



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Wednesday April 10, 2024

TIME: 7:00 PM

PLACE: zoom only

In attendance: Gary Kushner (vice-chair/clerk), Les Fox, Kristin Hilberg (Chair), Al Murphy, Mark White, Bob Stemple, Bill Litant, Bryan Lynch, Than Stuntz, Hugh Fortmiller, Owen Neville (7:09)

Missing: Larry Grossman, Priya Sundaram

Supporting Staff: Captain Jason Malinowski, Mike Johns (TA), Chief John Szewczyk, Chief Shawn Gray

Other: Diana Lipari, Maria Neyland, EMT/FF SS White, Jeff Shaw, Elaine Olmstead, Abby Reip, Robin Lazarow, Cindy Markowitz, Barbara Salzman, Francie Nolde

Meeting called to order at 7:01 PM by Kristin Hilberg

Fox-present, Kushner-present, Murphy-present, Stemple-present, Lynch-present, Litant-present, Stuntz-present, White-present, Fortmiller-present, Hilberg-present

Minutes for April 3, 2024 as amended and moved by Bob Stemple and seconded by Hugh Fortmiller.

Fox-aye, Kushner-aye, Murphy-aye, Stemple-aye, Lynch-aye, Fortmiller-aye, Stuntz-abstain, white-aye, Litant-aye, Hilberg-aye

Approved 9-0-1

Correspondence

Hugh Fortmiller sent in letter, but was not on agenda and will review at the next meeting.

Al> Hugh will send out the letter to the entire membership.

Francie Nolde sent a letter and will be reviewed at next meeting.

Context Architecture by Jeff Shaw (principal for public safety and municipal projects)

Create conceptual design to test the site and review the Stow Road site. Additional services could be proposed after ATM. Two Initial layouts (fully draft) were delivered to Les Fox and Les passed them on to the committee.



Drawing #1 showing narrow view to the street



Drawing #1: less space and more facing Stow Road





Gary asked about 1 story or 2 story and potential costs differences. The drawings indicate 2 stories to make a more compact building. An elevator is not required in a two-story fire station. Kristin asked about the placement and the building could be moved left with a lower contour. Les asked about the space called out by Jeff as 16,000, but that was just the first floor (footprint). The second floor adds the additional 8,000 sq ft. Do the different orientations favor the water table and the response was no. Potential use of the EMT/FF meeting room as a public meeting room. Would be close to the public parking.

Al was concerned about the grading with the conceptual drawing is at the top of the hill. 5-6% grading is the maximum allowable value for fire trucks or 5 to 6 feet over 100 feet. The site will not need large amounts of material movement. Hugh asked about the public parking lot size and it is based on the size of the training room. Space is required for the attendees with one car per seat. Then asked about moving forward without the ownership of the land. Should we spend more money before the land or after. Hugh is concerned that we are spending funds before the Town purchases the land from the housing Board.

Les indicated that the owner of the land is the Housing board. The authorization of the project for \$1.2M.

Bob asked Jeff about the set back from Stow Road to the building or about 200 feet. The current station is 180 feet from Mass Ave.

Mark asked about the public meeting room is on the first floor and is about 1000 sq feet and 49 seats and will keep the public close to the outside. Do not recommend on the second floor. The plan is to have the apparatus move out from top and from bottom. Kristin asked Shawn to talk about the access as discussed at the SB. Have roadside maintenance in the facility. the second floor could be added above the apparatus bays, but still need the first floor. It is allowed to put living on top of the bays, but raises the ceiling much higher. Captain Malinowski added that the ambulance goes out the back of the current station. Can the footprint be placed on the current site to show the limitations. Jeff indicated it shouldn't be difficult to place the orientation on the existing site.

Al asked about a large scale emergency and would Stow Road be a bottleneck. The on-duty crew would be first out with 2 trucks, but then it depends on when the on call crew arrives. No bottleneck would be created.

Hugh asked a follow up about placing the concept on the existing site including stacking on top of the apparatus bays. Again it was reiterated that we can put living quarters on top of apparatus bays.

Mark indicated he supports the current site. A public meeting space is not required. Les indicated that the BBC is looking at both fire and police (not a public safety building). If the fire station goes on the site then the police station would have to move.

