

KILLINGTON FIRE STATION

Dore & Whittier Architects, Inc.
CR architecture + design

July 08, 2014

AGENDA

- Introduction
- Background
- Existing Conditions Assessment for both the existing station and Station 2
- Programming
- Conceptual Options 1 – 3: Design options including plans and massing studies
- Options Overview
- Take-Aways
- Recommendations

INTRODUCTION

- Dore & Whittier was hired by the Town of Killington to conduct a comprehensive existing conditions assessment, site analysis, programming and conceptual design.
- Recent Vermont Projects include:
 - Williston Fire and Police Stations
 - State of Vermont Fire Academy, Pittsford
 - Grand Isle Fire Station Feasibility Study
- Recent Massachusetts Projects include:
 - White Street Fire Station, Springfield
 - Groton Fire Station, Groton
 - DFS Springfield Fire Training Academy
 - Medfield, Westwood, Scituate Public Safety

KILLINGTON FIRE STATION

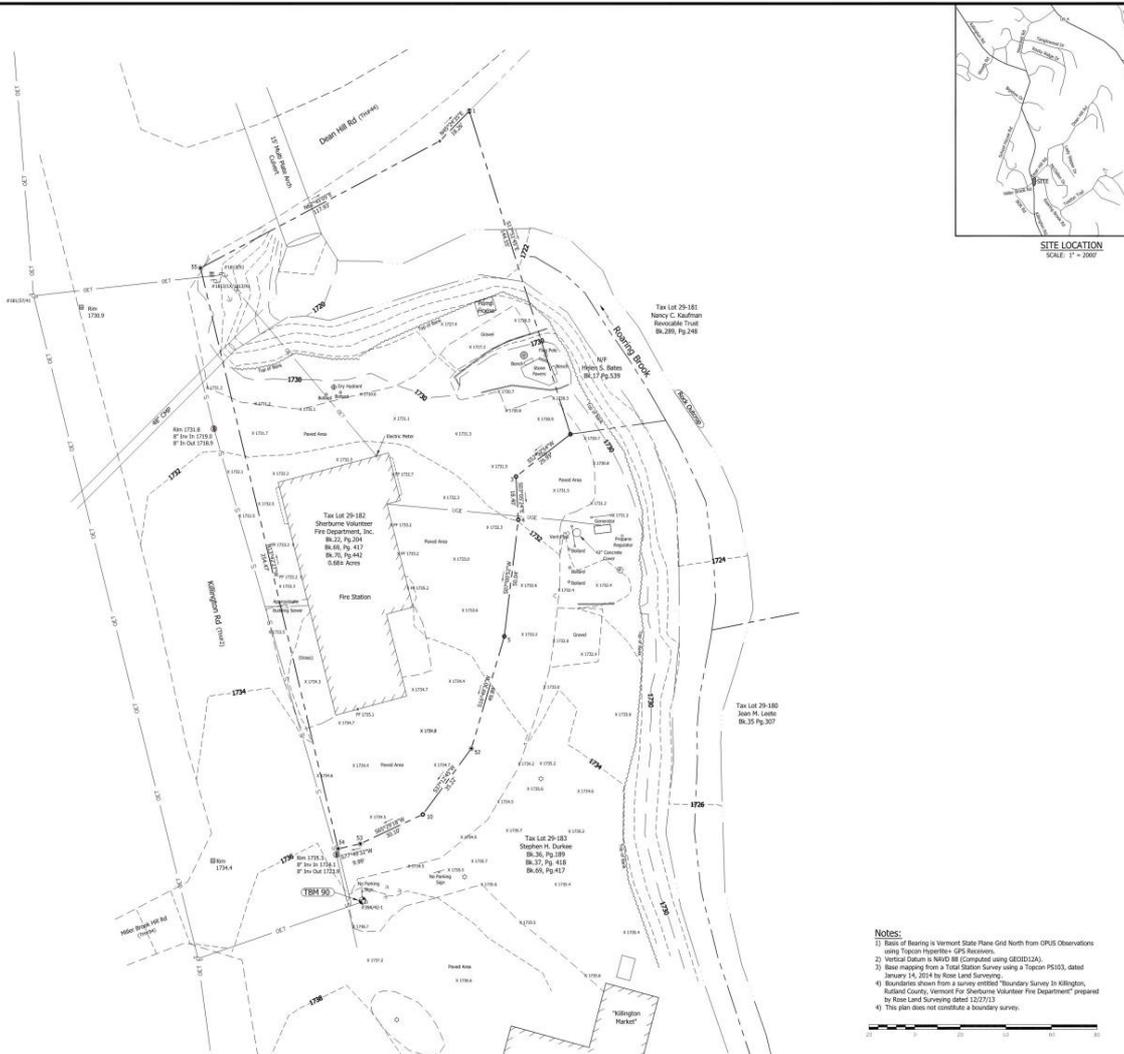
BACKGROUND



- 1974 ORIGINAL TWO-BAY BUILDING
 - Located at the south end of the Site
 - Masonry Concrete Units & Wood-Framed Construction
- 1984 MIDDLE BAY ADDITION
 - 2 Bay addition
 - Perpendicular to the existing 2 bays
 - 2x6 Wood-Framed Structure
- 1998 APPARATUS BAY FOR TOWER ADDITION
 - Houses the ladder truck
 - 2x6 Wood-Framed Structure
- STATION 2
 - Originally a Schoolhouse
 - Was used as a salt shed
 - Was rebuilt in 1973
 - Single Bay Wood-Framed Structure – houses single apparatus bay.

EXISTING CONDITIONS

SITE ASSESSMENT

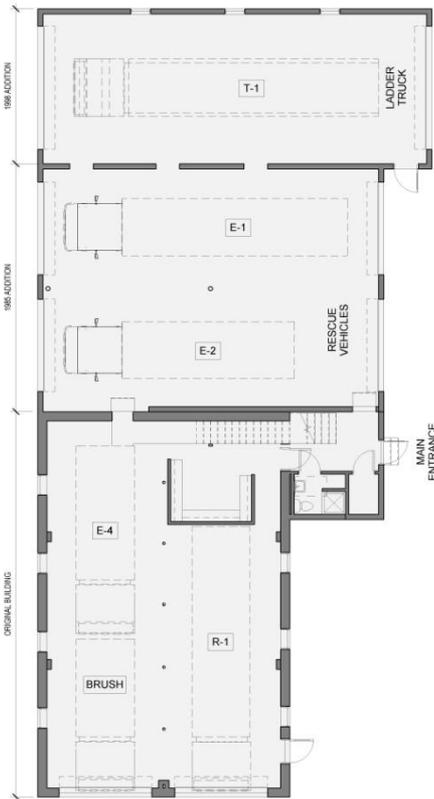


- Building is close to an existing stream (Roaring Brook). There is currently no FEMA flood plain designation but flood waters have come close to the station.
- There is currently no stormwater management but this will be required if any redevelopment occurs.
- All options require purchasing of various parcels of land from the neighbor to south.
- Apparatus exit very close to Killington Road.
- A 35,000 gal water storage tank pumps from Roaring Brook and would have to be replaced if extensive renovation occurs.

Notes:
1) Basis of Bearing is Vermont State Plane Grid North from GPS Observations using Topcon Hiperlink+ GPS Receiver.
2) Vertical datum is NAVD83. Computed using GEOID12A.
3) Base mapping from a Total Station Survey using a Topcon PS103, dated January 15, 2014 by Rose Land Surveying.
4) Boundaries shown from a survey entitled "Boundary Survey in Killington, Rutland County, Vermont For Sherburne Volunteer Fire Department" prepared by Rose Land Surveying dated 12/27/13.
5) This plan does not constitute a boundary survey.

