

**Welcome**

# Easton Emergency Medical Services

Facility Renovation  
Progress Presentation for the  
Town of Easton  
February 3<sup>rd</sup>, 2025

Design by Alloy Design Studio



# The Easton EMS Renovation Project

- ◇ 100 year old building in severe disrepair
- ◇ With volunteers required to staff at night, lacks bedrooms with doors
- ◇ Unsafe egress and entrance for ambulances
- ◇ Inadequate training space
- ◇ **Universal agreement that this needs to be fixed**

# Process

- ◇ EMS has been fundraising for many years
- ◇ Have explored multiple locations
- ◇ Building committee formed in April, 2022
  - 49 meetings with public presentations of adjacent land purchase and building design
  - Multiple discussions at board of selectmen and board of finance
  - Presentations by architects, licensed environmental professionals and attorneys
  - Multiple opportunities for public input. Frequent updates, and posted material on website

# Process

- ◇ Potential sites whittled down to addition to firehouse and renovation
- ◇ Renovation chosen to be most cost effective-Presented to BOF in October, 2023
- ◇ Septic repair required- failing system in watershed
  - Adjacent lot had to be purchased to expand septic system to comply
  - Testing for suitability
  - Negotiate purchase
  - State involvement as the purchase would be part of state grant for site work

# Process

- ◇ Building committee chooses architect April, 2024
  - Design subcommittee established by building committee to work with architect
- ◇ Building committee sees presentation from architect September 10,2024
- ◇ Building committee approves design September 24,2024
- ◇ Building committee sees bid documents October 8, 2024-tables approval
- ◇ Building committee accepts bid documents October 22, 2024
- ◇ Requests for proposal for construction sent out October 25, 2024
- ◇ Bids opened December 11, 2024. Architect reviews bids
- ◇ Low bid accepted by building committee January 14, 2025-BOS accepts January 16,2025
- ◇ Construction contract with Bismark construction proceeding

