

# Center Fire Station Building Committee

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Community Meeting #2

April 4, 2012

# Agenda

- Work to Date
- Response Time Study
- Site Status\_High Level
- Abutter Issues
- Expansion Scenarios
- Needs Analysis
- Current Footprint and Programming
- Understanding a Fire Station
- Lawrence Homestead Options
- Station Avenue Site
- Compliance Issues
- Preliminary Cost Estimates
- Next Steps
- What Did We Forget?
- Your Input

# Work to Date

- Hired Architect / Site Engineer for Lawrence Homestead Trust (LHT)
  - Substantially completed:
    - Site evaluation
    - Programming and Budgetary Cost
- Designed and Executed Response Time Study
- Evaluated Compliance Issues
- Building and Site Feasibility for Prescott
  - Preliminary Programming and Cost Estimation
- Site Clarifications for Station Ave
- Public Distribution of Information
- Contingency Scenarios

# Response Time Study

<http://www.townofgroton.org/Portals/0/TownOfGroton/BCOs/CenterFireStationBuildingCommittee/Documents/Groton%20Station%20Location%20Analysis%20DFR%204-2-12.pdf>

**CONCLUSION:** “A new <Center Fire Station >will work well at any of the 3 sites evaluated. The differences between the three locations are minimal; response time improvements are also small. Results are based purely on the response time analysis conducted by the project team, and does not take into consideration any other factor. “

“From a response time perspective, all of the sites analyzed are essentially the same.”

Source: Criterion Associates [Analysis of Fire Station Location Alternatives-Town of Groton, Massachusetts](#) April 2012

# Response Time By Site

<b>Location</b>	<b>Average Travel Time (minutes)</b>	<b>Compared to Fire HQ</b>	<b>Compared to EMS</b>
Prescott School	5.38	97.5%	96.6%
Optimal 4-Minute Station	5.38	97.6%	96.7%
GELD	5.39	97.7%	96.8%
Optimal 8 Minute Station	5.48	99.4%	98.4%
Current HQ	5.52	100.0%	99.1%
Current EMS / Lawrence Trust	5.57	100.9%	100.0%

# Site Status\_High Level

- Lawrence Homestead

Availability: The LHT site is challenged by the required placement of the Station on the site as driven by wetlands and footprint requirements. This placement may conflict with LHT's vision of the site and /or its future value. Alternatives are being explored.

- Attractive in its flexibility.
- Few Siting Issues
- Purchase price not agreed.

- Station Ave

Viability: This site may simply not be viable given our footprint and the impact on wetlands.

- Wetlands issues impacting GELD's application
- Footprint compromises may impact usability

- Prescott

Desirability: This site imposes restrictions on the design of the 'program' and therefore means an unspecified compromise in the operational efficiency of the building. A segment of the public would prefer to see an alternative use.

- Some vehicle requirements issues to investigate
- Few practical barriers

# Abutter Issues

- Lawrence
  - Some indication that one or more abutters understood that there would be no additional municipal buildings after the current Public Safety building was completed.
- Prescott
  - Concern about traffic
    - Blocked Outbound Response times unless traffic control is installed
    - Entry and exit of safety vehicles will exacerbate already challenging pedestrian crossings.
  - Desire for a higher and better use.

# Expansion Scenarios

The current programming will support all foreseeable operations and Town growth. The largest contributor to change is the decreasing number of Call Members and the need to fill that void with Full Time Fire Fighters and EMTs.

## **Scenario 1:**

### **Full Time Department**

Drivers:

Availability of call personnel to offset and the number of onsite FF and EMS personnel

Needs:

Current housing and living facilities will suffice

Probability:

Complete Full Time: Low Increased Full Time: Likely

## **Scenario 2:**

### **Additional equipment**

Drivers:

New requirements for specialized Fire Fighting equipment such as a “Foam Trailer”, “Rehab Truck” or “Off Road Equipment”

Needs:

Impossible to specify footage requirements with certainty. Additional bay capacity or unheated space may be needed.

Probability:

Low

## **Scenario 3:**

### **Improved coverage to area covered by Lost Lake Station**

Drivers:

Community demand for improved response time and / or increased development requires that we staff the Lost Lake Station with ## Full Time personnel.

