

Police-Fire Facility Committee
Thursday, November 19, 2013, 4:00pm
Selectboard Meeting Room
Minutes

In attendance: John Allen, Philip Chapman, Kathy Dowd, Robin Sweetapple, Dave Emery, Sr, Tony Farnum, Steve Phillips, Prudence MacKinney.

Absent: Eli Gould

Staff Present: Patrick Moreland, Mike Bucossi, Peter Lynch, Gene Wrinn, Michael Fitzgerald

Others Present: Steve Horton, Ray Giolitto, John Wilmerding, Pete Dunnigan (DEW) Howard Weiss Tisman

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- A. Sweetapple called the meeting to order at 4:34pm and confirmed that the meeting was warned.
- B. Public Participation – Wilmerding spoke to his ongoing participation with the Representative Town Meeting Finance Committee and his interest in the Police-Fire project.
- C. Minutes of 11-7-13. Dowd suggests that on page 2, “entity” should be replaced with “entirety”. Dowd asks that “Agaves” be replaced by “Mr. Spoon Agave”. Phillips offers that adding corrections to minutes should occur in the original minutes, and not just recorded in the following minutes. Moreland indicated that originals are corrected, and changes noted in the following minutes. Emery moves that the corrected minutes of 11-7-13 be approved. Chapman second. The motion passed. The discussion of whether correction to the minutes will be noted in the minutes continued. Dowd feels strongly that changes should be both noted and that the previous minutes be corrected as well.
- D. Project Update. Giolitto distributes and walks the committee through the floor plans for West Brattleboro Station 2. Giolitto confirms that the proposed floor plan will fit on the land already under lease from the school district. Allen and Giolitto briefly discuss siding material. Giolitto indicates that the designs present the material generically, but not masonry. Several committee members indicate that the building’s appearance will compliment west Brattleboro. The building footprint is 4355 sq’.

The black River design indicated approximately 3551 sq’, but Horton points out that the Black River designs did not adequately plan for the size of future fire apparatus.

Horton informed the committee that the staff had contemplated moving the EOC to Station 2, but that idea has been eliminated due to site issues. Chief Bucossi indicates that the proposed building adequately serves Brattleboro’s needs well into the foreseeable future.

Phillips requests clarity on how the proposed buildings size Horton describes how the renovation and addition plan from Black River had a 1907 sq’ addition added to the 3288 sq’ existing structure. Total usable square footage would therefore be 5195 sq’, even though all of that space would not receive improvements as a result of this project. However, in an attempt to save costs, the committee previously approved recommending new construction over

renovation for Station 2. The proposed new construction is a single story building. Though the footprint of the building has grown from that of the Black River Design (4355sq' as opposed to 3551sq'), less overall space is required (4355sq' as opposed to 5195sq').

At the moment, no alternative plan for the existing Station 2 has been developed. Phillips is aware that some in our community are not convinced of the need for Station 2, and as a result he recommends care in how the larger footprint is explained to the public. The reason to support growth in the footprint is not self evident, and the committee must remind the public that the decision was motivated by cost reduction. MacKinney suggests that the whole existing Station 2 square footage (1644 x 2 = 3288), plus the addition (1907), is now being provided for by a single story wood framed building that is 4355 sq' and not 5195sq'. In basic terms, Brattleboro is getting a better building for less money.

Phillips indicates that if no Station 2 existed now, we would not be discussing building such a facility. Moreland indicates that Station 2 is critical for adequate response time, especially in west Brattleboro. Moreland also suggests that determining the need for a fire station in west Brattleboro falls somewhat outside of the mission of the Police & Fire Renovation Oversight Committee. Phillips is clear that the committee would be little more than a rubber stamp without the ability to discuss what is needed. Phillips is clear that we are deviating from the exact plan that Town Meeting Representatives voted on, and that our motivation is cost savings and we should be clear about that.

Phillips moves that the committee approve of the concept plan for West Brattleboro Station 2 substantially as presented on the basis that it is more value for less money. Chapman asks that the architect be vigilant to cost saving measure. MacKinney second. Phillips accepts Chapman's friendly amendment. The motion passed unanimously.

Giolitto distributes a second set of floor plans and walks the committee through the plans for Central Station. Phillips exits. Horton explains that the plan for Central Station is remarkably similar to the Black River design. Moreland inquires as to the ability to use ramped access to avoid the need for an elevator. It is explained by Giolitto that the site does not lend itself to this type of solution. A series of concerns are discussed, such as, the need for structural analysis, the status of the basement, the nature of the stairwell on the northern wall. Basically, this is the same footprint as Black River, but with a better internal design and an equivalent budget.

Farnum moves to approve the concept plan for Central Station substantially as presented. Dowd Second. The motion passed unanimously.

Next meeting December 19th at 4:00, in addition to the usual agenda, the committee would like to discuss options for energy efficiency.

E. Adjourned at 6:00 by a motion from MacKinney. Motion carried.