## THANK YOU TO ALL THOSE WHO VOLUNTEERED THEIR TIME TO MAKE THIS PROJECT HAPPEN

<b>Justin Giorlando</b>	<b>Matt Caldwell</b>	<b>Noah Money</b>	<b>Andrew Tisdale</b>	<b>Jenine Olshcan</b>	<b>Enfield EMS</b>
<b>Dan Connell</b>	<b>Arnayah Carvalho-</b>	<b>Ralph Money</b>	<b>Len Valentino</b>	<b>John Foley</b>	<b>Stratford EMS</b>
<b>Wendy Bowditch</b>	<b>Mendes</b>	<b>Eyad Nagori</b>	<b>Amy Varjan</b>	<b>Chris Barcello</b>	<b>Newtown</b>
<b>James McCarthy</b>	<b>Ann Cook</b>	<b>Abhir Naik</b>	<b>Max Victor</b>	<b>Big East</b>	<b>Ambulance</b>
<b>William Andrews</b>	<b>Micheal Coudert</b>	<b>Chris Neary</b>	<b>Richard Cecire</b>	<b>Mark Sudol</b>	<b>Trumbull EMS</b>
<b>Robert Klem</b>	<b>Danielle D'Amaro</b>	<b>Peter Neary</b>	<b>Scott Edwards</b>	<b>Justin Devellis</b>	<b>Weston EMS</b>
<b>Mike Gutkowski</b>	<b>Elliot Dolzani</b>	<b>Amanda O'Flanagan</b>	<b>Alison Bloom</b>	<b>WICC Radio</b>	<b>Wilton EMS</b>
<b>Nick D'Addario</b>	<b>Peter Fiore</b>	<b>David Olsen</b>	<b>Sandra Snyder</b>	<b>Easton Courier</b>	<b>Greenwich EMS</b>
<b>Richard Colangelo</b>	<b>Julianna Gallo</b>	<b>Mary Pat O'Neil</b>	<b>Jon Kearny</b>	<b>Reynolds Gordon</b>	<b>Stamford EMS</b>
<b>David Bindelglass</b>	<b>Adam Goldstein</b>	<b>Susan Quatrella</b>	<b>Brian Hepp</b>	<b>Janet Gordon</b>	<b>Shelton EMS</b>
<b>Frank Lisi</b>	<b>Bea Grant</b>	<b>Micheal Quinn</b>	<b>Zack Schular</b>	<b>Robert Adriani</b>	<b>Westport EMS</b>
<b>Paco Acosta</b>	<b>Julia Hirsch</b>	<b>Danny Ramadan</b>	<b>Russ Neary</b>	<b>Gloria Bindelglass</b>	<b>Darien EMS</b>
<b>Madelyn Andrews</b>	<b>Mimi Jacobs</b>	<b>Dawn Rice</b>	<b>Laurel Neary</b>	<b>Thomas Bladek</b>	<b>New Cannan EMS</b>
<b>Gabriella Arnold</b>	<b>Vibhuti Jani</b>	<b>Mackenzie Rothschild</b>	<b>Luis Rodriguez</b>	<b>Vincent Mase</b>	<b>Newtown Hook</b>
<b>John Arnold</b>	<b>Danielle Johnson</b>	<b>Joseph Seagren</b>	<b>Mike Ohradan</b>	<b>Jim Spak</b>	<b>and Ladder</b>
<b>Jonathan Arnold</b>	<b>Samangini Kalita</b>	<b>Jack Sheehan</b>	<b>Teresa Ohradan</b>	<b>Charles Watson</b>	<b>New Milford</b>
