

# Tilton-Northfield Fire & EMS

## 2021 Fire Station Building Committee Meeting

Meeting Called By: FSBC

Date, Time: 09/11/23, 5:30 PM

Transcribed By: Courtney Palmer

Location: Tilton Town Hall  
Downstairs Meeting Room  
257 Main Street  
Tilton, NH

### Call to Order

Paul Blaisdell called the meeting to order at 5:32 PM.

### Present

Paul Blaisdell, Kevin ~~Waldren~~ *Waldron*, Dennis Manning, Chief Sitar, Lisa Martin, Nathan Langione, Commissioner Tim Sattler and Jim Hardy of Loureiro Building Construction

### Minutes

#### July 10, 2023

Tim made a motion to approve the minutes of July 10, 2023, as presented. Nate seconded the motion.

Discussion: Lisa commented on the third paragraph under new business when Dennis commented about the 2019 committee results she had commented that she was on that committee and the concern was we needed to leave Center Street and Park Street was available knowing we will need another station in the future. She would like to have that added.

Tim amended his motion to include the additional information that Lisa just verbalized. Nate seconded the motion. There being no further discussion, vote was taken. Minutes were approved as amended.

### New Business

Paul asked if there was an agenda for the meeting. Chief Sitar commented review of the GeoTech & Site Evaluation report as well as Space Needs Study report. Hopefully the Building Committee will be able to make a recommendation to the Commissioners after this.

Paul asked if everyone had reviewed the reports. Lisa and Kevin had not. Paul commented that it was his intention tonight to get some direction ~~from~~ *for* Loureiro. The GeoTech report is pretty in depth. Paul does not feel it is valid tonight to have a ~~discussion~~ *decision* since two members have not read the report.

Lisa explains that she would like to have public outreach before moving forward with the discussion. Nate mentions that of the two reports, the "space needs" report is the more

relevant of the two and suggests that it would be beneficial to review that as a group tonight.

Paul mentions that a consensus is needed to move forward for presenting tomorrow evening to the commissioners. Nate states it was assumed that everyone would get the email Friday and review but there was no specific action called out.

### **Cost Analysis**

Nate suggests that everyone take 5-10 minutes to individually go over the report. Dennis has a question about cost analysis for the Sanborn Road building with an estimate of \$5,164,014 and the Park Street building at \$7,353,543. The estimates do not include site works estimates. Those are separate and are estimated at \$914,000 for Park Street, so it is estimated that for Sanborn Road it would be an additional \$669,000 plus the demolition estimate for Center Street.

Dennis reads site work and infrastructure costs have been included in the GeoTech Survey and site evaluation. Tim says that nothing has been included for the Park Street station tower.

Chief Sitar discusses where the conduits for the electric and gas service for the Park Street tower are located. Tim discusses concerns that there will be a lot of utilities disruption during site work.

Lisa reiterates that *the reports indicate that* Park Street needs a bigger building in addition to the pre-existing structure. Lisa asks why the Park Street building will need 1,500 sqft for an addition rather than 1,400 sq ft. Chief Sitar answers that it is because the existing layout gives less usable space.

Nate and Chief Sitar discuss the two options of either building and addition for the Park Street station or creating a new building on Sanborn Road.

Nate discusses that Park Street has 4 bays currently, but will have 8 bays if construction is approved, unless Park Street station is demolished and rebuilt with 12 bays. Chief Sitar states that this is not out for bid at the moment, but will be brought up for bid in March 2024.

### **Park Street**

Kevin asks how much money is being spent on the current 4,800 sq ft structure and why. Jim replies that if they build on Sanborn Road, then nothing will be spent on it. If they are going with Park Street then a number will be available tomorrow.

Nate states that the ideal situation would be that it only costs \$55,000 to fix the issues that are already known. The building must be brought up to code if work is done that totals more than 50% of the value of the property. The problem with Park Street right now is that the roof structure only has 45lb per square foot for snow load and it would need 75lbs. Wind load does not meet code at present and there are some issues with the slab.

Paul mentions that there have been many meetings to bring the existing structure up to code and it's never been brought up to code. Nate mentions that if construction were started on the Park Street building, there would be an obligation to bring everything up to code and fix issues that no one knew were present.

Lisa states that it makes no sense to renovate Park Street, in her opinion. Nate explains that if they reconstruct the existing Park Street building without doing any renovations to the current building, it would be \$1.6 million. Lisa discusses tearing the current building down and starting over, but there isn't an estimate for that at present. Nate explains that if they build a new addition and remediate Park Street it would cost roughly \$5.7 million.

