



# FS1 Station Closure Report

March 9, 2026

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# What Happened

- Following the recent historic snowfall, Fire Department personnel observed increased water damage to the apparatus bay floor at FS1.
- An emergency structural evaluation was conducted.
- The engineer determined that the two center apparatus bays are not suitable to house large apparatus (ladder, engine) until structural remediation is completed.
- Immediate operational changes were required to protect personnel and equipment.



# Immediate Actions Taken

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- Relocated all staffed apparatus and personnel quarters to FS2.
- Closed FS1 overnight to protect temperature-sensitive equipment.
- Implemented automatic mutual aid coordination to ensure fastest response model.
- Sought and received emergency procurement waiver from Commonwealth.
- Evaluated options for maintaining daytime geographic coverage on the FS1 side of town.
- Began parallel tracks: FS1 emergency repair cost assessment + temporary operations planning.



# Current Operating Model

- All frontline apparatus housed at FS2 overnight and during freezing conditions.
- Daytime, weather-dependent positioning of engine/ambulance at FS1 exterior when feasible.
- Automatic mutual aid ensures closest available unit responds.
- Service levels remain consistent and reliable.



# Short Term Operating and Financial Priorities

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Following immediate actions implemented thus far, focus is now on implementing short term operating model which addresses:

1. Firefighter safety
2. Equipment and vehicle location and response readiness
3. Time to deploy / implement solution

These three items combine to **restore WFD response on FS1 side of town** and address *citizen safety*.

Must also consider:

1. Cost to do so and
2. Availability of funds to execute immediately if possible

# Option 1 – Emergency Repairs to FS1 Bay Engineering Report & Repair Cost Estimate

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## Base Repair Construction Cost

- Covers only the concrete/apoxy repair scope outlined in the report.
- Does **not** include several necessary related costs.

**Cost Estimate \$350,000**

## Items not included in Base Repair:

- Unforeseen conditions beyond those identified
- Concrete slab underside repairs
- Hazardous materials abatement
- Piping insulation contains asbestos
- Additional testing required for lighting and ceiling materials
- Electrical work (remove/reinstall lighting, make safe, related systems)
- Plumbing (floor drain demo and reconnection)
- Alarm devices and ceiling-mounted systems
- Disconnect/protection of firefighting equipment and exhaust systems
- Fire Department labor to clear apparatus bay area
- Additional unseen structural deterioration

**Cost Estimate ≈\$200,000**

# Engineering Repair Cost Estimate Continued

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Base Repair: \$350,000

Added allowances: \$200,000

Revised Estimate: \$550,000

Soft Costs (Project Management and Contingency): \$200,000

**Recommended Budget Planning Number: \$750,000**

# Option 2 - Temporary Structure

- Engaged multiple vendors regarding temporary apparatus structures at FS1.
- Evaluating:
  - Pre-engineered tension structures
  - Temporary metal building systems
  - Site prep and utility requirements
  - Heating and freeze protection capabilities
  - Assessing cost, timeline, and feasibility.



\*Westwood Zoning bylaw specifies that a temporary structure can be in place for a maximum of three years.

# Temporary Structure Exploration Continued

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## Primary Objective of Temporary Structure:

- Restore WFD & EMS presence on FS1 side of town ASAP – faster than full repair of bay at a lower immediate cost.
- Depending on final pricing, may be executable immediately from available FY26 funds rather than delayed two months until a Town Meeting appropriation.

## Temp structure *could*:

- Restore nighttime coverage on the FS1 side of town.
- Reinstate weather-dependent geographic positioning of apparatus.
- Maintain firefighter safety and equipment integrity.
- Stabilize operations while long-term decisions about new FS1 project are advanced.

# Temporary Structure Cost Estimate

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Sprung Structure with Installation: \$280,000