<b>Margie Arnold</b>	<b>Carolyn Kearny</b>	<b>Kevin Shevlin</b>	<b>Sharon Ohradan</b>	<b>Jon Masiel</b>	<b>Ambulance</b>
<b>Rishi Black</b>	<b>Karen Kish</b>	<b>Peg Shukie</b>	<b>Nancy Silverman</b>	<b>Board of Finance</b>	<b>Long Hill Fire Dept</b>
<b>Jeff Borofsky</b>	<b>Chloe Lancaster</b>	<b>Emma Silberman</b>	<b>Phil Cerrone</b>	<b>Board of</b>	<b>Southbury</b>
<b>PJ Bridge</b>	<b>Kai Lee</b>	<b>Jacob Simkovitz</b>	<b>Charlie Lasky</b>	<b>Selectmen</b>	<b>Ambulance</b>
<b>Stephen Brunetti</b>	<b>Victor Malindretos</b>	<b>Eva Smith</b>	<b>Patty Kusovitsy</b>	<b>Building Dept</b>	<b>Ridgefield Fire</b>
<b>Anna Burgess</b>	<b>Arushi Mallarapu</b>	<b>Christopher Hull</b>	<b>Cheryl Andrews</b>	<b>Dept of Land Use</b>	<b>Granby</b>
<b>Schuyler Sherwood</b>	<b>Jennifer Mathissen</b>	<b>Emilee Sousa</b>	<b>Robert Andrews</b>	<b>Highway Dept</b>	<b>Ambulance</b>
<b>Dave Kmetz</b>	<b>Daniel Mauclaire</b>	<b>Julia Stopper</b>	<b>Chris Lazar</b>	<b>Town Clerk</b>	<b>Bantam Fire</b>
<b>Dave Davies</b>	<b>Lorraine Mercede</b>	<b>Phil Suarez</b>	<b>Marge Smith</b>	<b>Planning and</b>	<b>Norfolk Lions Club</b>
<b>Diane Nizlek</b>	<b>Josh Meszaros</b>	<b>Vignesh</b>	<b>Adele O'Kane</b>	<b>Zoning</b>	<b>Ambulance</b>
<b>Susan Quatrella</b>	<b>Eric Resko</b>	<b>Subramanian</b>	<b>Todd Olschan</b>	<b>Fire Marshal</b>	<b>East Hampton</b>
<b>Gabe Meszaros</b>	<b>Eric Hebert</b>	<b>Deglan Mcdade</b>	<b>Jamie</b>	<b>Aspetuck Health</b>	<b>Ambulance</b>
<b>Greg Fracassini</b>	<b>Rachael Calemno</b>	<b>Midge Olschan</b>	<b>Baracktaris</b>	<b>District</b>	<b>East Windsor EMS</b>
<b>Chris Calemno</b>	<b>Sarah Olschan</b>	<b>Shannon Smirrnnow</b>	<b>Bob Nicola</b>	<b>Park and Rec</b>	<b>Suffield EMS</b>
<b>Peter Howard</b>	<b>Rep Ann Hughes</b>	<b>Laurel Fedor</b>	<b>Mark Ochman</b>	<b>Easton Fire</b>	<b>Monroe EMS</b>
<b>Mark Ochman</b>	<b>Senator Tony Hwang</b>	<b>Rep. Tony Scott</b>	<b>Ed Nagy</b>	<b>Gil Nieves</b>	<b>Mark Cooper</b>

