



For more questions on voting locations, please contact the Registrar of Voters at (860) 871-3634 or the Town Clerk's Office at (860) 871-3630.

For further questions on the Firehouse Improvement Project, please contact the Town Manager's Office at (860) 871-3600.

Please remember to vote on May 4, 2021 between the hours of 6 a.m. and 8 p.m. at the Tolland Recreation Center (104 Old Post Road).

Residents can receive up-to-date information on Town events by signing up for the Town's E-blast system at www.tolland.org or by following us on Facebook at Town of Tolland, CT and Twitter @TownOfTolland. Also, remember recycling helps save the environment.

This explanatory text is prepared pursuant to Section 9-369b of the Connecticut General Statutes.

Tolland Town Council
21 Tolland Green
Tolland, CT 06084

**RESIDENTIAL CUSTOMER
TOLLAND, CT 06084**



TOWN OF TOLLAND

FIREHOUSE IMPROVEMENT PROJECT

The Tolland Town Council has approved the submission of the following question for the May 4, 2021 referendum:

“Shall the Town of Tolland appropriate \$5,000,000 for the firehouse improvement project and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?”

Voting location is the Recreation Center (104 Old Post Road) and will be open between the hours of 6 a.m. and 8 p.m. on May 4, 2021.

Project Goals

The firehouse improvement project would bring Fire Stations 140, 340, and 440 into compliance with the Americans with Disabilities Act (ADA) and current CT building code requirements and address various space needs of the Public Safety Department.

Fire Station 140 (64 Crystal Lake Road) was constructed in May 1995. The current building has 5,720 square feet. The Town is proposing an expansion to Station 140's apparatus bays by 3,920 square feet and its living quarters by 432 square feet. The new building after expansion would be 10,072 square feet.

If approved, the project will address the crumbling foundation needs of Fire Station 140, make several maintenance improvements, including bringing its bathrooms and kitchen into compliance with ADA requirements, and undertake electrical and drain work. The concrete foundation of Station 140 contains pyrrhotite, which may cause the concrete to expand and deteriorate. Moisture speeds this process. The maintenance items for Station 140 include drainage to maintain a dry foundation environment.

Fire Stations 340 and 440 are proposed to be demolished and replaced with pre-engineered metal buildings.

Station 340 (247 Gehring Road) was built in October 1975. The current building has 2,428 square feet. The Town is proposing that the new building be larger, for a total of 3,700 square feet.

Station 440 (107 Plains Road) received its certificate of occupancy in July 1989. The current building is 2,428 square feet. The Town is proposing the new building be larger, for a total of 3,700 square feet.

The renovated firehouse and the new fire station buildings will have the following features: enhanced thermal envelope, more energy efficient exterior walls, new windows and doors that have thermal glass, energy efficient lighting and upgraded electrical systems, energy efficient mechanical systems with new exhaust systems in the bays, and an advanced HVAC system resulting in more energy efficient usage.

Finances

The impact of the \$5 million cost of the project is expected to be offset by the future paydown and elimination of debt obligations for other projects of the Town. This fact is anticipated to result in minimal or no impact on the tax rate.

Interest rates and construction contract bids are relatively low at the present time.

Town staff has applied for a State grant to help offset some of the cost of the project. The outcome of this application is unknown at this time.

We anticipate lower operating costs for all of the buildings due to the installation of energy efficient equipment and materials and lower repair costs. Such costs, however, cannot be definitively determined until the new buildings are opened and operational.

For more project information, please visit: <https://www.tolland.org/home/pages/firehouse-capital-improvement-project>.