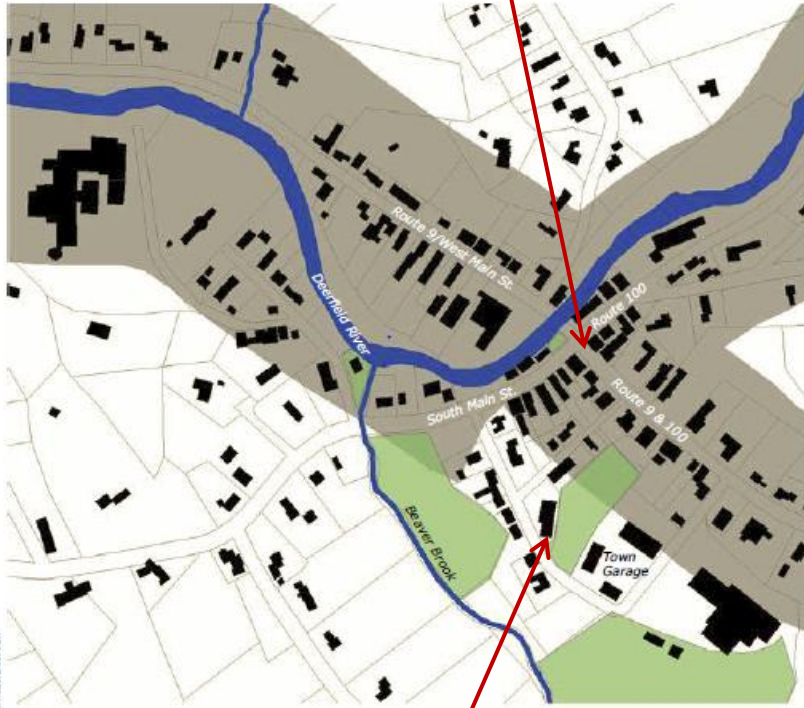


Town of Wilmington  
**Study of  
Fire Department  
Facility**  
Presentation to the  
Select Board  
December 3, 2014



# Study Objectives:

*Current Location of the Police Department*



*Current Location of the Fire Department*

## Programming

*Assess the functional and space needs of the Police and Fire Departments and develop new building programs*

## Analysis of Potential Sites

*Review potential sites and develop site plans to illustrate the potential use of the site including buildings, parking, driveways, and pedestrian access.*

## Budget

*Develop project budgets to provide a comparison of costs for each potential site*

## Site Selection

*Develop a matrix to compare the potential of each site and provide a recommendation for the best site.*

# Study Objectives:



## Programming

*Assess the functional and space needs of the Police and Fire Departments and develop new building programs*

## Analysis of Potential Sites

*Review potential sites and develop site plans to illustrate the potential use of the site including buildings, parking, driveways, and pedestrian access.*

## Budget

*Develop total project budgets to provide a comparison of costs for each potential site*

## Site Selection

*Develop a matrix to compare the potential of each site and provide a recommendation for the best site.*