EXISTING CONDITIONS

EXISTING PLANS



LEVEL 1



LEVEL 2

Existing station includes:

- Storage of (5) trucks (3760 sf)
- Turn-out gear storage
- (2) Offices (approx. 125 sf. ea.)
- Minimal storage (approx. 180 sf)
- Kitchen space (120 sf)
- Day room
- Training room (980 sf)
- (1) Stairs (No elevator or ramps)

EXISTING CONDITIONS

ARCHITECTURAL ASSESSMENT

The following deficiencies are in violation of state accessibility and building codes and could result in the building being closed:

- Building lacks two means of egress.
- Stairs must have handrails and guardrails on both sides of the stair.
- An Elevator is required for all publicly-funded buildings.
- Building does not meet handicap accessibility /ADAG codes. Numerous non-compliant conditions.
- Number of plumbing fixtures/ toilets, does not meet plumbing code.
- Apparatus bay floors vary in elevation and surfaces are in poor condition, creating unsafe paths of travel and obstructions.
- No sprinkler system. (A sprinkler system is required for all new Fire Stations or major renovations to Fire Stations.)



EXISTING CONDITIONS

ARCHITECTURAL ASSESSMENT



Other Items of note include:

- Second floor structure does not meet current structural requirements if renovation were to occur.
- Carpet is worn and stained and poses possible air quality hazard.
- Metal roof is beyond end of its useful life, posing risk of leakage and water damage.
- Adequate storage is not met for staff and training area
- Exterior siding and trim requires maintenance and painting.
- Space required for hose storage and hose layout
- Wall and roof insulation do not meet current energy code.
- Windows do not meet current energy code (are not insulating-type and are leaking)
- Concrete slabs are spalling in apparatus bays resulting in floor surfaces that are difficult to clean and maintain and pose tripping hazard.
- Turn out gear is stored at poor locations. They are subject to exhaust fumes and ultraviolet degradation



EXISTING CONDITIONS



MECHANICAL AND ELECTRICAL ASSESSMENT

Mechanical/ Plumbing/Fire Protection Systems

- Mechanical systems are functional but are beyond the end of their useful life and do not meet current standards.
- Gas heaters should be replaced
- There is a lack of fresh-air supply/ no ventilation
- Existing plumbing fixtures are not of “low-water consumption” type.
- There is a lack of required sprinkler system.

Electrical Systems

- Wiring from 1974 and 1984 does not meet current electrical codes and poses safety concerns.
- Existing electrical power distribution system is not adequate.
- Exterior fixtures do not meet ASHRAE/IES and 2012 VT Guidelines for Energy Efficient Commercial Construction
- Fire horns and strobes are not sufficient.
- Phone / data systems are not adequate.

PROGRAM

A *Program* is a carefully-considered list of required spaces for a facility. The Program typically itemizes all required spaces, indicates areas (square footage) for each, and includes allowances for circulation (stairs, elevators), building walls, and support facilities.

The Program was developed with the Town of Killington Fire and Rescue and Police Department and describes the required space needs for each.

PROGRAM

Killington Public Safety Complex

June 13, 2014

PROGRAMMED SPACE	EXISTING	REQUESTED	15-YR H	ACTUAL (OPTION 1)	ACTUAL (OPTION 1a)	ACTUAL (OPTION 2)	ACTUAL (OPTION 2a)	ACTUAL (OPTION 3)	ACTUAL (OPTION 3a)	ACTUAL (OPTION 3b)	REMARKS
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Police Department

ADMINISTRATION

Police Chief Office		200	100	0	0	45	0	45	45	0	Requested change to 100 SF
SUBTOTAL	0	200	100	0	0	45	0	45	45	0	

OPERATIONS

Patrol Room		440	440	0	0	256	0	256	266	0	with Workstations
Toilet/Shower/Locker (Male)		330	180	0	0	170	0	190	190	0	2 gender neutral Toilet Showers
Gender Neutral Lockers (Male and Female)			180	0	0	167	0	173	173	0	18'by10' locker room
Evidence Storage		65	65	0	0	75	0	75	75	0	
Hard Interview Room / Cuffing		75	75	0	0	66	0	66	66	0	
Detention Cell - Male		70	70	0	0	82	0	82	82	0	(1 needed in H Priority)
Secure Toilet		40	40	0	0	45	0	45	45	0	
Sallyport		540	540	0	0	567	0	327	327	0	Single vehicle
SUBTOTAL	0	2,225	1,590	0	0	1,428	0	1,214	1,224	0	
Grand Total Police Department	0	3,950	1,690	0	0	1,473	0	1,259	1,269	0	

PROGRAM

Killington Public Safety Complex

June 13, 2014

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Fire Department											
PUBLIC AREAS											
Dispatch / Radio Room / Reports		180	150	0	0	128	128	143	143	160	
SUBTOTAL	0	420	150	0	0	128	128	143	143	160	
ADMINISTRATION											
Fire Chief Office	129	200	150	129	129	169	169	148	148	173	
Deputy Fire Chiefs' Office	128	190	150	128	128	154	154	154	154	150	Shared Office
Pres. / VP Office		190	150	0	0	149	149	149	149	175	Shared Office
Work Room - Office Equipment / Copy / Supplies		80	80	0	0	84	77	84	84	75	
SUBTOTAL	257	2,070	530	257	257	556	549	535	535	573	
LIVING SPACES											
Toilet Shower	33	270	180	133	133	316	304	290	176	314	Change from(3) gender neutral to (2) gender neutral
Personnel Lockers			100	0	0	128	128	103	103	198	Lockers were included in the Sleeping Qtrs. Does Fire Still want? 6 - 10 Lockers?
Day Room	496	545	545	496	496	535	539	380	380	525	
Kitchen/Dining	122	470	150	122	122	180	181	122	122	144	Change to approx same size as exq.
SUBTOTAL	651	1,920	975	751	751	1159	1152	895	781	1181	
OPERATIONS											
Apparatus Bays	3579	6,080	6,720	3761	4841	6882	5766	6748	6720	6818	(4) 18'W & (2)20'W x 60'D Bays
SUBTOTAL	3,579	6,510	6,720	3,761	4,841	6,882	5,766	6,748	6,720	6,818	
OPERATIONS SUPPORT											
Hose Storage		65	65	0	0	84	87	58	58	65	
Turnout Gear Storage	110	385	385	110	110	399	399	391	391	340	(30) Lockers
Shop / Tool Room / Light Maintenance		180	180	0	0	89	89	93	93	165	single bench required
Medical Cleaning / Decontamination		190	190	0	0	257	261	195	195	286	
Dirty Restroom		65	65	0	0	51	52	68	68	76	
SCBA Fill Room		100	100	0	0	60	60	96	96	93	check to verify exg equipment
Medical Supply Storage		80	80	0	0	63	63	70	70	93	
Quartermaster Storage	118	200	200	120	120	205	213	197	197	212	
General Storage	66	150	150	88	90	161	125	152	170	407	
Apparatus Bay Cleaning Closet		80	80	0	0	88	71	51	51	61	
SUBTOTAL	570	1,495	1,495	318	320	1,437	1,420	1,371	1,389	1,798	
Grand Total Fire Department	5,057	12,415	9,870	5,087	6,169	10,162	9,015	9,692	9,568	10,530	

