

TOWN OF CHESTER
BUILDING COMMITTEE
MINUTES

August 13, 2018

Committee Members in Attendance: Daniel Cook, David Pisha, Rick Cloud, Graham Kennedy, Lee Gustafson, Matt Wilson.

Guests: Craig Jennings of Russell Construction, Kevin Racek of Centerline Architects.

Call to Order

Lee Gustafson called the meeting to order at 3:34 PM in the auditorium upstairs at the Town Hall.

Agenda Item 1 Citizen's Comments

As there were no citizens present there were no comments.

Agenda Item 2 Discuss layout of new building & Agenda Item 3 Brief discussion regarding renovation of Town Garage and next steps

This portion of the meeting was turned over to Kevin Racek and Craig Jennings. Kevin distributed a meeting agenda as follows:

- 1) Review of Public Works Scheme
 - a. New Layout Review
 - i. Center Bay
 - ii. First Floor Renovation
 - iii. Second Floor Renovation
 - b. New Wash and Welding Bay
 - c. ADA Compliant
 - d. Scope of Work to the entire building i.e. Sprinkler, Alarm System, Roof, Siding
 - e. 25-year Building vs 50-year building
 - f. Next Steps
- 2) Review of Emergency Services Building
 - a. New Plan Layout Review
 - i. Fire Station
 - ii. Ambulance Services
 - iii. Police Station
 - iv. Shared Areas
 - b. Comparison between New and Old Building Layout
 - c. Cost Savings
 - d. Elevation Review
 - e. Next Steps

Kevin Racek discussed the Town Garage project first. He had sent Graham Kennedy proposed layouts of the space and displayed some of the layouts on easels for the rest of the committee. He went over the details of the proposed changes to the first and second floor. By having only auxillary function areas on the second floor, where the public is not invited, access to the second floor will not have to be ADA compliant, which will save costs. Kevin also discussed proposed

changes to the exterior of the building. There will be small canopies over the doors and front windows, the roof will be replaced, and the personnel doors, and hardware (not the roll-up doors) will be replaced. Some roll up doors may need sensors installed. Kevin said the cladding could be replaced with insulated steel panels to give the building a better R-value. The sprinkler system shown in the drawings was not required and could be dropped.

David Pisha asked how long the building would last with the proposed upgrades. Kevin Racek said the frame and foundation of the building were in good shape and could last another fifty years. The proposed roof should last 15 – 20 years. David said the bond for the project could have a longer maturity if the building had such a long life expectancy.

Graham Kennedy asked why there were two office spaces. He said he would only need one. The space for the second office could be added to the break room. Kevin asked for Graham's opinion on the proposed weld and wash bay. Graham said he liked the set up. He knew the interior of the bay would have to be gutted in order to install a floor drain with a grease trap.

The group discussed paving the area around the garage. It was acknowledged that a handicapped parking space must be paved, but otherwise Graham said only the areas paved now would need paving. Graham said the town could do most of the prep work and re-grading for the paving. It would still need to hire out laying the asphalt. Craig Jennings said he would get an estimate for the paving costs.

Craig Jennings will be working on cost figures now that the design for the Town Garage renovation is fairly complete. The cost figures will be needed for the bond vote in November.

The Committee next turned to the Emergency Services Building. Kevin Racek handed out a drawing of the proposed floor plan with the Police Department area in blue, the ambulance in green, the Fire Department in red and the common areas in yellow. The proposed design was well received.

Kevin said he had 3 goals in redesigning the 2008 building:

1. Convert the two-story proposal to one story
2. Keep the ambulance in a separate bay
3. Make it smaller than the original design.

The building he proposed was approximately 130' x 105'. The building had 3 levels of flat roof. The flat roof lowered the interior volume of the building and would save construction costs. The lowest part of the roof would be over the Police Department. The next higher area would be over the apparatus bays, and the highest section of roof would be over the storage areas in the back.

Kevin explained that the building was so large it needed a design that would break up the long front of the building that faced the street. He proposed putting a jut out of the front wall for a watch room. It would be between the Fire and Ambulance bay doors. During the discussion, when more interior space was sought, it was suggested that the rest of the front wall to the east of the watch room also be brought forward. Kevin said he thought that was possible and would

work as a design element. Inside the building, the Police Department area could be brought forward, which could then increase the size of the training area.