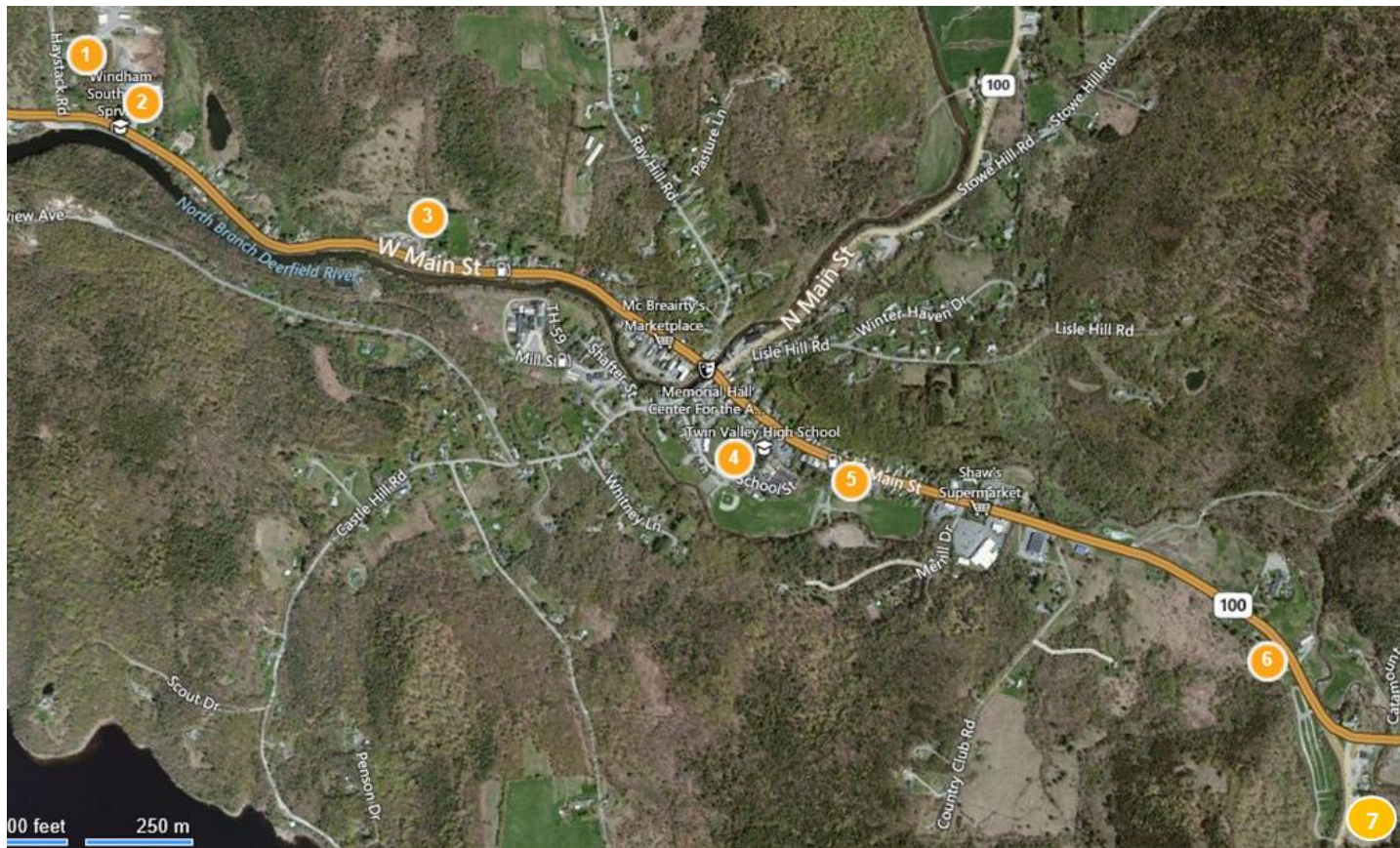
## WILMINGTON FIRE DEPARTMENT PROGRAM

Program Space	Existing	Proposed	Adjacencies	Interior Floor Finish	Notes:
Vestibule	60 sf	100 sf		Porcelain Tile	
Lobby		300 sf		Porcelain Tile	
Public Restroom	120 sf	70 sf	Lobby, Training Room	Ceramic Tile	
Dispatch	100 sf	120 sf	Lobby, Direct Access to Training	VCT	Line-of-sight to the apron
Training Room (EOC)	550 sf	660 sf	Lobby, Public Restroom	Carpet	Shared With Police. Up to 40 people. Seminar Tables. Operable partition.
Small Conference Room		200 sf		Carpet	
Chief's Office	180 sf	180 sf	Lobby, EOC	VCT	
FD Office		120 sf	Chief's Office	VCT	
Apparatus Bays	2,500 sf	5,500 sf		Sealed Conc or Epoxy	Eng. 1, Eng. 2, Eng. 3, Rescue, Pick-up Truck, Future Aerial Truck.*
SCBA Room		100 sf		Concrete	Compressor, filling station, sink
Shop/Tool Room		100 sf	Apparatus Bays	Concrete	
Uni-Sex Bathrm w/ Shower		120 sf	Accessed from App. Bays	VCT	
Gear Laundry			Within App. Bays		
Technical Rescue Storage		100 sf			
Hazmat Equipment Storage		100 sf			
EMS Secure Storage		100 sf			
Day Room and Kitchen	150 sf	600 sf	Bunk Rooms	VCT	Kitchen shared with police if co-located
Bunk Rooms (x3)		363 sf	Day Room/Kitchen	Carpet	2 Beds and 2 Lockers per room
Fitness Room		500 sf		Rubber Tile	Shared With Police. Lockers within for coats, towels, etc.
Mechanical Room	120 sf	200 sf		Concrete	
Janitor Closet		70 sf		VCT	
I.T. Closet		100 sf		VCT	
General Storage	150 sf	300 sf		VCT	Could be one space or multiple.

1. Assume that the fitness room, training room, and other building services are shared with the Police Department
2. Assume that the total area needed is approximately 10,500 gross square feet.
3. \*Generator on trailer, Boat on trailer, ATV on Trailer.

## Potential Sites:

1. **Haystack Road** - Vacant Green Mountain Power Building
2. **West Main Street** – Vacant WW Supply (True Value Hardware)
3. **West Main Street** – Green Mountain Power behind McLeod's (no longer available)
4. **Beaver Street** – Old Town Garage Site
5. **East Main Street** – Dollar Store Site (no longer available)
6. **Route 100 East** - Old Winery Building (Building not suitable for proposed use)
7. **Route 100 South** - Site South of Health Center