There is confusion about remediation and reconstruction and what that total cost would be. Jim explains that remediation is selective demolition of the parts of the building that are not up to code to work on bringing everything up to code and adding new construction.

### **Center Street**

There is talk of hazardous materials that may be present in the Center Street building including asbestos and lead paint. Paul requests that Jim could give a more accurate estimation somewhere down the line if the demolition of the Center Street building were to take place. Lisa mentions that if anything were to be done to the Center Street building it would need to go to the State's Historic Preservation Society in order to clear it for demolition, regardless of if it ~~was registered or not~~ *was on the historic registry or not*.

### **GeoTech Phase 1 Questions**

Dennis asks about the phase 1 GeoTech site evaluation where it talks about the underground storage tanks. He suggests that it seems like anecdotal data. Jim states that the septic system needs to be removed. Dennis further questions remediation sites that have to do with underground tanks and VOC plume. Paul states that the wells are on the property, but the tanks are not. There are questions about whether samples are still being taken from those wells. Dennis asks what all of this will do to the site work. Paul asks Jim if the information on these tanks comes from a 2019 report. It is. Jim states he wanted to make sure it wasn't accidentally overlooked.

Paul asks Jim if there should be a new survey done if they were to go ahead with the Park Street demolition and construction. Jim states that he would have a new water test done.

Dennis questions possible affects on the leach field during construction, and Jim states that he will not know about any affects on that until after they have already started digging.

Nate concludes that Park Street will be more expensive because there are more unknowns and possible unexpected costs. He asks if there is anything to worry about in the soil or anything that was previously constructed.

Jim states that the biggest concern is that the septic system would need to be removed from Park Street and the leach field would need to be relocated. Jim discusses the construction of the foundation and drainage requirements.

### **Sanborn Road Site Concerns**

Jim talks about removing the topsoil and adding fill in. Jim mentions that the Sanborn site slopes, which will affect the fill in. It is stated that the road between the fire station and the police station is an access road that can be used to get access to the back of the site, which makes the Sanborn site more attractive, in Jim's opinion. Jim concludes that the Sanborn site would be more cost effective compared to the Park Street site, which has a lot of unknowns.

### **Park Street Concerns**

Environmental assessments came back and concluded that there were no issues. Jim states that research should be done as to how far they can encroach into the tower at Park Street. Chief Sitar mentions that they can right up to the fence. There is mention of the conduits that go through the field and up to the tower, the flags still being on the ground.

Lisa asks about the ~~snowfall~~ *snow load* requirement for the roof. Jim reiterated that the requirement is 75lbs per sq ft. *Lisa requested a confirmation on what the new requirement for the snow load would be. Jim stated that he would get back to her about that.* If the current Park Street building remains untouched, the current roof does not need to be brought up to code. She brings up concern for the equipment that is currently inside the building. Dennis says that if the 8 bay station is built, then most of that equipment will be moved out to the new station on Sanborn Road. Chief Sitar discusses the 11 vehicles that need to be undercover.

Paul reminds everyone that the Park Street building itself is still deficient and needs work done on it at some point. He mentions that it is important to make sure the personnel no longer occupy that building at a certain point. Chief Sitar states that it would be impractical not to have people in that building.

Paul expresses concern about the strength of the front wall and how it may collapse in the future. Chief Sitar gives the example of 9/11/2001 where two steel structures collapsed and before that time a steel structure building had never collapsed. He explains that just because it hasn't happened before doesn't mean it won't happen now. Nate adds that even a building that is up to code could collapse in an unforeseen natural disaster or other such event.

### **Hose Tower**

Paul states he hasn't heard any discussion on a hose tower at this point. Motorized blower roto jets are discussed as an expensive option. Chief Sitar mentions that the current way hoses are stored has them all over the place. He discusses how the dryer systems work as opposed to hose towers and goes on to state that the electric costs for

dryer systems are rather high. He explains that a hose tower would allow them to hang the hoses dry.

Lisa asks if the cost for the hose tower is included in the Sanborn Road estimate. It is.

### **Dorms**

Paul discusses career firefighter dorms and student dorms. He asks if student dorms should be presented to the public. Chief Sitar explains that after talks with the firefighters, they had said that they want the student dorm because the students are very helpful. He mentions that there could be a situation where there is a male and a female student. He questions what they would do because they would have to stay in the same room.

