

WESTWOOD

# Fire Station 1



FINANCE AND WARRANT COMMISSION

SEPTEMBER 4, 2024

How Did We  
Get Here?





1948 – Fire Station 1 Built.

1950 – Fire Station 2 (Islington) Built.

1967 – Police Station Built.

**1975** - The apparatus floor and the rear hose tower area were added to Station 1 and the existing space was renovated and repurposed.

2013 – Town convenes Public Safety Facilities Task Force.

May 2015 – Town Meeting authorized the construction of the new Islington Fire Station.

May 2016 – Town Meeting authorized the construction of the new police station.

October 2023 – Dore & Whittier finalize Feasibility Study of FS1 and recommend rebuilding on existing site.

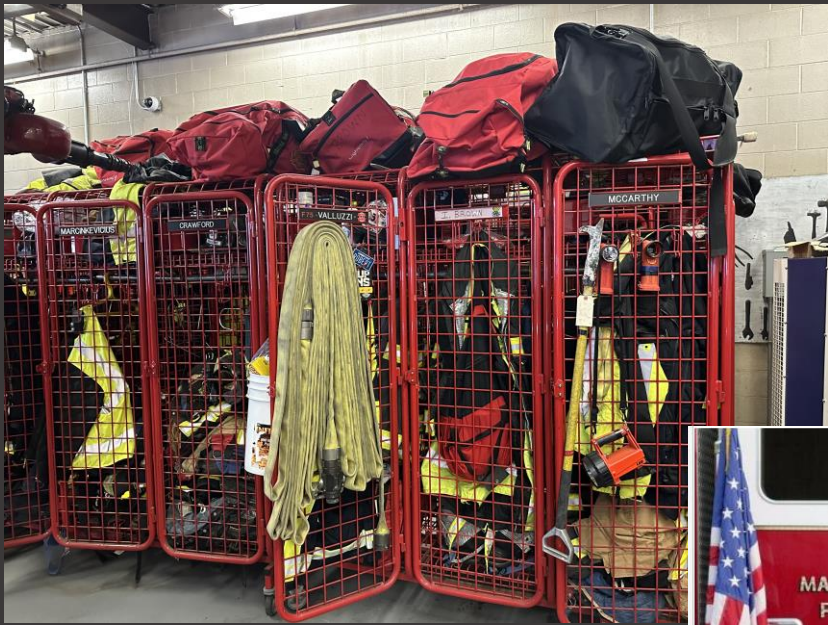
January 2024 – Special Town Meeting authorizes \$ 2.1 million dollars of free cash to develop design and bid documents for a new Fire Station 1 (the Select Board had previously authorized \$ 1.4 million dollars in ARPA funding).

February 2024 – Town Administrator forms FS1 Working Group.