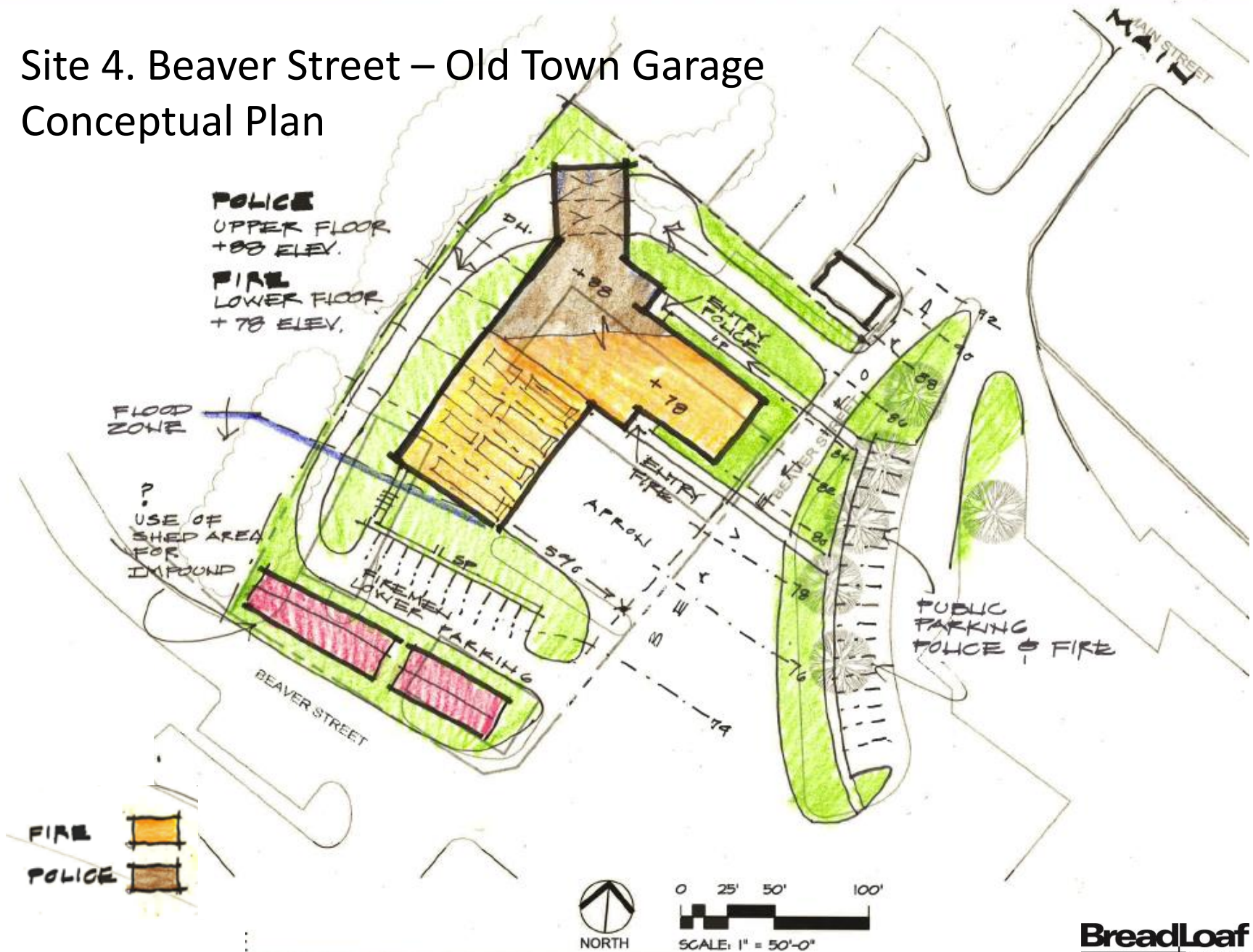


## Site 4 . Beaver Street – Old Town Garage

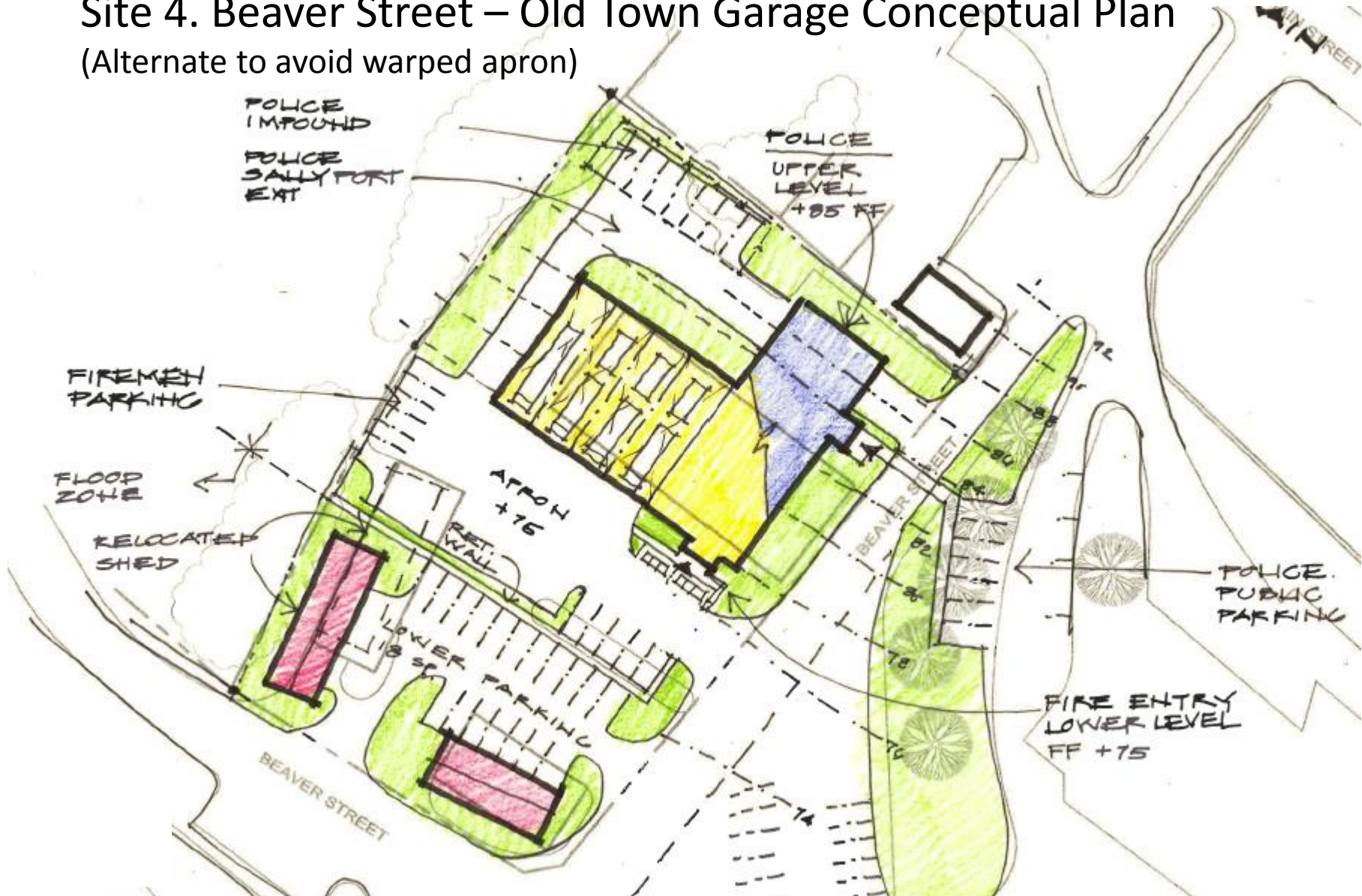


- *Old Town Garage Buildings*
- *1.42 acre site*
- *2 Red Agricultural Historic Sheds*
- *Lower 1/3 of site is in flood hazard zone*
- *Slope of Beaver Street is 7.5%*

## Site 4. Beaver Street – Old Town Garage Conceptual Plan

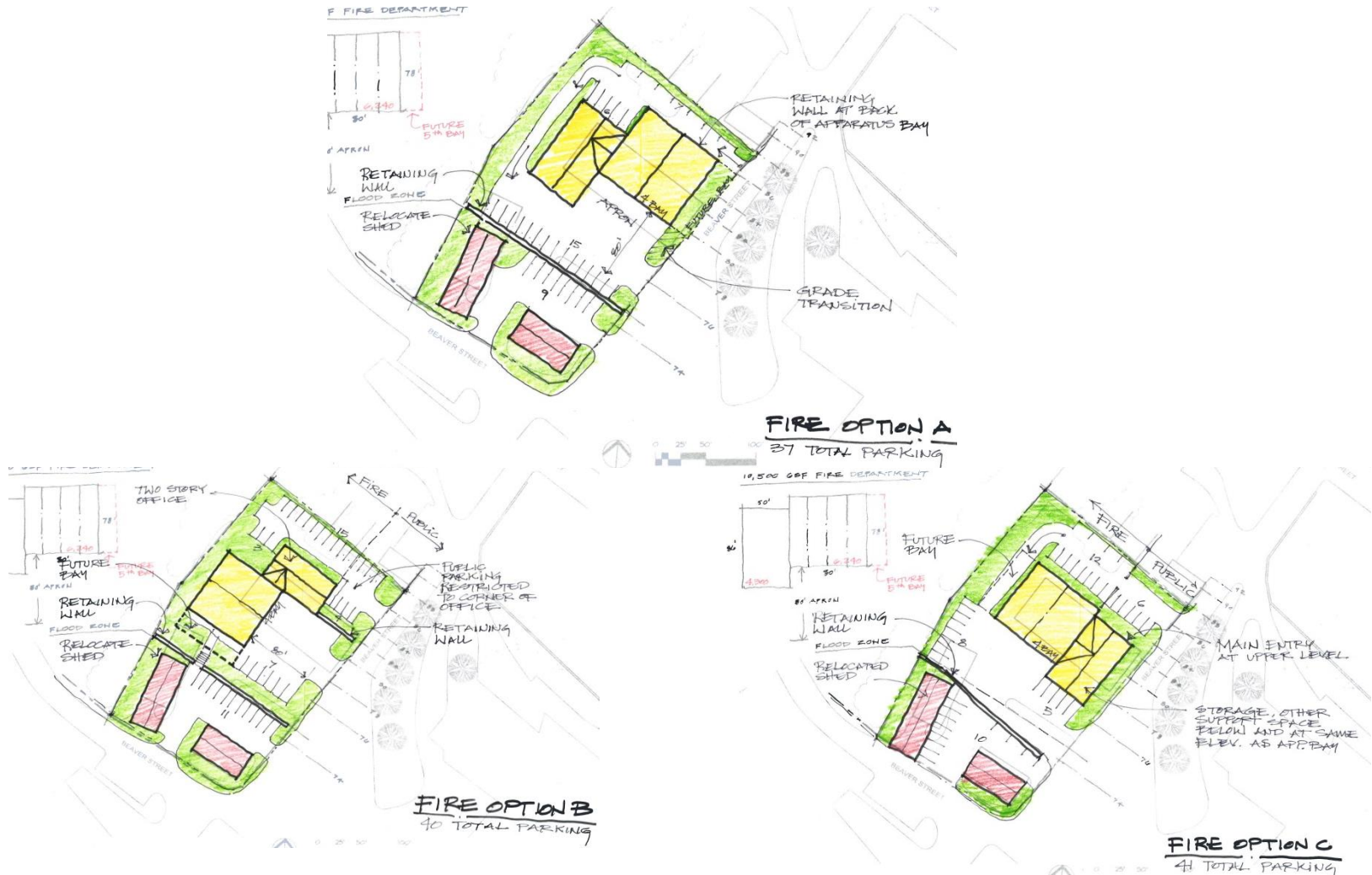


# Site 4. Beaver Street – Old Town Garage Conceptual Plan (Alternate to avoid warped apron)



# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## Additional Site Studies for Fire Only



# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)

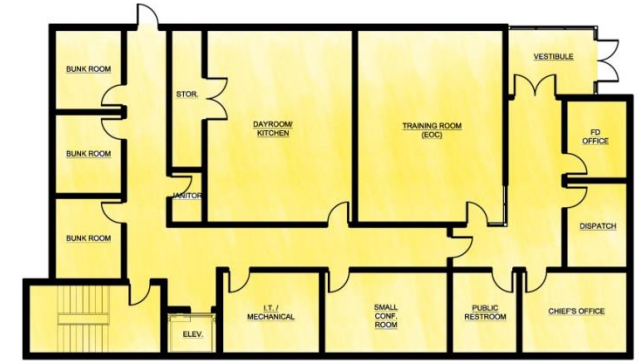


# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

<b>OPTION # 1A:</b>	
LOWER LEVEL:	7,740 SF
UPPER LEVEL:	4,010 SF
<b>TOTAL (5-BAY): 11,750 SF</b>	

Revised		
No	Date	Description

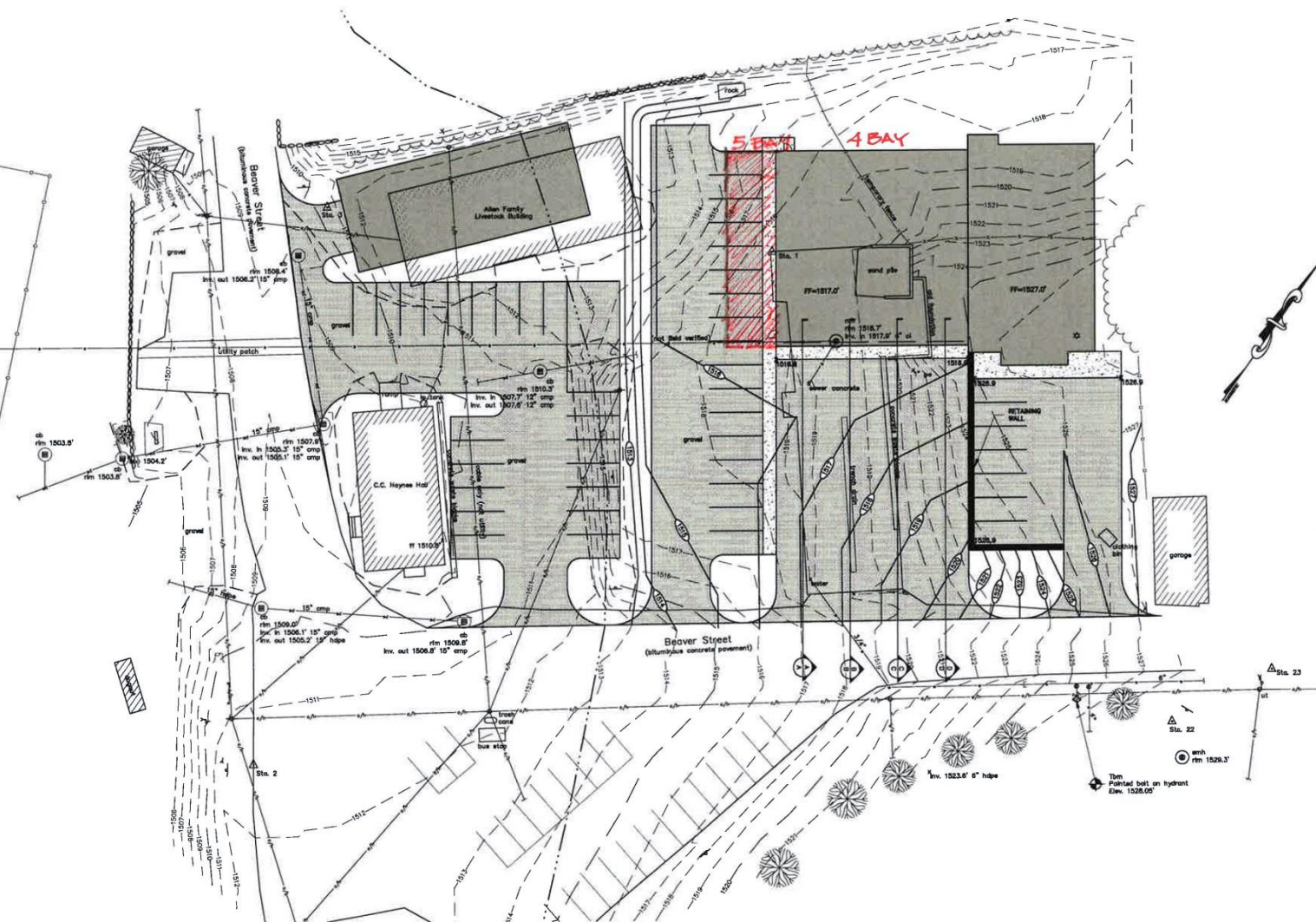
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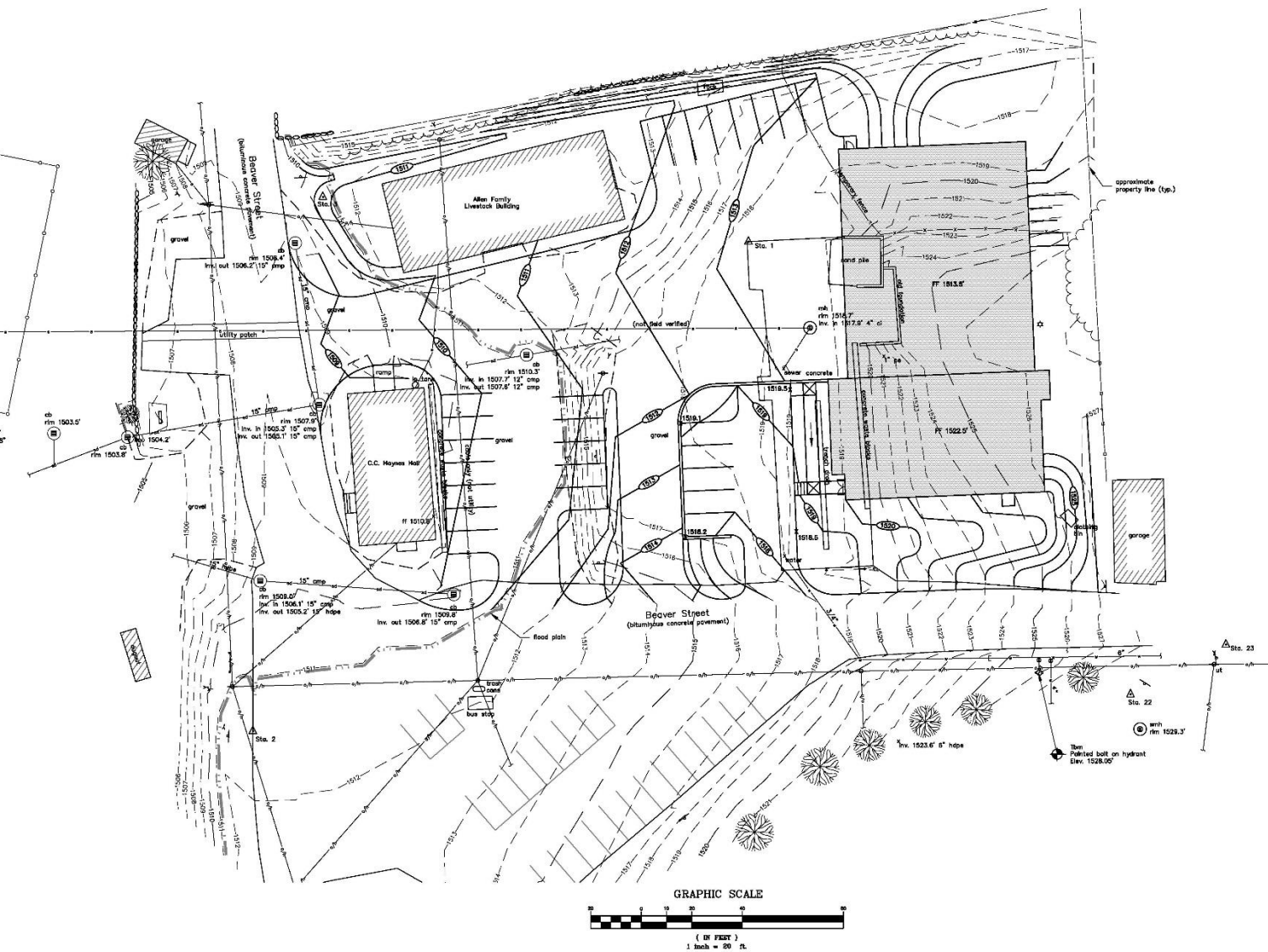
Town of Wilmington  
Relocation of Fire  
and Police Services  
Wilmington, VT