Jim briefly goes back to address the hose tower and its specifications. He also discusses the size of the dorms. He discusses building materials and the square footage cost of the entire Sanborn facility being \$351 per square foot. Lisa notes that the square footage for the dorm would not be the same cost.

### **Park Street Continued**

Paul reads that going with the Sanborn Road option, that would mean that a new base would be constructed on Sanborn Road and Park Street would remain. There is discussion of being able to find all the documents for this online. Chief Sitar mentions that he has copies at the fire station. He says the size of the current print out is as big as he can get it but can take it to staples if need be.

Kevin asks what it would look like to go ahead with Sanborn Road but leave Park Street as is. Chief Sitar replies that headquarters would be moved to Sanborn, career, and administrative personnel would also be moved to Sanborn. Firefighters could still respond out of Park Street. Ambulances would be kept at Sanborn because both ambulances are used, sometimes simultaneously. He states that he intends to buy another ambulance if the budget is approved. This way, one ambulance could be kept at Park Street and two would be at Sanborn Road.

### **Ambulances**

There is discussion about the various costs associated with the third ambulance, personnel, maintenance, equipment, etc. It is determined that it could cost up to \$500,000 for the third ambulance. It could potentially bring in \$13,000 a month. It is stated that is not about the money being brought in, but the service to the people. Chief Sitar explains that an ambulance could be down and the other ambulance may be in use, so the person who needs an ambulance might have to wait, which is why a third ambulance could be useful.

### **Schematic Schedule**

Jim states that he believes he will have a schematic design for approval by February 2024. He intends to start with best practices for HVAC to the building and then get early layouts for both plans. Current schematics are only for one building, so Jim mentions

that he would like an answer, before too long, on what plan the committee would like to go with.

### **Next Meeting**

Paul mentions the next scheduled meeting for the committee is in two weeks. Lisa asks if there will be time for public outreach. Jim says that once a decision is made about the buildings, public outreach can begin. Dennis states that the public outreach will be a singular district meeting. Dennis would like to avoid discussion of the fire district with Tilton PD. Paul characterizes the outreach as Tilton-Northfield Fire District only.

Nate asks Jim, if the commissioners do not reach a decision about the building at their meeting tomorrow, how far would that set everything back? Paul assures Nate that there will be an answer tomorrow.

Paul states the importance of getting the proposal out this year. He asks if the committee would like to meet next Monday after the commissioners meet. Paul would like the two firemen who represent the department to have input on this decision. Chief Sitar states that they are on vacation.

Paul asks when the committee would like to meet next. Next Monday is offered, but Dennis is not available. Nate asks if they should put the building decision to a vote via email. Paul would like to have an in-person meeting. Kevin asks who his questions should be directed towards. Tim replies that Chief Sitar could answer his questions.

### **Conclusion**

Paul asks if the committee is good to meet on 9/25/23. Nate asks if there is a time the committee can meet next week. Paul states that Lisa and Kevin need enough time to review the paperwork before they meet again and present the committee's opinion to the commissioners.

Paul reiterates that all questions can be sent to Chief Sitar. Chief Sitar will then ask the question to Jim. Jim will reply, and the reply will be sent out to the committee.

Tim suggests a meeting next Tuesday, 9/19/23. The decision is made to have the next committee meeting on 9/19/23 at 5:30 PM in Tilton Town Hall instead of 9/25/23.

Paul asks Jim to send an updated progress chart to Chief Sitar. Jim mentions that it would be a good idea to start the public outreach once a decision is made. Paul states that the focus when making this decision should be cost and location. Jim says that he is very confident in the current site costs presented.

Chief Sitar brings up that there will still be "FFE" (fixtures, furniture, and equipment) cost to consider. He states that once a site is decided, those costs can be estimated.

Paul reviews the 2019 building committee's report. Paul states that the decisions then were based on the geographical location of the district and the lowest cost. The assumptions and decisions were based on information that was available at the time, but now times have changed, and codes have changed.

Paul asks how everyone feels about an adjournment. Before the meeting is adjourned, Jim asks if there is a date that a site will be selected. Nate states that there should be an answer next Friday, 9/22/23.

Paul motions to adjourn the meeting. All are in favor of adjournment. The meeting is adjourned at 7:07 PM.

Submitted Respectfully,

*Courtney Palmer*

Courtney Palmer

Administrative Assistant

Next Meeting Date, Time, Place:

September 19, 2023, 5:30 P.M.  
Park Street Fire Station  
149 Park Street  
Northfield, NH