

KILLINGTON FIRE STATION

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CR architecture + design

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AGENDA

- Introduction and Summary
- Conceptual Options
- Project Cost Estimates

PROPOSED DESIGN OPTIONS

- Option 1 – Capital Improvements Only
- Option 1a – Capital Improvements + New Apparatus Bay
- ~~Option 2 – Renovation Addition with Police~~
- ~~Option 2a – Renovation Addition without Police~~
- Option 3 – New Station with Police (3 stories)
- Option 3a – New Station without Police (3 stories)
- ~~Option 3b – New Station without Police (2 stories)~~
- Option 4 – New Station at Alternate Site

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 SUMMARY

CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY

PROS

- Achieves code compliance
- Provides one additional (20') apparatus bay on Existing Site.
- Does not require improvement to Station 2

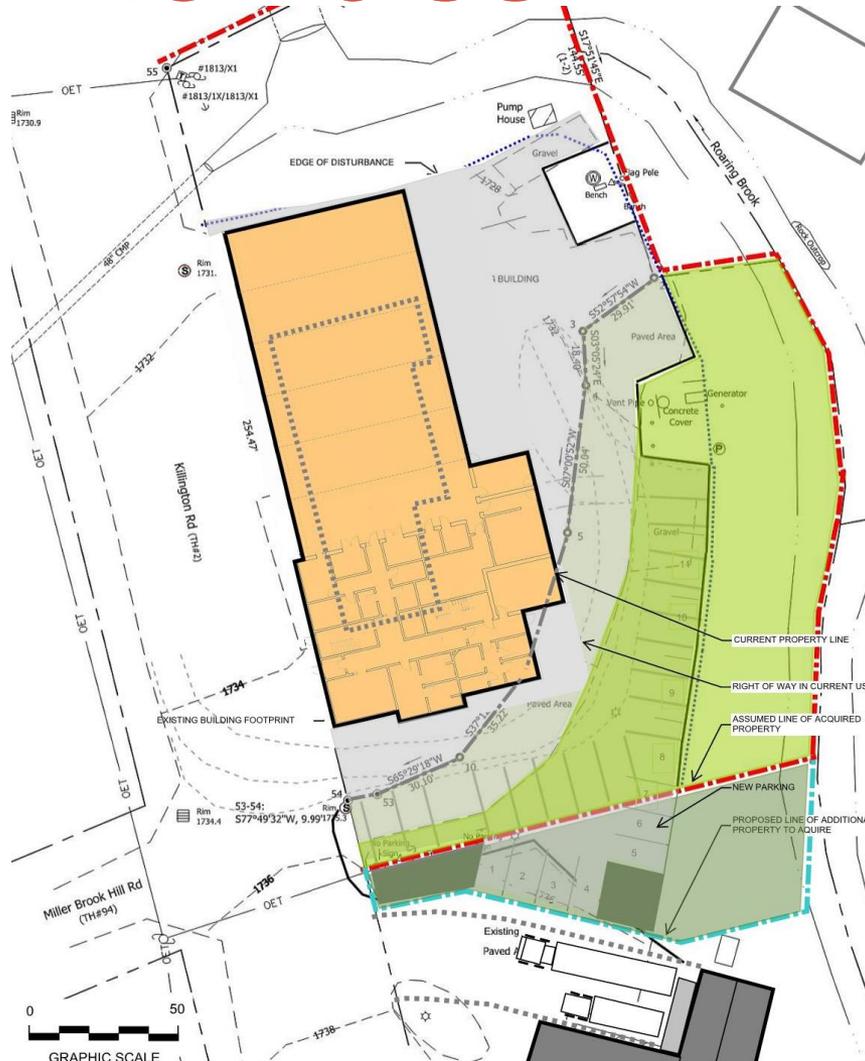
CONS

- 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 purchase of new Traffic Signals



SITE PLAN

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 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 4 (phase 1)

ALTERNATE SITE : NEW TWO
STORY FIRE STATION WITH
TRAINING ROOM



- New Two-Story Fire Station and Training Room
- Conforms with the Program
- Eliminates the need to renovate Lower Station (Station No. 2)
- No Police Department, allows for future phase

SITE PLAN

OPTION 4 (phase 1)

NEW TWO STORY CONSTRUCTION WITHOUT POLICE,



1ST FLOOR

OPTION 4 (phase 1)

NEW TWO STORY CONSTRUCTION
WITHOUT POLICE,



2ND FLOOR

OPTION 4 (Phase 2)