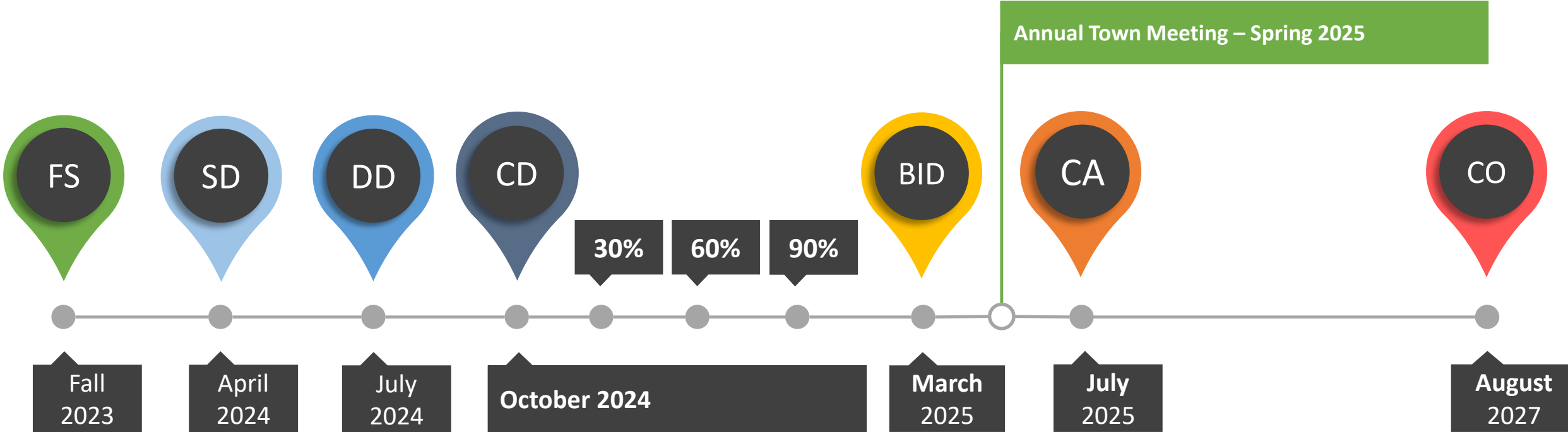




# Why Do We Need a New Station?



# Project Schedule



FS Feasibility Study  
SD Schematic Design  
DD Design Development  
CD Construction Documents

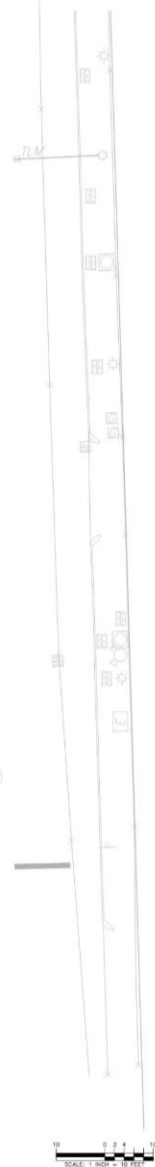
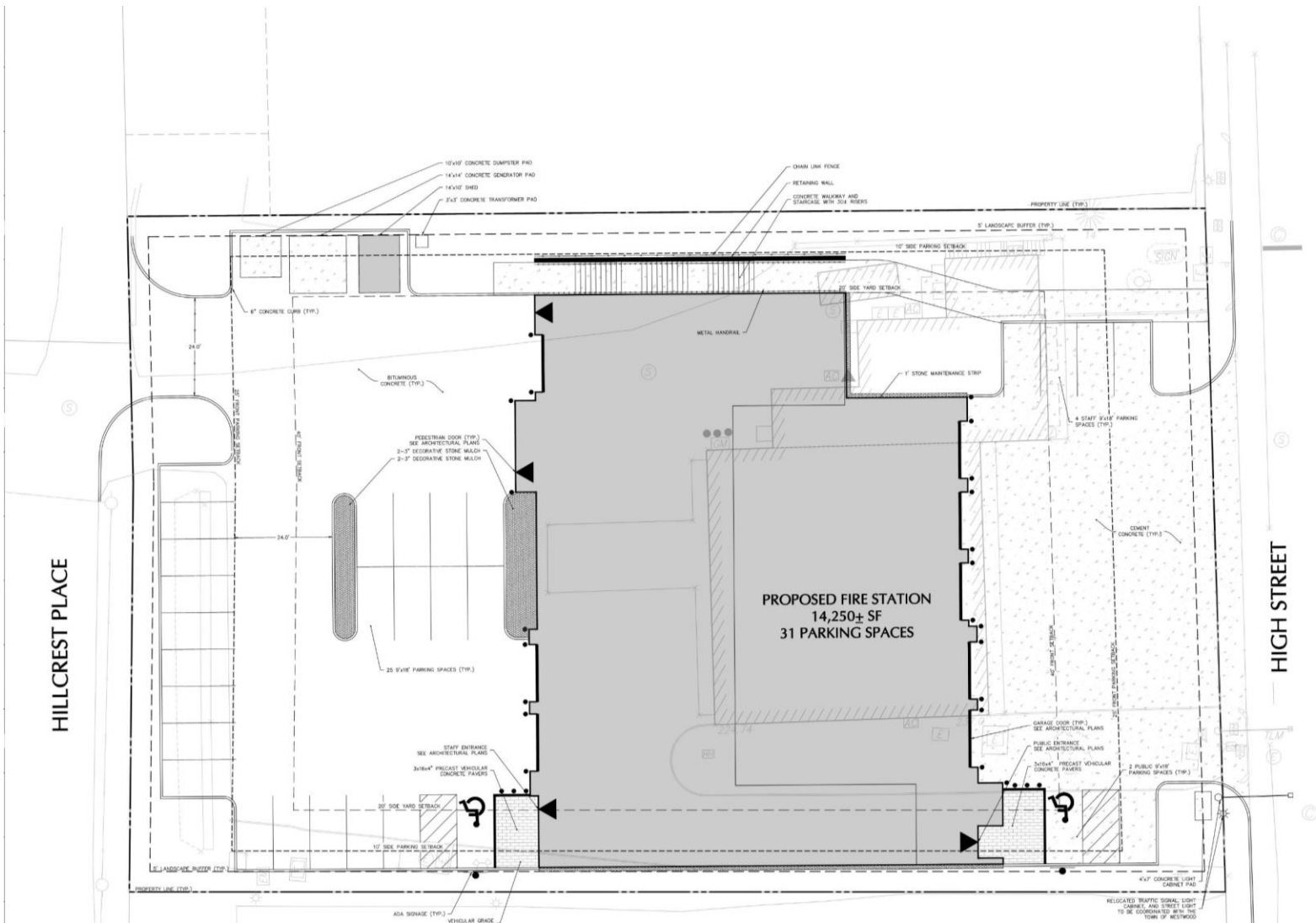
BID Sub-Contractor & General Contractor Bidding  
CA Construction Administration  
CO Certificate of Occupancy

