

C. A. CROWLEY ENGINEERING, INC.  
645 County Street, Unit 6  
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SITE VISIT

March 29, 2007

LOCATION: Maynard, MA

DATE: March 28, 2007

PROJECT: Maynard Fire Station

PRESENT: Stephen Kulick - Maynard Fire Chief  
Jeffrey Krockta - C.A. Crowley Engineering, Inc.

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A meeting and site visit was conducted at the Maynard Fire Station in Maynard, MA. The building currently houses the Fire and Police Departments. The building is inadequate for the needs of both the Police and Fire Departments. The Police Department is being relocated to another building. The fire chief requested a review of the site conditions to determine a concept for revisions with ballpark estimates for review by the town. This information would be used to begin the process of determining the balance between the fire department's needs and the existing condition of the building.

The chief indicated that the fire department would be moving out of the current building. However, this relocation is at least 8 years away. This raises the following questions:

- What is the recommended scope of work?
- What is the cost of the recommended scope of work?
- At what point does it make more sense to spend money on a new building, rather than renovating the existing building?

The site investigation revealed the following concerns:

- The existing boiler is a Dillon Steam Boiler installed in 1955. The boiler is encased in suspect ACM insulation. The boiler room houses the turnout gear washing machine in violation of clearance requirements and has no provisions for outdoor air.
- The electrical service is 225A, 240/120V, 1PH, 3W. This is inadequate for the building.
- The heating distribution system does not perform adequately. The typical problems include: failed traps, poor zoning, hot/cold spots, etc.
- There is a battery system located in the stairwell at the basement level.
- There are major lead and asbestos abatement concerns.

- The hose tower construction is in question, with regard to structure and fire rating.
- The apparatus bay employs a source capture Plymovent system, but there is no purge system or CO/Nox monitoring.
- There are no air pressurization systems in the occupied areas to prevent the migration of vehicle exhaust gases in the occupied and sleeping areas.
- The use of multiple through wall air conditioning units makes the inadequate electrical situation worse.
- There is no mechanical exhaust in the building, with regard to the kitchen, toilet room, shower area, laundry area, janitor's closet, etc.

The chief has requested a short report where the deficiencies of the building are identified with a recommended priority list and ballpark estimates for construction costs. The town will use this information to determine what the next step will be. The preliminary options include:

1. Do no work in this building and finding a new location as soon as possible.
2. Do limited work to correct life safety issues and create a stable facility for the fire department to remain in while a new location is identified or constructed.
3. Renovate the existing building in its entirety.

C.A. Crowley Engineering, Inc.

Jeffrey P. Krockta, P.E.  
Project Engineer