PROGRAM

Killington Public Safety Complex

June 13, 2014

PROGRAMMED SPACE	EXISTING	REQUESTED	15-YR H	ACTUAL (OPTION 1)	ACTUAL (OPTION 1a)	ACTUAL (OPTION 2)	ACTUAL (OPTION 2a)	ACTUAL (OPTION 3)	ACTUAL (OPTION 3a)	ACTUAL (OPTION 3b)	REMARKS
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Shared Spaces

PUBLIC AREAS

Training Room / EOC	940	825	825	983	983	940	964	909	909	825	go back to requested
Training Prop Storage		100	100			100	78	100	100	70	
Training AV & Table / Chair Storage		100	100			130	129	130	130	94	
SUBTOTAL	1,002	1,630	1,025	983	983	1,170	1,171	1,139	1,139	989	

SHARED SPACES

Server Room		100	40	0	0	70	69	72	72	48	possibly a closet off dispatch
Janitor's Closet		30	30	21	19	50	54	40	40	35	
SUBTOTAL	0	530	70	21	19	120	123	112	112	83	

Grand Total Shared Spaces

1,002	2,160	1,095	1,004	1,002	1,290	1,294	1,251	1,251	1,072	
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PROGRAM

BUILDING SYSTEMS + CIRCULATION

Stairs	54	1,080	1080	185	185	526	419	380	380	495	2 @ 180 SF/Fir x 3 Firs
Elevator		160	160	73	73	80	80	63	63	76	3 Firs @ 53 SF/FLR
Elevator Machine Room		80	80	60	60	58	55	57	57	59	
Mechanical/Electrical	20	500	500	20	20	484	504	359	363	288	
SUBTOTAL	74	1,820	1,820	338	338	1,148	1,058	859	863	918	

SUMMARY

Police Department	0	3,950	1,690	0	0	1,473	0	1,259	1,269	0	
Shared Spaces	1,076	2,160	1,095	1,004	1,002	1,290	1,294	1,251	1,251	1,072	
Subtotal	1,076	6,110	2,785	1,004	1,002	2,763	1,294	2,510	2,520	1,072	
Infrastructure @ 15%		917	418								
Building Circulation @ 20%		1,222	557								
SUBTOTAL SF	1,076	8,249	3,760	1,004	1,002	2,763	1,294	2,510	2,520	1,072	

Fire Department	5,057	12,415	9,870	5,087	6,169	10,162	9,015	9,692	9,568	10,530	
Building Systems + Circulation		1,820	1,820	338	338	1,148	1,058	859	863	918	
Subtotal	5,057	14,235	11,690	5,425	6,507	11,310	10,073	10,551	10,431	11,448	
Infrastructure @ 12.5%		1,779	1,461								

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June 13, 2014

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Building Circulation @ 12.5%		1,779	1,461								
SUBTOTAL SF	5,057	17,794	14,613	5,425	6,507	11,310	10,073	10,551	10,431	11,448	

GRAND TOTAL SF	7,196	26,042	18,372	6,429	7,509	14,073	11,367	13,061	12,951	12,520	
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Subtotals for Prioritization

Actual Plans Area (GSF= incl walls, etc)
(Used on Cost Projections)

18,372	6,429	7,509	14,073	11,367	13,061	12,951	12,520
	8,236	9,381	17,725	15,486	16,609	14,980	15,563

15-Yr High Priority Total SF

18,372

(reflects increase in FD spaces due to larger App Bay)

15-Yr Including Med Priority Total SF

19,477

15-Yr Including Low+Med Priority Total SF

22,806

PROPOSED DESIGN OPTIONS

CAPITAL IMPROVEMENTS

- Achieves general code compliance without satisfying Program needs of the Department
- Requires rebuilding Lower Station (Station No. 2) in Option 1

OPTION 1

- TWO STORIES
- CAPITAL IMPROVEMENTS ONLY

OPTION 1a

- TWO STORIES
- CAPITAL IMPROVEMENTS (AS IN OPTION 1)
- APP. BAY ADDITION (ONE 20' BAY)

PROPOSED DESIGN OPTIONS

RENOVATION/ ADDITION

- Achieves general code compliance
- Provides spaces conforming with the Space Program
- Eliminates the need to renovate Lower Station (Station No. 2)

OPTION 2

- TWO STORIES
- RENOVATION & ADDITION WITH POLICE

OPTION 2a

- TWO STORIES
- RENOVATION & ADDITION WITHOUT POLICE

PROPOSED DESIGN OPTIONS

NEW CONSTRUCTION

- Provides a new building which meets Code
- Provides spaces conforming with the Space Program
- Eliminates the need to renovate Lower Station (Station No. 2)

OPTION 3

- THREE STORIES
- NEW FACILITY WITH POLICE

OPTION 3a

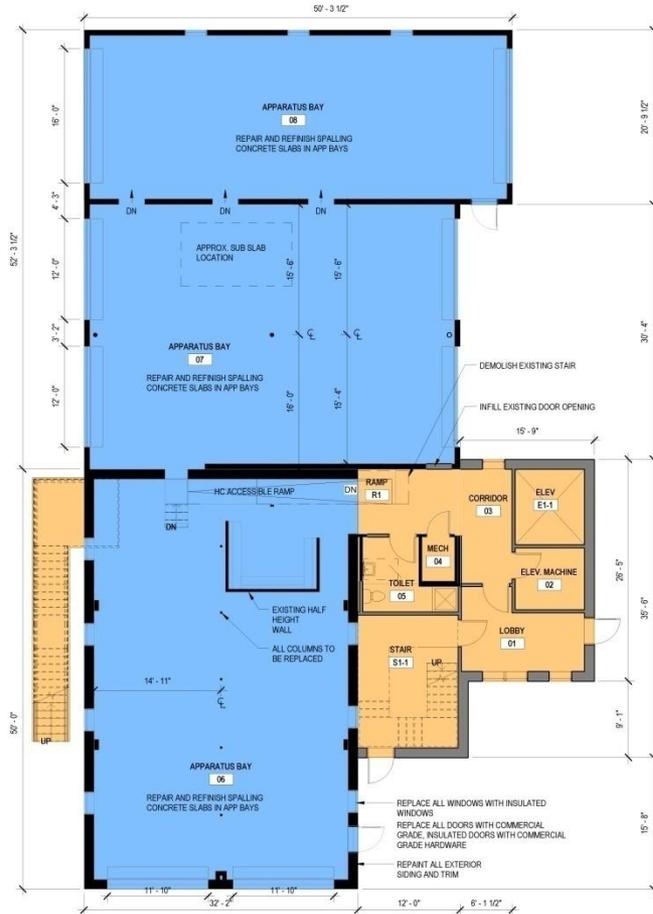
- THREE STORIES
- NEW FACILITY WITHOUT POLICE

OPTION 3b

- TWO STORIES
- NEW FACILITY WITHOUT POLICE

OPTION 1

CAPITAL IMPROVEMENTS



1ST FLOOR



2ND FLOOR

OPTION 1 CAPITAL IMPROVEMENTS @ LOWER STATION ON RIVER ROAD



- DEMOLISH STATION 2 AND REPLACE WITH LARGER APP. BAY

SITE PLAN

OPTION 1 SUMMARY



- PROS
 - Requires the minimum amount of change to meet ADA, building & life safety code requirements
- CONS
 - Inadequate number of apparatus bays on this site
 - Size/ configuration of app. bays inadequate
 - No Police Department
 - Does not meet program requirements
 - (Storage, Administration, SCBA, TOG, Etc.)
 - Requires replacement of Station 2 and possibly additional land at Station 2
 - Requires purchase of new Traffic Signals

