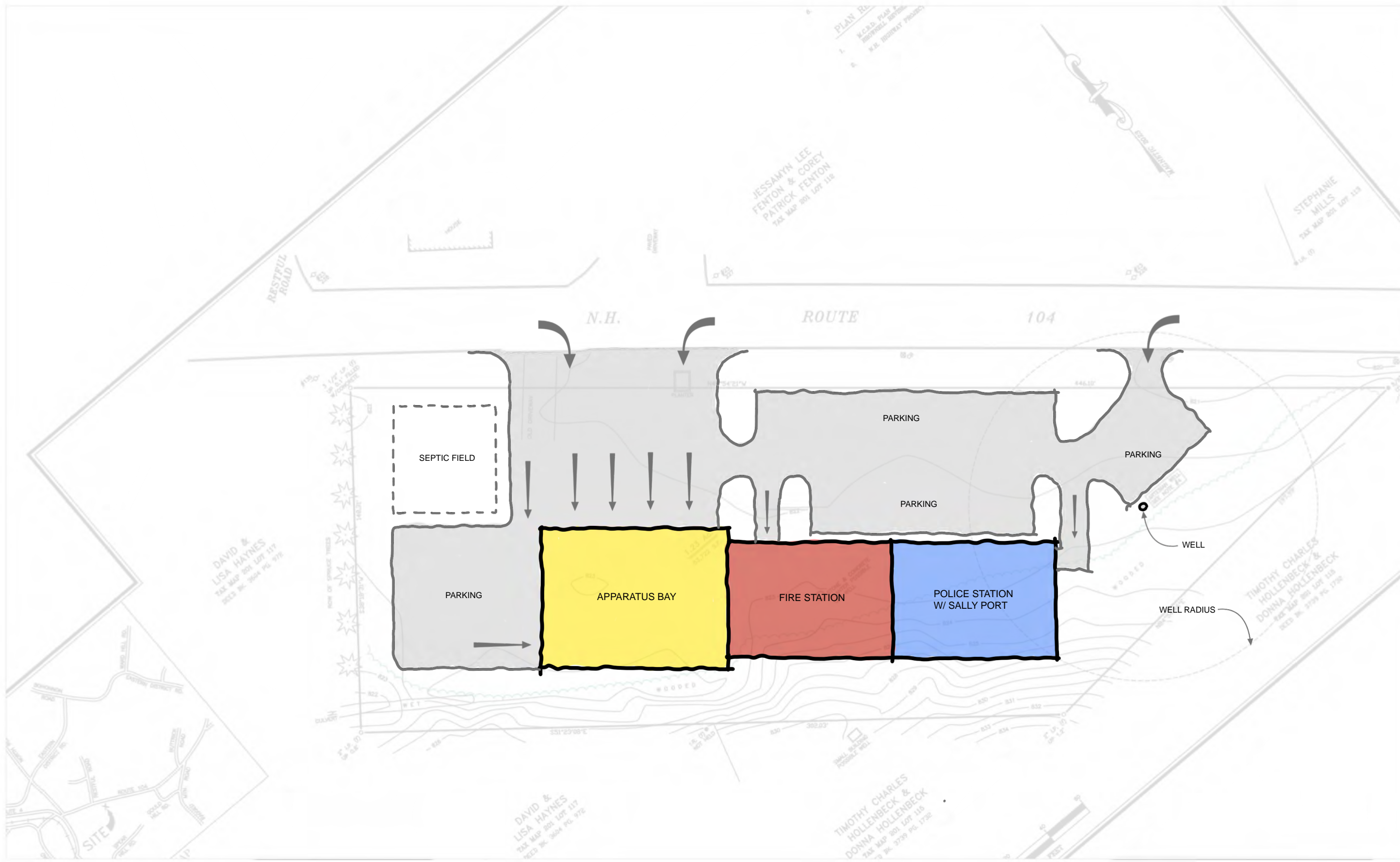
Danbury Fire Station
10 North Road Danbury, NH



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Floor Plans- 4170 sf, Renovated Space-2027sf
Opinion of Cost: Renovated: \$550,000-\$650,000
scale: 1/8"=1'-0" date: 06.08.23

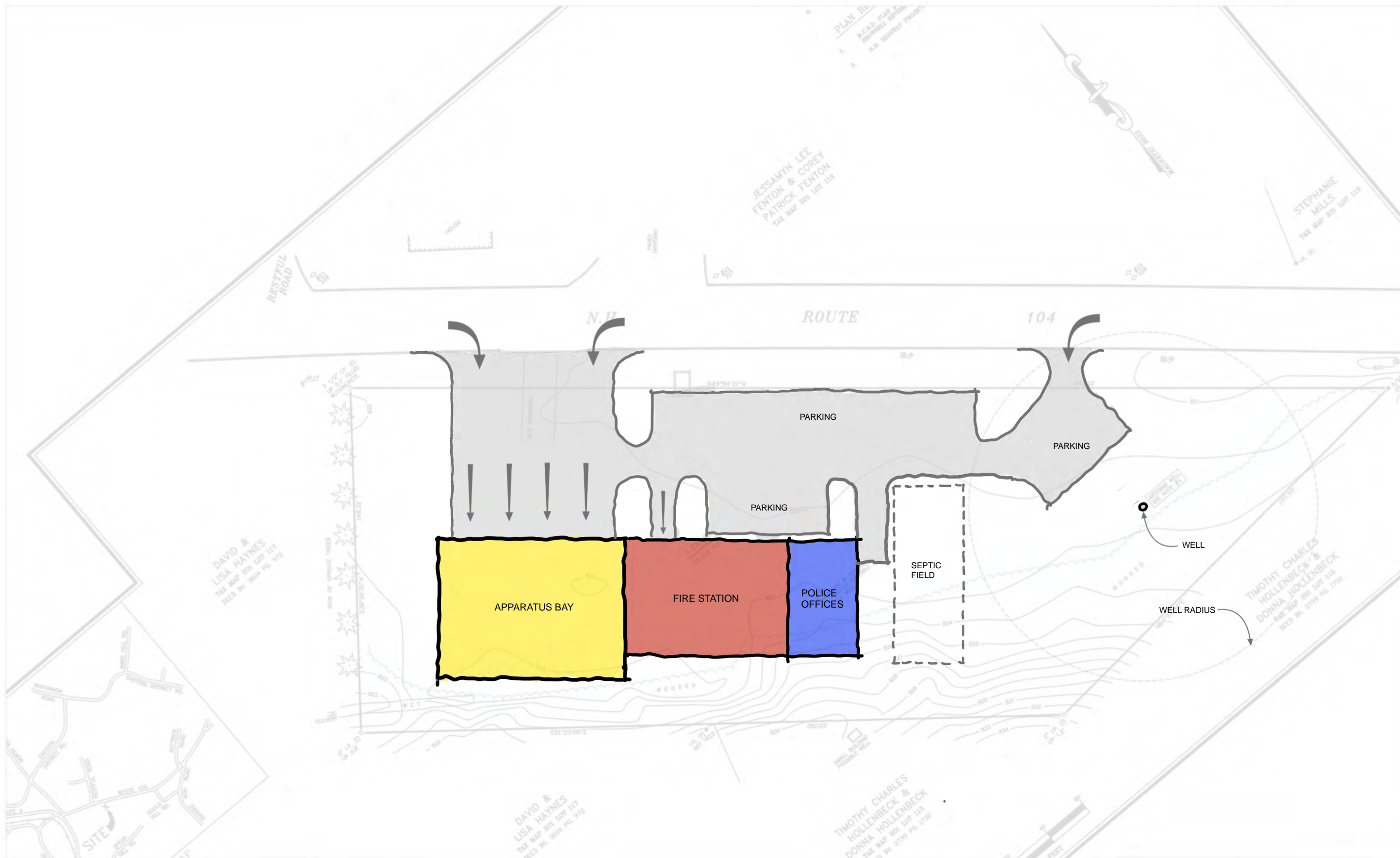
Danbury Fire Station
10 North Road Danbury, NH



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Site Plan- Fifth Door Option, 11,800 sf, 35 parking spaces
Opinion of Cost: \$5,000,000-\$6,000,000
scale: 1"=40'-0" date: 06.08.23

Proposed Public Safety Building
Route 104 Lot Danbury, NH



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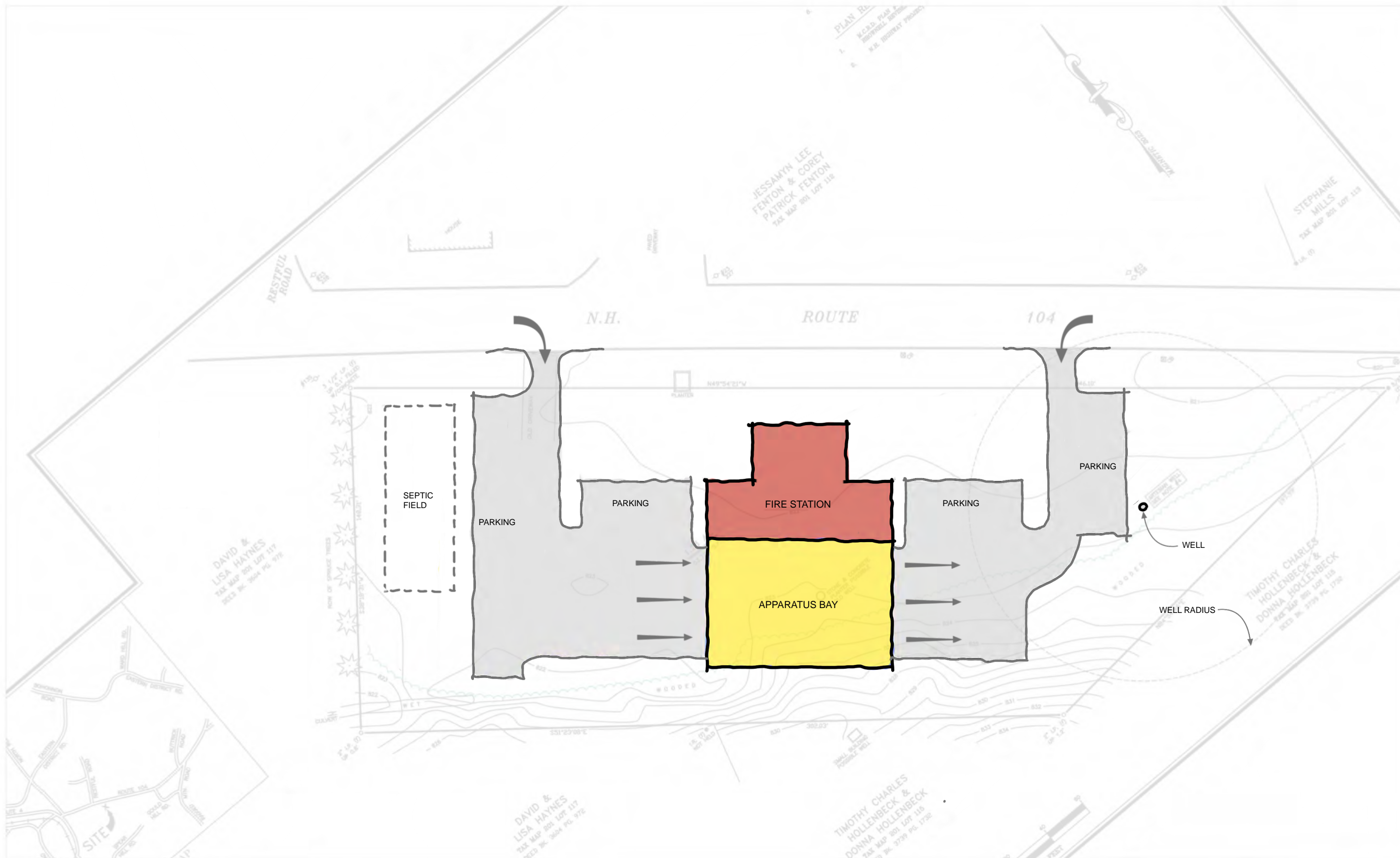
Site Plan- Smaller Station Option, East Leach Field, 9800 sf, 26 parking spaces

