



Why North Hero Needs a New
Fire Station and Town Garage

A SUMMARY OF THE PROPOSED PROJECT AND ITS IMPORTANCE

1



Introductions

2

North Hero Volunteer Fire Department

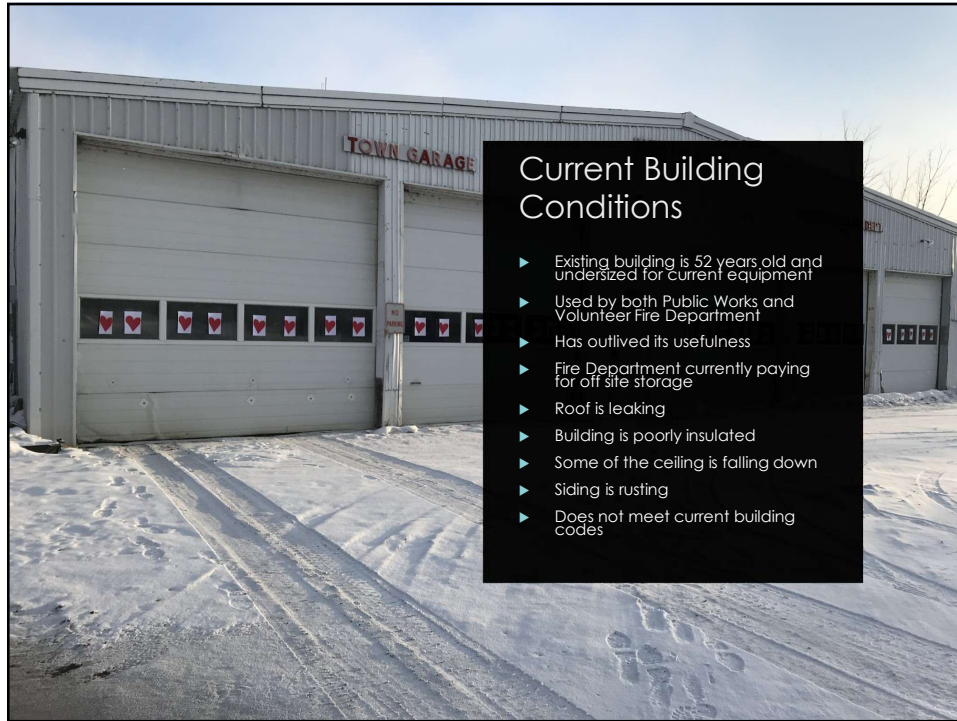
- ▶ Responds to ~100 calls/year including mutual aid to surrounding communities
- ▶ Handles fire, smoke alarms, accidents, water and ice rescues
- ▶ Staffed by 16 trained firefighters (all volunteer)
- ▶ Auxiliary has 15 volunteers for support and fundraising

3

North Hero Public Works

- ▶ Maintains all roads except US Route 2
- ▶ Handles plowing, sanding, summer lawn mowing, and facility maintenance
- ▶ Maintains all town properties including 5 cemeteries
- ▶ Staffed by 2 full-time employees

4



5

Timeline of the North Station Project

- ▶ **Recognizing the Need**
 - ▶ Community identified the need for a new fire station and Public Works garage over 10 years ago.
- ▶ **Initial Steps**
 - ▶ 2016: Wiemann Lamphere Architects Inc. hired to begin design of the new Fire Station.
 - ▶ 2017: North Station Building Replacement Committee was established.
- ▶ **Expanding the Vision**
 - ▶ 2018: Municipal Complex design created by local architect Robert Caneco, including:
 - ▶ Fire Station
 - ▶ Public Works Garage
 - ▶ Town Office
 - ▶ 2018: Land adjacent to the existing garage purchased to support expansion.

