

## Article 8

# New Center Fire Station on Boston Road

October 21, 2013



- *Provide recommendation to Board of Selectmen whether a new satellite fire station should be constructed by a private developer in the Parker Village section of Town.*
- *Investigate feasibility of replacing Center Station at current location or on other Town owned or privately owned property.*
- *Determine if by combining both projects into a consolidated facility near Route 495, whether a three station coverage model would meet the Town's needs.*
- *Recommendations were presented to BOS at their July 9<sup>th</sup>, 2013 meeting.*



# Active Fire Stations



**Center Station No.1**

Built 1974  
Staffed full-time 1985



**Rogers Station No.3**

Built 2000  
Staffed full-time 2008

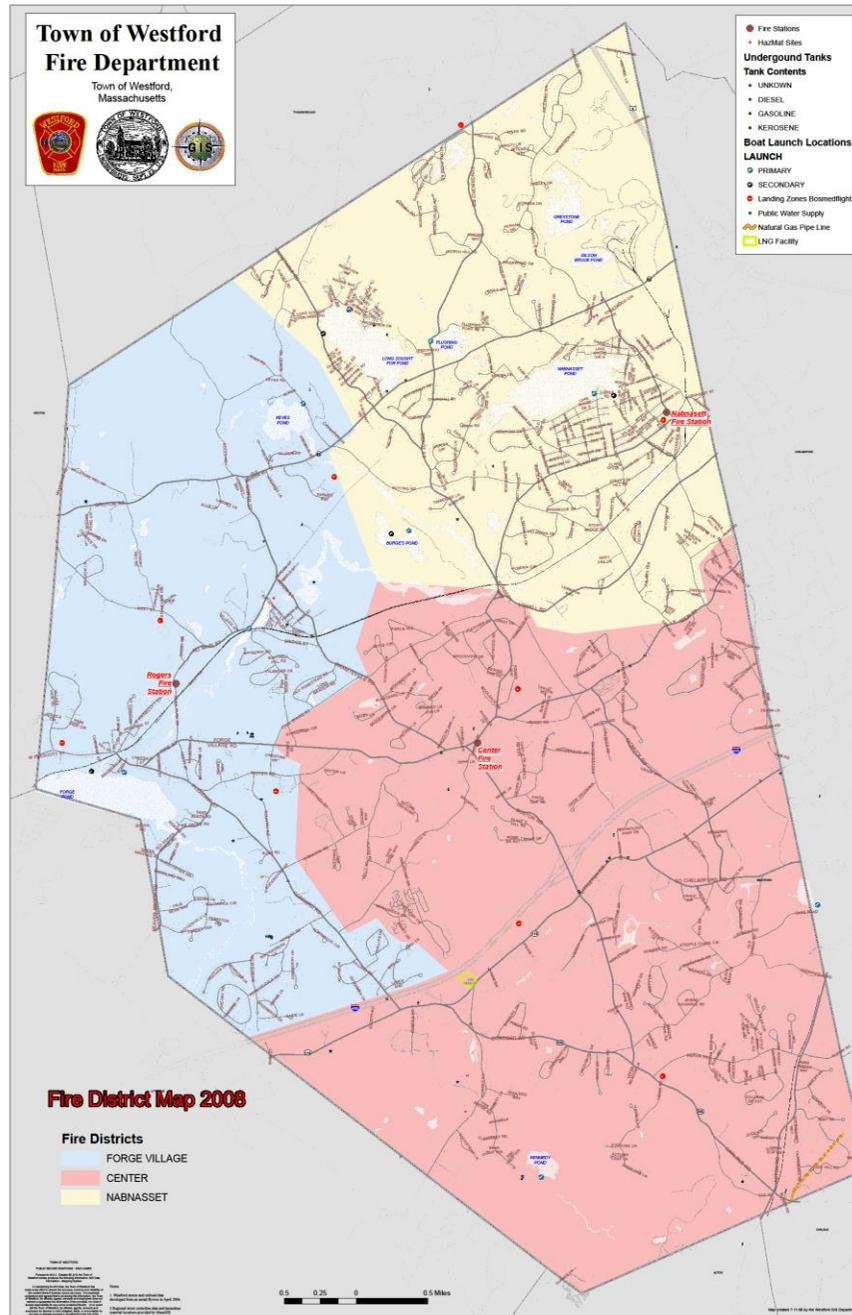


**Nab Station No.4**

Built 1963  
Staffed full-time 2000

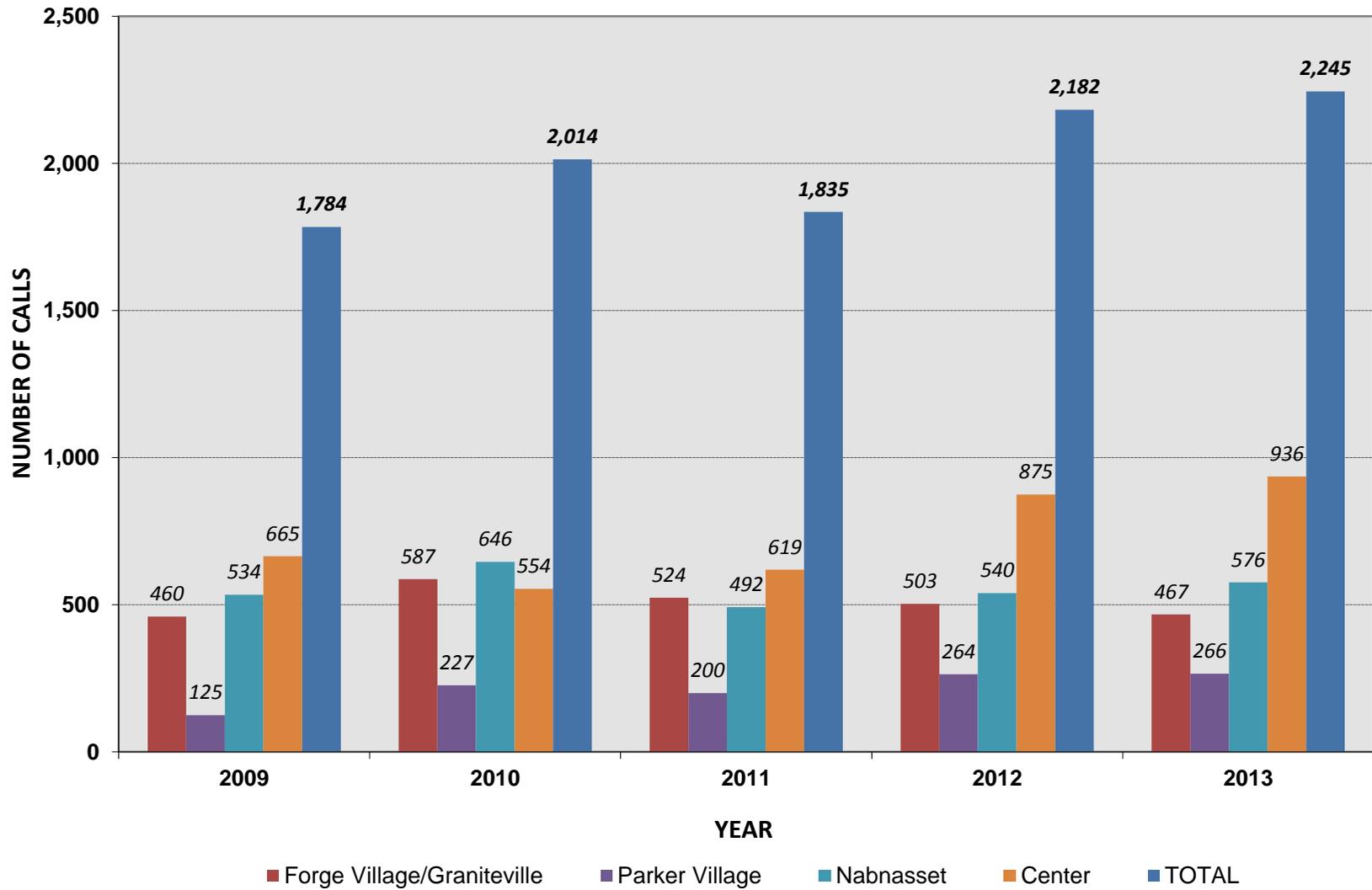


# Current Fire Districts



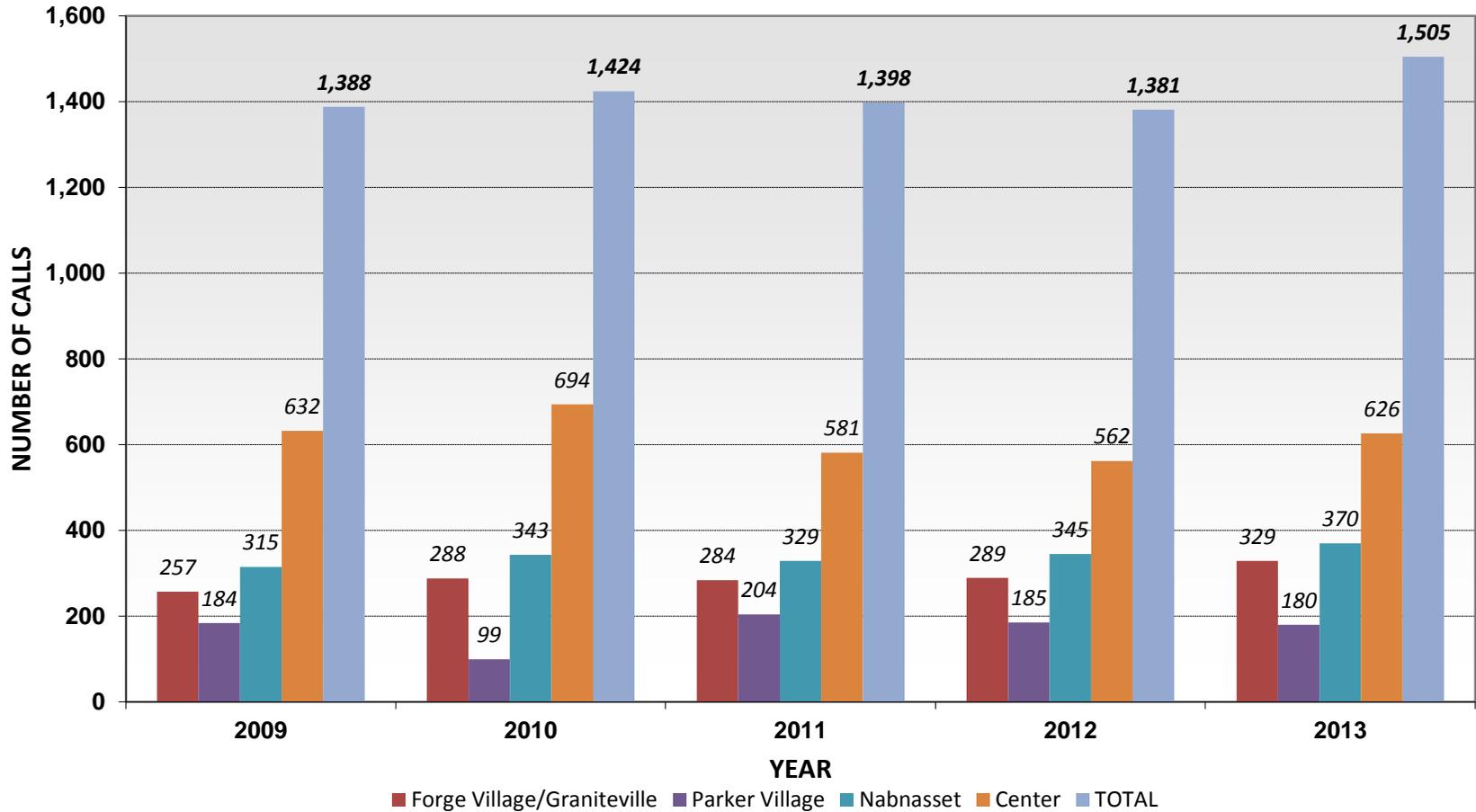
# Fire Calls

## Westford Fire Department Fire Calls 2009 - 2013



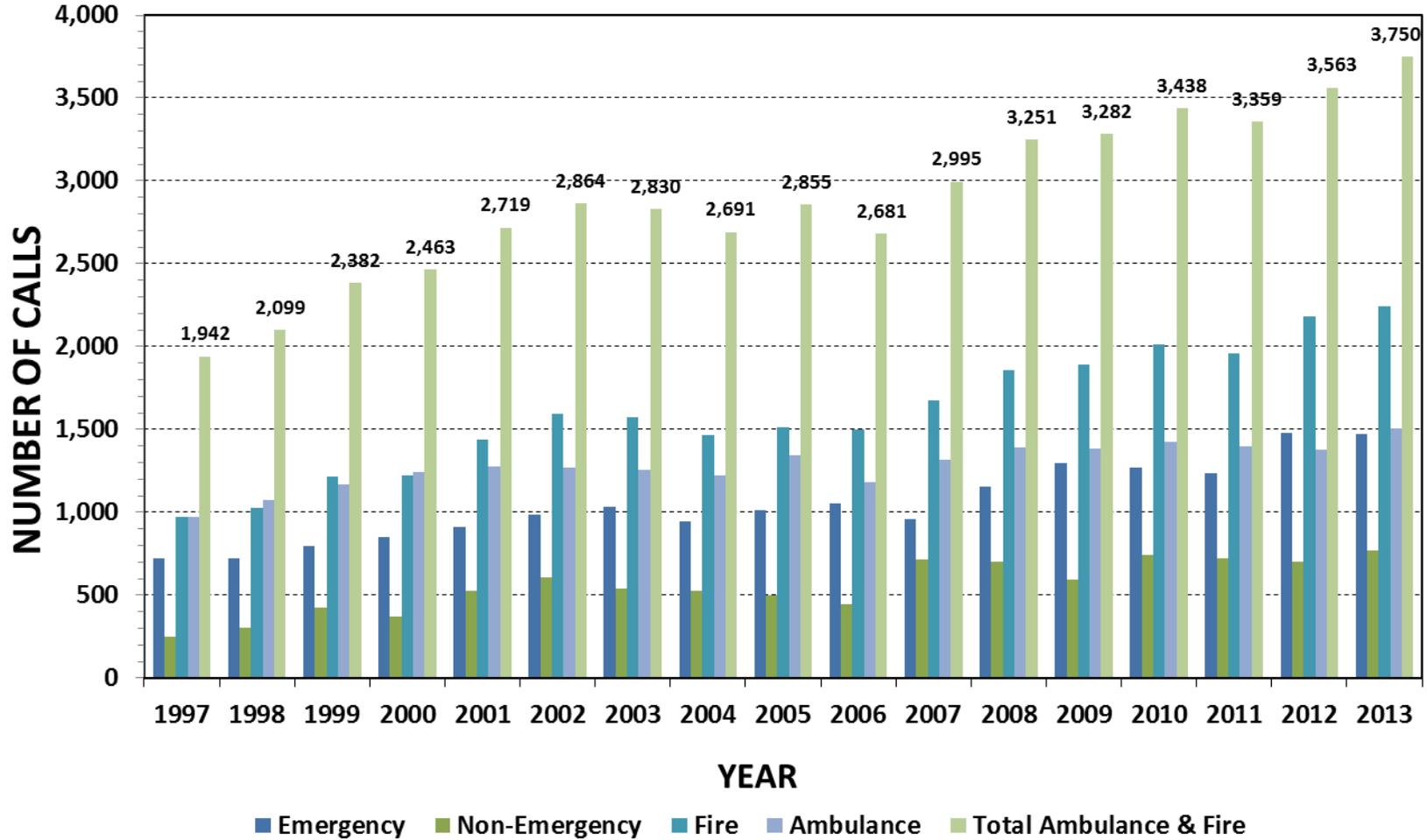
# Ambulance Calls

## Westford Fire Department Ambulance Calls 2009 - 2013



# Fire and Ambulance Calls

## Westford Fire Department Fire and Ambulance Call Totals 1997 - 2013

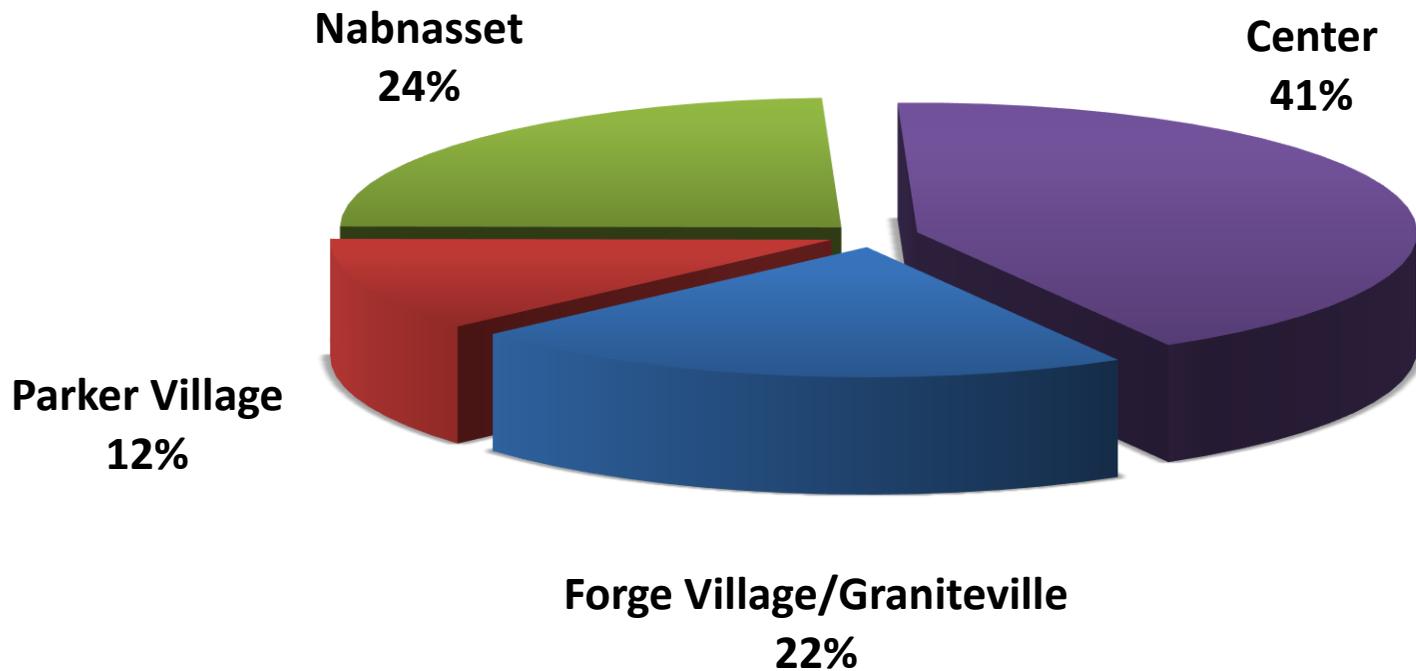


Special Town Meeting



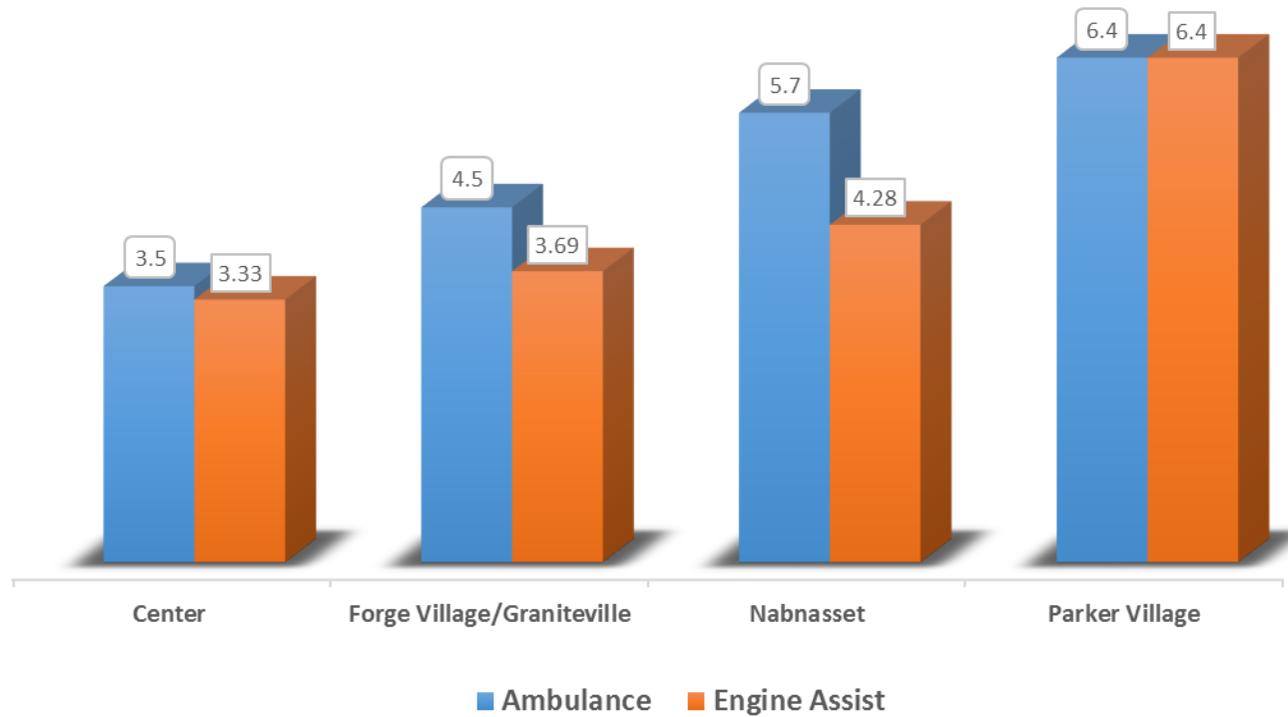