Opinion of Cost: \$4,000,000-\$5,000,000

scale: 1"=40'-0" date: 06.08.23

Proposed Public Safety Building

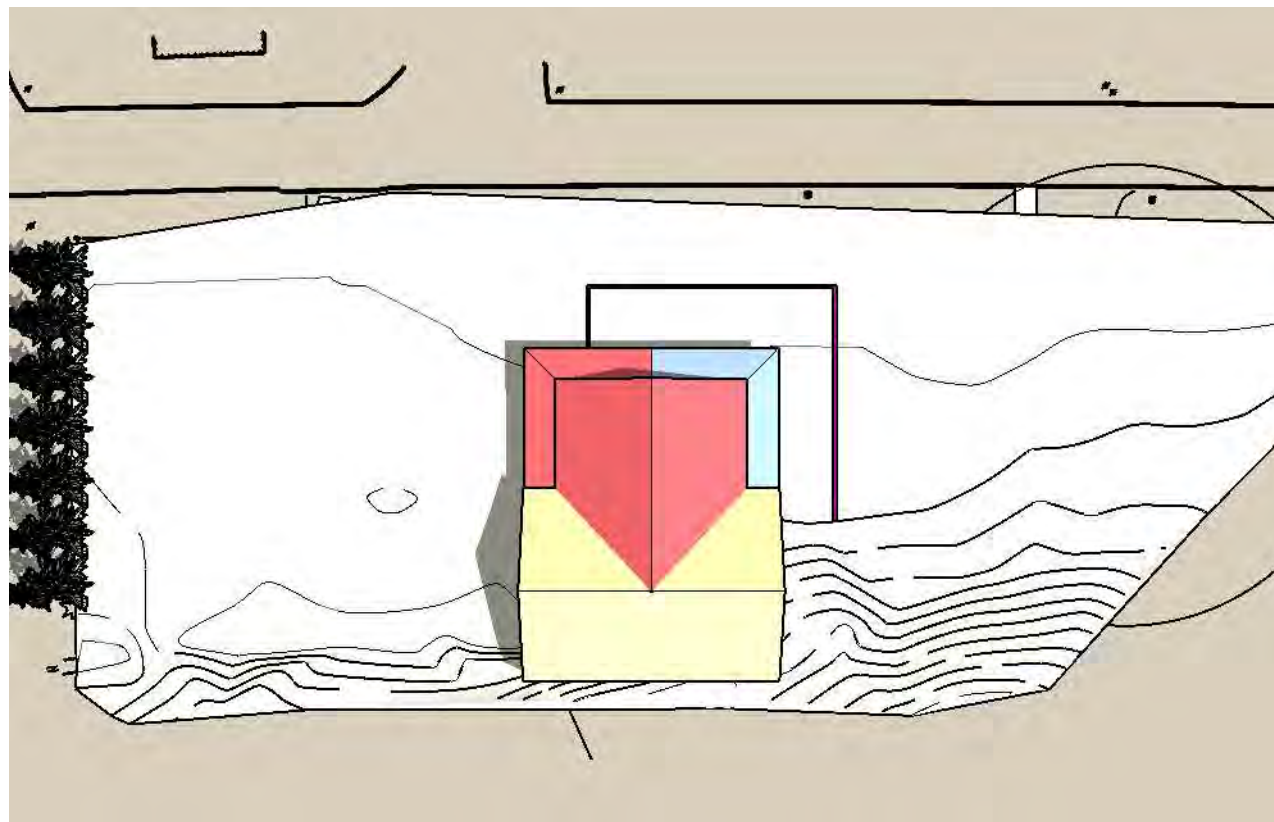
Route 104 Lot Danbury, NH



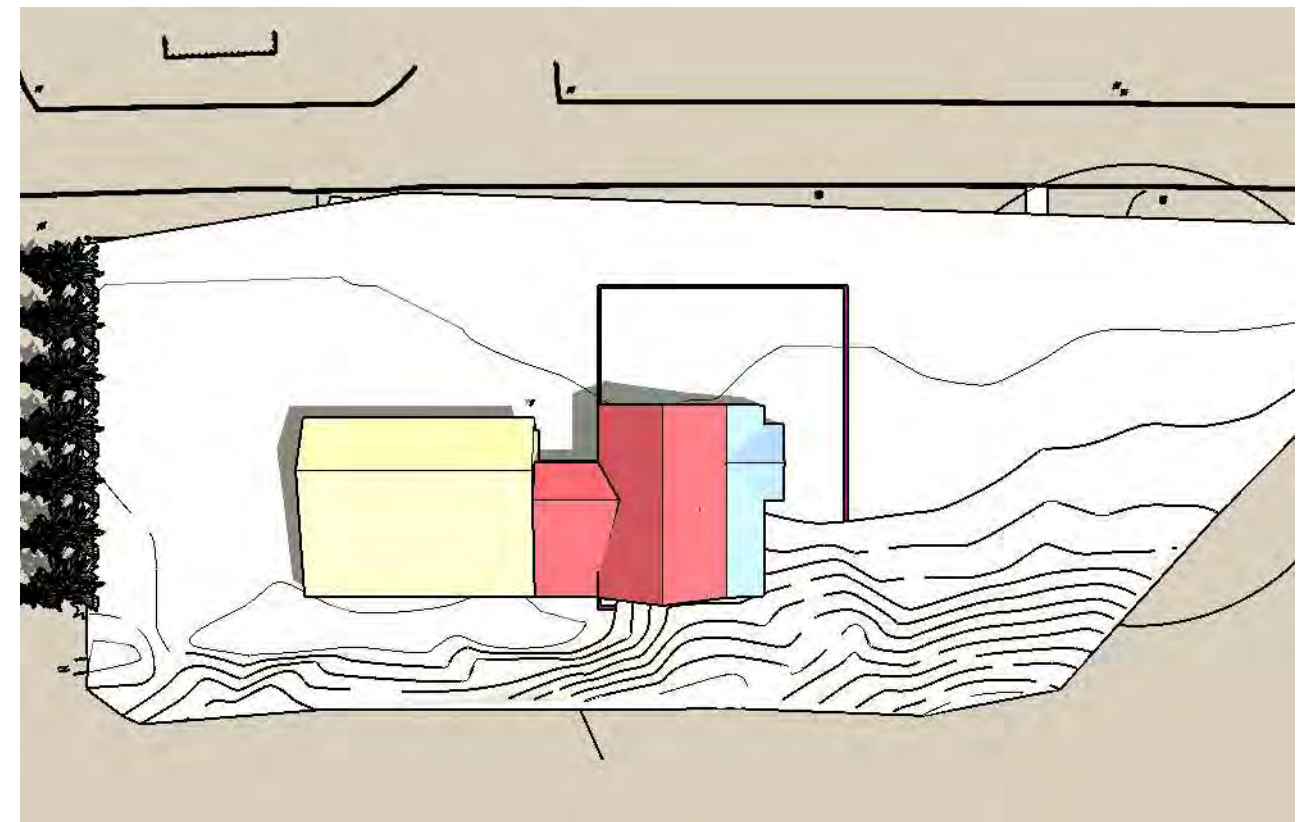
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Site Plan-Drive thru Option, 7,400 sf, 33 parking spaces
Opinion of Cost: \$3,000,000-\$4,000,000
scale: 1"=40'-0" date: 06.08.23

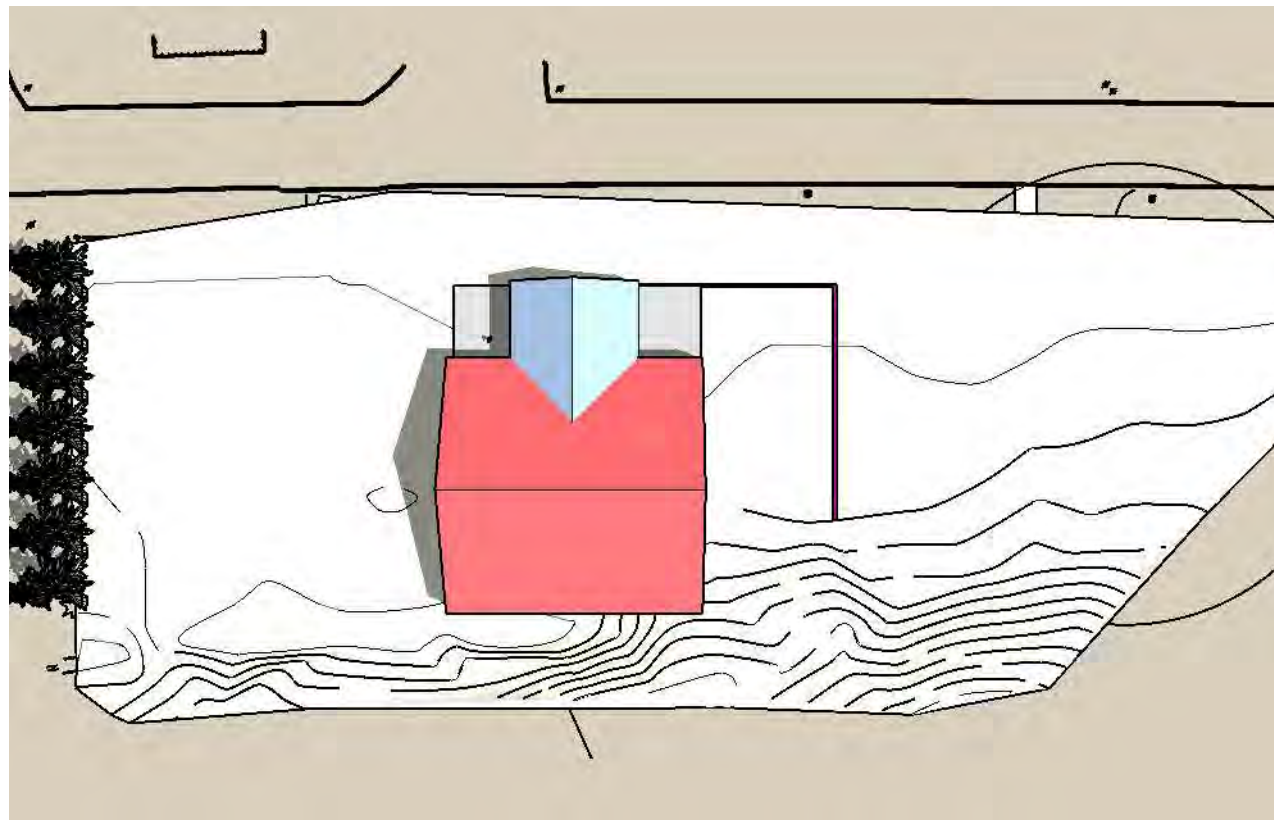
Proposed Public Safety Building
Route 104 Lot Danbury, NH