SITE PLAN

OPTION 1a

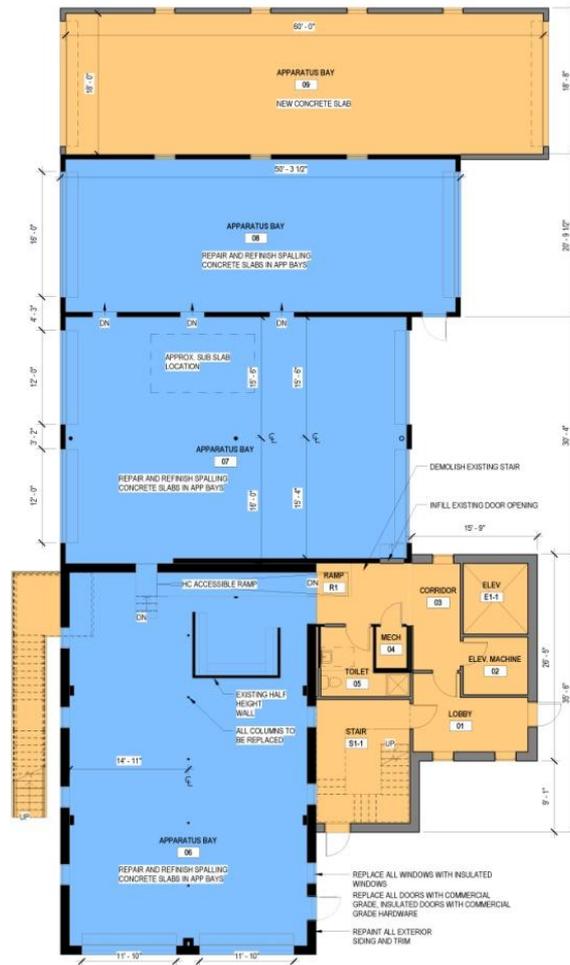
CAPITAL IMPROVEMENTS
PLUS ADDITIONAL APP. BAY



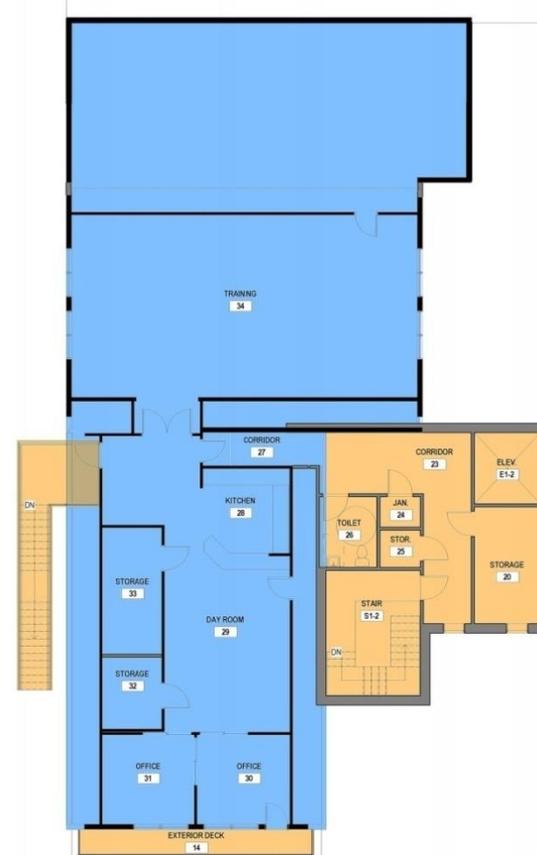
SITE PLAN

LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/GRAVEL AREA

OPTION 1a CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY



1ST FLOOR



2ND FLOOR

1a-MASSING STUDIES



West (street) Elevation



South Elevation

OPTION 1

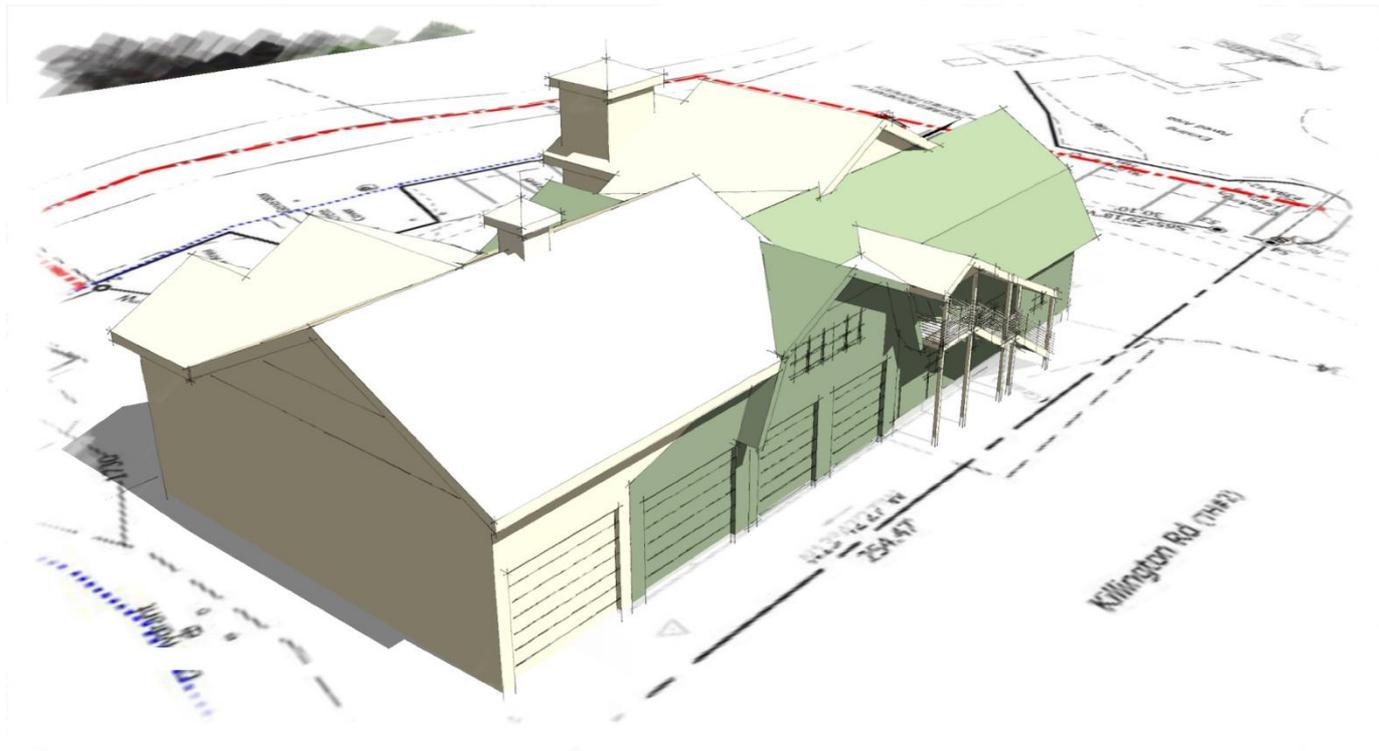
1a-MASSING STUDIES



East Elevation

OPTION 1

1a-MASSING STUDIES



OPTION 1

1a-MASSING STUDIES



OPTION 1

1a-MASSING STUDIES



OPTION 1

OPTION 1a SUMMARY

CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY



SITE PLAN

PROS

- Achieves code compliance
- Provides one additional (20') apparatus bay

CONS

- Does not provide spaces conforming with Program
- Inadequate number of app. bays on this site
- Size /configuration of app. bays inadequate
- No Police Department
- Does not meet program requirements (Storage, Administration, SCBA, TOG, Etc.)
- Requires replacement of Station 2 and possibly additional land at Station 2
- Requires purchase of new Traffic Signals

