

**SPECIAL TOWN MEETING
EMS/TOWN GARAGE BOND VOTE
NOVEMBER 4, 2019**

Meeting called to order by Arne Jonynas, Chairman of the Selectboard, at 6:00 p.m. Chairman Jonynas welcomed everyone and the Pledge of Allegiance was recited. There were no objections to non-voters speaking if asked to.

Chairman Jonynas then read the warning.

The Legal Voters of the Town of Chester are hereby notified and warned to meet at the Chester Town Hall, Second Floor in said Town of Chester on Monday, November 4, 2019 at 6:00 p.m., to act on the following Articles. Voting on Article 1 will be by Australian ballot on November 5, 2019, from 9:00 a.m. to 7:00 p.m. at the Chester Town Hall Second Floor.

Article 1: Shall general obligation bonds or notes of the Town of Chester in an amount not to exceed Four Million Seven Hundred Seventy Seven Thousand One Hundred Ninety Four Dollars (\$4,777,194.00), subject to reduction from the receipt of available state and federal grants-in-aid, be issued for the purpose of constructing a new Emergency Services building as well as renovations to the Public Works facility, the estimated cost of such improvements being Four Million Seven Hundred Seventy Seven Thousand One Hundred Ninety Four Dollars (\$4,777,194)? (Australian Ballot)

Chairman Jonynas then turned the meeting over to Selectboard Member and Building Committee Member A. Lee Gustafson. Mr. Gustafson made a power point presentation. (Copy attached)

Tom Hildreth asked if there would be a need for emergency traffic lights on Route 11 and Route 103. Chief Rick Cloud explained that there would not be a need for emergency traffic lights.

Tim Roper asked if the committee had looked at energy efficient opportunities. Lee Gustafson explained that the committee had looked and is looking at that aspect.

Scott Bonneville asked why it was still in design stage. Lee Gustafson explained that they have the foot print and design, but do not have any mechanical design etc.

Kevin Racek, from Centerline Architects, explained that they have 50% schematic design done. They are confident that they have the correct contingency figures built in and that the outline spec gives over all costs. Selectboard Member Heather Chase explained that the Selectboard put 50% into the present design and did not want to put more money in before vote.

Phil Cooper asked what % is the contingences. The answer was 5%.

Kathy Pellet asked what the time table was for construction/completion. Lee Gustafson explained that it would start in May 2020 and would take 10 – 12 months to complete. Bidding would be done in the winter.

Butch Stearns asked if the construction fees include construction and permit cost. The answer was yes.

Derek Suursoo asked if there was an estimate for annual operating cost. Lee Gustafson replied not yet.

Article 2: To transact any other business deemed proper when met, not including the expenditures of Town Funds or other business acted upon in the preceding Article.

Chairman Jonynas asked if there was other business. With there being none Heather Chase made a motion to adjourn. Seconded by Lee Gustafson. Meeting adjourned at 6:41 p.m.

A true copy.


Deborah J. Aldrich
Town Clerk

Emergency Services
and
Town Highway
Building Plan

Chester, Vermont

Committee Members

- Rick Cloud
- Dan Cook
- Lee Gustafson
- Graham Kennedy (emeritus)
- David Pisha
- Kirby Putnam
- Matt Wilson

Special thanks to:

- Cathy Hasbrouck

Design/Build Team

Craig Jennings - Russell Construction
Kevin Racek - Centerline Architects

The Problem

- Current Highway garage
 - Overcrowded
 - Unsafe
 - Out of compliance with codes
 - Equipment stored outside
 - Needs attention
- Deadline to be set by State building inspectors to bring Highway garage into compliance
 - No firm date, but soon
 - Concerned with Code violations – electric and plumbing
 - Concerned with Fire and Ambulance in the same building as Highway
 - Town needs to consider consequences if State demands we vacate the garage

The Problem

- Emergency Services
 - Housed in inadequate facilities
 - Requires custom-built equipment at significant additional cost to Town
 - Spread out
 - Police - located in portion of Town Hall
 - Fire - located in portion of Highway garage
 - Some equipment stored outside and exposed to elements
 - Ambulance - located in small portion of Highway garage
- Not an option to do nothing