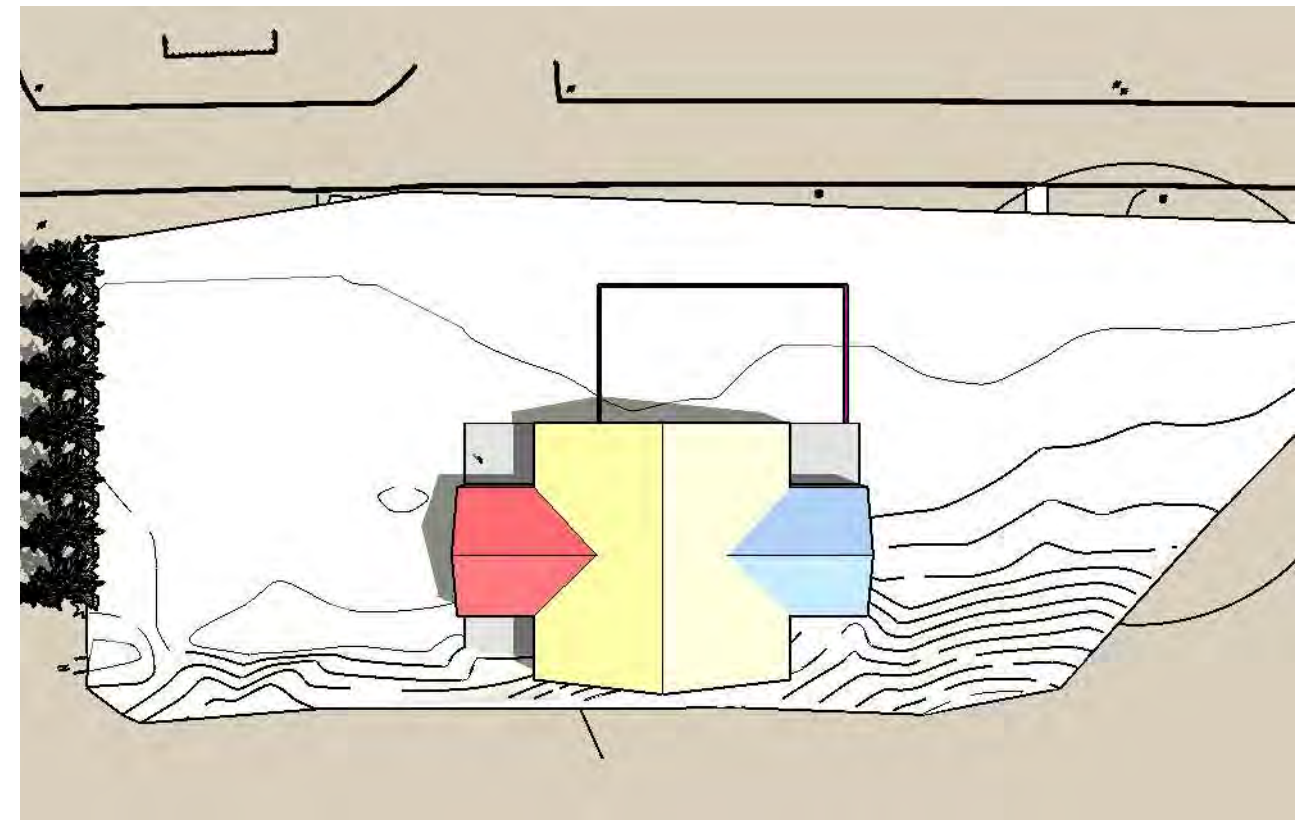
revised drive-thru option



fifth door option



original drive-thru option



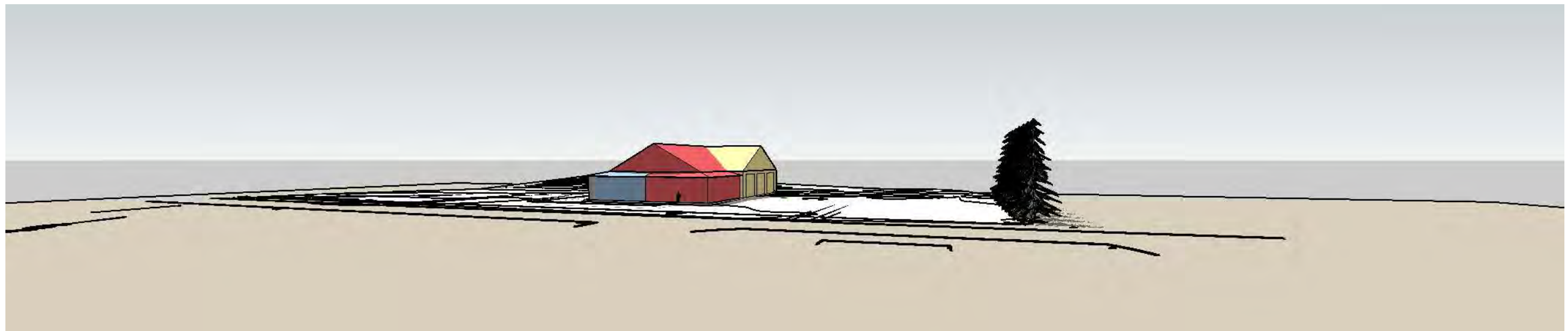
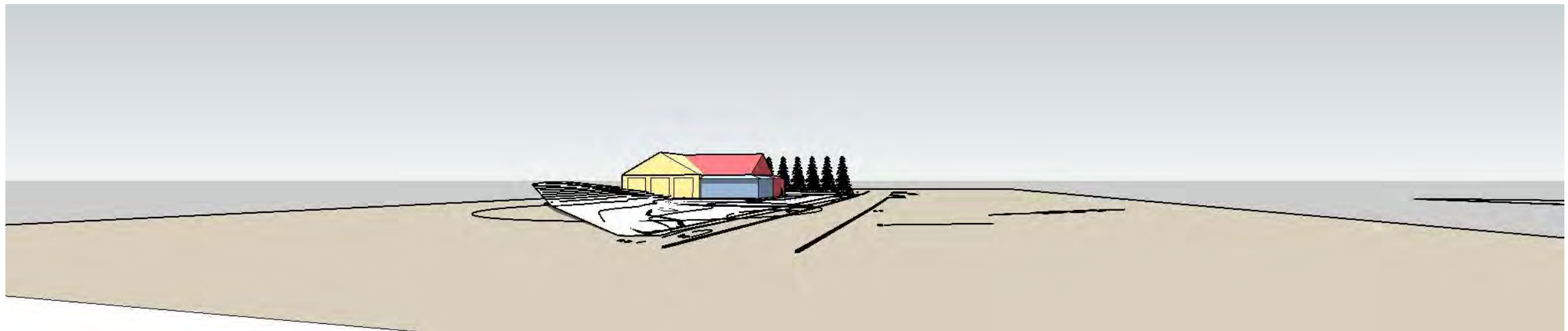
street facing doors option



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Plan views
date: 06.14.23

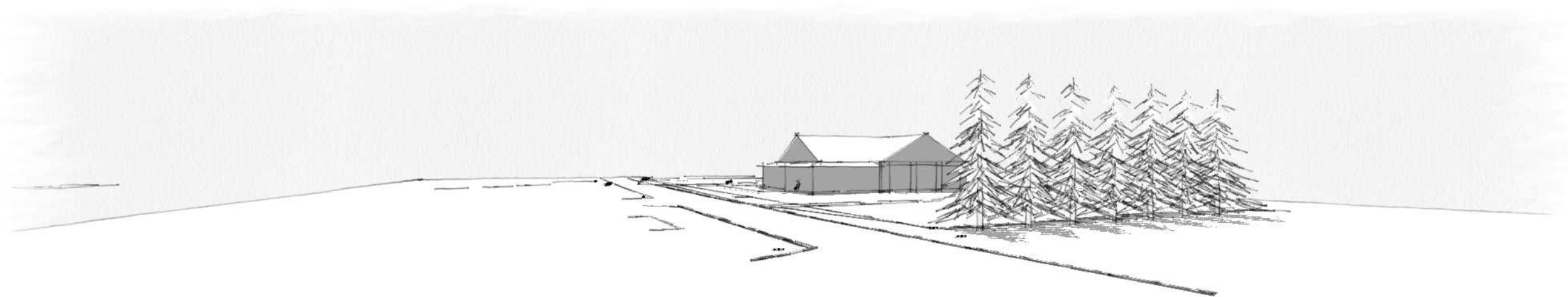
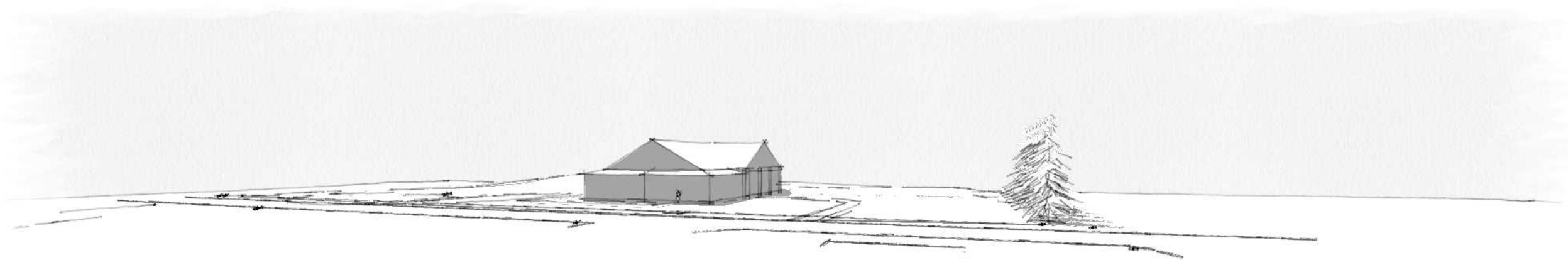
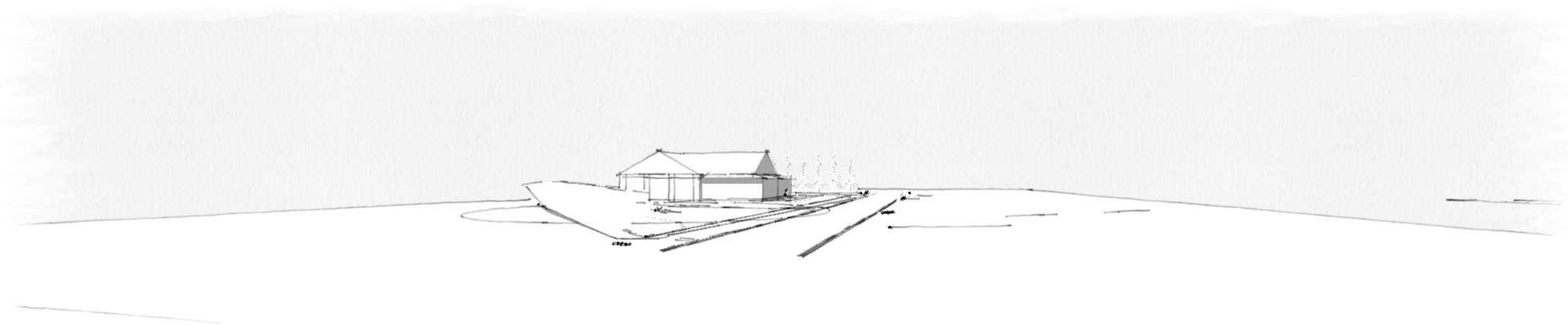
Danbury Public Safety Building
Route 104
Danbury, NH



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revised drive-thru option
date: 06.14.23