OPTION 2

RENOVATION AND ADDITION WITH POLICE

- Achieves general code compliance
- Provides spaces conforming with the Space Program
- Eliminates the need to renovate Lower Station (Station No. 2)
- Includes Police Department



LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/GRAVEL AREA

2-MASSING STUDIES



OPTION 2

2-MASSING STUDIES



OPTION 2

OPTION 2 SUMMARY

RENOVATION AND ADDITION WITH POLICE

- PROS
 - Police Department included
 - Meets requirements for number of app bays
 - Provides spaces conforming to the Program
 - Maintains water storage system
- CONS
 - Does not provide all app bays with size and configuration complying with Program.
 - Loss of parking to south of building.
 - Requires purchase of additional land from neighboring parcel to south beyond land required for Option 1
 - Three-story structure
 - Difficult turning radius for vehicles into bays
 - Requires back-in approach off Killington Road
 - Requires purchase of new traffic signals



SITE PLAN

OPTION 2a

RENOVATION AND ADDITION WITHOUT POLICE

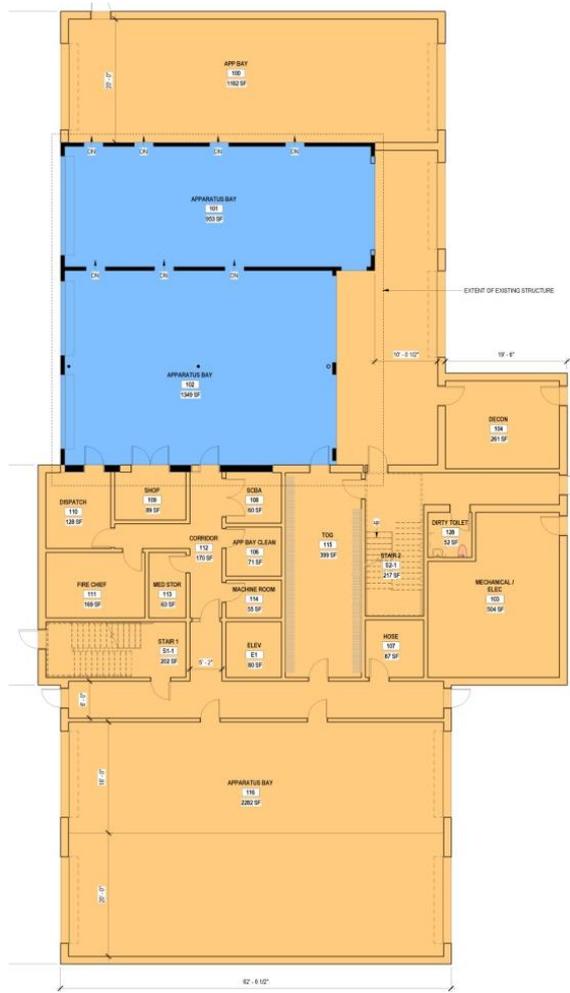
- Achieves general code compliance
- Provides spaces conforming with the Space Program
- Eliminates the need to renovate Lower Station (Station No. 2)
- Does not include Police Department



SITE PLAN

LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/GRAVEL AREA

OPTION 2a RENOVIATION AND ADDITION WITHOUT POLICE



1ST FLOOR



2ND FLOOR



3RD FLOOR

2a-MASSING STUDIES



OPTION 2

2a -MASSING STUDIES



OPTION 2

OPTION 2a SUMMARY

RENOVATION AND ADDITION WITHOUT POLICE

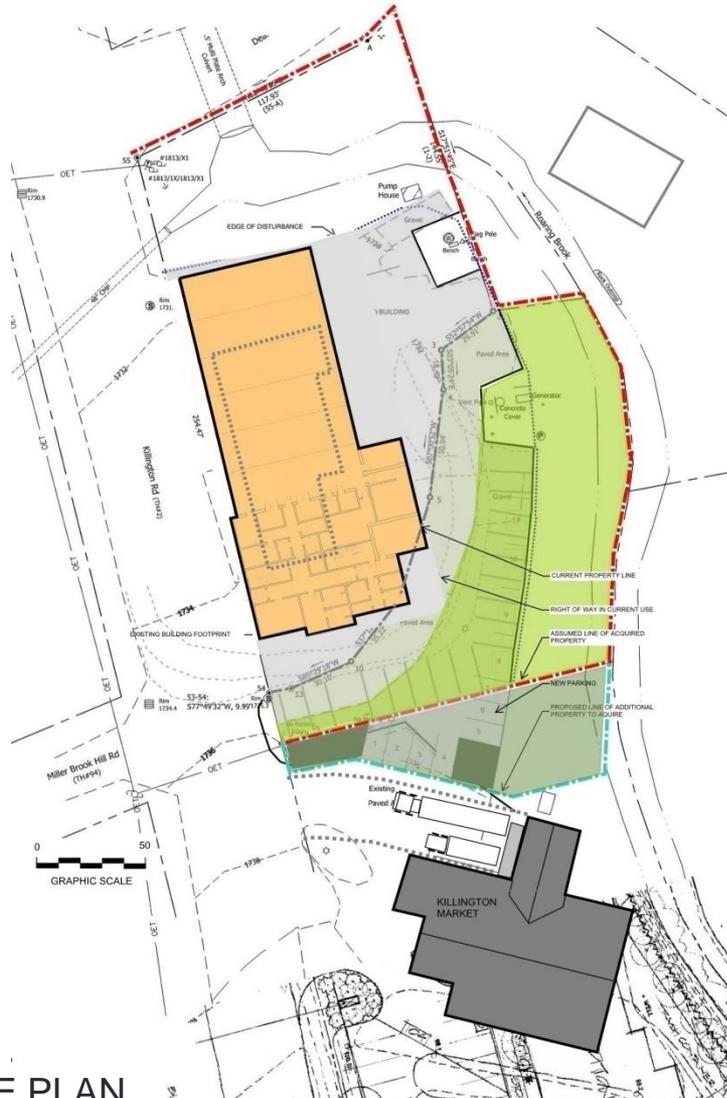


- PROS
 - Meets App. Bay length requirements (but not width requirements at all bays)
 - Meets fire program requirements
 - Maintains water storage system
- CONS
 - No Police Station
 - Requires extensive demolition and renovation
 - Three-story structure
 - Requires purchase of additional land from neighboring parcel to south beyond land required for Option 1
 - Difficult turning radius for vehicles into bays
 - Requires back-in approach off Killington Road

OPTION 3

NEW CONSTRUCTION WITH POLICE

- New code-compliant building
- Includes spaces conforming with the Program
- Eliminates the need to renovate Lower Station (Station No. 2)

