

# Killington Public Safety Building Land Purchase 2017



# Existing Fire Department Facility Facts



- **Original Construction – 1974**
- **Addition of Middle Bays – 1984**
- **Tower Bay Addition – 1998**
- **Land Area - .68 Acres**
- **Building owned by Killington Fire & Rescue**

# Why do we need a new Public Safety Building?

- Existing Building is not compliant with Life Safety and Building Codes
  - Dore & Whittier completed Feasibility Analysis and identified compliance issues February 2015
  - Building does not meet ADA compliance requirements
    - Bathrooms, Corridors, Doors, Stairwells not compliant; needs Elevator
  - Building needs Fire Sprinklers
  - Two means of egress required for second floor
  - Insufficient Insulation
  - Numerous safety issues
- Structurally inadequate
  - Insufficient Floor Loading

# Why do we need a new Public Safety Building?

- Inefficient heating and utilities
  - Electrical Systems do not meet code and are inadequate
- Insufficient Training Space
- Insufficient Storage
- Building needs significant renovations due to age and deterioration
- Existing building uses land not owned by Killington Fire & Rescue for access and parking



# Why do we need a new Public Safety Building?

- Present building has been identified as non-compliant by State Inspector
  - Building allowed to remain opened as Town works on the solution
- A centralized Public Safety Building housing KFR, KSR/EMS & KPD will enhance emergency response throughout Killington



# Can we rebuild on the existing site?

- Land area too small
  - Need 3 – 4 acres for new fully compliant facility including 360 degree access, 50' apron, and adequate parking
- Does not provide space for KSR/EMS or KPD
- \$2.5 million cost plus additional land purchase and infrastructure requirements to meet current storm water requirements to rebuild on site would be better spent on new Public Safety Building