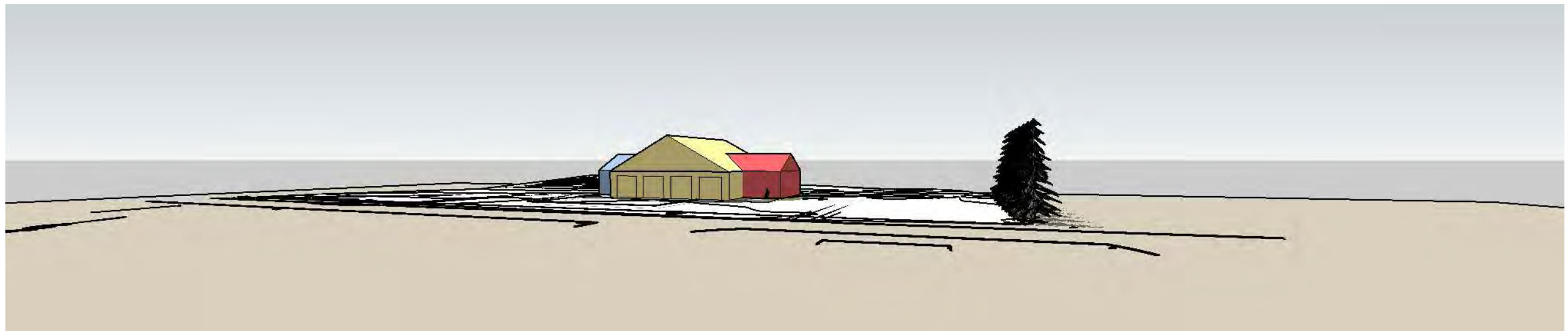
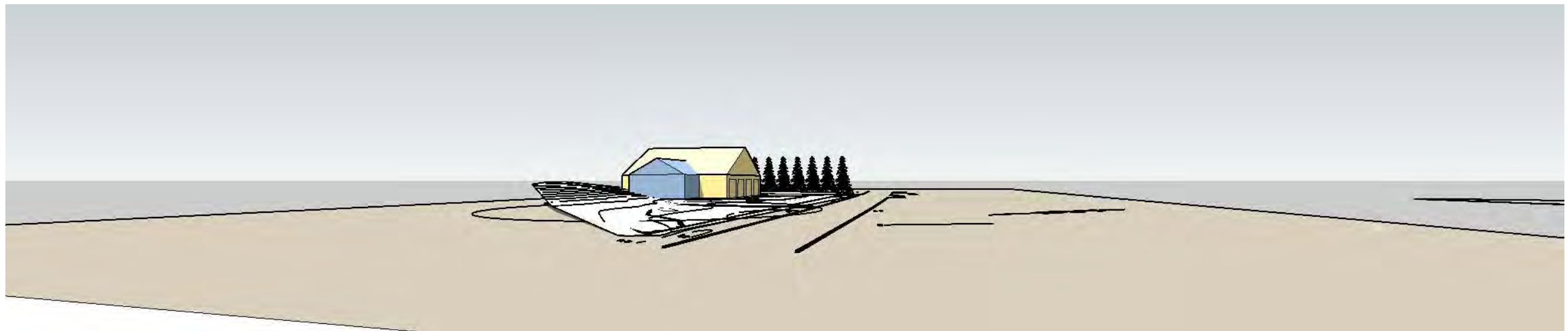
Danbury Public Safety Building
Route 104
Danbury, NH



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revised drive-thru option
date: 06.14.23

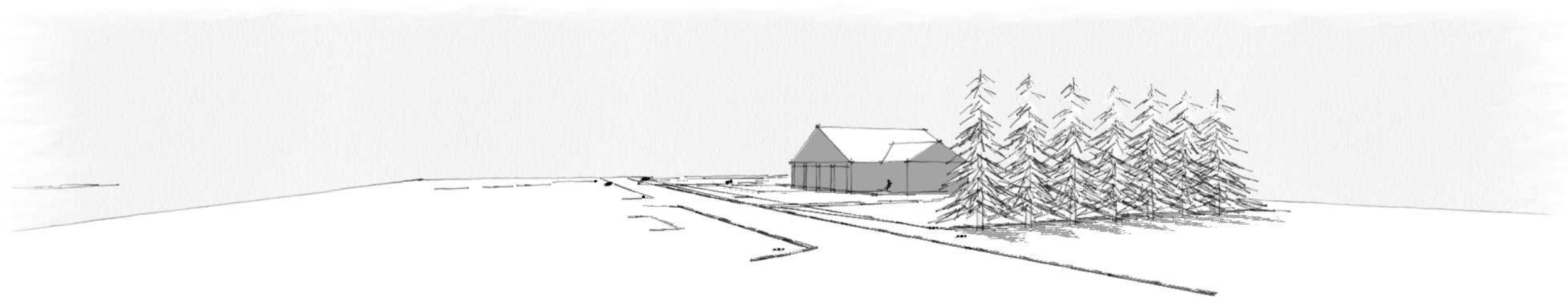
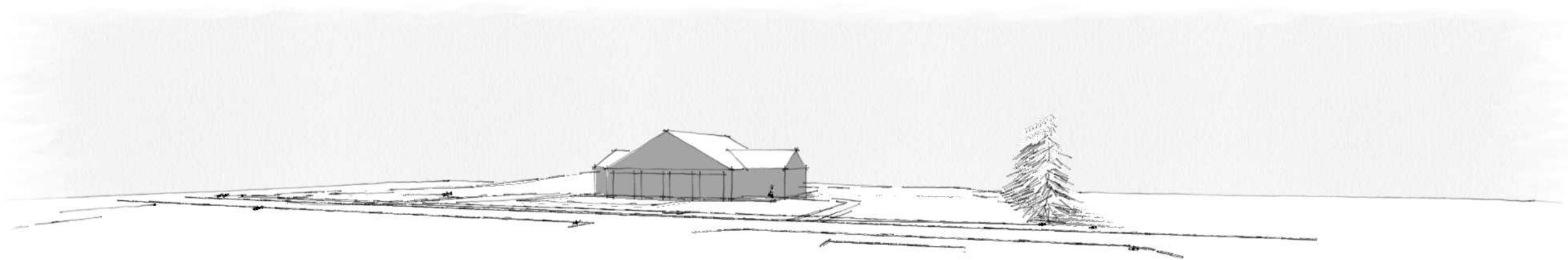
Danbury Public Safety Building
Route 104
Danbury, NH



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Street facing doors option
date: 06.14.23

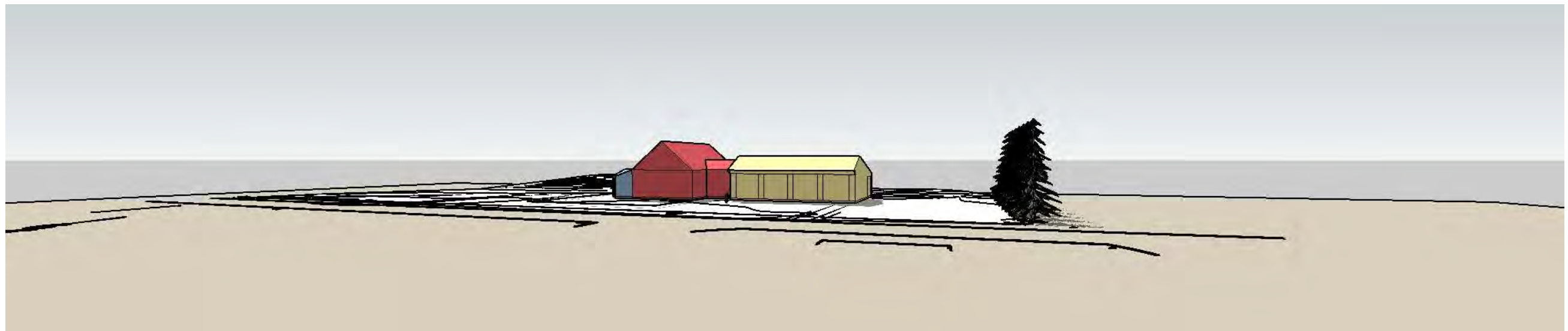
Danbury Public Safety Building
Route 104
Danbury, NH



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Street facing doors option
date: 06.14.23

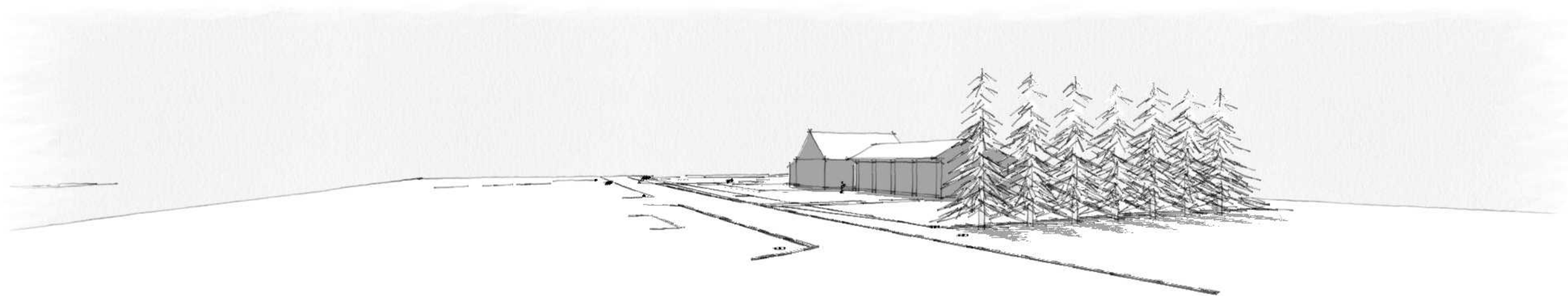
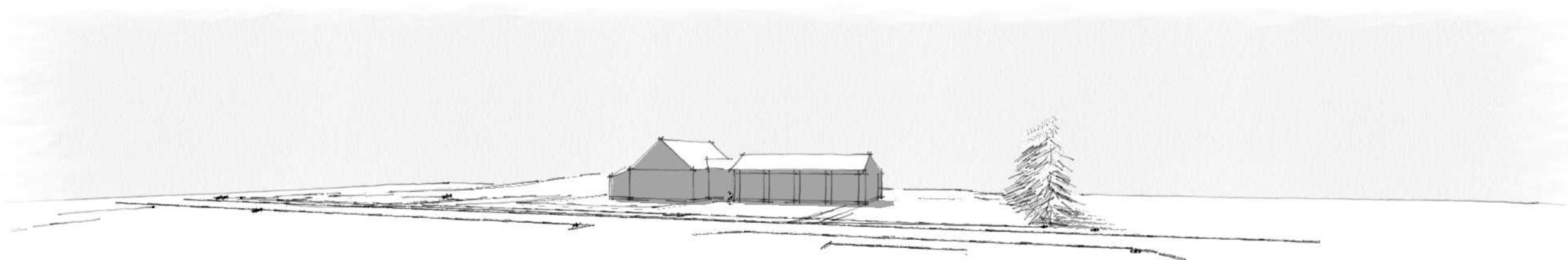
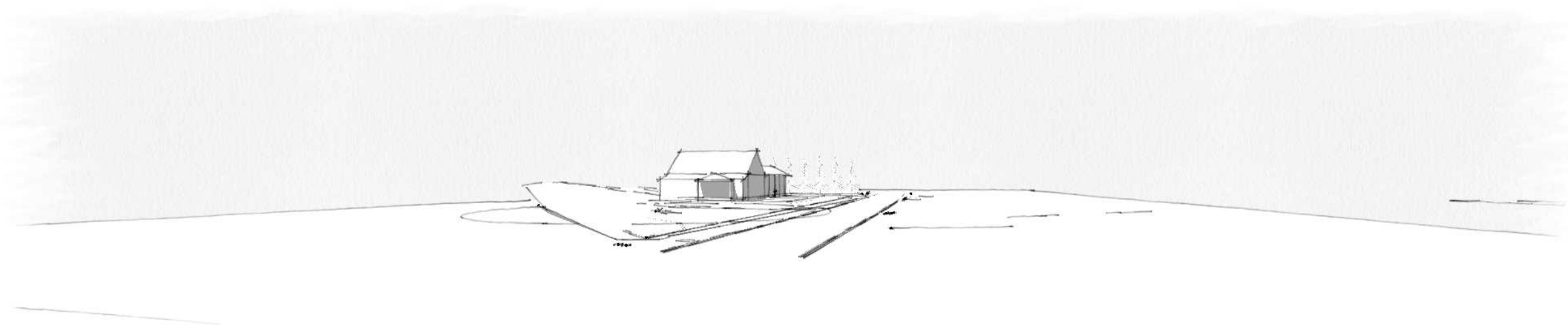
Danbury Public Safety Building
Route 104
Danbury, NH