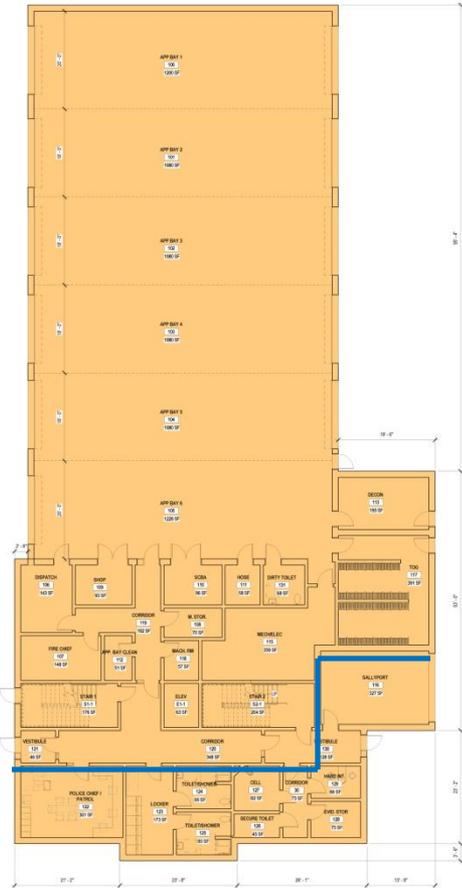


SITE PLAN

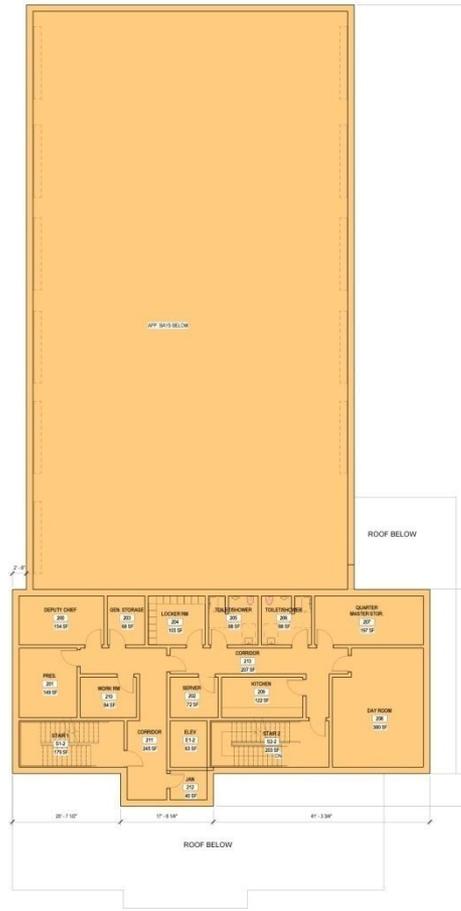
LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/GRAVEL AREA