Three Bay Doors: \$30,000

Electrical, Plumbing, HVAC: \$ 40,000

Contingency: \$50,000

**Recommended Budget Planning Number: \$400,000**

# Strategic Considerations

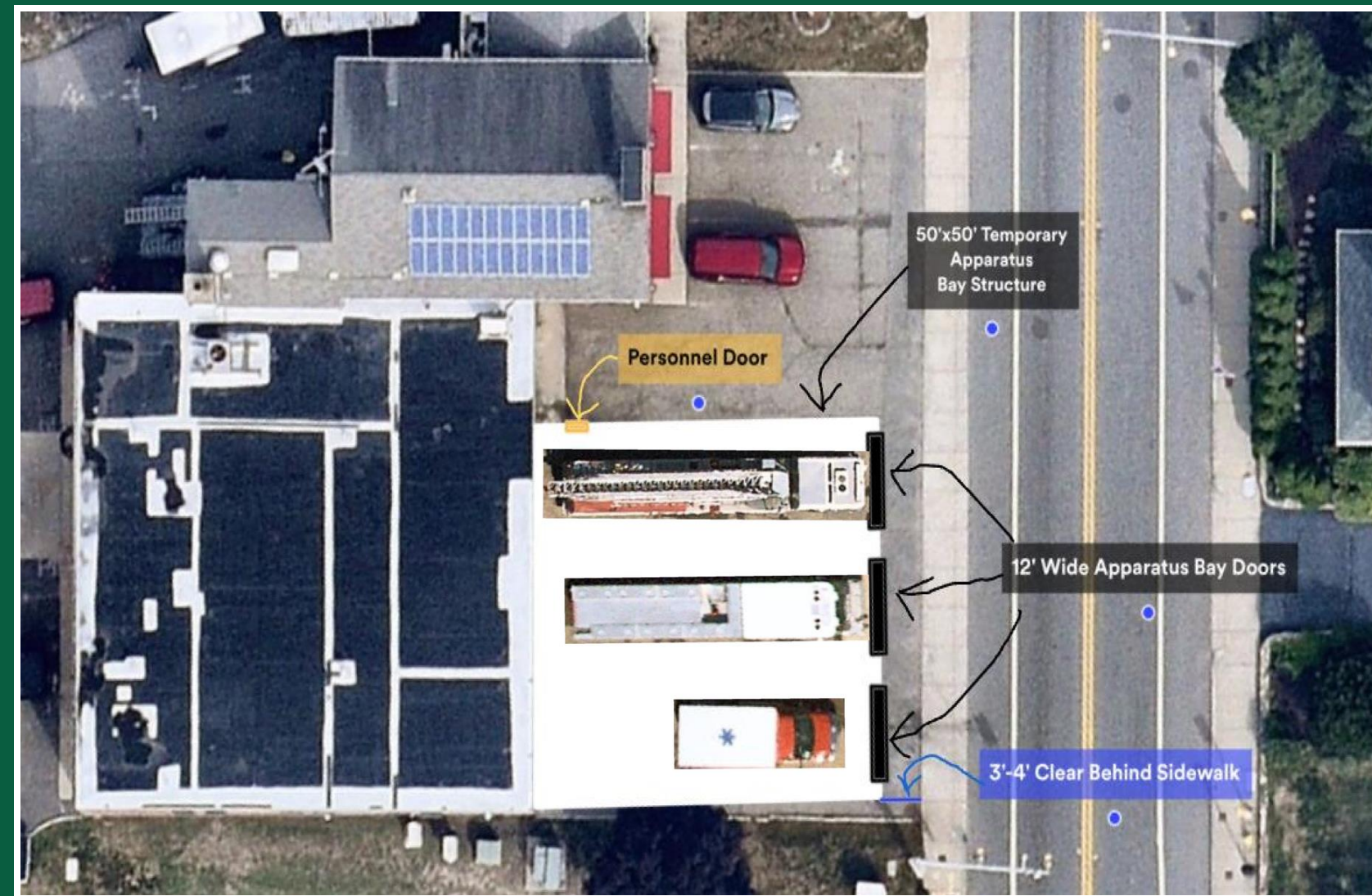
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- Both options could restore response on FS1 side of town – but DO NOT improve conditions or meet programmatic needs of FS1 or WFD.
  - These are emergency band aids, NOT permanent solutions for Fire Department
- Sunk Costs - Investment of ≈\$750,000 into emergency repairs of FS1 – a facility beyond useful life that cannot be repaired to a state of modern need.
  - Unknowns could drive higher costs.
- Future Needs - Temporary structure may serve as:
  - Interim operational solution
  - Bridge strategy while broader site decisions are made
  - Alignment with ongoing FS1 site and feasibility work.

# Staff Recommendation

Proceed with installation of a temporary sprung structure at FS1.

This approach stabilizes operations while protecting the Town from investing significant resources in a building that has already exceeded its useful life.



# Next Steps

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- For Select Board consideration – authorization of Town Administrator in consultation with Fire Chief to utilize up to \$200,000 of available mitigation funds from Community Service Agreement with Dana Farber Cancer Institute:
  - This pre-authorization would allow rapid action to deploy temporary structure should advantageous pricing and schedules allow.
  - Scoping of temporary structure to have possible re-use capacity should temp ops need to shift due to future FS1 new build, minimizing sunk costs / financial losses.
  - Minimizes risk of additional sunk cost spending on repairs to FS1 floor which, ultimately, will not have a long term ROI.

# Questions?

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