

Bristol Fire Facility Committee Meeting Minutes

Tuesday, May 19, 2015, 7pm meeting at the Federated Church

Prepared by Liz Herrmann.

Committee members present: Bill Elwell, Liz Herrmann, Terry Farr, Brett LaRose, Dan Heath and Ed Hanson.

Guest presenters: Kevin Harper of Stony Hill Development and Terry White of Naylor & Breen Builders.

Public attendees: Amos Martin, George Smith, Sally Burrell, Gerald Heffernan, George Smith, Bob Donnis, Evan Johnson.

Co-chair Bill Elwell called the meeting to order at 7:07.

Brett LaRose moved to accept the minutes for the last meeting. Terry seconded. All in favor. So moved.

Bill clarified for the group that our task for tonight's meeting was just to discuss costs related to the new fire house.

Kevin H. handed out New Bristol Fire House—Total Project Cost Estimate which summarized both “soft” and “hard” costs for the project. Kevin walked through items 1-20 on the handout and added the following points:

- *Soft costs are largely percentage based and are the developer's costs.
- *State permitting is typically 5% of construction
- *Tim Hardy will be the Structural Engineer for the project and his costs are approximately 1% of hard project costs.
- *Sprinkler system installation is in Naylor & Breen's hard costs
- *Kevin Brennan will do legal work
- *The environmental assessment is legal research. If research uncovers possible issues, some site work may be done to see if there are problems. Remediation, if needed, would be covered by the project contingency for unforeseen conditions.
- *Bank loan interest is typically 1 point over prime
- *Developer's fee is for Kevin's hours
- *Credit for Town of Bristol Payment is the money already authorized by the Select Board for design fees (\$20,000)
- *Efficiency Vt rebates usually run between \$5,000 and \$10,000. Kevin and Terry W. think we can get closer to the \$10,000 shown .

Terry White then ran through the list of hard costs on the same handout adding the following points:

*There are two contingencies: one for 7.5% which is for estimating contingencies. This is there since he was only estimating from schematic drawings. The other is 5% and that is for overall hard costs.

Kevin added that bond sales are made as needed so contingency would only be borrowed as needed.

Terry W. hands out Schematic Estimate dated May 15, 2015 which includes items that came out of last Wednesday's meeting with committee members and Cushman Design Group. He notes the following:

*There is a \$40,000 increase due to upgrade to tri-glazed windows from double-glazed, insulating the full thickness of exterior walls, and fully insulating under slab (feedback from Efficiency Vermont shows quick payback for this initial investment)

*The estimate includes a heat pump for office heat. There is an ERV (Energy Recovery Ventilation) system. LP fired gas heat is planned for overhead in the apparatus bays

*\$34,000 was added for kitchen fit-out. Terry W. handed out a sketch showing kitchen equipment and a list of Kitchen Items Added in Last Bristol Fire Station Estimate Dated 5/15/15.

Terry says questions about whether commercial kitchen requirements will need to be met are being looked into by Cushman. Kevin H. mentions that Cushman has already used up its fees so probably won't be doing that.

Tom Barden, the Town's estimator did an independent estimate per the Select Board's directive and it is very close to Terry White's.

Terry White will not be returning for another meeting.

Terry White passed out a revised PreConstruction Schedule dated May 15, 2015

Someone asked about winter construction costs and Terry W. replied that \$20,000 is included in the estimate for that.

Terry says \$32,000 is the approximate cost for the 4th truck bay.

Brett asked if the size of land being negotiated by the SB is public and Kevin said he is not sure. 2.7 acres is the amount needed as determined by the Committee but up to nine are available.

Bob D. asked if kitchen hood is available in variable exhaust and if makeup air was required. Kevin H. replied he thought no makeup air was needed.

Bill explained that Matt Sharp of Efficiency Vt was involved in last meeting.

Sally Burrell asked about what community room was to be used for. She was worried about the expense. She also praised Efficiency VT's efforts. Bill explained that the community room space was for training primarily but also dining and monthly fire dept.

meetings. Brett added that often 38 people and up to 40 will use the room regularly and that the building would host 60-person training sessions. It is important to have equipment right there in the training room. Also, they get together three times a month, have many committees and sub-committees that would use the room.

Sally suggested the room be renamed Training Room.

Someone also mentioned that the room would get used for long search and rescue operations.

George S. agrees to leave the name Community out of the plan.

Sally B questioned if an elevator was needed and Bill explained that it is required by code.

Sally B asked about impervious surface and worried about runoff to river.

Terry W. explained that storm water settlement ponds will be provided to slow and filter water. There is some paved but mostly gravel for cars. Gravel is also considered impervious.

Bob asked about erosion control. Terry W. said it isn't needed since long grassy field lies below the site.

Sally B asked about the "private gym" in the plan. Brett explained that the dept. has a health and fitness requirement and it is important that members stay fit. They do not have gym memberships like other town employees. An exercise room was included because of this and because the committee was asked to design a long-term facility.

Evan Johnson from the Addison Independent asked if a bond date was set in stone. Kevin H. said no—it would happen on the scheduled date only if all went according to plan.

Dan asked about lighting—why only one. Terry W. clarified that there are four exterior lights on the plan.

Bob asked about the air compressor in Division 15. Is it energy efficient? Discussion about what air compressor is used for and that Naylor & Breen would work with Efficiency VT on selection of equipment and rebates.

Bob suggests that the building's efficiency be mentioned in the bond vote.

Ed asked about height of mezzanine—worried the ceiling was too low, especially if insulation filled the cavity. He thought the ceiling has since increased in size, probably when the 14' door was added to the bay.

Amos mentioned that the town might be able to get a grant for the generator.
Bill announced that the next meeting would be held Tuesday the 26th at 7pm, Holly Hall.
Brett expressed worries about land cost, not sure what is being negotiated by the SB.
Concerns are that what started as a land swap has become more expensive.

Brian Fox (joined audience) explained that a land swap proved too difficult because it would require 3 bond votes. He notes that purchasing the land would be cleaner and more transparent but that he can't divulge what is being negotiated. Range is somewhere between 2.7 and 9 acres.

Terry Farr mentions that the construction estimate is in line with the 2008 Pacheco Ross study and seems reasonable. Kevin adds that the estimate is in line with other recently built fire facilities.

Bill notes that the committee needs an updated set of prints (to go with estimate), and that the Community Room will be renamed the Training Room. Kevin will communicate the name change to Cushman D.G.

Bill will follow up with the commercial kitchen question.