

# Fire Station Feasibility Studies

## History of Study Initiatives and Improvements

- May 2019 Annual Town Meeting – Article 27. Renovation or Replacement Study
- June 2020 Annual Town Meeting – Article 16. HVAC/Interim Improvements
- October 2020 Special Town Meeting – Article 13. Renovation / Addition Study
- October 2021 Special Town Meeting – Article 10. Expanded Fire Station Feasibility Study

# History of Study Initiatives and Improvements

- May 2019 Annual Town Meeting – Article 27. FUND FEASIBILITY STUDY FOR FIRE STATION RENOVATION OR REPLACEMENT – Not done, the Article passed at Town Meeting, but failed to achieve a simple majority ballot vote.

# History of Study Initiatives and Improvements

June 2020 Annual Town Meeting – Article 16. FUND FIRE STATION HVAC/INTERIM IMPROVMENTS – Work completed in Spring 2021

## Key Items included:

- A dedicated outside air handler to inject additional fresh air
- New apparatus bay exhaust fans to enhance general air circulation with added extraction when sensing increased levels of vehicle emissions.
- Gas detection for Carbon Monoxide and Nitrogen Dioxide



# History of Study Initiatives and Improvements

October 2020 Special Town Meeting – Article 13. Renovation / Addition Study – Milestone 1 of 3, [An assessment concluded with a recommendation for a new building on August 11, 2021](#)

Key Deficiencies that, in combination, drive the “new building” solution:

- The Building is located in a naturally occurring hole. Overcoming the mutli-elevation challenges, which increases response time, cannot be adequately renovated.
- No air separation between apparatus (hot) zone and office/living areas allowing for dangerous carcinogenic exposure in the living quarters.
- The building is too small. The staff quarters need to double, an increase from 5 to 10 berths. An increase in staffing will affect most other support areas such as office, meeting, kitchen, fitness spaces, storage spaces, etc.
- The building predates code improvements including 521 CMR (accessibility regulations), seismic, wind loading, storm impact and energy efficiency standards.
- There is no fire suppression sprinkler system.
- The existing 400 amp single phase electrical service is undersized and lacks the efficiency of a three phase system.

Executing the required improvements would totally disrupt the Fire Department’s first responder commitments to the community.

The construction work would render the building temporarily uninhabitable.

The study recommended that a building be planned and designed to take care of the town’s first responders long-term health and welfare by protecting them from carcinogen transfer that exists in the current fire station.

# History of Study Initiatives and Improvements

October 2021 Special Town Meeting – [Article 10. APPROVE ADDITIONAL FUNDING FOR EXPANDED FIRE STATION FEASIBILITY STUDY](#)

The study is comprised of three milestones

## **Milestone #1 – Assessment of Potential Properties for a New Fire Station**

Including

- A general solicitation of inviting the submission of proposals for acquiring real property in accordance with Mass. General Law Chapter 30B, Section 16.
- Refine the possibility of properties to two sites. In a parallel track, the town will explore opportunities with utilizing municipal property.
- Provide preliminary feasibility level opinions of project costs

# History of Study Initiatives and Improvements

October 2021 Special Town Meeting – [Article 10. APPROVE ADDITIONAL FUNDING FOR EXPANDED FIRE STATION FEASIBILITY STUDY](#)

## **Milestone #2 – Development of Building Models**

Including

- Completing two simulated building models in sufficient detail allowing the Town to choose one for further development.
- Evidence that the prospective lot sizes will address current and future department needs.
- A proposed schematic layout to address traffic flow within the building to accommodate staff-to-public and staff to-staff interactions.
- A refinement of Milestone #1's overall project costs.

# History of Study Initiatives and Improvements

October 2021 Special Town Meeting – [Article 10. APPROVE ADDITIONAL FUNDING FOR EXPANDED FIRE STATION FEASIBILITY STUDY](#)

## **Milestone #3 – Refinement of Conceptual Design**

Including

- Advancement of Milestone #2's chosen concept design
- Preliminary site and floor plans, building elevations, and overall assessments
- A feasibility level estimate including the acquisition of property, proposed new facility and Owner's development costs such as Designer fees, Owner's Project Manager (OPM) fees, Permits, furnishings, contingency, etc.
- The finished product shall be in sufficient detail, to serve as a basis for continuation into the Design Development and Construction Bidding Phases.

# Existing Conditions



# Concept 1 – Single Multipurpose Driveway



# Concept 2 – Dual Driveways



# Concept 1 with Existing Station



# Possible School Campus Improvements

- Expanded Parking
- Additional parking lot access, reducing pickup and drop-off congestion, by utilizing the fire station driveway
- Enhanced site lighting
- New walkways to improve accessibility access
- Enhanced access to the Fire Department during emergencies

# Possible School Campus Improvements

- Expedited connection to the town's sewer system



# Requested Next Step

Authorize the Town to include OES' property in the feasibility study.