Proj No: 141.038 Drawn: JL  
Date: 8/2/2014 Ch'd: BR  
Sheet Title  
**CONCEPTUAL  
SITE PLAN**  
Sheet Number

Sheet Number

C-1





© 2014, Bread Loaf Corporation

Seal:

Revised

[illegible]

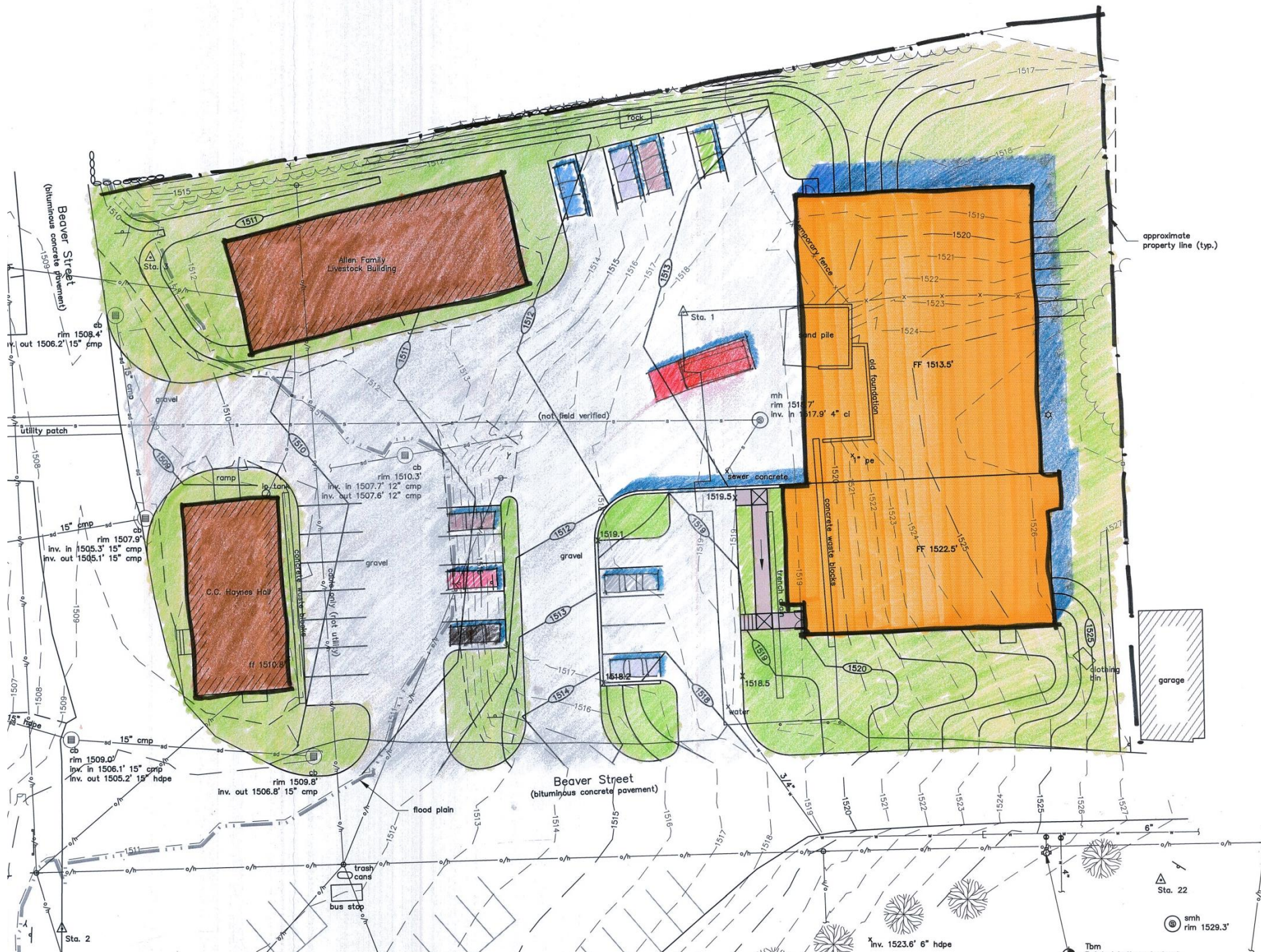
Town of Wilmington  
Relocation of Fire  
and Police Services  
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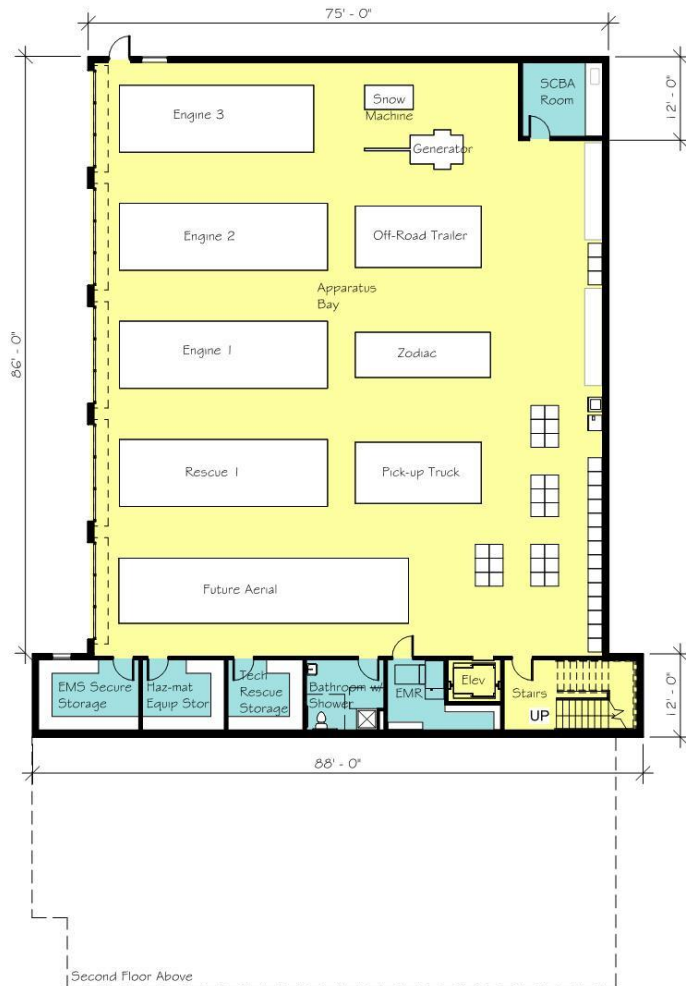
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NOT FOR CONSTRUCTION