# Existing Conditions





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# Existing Conditions



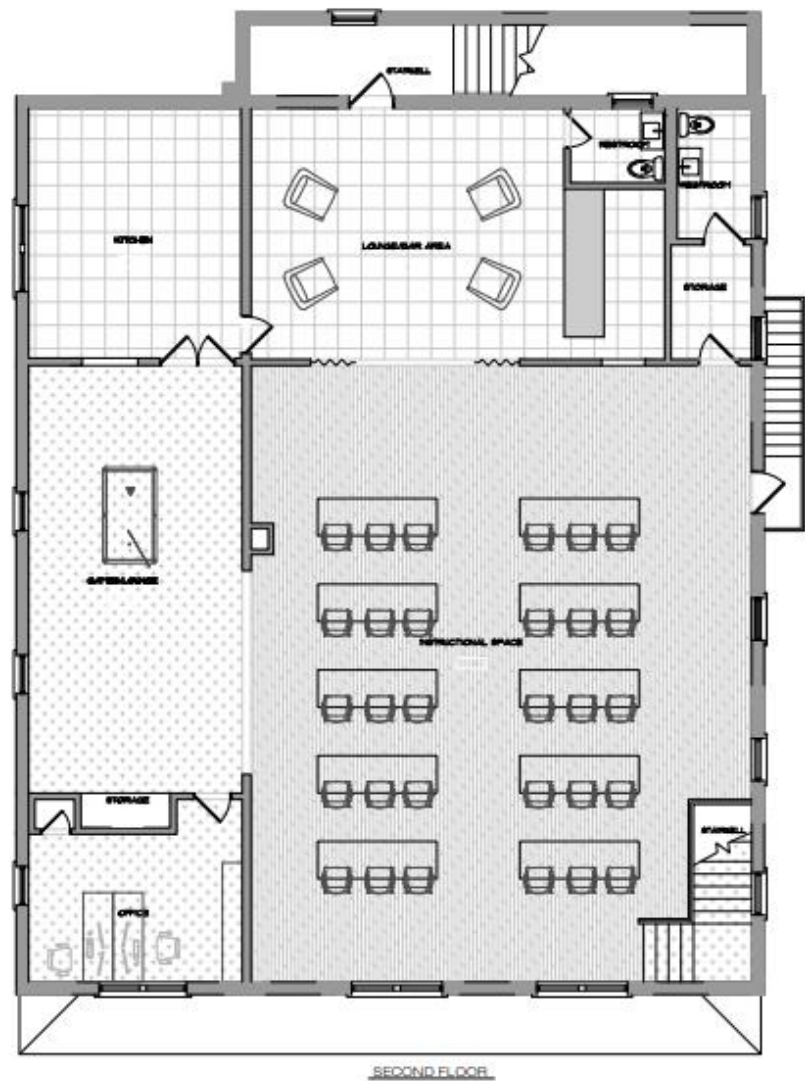
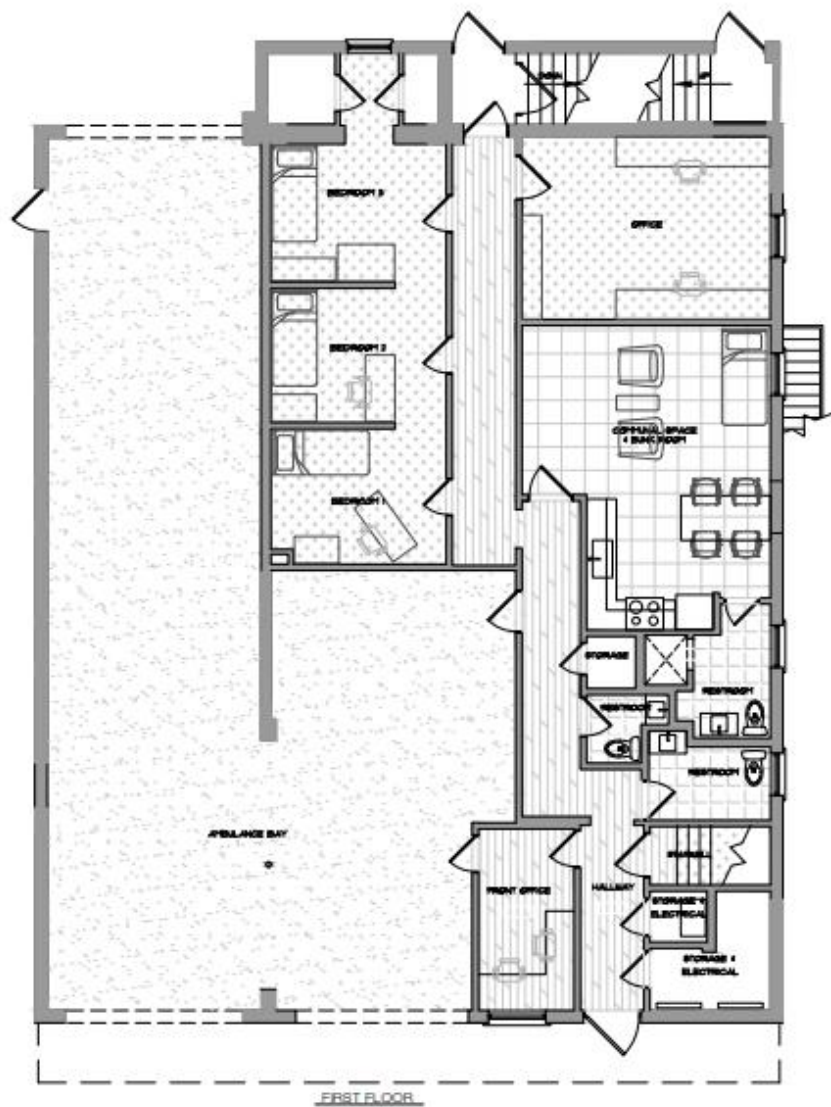
# Existing Conditions