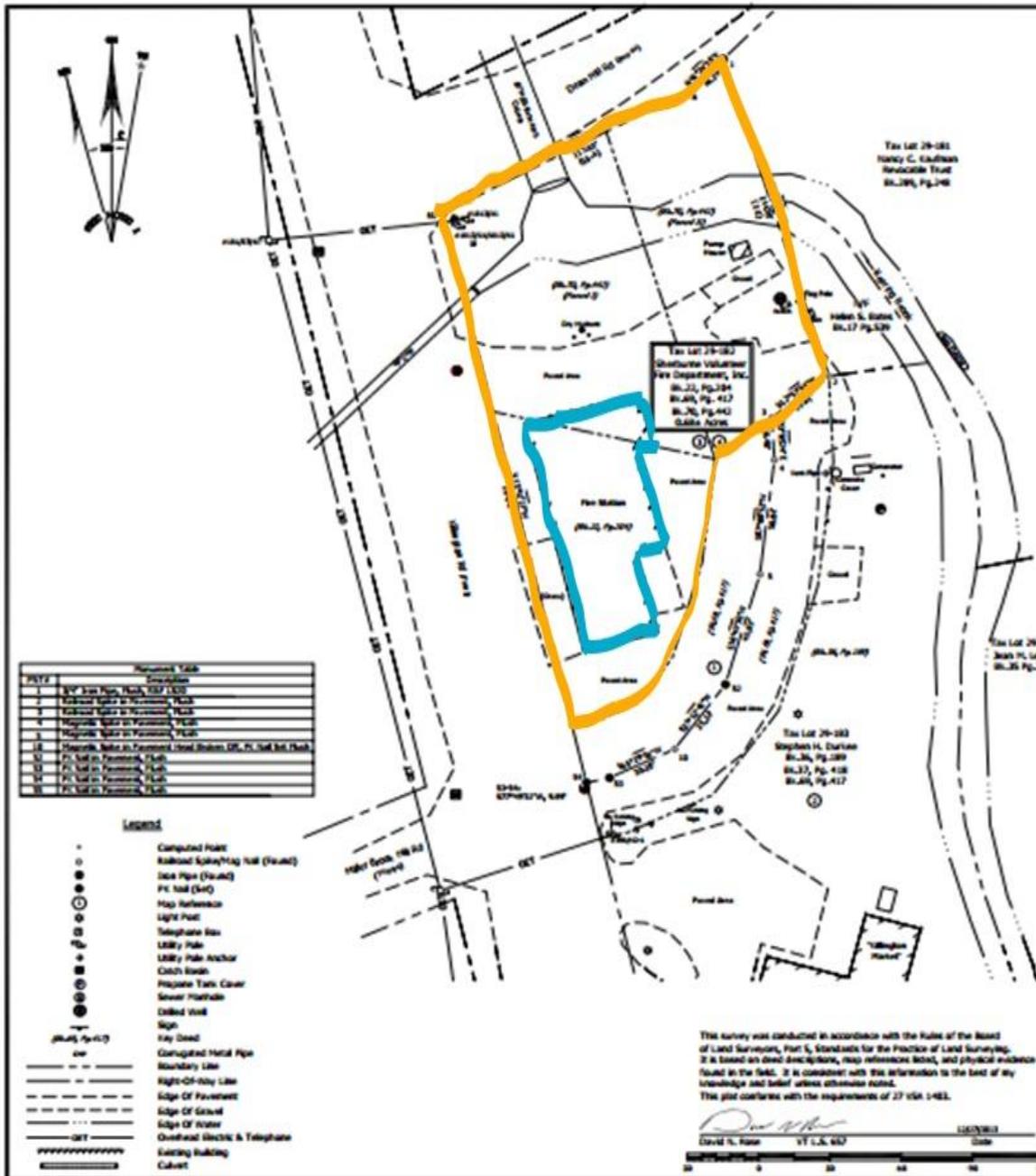


# Can we rebuild on the existing site?



- Will require continued use of land not owned by KFR for access and parking unless purchased, if available
- Unsafe access backing into and leaving from Killington Road site
- Constrained space and no room for expansion





**SITE LOCATION**  
SCALE: 1" = 2000'

Symbol	Description
1	1" x 1" Iron Pipe, Round, 100' L&D
2	2" x 2" x 1/2" Galvanized Steel, 100' L&D
3	3" x 3" x 1/2" Galvanized Steel, 100' L&D
4	4" x 4" x 1/2" Galvanized Steel, 100' L&D
5	5" x 5" x 1/2" Galvanized Steel, 100' L&D
6	6" x 6" x 1/2" Galvanized Steel, 100' L&D
7	7" x 7" x 1/2" Galvanized Steel, 100' L&D
8	8" x 8" x 1/2" Galvanized Steel, 100' L&D
9	9" x 9" x 1/2" Galvanized Steel, 100' L&D
10	10" x 10" x 1/2" Galvanized Steel, 100' L&D
11	11" x 11" x 1/2" Galvanized Steel, 100' L&D
12	12" x 12" x 1/2" Galvanized Steel, 100' L&D
13	13" x 13" x 1/2" Galvanized Steel, 100' L&D
14	14" x 14" x 1/2" Galvanized Steel, 100' L&D
15	15" x 15" x 1/2" Galvanized Steel, 100' L&D