Needs:

Current housing and living facilities will suffice with modest improvements to Kitchen and Dayroom within the current footprint

Probability:

Low

## **Scenario 4:**

### **Improved coverage to area covered by West Groton Station**

Drivers:

Community Demand for improved response time and / or increased development requires that we staff the West Groton Station with fulltime personnel

Needs:

Current facilities are insufficient to support 24 hour coverage.

Probability:

Low

# Needs Analysis

- Needs analysis by Dore and Whittier and C&R Architecture + Design

- Extraordinarily qualified

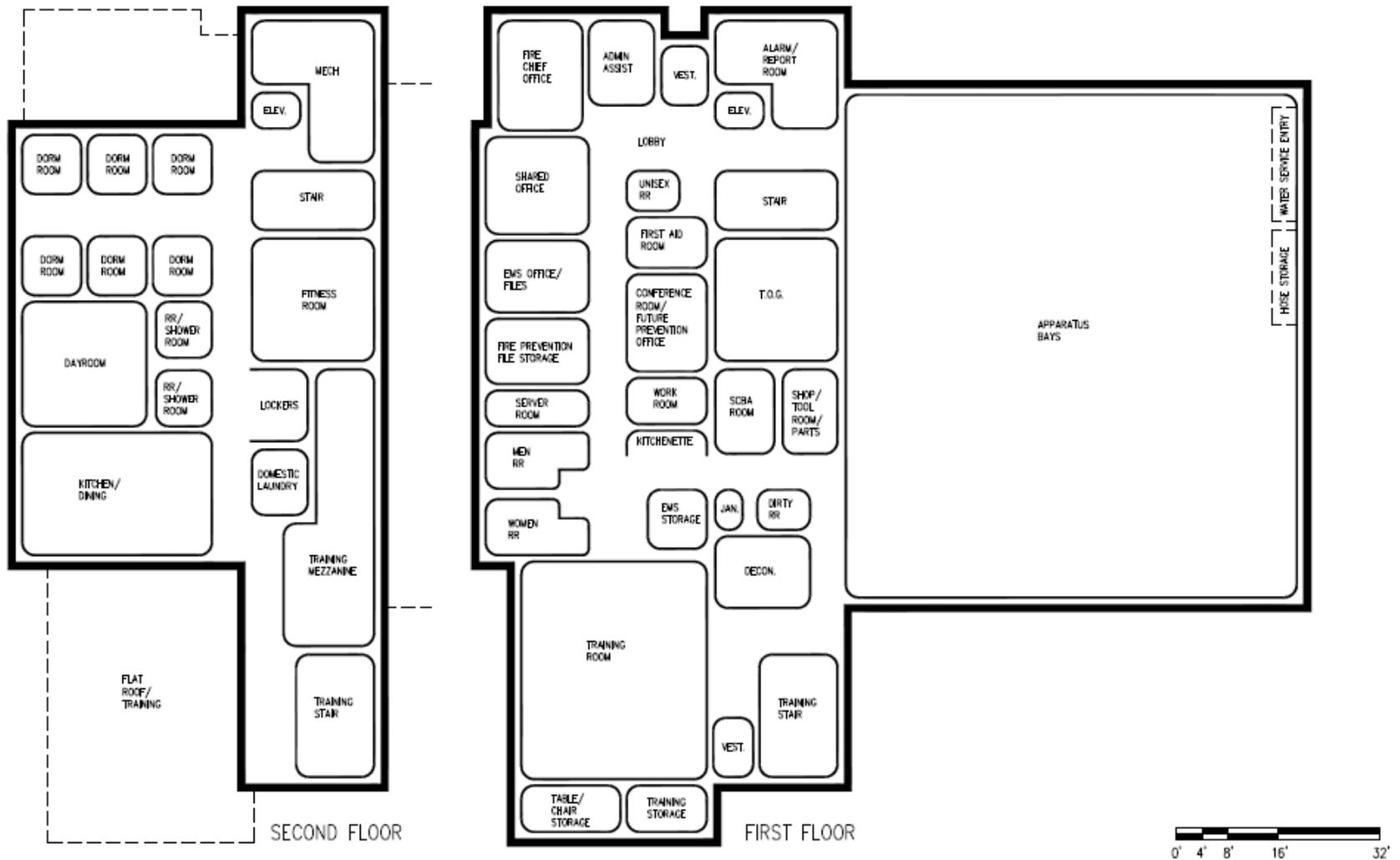
- Initial “Wish List” 20,288 sq ft

- C&Rs “Smallest Possible”: 18,118 sq ft

- GFD’s “Minimum Requirements” 18,588 sq ft

- Current Program: 18,550 sq ft

# Current Footprint and Programming



CONCEPT FLOOR PLAN A – REVISED  
2 STORY W/ TRAINING MEZZANINE



18,550 SF

MARCH 30, 2012  
GROTON, MA CENTER FIRE STATION

# Understanding a Fire Station

- What's with the pole?
  - a) Safety
  - b) Training
  - c) Entertainment
  - d) Response Time
- Visit the Ayer Fire Station on
  - Wednesday 4/11 at 7:00 PM
  - Saturday 4/14 at 10:00 AM