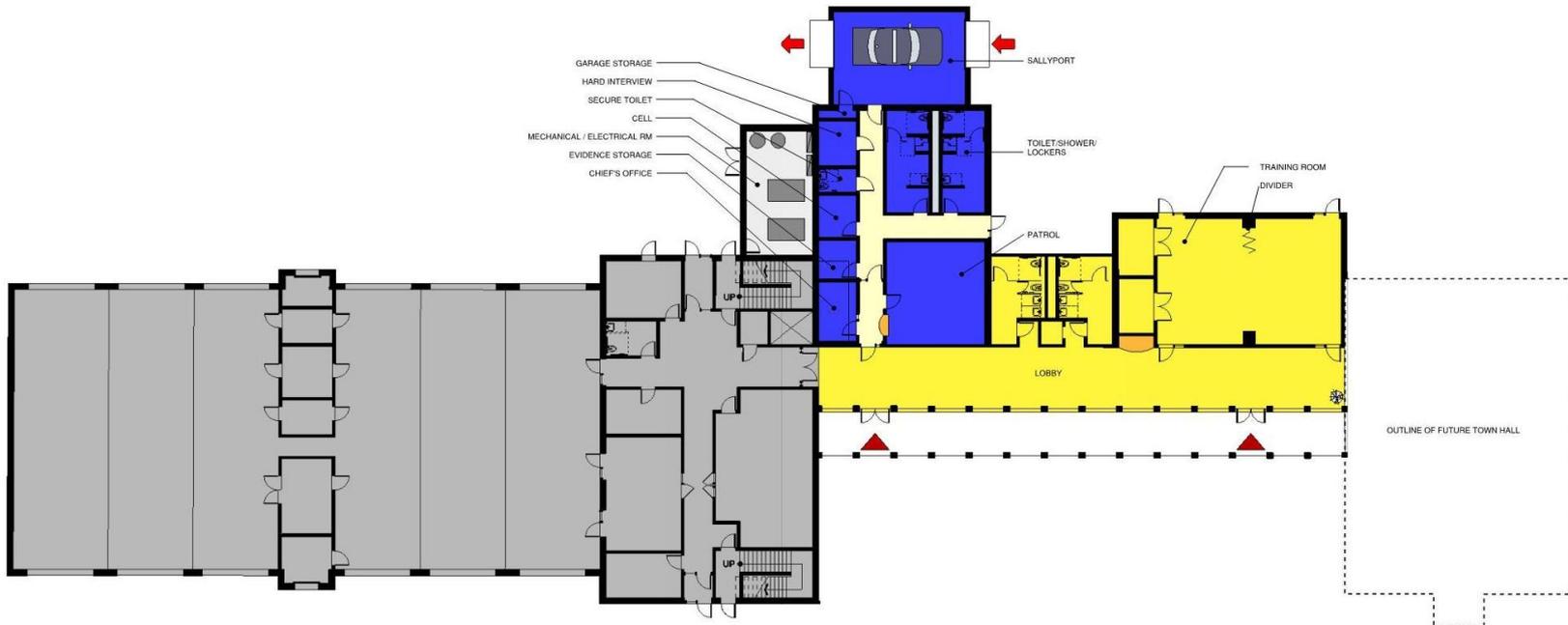
ALTERNATE SITE : BUILD POLICE STATION AND RELOCATE TRAINING ROOM



- Addition to Phase 1 Fire Station
- Adds Police Station, Sally port, and relocates Training Room

OPTION 4 (Phase 2)

ALTERNATE SITE : BUILD POLICE
STATION AND RELOCATE TRAINING
ROOM



1ST FLOOR

OPTION 4 (Phase 3)

ALTERNATE SITE : BUILD TOWN HALL



- Addition to Phase 1 Fire Station and Phase 2 Police and Training Room
- Adds new two story Town Hall

SITE PLAN

OPTION 4 (Phase 3)

