

STM Article 3 Land Acquisition

December 4, 2017

**Board of Selectmen
Boxborough Building Committee**

Purpose

- Acquire land for a new fire station.
- This was primary recommendation of the Boxborough Building Committee at May 2017 Town Meeting.
- First step in strategy to address facility needs for Fire, Police and DPW.

BBC recommendations: ATM 2017

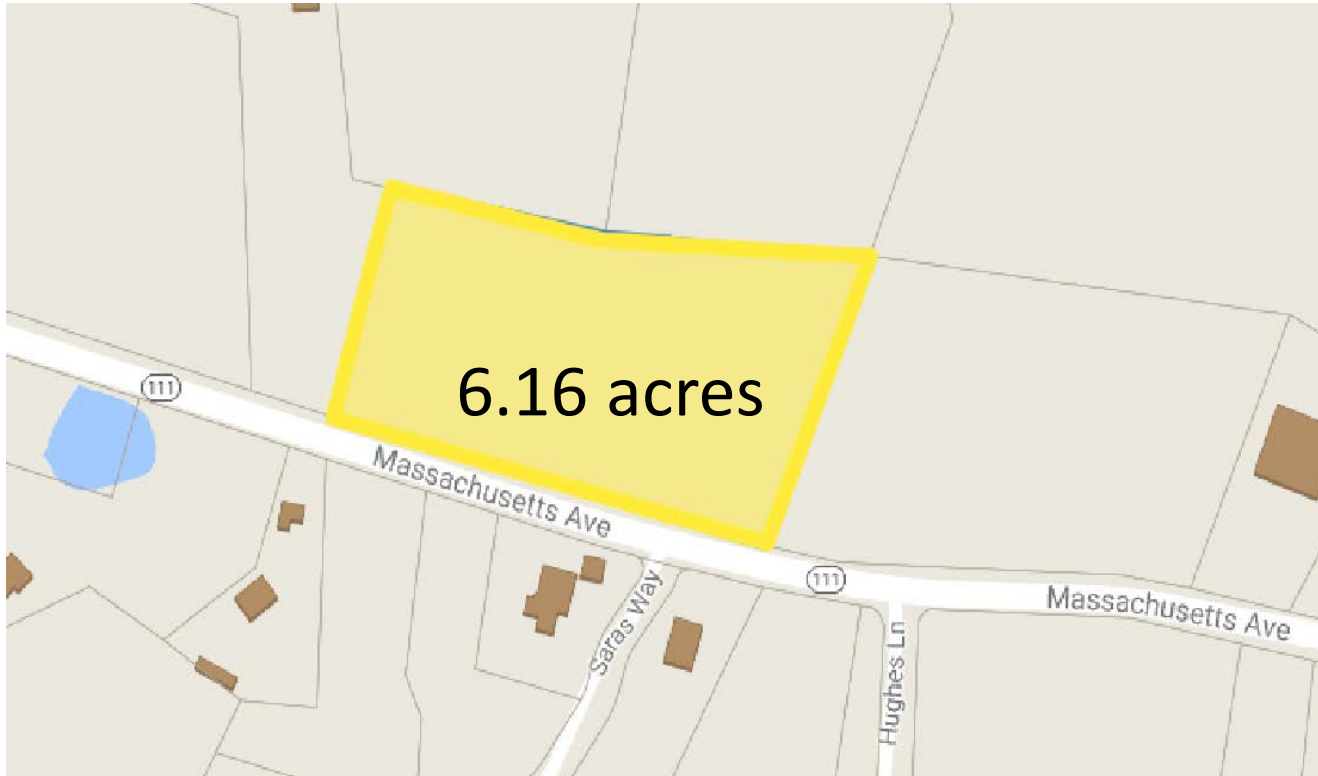
- Acquire a suitable parcel of land on Massachusetts Avenue and build a new Fire station of about 16,470 SF.
- DPW use old fire station temporarily while new DPW facility constructed
- Renovate and expand Police station

Site selection

- Building Committee considered several parcels located along Mass Ave.
- Town's consulting engineer evaluated suitability of each one using footprint derived from fire station space needs analysis.
- Fire Chief provided input on all options.
- BBC voted to conduct due diligence on one candidate site.

Candidate parcel

975 Mass Avenue



Conceptual layout

975 Mass Avenue



Favorable points

- Nominal acquisition cost reasonable
- No disruptive / costly taking of developed commercial or residential property
- Good access for fire apparatus

Concerns

- Stream near Mass Ave forces setback
- Steep slope on back
- Cost of ledge and overburden removal
- Location of well, septic, and fire cistern
- Sight lines on Mass Ave

Status

- BBC used previously appropriated funds to conduct due diligence evaluations.
- Appraisal has been made – valuation is under \$100,000 – less than expectations.
- 21E evaluation (ground contamination) has been made – all clear.
- Professional site preparation cost estimate has been delivered.

Conclusion / Next Steps

- Site preparation costs would be very high, maybe too high.
 - **Total site prep cost est: \$3, 357,069**
 - **Includes \$1.4 – \$2.0M for difficult conditions**
- Due to high site development costs, defer consideration of 975 Mass Ave pending further study.
- BBC will continue to evaluate alternate sites.