



BALLARDVALE FIRE STATION

Public Information Session

SPECIAL TOWN MEETING REQUEST



Seeking approval from Special Town Meeting on November 27th to authorize the purchase of land and the construction of a new Ballardvale Fire Station.

Total Town Meeting Request: \$8,000,000
(General Fund Borrowing & Free Cash)

BALLARDVALE FIRE STATION



Project Cost/Financing	✓	<ul style="list-style-type: none">• Funded as part of the five year Capital Improvement Program, no override or debt exclusion• Already built into tax bill (Approx. \$25), no incremental tax increase
Site Suitability	✓	<ul style="list-style-type: none">• Feasibility study completed• Opportunity for land acquisition adjacent to existing location• Provides emergency service flexibility for up to 3 bays• Traffic & Potential Traffic improvements
Location	✓	<ul style="list-style-type: none">• Fire Rescue service calls data analysis supports location
Final Design		<ul style="list-style-type: none">• Seeking community feedback to develop design meets the needs of the community and is consistent with the fabric of the Historic District• Subject to permitting

PROJECT BUDGET



Description	Cost
Construction	\$5,523,000
Design & Engineering	\$562,500
Professional Services	\$415,000
Fixtures, Furniture, Equipment	\$605,000
Project Related Expenses	\$216,500
Contingency	\$678,000
Total Construction Costs	\$8,000,000 <u>Less Prior Appropriation (\$300,000)</u>
Land Acquisition	\$500,000 <u>Less Prior Appropriation (\$200,000)</u> \$300,000

Total Town Meeting Request: \$8,000,000 (General Fund Borrowing & Free Cash)

PROJECT FINANCING



Description	Percent of Tax Bill	Average Single Family Annual Expenditure
School Department	48.3%	\$4,813
Health Insurance	11.9%	\$1,186
Public Safety	9.1%	\$907
DPW and Facilities	6.8%	\$678
Retirement	5.8%	\$578
General Government	4.8%	\$478
Non Exempt Debt CIP	3.4%	\$339
Exempt Debt	2.7%	\$269
Capital Improvements (Cash)	1.9%	\$189
Library	1.7%	\$169
Community Services	1%	\$100
Other	2.7%	\$259

**Average Single Family Tax Bill
FY2019**

\$9,965

Based on 2018 Finance Committee Report

\$25
*Associated with
Ballardvale Fire Station*

AVAILABLE FUNDS APPROPRIATED BY TOWN MEETING



Available Funds

Engineering & Design (2009) Article 34	\$65,545.20
Land Acquisition (2014) Article 25	\$199,150.00
Design Services (2014) Article 26	\$135,566.80
Design Services (2017) Article 53	\$300,000.00
Total	\$700,262.00

EXISTING CONDITIONS – WHY A NEW STATION?



- Built over 125 years ago
- Existing wooden facility is in poor condition
- Not designed for 21st century fire apparatus



CURRENT SITE AND EXISTING CONDITIONS



- Does not meet building, safety, or accessibility codes
- Built at a time when fire apparatus was drawn by horse
- No separate gender living facilities available for Fire Rescue staff
- Not ADA compliant



- Ballardvale Fire Station is too small to house both a fire engine and an ambulance
 - Nearly 30% of all ambulance calls in Andover are in the Ballardvale service area
- The station services large commercial areas on Dascomb Road and Frontage Road
- Current configuration does not provide for proper turning radius and lacks signalization

