

Fire Station Building Committee  
Meeting Minutes  
June 20, 2023  
6:00 p.m.  
Public Library Main Meeting Room 1<sup>st</sup> floor

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Members Present:

Dawn Rand, Chair  
David Parenti, Fire Chief  
Daniel Brillhart, Fire Captain  
John Rapa, Financial Planning Committee  
Diana Nicklaus, Citizen-at-large  
Tom Reardon, Citizen-at-Large

Absent:

Mitch Cohen, Vice Chair

Others Present:

Tim Alex, OPM Colliers  
Scott Charpentier, DPW Director  
Shawn Thompson, Facilities Manager

6:00 p.m. – Meeting Called to Order

1. APPROVAL OF MINUTES – June 20, 2023

Chief Parenti moved to approve the meeting minutes from March 20, 2023. Mr. Rapa seconded the motion. The motion was passed 6-0.

2. 6:05 p.m. – PRESENTATION BY CONTEXT ARCHITECTURAL FIRM

Jeff Shaw, Principal and President, Christopher Logan, Associate, Sean Coveney, Project Manager and Steve Powers, Director of Civil Engineering were present on behalf of Context Architectural Firm to present the proposal for the design of the new fire station. Following the presentation, they took questions from the members.

3. 6:35 p.m. – PRESENTATION BY HKT ARCHITECTS

Janet Slemenda, Principal at HKT, Amy Dunlap, Principal at HKT, Lance Hill, PARE Civil Engineering, and Domenic Pinello, Principal and GGD Engineering consultant were present on behalf of HKT Architects to present the proposal for the design of the new fire station. Following the presentation, they took questions from the members.

4. 7:05 p.m. – PRESENTATION BY JOHNSON ROBERTS ASSOCIATES

J. Stewart Roberts, founding Principal, Jeff Davis, LEED Principal, and Michael Bellefeuille, Associate Principal Team were present on behalf of Johnson Roberts Architects to present the proposal for the design of the new fire station. Following the presentation, they took questions from the members.

5. DELIBERATIONS AMONGST COMMITTEE MEMBERS

Ms. Rand took comments from the members and staff.

Diana Nicklaus:

- Ms. Nicklaus commented that initially HKT was not the strongest proposal, but tonight's site discussion was better.
- Liked their solution to have the design match the Town.
- Architecturally they did a great job.
- She found it interesting the various responses about sustainability and that was not asked for in the RFQ. Johnson Roberts responded to what was asked for.

John Rapa:

- All three could do the job and they are all flexible to working with the community and committee.
- They are all close on the timeframe on getting us to Town meeting in April 2024.
- He liked that they all have the healthy concept and segregating the areas, the red zone from administration.
- On critical success factors, they all came in the same. We need to look at which firm can help us get to Town meeting.
- There are some differences with their Gantt charts. Context is 38 weeks from task through schematics, Johnson Roberts is 24 weeks and HKT is 32 weeks. Johnson Roberts might have a better insight due to prior study in 2019, but may need to revisit the requirements, as would anybody.
- He liked Context approach and presentation.

Tom Reardon:

- His preference is to follow the way they presented, Context, HKT and Johnson Roberts.
- Context emphasized sustainability and healthful requirements for a fire station. They have done 28 fire stations; quality of building design was excellent in style and context.
- He has received great feedback from other departments who have used them.
- He liked the sketches done by HKT.
- My preference is Context.

Dan Brillhart:

- Johnson Roberts was easy to work with and has an insight into what we need from the previous meetings in 2019.
- Their conceptual drawing done in 2019, has been difficult because people have latched on to that picture and have a different vision of what the Town would like it to be.
- He feels any one of the firms would do a good job.

Chief Parenti:

- Johnson Roberts followed the RFQ exactly. Stu and Jeff are easy to work with, they were very flexible in the 2019 meetings with us.
- He liked HKT presentation and how they emphasized firefighter health and mental health concerns.
- Context did a good job but might not be ready for Town meeting.
- Johnson Roberts has done repeat business for departments in other towns. They also focus on the health factor for firefighters.
- In regard to who can get us to Town meeting, I feel HKT would be the one.

Dawn Rand:

- HKT did a nice job on their presentation. Context had a great presentation, but I am concerned about the time to finish the project.

Tim Alex:

- HKT did a great job, they had a broader thought process on the score and criteria you are requesting.
- Context talked about Geothermal which I think is the future, even though it was not listed as part of our criteria.
- He could work with all three, but you need to think of what separates one from the other in making your decision.

Scott Charpentier:

- HKT did a surprisingly good job. Great diversity and PARE has worked with the DOT a lot in the signal division section.
- Context did a great job. My concern is if they have a lot of work, how do you coordinate twelve subs. This is when things can drop through the cracks.
- He would like to have seen Johnson Roberts bring more of the community into their presentation.
- Any one of these firms would do a great job.

Shawn Thompson:

- HKT presentation was the best. They touched on what the community is looking for, they reinvented the design without changing it. They incorporated natural light and firefighters physical and mental health and explored different options for space use.
- He felt Context didn't incorporate what the community wants. In my opinion they were making it look like houses in the neighborhood by what

materials they would use on the scale and size of the job, that is not what the Town's vision is.

- Johnson Roberts presentation didn't address what has changed in the last 5-6 years.

Chief Parenti asked about the topic of construction documents, and it was explained that it is a big financial risk to have them done before the Town approves the project. All three firms had 22 weeks for construction projects.

#### 6. DELIBERATIONS AND SELECTION OF DESIGN FIRM

Chief Parenti made a motion to choose HKT as the Architectural firm: Dawn Rand seconded the motion:

Brillhart	"aye"	Reardon	"nay"
Nicklaus	"aye"		
Parenti	"aye"		
Rand	"aye"		
Rapa	"aye"		

#### 7. ANY OTHER BUSINESS

No other business was discussed.

#### 8. ADJOURNMENT

Ms. Rand moved the committee vote to adjourn the meeting: Chief Parenti seconded the motion: the roll call vote was taken as following:

Brillhart	"aye"
Parenti	"aye"
Rapa	"aye"
Nicklaus	"aye"
Reardon	"aye"
Rand	"aye"

Respectfully Submitted,

Lorraine Thompson  
Administrative Assistant