- Legend**
- Computed Point
  - Railroad Spike/Flag nail (Found)
  - Iron Pipe (Found)
  - PE nail (Set)
  - Map Reference
  - Light Post
  - Telephone Box
  - Utility Pole
  - Utility Pole Anchor
  - Catch Basin
  - Progress Train Cover
  - Sewer Manhole
  - Colored Wood
  - Sign
  - Hay Stack
  - Corrugated Metal Pipe
  - Boundary Line
  - Right-Of-Way Line
  - Edge Of Pavement
  - Edge Of Gravel
  - Edge Of Water
  - Overhead Electric & Telephone
  - ~~~~~ Existing Building
  - Culvert

**Map References**

- 1) "Town Road Off Killington State Road (26.26-106) Sherburne, Vermont", prepared by R.S. Butterfield Surveyor dated 25 July, 1963. Recorded in the Killington Land Records Map 5612.
- 2) "Lands of John A. And Jesse H. Curran Sherburne, Vermont, Feb. 6, 1964", prepared by H.A. Smith Surveyor. Recorded in the Killington Land Records Map 5626.
- 3) "Sherburne Volunteer Fire Department, Inc. Property Killington Road, Town Highway #2, Town of Killington, County of Rutland, State of Vermont" prepared by Roberts & Foreman, Inc dated 1/11/98, not recorded.
- 4) "Site Plan, Sherburne Volunteer Fire Department, Killington Road, Killington, Vermont" prepared by Michael Engineering Company, P.C. Recorded in the Vermont Agency of Natural Resources Wastewater Permit Data Base reference Water Supply and Wastewater Disposal Permit 100-1-0945.

**Notes:**

- 1) Bearings shown on this plan refer to Vermont Grid north as established by GPS observations using Topcon Hyperion + GPS receiver. Magnetic Declination (M/D) = 14°32'40". Convergence(C) = -0°12'.
- 2) The physical evidence shown on this plan is based upon a field survey by Rose Land Surveying, dated December 28, 2013.
- 3) Boundaries are computed from a Topcon PS123 Total Station field survey. This survey meets accuracy standards for a subdivision class survey as established by Part 5 of the Rules of the Vermont Board of Land Surveyors, effective January 7, 2013.
- 4) Property subject to and/or benefited by all easements and rights-of-way of record.
- 5) Buried structures and/or utility lines may not be shown.
- 6) Tax Lot 29-082 is comprised of the following parcels:
  - a) One H. Bates and Helen S. Bates to Sherburne Volunteer Fire Department, 26.26, Pg.204, 02/17/63.
  - b) Town of Sherburne to Sherburne Volunteer Fire Department, 26.26, Pg.113, 02/24 (Vester Ayles Road).
  - c) Helen S. Bates to Sherburne Volunteer Fire Department, 26.26, Pg.412, 01/16/68.
- 7) Boundaries on the plan represent the retracement of those previously described by deed and/or survey. Inconsistencies may be due in part to different survey accuracies and/or environmental impacts and human activities affecting physical evidence noted upon.

The survey was conducted in accordance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying. It is based on deed descriptions, map references shown, and physical evidence found in the field. It is consistent with the information to the best of my knowledge and belief unless otherwise noted. The plan conforms with the requirements of 27 V.S.A. 2463.

*David N. Rose*  
David N. Rose VT L.S. 657  
1/28/2014  
Scale  
0 20 40 60 80 100

		<b>ROSE LAND SURVEYING</b> P.O. BOX 77 KILLINGTON, VERMONT 05149 (802) 228-6034	
		BOUNDARY SURVEY IN KILLINGTON RUTLAND COUNTY VERMONT FOR SHERBURNE VOLUNTEER FIRE DEPARTMENT	DATE: 1/28/2014 DRAWN: DRB CHECKED: DRB, LBR SET/APP'D: DRB, LBR SCALE: 1" = 2000' PROJECT # 13013-00