Where We Are Today

Schematic Design



# Fire Station 1



HILLCREST PLACE

HIGH STREET

PROPOSED FIRE STATION  
14,250± SF  
31 PARKING SPACES

ZONING REQUIREMENTS			
	EXISTING ZONE (SMALL RESIDENTIAL C ZONE)	PROPOSED USE: MUNICIPAL FACILITY (ALLOWED BY RIGHT)	FAMILY AREA PLANS 10'
	REQUIRED	PROPOSED	SECTION
LOT/BUILDING			
MINIMUM LOT AREA	40,000 SF	44,340± SF	5.3
MINIMUM BUILDING HEIGHT	35 FT	XXXX	5.4
MINIMUM STREET FRONTAGE	125 FT	165± FT	5.5
MINIMUM FRONT YARD SETBACK	40 FT	54± FT	5.6
MINIMUM SIDE YARD SETBACK	N/A	5± FT	5.7
MINIMUM REAR YARD SETBACK	N/A	N/A	5.8
LANDSCAPE BUFFER	5 FT	5 FT	5.9
MINIMUM BUILDING COVERAGE PER LOT	< 50%	81.8 %	6.0
MINIMUM FRONT PARKING SETBACK	35	7± FT	6.1A
MINIMUM SIDE PARKING SETBACK	10	5± FT	6.1B
MINIMUM REAR PARKING SETBACK	N/A	5± FT	6.1C
MINIMUM PAVERS	360	17	6.1D
ADA STANDARD SPACES	1 SPACE	STAFF LOT 1 SPACE PUBLIC LOT 2 SPACES	ADA STANDARDS CHAPTER 9

# Fire Station 1

PROGRAM

- COMMON
  - DISPATCH
  - PUBLIC
  - SHARED
  - CIRCULATION
  - OTHER
- FIRE
  - ADMINISTRATION
  - OPERATIONS
  - OPERATIONS SUPPORT
  - LIVING SPACES



