



# Fire Station Building Review Committee

Approved  
Meeting Minutes  
Wednesday, September 30, 2015

Selectman Allan N. Brown opened the meeting at 6:05 pm.

In Attendance: Selectman Allan N. Brown, Howard Kirchner – citizen at large, Peter Wyman – Fire Department, Lois Lord – resident/Land Use Secretary, Janice Loz – resident/Zoning Board of Adjustment Chair, Ed Raymond – Fire Chief, Peter Ladd – Energy Committee, Anthony Mento – resident/Architectural Designer, Kimberley Edelmann – Budget Committee

Absent: Sean Toomey – Fire Department,

Others present: Varick Proper, Charlie Albano, Steve Hall, Ed Mical, Tristen DeKing

- A. The meeting was held at the fire station.
- B. Selectman Brown passed out information pertaining to the measured dimensions for all the equipment. New measurements were included for the ATV trailer and the snow/rescue. The length of a typical vehicle runs from 32'-40'. Anthony asked if the general sense is how much square footage is needed for a new garage. Selectman Brown said what they are trying to do is determine what is needed for rooms and how much square footage is needed to park all the equipment. Anthony said this data is very important, he can put this information into software for layout purposes.
- C. Selectman Brown said he visited the Hopkinton station, the firefighters go in a door that enters into the gear room, they put their gear on and then head out to the trucks. Anthony said that is the code now, the gear cannot be stored in the bay area. The committee feels a 20 x 20 room would accommodate Warner's needs for a gear room. The Hopkinton Chief also invited the committee to visit the station. Peter W. said an area of 18" x 72" holds 4 sets of gear. Gear being the boots, pants, helmet, coats, gloves etc.
- D. Selectman Brown said at the last meeting the committee talked about doing away with a vestibule. Anthony said by code, a vestibule is required as an air block, typically it's 7' long, minimum, and 5' wide. Allan asked if the public foyer needs to be kept in the plan. Anthony said typically the foyer is used to enter other rooms since you can't go from one room through to another. It's not a heavy functional space but it is necessary.
- E. Anthony looked at the proposed size for the communication room which is 10 x 10 and he said it's a good size.
- F. There will be 3 bathrooms, one unisex in the lobby. The other two, one for men and the other for women with showers. A decontamination shower will be out in the bay.
- G. The function/training room will have a kitchen off of it.
- H. The Emergency Operation Center office, is a separate office needed? Can this office be a shared office? Emergency Management Director, Ed Mical, said the EOC space will need an area where information can be locked that is not available to anyone else, so he does not feel the office should be shared. Allan asked the committee where the EOC office should be located, at the Fire Department, Police Department, should the back-up be at the fire station? Ed Mical feels the Police Station will not work due to security issues especially during an emergency. Input from the public and the fire station staff and Ed M. feels the EOC should be at the fire station.

- I. So far the committee has determined general storage spaces, the Chiefs office, storage for EMS, EOC office, staff office are all needed. The sleeping quarters have been removed from the plan but a space is needed for the staff to be able to catch some zzzz's if needed. Anthony said once you put a bed in a room it's a bedroom and you would need one for women and one for men. A lounge chair and a Lazy Boy in the training room is one way to address the need to take a nap.
- J. Kimberley asked how many years is this building supposed to last. Allan said 20 years or more. Kimberley said we do not anticipate ever needing sleeping quarters within 25 years? Ed R. said he wouldn't say that. Kimberley said what's going to happen, people will say your going to build this and then ask for more money to add sleeping quarters, we need to answer that question. Allan said it was asked how long do we bond this for, we don't want it bonded for longer than the building will last, but we first need to come up with a dollar figure. In order to calculate the cost, you need the square footage of the building. Janice said at the last meeting it was discussed if we make it somewhat modular it can be expanded, and that will be left to the next generation. At this time the population projection is not going to grow much. In 2040 the population projection for Warner is just under 3,000 people. Ed R. said keep in mind laws and standards could change the fire service in the future. Anthony said if the new facility is organized, efficient and it fits everything you have right now, it will last the 25 years. Ed M. said if there is a long term emergency event a space will be needed for people to take a break. Allan said realistically, when Warner has a disaster, everyone is out on the road working making decisions and to think you could have 20 or 30 people show up at one time, he couldn't imagine it. Peter L. said there could be state agencies called in as well. Allan said he can't see burdening the town with something that might happen once every 20 years. Peter L. said the fire service is expected to address everything. Allan said it's all about convincing the public and when he spoke with the Hopkinton Chief, he said a grant built their EOC office. It was determined that two other storage rooms are needed and Anthony felt the mechanical room was too small.
- K. The design will include a wood pellet furnace. Anthony said there will be multiple heating systems, one for the bay area and one for the office areas. He said for the bay area you will need a system that heats quickly, the radiant electric generators are the fastest and most efficient. Peter L. asked Anthony if a radiant slab hold enough heat to keep the bay warm after the doors close. Anthony said it doesn't charge the room back up fast enough. Anthony said with the concern for costs, a radiant slab is not in the budget, it's very expensive. Peter W. said it would be a huge advantage if a radiant slab could be added.
- L. There will be a decontamination room, about 10 x 10. Anthony explained how corridors could be utilized for gear storage.
- M. Anthony said the bays should be 80' x 12'. Kimberley feels this is too tight between bays. Janice said she would rather put the space in the bays and less administrative space. Allan said what was looked at was 2 trucks in each bay, 4 bays total with the ability to drive through. Anthony said in going through the original plan, 500 square feet has been removed, which was the sleeping quarters. There is now 8,550 square feet of program space, plus 20% for the thickness of the walls, there is 10,260 square feet usable space to build. Anthony said the construction cost would be \$1.85 million to build, construction only, this does not include office furniture, engineering costs, no architect cost (no soft cost). Allan asked Anthony if it is wise to build the structure to accept a top structure. Anthony said yes, but never advisable because the structural requirements are always changing. He said you can tell the architect that you want one area available to be enlarged in the future.
- N. Ed R. provided insurance information pertaining to the location of the fire station. If the fire station is located outside the precinct the rates would be higher. Allan asked Ed R. to obtain the cost for equipment that is not custom built, Ed said he can do that, he said he is pretty sure it's about \$125K more.
- O. A cost for radiant heat is needed as well as the cost for a wood pellet furnace. Anthony will try to obtain some costs.
- P. The next meeting is scheduled for October 21 beginning at 6pm located at the Town Hall. Main topic will be energy. Kimberley recommended also looking at solar energy.

- Q. Kimberley recommended going and talking to towns that have recently built fire stations.
- R. A public hearing will be held on October 15 regarding the proposed property for the fire station. The second public hearing is scheduled for October 27<sup>th</sup>. Anthony feels property on North Road should be considered for the building. Allan is not in favor of putting a station on commercial land. The committee members debated on where the fire station should go. Peter W. feels a fire department is part of the community and he wants to keep it that way.

**6. Adjournment**

A motion was made to adjourn at 7:45 pm.

Respectfully submitted,  
Mary Whalen  
Recording secretary