Francie expressed concerns about the Stow Road site. The total footprint of the proposed facility is 24,000 sq ft. the context design is transferable. Kristin indicated that this is the basic size as required by Boxborough and Jeff indicated that there is not a basic, but instead based on



the Town's needs, the equipment, and future growth including future staff if any over 30 years. We need to segregate contamination from living space. The training room is for the on duty and on call EMT/FF's. We would need a minimum of 35 seats for training. The requirements are from MFPA. How do we determine the cost? A construction cost based on design and site is done by a cost estimator. Would expect about a 30-page document. The rate of building cost increases has slowed, but still increasing. Contingency costs would be included. Context could do the work. The building is not based on population. Regulations are constantly changing and it is hard to plan out for 30 years. Could show the space used immediately versus in future. Determine bonding over time for 20, 25 or 30 years.

Diana asked about the Westford station, how the Town did not initially approve and how Westford was able to cut back on the space. HKT estimate public safety was \$350 per sq foot back in 2015. Current costs \$700-\$900 per sq foot. 2/3 funding for the Stow Road site in FTM. Article 42 for professional services and who sponsored and why is the BBC not recommending? The BBC didn't see the article until April 3 meeting and has not yet voted on it. The article was put on the ATM by the TA. Is the BBC planning to vote and will they present a recommendation? Jeff Shaw and Jason and Shawn and the TA will present article 42 at ATM. Will review article 42 at the next meeting and then determine if a recommendation will be offered by the BBC. Article 42 was not on the agenda for this meeting.

Barbara S. commented that her dad was a FF and had a pole. The TA indicated that the pole is not used as it has injured many FF over the years. A comment was made about Stow Road being a residential area. Would a light be required on Mass Ave.?

Hugh followed up on a concern of the present site and back to a public safety site and shared spaces by connecting police station to fire station. Les responded that the HKT study did review a public safety site.

Mark commented on responses and requirements for the current site. The cost is required to support. He indicated that most agree we need a new station, but need costs. The lockup has not changed and is at the police station. Dispatch moved to Devens (regional), but there will be a person in the space. The SB wants the police station stay where it is but expansion required. Article 42 for professional services which includes the OPM and design services for \$500,000. Did try reducing the amount to \$350,000, but did not believe that the amount was right and brought it back to \$500,000. Not on the agenda and should it be covered at next meeting.

Article 42 will be on the agenda for the next meeting.

Cindy asked about the article 42.

Jeff dropped at 9:02PM



Alternative sites discussed that were reviewed. The building committee website has the reports. Need to add in 1300 Mass Ave for Lincoln properties and the old tree master site which were recently discussed.

Francie asked about Lincoln properties at 1414/1320 site. Would have to move the 2 wells and connect to the sewer connections.

Cindy commented that there is a proposed subdivision on the 700 Mass Ave site. Barbara commented on the Lincoln properties site. Than indicated that what Lincoln properties wanted versus what the Town wanted did not match.

Maria spoke based on her previous SB membership and the discussions between Lincoln and SB under executive session (negotiations). The SB then went to the Planning board to provide their discussions.

Diana indicated that 700 MA Ave should be re-reviewed. Kristin commented on the site lines and the size of the site.

Than indicated that the Town planner (Simon) reviewed the site and had issues. The report is on the website.

Kristin commented that we should proceed. Then Owen asked about the agenda.

Robin indicated that article 42 is coming to ATM. There is some funds left and there is a contract with Context to cover until ATM. There was \$51,000, but funds are being used by Context to include the current site and internal docs and reviewing previous reports. The authorization was by the TA.

Kristin commented on article 42 and why Stow Road was removed. The work of the OPM is transferable depending on the site. The request of Context is to review the current site and what to do with the equipment in a heated facility while.

Cindy commented on the bulleted list and some are site specific.

Will bring the proposed site to the FTM.

Hugh asked that the article to only include what is required to get to the FTM.

The next meeting is April 17 at 7PM.

Bob moved to adjourn and Than seconded.

Kushner-aye, Fox-aye, Murphy-aye, Stemple-aye, Fortmiller-aye, Stuntz-aye, Litant-aye, Lynch-aye, White-aye, Hilberg-aye

Adjourned at 9:44PM



Documents used:

Context conceptual drawings
Minutes of April 3 BBC meeting
ATM warrant
Correspondence