Information Meeting

Findings of the Town of Sweden Fire Station Building Committee

May 31, 2008

Conduct of Meeting and Agenda

Please Note:

The Committee has done their best to extract information from the various resources as accurately as possible. Any misrepresentation is unintentional, but we are not infallible. This presentation is in no way intended to substitute for reviewing the documentation for yourself or doing your own research.

Conduct of Meeting and Agenda

- Purpose of Meeting
- Background
  - The Fire Station Building Committee
  - Regulatory Compliance
  - Emergency Management
  - The Existing Station
  - The Sweden Fire Department Association
  - Mutual Aid
  - Insurance and Fire Protection
  - History of the Committee
- Factors Considered in Developing Building Options
  - Equipment
  - Property and Configuration
- Building Options
- Building Considerations
  - General
  - Layout
- Building Cost Discussion
  - Operating and Maintenance
  - Total Project Costs
- Financing
  - Sources
  - Impact on Taxes
- Going Forward
- Resources and References
- List of Contacts

Since there is a great deal of information to be presented here today, we ask that you please hold your questions for the end of the presentation.

Purpose of Meeting

- The purpose of this meeting is to provide as much information as possible to all those who are impacted by the final decision regarding the Sweden Fire Station.

- It is hoped that a final decision can be made that will be supported by most, if not all, members of the community and the taxpayers who will be responsible for carrying out any project.

Mandate for Building Committee

The Town of Sweden Comprehensive Plan, approved in 2004, specifies Planning Goals, Town Policies, and Implementation Strategies to ensure that essential services and facilities are provided and maintained to the maximum extent possible to meet the needs of the citizens of Sweden. One of the Strategies states:

"Commence detailed planning, make grant applications, and appropriate funds for the construction, in the designated Growth Area, of a new OSHA-approved fire station, if feasible, and maintain the standards required for continual mutual aid with neighboring communities."

- *Section II J: Public Facilities and Services, Implementation Strategy #4.*

The work of this Committee has addressed the commencement of detailed planning for this fire station.

Mandate for Building Committee

A new fire station is considered a Capital Improvement, which is defined as an expenditure greater than $10,000 that does not recur annually, has a useful life of greater than three years, and results in fixed assets.

Committee Members

The current Committee consists of six members appointed by the Selectmen who have been meeting regularly since March 2007.

Wolfgang Duve	Chairman and resident of Town of Sweden
Julie McQueen	Secretary and resident of Town of Sweden
John P. Smith	Member and resident of Town of Sweden
Patrick Wood	Member and resident of Town of Sweden
Wayne Miller	SVFA Fire Chief and resident of Town of Sweden
Bill Morrisseau	SVFA member

The Sweden Volunteer Fire Association

- The Sweden Volunteer Fire Association (SVFA) was organized as a corporation in September 1950.
- The SVFA is registered as a non-profit corporation that files Articles of Incorporation with the Secretary of State annually.
- The SVFA operates under an “implied contract” with the Town of Sweden and is supported by the town through tax dollars.
- SVFA officers develop an annual budget, which is presented to the SVFA membership. The budget is then submitted to the Board of Selectman for vote at the Town Meeting.
- All SVFA bills are approved by the Board of Selectmen before being paid. By law, the Town can’t dispense more than $1,000 without the approval of the Board of Selectmen.
- The money that the Fire Association raises is retained by the Association and maintained separately from tax dollars.

The Sweden Volunteer Fire Association

- The SVFA consists of volunteer members from Sweden and surrounding communities (see membership roster on next slide). These members are paid stipends to attend training sessions ($15 each) and participate in emergency calls ($10 per call). They are not paid to attend regular monthly meetings.
- Monthly SVFA meetings are held on the last Thursday of each month at 7 pm at the Sweden Town Meeting House. The public is welcome to attend these meetings.
- Training is held the first Wednesday of each month at the Central Station in Bridgton and on the third Thursday of each month at the Sweden Town Meeting House.
- Training that requires the use of heavy equipment is conducted at a location other than the Sweden Town Meeting House to prevent damage to the building.
- Additional training is conducted as necessary: typically on weekends at various locations around the state.
- The Bureau of Labor Standards dictates the training requirements in accordance with NFPA Standards. *Compliance Directive 6-20-2005*

The Sweden Volunteer Fire Association

Current roster of the SVFA:

Name	Town of Residence	Name	Town of Residence
Wayne Miller, Chief *	Sweden	Bill Morrisseau, Ass't Chief	Bridgton
Warren Noble, Dep. Chief	Sweden	Jim Willey	Sweden
Gary Keene*	Norway	Scott Willoughby	Bridgton
John Clifford	Sweden	Mark Bran	Bridgton
Steve Thomas*	Bridgton	Cynthia Leblanc	Bridgton
Bryan Leblanc	Bridgton	Chris Nevells	Bridgton
Tom Goodman	Sweden	Gail Andrews	Bridgton
Keith Nadeau*	Sweden	Heather Hoover*	Bridgton
Bob Rice	Sweden	Jeff Hanscom	Bridgton
Robert Johnson	Sweden	Dana Nason	Sweden
Tom Harriman*	Bridgton	Carol Thomas	Norway
Joe Bonner	Sweden	Gus Espeaignette	Naples
BJ Espeaginette	Naples	Matt Shaffer	Bridgton
Mike Duvall	Sweden	Brad Dunlop	Sweden
Chip Jardine	Sweden		

Twelve members are residents of Sweden. Six members are in Sweden most weekdays. Six members (*) are certified to enter burning buildings: of these, two live in Sweden.

Recent Sweden Fires

- There has been one structure fire in the past five years. The structure, on Black Mountain Rd. was not saved because no one was at home at the time of the fire and the Fire Department was not notified until 30 to 45 minutes after the fire had started.
- There have been three brush fires in the past five years.

Regulatory Compliance

- The National Fire Protection Association (NFPA) is the Technical Committee on Uniform Fire Codes
- NFPA Standard, Title 101, is the National Life Safety Code, which governs, among other things, the operation of fire departments across the country.
- This code is the basis for Occupational Safety and Health Administration (OSHA) evaluations.
- The Bureau of Labor Standards is the state of Maine equivalent of OSHA and has adopted NFPA standards as their guideline.
- The consequence of non-conformance to Code requirements is typically to pay a fine.

Mutual Aid

- Sweden participates in a Fire Protection and Related Emergency Services Mutual Aid Agreement with 12 other towns in the area.
- Each town is a municipal corporation organized under the laws of the State of Maine. Each community, through their Select Board, agrees to the terms of the Mutual Aid Agreement.
- The agreement consists of 19 points of agreement that provides that the first and highest priority of each municipal Fire Department is the protection of lives and property and the suppression of fires within its own municipal boundaries.
- Each Fire Department bears the full cost of lost, damaged or destroyed equipment belonging to that department (Article 10).
- There are no minimum requirements of manpower or equipment for participation in the Mutual Aid Agreement.

Emergency Management

- The Board of Selectmen has the power and authority to issue a proclamation that an emergency exists.
- When consultation of the board would result in a substantial delay, the First Selectman is authorized to take whatever actions are necessary in the event of an emergency.
- When the First Selectman is not available, the Sweden Emergency Management Director has the authority to proclaim a state of emergency.
- The Sweden Emergency Operations Plan is the governing document for emergency response.
- By resolution enacted in 2005, the Sweden Fire Department is part of the National Incident Management System (NIMS) that provides a consistent approach for local, county, state, and federal agencies to work together using standardized terminology and uniform standards for emergency incident management.
- The primary Emergency Operations Center is set up at the Sweden Fire Station in accordance with the Emergency Operations Plan.

Insurance and Fire Protection

Insurance Services Office, Inc. (ISO)

- The ISO is a leading source of information regarding property and liability risk.
- One of the many services that ISO provides is the evaluation of fire-protection capabilities of individual cities and towns using their Fire Suppression Rating Schedule (FSRS). This Schedule measures the major elements of a community's fire suppression system and develops a numerical grading called a Public Protection Classification (PPC). The ISO program provides information that insurance companies use to help establish fair premiums for fire insurance.
  - The Classification assigned is a number from 1 to 10.
  - Class 1 represents exemplary fire protection.
  - Class 10 indicates that the fire-suppression program does not meet ISO's minimum criteria.

Insurance and Fire Protection

In the ISO PPC grading system:

- 10% of the overall grading is based on how well the fire department receives fire alarms and dispatches its fire-fighting resources.
- 50% of the overall grading is based on the number of engine companies and the amount of water a community needs to fight a fire. Fire company records are also reviewed to determine:
  - Type and extent of training provided to fire-company personnel.
  - Number of people who participate in training.
  - Firefighter response to emergencies.
  - Maintenance and testing of the fire department's equipment.
- 40% of the overall grading is based on the community's water supply including pumps, storage, and filtration.

Extracted from the ISO website: www.iso.com

Insurance and Fire Protection

In the ISO PPC grading system:

- Minimum rating standards require:
  - Presence of a permanently-organized fire department (may be volunteer) serving a definite area, with at least four personnel responding to fires.
  - Training must be given at least two hours every two months.
  - The department must have a truck meeting NFPA standards, which must be housed to protect it from weather.
  - The alarm system must function so there are no delays in response.

