



**NORTHEAST  
COLLABORATIVE  
ARCHITECTS**

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**MEETING MINUTES**

**DATE:** October 31, 2018

**PROJECT:** Killington Public Safety Facility

**ATTENDEES:**

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**DESIGN PROGRSS MEETING:**

Town of Killington; Fire Station @ 4:00pm

**Tour of Fire Station:**

- Design team reviewed existing fire station facility to review critical functional and space requirements. Key new factors include space in front of & behind the Quint (7' in front of bumper, 8' behind), hose storage reviewed: rapid access vs. remote storage

**Site:**

- Soils (Geotechnical Engineering):
  - DEW reviewed status of geotech RFP:
    - 4 proposals submitted: S.W. Cole, GeoDesign, Weston & Sampson, Sanborn Head.
    - Apparent low bidder, S.W. Cole, has been reviewed and is deemed most responsive bidder, and is recommended for the work
    - Town of Killington to sign proposal to accept services; NCA & Pathways to forward concept layout once it is more refined (early wk of 11/5)



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- Clearing of approximate construction area not yet performed, may be selected areas of intended borings.
- Major site plan components are being incorporated into site concept layout: Grading, Wetlands buffer, storm water retention, site access/egress, traffic, utilities, well, tank, generator/transformer locations
- Soils (drainage): Infiltration test pit(s) required in area of detention basin. (to be done by Pathways via direct proposal to Owner)
- Soils (environmental)
  - Environmental Site Assessment Phase 1 underway by Pathways.
  - Pathways reports the project should not be subject to VT Act 250: municipal project under 10 acres of development, 100% storm water detention (\*\*Owner requests a letter of confirmation be provided by the State indicating project is not subject to VT Act 250).
- Utilities overview (retained for info):
  - Electric: power at street, basis of design: 120/208V, 3 phase, 800 amp  
Cost comparison: pole- vs. ground-mounted
  - Generator: for all building and a 40HP fire pump: 150kW propane gen. (Committee requests AC at Multi-Purpose Room on generator)
  - Fire Protection Water: will need to feed tank/cistern, both for fire protection and for truck fill. Tank(s) may need to be separate. Most likely 35,000 to 40,000gal, but study must be done to determine requirements: NCA to contact two recommended FP engineers (Matt Chase of Chase Engineering, P.C. and G. Tim Stone Consulting) to request proposals for study (info to be issued early wk of 11/5).
  - Current tank fill pump is 15HP pump (3 phase) takes 14 minutes to fill a 3000gal tanker truck
- Local/State approvals (retained for info):
  - Zoning required: Dick Horner, Town Planner & Zoning Administrator
  - State Site: Well, Sanitary (waste water to system), and Storm Water
  - Building permit: State of Vermont will review for building permit; need to investigate if MEP set will be required, which may govern how MEP engineering services are provided
  - Site plan MAY require approval for disturbance in the wetland buffer
- The Woods property:
  - Owner to request location of the well(s) & use of pond(s) as a potential fill source for KPSF water storage (most likely only for truck fill, but TBD via study).

#### **Overall scope and budget**

- 14,000SF to 16,000SF and a project budget of \$3.75M

#### **Schedule**

- DEW has issued a schedule to follow through the bond vote in early March
- NCA working toward an SD design material by 11/19.
- SD to include: site layout plan with proposed building footprint and vehicle turning radii, building floor plan, building exterior elevations (and/or 3-D views), wall sections showing wall & roof construction, site section showing vehicle apparatus bay, vehicle apron, driveway to Killington Rd. and road itself (to confirm adequate grades for large vehicles), design narratives from all disciplines covering site & building scope.
  - To achieve SD timeframe, NCA team & Pathways must work to complete building and site layout by 11/5.
  - NCA to provide preliminary floor plans (including layouts of major spaces) and preliminary 3-D massing by 11/7.
  - Committee feedback needed immediately following 11/7 to prepare for SD presentation on 11/14.



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### Key project priorities

- Durability & permanence
- Cost benefit/payback:
  - Owner reports that design & construction team must clearly convey the cost parameters of the project: requirements must be identified, list chapter & verse of requirements, and then clarified in clear terms, with space/cost implications listed
- Maximum efficiencies:
  - Functionality: one story, shared spaces
  - Exterior envelope: high thermal performance
  - Future expansion potential

### Space program/Concept Layouts

- NCA issued space program based on multiple reviews with chiefs and town manager. Total GSF within parameters (+/-15,800 SF)
- NCA reviewed multiple concept layouts (all within program GSF): “rectangular scheme” (longer east-west), “L-shape” (more compact, short east-west), “L-shape” (with a stair to potential second floor)
- General design discussion:
  - area above storage/work spaces in Apparatus Bay was discussed: high ceilings not required, so a mezzanine can be provided above for inexpensive storage/multi-use space (similar to Williamstown).
  - finalize access to Communications/Dispatch (to be reviewed further with chiefs),
  - need to add Search & Rescue to the Turn-Out Gear (to total 34 units, benches?),
  - all parties agree to further exploration of idea of 1,000 SF of “empty box” upper level for future use & floor framing for potential addition
  - with 2 site access points, better option is for volunteer fire fighters to enter site at emergency vehicle access/exit (site signage critical), enter building from rear but need rapid access to Turn-Out Gear space
  - concerns noted re: snow build-up at potential roof valleys and building inside corners.
- Site Layout reviewed: rear vehicle access is possible to Sallyport and Light Rescue, with added parking. Moving the Apparatus Bay portion of the building only to the north would provide more optimal siting and pull parking & grading away from wetland buffer.
- NCA/Pathways to develop layout which results in a more “T-shaped” building concept to address site concerns (goal to share layout with team on 11/2)

### Other items

- Plan of action/use for the existing fire station on Killington Road: “Potential Use and Cost Impacts” might be a useful graphic for the bond vote.

### Delivery Update

- Design & Construction team is close to finalizing a space program, finding programmatic efficiencies wherever possible, and reviewing code and regulatory requirements. Design team has developed multiple conceptual layouts for building and site, and is now refining a single, selected footprint on a consensus site plan. Multiple considerations for building massing and exterior materials are now being evaluated and a refinement to two potential building forms and two exterior material systems will be explored in detail



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through the remainder of the Schematic Design process. Information is being shared at regular intervals with the cost estimating team to develop preliminary cost scenarios.