

Bill Elwell, Ed Hanson, Brian Fox, Dan Heath, Brett LaRose, Terry Farr, Liz Herrmann, Amos Martin, Lance Perlee, Kris Perlee, Will Elwell, Gerald Heffernan and Evan Johnson with the Addison Independent.

At 7:00pm Bill Elwell called the meeting order.

Bill said the Child's Engineering Report is re-posted on the website for voters to review.

Brett LaRose moved to approve minutes from May 19, 2015. Dan Heath seconded, so voted.

Brian Fox discussed the land offer from Stoney Hill Development. The Town will buy 9.03 acres of land for \$350,000. This will buy the entire parcel Stoney Hill Development purchased; 2.7 acres will be used for the Fire Station, about 2 acres could be used for future septic, a portion left untouched because it is in the well head protection area for the Woodland Apartments with about two acres left over. The 2 acres remaining that the Town could sell, the money from the sale of that portion of the property would then be used to reduce the principle on the bond. The Selectboard is currently having Zoning Administrator Eric Forand research the possible uses for this property.

Brian stated with the purchase of the land and the cost to construct the new building the bond vote would be for \$3.19 million. Town Administrator Therese Kirby had figured if the assessed value of your property was \$150,000 this would cost you about \$2.29/week, if the assessed value of your home was \$200,000 it would cost you \$3.05/week, if the assessed value of your home was \$250,000 it would cost you \$3.81/week. These amounts would continue to decrease minimally over time.

The committee discussed their overall thoughts for the total costs of project. Ed Hanson is concerned about the use of the word of commercial for the kitchen. He thinks all of the appliances and features in the kitchen are necessary, but the use of the word commercial could concern voters. Bill Elwell had spoken with someone about whether a hood would be needed. He was told a hood wouldn't be needed. He also said they won't need a hand wash sink because they won't need a food licensing permit. Dan Heath said he didn't think the fixtures needed to be changed, but is also concerned with calling it a commercial kitchen. Bill received comments from Diane Cushman she didn't have suggestions where anything could be cut. Bill added this speaks to the committee's hard work at cutting through the process.

The Committee reviewed the Construction Hard Costs line by line for further discussion (see attached cost estimate)

1. No comments
2. Terry Farr asked if the 5' sidewalk is included at this point. Bill said the town would be funding the Road and the sidewalk with budgeted money.
3. No comments
4. Terry said the concrete called for 4 bar in the apparatus bay and just mesh everyone else. This would be concrete that is 3,000 PSI in the offices and rooms and 4,000 PSI in the bays.
5. No comment
6. Dan suggested having the snow melt loop, this would be radiant heat outside, but it is costly. Brett

said they had considered this before but due to the cost they eliminated that feature.

7. & 8. Bill said this is an area where the use of the concrete board would help with future maintenance costs. Terry said these costs are as basic as it gets, there would be nothing they could cut. Dan is concerned with the windows above the doors. Although it would allow lighting, the public would be looking at a lot of the mechanical parts for the doors. Removing the costs of these windows could help cut costs. Liz said they could also get translucent panels that would let the light in but wouldn't allow you to see in.

9. Dan said they had talked about using a bar joist and versus box wooden trusses and insulation with sheetrock. He said over time that would require a lot of maintenance with trucks starting their engines in the bay. Bar joists and metal decking is clean and very durable. The difference in cost would be between the wood truss and the metal. Terry asked what would drive to choose or not choose this option. Bill said they would ask Cushman the pros and cons of using this design.

10. Terry said the access panel on the roof for training purposes, would be more used for maintenance than training. Dan said if they use the roof for training they will lose the warranty.

11. No comment

12., 13. & 14. Bill will research those windows above the doors and see what other options they have.

15. & 16. Dan suggested considering going to epoxy paint with the walls, to help preserve the area where the vehicles are washed. Bill said this had been something they considered for the floor before, but eliminated it because of the costs. Dan said this could be something done in the future.