Insurance and Fire Protection

In the ISO PPC grading system:

- To obtain a Class 9 rating, additional equipment must be available, record-keeping must be accurate, and the department must have a tanker capable of delivering 50 gpm of water at a pressure of 150 psi.
- To obtain a Class 8 rating, in addition to the Class 9 criteria, a minimum water supply of 250 gpm for a duration of two hours must be available. If the available water comes from a tanker, large diameter hose, or alternative water supply, it must be available within five minutes of arrival of the first apparatus.
- A new Class 8B rating has been added. To achieve this rating, all criteria of Class 8 must be met with the exception of water supply requirements. To offset the water supply issue, the Class 8B rating requires that additional staffing and training be in place.
- The Class 8B rating requires that a minimum flow of 200 gpm for 20 minutes must be available within five minutes of the first arriving engine company. This minimum flow must be available to at least 85% of the built-upon areas of the town.

Insurance and Fire Protection

In the ISO PPC grading system (continued):

- Classes 1 – 7 have no minimum requirements, but ISO assigns points on each of the three grading components (described on previous slide).

There is a possibility that the Sweden Fire Association may be able to reduce Sweden's ISO rating at a later date. At this time, there is no plan to pursue this and such a reduction should not be considered as part of this analysis.

Insurance and Fire Protection

The ISO grading impacts insurance rates as illustrated in the following example.

Annual insurance rates for a $200,000 home

Protection Class	Frame Construction	Masonry Construction
1 – 6	$701	$631
7 – 8	$771	$701
9	$1,052	$980
10	$1,122	$1,052

- *Source: Countryway Insurance Co. Personal Lines Manual, 2004*

Insurance and Fire Protection

- There has been much speculation as to the consequences if the town chooses not to build a fire station and loses the Fire Department.
- The Committee is in no position to forecast how any decisions made will impact individual insurance rates. If you have concerns, you should contact your insurance agent.
  - Possible questions to ask your agent include:
    - What is my current Fire Protection Class Rating?
    - What would cause my Fire Protection Class Rating to change?
    - How much difference is there in my premium if the Class Rating goes from its current rating to a 7, 8B, 9, or 10?
    - How would my coverage be affected if the town loses the Fire Department and my home is more than five miles away from a station in another town?

The Existing Station - History

The property on which the existing Fire Station sits was granted to the SVFA in 1952 by Harold Merrill. The parcel was conveyed expressly on the condition that it be used by the SVFA for the purpose for which the association was formed. According to the deed, should the SVFA be disbanded or dissolved, the title to the premises shall revert to the Grantor, his heirs, or assigns.

The Fire Station building was donated by George Strong. It was formerly a store and post office at the Sweden Four Corners known as the Ethelbert Bennett homestead.

The Existing Station – Evaluations/Inspections

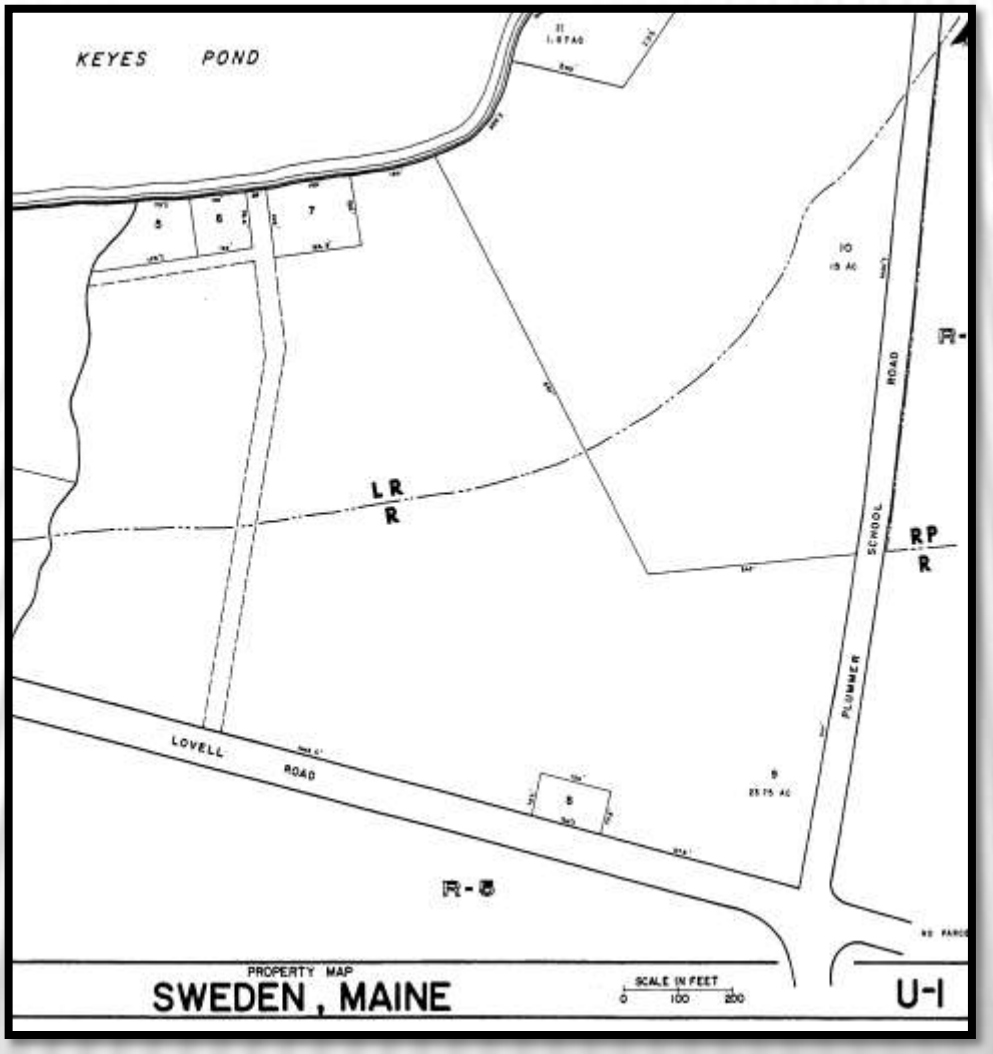
- In October 1997, Judith E. Gero, an Occupational Safety Engineer for the State of Maine completed a survey of the existing Fire Station. A report was prepared reflecting the condition of the facility. In this report, several issues were identified relating to the safety of the building.
- In January 2003, the Maine State Department of Labor Bureau of Labor Standards made an inspection of the property and determined that several rules imposed by the Board of Occupational Safety and Health had been violated: most of the violations were unrelated to the condition of the station.
- In February 2003, the Selectmen requested a structural inspection as a result of the above inspection. This inspection was performed by Joseph Neville, PE, whose opinion was that the structure had served its useful life as a public building.
- In an April 2003 letter, the Maine Municipal Association Risk Management Services notified the town that property coverage on the Fire Station was no longer available and that the General Liability Deductible had been increased to $50,000 at this location.
- In 2004, Richard Rosand of RLR Enterprises, Inc. was asked by the Fire Chief to prepare an estimate for the repair of the building to bring it up to current codes. It was Mr. Rosand's opinion that the building was not repairable to the point of compliance. He recommended that the town and Fire Department consider condemning the existing structure and replacing it with a new structure at an alternate location.

The Existing Station – Issues

- The existing lot is 80-feet deep and 130-feet wide. Because the lot does not meet minimum lot size or road frontage requirements as specified in the Town of Sweden Zoning and Land Use Ordinance, it is considered a non-conforming lot.
  - *Section VIII, Section C, page 8*

- The building (approximately 30-feet deep) is considered a non-conforming structure since it does not meet setback requirements. By law, a non-conforming structure may be maintained or repaired as part of normal upkeep, but no structural alterations or structure expansion shall be made except those required or permitted by law.
  - *Section IX, page 13*

The Existing Station – Issues



The Existing Station – Issues

There are a number of issues with the lot and building that *can not* be corrected.

- The lot is too small to provide adequate parking.
- The driveway is too short to permit a truck to be completely pulled out of the station without extending into the road.
- There are no sanitary or decontamination facilities for personnel or equipment. The installation of a septic system and a well would be required to conform.
- The building has been found to be structurally deficient. (*Neville, 2003*)
- The location of the station creates a safety issue with respect to visibility of oncoming traffic when exiting the lot onto Route 93.

The Existing Station – Issues

The Existing Station – Frequently-Asked Questions

1. If we do not get a new building, what will change?
   - Without a new building, the Department can not work effectively because all equipment maintenance and cleaning has to be done off site. Other options would have to be considered. (per Wayne Miller, 2008)
   - When MMA cancelled the insurance policy on the building in 2003, the only remaining coverage is for liability with a $50K deductible. The Fire Chief can be held personally liable for the first $10K of that liability, which places him in an undesirable financial position. (per Wayne Miller, 2008)
2. If we do not get a new building, will the Department disband? (from a Sweden resident, 2008)
   - There is no official position on this issue from the Board of Directors of the Fire Association or the membership at this time. (per Wayne Miller, 2008)
     - The Department is functioning marginally at best, so if a new building is not approved, there may be discussion of this question.
     - If the Board of Directors votes to disband, all fire fighters turn in their equipment and the Board of Selectmen liquidate the assets.

The Existing Station – Frequently-Asked Questions

3. If we do not get a new building, will there be a change of status or usage of the existing Fire Station building? (from a Sweden resident, 2008)

   - The property on which the existing station sits would be deeded back to the heirs of the original donor in accordance with the terms of the original deed if a new building is built or the Fire Association disbands.

4. What other ways than having and maintaining an $800K facility could our firemen feel supported by this community, which needs them and welcomes them? If there are others doing this, can we find out and take some counsel from them? (from a Sweden resident, 2008)

   - We do not anticipate that the new building will cost as much as $800K.
   - The Fire Association is always looking for new members. There are many jobs to do both on and off the fire ground. (Wayne Miller, 2008)
   - The Committee has consulted with several towns, organizations, and others who have gone through similar processes (or are currently doing so). This presentation includes the findings of these consultation.