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fifth door option
date: 06.14.23

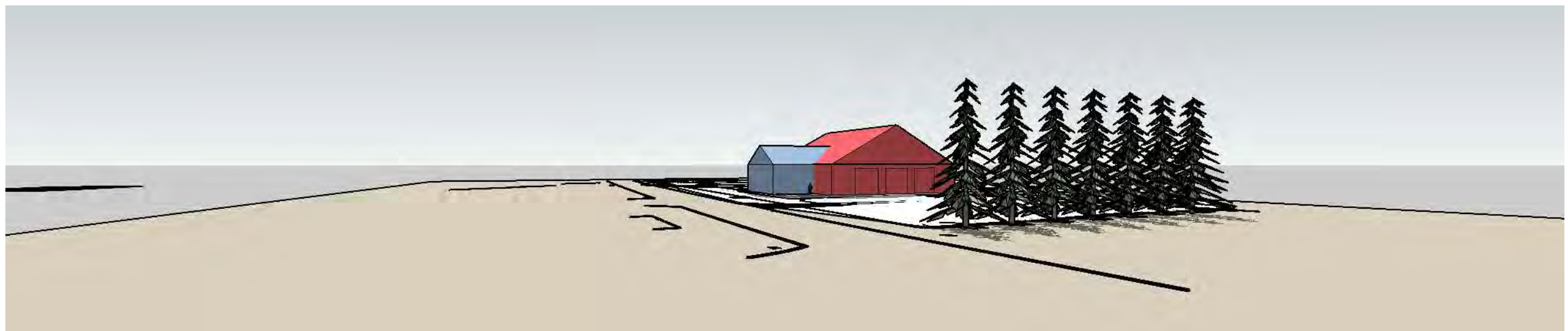
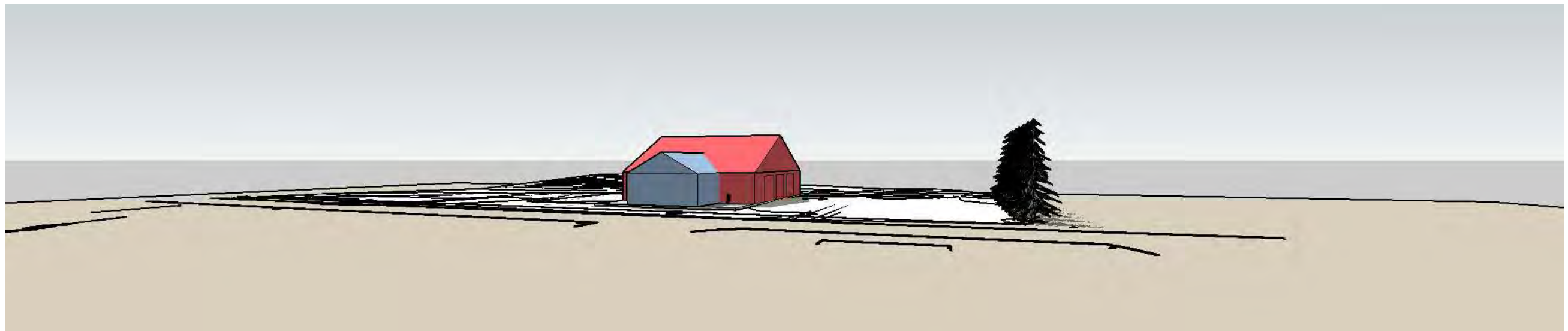
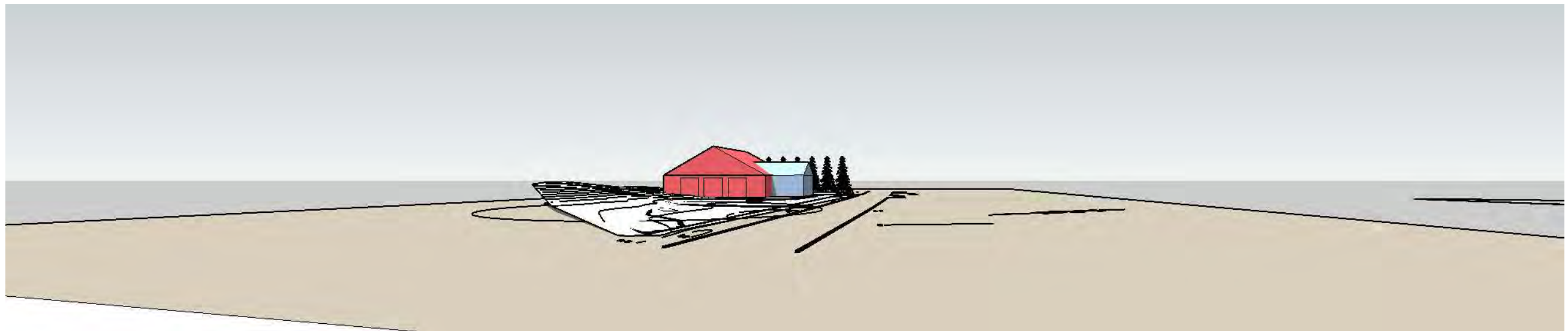
Danbury Public Safety Building
Route 104
Danbury, NH



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fifth door option
date: 06.14.23

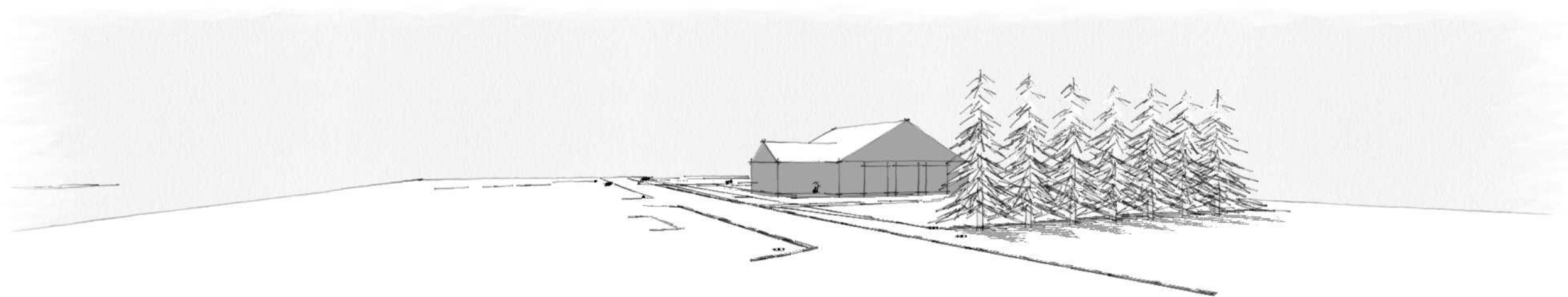
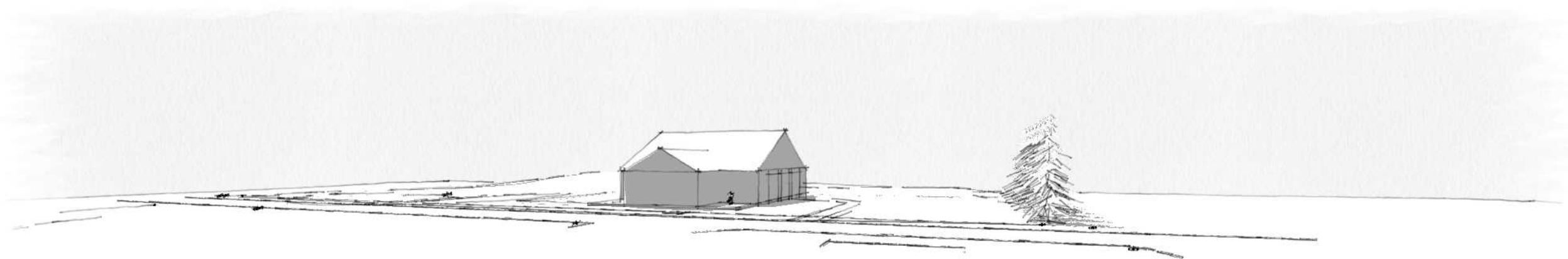
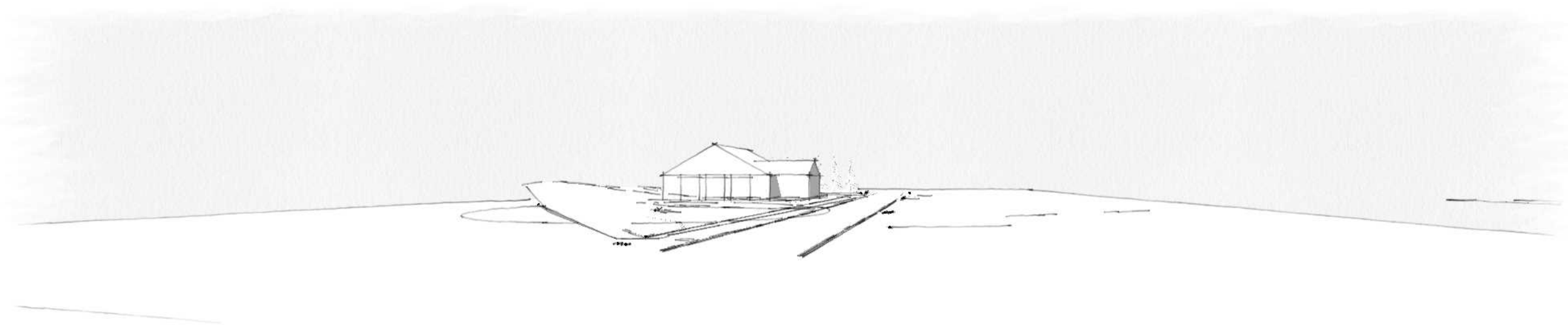
Danbury Public Safety Building
Route 104
Danbury, NH



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original drive-thru option
date: 06.14.23