# Who completed research for new Public Safety Building and Land Purchase?

- **Fire Department Facility Review Committee  
(Citizen Committee formed in 2014)**
  - **Committee Members: Steve Finneron, Otto Iannantuoni, Vito Rasenas, Andy Salamon, Town Staff, KFR Chief and President**



# Who will own and maintain the new Public Safety Building?

- The Town will own and maintain the new Public Safety Building



# What were the search criteria for a new Public Safety Building site?

- Location and Response Times
- Accessibility
- Buildability
- Expansion Capability
- Ability to address Town priorities



# How many sites were researched?

- The committee researched 13 sites in the Killington area
- Undeveloped sites identified and researched according to location, size, access, buildability, and response times



# Top 5 site assessments

- Approximately 6 acres adjacent to Charity's - Parcel 29-249
  - Score 16.5
  - Eliminated because not for sale
- Approximately 6 acres Admin Building on Old Rome property - Parcel 22-233A-1
  - Score 15.71
  - Eliminated due to cost
- 15.8 acres – Base Camp Outfitters - Parcel 21-048
  - Score 13.96
  - Eliminated due to cost and access
- 2.3 acres across from Moonridge on Rt. 4- Parcel 22-231
  - Score 13.92
  - Eliminated due to cost of offsite improvements, wetlands, significant retaining walls, and slopes behind 2.3 acres
- 9.3 acres Goes property off old Rt. 4 - Parcel 22-155
  - Score 8.8
  - Eliminated due to access, slopes, and buildability

**Fire Department Facilities Review Committee**

**Site Visit Checklist**

**Scoring Key**

**1 = Insufficient**

**2 = Sufficient**

**3 = Improved**

**4 = Meets all needs and standards**

QUESTIONS/CONSIDERATIONS	Site 1: "Combined Lots"; Parcels 22- 231, 232 and 233B	Site 2: "Admin Building"; Parcel 22-233A-1	Site 3: "Base Camp"; Parcel 21-048	Site 4: "Killington Rd. Adjacent to Charity's"; Parcel 29-249	Site 5: "Goes"; Parcel 22-155
<b>1. Location in relation to FD Response Times. How will this location affect the response time to the primary call volume of the FD.</b>					
Est. Response Time to (considering distance, grade of road and traffic):					
a. Resort Base Area (Killington Grand, Base Lodges and surrounding Lodging/Condos)	2	2	2	3	2
b. Killington East	3	2	2	3	2
c. Killington West (West of Sherburne Pass)	3	3	3	2	3
d. North Sherburne	3	3	3	2	3
<i>SECTION AVERAGE</i>	2.75	2.5	2.5	2.5	2.5

<b>2. Accessibility</b>					
a. Road access	2.00	2.00	2.00	4.00	1.00
b. Site Distance	2.00	2.00	3.00	4.00	1.00
c. Traffic Control Feasibility	1.00	3.00	2.00	4.00	1.00
<i>SECTION AVERAGE</i>	<i>1.67</i>	<i>2.33</i>	<i>2.33</i>	<i>4.00</i>	<i>1.00</i>
<b>3. Other Site Considerations and impacts to development</b>					
a. Available Infrastructure (sewer, roads, well, other)	2	4	3	2	2
b. Construction feasibility related to grade of property	3	4	2	4	2
c. Ability to avoid ledge	3	4	3	2	2
d. Construction feasibility related to Soil quality	3	4	3	3	1
e. Space for storm water detention and collection	4	4	3	3	2
f. Access to Water Source	4	4	2	2	2
g. Ability to avoid wetlands and/or streams	3	3	2	4	1
h. Lot Size	4	4	3	4	3
<i>SECTION AVERAGE</i>	<i>3.25</i>	<i>3.88</i>	<i>2.63</i>	<i>3.00</i>	<i>1.88</i>

<b>4. Expansion Capability. Ability:</b>					
a. To house Police Department?	4	4	3	4	2
b. To house Town Office?	4	4	3	4	2
c. For future expansion of FD?	4	4	2	4	2