The Existing Station – Frequently-asked Questions

5. There have been several questions raised about the possibility of our Fire Department combining with Fire Departments of other towns or contracting out our fire protection altogether.
   - Those questions were turned over to the Selectmen for investigation. They have made inquiries of both Bridgton and Lovell.
   - Due to the tightening economy, Bridgton and Lovell have expressed concerns about the future of their own fire departments. It may actually cost less to provide our own service - including a new fire station - than to pay others to serve our community. There are also concerns over response times since neither town has a station close enough to the Sweden town center to serve the entire community.
   - The current mutual aid agreement serves this purpose as it is a cooperative agreement between local communities to assist one another.

History of the Committee

- An informal committee was formed in 1997 after the Bureau of Labor Standards inspection.
- Around 1998, a Community Development Block Grant (CDBG) application for funds to build a new station was prepared by SMRPC, but was rejected. A second CDBG application was rejected in 1999.
- Results of the 2000 Census made the town ineligible for the CDBG grant due to its higher level of income when compared to the rest of Oxford County.
- At the March 2004 Town Meeting, voters approved to raise $250 (with no carry-over) to fund a Sweden Fire Department Building Committee. Further support was approved at the March 2005, 2006, and 2007 Town Meetings.
- At the March 2006 Town Meeting, voters approved an article to take money from surplus in order to purchase the piece of property next to the existing Town Office for $16,500.

History of Committee

- The Committee requested an article for the 2008 Town Meeting warrant requesting funding for design of a proposed station that included the establishment of a reserve fund. The article was unintentionally misprinted.
- To further complicate matters, the Budget Committee submitted an additional article relating to the Station of which the Fire Station Building Committee was unaware.
- To avoid confusion, the articles were both tabled at the March 2008 meeting in order to allow for a proper presentation to the town of the Committee's findings.

Factors Considered - Equipment

- The town and Association currently own the following:
  - 1986 GMC 1000 x 1000 pumper 24’3” long and 10’ wide. The pumper was made 4’ shorter to fit in the existing station.
  - 1975 Chevrolet box van (Utility Squad) 23’6” long and 8’ wide (owned by the Association).
  - 1967 1-1/4 ton Keiser Jeep 20’ long and 7’ wide.
- All vehicles are equipped for winter driving:
  - The Jeep is 4-wheel drive
  - All vehicles have radial all-weather tires

Factors Considered - Equipment

- The town anticipates the following donations:
  - 1000-1200 gal pumper
  - 1000 – 1200 gal tanker
- Purchase of the following items should be anticipated as expenses related to building a new station:
  - A generator (12-16 kW). A grant from Homeland Security may be available for this purchase.
  - Air compressor
  - Washer and dryer
  - Computer
  - Printer/copier
  - Fax machine
  - Telephones
  - Basic office furniture and supplies

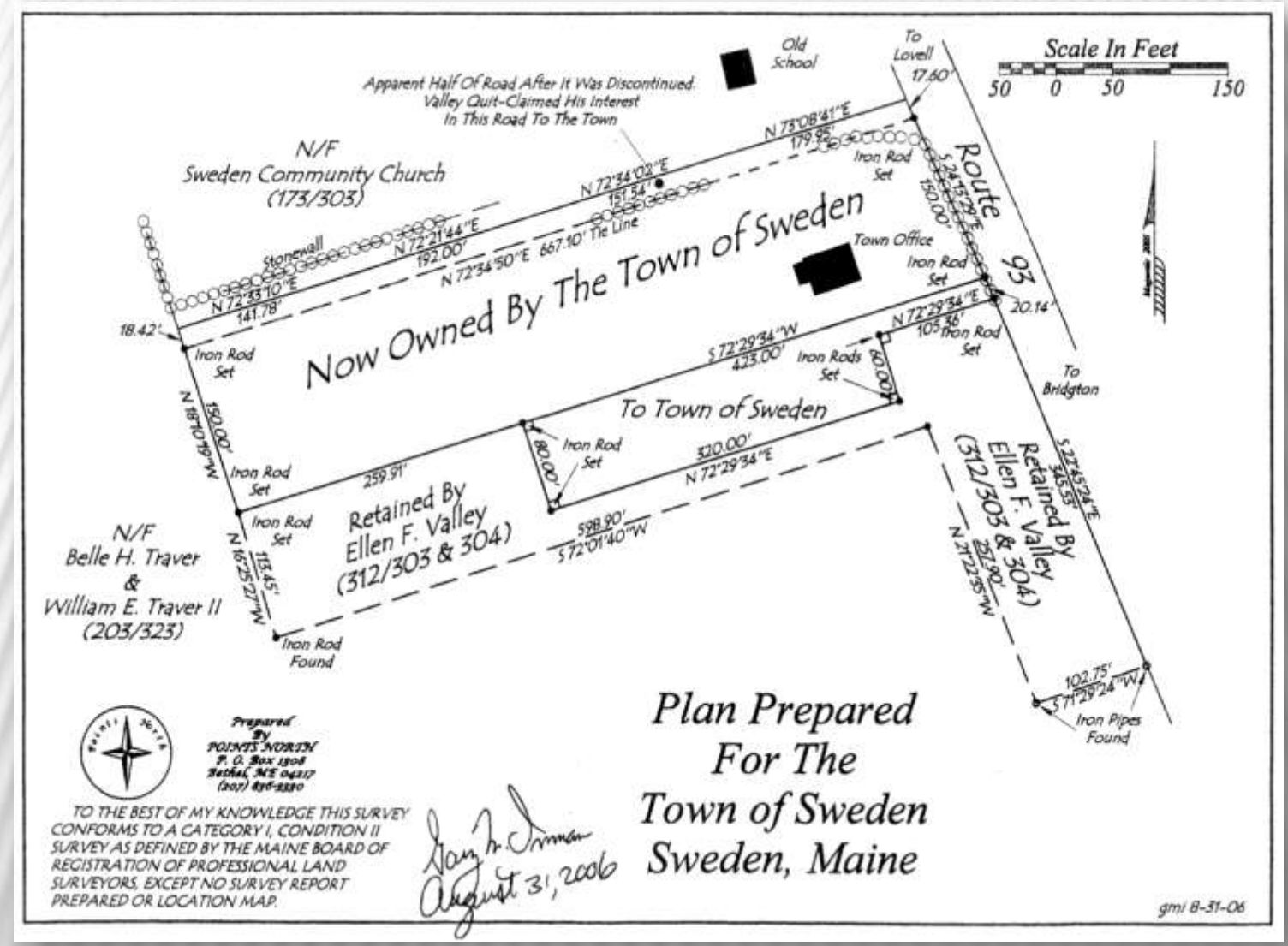
Factors Considered - Equipment

- There is currently no plan to purchase additional trucks in the foreseeable future. When trucks are eventually needed, smaller, more fuel-efficient used vehicles (28 – 34' long) will be considered. Longer vehicles would not be practical due to the nature of Sweden's roads and driveways.
- There are no specific requirements governing the size of equipment to be purchased. The primary criterion in equipment selection is its ability to supply enough water to a fire location in a timely manner.

Factors Considered – Property and Configuration

- In April 2006, a piece of property next to the new Town Office was purchased from Ellen Valley.
- Due to zoning requirements that the property retained by the Valleys be at least 1.5 acres in size, the piece of land purchased is irregularly shaped.
- The current owner of the property, Scott Valley, has verbally agreed to move the lot line separating the two properties approximately 30 feet closer to the road. The back lot line will be adjusted to maintain the total lot size. The distance will be limited by the location of the Valley's well. This change will allow a buffer to be maintained between the proposed building and the well.

Factors Considered – Property and Configuration



Factors Considered – Property and Configuration

- The Committee spent a great deal of time discussing the configuration of the building on the property to reduce costs and make the best use of existing conditions.
  - The proposed building faces the road. The driveway can only be 20-feet wide for approximately 100 feet from the road due to the property configuration, but would then open to a 70-foot paved apron in front of the building.
  - For safety reasons, this driveway will be dedicated for use by the Fire trucks alone.
  - A 40-foot curb cut may be made on Route 93 (per DOT).
  - The existing parking lot at the Town Office will be expanded slightly to accommodate additional parking for Fire Department events.
  - The proposed station is situated in such a way to facilitate plowing. The septic field will require protection.
  - The mechanical room is located at the front of the building to accommodate access.
  - The building will be arranged in a way to allow for some future expansion if required for additional municipal offices or other town needs.