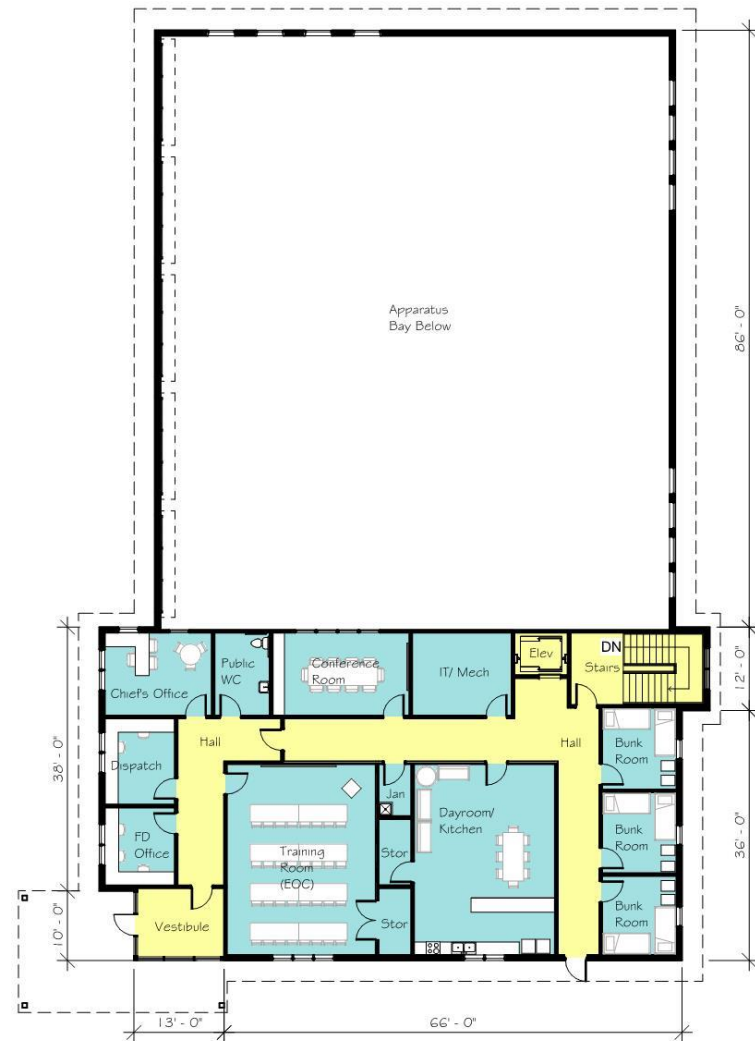


# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



First Floor (Apparatus Bay)



