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Subject: Central Fire Station - Winthrop, MA - Project Update



To the Winthrop Community,

Newsletter 3 | November 2025

Winthrop Central Fire Station Site Demolition Update

Demolition of the former Middle School and Auditorium buildings is now underway as part of Phase 1 site preparation for the new Winthrop Central Fire Station. This work runs from **October 22, 2025 through mid-February 2026** and focuses on safely removing existing structures, clearing the site, and preparing for future construction.

Site Preparation (Late October-Early November)

Crews began by installing temporary fencing, setting up restrooms and site facilities, and performing **pest control inspections**. “Make-safe” work was performed to disconnect plumbing, mechanical, electrical, and fire alarm systems before demolition. Erosion controls and tree protection are now in place.

Rodent Control (On-going)

Rodent control has been in place since the very start of demolition and remains an active part of on-site management. As sections of the building are removed, trapping and monitoring continue to ensure any disturbance is promptly addressed and kept under control.

Abatement & Selective Demolition (November-Mid December)

Before full demolition, licensed abatement teams remove environmental hazards inside the buildings. Work is done in phases second floor, first floor, basement, and then the auditorium. Crews will complete exterior abatement and remove existing roof structures from both the Middle School and Auditorium buildings. This prepares the buildings for full structural demolition.

Building Demolition (Starts Approximately December 15, 2025)

Mechanical demolition (excavators, no implosion or blasting) begins mid-December and continues for approximately four weeks. This includes removal of both structures on the property.

Foundation Removal & Site Work (Early January-Late January 2026)

Once above-ground structures are gone, crews will begin foundation demolition, debris load-out, and initial site grading.

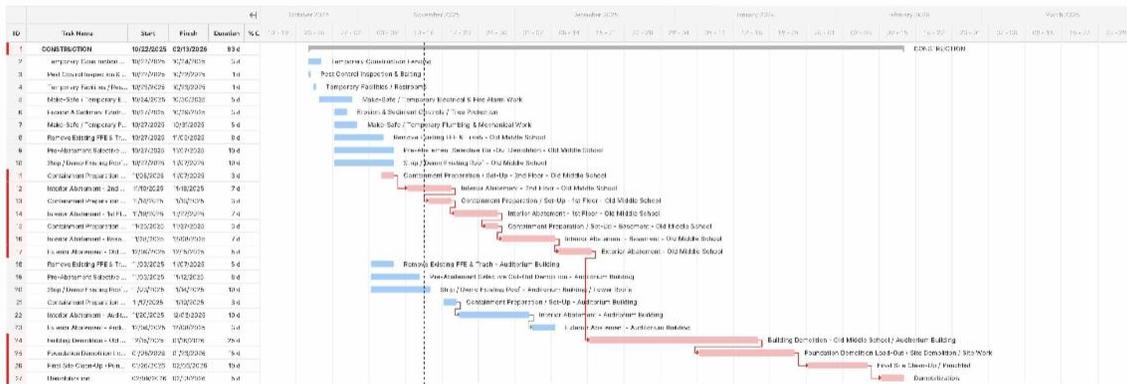
Final Site Clean-up & Demobilization (Late January-Mid-February 2026)

Crews will complete punch-list cleanup, remove fencing and temporary facilities, and formally release the site for next-phase construction.

What Residents Should Expect

- Work hours: Monday-Friday, standard construction hours
- Construction traffic: Limited to Pauline Street access
- Dust & noise controls will remain in place throughout
- No explosives or building implosion will be used
- All abatement is handled by licensed environmental specialists

Winthrop Central Fire Station - Phase 1 Site Demolition Schedule and Gantt



A neighborhood meeting will be held before demolition work begins to review the upcoming activities, schedule, and safety measures. This session will give nearby residents an opportunity to hear directly from the project team, ask questions, and understand what to expect during the demolition phase.

These project newsletters are developed and generated by the Owner's Project Manager, to keep the community informed of the progress being made on the site.

As always, safety remains our utmost priority. We assure you that all necessary precautions are being taken to ensure a secure and controlled construction environment.

If you have any questions, comments, or concerns regarding the school construction project, please send an email to the Town and we will answer them as quickly as possible.

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