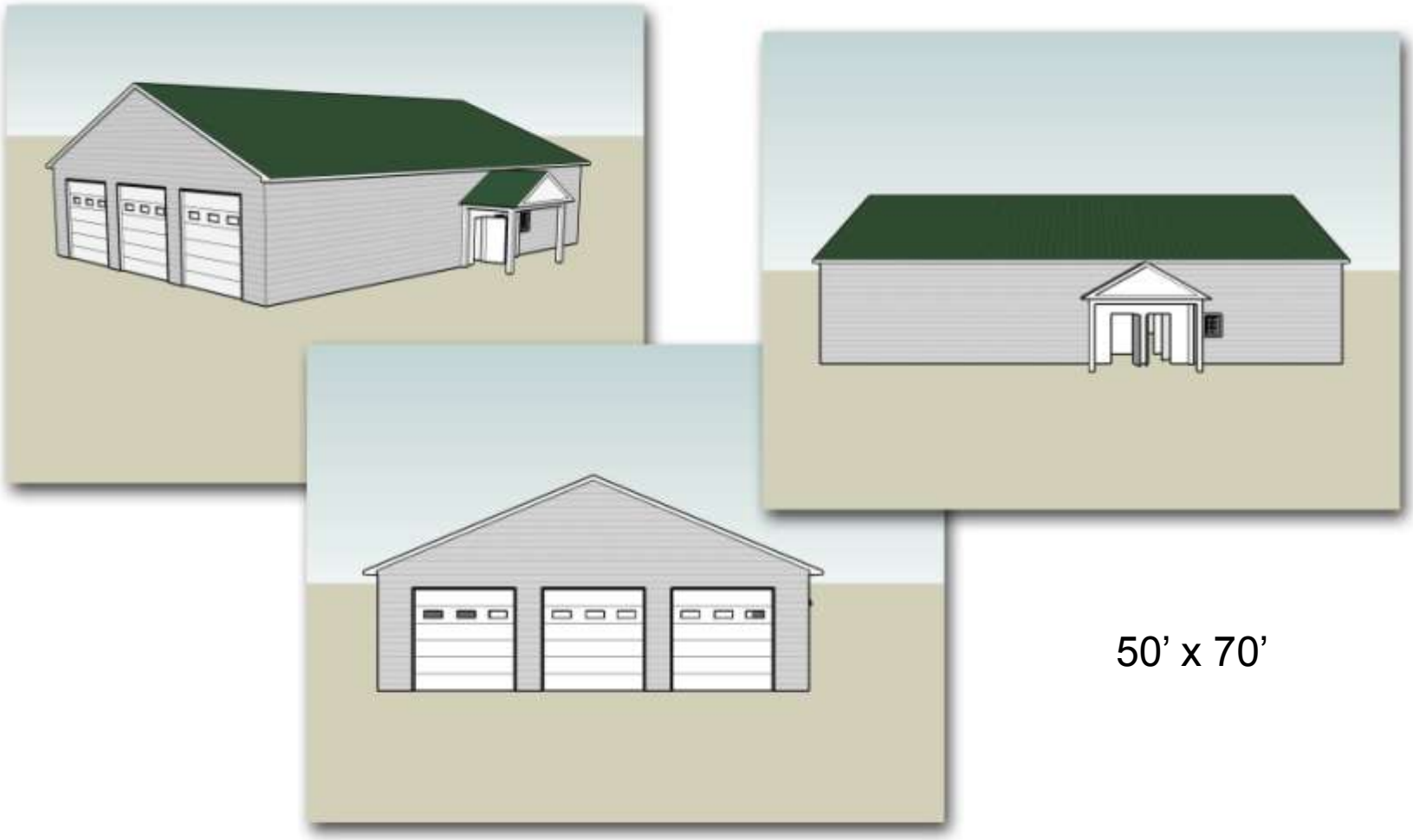
Building Options

The Committee recommends the following size options be considered:

- Approximately 50’ x 70’ (~3500 sq ft)
- Approximately 62’ x 70’ (~4340 sq ft)
- Approximately 64’ x 80 (~5120 sq ft)

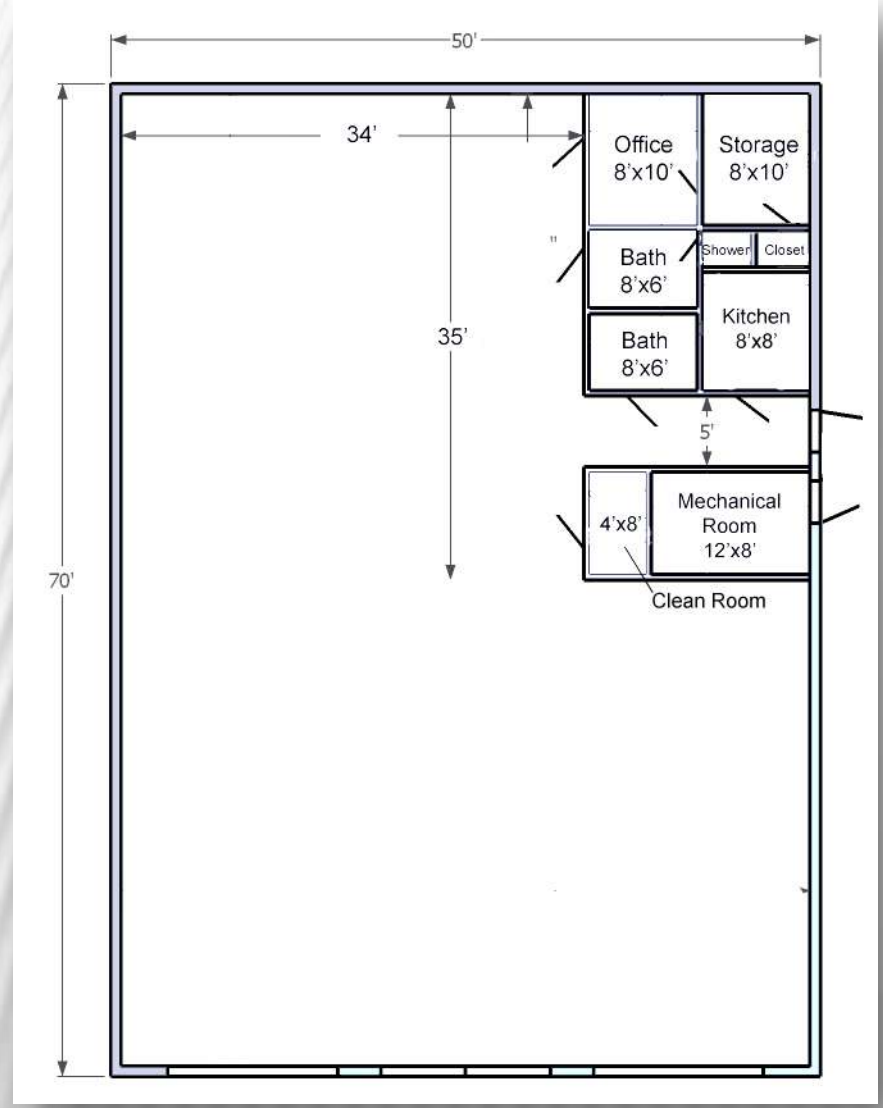
Drawings of each of the options are presented in the following slides.

Option 1 - Exterior



50’ x 70’

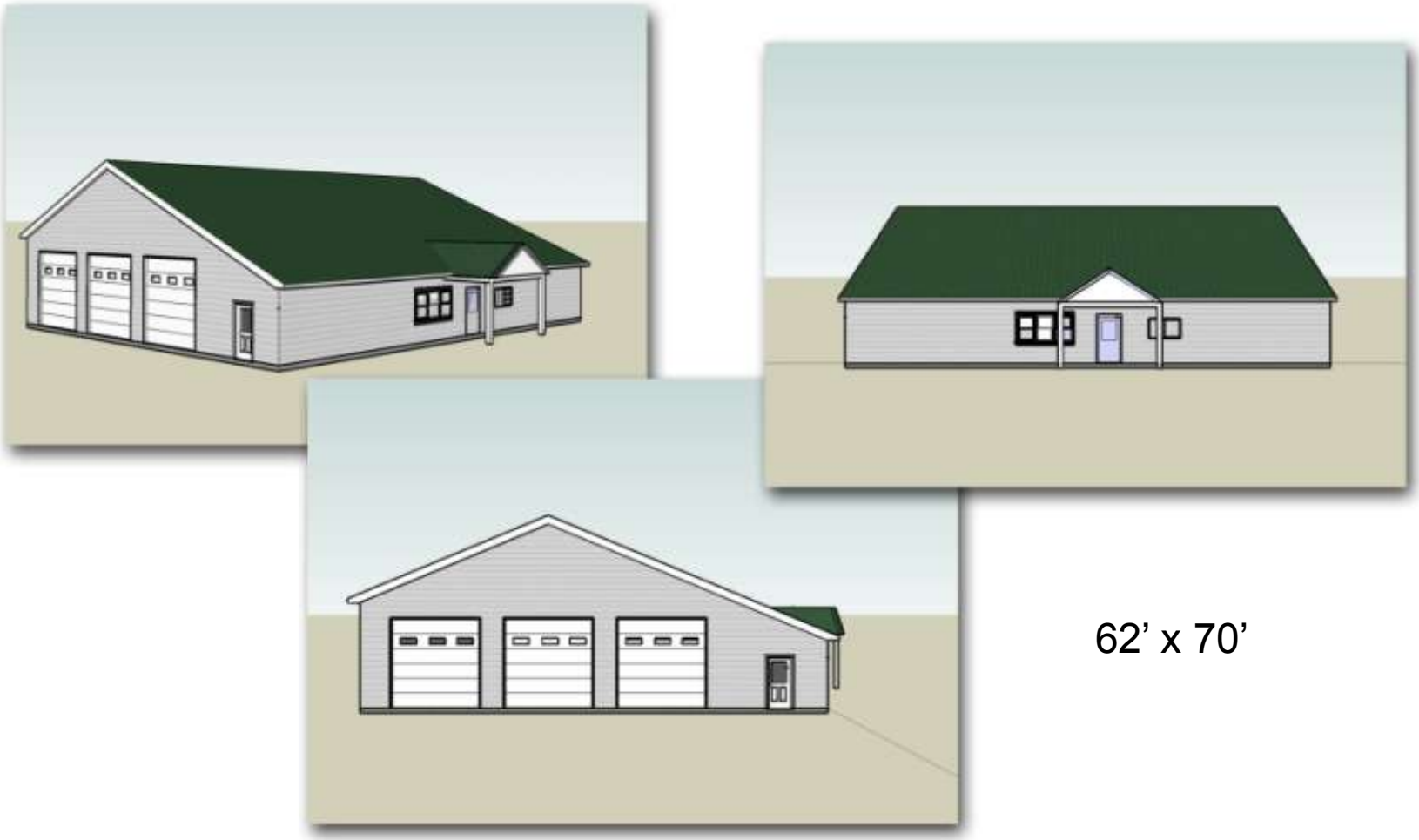
Option 1 – Layout of Interior



50’ x 70’