Kevin showed proposed elevations of the design and reminded the committee that they were a proposal and could be changed. A square bell tower was included as another way to break up the façade. Kevin said no exterior materials had been picked yet and he was open to suggestions.

Kevin said he put the mechanicals in a basement at the back of the building with its own exterior door and no access to the main floor interior of the building. The basement area would be reasonably inexpensive to build without an interior staircase. It would not need to be ADA accessible.

There was concern among the committee members about the secondary exterior egress for the Fire Department through the Police Department area. Several ideas about how to maintain security while allowing emergency egress were suggested, but finally it was decided that it was better not to create such a problem in the first place. Kevin Racek said he thought he could re-design the egress so it did not go through the Police Department.

Each department then discussed the area allocated to it and noted any problems they saw.

Rick Cloud of the Police Department acknowledged that the sally port was a bit smaller than the 20' x' 40' he had asked for and that the holding cells were smaller as well, but he felt he could live with the design. He was not in favor of letting anyone in the building exit through the department. A separate locker room in the Police Department area was also discussed as a way to avoid creating another security problem. He noted that the Police Department is shown on the east side of the building and it had been shown on the west side of the building in previous designs. He thought that putting the department on the west side required less fill work.

Dan Cook said the Ambulance area design was workable but he would prefer that the Ambulance office storage area be located closer together. There were several suggestions made as to how to accomplish that. The watch room jut was suggested for an Ambulance office space. Committee members were curious about the cost of the watch room jut. As noted above, they wondered if extending all the front east of the watch room to match the watch room would be feasible and would provide space for the Ambulance office. Dan explained that the Ambulance needed an office that could be locked in order to protect personal information as required by HIPPA. He also said a small lockable room was needed so staff returning from calls could finish filling out paperwork. With the hiring of a full-time crew member to cover week days, the office would be too crowded to handle members of the crews as well.

Matt Wilson went over changes the Fire Department would need. The gear washing area needed to be larger. The requirements for gear washing have changed. The gear washing machine and dryer were much larger than domestic models. Dave Pisha asked if the dryer needed to vent to the outside. Matt said it did, but it did not need an industrial vent. The second need was a separate clean room for SCBA air pack filling. It could not be part of the storage area. Matt discussed options for a turn out room with 30 lockers for donning gear. Matt said space for the hose drying rack area was missing, but it was possible they could take the space from one of the

vehicle bays. The size of the training room, day room and storage areas needed adjusting. The day room needed enough space for a couple of reclining chairs and a couch so that crew from out of town would have a place to rest if they needed it. Lee Gustafson asked how many people the training room needed to accommodate. Matt Wilson said up to 50 people come when other towns send students to the courses. He said the room needed to be at least 20' x 40' and a kitchen area would be helpful. He said the department could manage with less storage space if need be. As each space issue was brought up it was very hard for the committee members not to discuss possible solutions at some length. They had to remind themselves that they were working with an architect who was doing a good job getting the most out of the interior space.

The cost of the new building was discussed. Craig Jennings said the best way to reduce the cost was to reduce the interior space. Renovating the Town Garage instead of demolishing the building and starting over saved quite a bit of money. Craig Jennings said costs were rising at 3 – 4% per year. Factors that contribute to the rise are rising steel prices, rising interest rates and increased regulation. The sooner the project is started and completed the cheaper it will be. Rough estimates of the cost of the Emergency Services building are about \$4 million. Renovating the Town Garage is expected to cost \$500,000. The original 2008 price tag for the project was \$2.7 million. The proposed building is smaller and simpler in design, yet it costs significantly more ten years later.

David Pisha said the bond issue could be split so that money is released when needed and the town will not have to pay interest on money that is simply waiting for a project to be finished before being paid out.

David Pisha said the next meeting would go over the design changes requested. Kevin Racek said he will have the changes done in a week or two. Craig Jennings said he will start pricing the Emergency Services building design once it is more or less complete and accepted.

Lee Gustafson moved to adjourn the meeting. Graham Kennedy seconded the motion. The meeting was adjourned by acclamation.