The Ayer Center Fire Station is located at:  
1 West Main St, Ayer MA

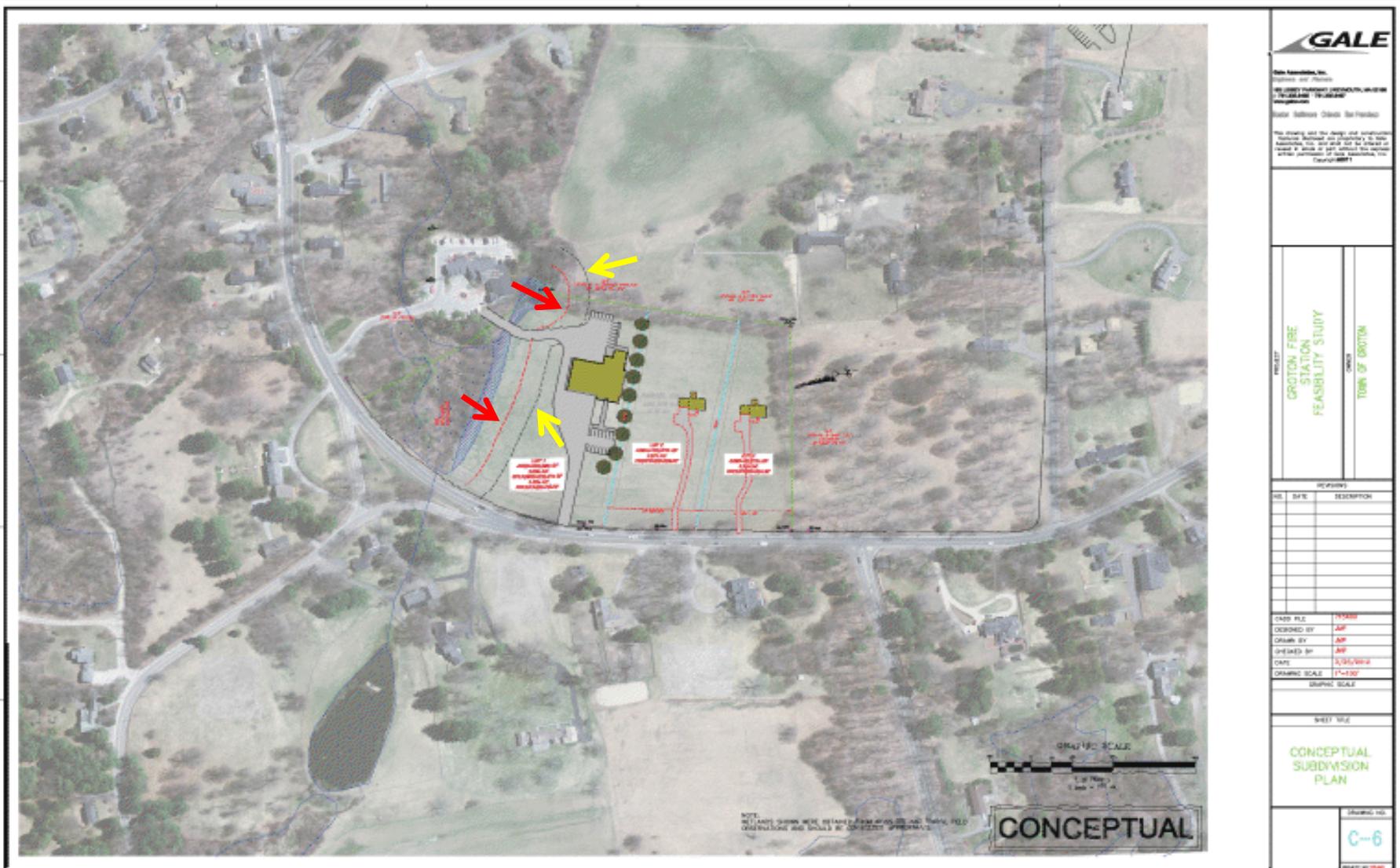
Plan on spending 70 to 90 minutes

Please let the BOS Office know if you are planning to attend:  
978-448-1111 or [selectmen@townofgroton.org](mailto:selectmen@townofgroton.org)