# Fire and Ambulance Calls

## Westford Fire Department Fire and Ambulance Calls 2013



# Medical Response Times

Ambulance/Engine Assist Response Times (minutes)  
2013

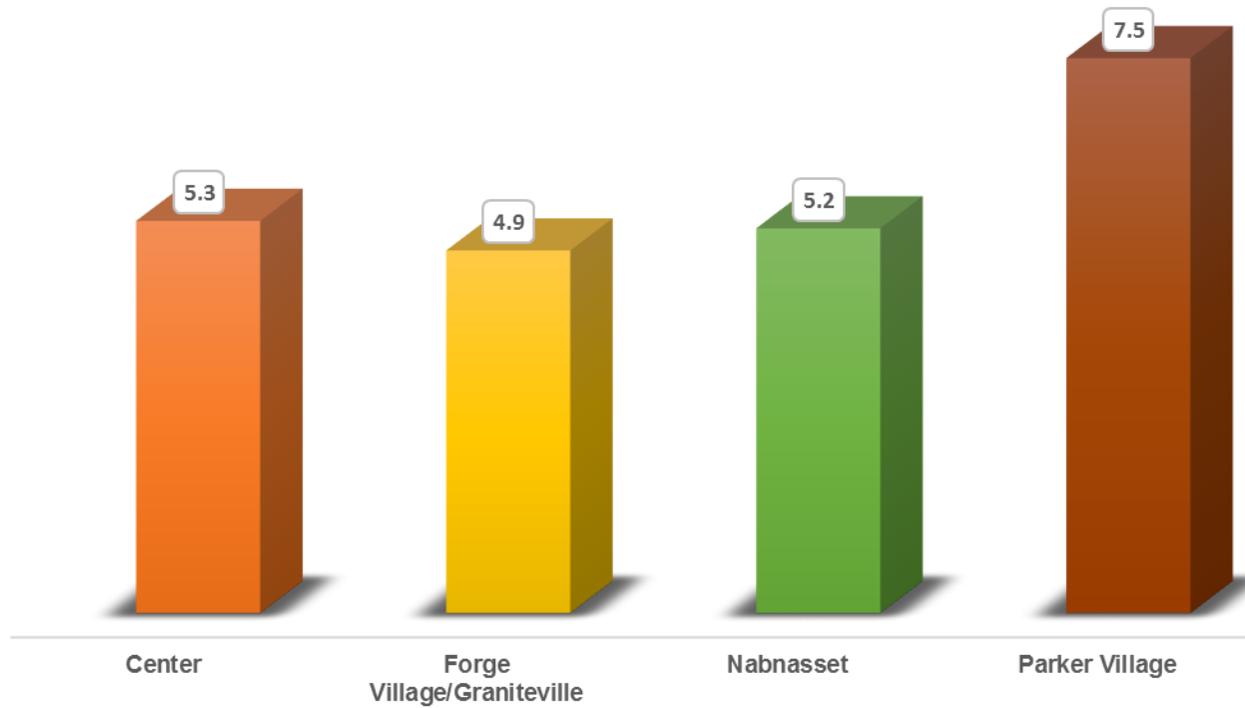


***Recommended response time for cardiac and stroke patients is  $\leq 6$  minutes***



# Fire Response Times

Fire Engine Response Times (minutes)  
2013



# Center Fire Station No.1

- *Constructed in 1974 when Fire Department was a volunteer department, facility is inadequate to meet current needs of Department of Town.*
- *Station has three bays and stores two engines, two ambulances, and one ladder truck*
- *Currently all EMS/ALS calls are dispatched from this location*
- *Building needs significant upgrades to address building code, accessibility issues, energy issues, equipment and hazardous materials storage issues.*