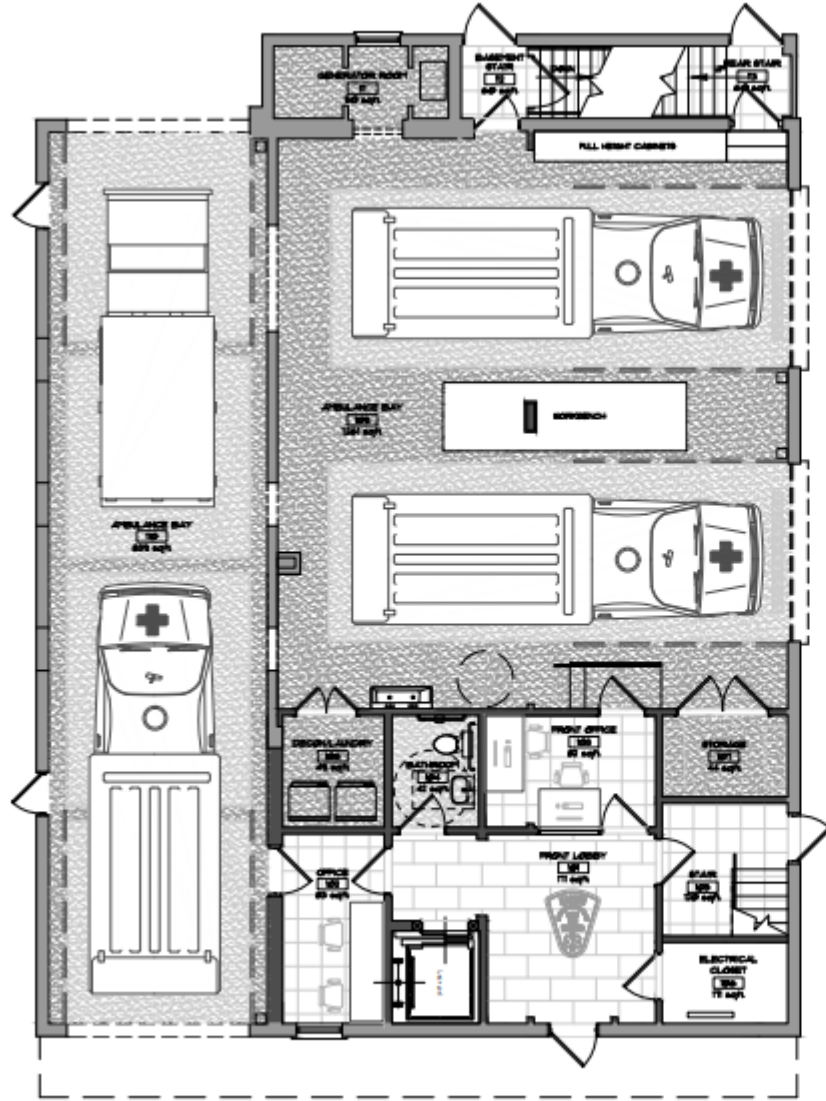
# Existing Conditions



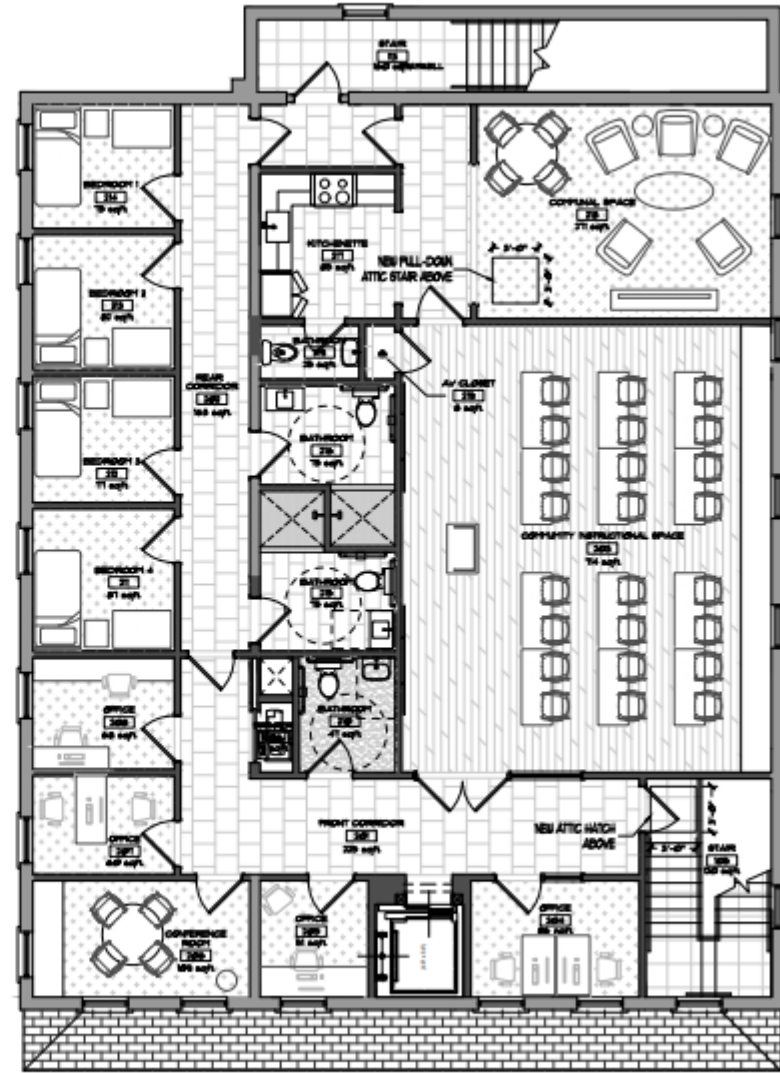
# Existing Layout



# Proposed Layout



FIRST FLOOR



SECOND FLOOR

# Front Elevation



Rear  
Elevation







Side  
Elevation



Side  
Elevation

# FINISHES

Lighting & Ceiling Tile



Alloy



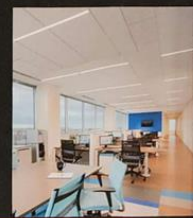
Flooring



Public Bathrooms



Exterior Walls



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Interior Walls



Kitchen & Garage Floor

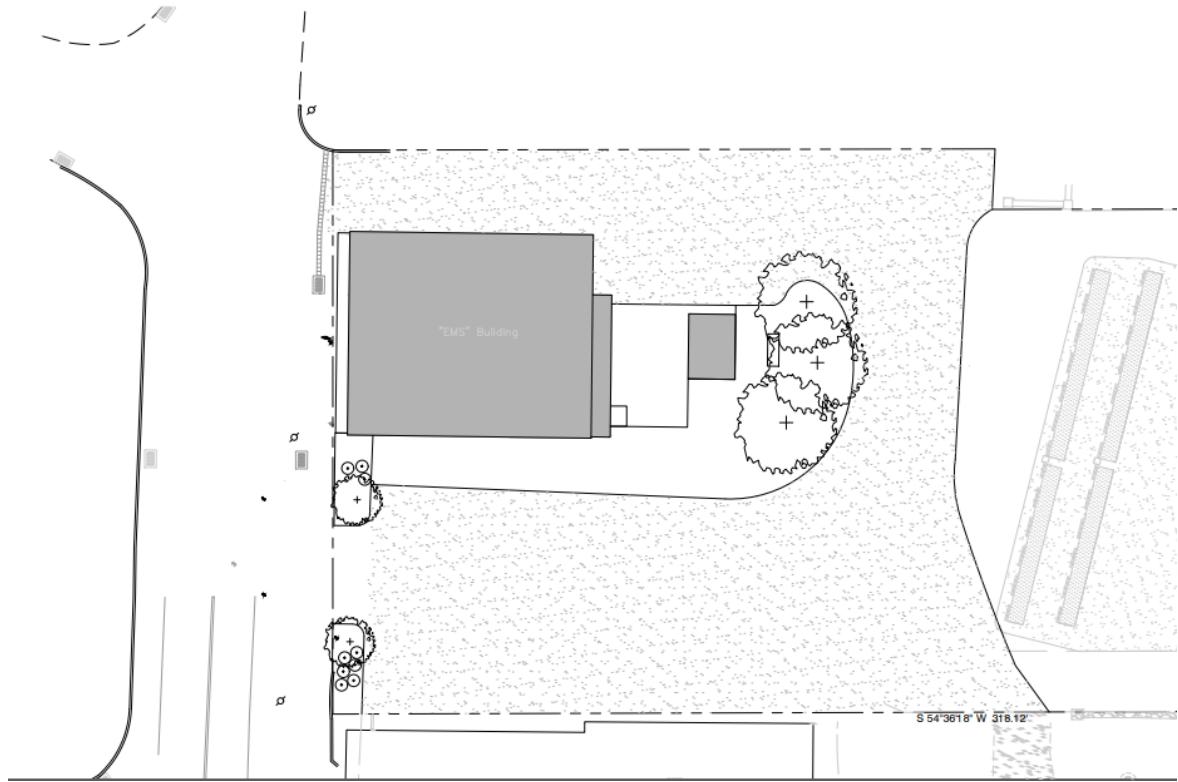


Dorm Bathrooms

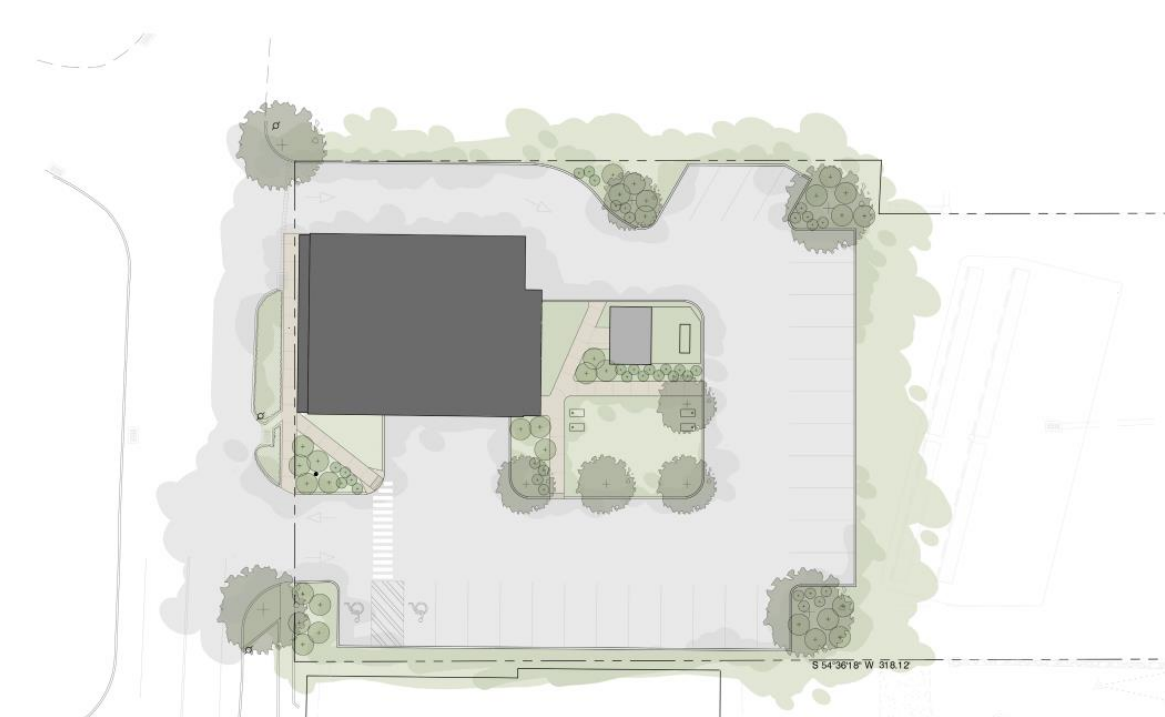


Stairs





# Existing Site Plan



# Proposed Site Plan

# Schedule

- ◇ **Past Phases (Since Hiring the Architect)**
- ◇ **Analysis & Onboarding:**
  - ◇ **Start Date:** April 15, 2024