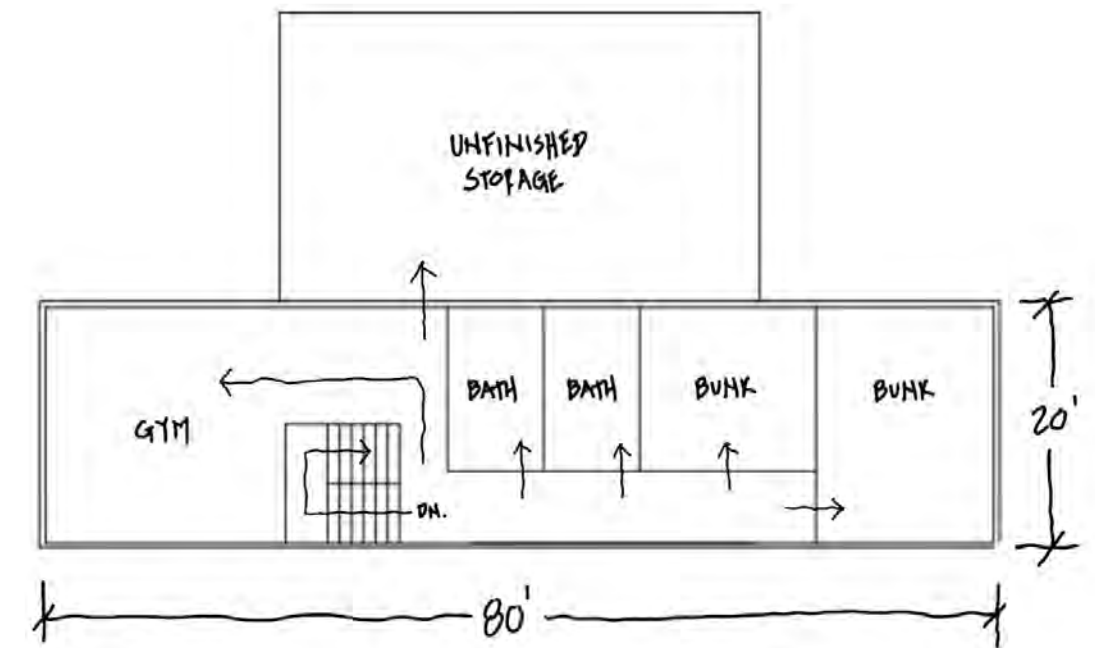
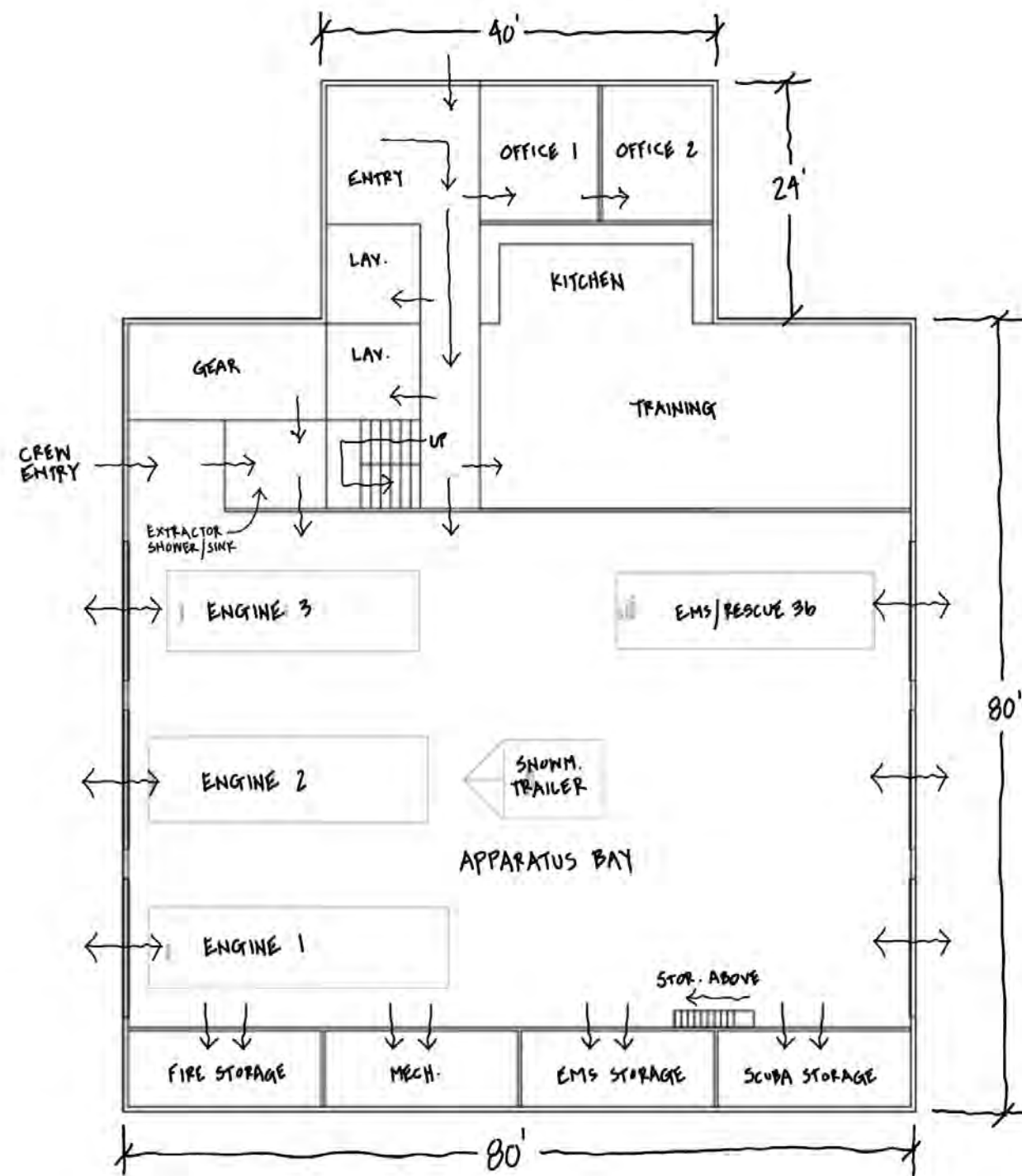
Danbury Public Safety Building
Route 104
Danbury, NH



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original drive-thru option
date: 06.14.23

Danbury Public Safety Building
Route 104
Danbury, NH



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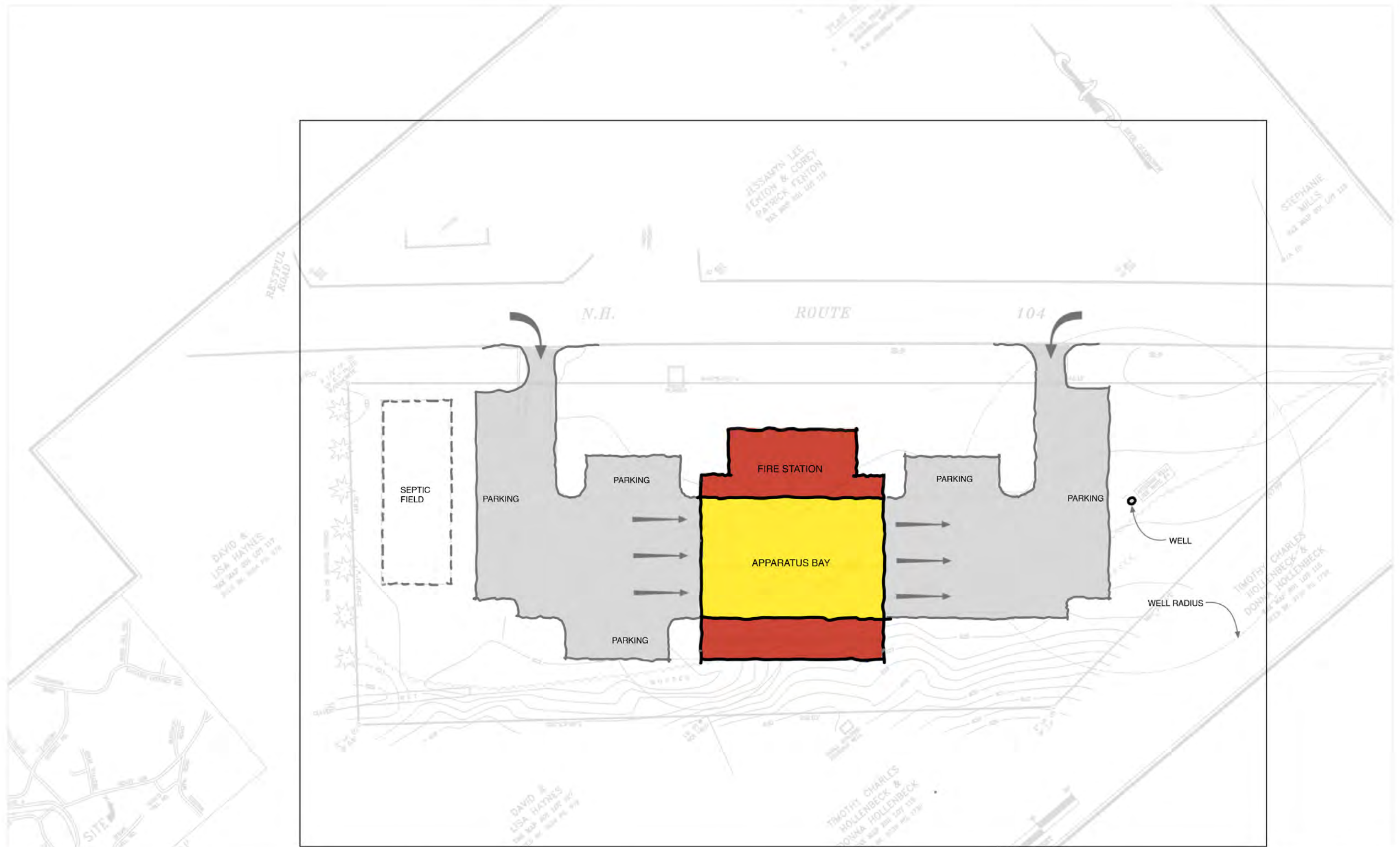
Feasibility Plan-Drive thru Option, FF-7,400 sf, SF-1,640 + 680 sf (storage)