17. Terry said a lot of the specialties are driven by code.

18. The Committee discussed gear lockers, benches, etc. Brett said no furnishings will be included in the bond vote. Bill said some community members are willing to help fundraise to come up with some money. Brain said the Board agreed it didn't make sense to finance furniture for 30 years. Bill said this also points to the cost being very bare bones.

19. No comments

20. No comments

21. No comments

22. Dan said the heating system is state of the art and efficient.

Terry asked about the reduced \$30,000 costs with the heat pumps. Dan said this is there hot water heater, they heat pumps don't need a boiler therefore it reduces the costs. They make a hot water heater similar to a heat pump.

23. Dan asked where the alarms go to. Brian said they go to a central station which in turn contacts Shelburne dispatch. Dan said you will need a phone line that is associated with the alarm and the elevator. Brett said the board is considering future maintenance costs, but currently the maintenance plan is minimal for North Street. Dan said once the bond vote passed it would be worth having someone seriously consider the light fixtures. Brett said efficiency Vermont has been thoroughly involved with this.

Brett said the access and the 17 designated parking spaces will not be paved with funds from this project, which is a significant cost savings. He said in the future the Board would make this a part of their paving plan. Brian explained how the paving budget works.

Bill said Tom Barden looked at the estimate as well and he came close to the estimate provided. See attached memo from Barden Inspection and Consulting Services, Inc. Bill said the discrepancy was Barden Inspection and Consulting Services, Inc. measured inside the walls to inside the walls. Naylor and Breen measured outside to outside. Terry clarified Naylor and Breen's estimate included the width of the walls.

Bill demonstrated on the map where the entrances and parking would be. Brett said it was important to have a separate entrance for responders versus the exit for the trucks, as this was a huge safety issue. The larger bays will hold six apparatus two trucks deep. The small bay would hold the historical trucks and storing it safely with the ability to view it.

The committee discussed the recommendation to the Selectboard. Dan said there wasn't really anything they could cut further. Brett said he thought it was helpful to have cost per week for houses based on their assessment. Terry asked about the sale of 32 North Street if that would reduce the cost. Brian said the Board is waiting for the committee to provide information about what to do with 32 North Street. The sale of this property would have to be an article for the Town to vote on, but thinks they should do an exit poll after the bond vote to hear what the voters of Bristol would be willing to do.

Dan Heath moved to forward the cost estimate and design to the Selectboard. Ed Hanson seconded, so voted.

The committee had come up with five possibilities to use for 32 North Street. Bill reminded the committee they were only responsible for outlining possibilities to the Select board, but that some had asked if the number of possibilities could be reduced for the Select board. Diane suggested via email that making a recommendation was different than outlining possibilities because more research was required.

Brett moved to re-open the discussion for the possibilities for 32 North Street. Brian Fox seconded, so voted.

The five different suggestions they had made before were the following:

1. Sale with caveats
2. Sell without caveats (maximum size would be 3 bedroom house based on the current septic system)
3. Obtain grant monies to keep and restore historic building
4. Destroy the building and sell the reclaimed
5. Keep the lot and use for future use

Terry suggested keeping the five options and having the Selectboard condense it down to three possibilities for the exit poll. Brett said he felt the group could condense this further. Brian said they could combine what they have as some are very similar. Kris Perlee said there is a large market for physical structure, someone takes the building, and then the lot is sold as two separate transactions. Lance Perlee suggested keeping the sell with caveats. Liz said they could put time frame on the property selling with caveats after the time expired they could sell without caveats. Will Elwell said someone

could buy it without caveats, but decide to keep it the way it is. Liz is concerned not having caveats due to the sentimentality of the building. Brian is concerned with keeping the building because the Town has to continue to maintain the building whether the Fire Department is there or not. Brett said currently the North Street station does not meet the current or future needs of the Fire Department.

Terry moved to recommend to the Selectboard to sell the building with no caveats. Dan Heath seconded, so voted.

Bill discussed some upcoming Fire House Design meetings. Bill asked for the committee members to anticipate potential questions that would be asked so the committee could prepare responses to those questions.

Brian thanked the committee for all of the hard work throughout this process.

Brian Fox moved to adjourn the meeting at 8:30pm. Brett LaRose seconded, so voted.