LEVEL 0 – 8,953gsf



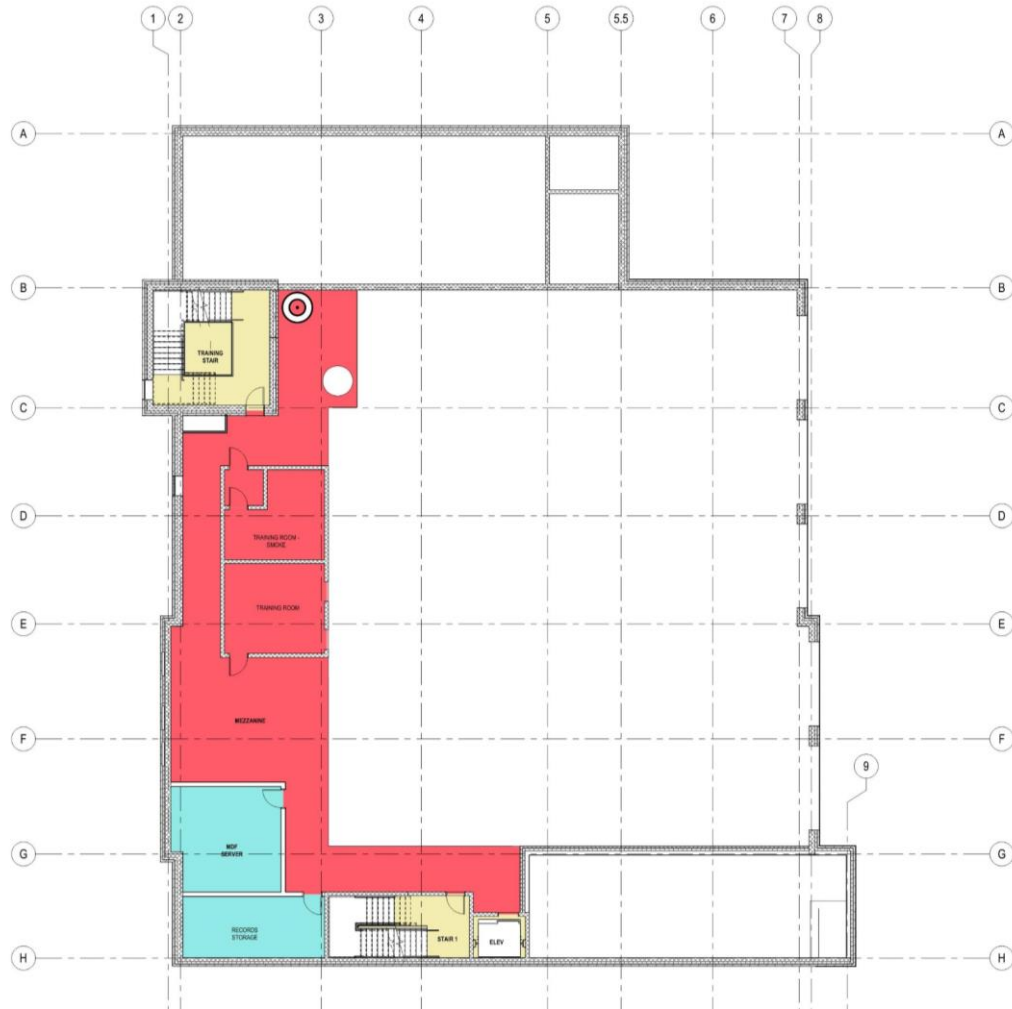
LEVEL 1 – 12,244gsf



# Fire Station 1

PROGRAM

- |               |                      |
|---------------|----------------------|
| <b>COMMON</b> | <b>FIRE</b>          |
| ● DISPATCH    | ● ADMINISTRATION     |
| ● PUBLIC      | ● OPERATIONS         |
| ● SHARED      | ● OPERATIONS SUPPORT |
| ● CIRCULATION | ● LIVING SPACES      |
| ● OTHER       |                      |



LEVEL MEZZANINE – 3,164gsf



LEVEL 2 – 11,930gsf

# Fire Station 1



EAST ELEVATION – VIEW FROM HIGH STREET

# Fire Station 1



SOUTHWEST PERSPECTIVE –

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# Fire Station 1



HIGH STREET VIEW PERSPECTIVES

What's Next?