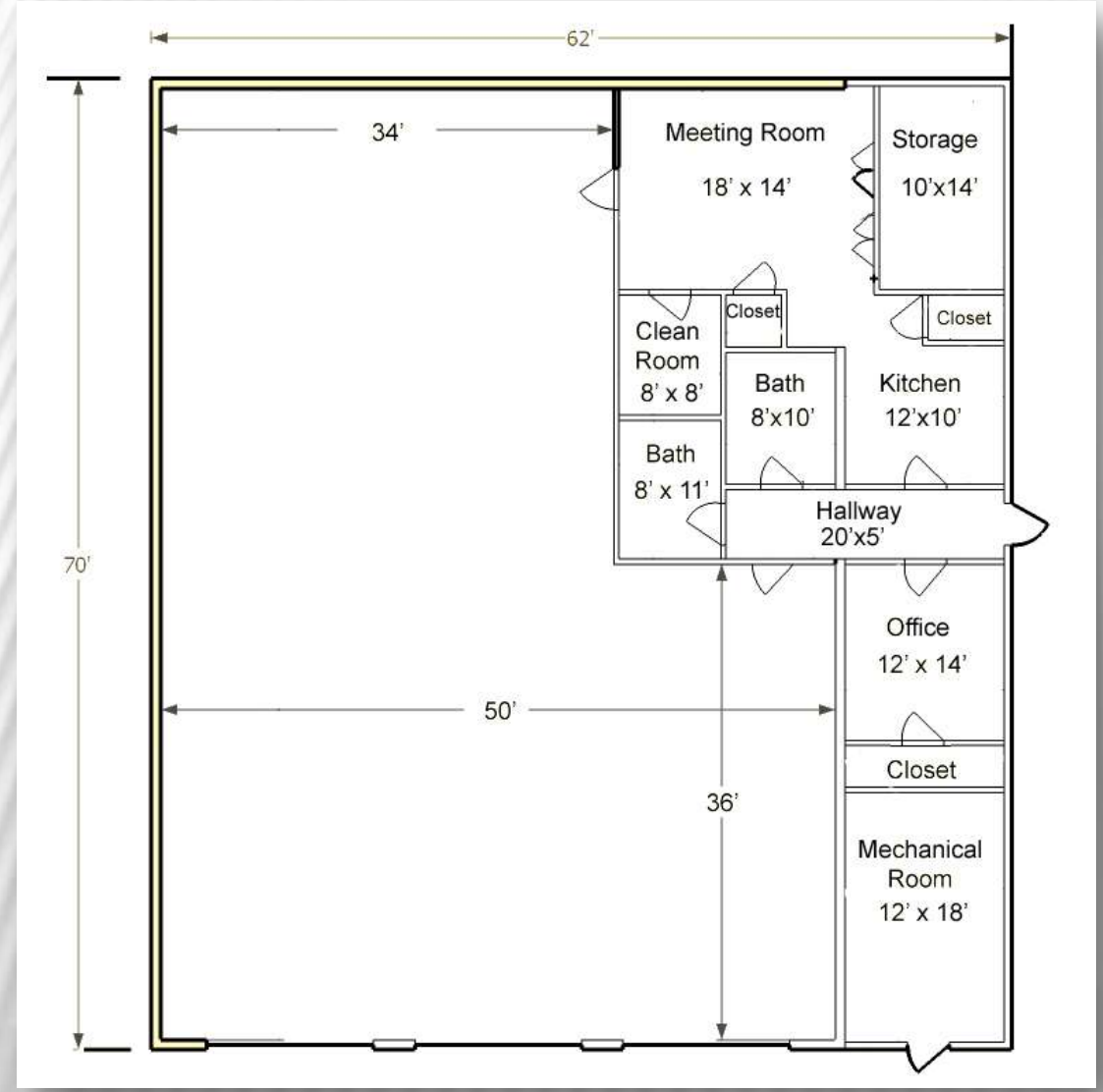
Note: Drawing is conceptual and all dimensions are nominal.

Option 2 - Exterior



62’ x 70’

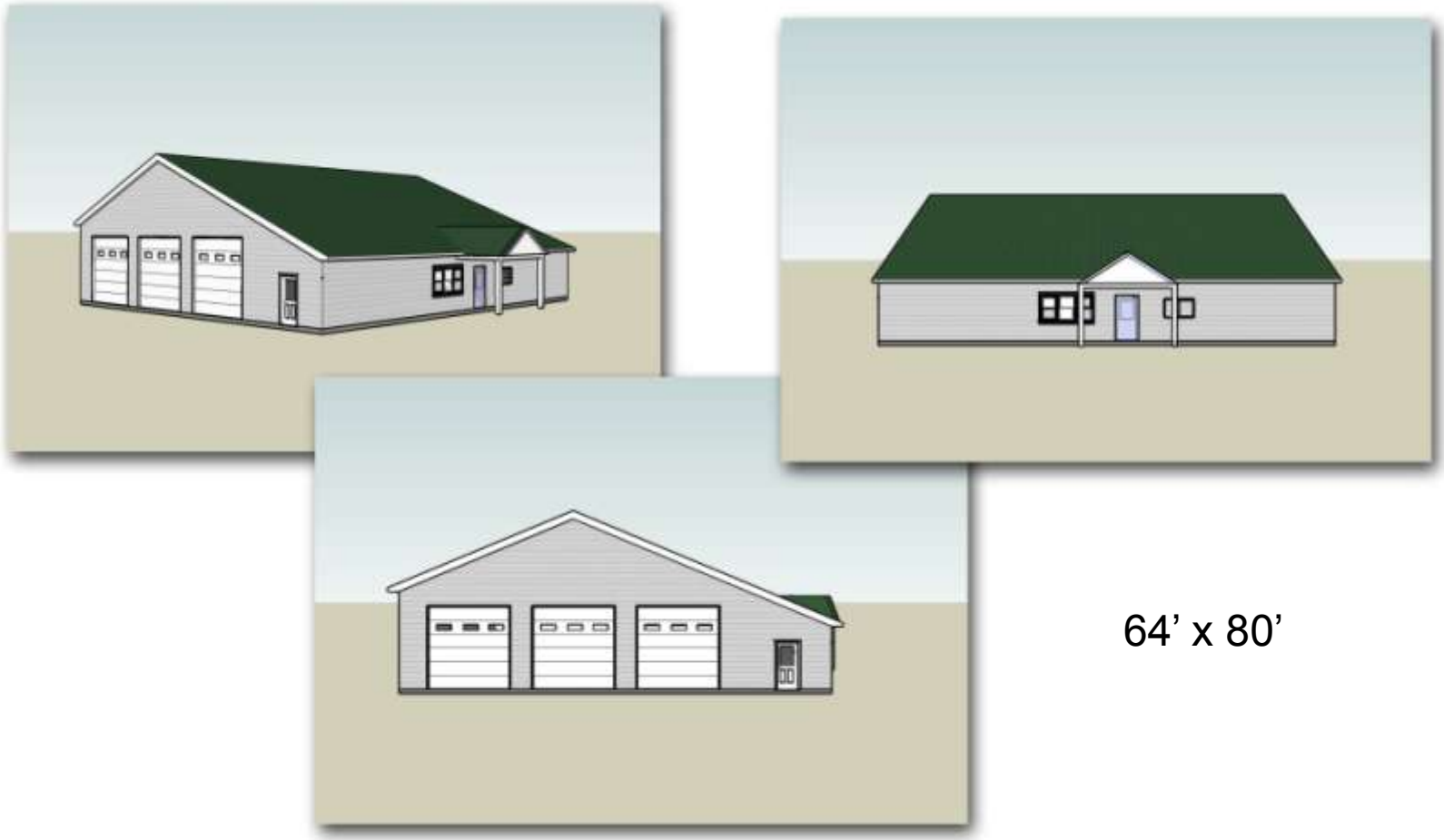
Option 2 – Layout of Interior



62' x 70'