OPTION 3

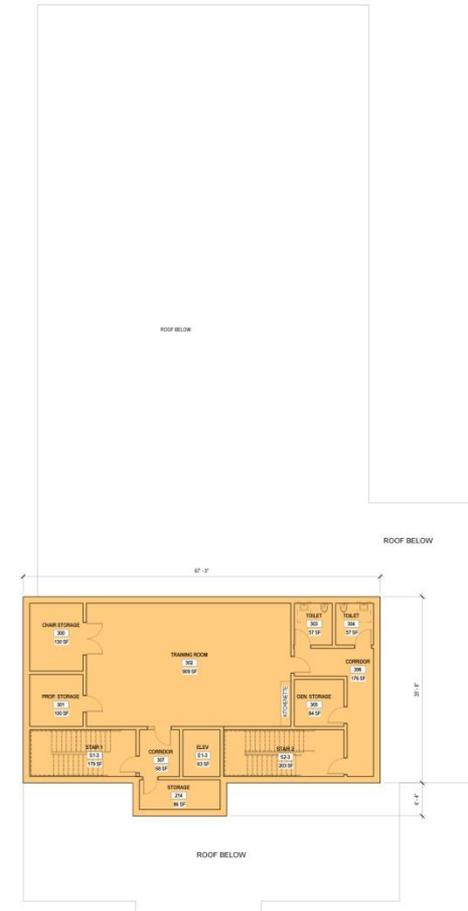
NEW CONSTRUCTION WITH POLICE



1ST FLOOR



2ND FLOOR



3RD FLOOR

3-MASSING STUDIES



West (street) Elevation

OPTION 3

3-MASSING STUDIES



OPTION 3

3-MASSING STUDIES



OPTION 3

3-MASSING STUDIES



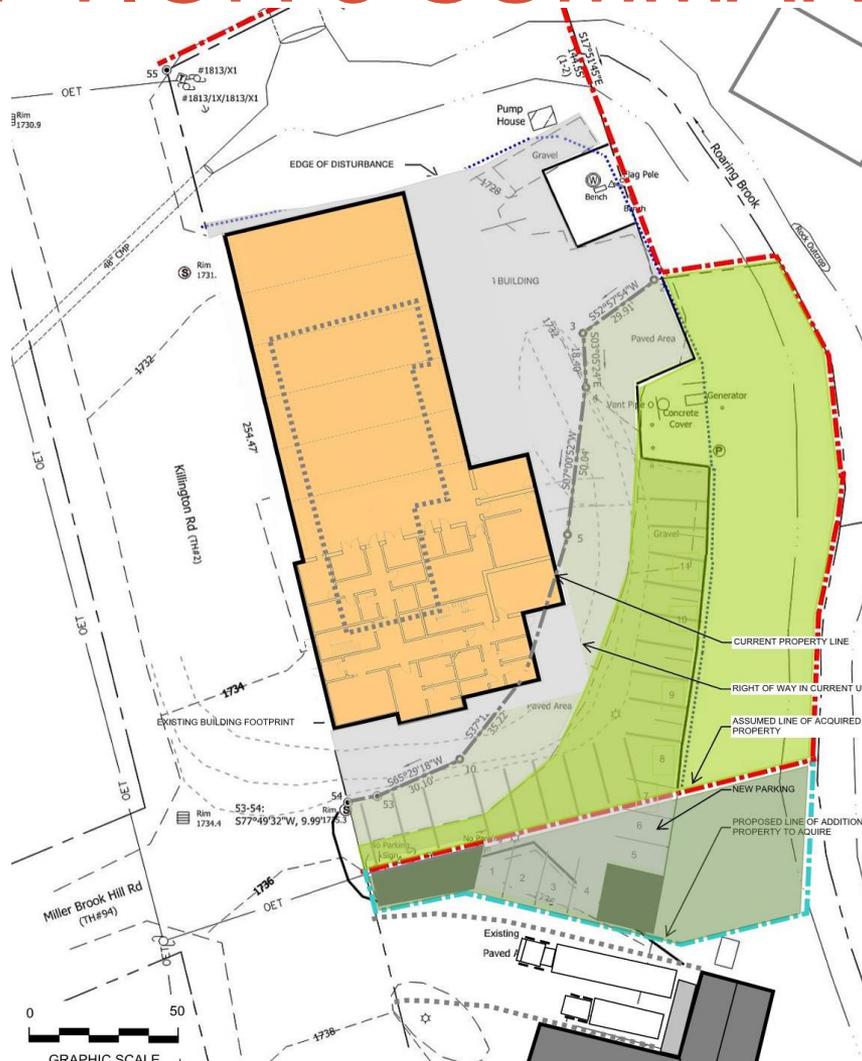
OPTION 3

3-MASSING STUDIES



OPTION 3

OPTION 3 SUMMARY



NEW CONSTRUCTION WITH POLICE

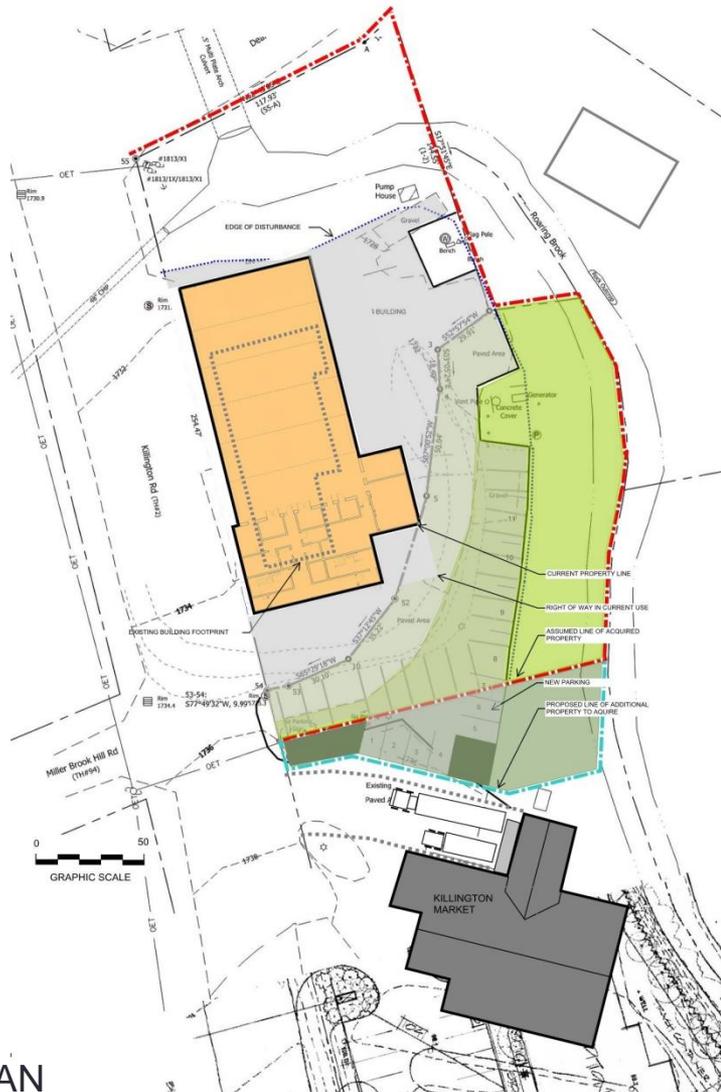
- PROS
 - Includes Police Department
 - Meets program requirements
 - Includes programmed number and sizes of app bays
- CONS
 - Requires purchase of additional land from neighbor to south beyond land required for Option 2
 - Three story building
 - Reduced parking to south
 - Requires new water storage system for sprinkler system and truck fill
 - Difficult turning radius for vehicles into bays
 - Requires back-in approach off Killington Road
 - Requires purchase of new Traffic Signals

SITE PLAN

OPTION 3a

NEW CONSTRUCTION WITHOUT POLICE

- New code-compliant building
- Includes spaces conforming with the Program
- Eliminates the need to renovate Lower Station (Station No. 2)
- Does not include Police Department



LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/ GRAVEL AREA

SITE PLAN

3a-MASSING STUDIES



OPTION 3

3a-MASSING STUDIES



OPTION 3

OPTION 3a SUMMARY

NEW CONSTRUCTION WITHOUT POLICE

- PROS
 - Ability to add Police Department in future without affecting layout of fire program
 - Meets program requirements for Fire Department
- CONS
 - No Police Department
 - Requires purchase of additional land from neighbor to south beyond land required for Option 2
 - Reduced parking to south
 - Three-story building
 - Requires back-in approach off Killington Road
 - Difficult turning radius for vehicles into bays
 - Requires water storage system for sprinkler system and to fill trucks
 - Requires purchase of new Traffic Signals



SITE PLAN

OPTION 3b

NEW CONSTRUCTION, WITHOUT POLICE, TWO STORY

- **New Two-Story code-compliant building (with configuration different than option 3)**
- **Includes spaces conforming with the Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**
- **No Police Department**
- **Better Fire Department layout but not as easy to add Police in future**

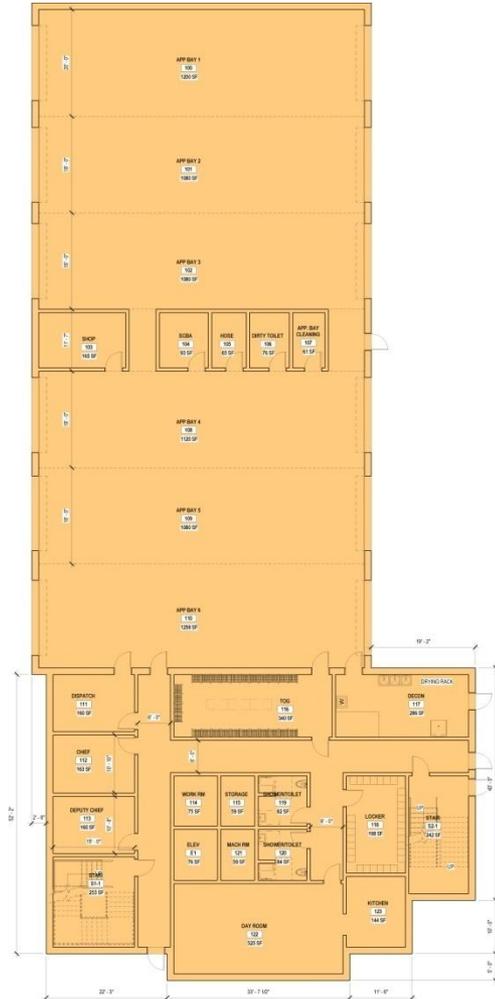


SITE PLAN

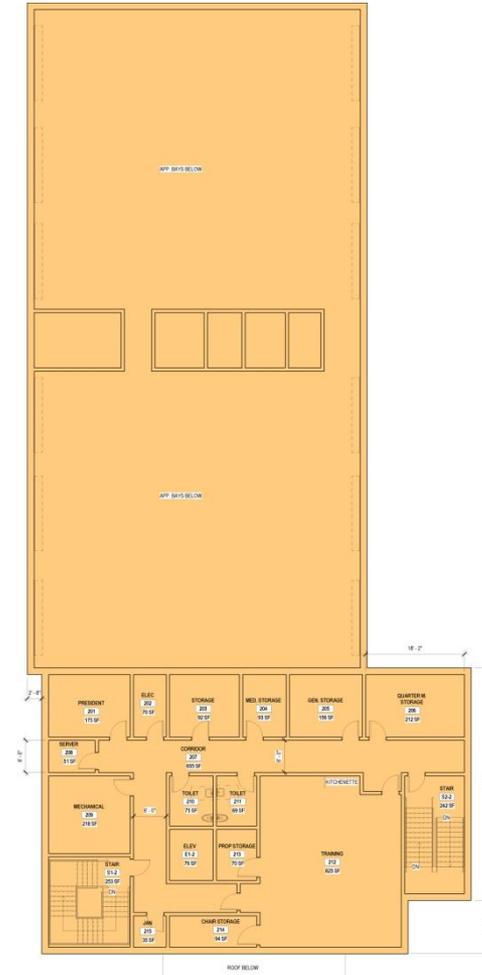
LEGEND	
	RENOVATED
	NEW
	LAND TO BE ACQUIRED
	AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
	RIGHT-OF-WAY FOR FIRE VEHICLES
	AREA TO BE ACQUIRED FOR OPTIONS 2 & 3
	PAVED/GRAVEL AREA