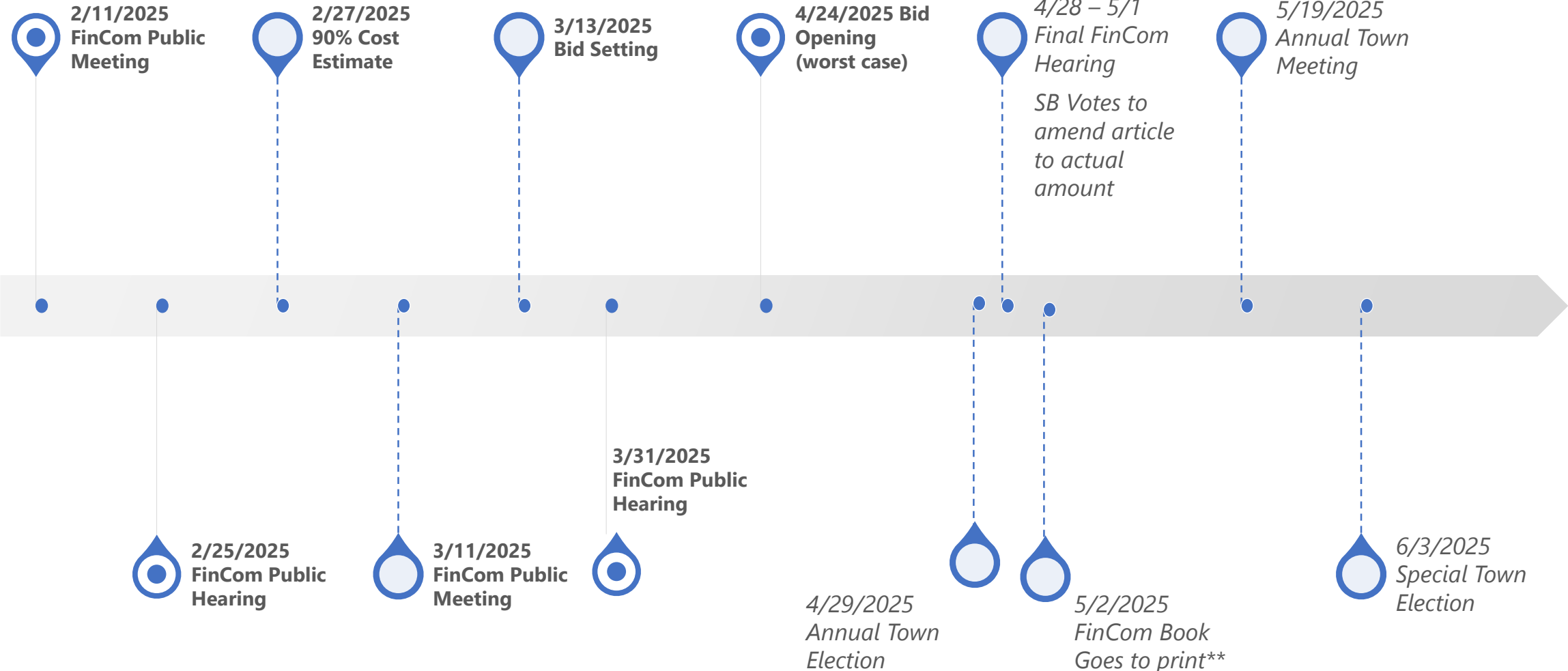
# TOWN OF WESTWOOD



## FIRE STATION HEADQUARTERS



# Move ATM to May 19<sup>th</sup> & Special Election June 3<sup>rd</sup>







# TOWN OF WESTWOOD FIRE STATION HEADQUARTERS

*Discover the plans for the new fire station headquarters at 637 High Street. The presentations and discussions will address the needs of a modern fire department, the current station's condition, associated costs and timelines, and the plan for a temporary station.*

## PUBLIC INFORMATION SESSIONS

### 2024 DATES

Monday, September 16

Thursday, November 14

### 2025 DATES

Tuesday, February 4

Tuesday, March 4

Wednesday, April 30

ALL INFORMATION SESSIONS WILL BE HELD AT THE  
WESTWOOD MAIN LIBRARY  
660 HIGH STREET AT 6 PM

# Frequently Asked Questions

# Why This Site?

## A) Addition / Renovation at Existing Fire Station

Pros: On existing Town Land

Cons: New building size will not fully meet program needs, significant modifications to existing structure systems, temp relocation, challenging site topography