ALTERNATE SITE : BUILD NEW TWO
STORY TOWN HALL



1ST FLOOR

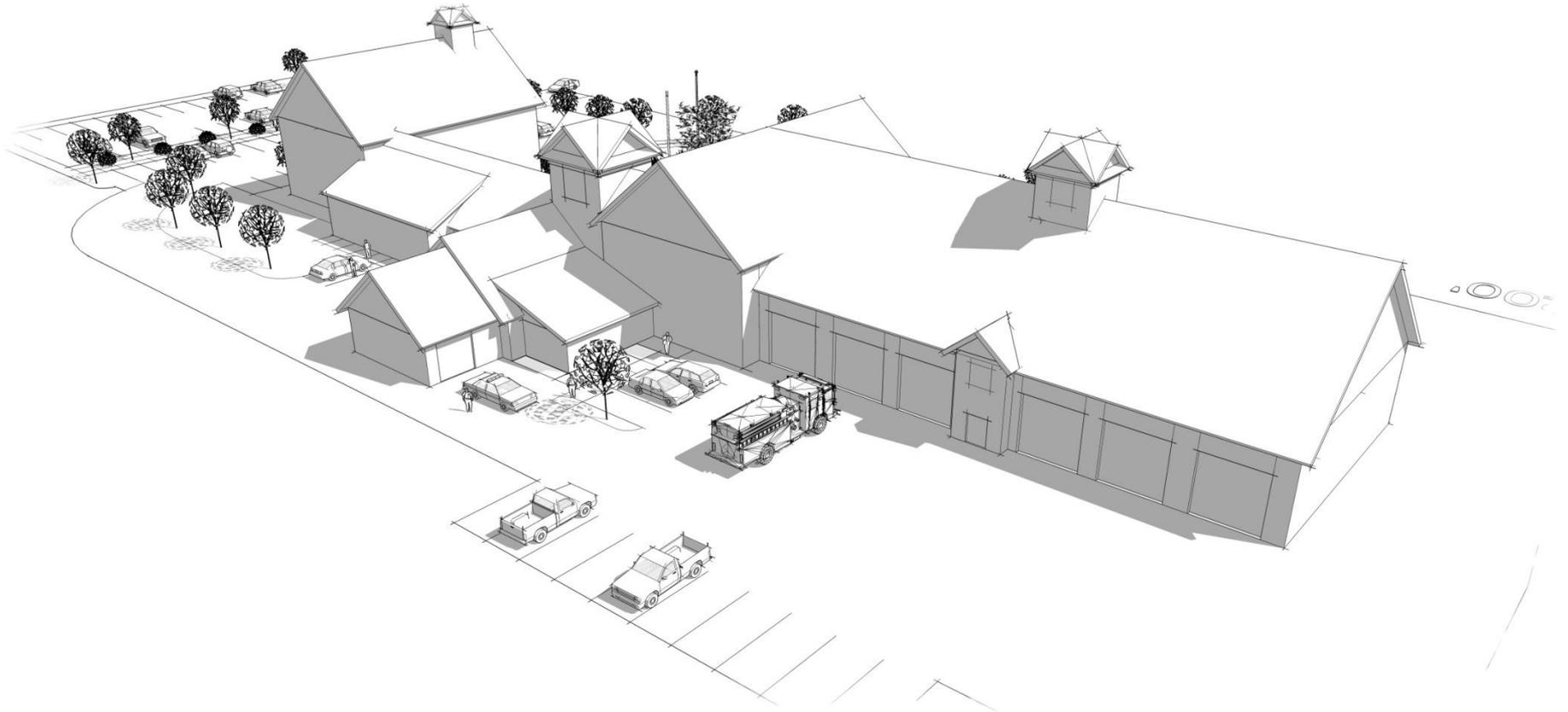
4-MASSING STUDIES



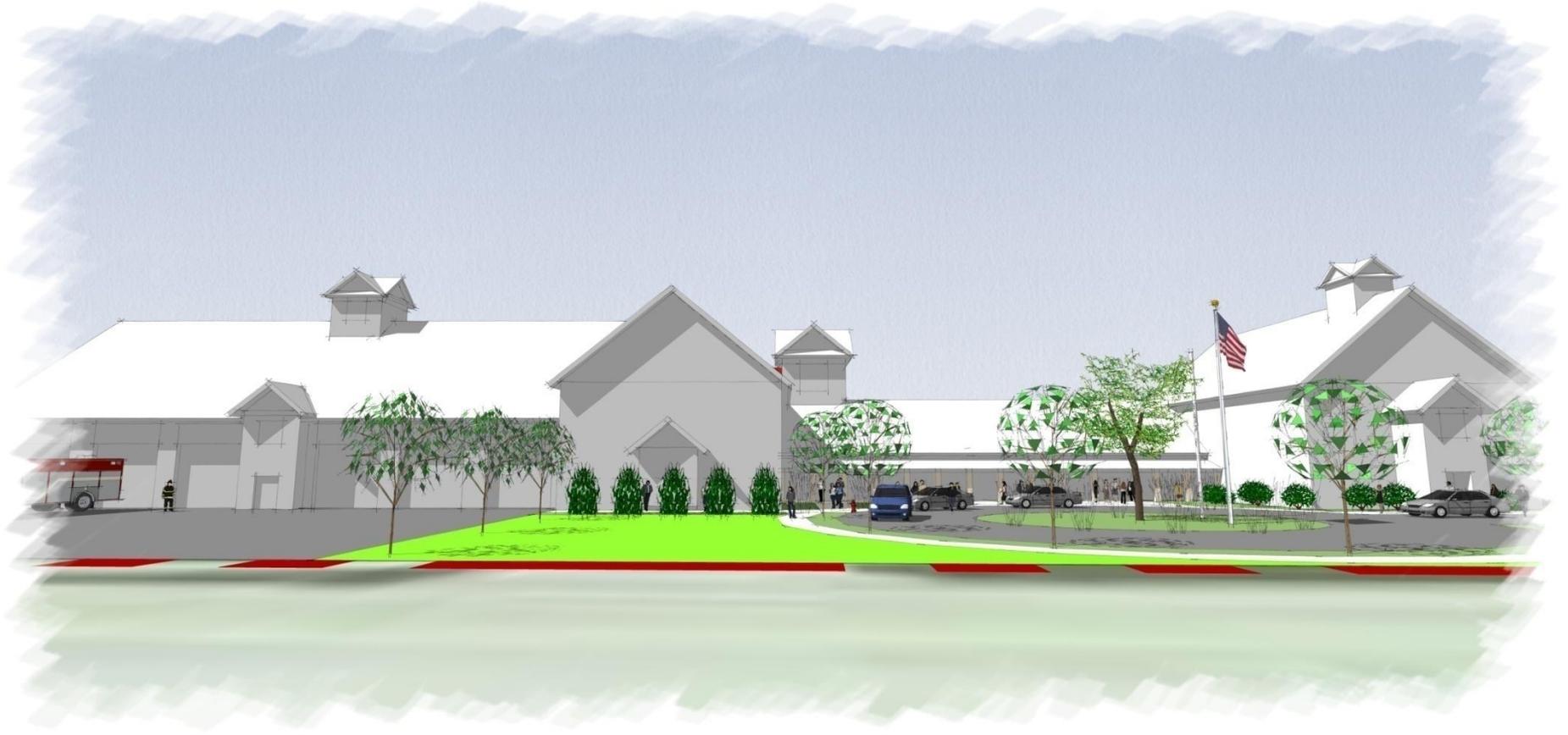
4-MASSING STUDIES



4-MASSING STUDIES



4-MASSING STUDIES



OPTION 4 SUMMARY

NEW CONSTRUCTION ON ALTERNATE SITE

- PROS
 - Allows Killington to develop a Civic Center
 - Allows for continued emergency services during construction
 - Best access for Apparatus onto Killington Road
- CONS
 - Police Department to be built in Phase 2
 - Requires purchase of land (possible land swap)
 - Additional site development costs including a well and fire pump for a fire protection system



SITE PLAN

OPTIONS OVERVIEW

	Option 1	Option 1a	Option 2	Option 2a	Option 3	Option 3a	Option 3b	Option 4 Phase 1	Option 4 Phase 2
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			●	●	●	●	●		
Requires Land Purchase								●	
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	16,705	5,568

PRELIMINARY COST SUMMARY

Options:	Sq Footage	Preliminary Cost Estimates		
		Range		
9/23/2014		Semidurable	Durable	D&W
Option 1 - Capital Improvements Only + Land and Lower Station	8236	\$ 2,456,569	NA	\$ 3,445,400
Option 1a - Capital Improvements + New Apparatus Bay + Land	9381	\$ 2,473,623	NA	\$ 3,504,400
Option 2 - Renovation Addition with Police + Land	17725	NA		\$ 7,759,501