d. For other future needs?	4	4	2	4	2
<i>SECTION AVERAGE</i>	4	4	2.5	4	2
<b>SUBTOTAL FOR ALL SITE AND DEPARTMENTAL CONSIDERATIONS</b>	<b>11.67</b>	<b>12.71</b>	<b>9.96</b>	<b>13.50</b>	<b>7.38</b>
<b>5. Ability of Development to address other Town priorities</b>					
a. Improve the sense of arrival	2.5	2	4	3	2
b. Support goals of Complete Streets & Smart Growth?	2	4	4	3	1
<i>SECTION AVERAGE</i>	2.25	3	4	3	1.5
<b>6. Overall Score</b>	<b>13.92</b>	<b>15.71</b>	<b>13.96</b>	<b>16.50</b>	<b>8.88</b>
Scoring Chart					
1 = Insufficient			3 = Improved		
2 = Sufficient			4 = Meets all needs and standards		



LEGEND

- Parcels (where available)
- Town Boundary

1: 1,768  
May 4, 2016



NOTES

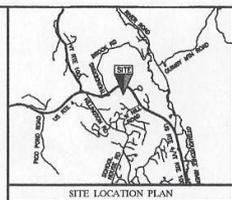
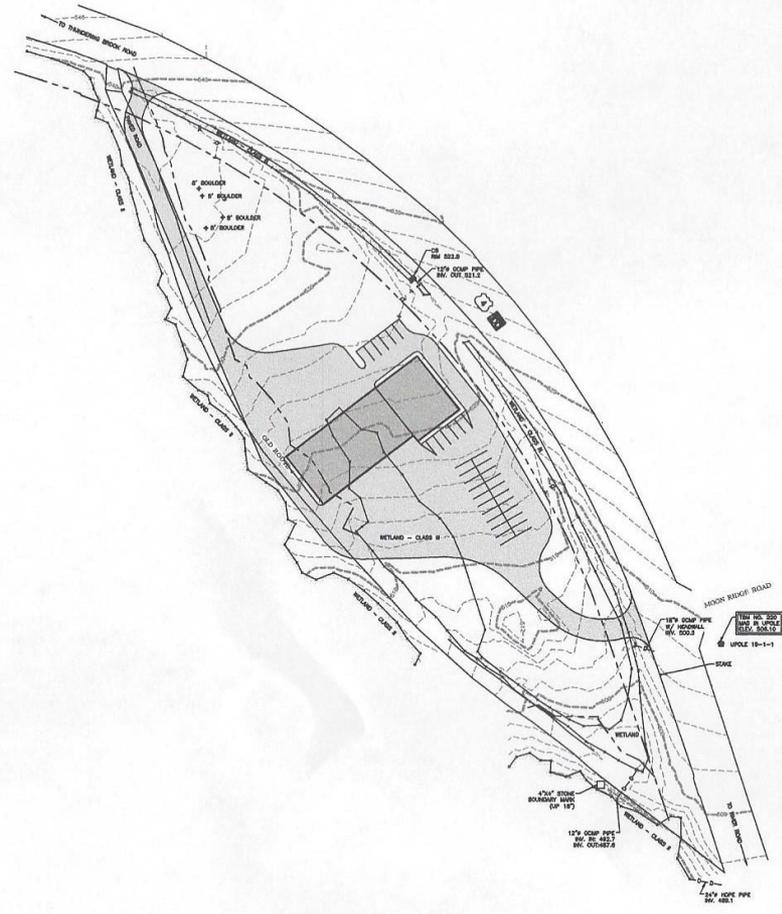
Map created using ANR's Natural Resources Atlas

90.0 0 45.00 90.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 147 Ft. 1cm = 18 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APPD BY

SCHEMATIC SITE PLAN FOR TOWN OF KILLINGTON ROUTE 100 - KILLINGTON, VERMONT		SHEET: 1 OF 1
PATHWAYS CONSULTING, LLC		SCALE: 1"=50'
240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 446-2200		DES. BY: P.FAB
		DRAWN BY: P.FAB
		CHKD. BY:
		DATE: 05/18
		PROJ. NO. 12873



# Proposed Site for Public Safety Building

On Killington Road,  
north of The Woods,  
across from Peppino's

TOWN OF KILLINGTON FIRE STATION  
KILLINGTON, VERMONT  
CONTEXT PLAN  
PATHWAYS CONSULTING, LLC

JUNE 27, 2017



The Kings Pines

# Why was the currently proposed site chosen?

- This site provides 4 acres of highly developable land
  - Good access to Killington Road
  - Very good location for response times
  - Good access to sewer
  - Adequate area and grade for storm water detention and treatment
  - Other sites reviewed had a higher land purchase to site preparation cost
- Other identified site options ultimately excluded due to development costs and/or access issues



NORTH

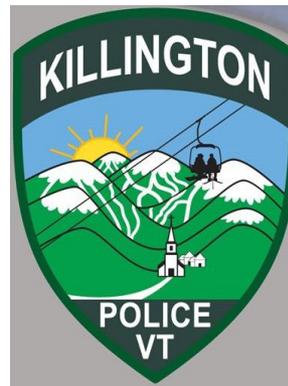


**TOWN OF KILLINGTON FIRE STATION**  
KILLINGTON, VERMONT  
**CONCEPT PLAN**  
PATHWAYS CONSULTING, LLC

JUNE 27, 2017

# What does the requested Bond amount of \$634,000 for 30 years include?

- Land Purchase of \$525,000, which includes in-kind services to clear and rough grade site, site stabilization, and preliminary construction of the roadway, valued at \$20,000
- Civil Engineering Design of \$21,500
- Architectural Fees for Schematic Design of \$87,500 to prepare Construction Estimate



# How will this bond cost affect the Town Budget?

- Annual bond cost approximately \$35,000 paid as follows:
  - FY2019 budget allocation from FY2018 (current) budget: \$45,000
  - FY2020 budget allocation from KFR's existing Capital Fund: \$25,000
  - FY2021 and beyond budget allocations offset by Library bond payoff of \$46,000
- **This means no net effect on town capital budget and debt service allocations**

**INFORMATIONAL MEETING FOR SPECIAL TOWN MEETING  
AUGUST 31, 2017 @ 7:00 pm**

**Killington Elementary School Gymnasium  
686 Schoolhouse Road**

**SPECIAL TOWN MEETING - AUSTRALIAN BALLOT VOTING  
SEPTEMBER 5, 2017**

***Polls OPEN: 7:00 am***

***Polls CLOSE: 7:00 pm***

**Killington Town Office  
2706 River Road**

**Need an Absentee Ballot? Contact the Town Clerk at  
422-3243 or [Lucrecia@Killingtontown.com](mailto:Lucrecia@Killingtontown.com)**

# Thank you!

## Questions?