## B) Town-Owned High Street Site

Pros: On existing Town Land, will meet current and future program needs, no temp relocation

Cons: Landlocked site with no street access, close proximity to residential neighborhood

## C) Town Hall and Police Station Site

Pros: On existing Town Land, will meet current and future program needs, no temp relocation, create a public safety campus

## D) New Construction at Existing Fire Station

Pros: On existing Town Land, will meet current and future program needs

Cons: Temp relocation, challenging site topography

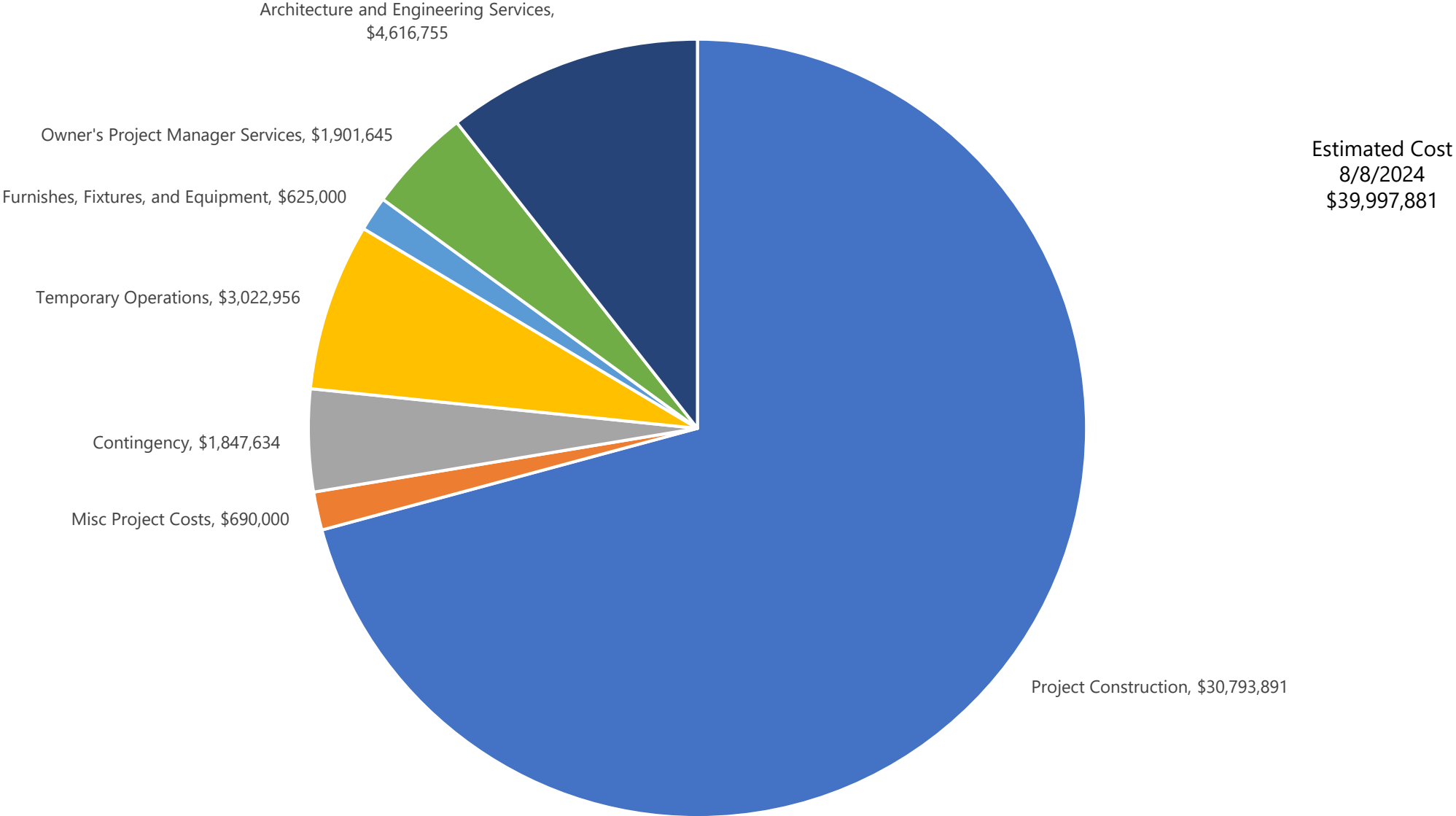




# Why Does This Cost More Than FS2?

	FS1	FS2
Apparatus Bay	✓	✓
Living Quarters	✓	✓
Training Space	✓	
Administrative Space (Chief, Assistant Chief, Fire Prevention, EMS)	✓	
Mechanics Bay	✓	
Inet	✓	
Complicated Topography	✓	