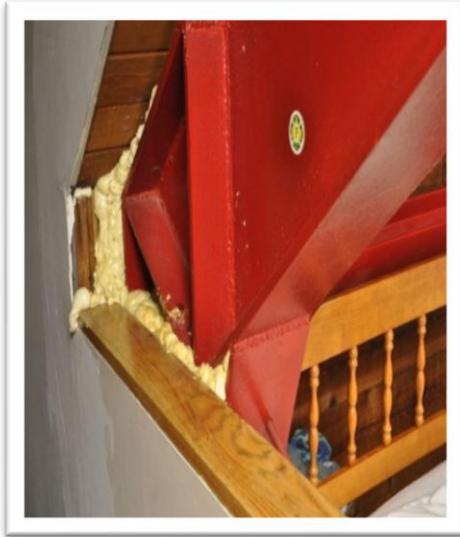
# Identified Deficiencies

- ✓ *No accommodations for full-time staff*
- ✓ *No space for administrative staff*
- ✓ *Building is not compliant with Americans with Disabilities Act*
- ✓ *Inadequate bathroom and shower facilities for men and women*
- ✓ *Inadequate sleeping quarters*
- ✓ *Inadequate records storage*
- ✓ *No locker room facilities*
- ✓ *Unable to accommodate public meetings*
- ✓ *No area for decontamination*
- ✓ *No area for bio-hazard storage*
- ✓ *No fire sprinkler system*



*Existing decontamination area*

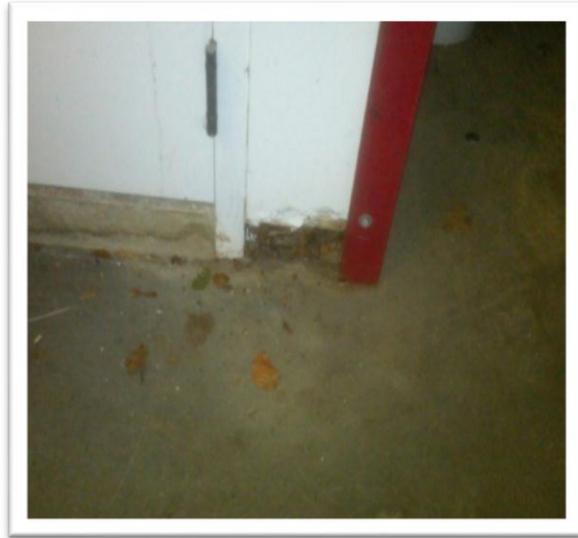
# Center Station Existing Building Conditions