Current Conditions



Current Conditions



Current Conditions



Current Conditions



Current Conditions



Committee Goals

- Goals of Emergency Services Building Committee
 - Provide safe, adequate space for four Town departments
 - With view to future requirements and uses
 - Provide space at a reasonable cost
 - New construction
 - Renovation of existing space
 - Evaluate design options based on previous work completed in 2007

Decision Process

- Select Board requested completion of Feasibility Study (FS) to define and review options
- FS identified several options, including:
 - Construct new building or buildings on town-owned property for various arrangements of services
 - Depot Street site
 - Pleasant Street site
- Other locations considered but rejected
 - Insufficient access
 - Not centrally-located

Decision Process

- Previous studies and proposals were developed and presented in 2007
 - Focused on Pleasant Street site
 - Four designs considered
 - Bidding process to choose design/build firm
 - Last design was used as basis for current building design
 - Updated to current codes and space requirements
- Building committee assembled to evaluate options
 - Best and least costly option is:
 - New building on town-owned property on Pleasant Street
 - Police, Fire, and Ambulance
 - Renovate existing Town Highway building on Depot Street
 - Add essential upgrades for efficiency and safety

Decision Process

- Fifteen-month design process for current plan
 - Reviewed FS recommendations and previous plans to determine best options for meeting goals
- Compared previous plans to current requirements
 - Work with design/build team to modify previous plans and provide a partial design for bond vote
- Provided value to town by working to keep costs down while developing plans for space that will meet goals
- Worked with design/build team contracted in 2007
 - Team already knew specifics of Town requirements
 - Revision of previous design and cost estimates resulted in significant savings to Town
- Looked for opportunities for local contractors to provide services

The Proposed Solution

- Three-step process to meet goals
 1. Construct building for Police, Fire, and Ambulance
 2. Move Fire and Ambulance from Highway garage to new building, and move Police from Town Hall to new building
 3. Update Highway garage through renovation

Proposed Plan

- Pleasant Street
 - One-story building
 - Fire Department housed in southern portion of building
 - Four equipment bays
 - Training/turnout space
 - Equipment cleaning and storage space
 - Laundry, showers, and other OSHA-required space
 - Ambulance in central portion of building
 - One vehicle bay
 - Office space
 - Storage space
 - Police Department in northern portion of building
 - Separate and secure space
 - Mechanical space below one portion of building

Proposed Building Layout



Potential Design



TOWN OF CHESTER

Potential Design



TOWN OF CHESTER

Proposed Plan

- Depot Street
 - Highway Department would occupy entire building
 - Building systems updated (to become code compliant) or *added* for safety
 - Electrical
 - Plumbing
 - Insulation
 - Heating/cooling
 - Office space
 - Exterior shell
 - Sprinkler
 - Welding bay
 - Surrounding area paved

Advantages of Proposed Plan

- Emergency services building
 - Centrally located
 - Direct access to highways
 - Visible and easily accessed by public
 - Well-designed space
 - Distinctive design and location
- Town Highway
 - Entire building space available for more efficient use
 - Safer for personnel and equipment
 - Increased insulation for lower heating and cooling costs
 - Updated exterior
 - Exceeds state fire and safety requirements
 - Less expensive than new construction

Benefits to Chester

- New building to house Emergency Services
 - Much needed space for Fire, Ambulance, and Police Departments
 - Code-compliant and safe space for Department personnel and equipment
 - Centrally-located and attractive building design adds civic pride to community
 - Cost savings on equipment
 - Won't need custom-built equipment
 - Fire trucks
 - Ambulances
- Upgraded Town Highway garage
 - Safer space for personnel and equipment
 - Most, if not all, equipment can be housed out of weather, ready to go in emergencies
 - Renovation much less expensive than new construction that would meet goals