CONCEPTUAL RENDERING



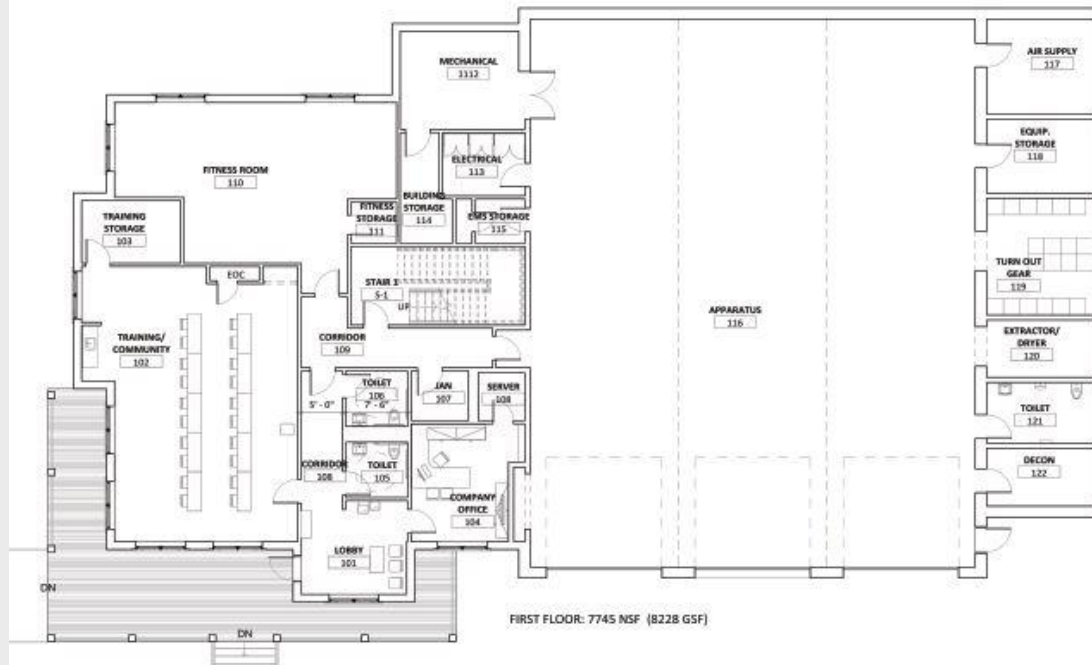
TOWN OF
ANDOVER
MASSACHUSETTS



PROPOSED FLOOR PLAN

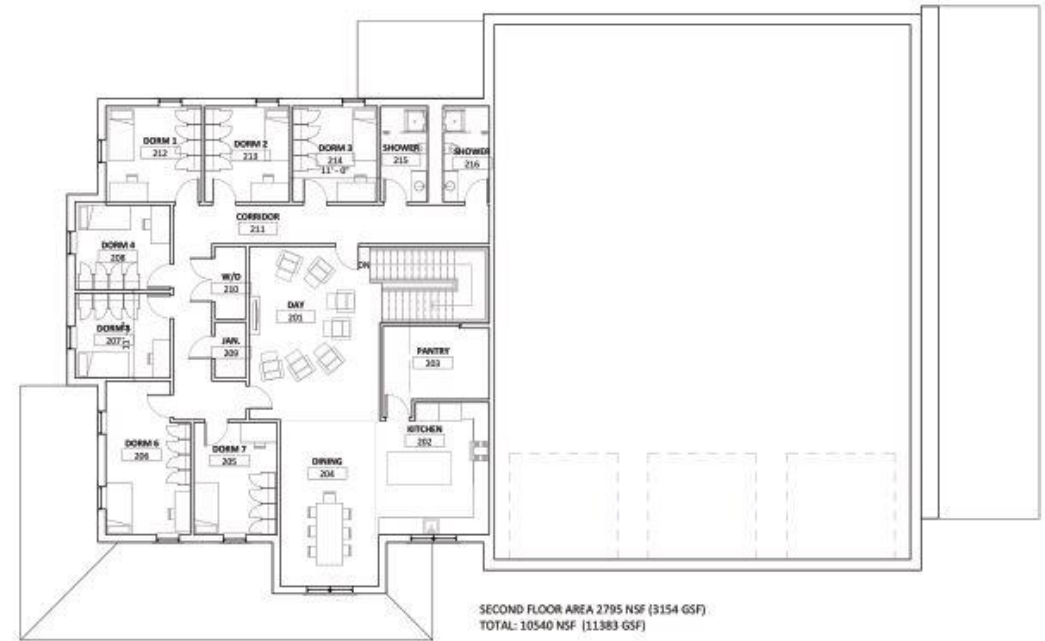


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FIRST FLOOR: 7745 NSF (8228 GSF)

FIRST FLOOR



SECOND FLOOR AREA 2795 NSF (3154 GSF)
TOTAL: 10540 NSF (11383 GSF)

SECOND FLOOR

FIRE STATION LOCATION ANALYSIS



Location Scenarios	Expected Average Response Time
Current Site	2.39 minutes
South School Site	2.81 minutes

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PUBLIC INFO SESSIONS & TOWN MEETING



TOWN OF
ANDOVER
MASSACHUSETTS

A photograph of the Ballardvale Fire Station entrance, showing a sign above the door that reads "Andover Fire Dept. ENGINE 2". The text of the public information sessions is overlaid on the image.

Ballardvale Fire Station
Public Information Sessions

- October 17th – 7:00 PM – Ballardvale Fire Station**
- October 25th – 7:00 PM – Public Safety Center**
- November 8th – 8:00 AM – Andover Senior Center**
- November 10th – 11:00 AM – Ballardvale Fire Station**
- November 15th – 7:00 PM – Andover Town Offices**
- November 20th – 7:00 PM – Memorial Hall Library**

manager@andoverma.gov (978) 623-8210



Special Town Meeting: November 27th at 7:00 PM
Collins Center, Andover High School

andoverma.gov/BallardvaleFire