Opinion of Cost: \$3,000,000-\$4,600,000

scale: 1"=16'-0" date: 07.13.23

Proposed Public Safety Building

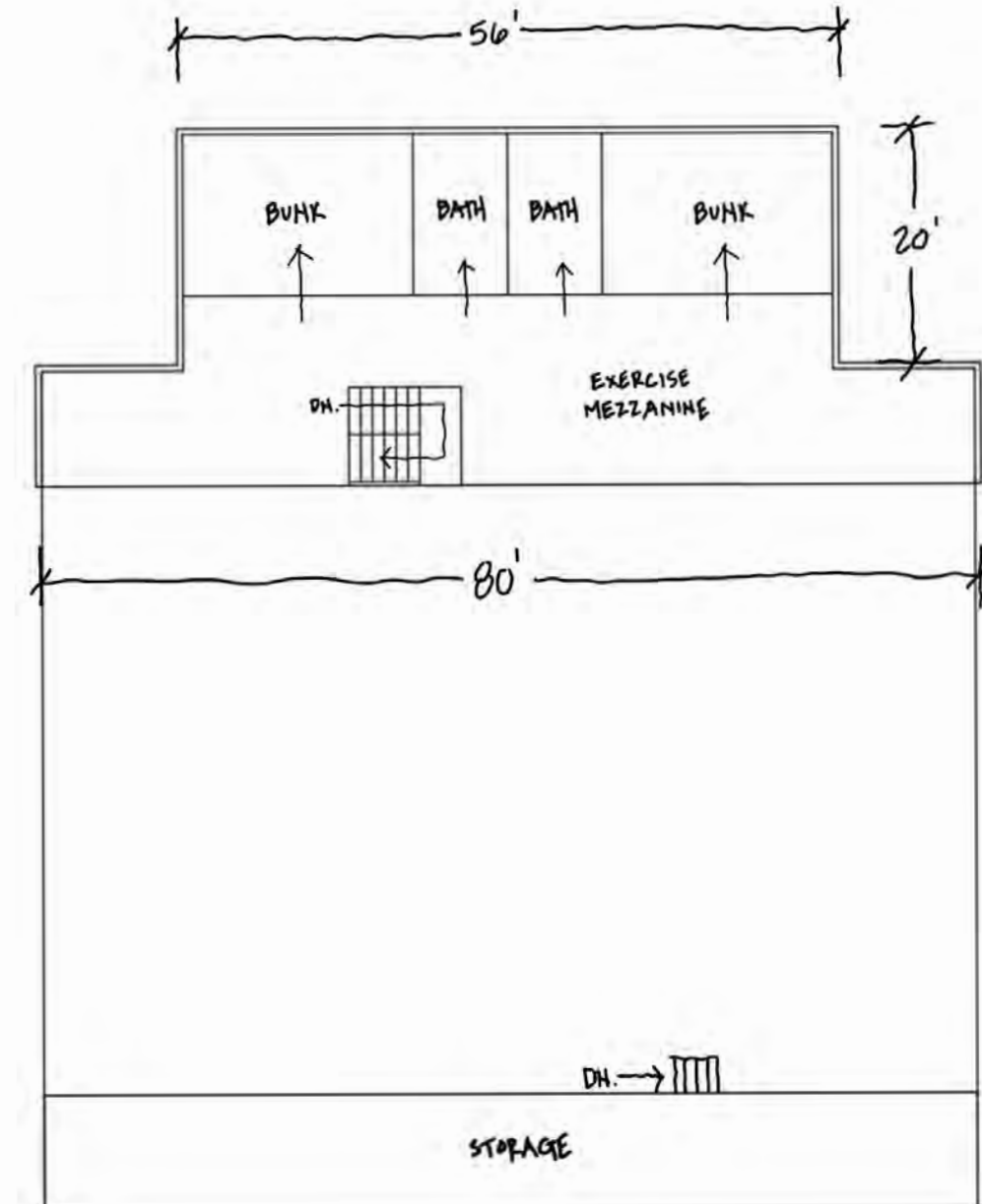
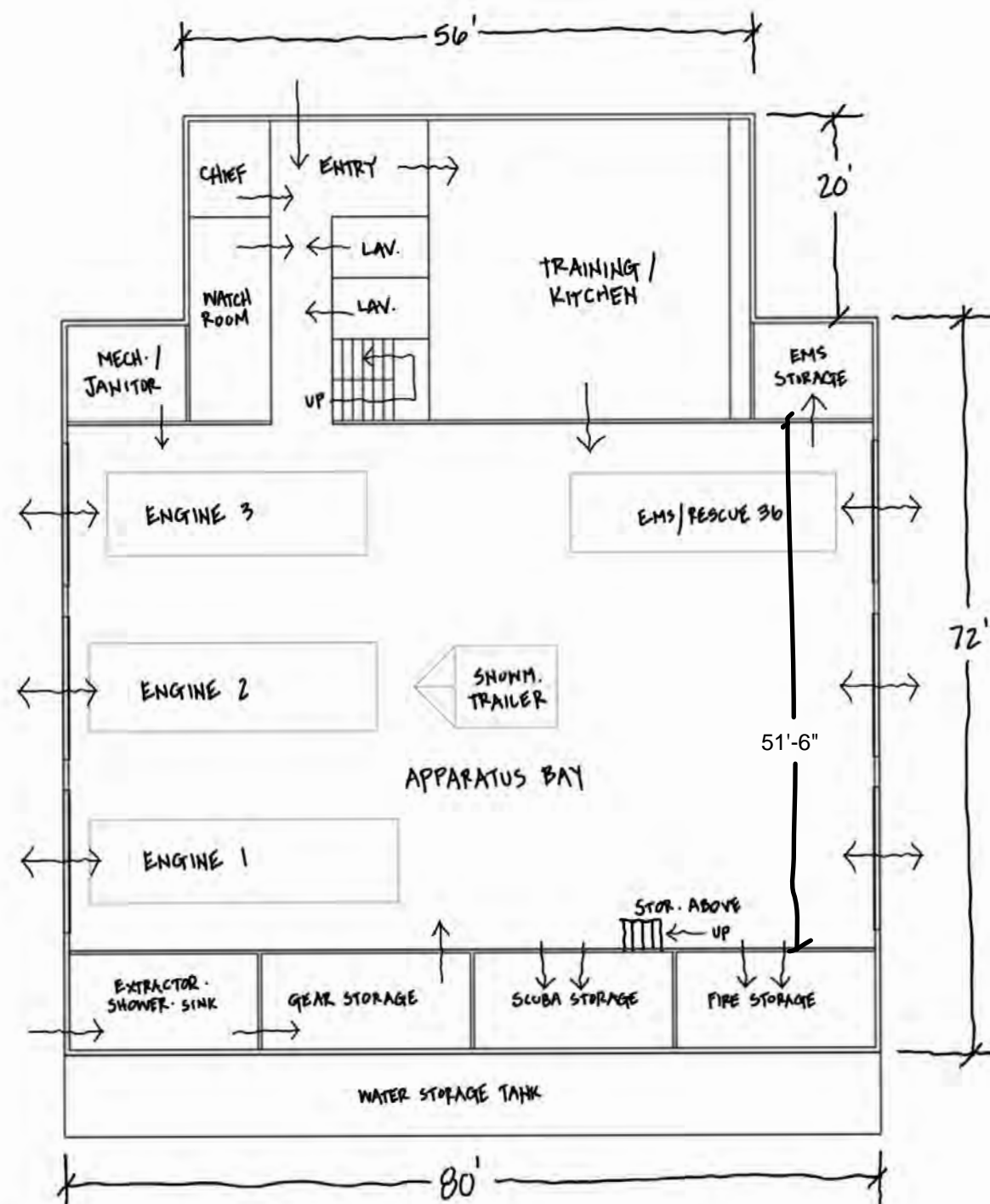
Route 104 Lot Danbury, NH



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Site Plan-Drive thru Option, 33 parking spaces
scale: 1"=40'-0" date: 08.21.23

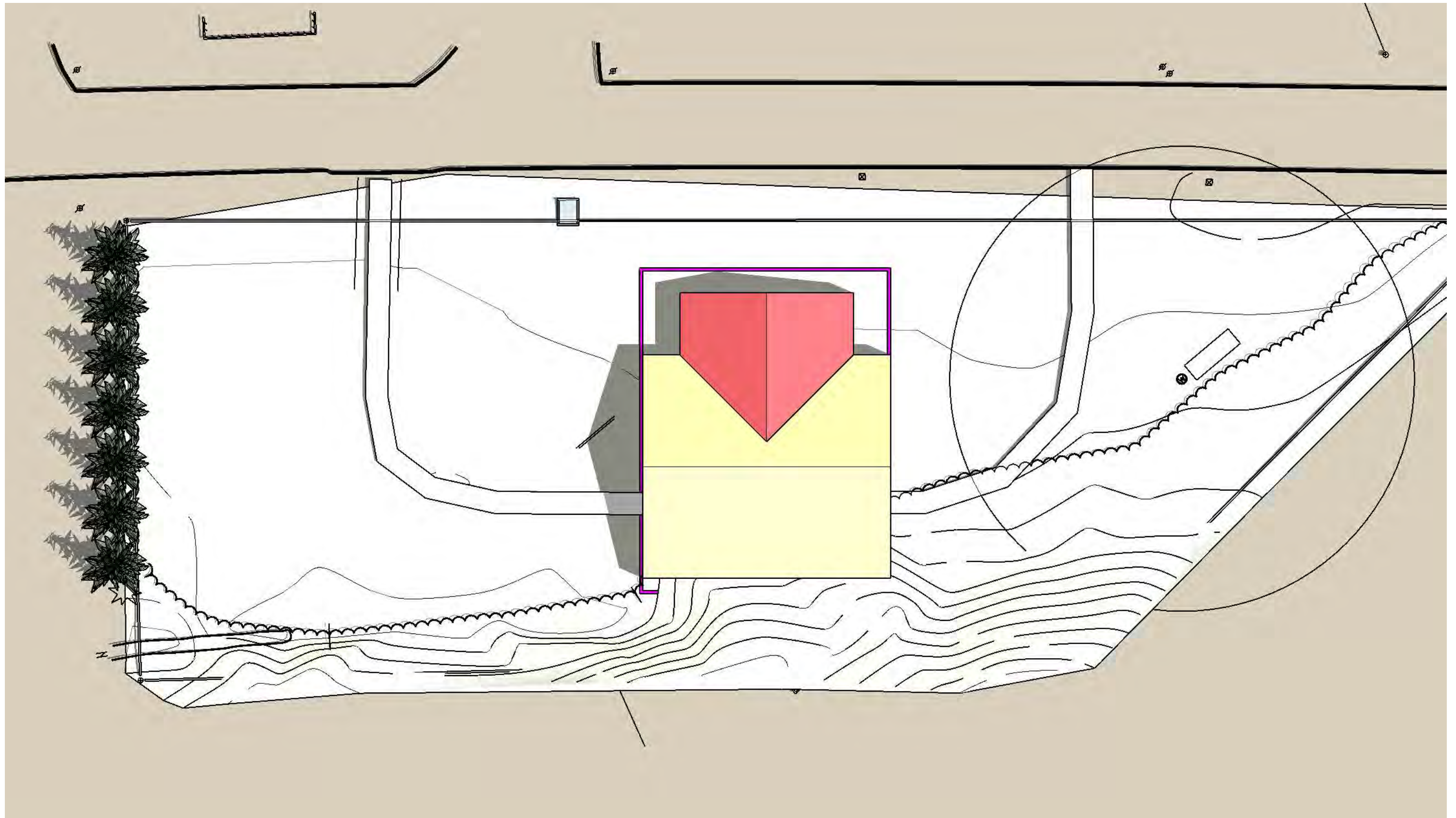
Proposed Public Safety Building
Route 104 Lot Danbury, NH



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Feasibility Plan-Drive thru Option, FF-6,800 sf, SF-1,900- total: 8700+ 680 sf (storage)
Opinion of Cost: \$3,000,000-\$4,600,000
scale: 1"=16'-0" date: 08.21.23

Proposed Public Safety Building
Route 104 Lot Danbury, NH



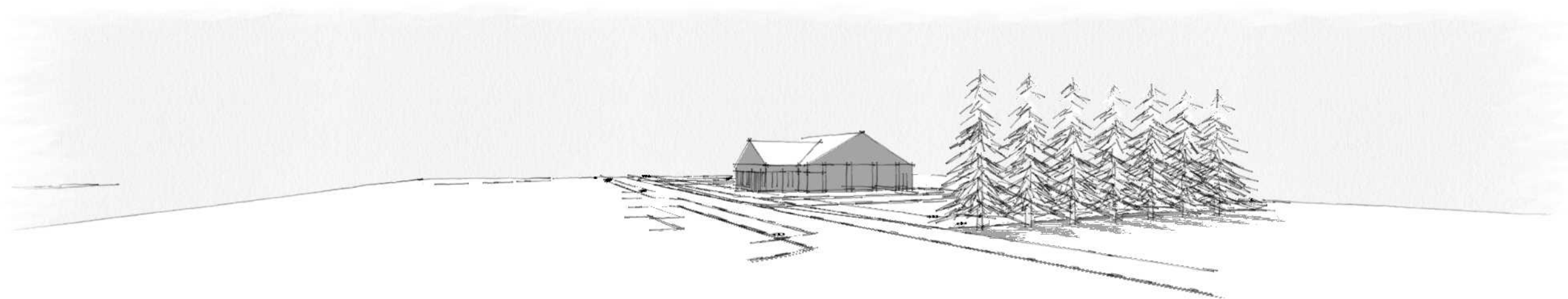
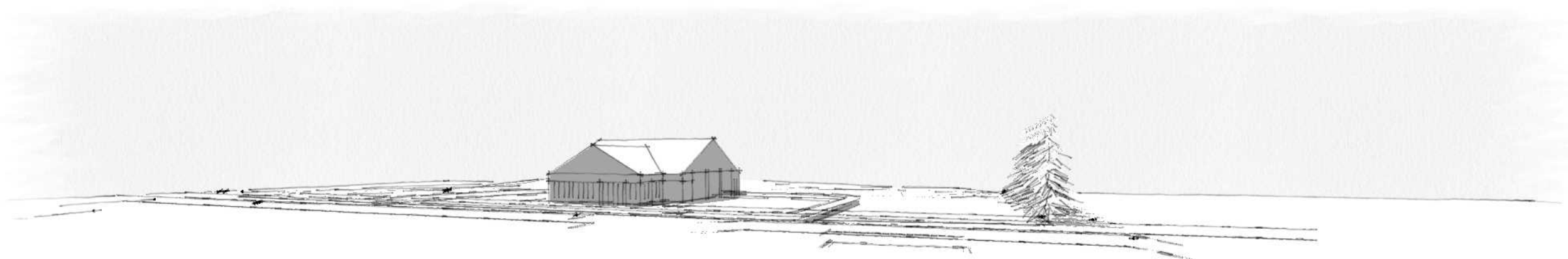
revised drive-thru option