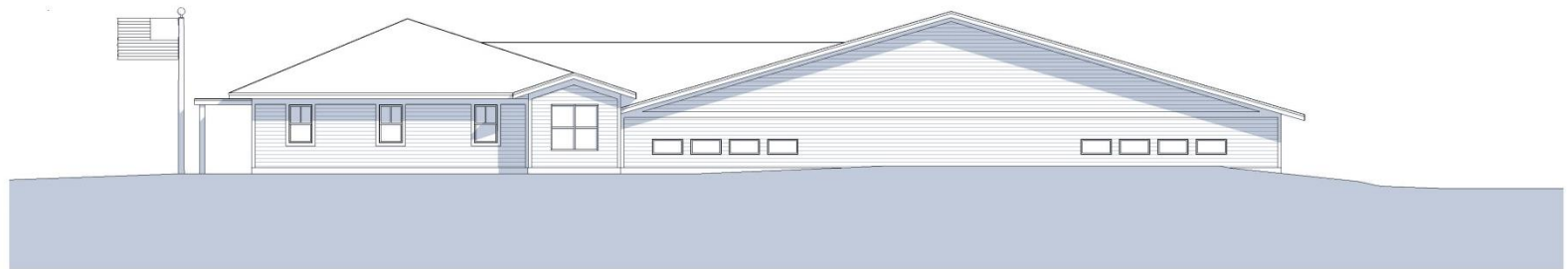
Second Floor

# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



1 West Elevation  
1/16" = 1'-0"

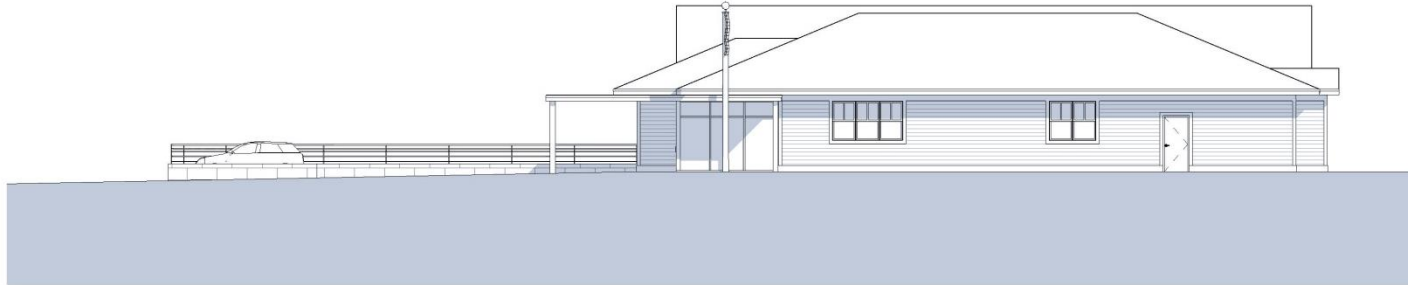


2 East Elevation  
1/16" = 1'-0"

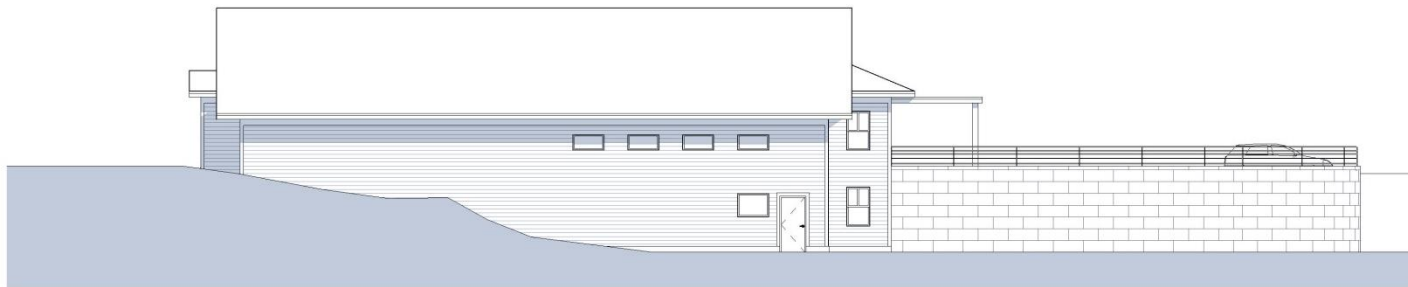
West and East Elevation

# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



1 South Elevation  
1/16" = 1'-0"

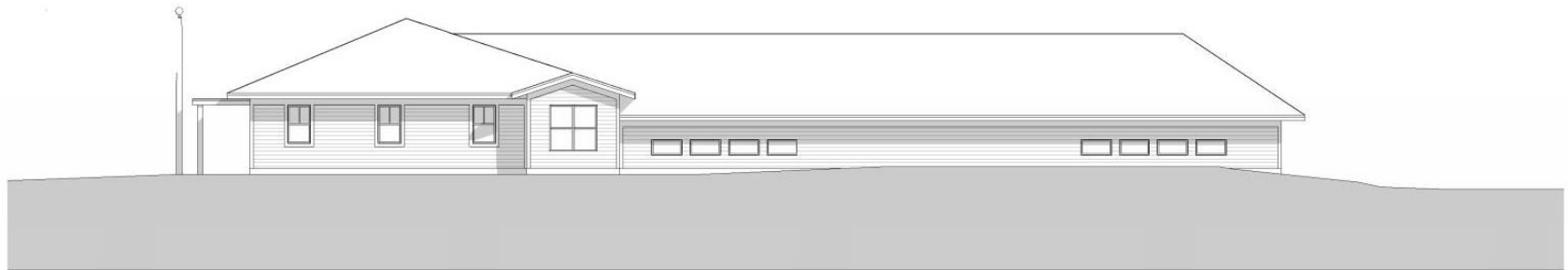


2 North Elevation  
1/16" = 1'-0"

South and North Elevation

# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



West and East Elevation

# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



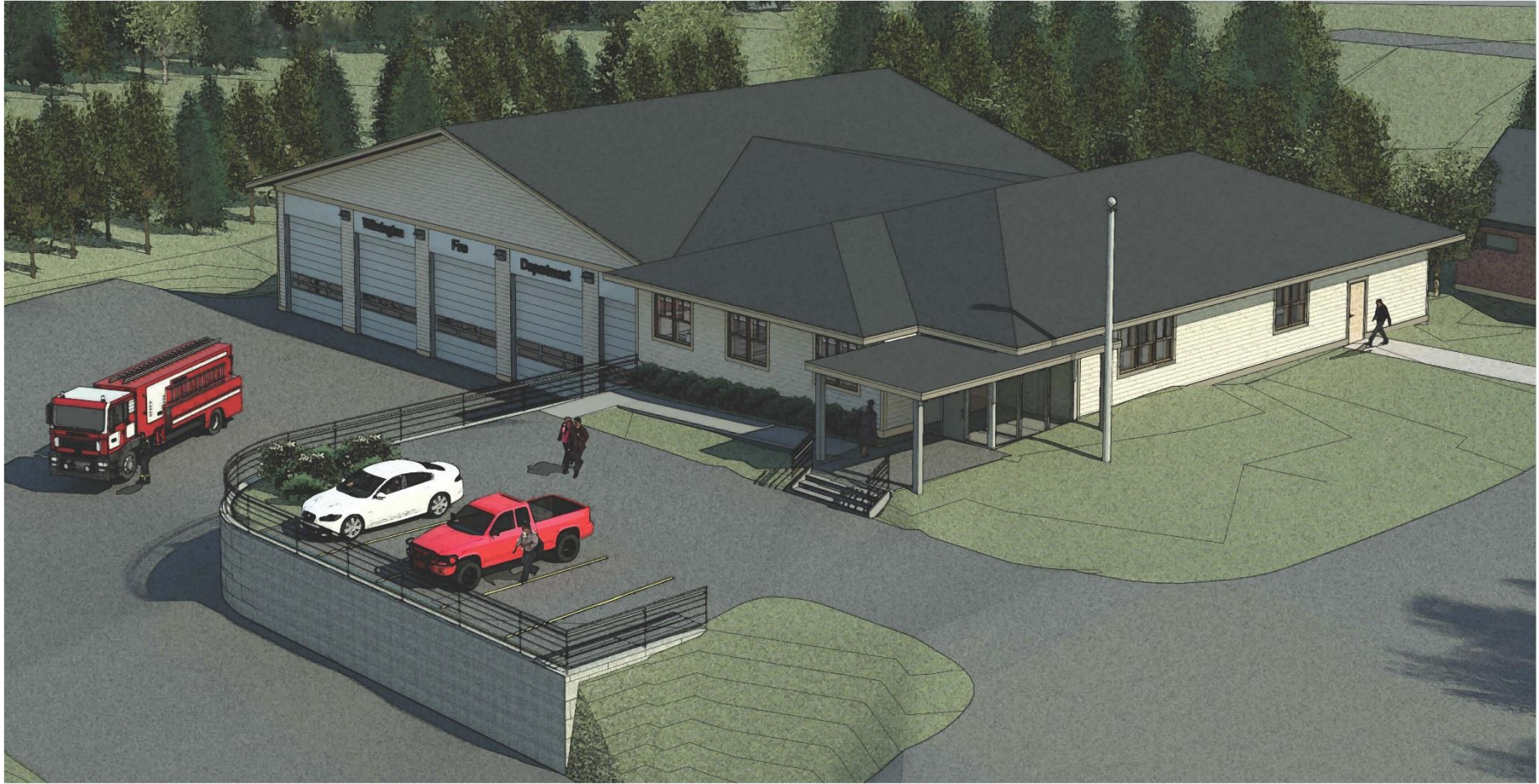
# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