  - ◇ **End Date:** May 15, 2024 (Completed)
- ◇ **Schematic Design & Preliminary Engineering:**
  - ◇ **Start Date:** April 15, 2024
  - ◇ **End Date:** July 15, 2024 (Completed)
- ◇ **Design Development:**
  - ◇ **Start Date:** May 15, 2024
  - ◇ **End Date:** August 15, 2024 (Completed)
- ◇ **Current and Future Phases**
- ◇ **Approvals Permit Process:**
  - ◇ **Start Date:** August 15, 2024
  - ◇ **End Date:** October 15, 2024
- ◇ **Construction Documents:**
  - ◇ **Start Date:** August 19, 2024
  - ◇ **End Date:** October 15, 2024
- ◇ **Bid Documents:**
  - ◇ **Start Date:** September 15, 2024
  - ◇ **End Date:** October 15, 2024
- ◇ **Bidding, Negotiation, and Award:**
  - ◇ **Start Date:** October 15, 2024
  - ◇ **End Date:** November 15, 2024
- ◇ **Mandatory Pre-Bid Walk-Through:**
  - ◇ **Date:** October 24, 2024
- ◇ **Technical Questions Deadline:**
  - ◇ **Date:** October 31, 2024
- ◇ **Bid Submission Deadline:**
  - ◇ **Date:** November 7, 2024
- ◇ **Bid Opening:**
  - ◇ **Date:** December 11, 2024
- ◇ **Contractor Interviews & Negotiations:**
  - ◇ **Date:** January 3rd, 2025
- ◇ **Award of Contract:**
  - ◇ **Date:** January 10, 2025
- ◇ **Town Meeting**
  - ◇ **Date:** February 3, 2025
  - ◇ Vote February 11, 2025
- ◇ **Contract**
  - ◇ February 21, 2025
- ◇ **Mobilization & Pre-Construction Submissions:**
  - ◇ March 7, 2025
- ◇ **Construction Timeline**
- ◇ **Building Availability / Start of Construction:**
  - ◇ **Date:** April 1, 2025
- ◇ **Substantial Completion:**
  - ◇ **Date:** November 15, 2025
- ◇ **Final Completion:**
  - ◇ **Date:** December 15, 2025