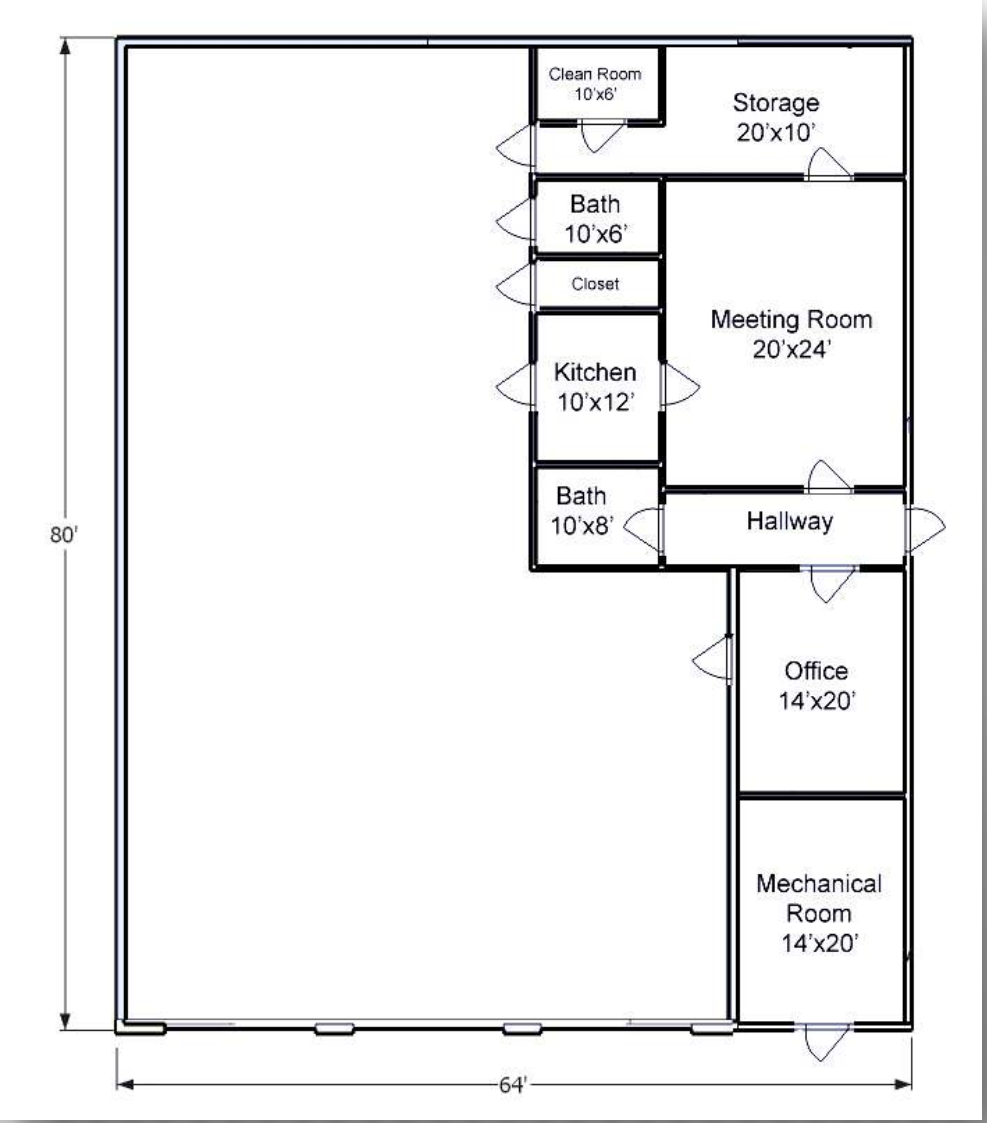
Note: Drawing is conceptual and all dimensions are nominal.

Option 3 - Exterior



64’ x 80’

Option 3 – Layout of Interior



64' x 80'

Note: Drawing is conceptual and all dimensions are nominal.

Considerations

The following considerations represent wants and needs for the new Fire Station Building. Each of these was presented to potential designers and engineers.

- To complement the Town Office, the building should be white with a green metal roof.
- A 1-1/2” stand pipe for washing trucks and equipment should be installed inside the building to avoid tampering.
- Utilities should be “stubbed out” for possible future expansion.
- The design should incorporate as many energy-saving approaches (e.g., motion detector lights, energy saving fixtures, etc.) as possible.
- Alternative energy heat sources would certainly be considered if feasible and cost effective.
- The most practical and cost-effective insulation methods and materials should be used.
- Energy-efficient windows and doors should be installed.
- Low-maintenance materials and designs should be maximized.
- The existing septic field should be adequate for the proposed fire station (per the septic designer).
- A new drilled well will be required.

General Layout of Facility

The general layout of the proposed building should include the following:

- Truck Bay – sized appropriately for Sweden's needs
  - •Electrical drops
  - •Air drops
  - •Air compressor
  - •Area for gear lockers
  - •Hose racks
  - •Spare ladder storage
  - •Ventilation system?
- Meeting Room (Options 2 and 3 only) - as much space as practical
  - •Closet for storage of tables and chairs
- Mechanical Room - required to have a separate entrance from the exterior
  - •Furnace or boiler
  - •Water heater
  - •Hot water storage tank
  - •Cold water storage tank
  - •Electrical panels
  - •Oil tank
  - •Radiant heat controls
  - •Air compressor

General Layout of Facility

The general layout of the proposed building should include the following:

- Clean Room
  - Washer and dryer
  - Triple sink for equipment cleaning
  - Counter space
  - Gear-drying rack
  - Possibly an additional utility sink
- Kitchenette
  - The Fire Association has agreed to furnish and install kitchen appliances and cabinetry.
  - The kitchen should include plumbing, electrical, and space for sink, oven, refrigerator, microwave, waterline, cabinets, counter space.
  - There will be no cooktop as this would require a fire suppression system
- Unisex bath that must be handicap accessible and shall include a toilet, sink, and shower.
- A second bath with toilet and sink may be required.

General Layout of Facility

The general layout of the proposed building should include the following:

- Entryway
  - Shall be centrally located to allow for a future addition at some point.
  - Rooms to be arranged so that kitchen and baths are easily accessible to a future addition.
- The Fire Association would like space for a workbench and storage for flammables and tools.
- Office
  - Should be located on an outside wall to provide for a window.
  - Should have adequate space for typical office equipment.
- Storage should include:.
  - Locked closet for personnel files and other records, radios, and other electronics
  - A general storage closet or room for equipment (with shelves, racks, and equipment hangers)

General Layout of Facility

Additional layout considerations:

- A Business Area includes offices, bathrooms, meeting rooms, and kitchen. If the Business Area is less than 1500 sq ft, it is likely that only one bathroom is required (to be confirmed). A Business Area requires a 2-hour fire separation from the storage space (2 layers of drywall on each side of a stud or a concrete block wall).
- The garage space needs two means of egress.
- A space of approximately 3 feet is required between a vehicle and any other object or surface.
- The building will be more costly to build than a private garage as it is necessary to comply with codes for commercial buildings for liability reasons.
- A meeting space for more than 50 people needs two means of egress: neither can be through the storage bay.

General Layout of Facility

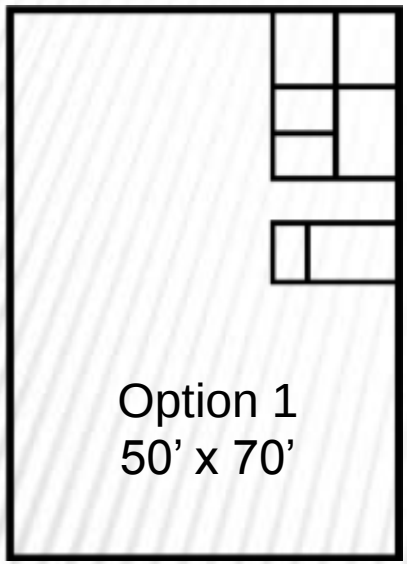
Additional layout considerations:

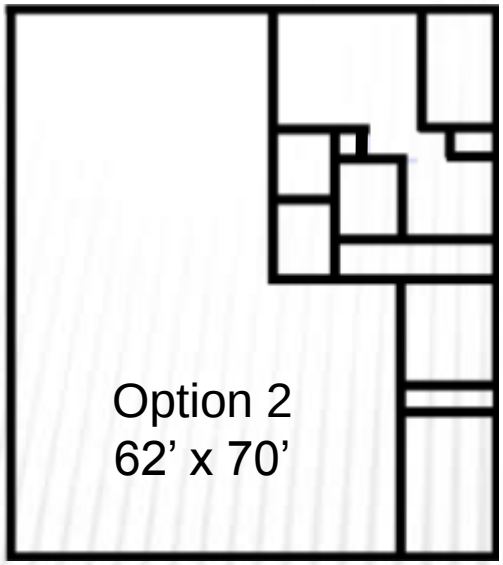
- If a meeting space is to include tables and chairs, an allowance of 15 sq ft per person is a good rule of thumb. For 40 people, this results in an area of 600 sq ft. If tables and chairs are not required, 7 sq ft per person is adequate, resulting in an area of 280 sq ft.
- An average Fire Station office area is approximately 150 sq ft.
- An average bathroom is 60 sq ft and must be handicapped-accessible.
- If no one sleeps in the building, no sprinkler system is required.
- A kitchen may have an oven and a microwave, but installation of a cooktop is discouraged because it also requires installation of a fire suppression system.

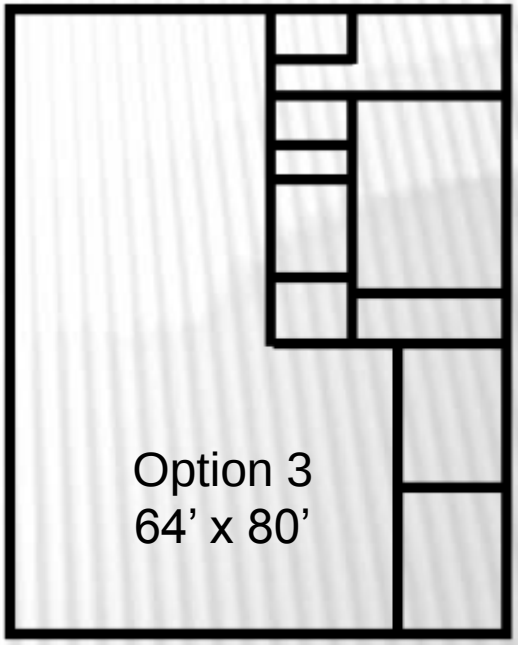
Building Costs

- The Committee cannot say how much a new building will cost. At this time, estimates have been made for the building alone ranging from $85/sq ft to $200/sq ft. Additional funds are required for total project costs as shown on the following slides.
- Once an option is chosen and designed, the project will be put out to bid and real prices will be evaluated. At that time, the total project cost will be presented to the town and a vote will be taken to decide whether or not to proceed.
- A question has been raised regarding the option of purchasing a used government building. The Selectmen have made a written request to Senator Susan Collins requesting more information about this possibility.