Option 2a - Renovation Addition without Police + Land	15486	NA		\$ 6,841,501
Option 3 - New Station with Police (3 stories) + Land	16609	\$ 3,978,615	\$ 4,452,171	\$ 7,166,501
Option 3a - New Station without Police (3 stories) + Land	14980	\$ 3,608,982	\$ 4,036,092	\$ 6,423,501
Option 3b - New Station without Police (2 stories) + land	15563	NA		\$ 6,653,501
Option 4 - New Fire Station at Alternate Site Phase 1 + Land <i>(partial police station as temp training room)</i>	16705	\$ 4,390,498	\$ 4,866,791	\$ 6,909,000
Option 4a* - New Fire Station at Alternate Site Phase 2 <i>(complete police station, training rm and public lobby)</i>	5568			\$ 1,946,000
Option 4b* - New Fire Station at Alternate Site Phase 3 <i>(complete town offices)</i>	6492			\$ 2,667,000
* 2-5% annual construction escalation should be budgeted for each year subsequent phases are delayed				

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
- Options 1 thru 3 will disrupt Killington Road Traffic and will likely require the purchase of traffic signals
- The Option 4 for the Alternate site has better access to Killington Road, meets the Department's Program and allows for a future Town Hall.

RECOMMENDATIONS

- If facility is to remain on the current site, it would be prudent to build new (Options 3, 3a,) 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 locate on the Alternate Site

QUESTIONS