*Roof leak in Sleeping Quarters*



*Mold on interior wall*



*Interior rot from water damage*



*Exterior wood trim rot*

# Center Station Existing Conditions – 1<sup>st</sup> Floor



*Dispatch Office*



*Engine No.1 with door open*



*Engine and Ambulance backed in*



*Ambulance with side door open*

# Center Station Existing Conditions – 2<sup>nd</sup> Floor



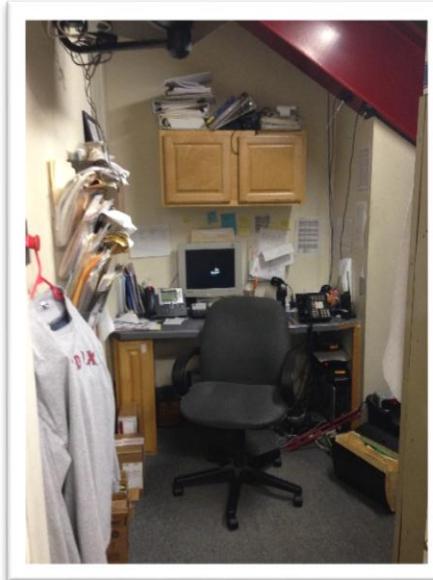
*Meeting Room/Kitchen/Office*



*Fire Prevention "Office"*



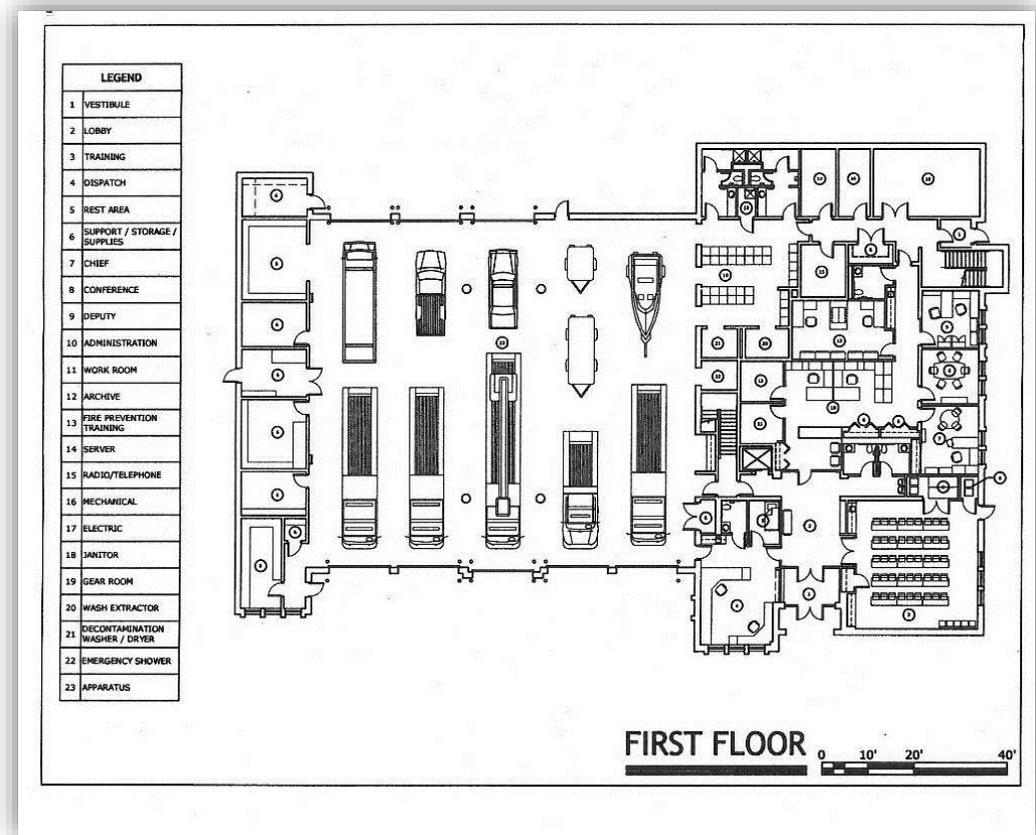
*Sleeping Quarters*



*Captain's "Office"*

# Conceptual Floor Plan – New Fire Station

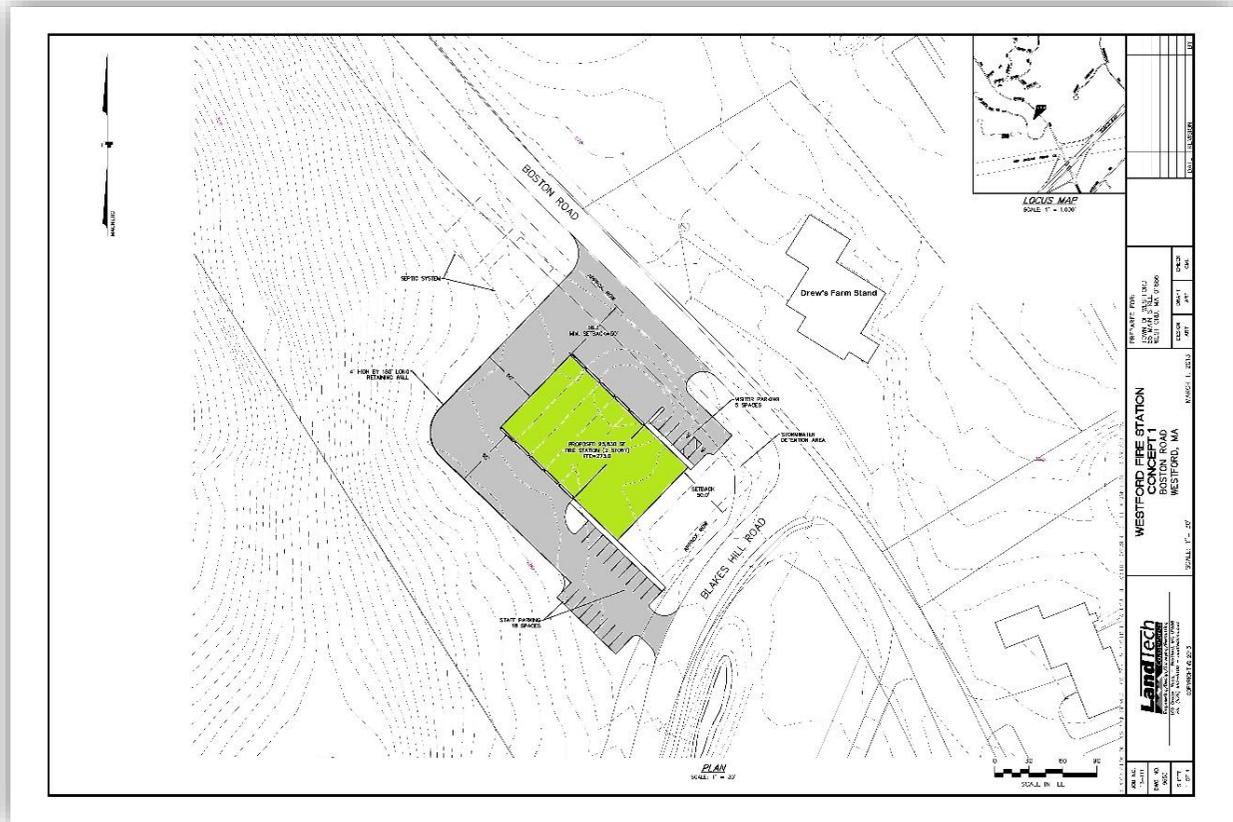
- *Space needs analysis completed in 2010 developed program that would meet future needs of Fire Department*
- *Adequate number of bays for equipment/vehicle storage*
- *Administrative offices*
- *Adequate storage for all equipment and hazardous materials*
- *Dispatch center*
- *Living quarters and locker facilities for personnel*



*Conceptual Floor Plan of a Fire Station*

# Conceptual Site Plan – Boston Road Parcel

- *PTBC developed conceptual site plans for new Center Station at four Town owned locations (including at current location)*
- *Recommended constructing station on 4.8 acre Town owned land on Boston Road (Parcel 22-3-4)*
- *Location will improve response time to Route 110 and Parker Village*
- *Traffic light needed for access/safety*
- *No impact on existing Center Station during construction*
- *Reconfigure response areas of Nab Station and Rogers Station*



- *Fairly flat, open parcel at intersection of Boston Road and Blake's Hill Road*
- *Topography slopes up towards Blake's Hill.*
- *Parcel 22-3-5 (5.02 acres) to rear of parcel will maintain natural vegetated buffer to Blake's Hill neighborhood.*





# Financial Impacts

- Preliminary PTBC Cost Opinion
  - Projections are based on a 2010 space needs analysis
  - Estimates are based on other recent similar fire station construction projects in area
- Tax Impact
  - Estimated \$15,000,000 paid over 20 years at 4%
  - For a house assessed at \$480,000, an estimated **\$133.15** will be added to the tax bill