OPTION 3b

NEW CONSTRUCTION WITHOUT POLICE, TWO STORY



1ST FLOOR



2ND FLOOR

3b-MASSING STUDIES



West (street) Elevation

OPTION 3b

3b-MASSING STUDIES



South Elevation

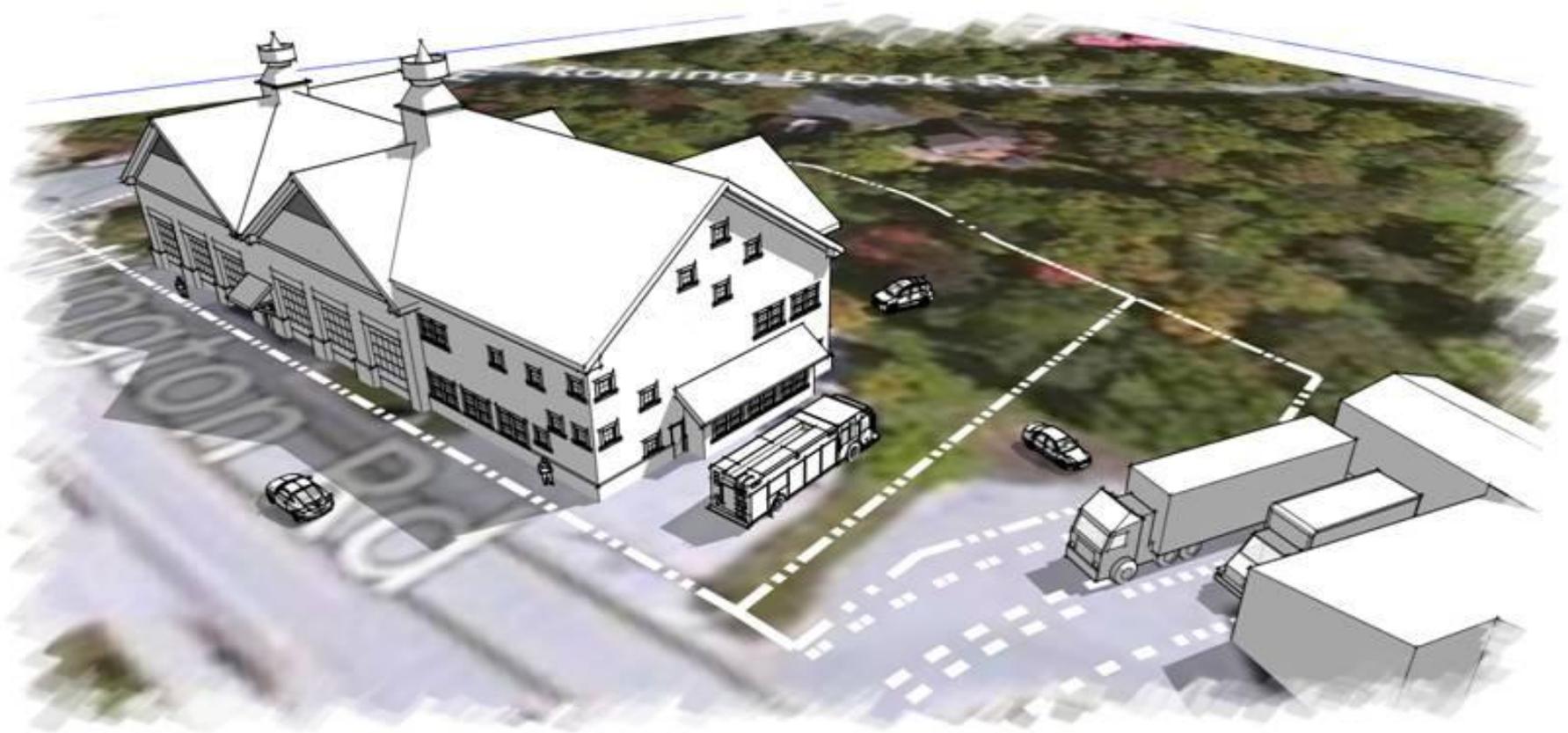
OPTION 3b

3b-MASSING STUDIES



OPTION 3b

3b-MASSING STUDIES



OPTION 3b

3b-MASSING STUDIES



OPTION 3b

3b-MASSING STUDIES



OPTION 3b

OPTION 3b SUMMARY

NEW CONSTRUCTION WITHOUT POLICE, 2 STORY

- PROS
 - Two Stories: Simpler construction, less stair travel, shorter elevator, zoning height considerations.
 - Better configuration of spaces than Option 3
- CONS
 - No Police Department
 - Not easy to add Police in future
 - Requires purchase of additional land from neighbor to south beyond land required for Option 2
 - Loss of parking to south
 - Difficult turning radius for vehicles into bays
 - Requires back-in approach off Killington Road
 - Requires water storage system for sprinkler system and to fill trucks
 - Requires purchase of new Traffic Signals



SITE PLAN

OPTIONS OVERVIEW

	Option 1	Option 1a	Option 2	Option 2a	Option 3	Option 3a	Option 3b
PROS							
App Bay quantity requirements met			●	●	●	●	●
App Bay size/ configuration req'mts. met					●	●	●
Other program requirements met			●	●	●	●	●
Greater value/ Better Life Cycle Costs			●	●	●	●	●
Building less than three stories	●	●					●
ADA and Life Safety Code compliance	●	●	●	●	●	●	●
Police Department part of facility			●		●		
Maintains water storage system	●	●	●	●			
CONS							
App Bay quantity req'mts not met	●	●					
App Bay size/ configuration req'mt's met	●						
Other program req'mts not met	●	●					
Requires additional land purchase, beyond that required for current operations			●	●	●	●	●
Substandard operating conditions still exist	●	●					
Police Department not part of facility	●	●		●		●	●
Station 2 Replacement needed	●						
Three Story Building			●	●	●	●	
Requires new water storage system					●	●	●
Requires purchase of new traffic signals	●	●	●	●	●	●	●
Reduced parking to south			●	●	●	●	●
Difficult turning radius into bays	●	●	●	●	●	●	●
Requires back-in approach off Killington Road			●	●	●	●	●
Total Square Footage	8,236	9,381	17,725	15,486	16,609	14,980	15,563

TAKE-AWAYS



- The current facility is in non-compliance with most ADA, building and life safety codes and is hindering fire department operations.
- All Options would require purchasing additional land.
- It is difficult to place a Public Safety facility on the existing site and avoid problems with vehicle circulation, Killington Rd. traffic, and storm water management.
- Options 2 and 3 are the only options that meet the Department's needs
- Costs for Option 2 (Renovation/Addition) and Option 3 (New Construction) are virtually the same
- All options disrupt Killington Road Traffic and will likely require the purchase of traffic signals
- The Town may wish to entertain investigation of other possible sites

RECOMMENDATIONS



- If facility is to remain on the current site, it would be prudent to build new (Options 3, 3a, 3b) because the cost of renovations would be significant without effectively meeting department's needs.
- To maximize flexibility regarding future growth including the incorporation of a Police Department or other municipal services, it would be prudent to consider a larger alternative site.
- It would be prudent to evaluate the estimated costs of an alternative site option (land + facility) against the estimated costs for using the existing site (building + additional land purchase + traffic signals) .

QUESTIONS