

NORTHEAST
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ARCHITECTS

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MEETING MINUTES

DATE: November 14, 2018

PROJECT: Killington Public Safety Facility

ATTENDEES:

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CC:

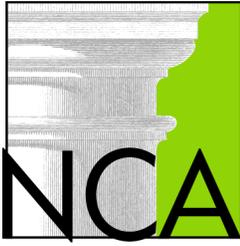
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DESIGN PROGRSS MEETING:

Town of Killington; Town Hall @ 4:00pm

Site:

- Soils (Geotechnical Engineering):
 - DEW reviewed status of Geotech process:
 - S.W. Cole has been provided updated site plan. NCA, DeWolfe, Pathways, & DEW to confirm that proper locations of borings are coordinated with the layout. Dec. 6(?) is intended day of work.
 - Clearing of intended boring locations to be performed in next 2 weeks.
- Soils (drainage): Infiltration test pit(s) required in area of detention basin. (to be done by Pathways via direct proposal to Owner). Entrance to basin will be a 4-bay type system.
- Soils (environmental)
 - Environmental Site Assessment Phase 1 underway by Pathways.
 - Owner reviewing site plan with VT State Environmental authorities: will review limited plan of development, determine required action in wetland buffer, and request letter indicating Act 250 not applicable.
- Utilities overview (retained for info):



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- Electric: power at street, basis of design: 120/208V, 3 phase, 800 amp
Cost comparison: pole- vs. ground-mounted transformer
- Generator: for all building and a 40HP fire pump: 150kW propane gen.
(Committee requests AC at Multi-Purpose Room on generator)
- 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
- 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).
- Major site plan components are being incorporated into site concept layout: Grading, Wetlands buffer, storm water retention, site access/egress, traffic, utilities, well (location TBD), tank, generator/transformer locations
- Parking: 23 spaces for emergency personnel, 20 for office/visitors. Spaces shown at 9' x 18' (note: Town Zoning requires 10' x 20')
- Fire Protection Water: NCA has contacted two recommended FP engineers (Matt Chase of Chase Engineering, P.C. and G. Tim Stone Consulting). Tim Stone has responded with proposals (one for tank sizing, another for full FP design engineering). Duration and flow rate will be factors in sizing. NCA to coordinate tank-sizing service as an amendment to agreement. Note: current tank fill pump is 15HP pump (3 phase) takes 14 minutes to fill a 3000gal tanker truck
- Vehicle guide rail on west side of site to be timber (preferred)
- Parking lot/site lighting to be full cut-off fixtures
- Vehicle trench drain will require oil separator located on site
- Propane storage tanks required for heating and generator
- Communications antenna: ideally a donated utility pole; 2-3 now, will need 1 or 2 more; State, UHF, VHF; with current & future routing & conduits must be provided
- Police Dept monument required as well as Fire Dept; place flagpole in the middle
- Plan for roof-top solar, 2 electric vehicle charging stations, lighting at sign

Overall scope and budget

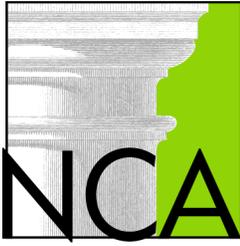
- 14,000SF to 16,000SF and a project budget of \$3.75M

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

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



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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.

- Drafts of all material were reviewed during the meeting; to be submitted to all on 11/19

Floor Plan(s)/Building Massing

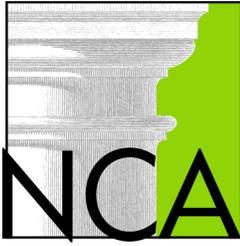
- Space program based on multiple reviews with chiefs and town manager modified slightly since last meeting. Total GSF within parameters (+/-15,900 SF)
- NCA reviewed Schematic Design floor plans (plan building footprint within GSF limited, +/-15,260 SF)
 - "second floor plan" shows area above storage/work spaces in Apparatus Bay was discussed and further exploration of idea of 1,000 SF of "empty box" upper level for future use & floor framing for potential addition
 - Audio-visual needs in the Multi-Purpose Room were reviewed: large-format video (projector on screen or large video monitor?), audio over room speakers required
 - Town door/hardware standards: Schlage heavy-duty commercial locks; panic devices on all exterior doors; proximity card access control (varying levels of security – higher at PD general spaces); Processing/booking/holding area lock function & type to be reviewed further; closers on most storage rooms in Apparatus Bar; vision panels on most office/work/break rooms
 - Add door from Multi-purpose Room to the corridor (SW corner)
 - Add small standing-height counter at the Turn-Out Gear room
- NCA reviewed building massing options (3 options presented: A: gable roofs over office/support portion, low slope over apparatus bays; B: low-slope over entire building; C: shed roofs at about 2" per foot slope)
 - Owner prefers A: gable roofs over office/support, low slope over apparatus bays
 - Discussion re: potential snow building up on low-slope roofs and sliding off/piling up off gable roofs: a couple things discussed: provide roof access hatch & ladder to low-slope roof, 3' or 4' of brick or CMU around perimeter of building, insulated OH doors (with single row of glass)

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 has worked with the Committee, including the police and fire chiefs, to develop a space program, finding programmatic efficiencies wherever possible. The team has developed detailed information on the rooms and spaces within the building and on the site, and also reviewed code and regulatory requirements. Design team has developed multiple conceptual layouts for building and site. After review with the Committee, the team has refined a single, selected building layout on a consensus site plan. Multiple considerations for building massing and exterior materials have been evaluated and a refinement of one potential building form



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and two exterior material systems will be explored in detail as the Schematic Design process reaches conclusion. Exterior materials are being explored and cost impacts are being considered. Information is being shared at regular intervals with the cost estimating team to develop preliminary cost scenarios. The Schematic Design drawings and narratives are being further developed and provided to the construction team for cost estimating.roofs