Task	Milestone Dates	Funding Request
<b>Fall 2013 Town Meeting</b>	<b>October 2013</b>	<b>\$350,000</b>
Hire Owner's Project Manager	December 2013	
Hire Architect	January 2014	
Complete Feasibility Study	January 2014 – August 2014	
<b>Fall 2014 Town Meeting</b>	<b>October 2014</b>	<b>\$1,700,000</b>
Complete Design Documents	November 2014 – December 2015	
Receive Construction Bids	February 2016	
<b>Annual Town Meeting</b>	<b>March 2016</b>	<b>\$13,000,000</b>
Construction Groundbreaking	June 2016	
Construction Complete	December 2017	

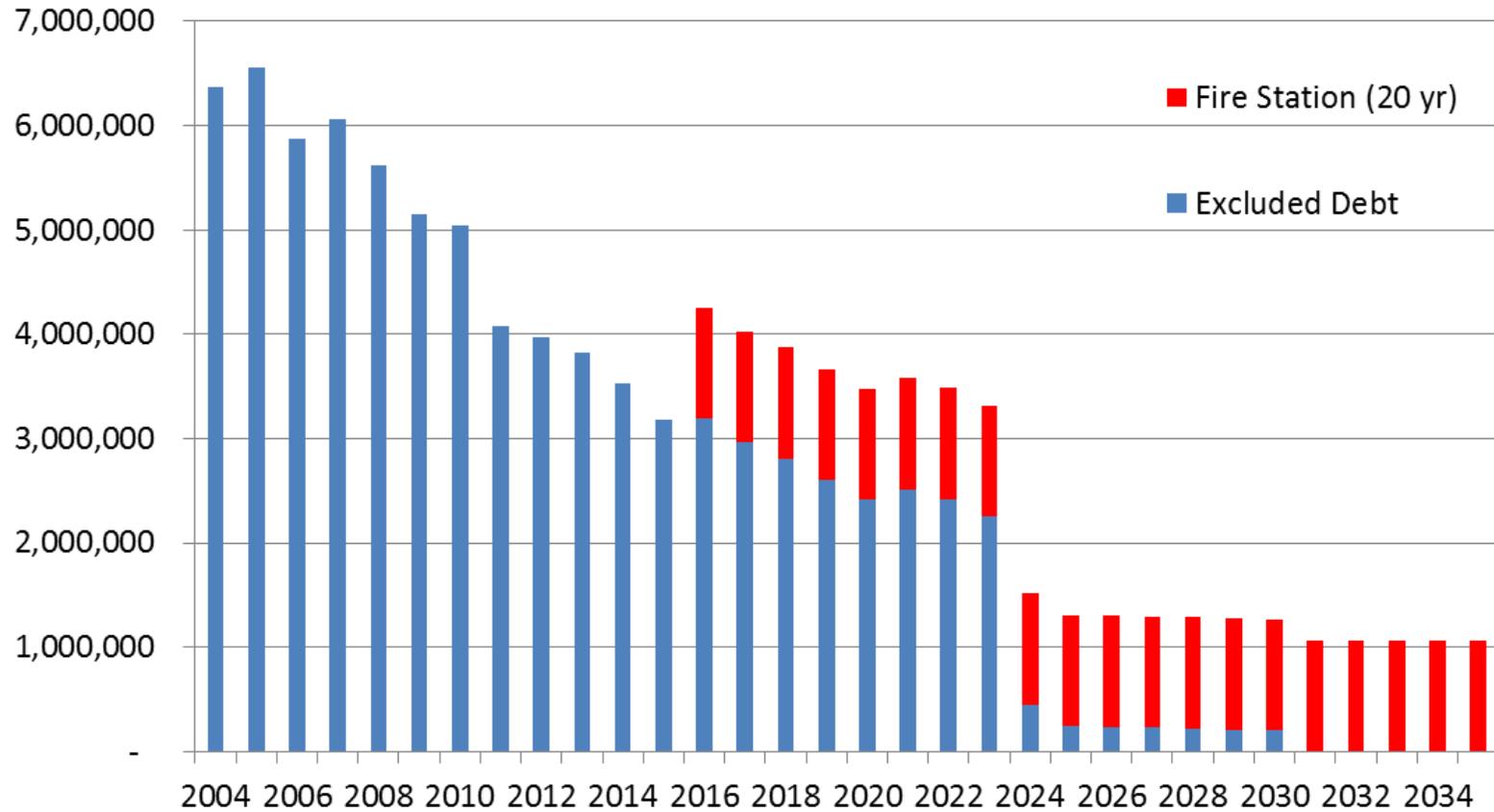
Year	Excluded Debt	Fire Station (20 yr)	Total Excluded Debt	Maturity of Debt-Excluded Projects
2014	3,522,289		3,522,289	
2015	3,186,124		3,186,124	WA Refunding 2
2016	3,189,260	1,065,000	4,254,260	
2017	2,962,249	1,065,000	4,027,249	
2018	2,811,193	1,065,000	3,876,193	
2019	2,602,970	1,065,000	3,667,970	Highway A&E, Highway Construction 2
2020	2,413,557	1,065,000	3,478,557	
2021	2,511,152	1,065,000	3,576,152	WA Refunding 1
2022	2,417,188	1,065,000	3,482,188	
2023	2,251,565	1,065,000	3,316,565	
2024	449,614	1,065,000	1,514,614	Rita Miller, Crisafulli, & Stony Brook Schools
2025	243,700	1,065,000	1,308,700	Highway Garage
2026	236,000	1,065,000	1,301,000	
2027	228,000	1,065,000	1,293,000	
2028	220,000	1,065,000	1,285,000	
2029	212,000	1,065,000	1,277,000	
2030	204,000	1,065,000	1,269,000	
2031	-	1,065,000	1,065,000	Senior Center
2032		1,065,000	1,065,000	
2033		1,065,000	1,065,000	
2034		1,065,000	1,065,000	
2035		1,065,000	1,065,000	
<b>Total</b>		<b>21,300,000</b>		



Original Westford Academy was used as a Fire Station from 1916 to 1975; now Westford Museum