None-theless walk ins are welcome

# Lawrence Homestead Trust Option 1

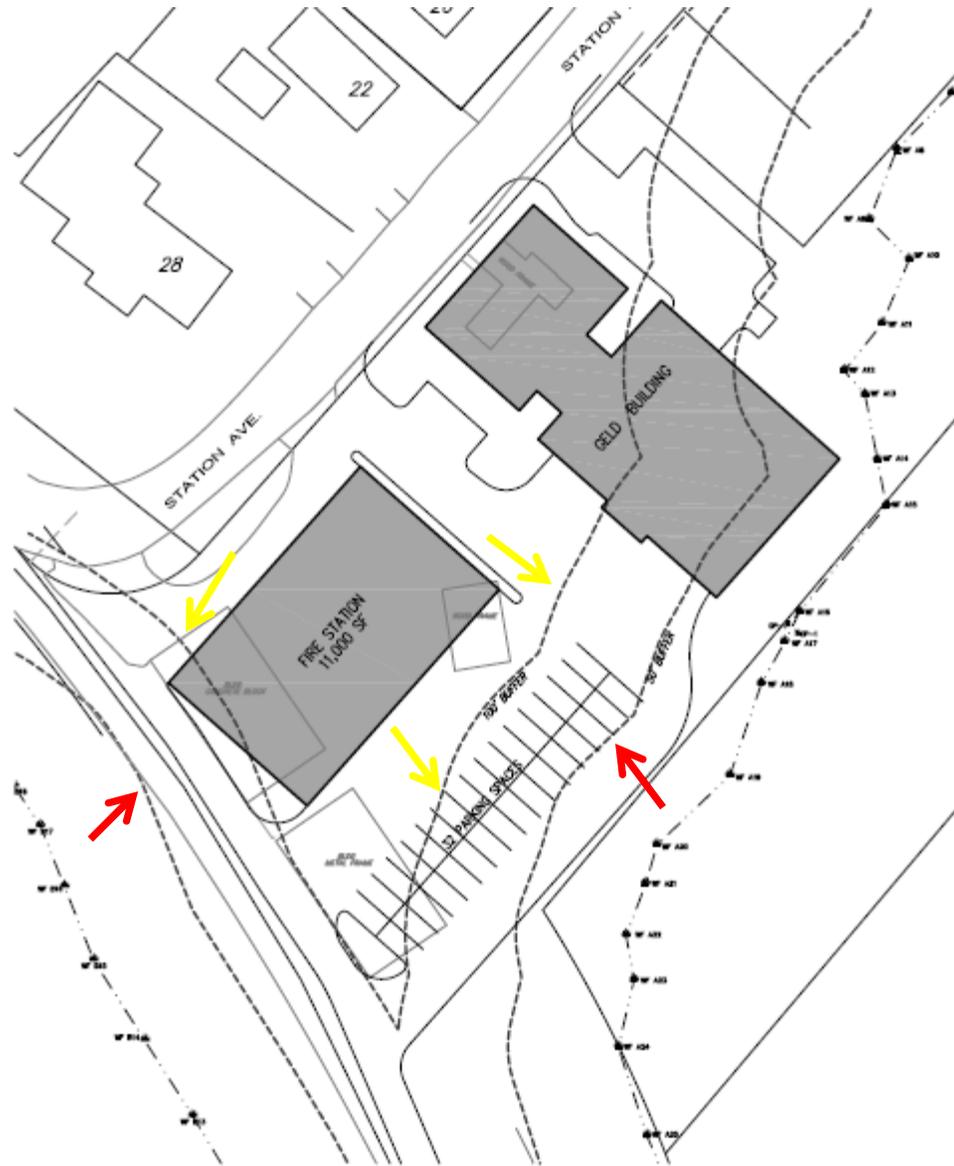
## Conceptual Only







# Station Avenue Site



# Compliance Issues

	Lawrence Homestead Trust	Station Ave	Prescott
<b>Address</b>	Farmers Row	23 Station Ave	145 Main
<b>Map &amp; Parcel</b>	Map 108, Parcel 1	Map 113, Parcel 55	Map 113, Parcel 43
<b>Zoning</b>	Residential / Agricultural	Residential / Agricultural	Public Use
<b>District:</b>			
<b>Town Center Overlay?</b>	No	Yes	No
<b>Historic</b>	Yes	No	Yes
<b>Zoning Requirements</b>	ZBA Special Permit Planning Board Site Plan Review HDC Certificate of Appropriateness 80k sq. ft. area 225 ft. frontatge 50 ft. setback 15 ft. side and rear Height limit = 35 ft	Planning Board Special Permit Planning Board Site Plan Review SAOD Design Review Committee Height limit = 35 ft 15 ft. setback from district boundary On National Historic Register	Use allowed by right Planning Board Site Plan Review HDC Certificate of Appropriateness
<b>Parking</b>	1 per 250 of GFA unless waved by PB	1 per 250 of GFA unless waved by PB	1 per 250 of GFA unless waved by PB
<b>Stormwater</b>	Chapter 198 Permits MA Stormwater Permit EPA NPDES Permit	Chapter 198 Permits MA Stormwater Permit EPA NPDES Permit TCOD Low Impact Development	Chapter 198 Permits MA Stormwater Permit EPA NPDES Permit
<b>Conservation Commission</b>			
<b>Disturb w/in 50 ft buffer?</b>	yes modest crossing and sewer	yes amount TBD	unlikely
<b>Disturb w/in 100 ft buffer?</b>	yes modest crossing and sewer	yes amount TBD	yes small extension of parking