6

Timeline of the North Station Project - continued

- ▶ **Refining the Plan**
 - ▶ Town Office removed from the design after its relocation to the Community Hall.
- ▶ **Progress & Milestones**
 - ▶ 2024: Preliminary plans for Fire Station and Public Works Garage approved.
 - ▶ 2025: Significant advancements in engineering, design, and planning underway.
 - ▶ 2025: Selectboard Public Informational Meeting – September 15th at 7:00 pm
 - ▶ 2025: Bond vote scheduled for Tuesday September 16th
 - ▶ 2025: Construction bids in November with award in December
 - ▶ 2026: Construction from March 15th – November 30th

7

Project Overview

- ▶ ~7,000 sq ft Fire Station
- ▶ ~3,000 sq ft Public Works garage
- ▶ Includes demolition, grading, utilities, paving, sidewalks to each building
- ▶ EV chargers may be included (per 2024 Vermont State Building Code)

8



Fire Station

9



Public Works Garage

10

Estimated Total Cost

- ▶ \$5.1 million
- ▶ Soft costs - \$480,734
(design, engineering, management, permits, electrical upgrades, Furniture, Fixtures and Equipment)
- ▶ Construction: \$4,327,000
- ▶ Contingency: \$300,000

11

Construction Budget

- ▶ Pre-Construction Costs (Engineering, Architecture, Management Fees, Permits - \$227,944
- ▶ Construction Costs - \$4,327,000
 - ▶ Fire Station - \$2,700,000
 - ▶ Public Works Garage - \$850,000
 - ▶ Civil Work \$777,000
- ▶ Contingency \$300,000
- ▶ Project Management Fees - \$93,790
- ▶ Furniture, Fixtures, Equipment - \$155,000
- ▶ Total Cost - \$5,103,734

▶ These numbers were updated on 9/10/2025.

12

Cost-Saving Measures that have been taken

- ▶ Eliminated the need for a new salt shed via an arrangement with Vermont AOT
- ▶ Simultaneous construction of both buildings to reduce contractor fees.
- ▶ Eliminated second floor and the need for a sprinkler system in the fire station
- ▶ Optimized building envelope design and mechanical systems.
- ▶ Competitive bid strategy using comprehensive drawings and specifications (contractor selection slated for December 2025).

13

Proposed Project Funding

- ▶ No accessible state/federal funding available.
- ▶ ~\$900,000 already reserved by the Town and committed by the voters for the Public Works garage.
- ▶ "Raise the Ladder" campaign has raised more than \$26,000 toward the cost of the fire station.
- ▶ Proposed \$4.5 million municipal bond issued by the Vermont Bond Bank with a 20-year payback.

14

Projected Tax Impact of \$4,500,000 bond

- ▶ Example: \$200,000 assessed property will see a \$260/year tax increase.
- ▶ Example: \$400,000 assessed property will see a \$520/year tax increase
- ▶ Example: \$800,000 assessed property will see a \$1040/year tax increase.

15

Important Dates

- ▶ Sep 15, 7:00 pm – Selectboard public informational meeting
- ▶ Sep 16, 7am-7pm – Town bond vote at Community Hall

16

Bond Vote

- ▶ Approval of the bond vote will allow the Town to borrow up to \$4,500,000.
- ▶ The Town will only borrow the funds actually needed to finance the project.

17

Conclusion

- ▶ Serving the Community for 52 Years
The current facility has supported operations for over five decades with a life expectancy of only 30 years.
- ▶ Designed for Today & Tomorrow
The new Fire Station and Public Works Garage is tailored to meet modern standards and future growth.
- ▶ Best Value Strategy
Efficient planning and resource management will ensure long term value for the town.

18

New Website Page Now Live: North Hero Fire Station & Public Works Garage Replacement Project

Dedicated page on the town's website detailing the entire project. Will be updated as the project progresses.

WWW.NORTHEROVT.COM

19

Questions?