# Estimated Project Cost



# Project Cost Comparisons

● Prior to 2020, the average escalation rate was +/-3%

PUBLIC SAFETY / POLICE STATION COMPARISONS						
Town	Program	Year	Building SF	Construction Costs Escalated to Aug 2024	Cost / SF	Notes
Foxborough Public Safety	Combined PS	2007	39,000	\$17,522,684	\$449	
Revere PD & Sub FD	Combined PS	2008	53,500	\$30,177,956	\$564	
Medfield Public Safety	Combined PS	2015	37,500	\$21,208,010	\$566	
Scituate Public Safety	Combined PS	2016	28,740	\$21,209,401	\$738	
Walpole Police Station	Police	2016	14,550	\$9,203,126	\$633	
Dedham PS	Combined PS	2020	50,210	\$49,723,134	\$990	Includes a Parking Garage
Essex Public Safety	Combined PS	2020	24,505	\$16,352,587	\$667	
Marshfield Police	Police	2020	26,022	\$18,813,040	\$723	
Ashland Public Safety	Combined PS	2021	41,148	\$29,203,874	\$710	
Leominster Police	Police	2021	37,333	\$29,588,112	\$793	Includes a Parking Garage
Norfolk FS	Fire	2022	26,694	\$21,540,360	\$807	
Quincy PS	Combined PS	2023	123,926	\$113,892,650	\$919	Includes a Parking Garage
Hingham PS	Combined PS	2023	49,233	\$43,115,971	\$876	Includes a Parking Garage
Stoughton FS	Fire	2023	25,145	\$18,602,574	\$740	

● Since then, we have seen 1% for 2020, 5% for 2021, 14% for 2022, 7% for 2023, and 4% for Aug 2024 ●



WESTWOOD FIRE STATION 1

Thank you!



TOWN OF WESTWOOD



FIRE STATION  
HEADQUARTERS



# February

# 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 FS1 Community Meeting: What is 90% Cost Est?	5	6	7	8
9 Superbowl	10	11 FinCom	12 PBC FinCom (as needed)	13 School Committee	14	15
16	17 Presidents' Day School Vacation	18 School Vacation	19 School Vacation	20 School Vacation	21 School Vacation	22
23	24	25 FinCom Public Hearing	26 FinCom (as needed)	27	28 Ramadan Begins	

# March

# 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 FS1 Community Meeting: 90% CS Cost Est & Bid Set	5	6	7	8
9	10	11 FinCom	12 PBC FinCom (as needed)	13 School Committee	14	15
16	17	18	19	20	21	22
23	24	25 FinCom Public Hearing	26 FinCom (as needed)	27	28	29
30 Ramadan Ends	31					



# April

# 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9 PBC	10 School Committee	11 Deadline for FinCom Article Summary	12 Passover Begins
13	14	15	16	17	18 Good Friday School Vacation	19 School Vacation
20 Easter Sunday School Vacation	21 Patriots Day School Vacation	22 School Vacation	23 School Vacation	24 School Vacation FS1 Bid Opening	25 School Vacation	26
27	28 Fin Com Hearing Bid Info/Final Cost	29 Annual Town Election Deadline for STM ballot question	30			

# May

# 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
					FinCom Book to Print	
4	5	6	7	8	9	10
				School Committee		
11	12	13	14	15	16	17
	Deadline for ATM warrant to be posted					
18	19	20	21	22	23	24
	Annual Town Meeting					
25	26	27	28	29	30	31
	Memorial Day					
June 1	June 2	June 3				
		Special Town Election				