Annual O&M Costs







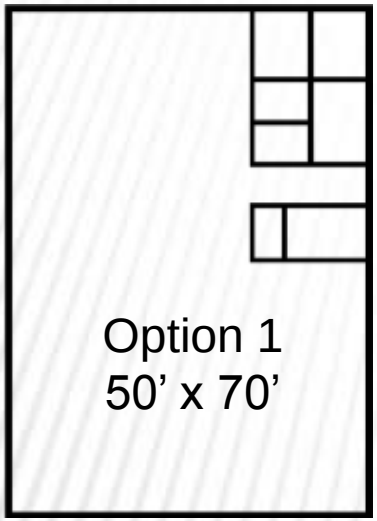
Estimated Operating and Maintenance Costs *

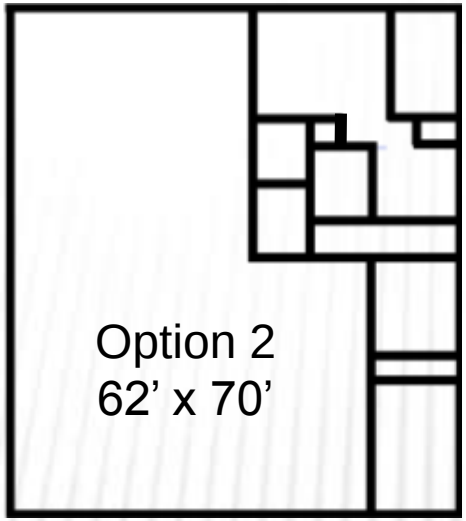
	50' x70'	62' x 70'	64' x 80'
Size (sq ft)	3500	4340	5120
Fuel Oil Costs**	$6,000	$7,500	$9,000
Electric	$1,500	$1,900	$2,200
Phone	$1,200	$1,200	$1,200
Insurance	$600	$700	$800
Maintenance	$1,000	$1,300	$1,500
Supplies	$500	$500	$500
Equipment Maintenance	$1,500	$1,500	$1,500
Snow Plowing	$2,000	$2,000	$2,000
Estimated Total	**$14,300**	**$16,600**	**$18,700**

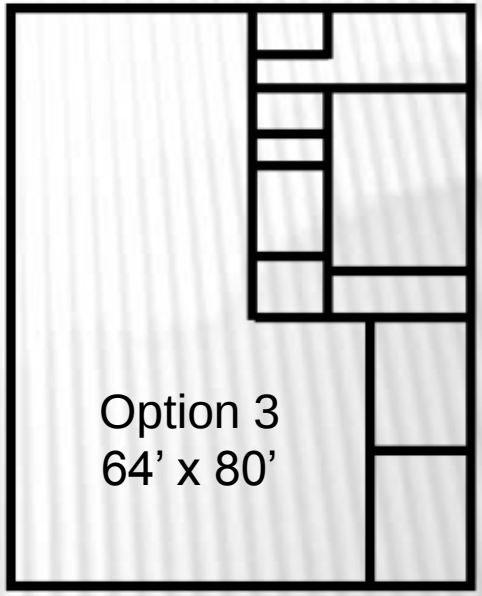
* Based on interviews with area towns

** $4/gal

Building Costs – Total Project Costs







Total Project Costs will include the following:

- Additional survey
- Design
- Clerk of the Works
- Incidentals (e.g., advertising, legal fees)
- Site Work
- **Construction of building**
- Furnishings
- Contractor bonding
- Utility connections
- Drilling well
- Installation of septic tank
- Generator
- Paving
- Landscaping

Of these cost elements, the cost to construct the building will be dependent on the size of the structure.

Relative Cost of Constructing Building

For each dollar to construct:	
50' x 70'	$1.00
62' x 70'	$1.24
64' x 80'	$1.46

Financing

Financing will be procured through the Selectmen, but the Committee has done some preliminary research for this presentation using reliable and likely sources of financing.

Possible sources of funding the new building include the following (described in more detail on following slides):

- MMA Bond Bank
- USDA Rural Development Loans
- Banks
- Grants and Donations

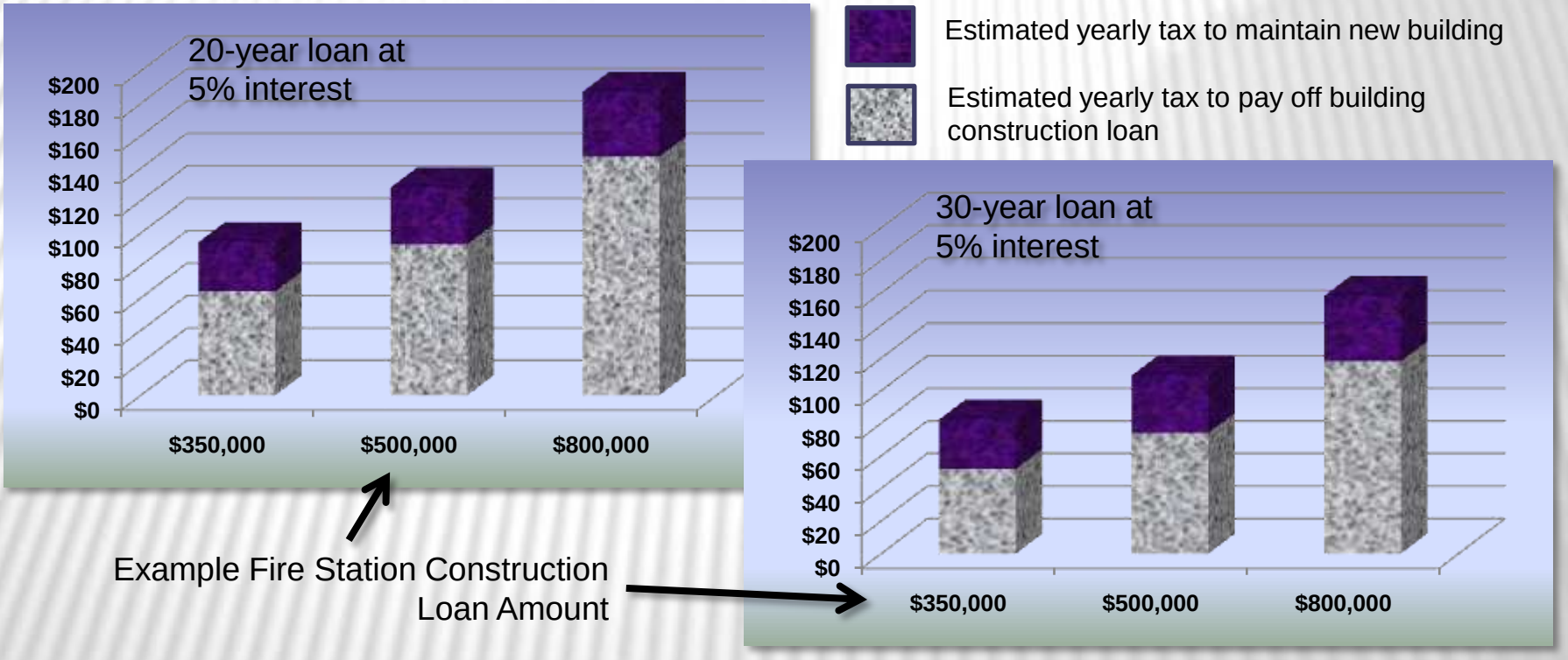
MMA Bond Bank

- Current bond interest rates are:
  - 4.75% for a 20-year bond
  - 5.00% for a 30-year bond
- Current availability of bond funds:
  - Bonds are sized according to the current pool
  - MMA does not see a problem in obtaining bonds at this time, however an application must be completed and evaluated as with any loan.
- Additional costs of $2,500 - $5,000 for legal fees are required
- MMA Bond Bank issues bonds twice a year as follows:

Issue	Application	Price and Lock	Distribution
Fall	By 1st week of August	Mid-late September	End of October
Spring	By 1st week of February	Mid-late April	End of May

Cost of New Building – Estimated Impact on Tax Rates

In the absence of precise costs to construct and maintain a new Fire Station, the following charts were prepared to illustrate the potential tax burdens for a $200,000 property valuation.