20

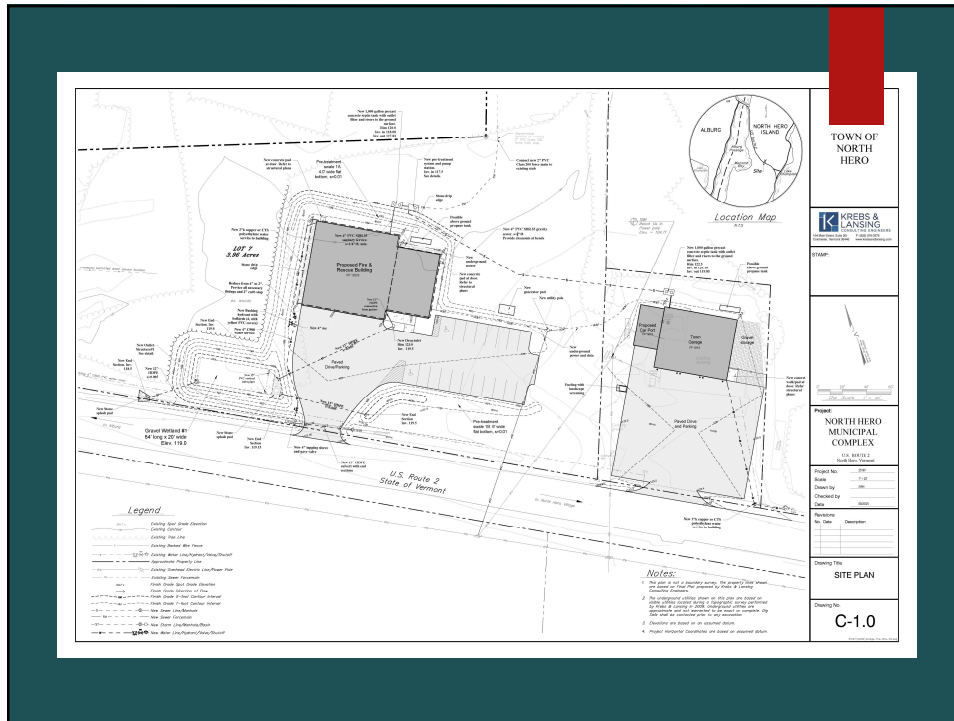
NORTH HERO FIRE STATION AND PUBLIC WORKS GARAGE REPLACEMENT PROJECT			
BUDGET CONSTRUCTION PHASE		9/12/2025	
Pre-Construction Costs			
Management Fees - D. Stewart	\$	28,500.00	
Borings (for structural engineer)	\$	10,784.00	
Civil engineering - Krebs & Lansing	\$	13,160.00	
(NIC costs admin (see below))		(\$14,290 - \$1,690 + \$2,560)	
(NIC CA) Architect & Structural Engineer	\$	112,250.00	
Cost of design narratives	\$	7,000.00	
Upgrade to utility poles - VELLO	\$	5,000.00	
single phase power			
State building permit	\$	29,750.00	
(4.0 m building cost x .0085)			
Cost of fundraising	\$	15,000.00	
Cost of Bond Vote	\$	2,500.00	
Cost of advertising for bidders	\$	-	
Total Pre-Construction Costs	\$	223,944.00	\$ 223,944.00
Cost of construction			
Fire Station	\$	2,700,000.00	
Town Garage	\$	850,000.00	
Civil Work	\$	777,000.00	
includes performance & payment bond insurance, design build MCFPP			
Reimbursables to architect & civil engineer	\$	4,000.00	
Contingency	\$	300,000.00	
Total Cost of Construction	\$	4,631,000.00	
Project Management Fees			
Owners Rep. D. Stewart	\$	15,500.00	
Krebs & Lansing	\$	3,690.00	
Architect	\$	54,600.00	
Clerk	\$	20,000.00	
Total Project Management Fees	\$	93,790.00	
Additional costs not yet identified			
Fire Department Generator	\$	60,000.00	
Comms	\$	20,000.00	
Building Security	\$	15,000.00	
Fire Station FFE	\$	40,000.00	
Kitchen, TVs, Tables & Chairs, Office Equip	\$	-	
Town garage FFE	\$	20,000.00	
Lift, Tables, Chairs, Comms			
Total Additional costs not yet identified	\$	155,000.00	
Total Construction Phase	\$	4,878,790.00	
Total Project Costs	\$	5,103,734.00	

Budget Breakdown

21

LEVEL PRINCIPAL PAYMENTS				
		\$4,500,000 Bond		
		4.57%	4.18%	3.53%
Interest Rates	Without Bond	With 30 year bond	With 20 year bond	With 10 year bond
Fiscal Year 25/26		\$ 355,650.00	\$ 413,100.00	\$ 608,850.00
Yearly Bond Payment				
Total Budget to be raised by taxes	\$ 1,311,272.00	\$ 1,666,922.00	\$ 1,724,372.00	\$ 1,920,122.00
Previous Year Surplus	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
To be raised by municipal tax rate	\$ 1,246,272.00	\$ 1,601,922.00	\$ 1,659,372.00	\$ 1,855,122.00
Municipal Grand List value as of 04/25/2025	\$ 3,178,302.00	\$ 3,178,302.00	\$ 3,178,302.00	\$ 3,178,302.00
Municipal Grand List /100	\$ 31,783.02	\$ 31,783.02	\$ 31,783.02	\$ 31,783.02
2025/2026 Proposed Municipal Tax Rate	\$ 0.3921	\$ 0.5040	\$ 0.5221	\$ 0.5837
Property Assessment	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Grand List Amount	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Taxes Billed	\$ 784.24	\$ 1,008.04	\$ 1,044.19	\$ 1,167.37
Estimated Increase		\$ 223.80	\$ 259.95	\$ 383.13
Property Assessment	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00
Grand List Amount	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Taxes Billed	\$ 1,568.48	\$ 2,016.07	\$ 2,088.38	\$ 2,334.73
Estimated Increase		\$ 447.60	\$ 519.90	\$ 766.26
Total Interest Paid over life of bond		\$ 3,187,575.00	\$ 1,975,050.00	\$ 873,675.00