Costs

# Project Costs

## Easton EMS

Financials as of 1.10.2025			Base Contract	Change Orders /	Pending	Revised	Total Amount	Payments	Checks	Unprocessed	Balance of Work
			Amount	Additional Costs	Change Orders	Contract Amount	Invoiced	Made	Requested	Invoices	Remaining
Contractor			\$ 2,947,000.00	\$ -	\$ -	\$ 2,947,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,947,000.00
Land Cost			\$ 196,000.00	\$ -	\$ -	\$ 196,000.00	\$ 186,599.81	\$ 186,599.81	\$ -	\$ -	\$ 9,400.19
Asbestos Remediation			\$ 38,900.00	\$ -	\$ -	\$ 38,900.00	\$ -	\$ -	\$ -	\$ -	\$ 38,900.00
Architect			\$ 213,000.00	\$ -	\$ -	\$ 213,000.00	\$ 145,733.37	\$ -	\$ 145,733.37	\$ -	\$ 67,266.63
Construction Manager			\$ 64,000.00	\$ -	\$ -	\$ 64,000.00	\$ -	\$ -	\$ -	\$ -	\$ 64,000.00
Construction License			\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00
Site Work			\$ 130,000.00	\$ -	\$ -	\$ 130,000.00	\$ 28,444.62	\$ -	\$ 28,444.62	\$ -	\$ 101,555.38
Temporary Housing			\$ 130,000.00	\$ -	\$ -	\$ 130,000.00	\$ -	\$ -	\$ -	\$ -	\$ 130,000.00
Contingency			\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 150,000.00
Video Surveillance			\$ 32,304.00	\$ -	\$ -	\$ 32,304.00	\$ -	\$ -	\$ -	\$ -	\$ 32,304.00
Door Access			\$ 31,869.00	\$ -	\$ -	\$ 31,869.00	\$ -	\$ -	\$ -	\$ -	\$ 31,869.00
Radio, PA, Data/Voice			\$ 81,345.00	\$ -	\$ -	\$ 81,345.00	\$ -	\$ -	\$ -	\$ -	\$ 81,345.00
Furniture Equipment			\$ 120,562.00	\$ -	\$ -	\$ 120,562.00	\$ -	\$ -	\$ -	\$ -	\$ 120,562.00
Window Treatment			\$ 15,964.00	\$ -	\$ -	\$ 15,964.00	\$ -	\$ -	\$ -	\$ -	\$ 15,964.00
<b>Funding Source</b>											
EMS			\$ (821,792.00)								
Locip			\$ (100,472.00)								
State			\$ (99,067.00)								
ARPA			\$ (188,000.00)								
Board of Finance			\$ (20,000.00)								
<b>OVERAL PROJECT TOTALS</b>			\$ 2,951,613.00	\$ -	\$ -	\$ 4,180,944.00	\$ 360,777.80	\$ 186,599.81	\$ 174,177.99	\$ -	\$ 3,820,166.20

### Reimburseable Funds

State Grant (297,202.50)  
 LOCIP (820,952.53)

Funding from other sources \$1,833,458  
 as of 1/16/25 5:50 PM



Renovating the building

\$2,947,000

# Other costs

◇ Land purchase	\$196,000
◇ Site work	\$130,000
◇ Asbestos abatement	\$38,900
◇ Architect	\$213,000
◇ Construction license/Rental space	\$30,000
◇ Construction manager/owner's rep	\$64,000

# Other costs continued

## ◇ Soft costs:

- Video surveillance \$32,304
- Communications/IT \$81,345
- Security/door access \$31,869
- Furniture \$120,562
- Window treatments \$ 15,964

# Other costs continued

◇ Temporary housing	\$130,000
◇ Contingency	\$150,000

Total cost

\$4,180,944

# Funding

Multiple sources

# Funds in hand

◇ BOF seed money	\$20,000
◇ AARPA	\$188,000
◇ EMS trustee's donation	\$821,792
◇ State grant (396,269)	\$99,067
◇ Local community (LOCIP)	\$100,472

# Funds to be reimbursed

◇ State Grant	\$297,202.50
◇ LOCIP	\$820,952.53



# Project Financial Summary

◆ Total Project Cost:	\$4,180,944
◆ Available Funds:	\$1,229,331
◆ Appropriation from Undesignated Funds:	\$2,951,613
◆ Expected Reimbursements:	\$1,118,155
◆ <b>Net Cost from Undesignated Funds:</b>	<b>\$1,883,458</b>