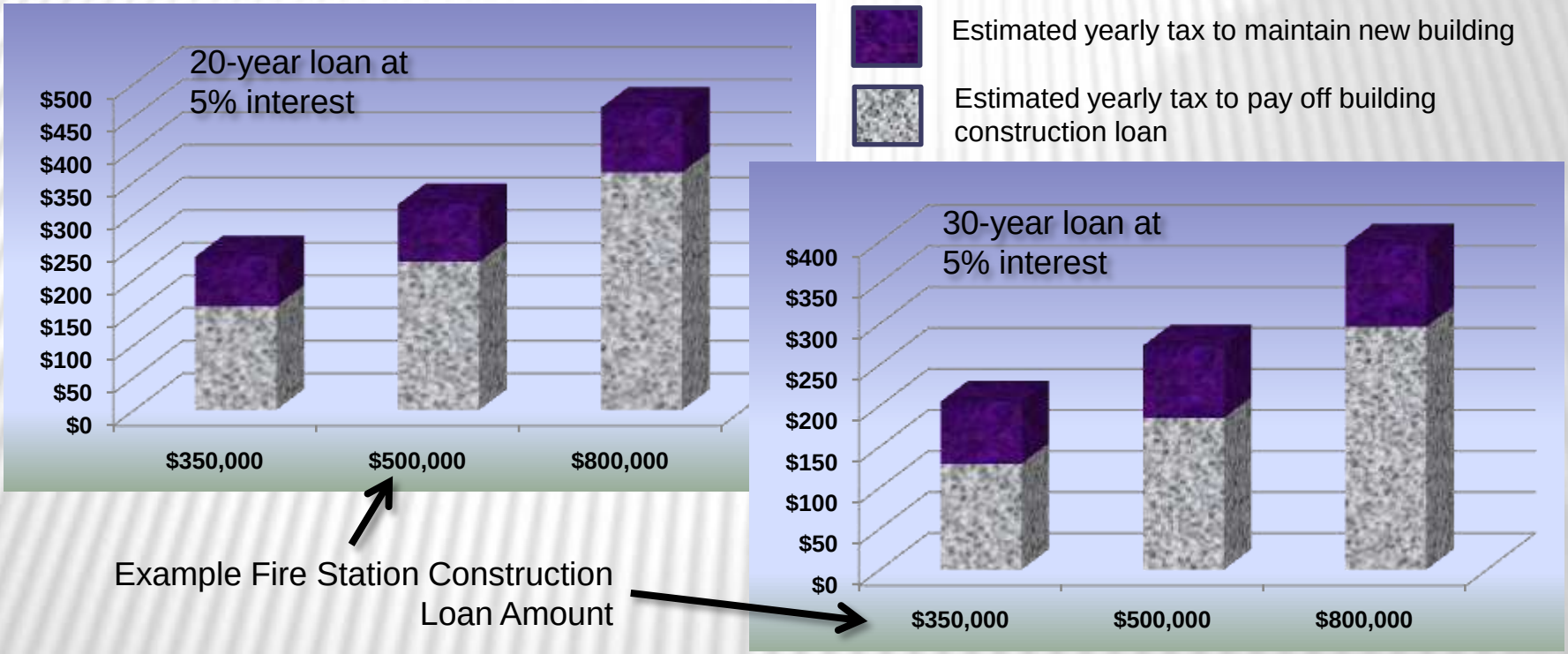


Example Tax Burden

If a resident's assessed property value is $200,000 and the loan for the new fire station building is $500,000, they will pay approximately $91per year to pay off a 20-year loan and pay $38 per year to maintain the new building.

Cost of New Building – Estimated Impact on Tax Rates

In the absence of precise costs to construct and maintain a new Fire Station, the following charts were prepared to illustrate the potential tax burdens for a $500,000 property valuation.



Example Tax Burden

If a resident's assessed property value is $500,000 and the loan for the new fire station building is $500,000, they will pay approximately $227 per year to pay off a 20-year loan and pay $95 per year to maintain the new building.

USDA Rural Development Loans

- The program offers a 30-year low-interest loan option for the town, which is currently at a rate of 4.625%.
- The interest rate changes quarterly.
- If rates at closing are lower, the applicant receives the lower rate.
- There are no annual fees or prepayment penalties.
- The applicant must show repayment ability.
- Ownership of the property is a positive aspect because property is a part of the “total project cost”, so less funds are required. This would act as an applicant contribution and would give the town additional points.
- The fact that the town’s existing Fire Station should be condemned makes the need for a Fire Station a safety issue and may make the project a higher priority item for a potential loan.
- Because federal dollars are involved, the project has to go through a public competitive bid process.

USDA Rural Development Loans

- The program's fiscal year begins October 1st, which will require fast action for an application.
- USDA Rural Development should be considered as a lender of last resort. It is not supposed to compete with commercial banks, if they offer reasonable rates and terms, they should be considered as a source of loans.
- If banks offer reasonable rates and terms when compared to Rural Development rates and terms, then the entity should go that route.
- Despite a lower interest rate, the stringent requirements of this program will result in higher costs for design and construction.

Grants and Donations

- USDA Rural Development offers some grants, but towns rarely get them because they have taxing authority. As with the loans, the stringent requirements of this program will result in higher costs for design and construction.
- Another grant option is a CDBG from the Department of Economic and Community Development. In order to quality for this grant, 51% of the town's residents must be at or below what is considered a medium to low income level as determined by HUD. This income level is 80% of the state or county median income adjusted for family size. Only 44.3% of Sweden's residents meet this requirement, so the town does not qualify.
- Homeland Security was also contacted; their program does not allow for Construction Projects.
- The office of Senator Bruce Bryant investigated grant options on our behalf. The only two grant options that they are aware of are the two that we have already looked into.
- FEMA has been mentioned as a source of grants, but their grants are typically for equipment only.

Grants and Donations

- Grant writers were contacted by the Committee, but since grant eligibility is unlikely, there is no need to continue to pursue a grant writer.
- Eligibility of the town for available grants is doubtful, but the Committee is still open to investigating grants that may become available over time. Relying on a grant for financing the Fire Station is unreasonable at this time.
- Donations may be likely, but uncertain. The Committee feels it is best to move forward with something the town can afford to build and allow donations to help reduce the tax burden.

Going Forward

A Special Town Meeting to vote on the following Fire Station Building Articles will be held on Saturday, June 14, 2008 at 9:00 am at the Town Meeting House.

- Article 1. "To see if the town will vote to select one of the following options for a proposed fire station and hire a design professional through a competitive bid or similar process to prepare a building and site design for the town's approval at a future town meeting:
  - Option A Approximately 50 X 70 (Approximately 3,500 SF)
  - Option B Approximately 62 X 70 (Approximately 4,340 SF)
  - Option C Approximately 64 X 80 (Approximately 5,120 SF)
  - Option D No Building ”
- Article 2. To see what sum the Town will raise and/or appropriate for design and planning of the proposed Sweden Fire Station and allow any balance to carry over to a Sweden Fire Station Building Reserve Fund which is hereby established”

  Selectmen Recommend to raise from property taxes $18,000.

Going Forward (continued)

- After the proposed design is completed there may another information meeting or the package may go directly out to bid.
- After bid prices are received and evaluated, the package will be presented to the town and a vote taken to decide whether or not to fund the actual building of the project.
- Should the town vote to proceed, the Selectmen will move forward with funding options later this year.

List of Resources and References

• Town of Sweden Comprehensive Plan, 2004	• Fire Association Incorporation Papers	• Maine Department of Labor Compliance Directive (6-20-2005)
• Membership Roster 2008	• Copy of e-mail to Bridgton Board of Selectmen	• Written response from Town of Bridgton
• Written documentation of conversation between Jim Willey and Town of Lovell Fire Chief	• Title 101	• Fire Protection and Related Emergency Services Mutual Aid Agreement
• Emergency Operations Plan	• ISO Information from Website (www.iso.com)	• ISO Fire Suppression Rating Schedule
• Countryway Insurance Company Personal Lines Manual	• Personal Lines Bulletin from Chalmers Insurance	• Deed dated January 31, 1952
• Bureau of Labor Standards Letter dated December 11, 1997	• Bureau of Labor Standards Letter dated February 4, 2003	• MMA Letter dated April 14, 2003
• RLR Enterprises Letter dated October 19, 2004	• Tax Map – U1, Lot 8	• Zoning and Land Use Ordinance (Section VIII, Section C. page 8)
• Zoning and Land Use Ordinance (Section IX, page 14)	• Photos of existing station	• 29 CFR 1910.141 (d)(2)(i) – OSHA Standards
• Joseph F. Neville, PE, Letter dated March 11, 2003	• 2003 Town of Sweden Annual Report, page 57, Article 15	• 2004 Town of Sweden Annual Report, Page 59, Article 15
• 2005 Town of Sweden Annual Report, Page 31, Article 15	• 2006 Town of Sweden Annual Report, Page 29, Article 15	• 2007 Town of Sweden Annual Report, Page 35, Articles 15 & 38

List of Resources and References

- Plan Prepared for the Town of Sweden
- Plot Plan
- Drawings of Each Building Option
- "Considerations" Presented to Potential Building Designers
- Table of Anticipated Costs to Operate and Maintain Station
- Maine Statute Title 30-A Chapter 225 Maine Municipal Bond Bank
- MMA Bond Bank Greater Resolution At-A-Glance
- MMA Bond Bank Bond Issuance Costs
- Estimated Effect on Tax Rates
- National Fire Protection Association Website: www.nfpa.org
- ISO Website: www.iso.com
- Town of Sweden information, including Fire Station Building Committee Meeting Notes and this Presentation, is available at www.eskerridge.com/Sweden.htm

List of Contacts

Maine Bureau of Insurance	Mike Mayette
Maine Department of Transportation	
Septic Designer	Walter Horton
MMA Bond Bank	Greg Connors
Engineers, Architects, and Draftsmen	Little Pond Construction Bunker & Savage Architects Lou Bruno Shawn Bergeron Tom Spugnardi Eric Grondahl Andrew McCullough Smith Reuter Bill Hamilton Plymouth Engineering Scott Burkette
Surveyors	Points North Ron Kiesman
Contractors	L.A. Drew Morton Buildings General Steel O'Connor Construction

List of Contacts

Grant Sources	USDA Rural Development Department of Economic & Community Development (HUD) Homeland Security FEMA
Grant Writers	Scott Thomas John Cleveland
Fire Marshall	Rich McCarthy
Visits to Other Fire Stations	Denmark Bridgton Central Station Center Conway, NH
Other Towns	Denmark Bethel Upton Levant Dedham Hope Madison Sebago Bridgton Lovell