# Site 4. Beaver Street – Old Town Garage Conceptual Plan

## FIRE DEPARTMENT ONLY OPTION (5 Bay Plus Elevator)



**Wilmington Fire Department - Wilmington, VT****Total Overall Project Budget - Statement of Probable Cost**

October 20, 2014

**BUILDING AREAS:**

Apparatus Bay	6,690	sqft.
Office/Other Space	5,040	sqft.
<b>Total Area</b>	<b>11,730</b>	<b>sqft.</b>

**CONSTRUCTION COST:**

Site Development Cost:	\$990,000
Building Cost:	\$2,146,000

<b>Total Estimated Construction Cost</b>	<b>\$3,136,000</b>
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**PROFESSIONAL FEES:**

Part 1 Architectural and Engineering	\$203,840
Part 2 Construction Administration	\$47,040

<b>Subtotal Professional Fees</b>	<b>\$250,880</b>
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**OTHER/ OWNER COSTS**

Geo Tech	\$5,000
Site Prep and Concrete Testing Inspection	\$3,000
Reimbursable - Printing Cost	\$4,000
Builder's Risk	\$10,000
Performance & Payment Bond	\$29,000
All Permits	
Div of Fire Safety	\$18,000
Wilmington DRB	\$500
Stormwater Permit	\$500
Water Supply Wastewater	\$500
Erosion Control Permit NOI	\$500
Act 250 (Assumes No Jurisdiction)	\$0
All Utility Charges & Fees	\$5,000
Security and CCTV System	\$25,000
Telephone System (Handsets and Hardware)	\$10,000
Data System - Cabling	\$50,000
Furniture, Fixtures & Equipment	\$75,000
Owner Contingency	\$300,000
Efficiency Vermont Rebate	\$<2000>
Moving & Miscellaneous Expenses	\$10,000

<b>Total Other/Owner Costs</b>	<b>\$546,000</b>
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<b>Total Project Budget</b>	<b>\$3,932,880</b>
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# *Thank You!*



### Wilmington Vermont: Comparison of Potential Sites for Co-Location of Police and Fire Stations

	Site 1 Haystack Road GMP	Site 2 West Main Old WW Supply	Site 4 Beaver St Old Town Garage	Site 4- Fire Only Beaver St Old Town Garage	Site 7 Route 100 South
<b>Description</b>	1 story building Police: Renovation 6,330 sf Fire: New Construction 10,500 sf Reuse of existing developed site	1 story building Police: New Construction 5,000 sf Fire: New Construction 10,500 sf Reuse of existing developed site	2 story building Police: New Construction 5,200 sf Fire: New Construction 10,500 sf Reuse of existing developed site	2 story building Fire: New Construction 10,270 sf Reuse of existing developed site	1 story building Police: New Construction 5,000 sf Fire: New Construction 10,500 sf Vacant undeveloped lot
<b>Acres</b>	2.55	3.42	1.42	1.42	3.89
<b>Zoning</b>	R/C	R/C	V	V	R/C
<b>Wetlands</b>	Yes	No	No	No	No
<b>Flood Hazard Zone</b>	No	No	Yes – lower 1/3 <sup>rd</sup> of site	Yes – lower 1/3 <sup>rd</sup> of site	No
<b>Terrain</b>	Relatively Flat	Flat with upper area behind	Sloped	Sloped	Steeply Sloped (8%)
<b>Utilities - Power</b>	Existing	Existing	Existing	Existing	New Service
<b>Utilities - Water</b>	Existing	Existing (pond for fire pump)	Existing	Existing	New well
<b>Utilities -Sewer</b>	Existing	Existing	Existing	Existing	New system on site (?)
<b>Site Circulation</b>	Good	Good	Not ideal	Not ideal	Good – 3 access driveways
<b>Fire Truck Turning</b>	Good	Good	Average - Apron sloped 5%	Average - Apron sloped 5%	Good
<b>Drive thru Sallyport</b>	No	Yes	Yes	Yes	Yes
<b>Impound Area</b>	No	Yes	No – could use shed building	No – could use shed building	Yes
<b>Ability to Expand</b>	No	Yes	No	No	Yes – Uphill (?)
<b>Parking Public</b>	18 spaces	20 spaces	18 spaces	7 spaces	16 spaces
<b>Parking Police</b>	10 spaces	12 spaces	4 spaces	NA	10 spaces
<b>Parking Fire</b>	10 spaces	12 spaces	7 spaces	16 spaces	10 spaces
<b>Fire Response Time</b>	1.17 miles west of 100-9 Intersection	1 mile west of 100-9 Intersection	1/8 <sup>th</sup> mile south of 100-9 Intersection	1/8 <sup>th</sup> mile south of 100-9 Intersection	1.3 miles east of 100-9 Intersection
<b>Town and Permit Considerations</b>	Parking in State Garage Access Road Takes property off of Grand List	Blinking light at Rte 9 driveway Takes property off of Grand List	Blinking light on Main Street Use of High School parking lot	Blinking light on Main Street Use of High School parking lot	Safety of 3 access driveways off of Rte 100
<b>Cost Considerations</b>	Renovation of 6,300 sf bldg	Demolition of 3 buildings Most of site is graded and paved	Demolition of 1 building, Relocation of 2 buildings, need for Retaining Walls 2 Story building adds 1 stair/no elevator	Relocation of 1 building, need for Retaining Walls 2 Story building adds 1 stair/no elevator	New driveways, Extensive retaining walls (unknown), All new utilities
<b>Acquisition</b>	\$700,000 asking	\$300,000 - \$350,000 asking	Town Owned	Town Owned	\$58,000 asking (assessed \$35,000)
<b>Construction Site</b>	\$523,000	\$644,000	\$977,000	\$1,020,000	\$1,478,000
<b>Construction Building</b>	\$2,750,000	\$2,707,000	\$2,763,000	\$1,803,000	\$2,653,000
<b>Owner Cost *</b>	\$917,000	\$938,000	\$1,047,000	\$869,000	\$1,156,000
<b>Total Project Budget</b>	<b>\$4,890,000</b>	<b>\$4,589,000</b>	<b>\$4,787,000</b>	<b>\$3,692,000</b>	<b>\$5,345,000</b>

\* Owner Costs includes A/E Fees, testing, HAZMAT, insurances, permit fees, utility charges, security, tele/data, A/V, furniture/fixtures/equip., moving, owner cont. & rock removal

5<sup>th</sup> Bay and Elevator  
Add \$280,000