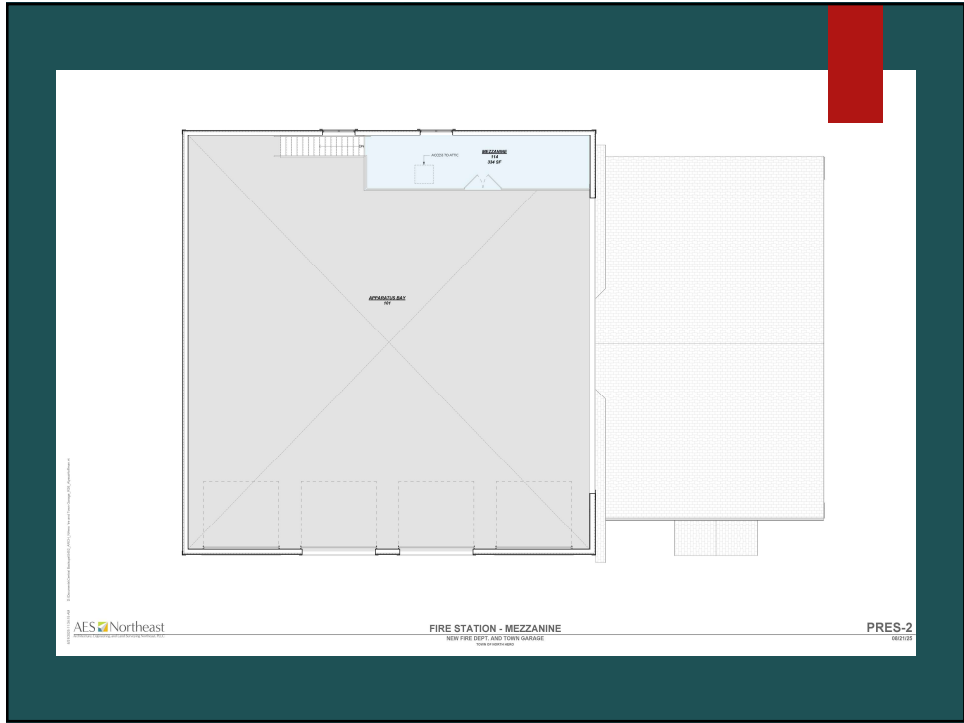
22



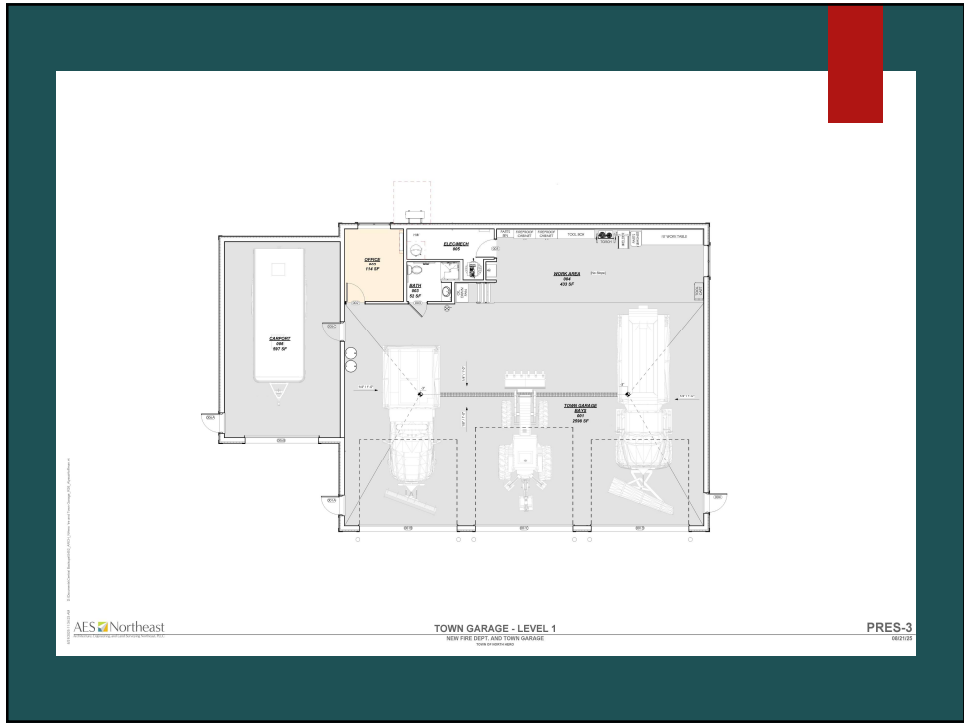
23



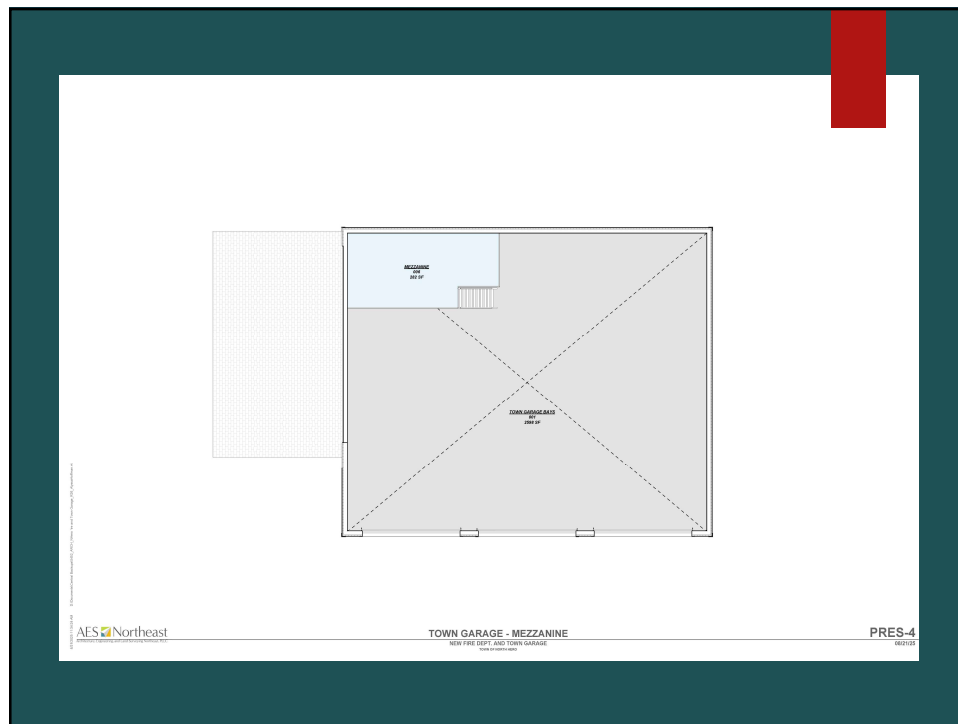
24



25



26



27

Breakdown of Fire Department expenditures from town appropriation and donations

- ▶ Tanker payments - 10-year loan, shortened to 4 years with additional principal payments. Projected Pay off is January 2026.
- ▶ Pumper Payments - start in November 2025. 10-year term and same strategy as tanker for early pay off.
- ▶ All vehicle maintenance, repairs and inspections.
- ▶ Self contained breathing apparatus annual testing and inspection by 3rd party.
- ▶ Annual Pump Testing
- ▶ Annual Hose Testing
- ▶ Annual Ladder Testing
- ▶ Maintenance and repairs to vehicle extrication equipment, both gas powered and electric.
- ▶ Communication equipment repair, maintenance or replacement.
- ▶ PPE (turn out gear) purchase, cleaning and repairs . Our Auxiliary provides assistance with the PPE purchases. Thank You!!
- ▶ Many other smaller expenses such as postage, clerical supplies, annual tax preparation and consumable goods.

28