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Plan view
date: 08.21.23

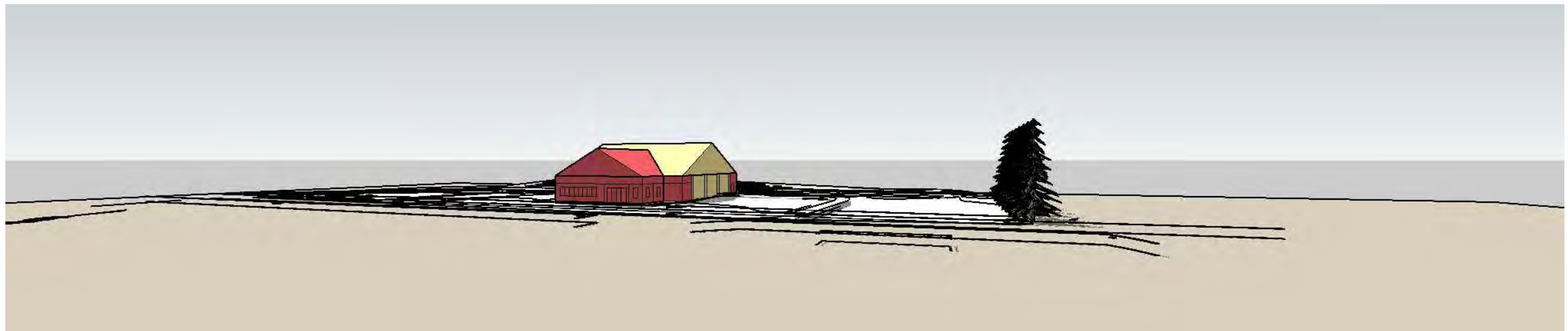
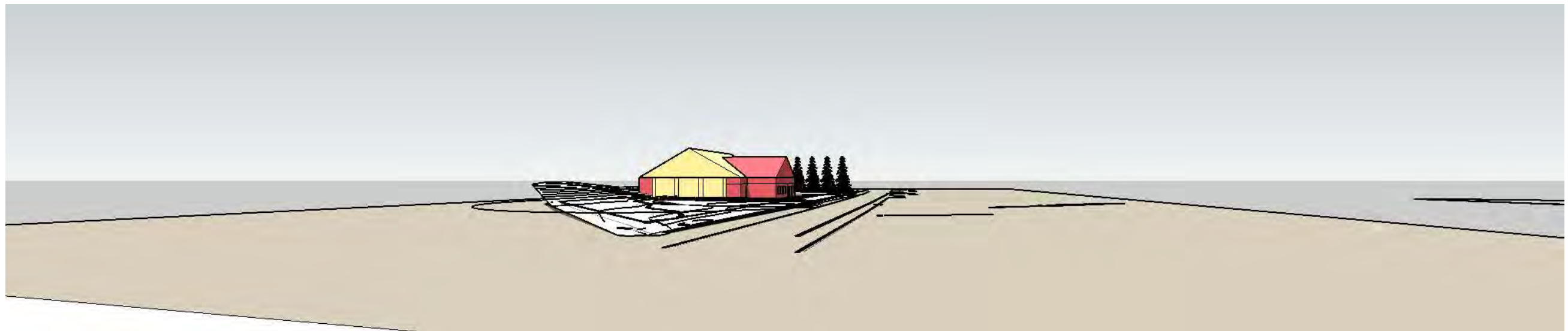
Danbury Public Safety Building
Route 104
Danbury, NH



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Revised drive-thru option
date: 08.21.23

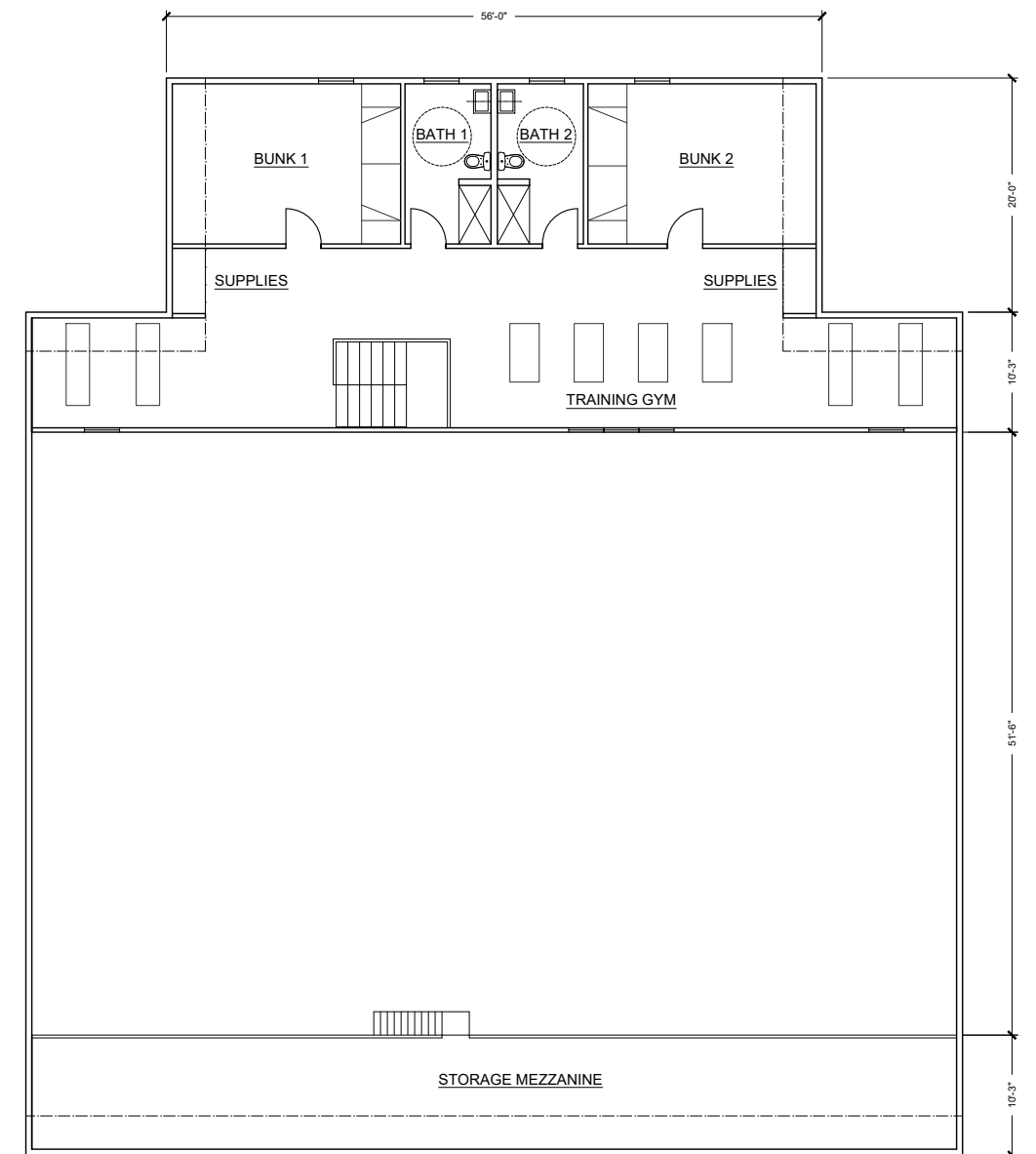
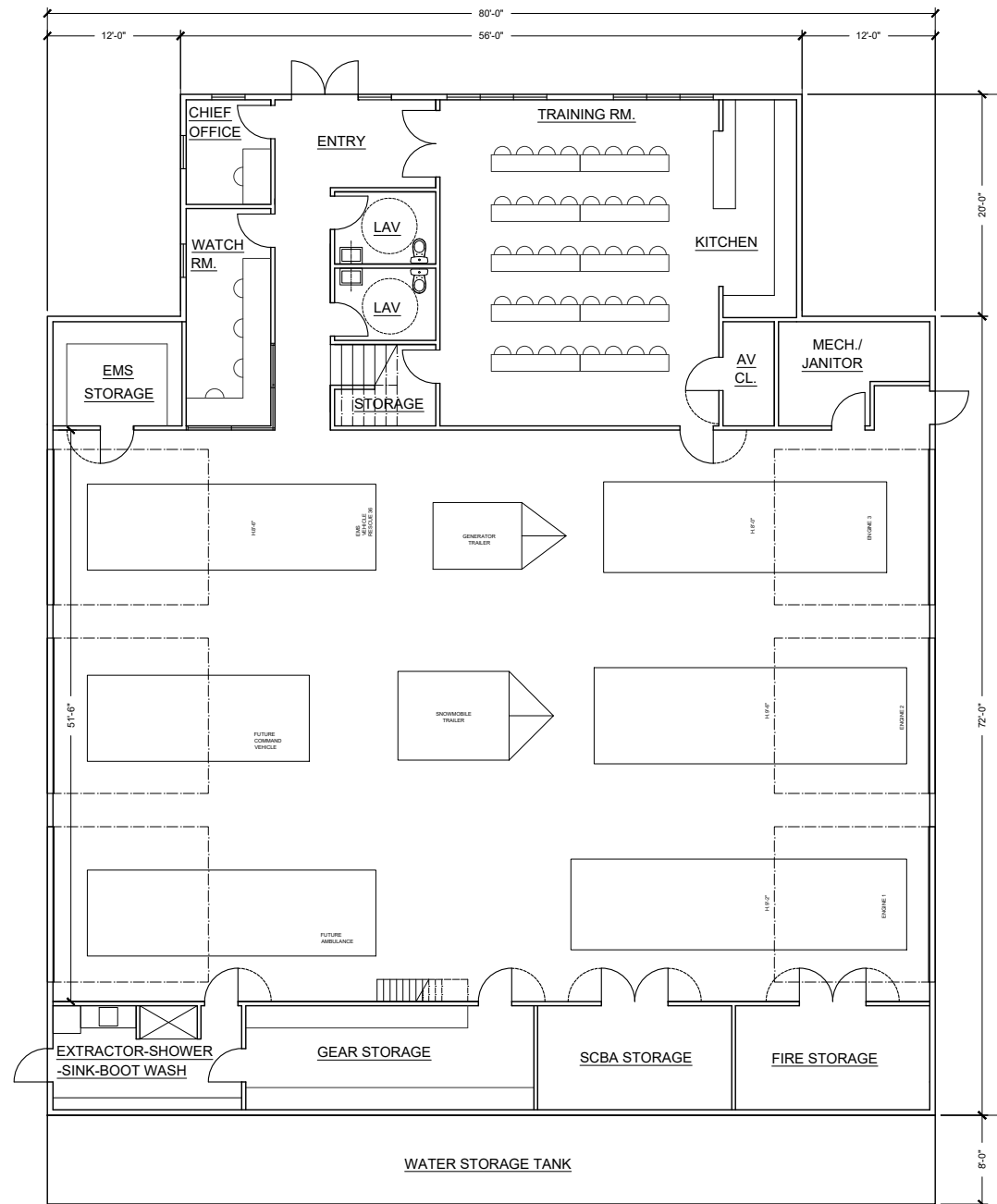
Danbury Public Safety Building
Route 104
Danbury, NH



eagle pond studio architects
eaglepondstudio.com ph 603.456.8553

Revised drive-thru option
date: 08.21.23

Danbury Public Safety Building
Route 104
Danbury, NH



NOT FOR CONSTRUCTION



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Feasibility Study Plan-Drive thru Option
FF-6,800 sf, SF-1,900- total: 8700+ 680 sf (storage)
scale: 1"=16'-0" date: 09.05.23

Proposed Danbury Volunteer Fire Department
82 NH Route 104 Danbury, NH



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Feasibility Study Exterior Rendering
date: 09.05.23

Proposed Danbury Volunteer Fire Department
82 NH Route 104 Danbury, NH