## Impact of Fire Station Construction to Excluded Debt

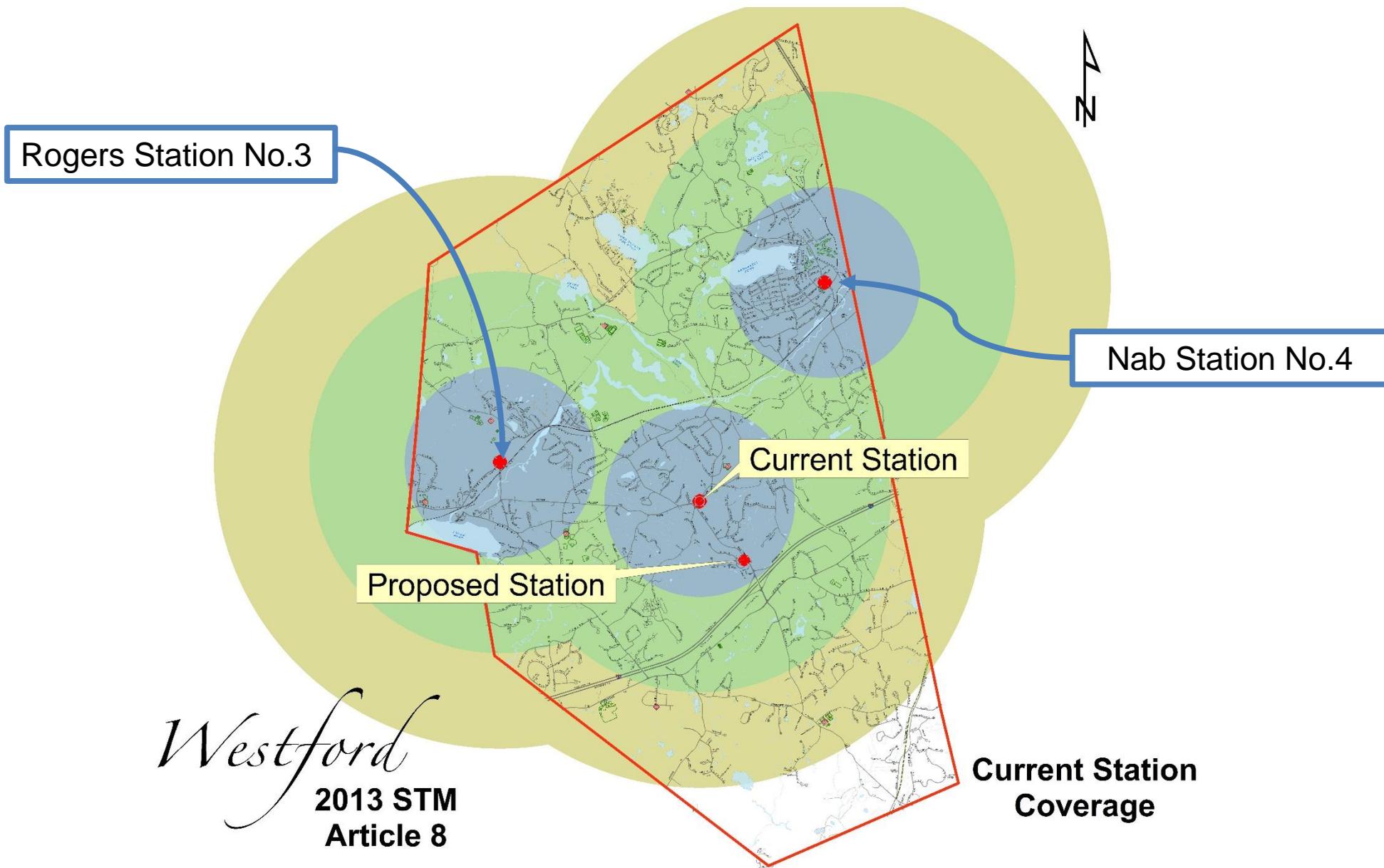


Special Town Meeting



# Existing Three Station Coverage Model

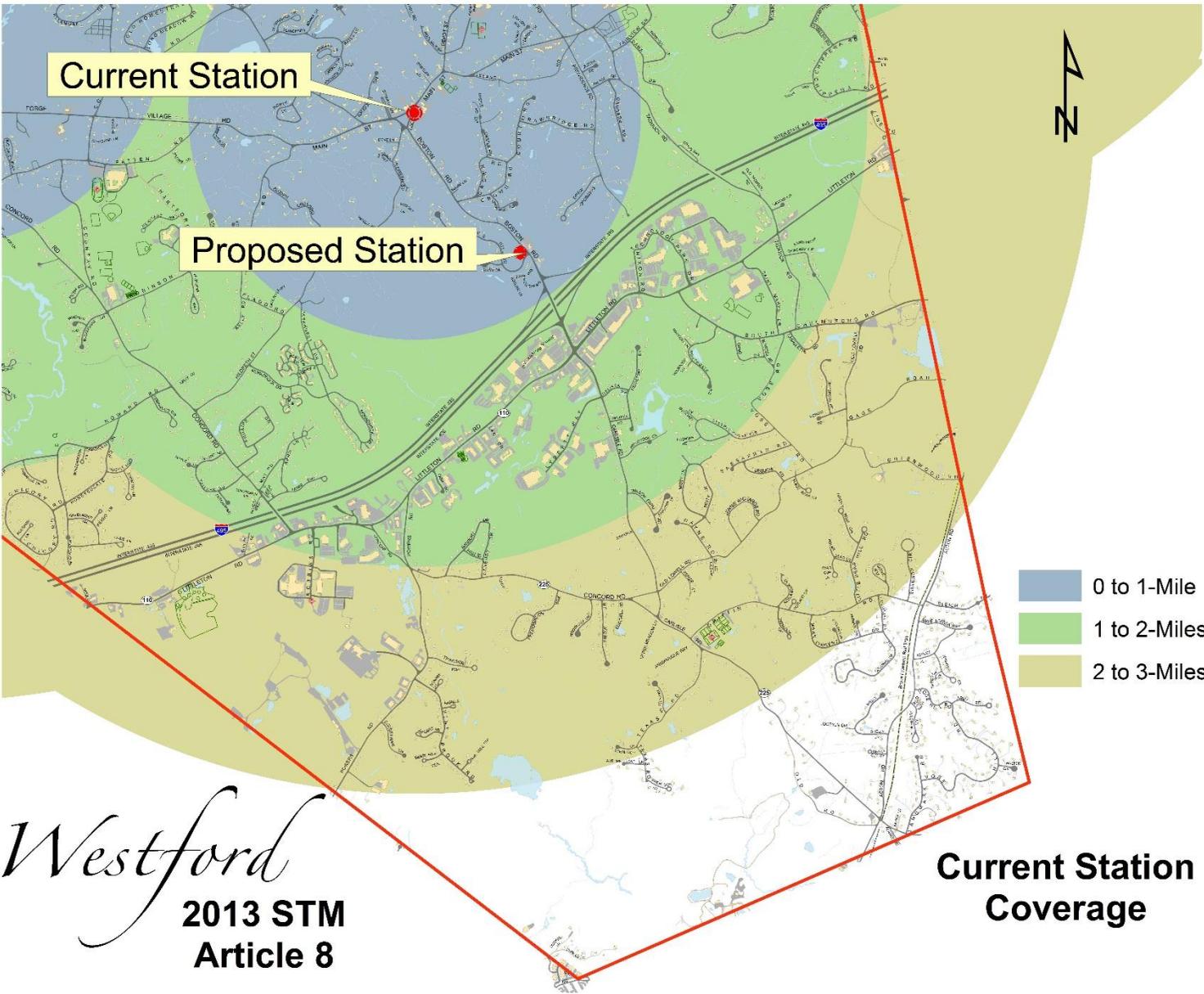
Special Town Meeting



October 21, 2013



# Existing Area Outside 3 Mile Radius



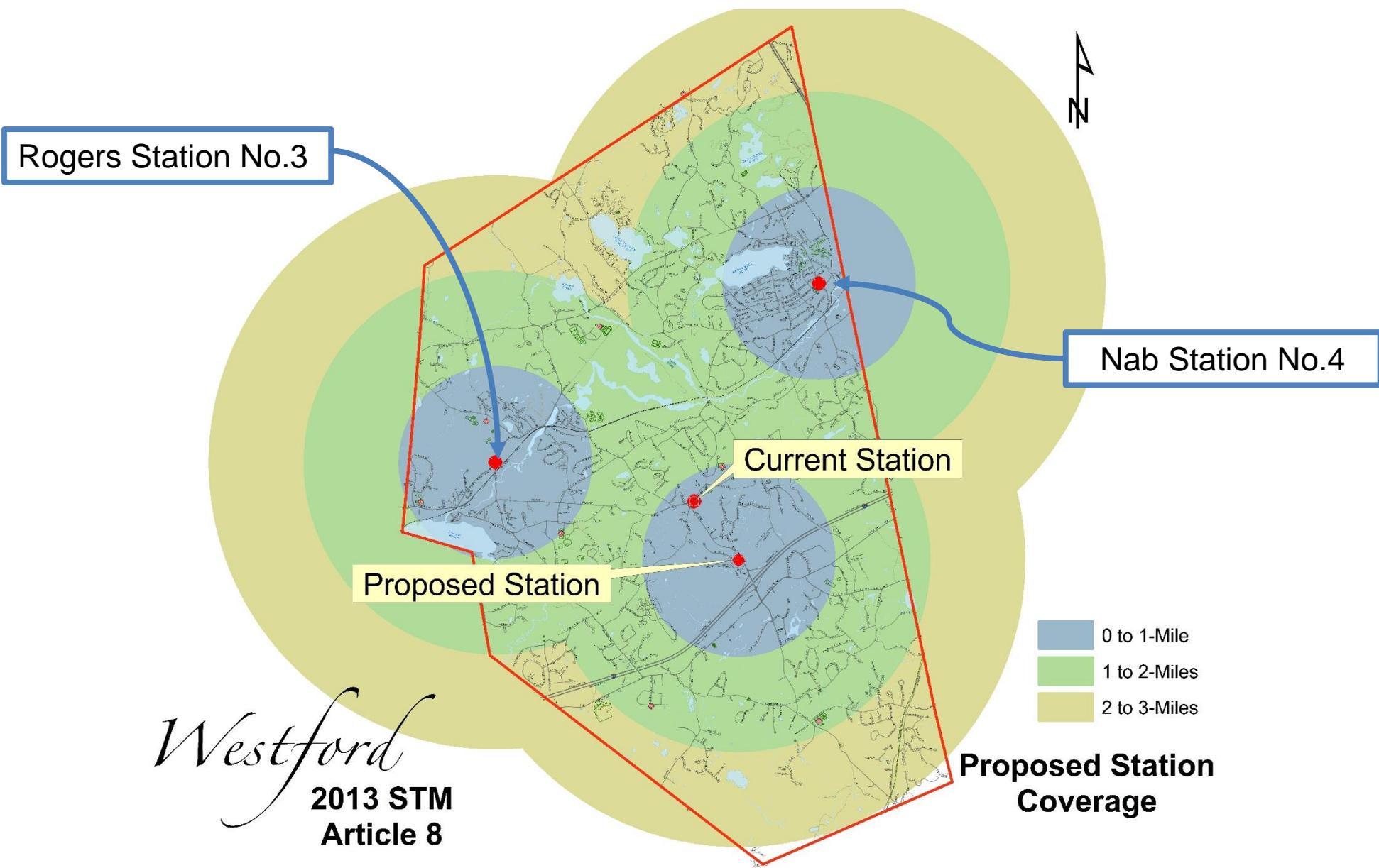
Special Town Meeting

October 21, 2013



# Proposed Three Station Coverage Model

Special Town Meeting



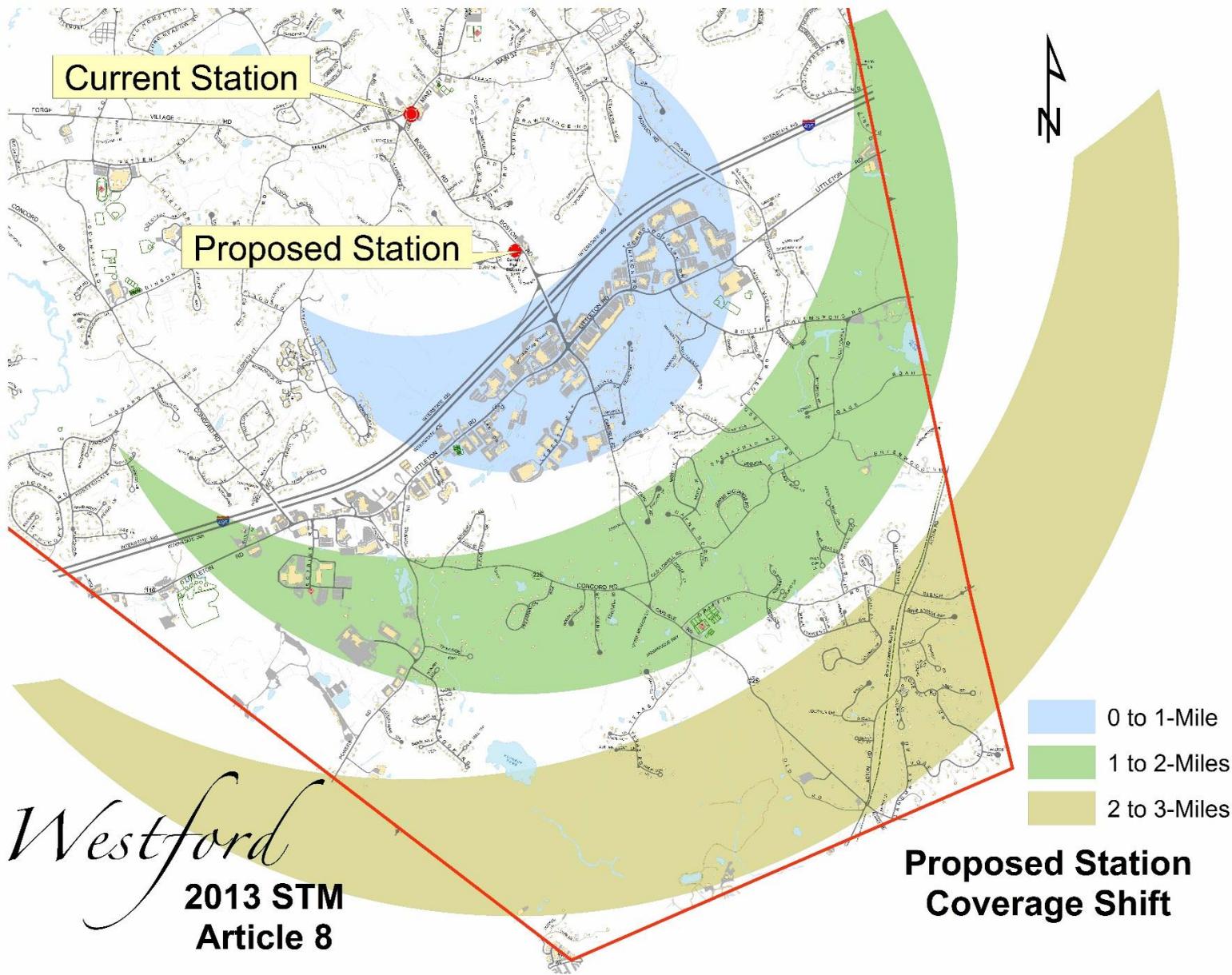
*Westford*  
2013 STM  
Article 8

October 21, 2013



# Proposed Station Coverage Shift

Special Town Meeting



October 21, 2013



# Funding Request Summary

Description	Amount
Owner's Project Manager – through Schematic Design	\$50,000
Architectural and Engineering Services – through Schematic Design	\$200,000
Environmental Testing of Site	\$20,000
Topographic Site and Property Line Survey	\$30,000
Feasibility Study of Existing Facility and Site	\$50,000
<b>TOTAL</b>	<b>\$350,000</b>



1. *PTBC recommends the Town construct a new Center Station on Town owned Boston Road 4.8 acre parcel adjacent to Blake's Hill Road to provide the most cost effective alternative to meet the Town's needs*
2. *Town should **not** construct a new satellite station in Parker Village as response times would not improve while facility is a call-station*
3. *Boston Road parcel should be transferred from **Recreational Use to General Municipal** purposes*
4. *Complete a **Feasibility Study** to determine how the existing station and/or site might be re-used to meet the Town's parking and other departmental needs.*
5. *Appropriate **\$350,000** to complete architectural and engineering services through Schematic Design Phase, and Feasibility Study of existing location.*





Thank you

October 21, 2013

