

EXECUTIVE SUMMARY

OVERVIEW

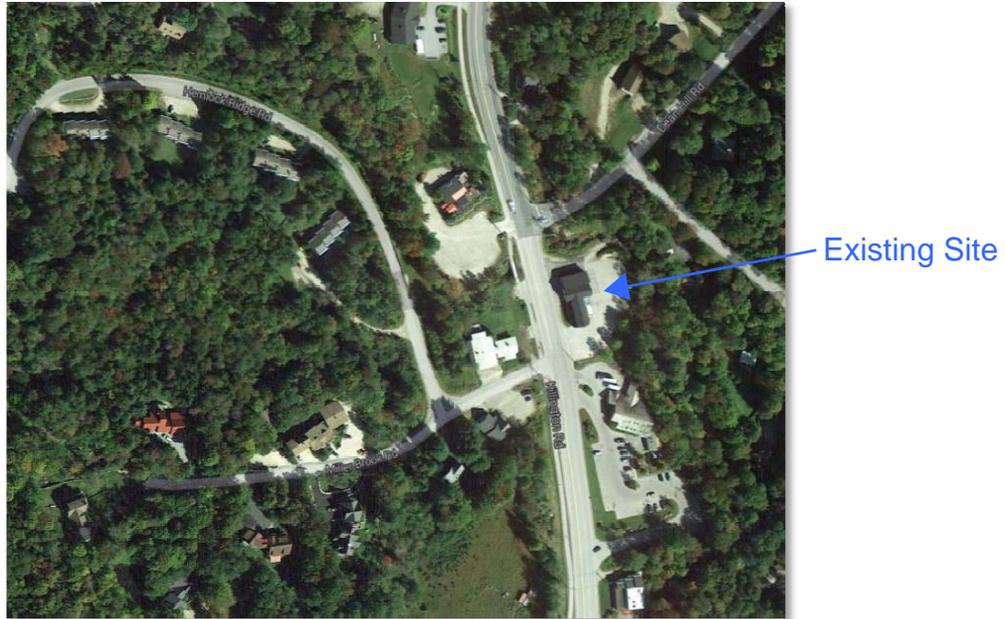
The Killington Fire Station, also known as the Sherburne Volunteer Fire Department and Killington Fire & Rescue, is a two story building located on Killington Road in Killington, Vermont. The building was originally constructed in 1974 of masonry concrete units and wood studs; however, the Department has been serving the Killington Community since 1955. In 1984, the first renovation, the Middle Bays, was constructed. In 1998, the second renovation was built, which added an additional apparatus bay to the structure. Refer to the assessment for current conditions of the fire station.

The Town of Killington recently changed from a constable law enforcement organization to a full time police department. The Police Department co-operates with the Vermont State Police and currently operates out of the Town Garage.

The existing Killington Fire Station is located at 1773 Killington Road, at the intersection of Killington Road and Miller Brook Rd.



Location Map – Town of Killington, Vermont



Site Aerial Map – Existing Killington Fire Station

This feasibility study is intended to provide an independent study of the current building conditions, and a review of long-term programming for both the fire department and police department. In October 2013, our team of Architects, Engineers and Consultants visited the facility and conducted a site and building assessment that will provide valuable information for future development.

A space needs analysis/ programming was developed through numerous meetings with the Town of Killington Fire and Police Departments along with Town of Killington Town Manager and Department of Public Works Manager.

Conceptual site and floor plans were developed for four options as summarized below. Options include capital improvements, renovation and addition to the existing fire station, demolition and construction of a new facility as well as locating the facility at an alternate site.

Option 1 Capital Improvements Only

- Capital Improvements to Existing Building; Rebuild Existing Fire Station 2
- Capital Improvements – 6,738 SF
- New Building Construction – 1,498 SF
- New doors and windows, sprinklers and ADA upgrades

Option 1a Capital Improvements + New Apparatus Bay

- Capital Improvements to Existing Building, New Apparatus Bay at Existing Fire Station 1
- Capital Improvements – 6,738 SF
- New Building Construction – 2,643 SF
- New doors and windows, sprinklers and ADA upgrades

Option 2 **Renovation Addition with Police**

Renovation to Existing Building with Additional Apparatus Bay; New attached Police Station - Three stories
Demolition – 5,000 SF
Renovation – 2,437 SF
New Building Construction – 15,288 SF
Extensive Demolition / Renovation

Option 2a **Renovation Addition without Police**

Renovation to Existing Building with Additional Apparatus Bay – Three stories
Demolition – 5,000 SF
Renovation – 2,437 SF
New Building Construction – 13,049 SF
Extensive Demolition / Renovation

Option 3 **New Station with Police (3 stories)**

Demolition of Existing Building, New Construction Fire and Police Station – Three stories
Demolition – 5,000 SF
New Building Construction – 16,609 SF

Option 3a **New Station without Police (3 stories)**

Demolition of Existing Building, New Construction Fire Station, Three stores
Demolition – 5,000 SF
New Building Construction – 14,980 SF
Plan allows for future addition of Police

Option 3b **New Station without Police (2 stories)**

Demolition of Existing Building, New Construction Fire Station, 2 Story
Demolition – 5,000 SF
New Building Construction – 15,563 SF
Plan does not allow for future addition of Police

Option 4 **New Fire Station at Alternate Site Phase 1, Phase 2, and Phase 3**

Construction of a new Public Safety Facility located at an Alternate Site
New Building Construction – 16,705
Includes Training Room for future Police Station
Site Design allows for Phasing of a future Police Station and possible Town Hall

It is the Design Team's recommendation that all Option 4 would meet the necessary requirements for the user. After multiple meetings with the Building Committee and Selectboard, it was decided that Option 4 is the preferred solution due to the the following:

- Meets the stated programming needs
- Provides a long term design for Public safety
- Allows for future growth of Public safety
- Works well on the alternate site
- Provides better and safer access for emergency apparatus
- Still provides excellent response times for the Town of Killington
- It allows the project to be constructed in phases
- It also allows space on the site for a future municipal use such as a Town Hall.
- Allows for the creation of a well defined Town civic center
- Locating the station on a new site will also allow the existing facility to fully function and provide little interruption in providing emergency services during construction .

The preferred Option 4 Phase 1, Phase 2 and Phase 3 site plan, floor plans, and massing studies are on the following pages.

A summary of esitmated preliminary project cost for all options is also attached.