

Emergency Services  
And  
Town Highway  
Building Plan

Chester, Vermont

# Committee Members

- Dan Cook
- Lee Gustafson
- Graham Kennedy
- David Pisha
- Matt Wilson

Special thanks to:

- Rick Cloud
- Cathy Hasbrouck

# The Problem

- Current Highway garage
  - Overcrowded
  - Out of compliance with building and fire codes
  - In need of updating
  - Some equipment stored outside and exposed to elements
- Emergency Services
  - Police - located in portion of Town Hall
  - Fire - located in portion of Highway garage
    - Some equipment stored outside and exposed to elements
  - Ambulance - located in small portion of Highway garage
- Deadline to make improvements to Highway garage
  - No firm date, but soon
- Not an option to do nothing

# Current Conditions



# Current Conditions



# Current Conditions





# Current Conditions



# Current Conditions





# The Proposed Solution

- Three-step process
  - Construct building for Police, Fire, and Ambulance
  - Move Fire and Ambulance from Highway garage to new building
  - Update Highway garage

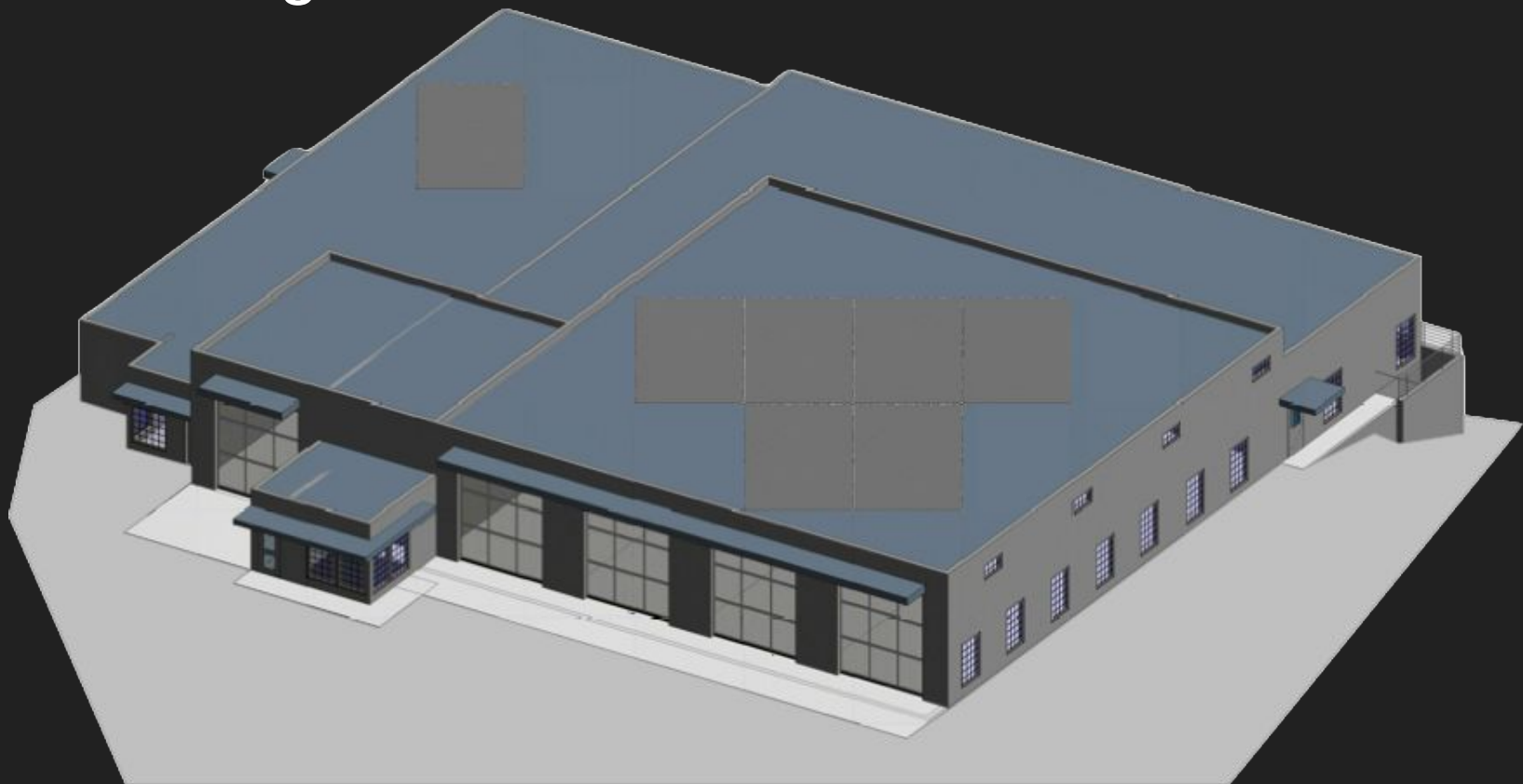
# Decision Process

- Requested completion of Feasibility Study (FS) to define and review options
- FS identified several options, including:
  - Construct new building or buildings on town-owned property for various arrangements of services
    - Depot Street site
    - Pleasant Street site
- Building committee assembled to evaluate options
  - Best and least costly option:
    - Construct new building on town-owned property on Pleasant Street
      - Police, Fire, and Ambulance
    - Update existing Town Highway building on Depot Street
      - Add essential upgrades for efficiency and safety

# Proposed Plan

- Pleasant Street
  - One-story building
    - Fire Department housed in southern portion of building
      - Four equipment bays
      - Training/turnout space
      - Equipment cleaning and storage space
      - Laundry, showers, and other OSHA-required space
    - Ambulance in central portion of building
      - One vehicle bay
      - Office space
      - Storage space
    - Police Department in northern portion of building
      - Separate and secure space
    - Mechanical space below one corner of building

# Potential Design



# Proposed Plan

- Depot Street
  - Highway Department occupies entire building
  - Building systems updated/added
    - Electrical
    - Plumbing
    - Insulation
    - Heating/cooling
    - Office space
    - Sprinkler
    - Welding bay
    - Exterior shell
  - Surrounding area paved



# Advantages of Proposed Plan

- Emergency services
  - Centrally located
  - Direct access to highways
  - Easily accessed by public
  - Well-designed space provides better protection for personnel and equipment
  - Distinctive design and location gives a sense of pride to our community
- Town Highway
  - Entire building space available for more efficient use
  - Safer for personnel and equipment
  - Increased insulation for lower heating and cooling costs
  - Updated exterior presents a more visually-appealing and longer-lasting building
  - Exceeds state fire and safety requirements
  - Less expensive than new construction

# Potential Costs of Proposed Plan

- Emergency services
  - \$175 to \$250 per square foot
    - \$2.5 to \$3.5M for ~14,000 sf building
  - Would add about \$0.05 to tax rate under 30-year bond plan
- Town Highway
  - \$70 per square foot
    - \$0.5M for 7,200 sf building
  - Would add about \$0.005 to tax rate under 30-year bond plan
- Total estimated costs for proposed plan
  - \$94,000 for design and bid documents
  - \$3.0 to \$4.0M for new building and renovation of Town Garage
  - \$0.5M for moving, upfit, and new equipment necessary for all Departments
  - \$4.6M estimated total overall cost for new structure and building upgrades

# Where do we go from here?

Request approval from Select Board to:

- Spend \$46,000 to develop 50% plans for bidding purposes
  - Could come from Cypress Minerals fund, currently managed by Trustees of Public Funds
- Move forward with 50% plans to develop accurate cost estimate for bonding purposes
- Schedule public meetings to present plan to community
- Put forth bond issue for vote by citizens