

# what does a new fire station COST?



## LOCATION

The next thing to consider is where in the country will the station be built? Region is a major factor in how much a fire station costs. Political climate, union versus non-union labor, availability of materials or even availability of trades people overall in an area can have an effect on the final price.



## UTILITIES

Does your site have all the proper utilities? If not, there are costs associated with their installation. Power (3 phase), water, gas, sewer, and stormwater are just a few that you will absolutely need.



## FFE

FFE or Furniture, Fixtures and Equipment are the final factor in the cost. This can include anything from wash extractors, ranges, refrigerators, alerting systems, vehicle exhaust systems, audio/visual systems, furniture, etc. You may want to buy everything top-of-the-line or you may already have existing equipment to use, so the FFE costs can greatly vary but they typically range from 3% to 5% of the total cost of the building.



## TIME OF YEAR

The time of year you start your project will influence the cost of your project. In locations with rough winters, you will want to ensure the building fully enclosed by the time the snow falls to avoid paying for winter construction costs such as temporary heating and tenting for masonry. But waiting too long will cost money as well as inflation costs from year to year can range from 3% to 5%.

You now have yourself a fully functional fire station! As you can see, there are many factors that determine what a fire station costs, all of which take planning and analysis to determine that magic number. Using the knowledge of experts can help you to achieve the closest estimate possible.



## SITE ACQUISITION

If your municipality has land that you can build on and it fits your response time needs, your cost per square foot cost will be significantly lower. However, many communities have a difficult time finding the amount property (3 to 5 acres) available in their community without purchasing other parcels. This can cost in the millions of dollars in some communities.



## GEOTECH

On your selected site, soil testing need to take place. If the geotechnical reports come back with issues and your property needs soil remediation, that can add significant cost. This could include anything from bad compaction, fill from a previous owner, abandoned foundations, or even a landfill from the 1920's.



## CONTINGENCY

A contingency fund is a major component to a successful project. Changes can occur during design and there needs to be money there to accommodate for those changes. For example, the architect may plan for a shingled roof but the owner may decide they want to upgrade to a standing seam metal roof. Having a contingency fund of 5% during the course of construction is money well spent if needed.



## SIZE

The cost per square foot can vary from \$200/sq ft to over \$600/sq ft! We need to break down the square footage number to have a better understanding of what goes into each little 12'x12'x piece and to do that you need a team to start planning, programming and designing your new station.