<b>Floodplain?</b>	no	yes (connector rd to Broadmeadow)	Yes rear of property (no work proposed)
<b>Previously Altered?</b>	Hayfields	Existing buildings and pavement	yes existing playgrounds and parking

# Preliminary Cost Estimates

NOTE: All costs will be adjusted over time with increased line item detail and accuracy

Highlighted Costs are under particular review

	Lawrence	Station Ave	Prescott
Land Acquisition	TBD	\$200,000	\$0
Building	\$5,500,000	\$5,500,000	\$7,563,432
Construction Contingency	\$500,000	\$500,000	\$0
Site Remediation	\$0	\$740,000	\$0
Other Costs	<u>\$1,400,000</u>	<u>\$1,400,000</u>	<u>\$949,443</u>
<b>Total Known</b>	<b>\$7,400,000</b>	<b>\$8,340,000</b>	<b>\$8,512,875</b>

**Other Costs:** Architecture and Design, Mechanical, Electrical and Plumbing (MEP), Technology, Civil Engineering, Survey, Furnishings, price escalation (1.5% (D&W)), Security, Landscape, Structural Engineering, connecting to Public Safety (for LHT site in old location)

# Next Steps

- Incorporate feedback from this meeting
- Update BOS
- Get D&W familiar with Prescott and Station Ave
  - Complete analysis of Station Ave site
  - Validate Prescott programming and costs
- Consider cost reduction options
- Conclude negotiations with LHT
- Follow GELD application to Con Com
- Confirm approach to Compliance Issues
- Evaluate traffic and pedestrian safety issues and management options
- Continue Public Education and Solicitation of Input
- Render a recommendation to the BOS

What Did We Forget?

Your Input