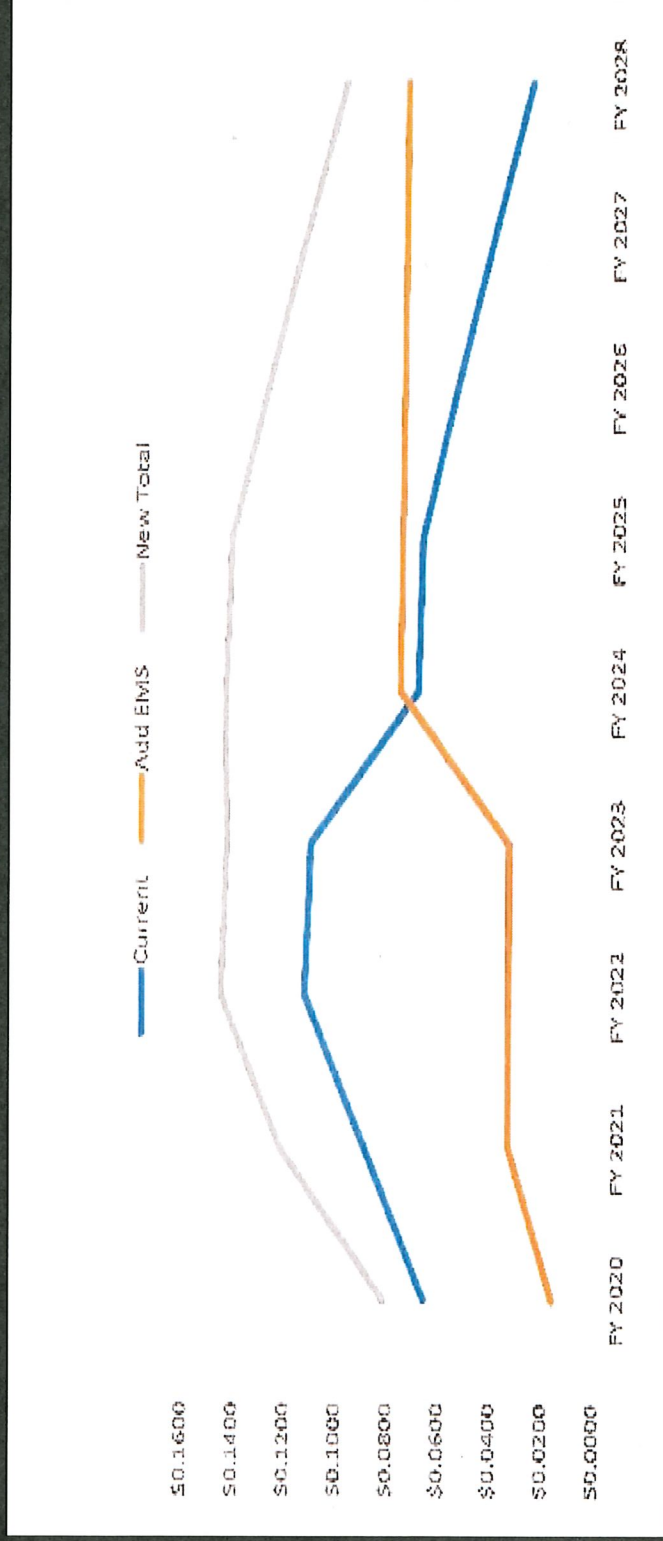
Benefits to Chester

- Provide opportunities for local contractors to be a part of the projects
 - All aspects of construction will be bid out for best possible pricing and work quality
 - Some local businesses have already promised to provide goods or materials for the project at little to no cost to the Town

Potential Costs of Proposed Plan

- Emergency services building
 - \$267 per square foot
 - \$3.6M for ~15,000 sf building
 - \$382K for fees and permits
 - Some costs could be offset by Town Highway work and materials
- Town Highway Garage
 - \$73 per square foot
 - \$659K for 10,800 sf building
 - \$73K for fees and permits
- Tax impact would peak out at about \$0.075 in 2024
 - Starts out at about \$0.02 in 2020, peaks in 2024, then drops as loan is paid down

Potential Capital Costs of Proposed Plan



Potential Costs of Proposed Plan

- Total estimated costs for proposed plan
 - \$4.78M estimated total overall cost for both new Emergency Services building and Town Highway upgrades

Cost Savings Related to New Building

- Fire Truck
 - \$50k savings on stock truck vs. custom truck
- Ambulance
 - \$25k savings on stock truck vs. custom truck
- Renovate vs. build new Highway Garage
 - Over \$2M
- Equipment maintenance
 - Keeping equipment indoors vs. outside
- More expensive in future
 - Inflation and materials cost increases
- Single-level facility
 - Eliminates elevator
 - Not emergency shelter

Where do we go from here?

- Bond vote by citizens
 - November 5