

John Murray

10/22/07

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From: Paulina Knibbe (comcast)
Sent: Friday, October 19, 2007 9:22 AM
To: John Murray
Subject: Re: Work-out room

Absolutely. I think that is a great idea.

Paulina

John Murray wrote:

> Given last night's conversation, and vote, I would like to move
> forward with using 468 Main St for a work-out room with associated
> lockers and shower facilities. Does such a plan meet with your approval?
>
> John

John,

Seeing that I have no idea the condition of this residence, some initial thoughts that come to mind:

1. Will the exercise room be located on an elevated floor or slab on grade portion? If on a wood floor, this may need structural improvements due to weight room equipment.
2. You mentioned handicap ramp for access. Will the interior layout afford accessibility or will interior walls be reconfigured to allow accessibility. The toilet rooms / showers will need to be designed for accessibility.
3. I am assuming connection to sewers? If not, are septic system and leaching fields adequate?

Some real "ballpark" figures for a starting point: Handicap ramp (\$15,000), Toilet / Showers (\$40,000), Interior renovations (\$7,500), Structural improvements (\$2,500). Add 10% design fees and 15% contingency.

Hope this gets you started,

Brian W. Humes, AIA
Jacunski Humes Architects, LLC

$\$ 60\text{K} - \text{see above}$
 $+ \$ 7 \approx 10\%$
 $+ \$ 10 \approx 15\%$
 $+ \$ 25 \approx \text{Equipment}$

PLEASE NOTE OUR NEW ADDRESS

15 Massirio Drive, Suite 101
Berlin, CT 06037
Tel. 860-828-9221
Fax 860-828-9223
E-Mail bhumes@jharchitects.net

$\$ 107\text{K} \approx \text{Total}$
 off-the-cuff ballpark estimate

*I would suggest the Board approves subject to
 end of year funds being available*

John

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-----Original Message-----

From: John Murray [mailto:jmurray@acton-ma.gov]
Sent: Friday, October 19, 2007 10:21 AM
To: Brian W. Humes
Subject: Work out room

Brian:

We purchased a residence adjacent to Town Hall last year. Would you have an "off the cuff-estimate" of cost to retro-fit "a normal home" to include a 300 sq. ft + or - work out room with appropriate locker and shower areas. It would also need a handicapped ramp.

John

FIRE –EMS ADVISORY TASK GROUP

STEERING COMMITTEE

DRAFT OCTOBER 18, 2007, MEETING MINUTES

Meeting came to order at 7:05 Thursday, October 18, 2007 in the Faulkner Room, Acton Town Hall, meeting chaired by Dore Hunter, minutes taken by Dean Charter

Present: Dean Charter, Charlie Kadlec, Ian Hirst, Don Johnson, Bob Evans, Bob Puffer, Bob Craig, Art Gagne, Paulina Knibbe, John Murray, Jon Bartlett, Brian Humes, Dore Hunter

Hunter noted that Town Staff were still hard at work finishing up the written materials to be sent out in anticipation of the State of the Town Meeting on November 13. Also noted was that the population in the North Acton census tract from 1980 to 2000 was 45%, far exceeding the rate of growth anywhere else in town.

BUILDING PROGRAM:

Working off the Space Needs Assessment (revised 10/5/07), Hunter asked for comments and suggested modifications.

VESTIBULE & LOBBY:

Evans noted that there was no need for a public lobby as the building was now configured. Discussion followed regarding the lobby and the vestibule. After discussion, a **Vote was Taken**: Remove vestibule, aye 4, nay 3, voted to remove vestibule from program. Retain Lobby, **No Vote Taken**; consensus was to keep it in program.

FITNESS ROOM:

Kadlec questioned need for a fitness room in this building, and how it would be used. Discussion followed regarding union issues, fitness issues for all Town Staff, conditions for use, etc. Hunter suggested eventually building a facility for all employees in the Center Station, after it is no longer used as a Fire Station. A **Vote was Taken**: Remove Fitness Room from program, aye 6, nay 5, voted to remove fitness room from the program.

PARKING SPACES:

Evans noted that since the public use of the new facility had been virtually eliminated, we should remove 15 parking spaces from the site plan. Discussion followed, with Murray noting that even if the parking spots are not needed for the Fire Department, they are needed for the Recreation Area, to eliminate parking on Main Street and prevent future parking on the apron. **No Vote Taken**; consensus was that we should provide extra parking if possible, but that the need for recreation parking should not drive the site plan or the budget for the Fire Station Project.

OVERALL SIZE OF AND NEED FOR THE FACILITY:

Kadlec noted that the argument had not yet been made for a facility of the size now envisioned (3 bays, 10,000 +/- SF). Kadlec suggested building a “one and a half bay” station to meet the “absolute minimum” needs. Craig noted that the “absolute minimum” operational need for the new facility would be three bays, housing a Ladder, an Engine, and an Ambulance. Hunter noted the increasing need for a second Ambulance. Murray noted the need to locate the boat in this building, since it would be closer to the majority of water hazards. Knibbe argued that the economic model requires that the new facility be at least as large as the Center Fire Station (three and a half bays). In answer to a query, Humes noted that the square foot cost of the building would be about \$325.00 per square foot, and that an apparatus bay would comprise 800 SF. **No Vote Taken**

GENERAL LIVING SPACE:

Evans noted that the firefighter living space was larger than the house where he raised his family, and suggested removing 10% of living space. Discussion followed. Humes noted that at this point he was working on functions, not space. If the committee voted to remove a specific function, he would reduce space, but not by an arbitrary number. Humes also noted that the architecture of the building may result in slightly different space allocations. **No Vote Taken**

SITE ISSUES:

Humes noted that he has looked at using town supplied fill, and was in favor of doing so, since a cut and fill would be cheaper than a fill situation. Discussion followed about technical issues of building on fill, including use of pilings or a structural slab. Knibbe asked about a geothermal heating system. Humes noted that it would be looked at in schematic design. Kadlec requested that an estimate of the cost of site work, regardless of the building design, be undertaken immediately. Humes noted that an estimate of site costs without a schematic design would result in “Fuzzy” numbers.

SCHEMATIC DESIGN, COST ESTIMATE, SCHEDULE:

Hunter, with input from Humes, suggested the following schedule and sequence:

1. Proceed with schematic design based on 10/18/07 program revisions (4 weeks)
2. Review (and approval) of schematic design by FEATG (3 weeks)
3. Review by Design Review Board (1 week)
4. Cost Estimate (to include price for regular slab and price for structural slab) (3 weeks).
5. Noted that program for the building was now approximately 10,000 SF.
Vote Taken: To authorize the architect to proceed with sequence, schedule, and program noted above: Aye 11, Nay 2, motion passed

NEXT MEETING: November 8, 2007, 7:00 PM, Faulkner Room, Town Hall

ADJOURNMENT: 9:15 PM