

Fire Department Facilities Review Committee

9th Meeting Minutes--Trip Report – July 15, 2015 – 2pm Field Trip to Williamstown's new Fire Station

Committee Attendees:

Chet Hagenbarth, Killington Highways & Facilities

Gary Roth, Killington Fire & Rescue Chief

Andrew Salamon, Committee member

Vito Rasenas, Committee member

Steve Finer, Killington Fire & Rescue President

Committee Members Absent:

Andrea Weymuth, Committee member

Otto Iannantuoni, Committee member

Stephen Finneron, Committee member

Seth Webb, Killington Town Manager

Killington Citizens that attended:

None

Williamstown Fire Department hosts:

- Earl Everhart from VTEC—Vermont made Fire Trucks
Email: vtecearl@myfairpoint.net
Phone: 1-800-698-6663
FAX: 1-802-433-1023
Cell: 1-802-249-1067
www.vtecfirerescue.com
- Gordon Murray—Ambulance Director

Meeting overview

We drove about an 1 ¼ hours to Williamstown and met Gary Roth at the Williamstown Fire Station.

9th Meeting Purpose: To learn all the positive and negative aspects that Williamstown experienced from planning to completion of their new Fire Station. We toured Williamstown's new Fire Station (WnFS) and conducted fact finding about construction considerations, funding, costs, and voter approval. Our host was involved in every segment of Williamstown's new Fire Station and is an encyclopedia of fire/rescue information.

Please note: Earl Everhart provided Andy Salamon with the additional hand-bills, 8 page-flier, and the Clerk of the Works information after our visit.

Meeting Minutes

- Size of WnFS and features

Bay Areas

- 5 bays, four for fire trucks, 1 double depth bay for 2 ambulances, all bays 2 stories high (30 foot), metal construction
- In front of the 5 bays is a large black top driveway that transitions to a large concrete pad just in front of the 14 foot wide overhead doors for the fire trucks (8 foot wide) to safely turn around and back into the bays.
- Crash protection posts are in place to protect overhead doors.
- The ambulance bay is a drive through so that 2 full-time ambulances can back in (back to back) and then exit easily with one living the front and the other leaving the rear of the building simultaneously.
- In the rear of the bays adjacent to the rear of the trucks are dressing areas (with ample room) and a vertical hose drying facility (a hose tower).
- Behind the dressing areas is concrete wall that separates the bays with the facility heating and electrical services operating in concrete block bunker-type rooms.
 - They heat the facility with a hot air Pellet Stove-type heating plant and utilize a solar hot water system. They are investigating installing a solar electrical system.
 - Behind the rear wall of the structure is a 23 Ton capacity wood pellet silo.
 - The heating system has a pressurized automatic feeding system from the silo to heating furnace.
- The bays are well lit by overhead fluorescent lighting. They borrow a scissor-type “televator” from a local business to replace lights as needed.
- To the right of the facilities room is an exit hallway. Across that hallway is the decontamination room. It has a washer and a dryer and a shower. **They made a mistake** and did not have the room handicap accessible, so they installed domestic washer and dryer that are much smaller than typical decontamination washer and dryers. By doing this they met the handicap access.

Office Areas

- Offices’ air quality is perfect because offices and meeting rooms, etc., are separate to bays, being sealed off from bays with a concrete fire wall.
- The office area is two stories, with a Day Room upstairs that has a central carpeted area with a TV and two couches and a computer desk with monitor for laptop computer access. The other end of the Day Room is a kitchenette with microwave and sink.

- Off the Day Room are two small bedrooms, furnace with two beds each and night stands.
- The downstairs office area includes a carpeted meeting room that runs the entire width of the office area. The meeting room has two small storage closets so folding tables and chairs may be stored easily. It has an exterior entrance and carpeting is hard to clean when mud is tracked in. Adjacent to the meeting room is a full kitchen, but no dishwasher.
- The office area includes a dispatch room, two small offices, and a satellite Police holding room with external access a cypher locked door.
- Birch veneer on all doors. This may be better than metal doors.

Other building information

- Surveillance cameras are installed inside and out of the building.
- All driveways are paved.
- An elevator is not required because the upstairs area is less than 1000 square feet.

• **Political considerations and funding information**

- Gordon Murray feels that the bond would not have passed if only for a fire station. Because of the ambulance (EMTs) it passed.
- Williamstown procured their “Hard Bids” in December when construction business is slow and pencils are sharper. The architect bid was \$3.3million; they bonded for 2.7million; final cost was \$2.35million. The land, 1 ¼ acres, was a gift to the fire house. It is located adjacent to the town road maintenance yard.
- The bond vote was a 2 year ordeal until it passed.
 - They created an eight page brochure that educated the citizens on the existing conditions of the old fire station and why they need a new fire station. They used the same model that East Montpelier Fire Department used. The contact person in East Montpelier is Toby Talbot. That WnFS brochure is attached to the email that delivered this report. Please read it.
 - They also created a hand-bill that listed the cost to the voter in terms of personal-use commodities per day, month, or year. That hand-bill is attached to the email that delivered this report. Please read it.
 - Williamstown’s general fund is \$2million - \$3million/year.
- There are approximately 2000 registered voters in Williamstown. The bond vote for the new fire station had a “30-day revote” clause. The first ballot passed 298-283. The revote was interesting. It was held in the old fire station with all the equipment in the bays. People entered from one end of the

building. All overhead doors were closed just inches from the front of the trucks. The voters had signed-in and picked up their ballots near where they entered the building. To cast their ballot, they had to walk to the other end of the building, squeezing and turning to get by the fire equipment. The revote passed 502-305.

- Another hand-bill was sent to the Williamstown voters that Thanked them and invited all to a cookout at the firehouse. That hand-bill is attached to the email that delivered this report. Please read it.

- **WnFS's Architect and Construction information**

- **Architect:**

- Black River Design Architect

- Tracey Moligny—Head architect for WnFS
- 802-223-2044
- Earl said, "She is the one of the best people to work with. She had regular scheduled status meetings with the Fire Chief, Chairman of the Building Committee, 2 selectmen, and 2 citizens

- **Contractors:** A couple of contacts involved in our building:

- Summit Catamount, Building contractor, 802-223-6764;
- David Frank, Sunwood Biomass, wood pellet heat, 802-496-6666;
- Bill Spence, Daedelaes, Solar hot water and electric, 802-433-1643.
- Tobey Talbott, East Montpelier Fire Dept., cell 802-793-4996.

- **Williamstown hired a Clerk of the Works.** His cost was \$30K and was well worth it. He found several costly omissions or errors that the contractor did. Wikipedia defines The Clerk of Works (or Clerk of the Works) as *"often abbreviated CoW, is employed by an architect or a client on a construction site. The role is primarily to represent the interests of the client in regard to ensuring that the quality of both materials and workmanship are in accordance with the design information such as specification and engineering drawings, in addition to recognized quality standards. The role is defined in standard forms of contract such as those published by the Joint Contracts Tribunal. "Clerks of works" are also the most highly qualified non-commissioned tradesmen in the Royal Engineers. The qualification can be held in three specialisms: electrical, mechanical and construction.*

Historically the Clerk of Works was employed by the architect on behalf of a client, or by local authorities to oversee public works. The CoW can also be employed by the client (state body/local

authority/private client) to monitor design and build projects where the traditional role of the architect is within the design and build project team.”

Next Meeting: TBD

Minutes submitted by Andrew Salamon, July 17, 2015.