

**AVON VOLUNTEER FIRE DEPARTMENT
FIRE STATION EXPANSION, RENOVATION, AND BUILDING COMMITTEE
SPECIAL MEETING
February 15, 2024**

I. CALL TO ORDER

The meeting was called to order at 7:00pm by Chairperson James Speich in the AVFD Company #1, Main Floor Meeting Room. Members present: James Speich, Raz Alexe, Gina Kline, Brian McDermott, Brian Marizzi, Mark Massaro, James DiPace. Staff Member Present: Grace Tiezzi, Assistant Town Manager, Bruce Appell, Fire Marshal/EMD and Volunteer Fire Chief.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Speich.

III. MINUTES OF PRECEDING MEETING

On a motion by Mr. Alexe and seconded by Mr. McDermott, the minutes of the December 13, 2024 Special Meeting were unanimously approved.

IV. COMMUNICATION FROM AUDIENCE – NONE

V. UPDATE FROM PROJECT ARCHITECT

Architects in attendance: Jeff McElravy and Matt Salad.

- a. Project Timeline
- b. Review of Draft Programming Document
- c. Review of Draft Existing Conditions Assessment
- d. Visioning Exercise
- e. Other/Questions & Answers

Mr. McElravy provided a presentation regarding the project timeline, and programming. Mr. Salad provided a presentation on the existing conditions assessment. The presentations are included and made part of these minutes. Mr. McElravy conducted a visioning exercise and opened discussion for questions and answers.

The committee continued discussion regarding the project information provided by the architects.

Ms. Tiezzi stated that she would provide a copy of the architect's presentation documents to the Committee via email.

The Committee continued discussion.

VI. DISCUSS SCHEDULING VISITS TO OTHER FIREHOUSES

The Committee discussed scheduling visits to other firehouses.

VII. ADJOURNMENT

Mr. McDermott motioned to adjourn the meeting at 8:41pm, Mr. Marizzi seconded, and the motion was unanimously approved.

Respectfully submitted:
Mark Massaro, Vice-Chairperson/Secretary

Attest: Nicole Chambers



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AVON FIRE

Design Services for the Renovation, Expansion
& New Construction of Fire Facilities

February 15, 2024



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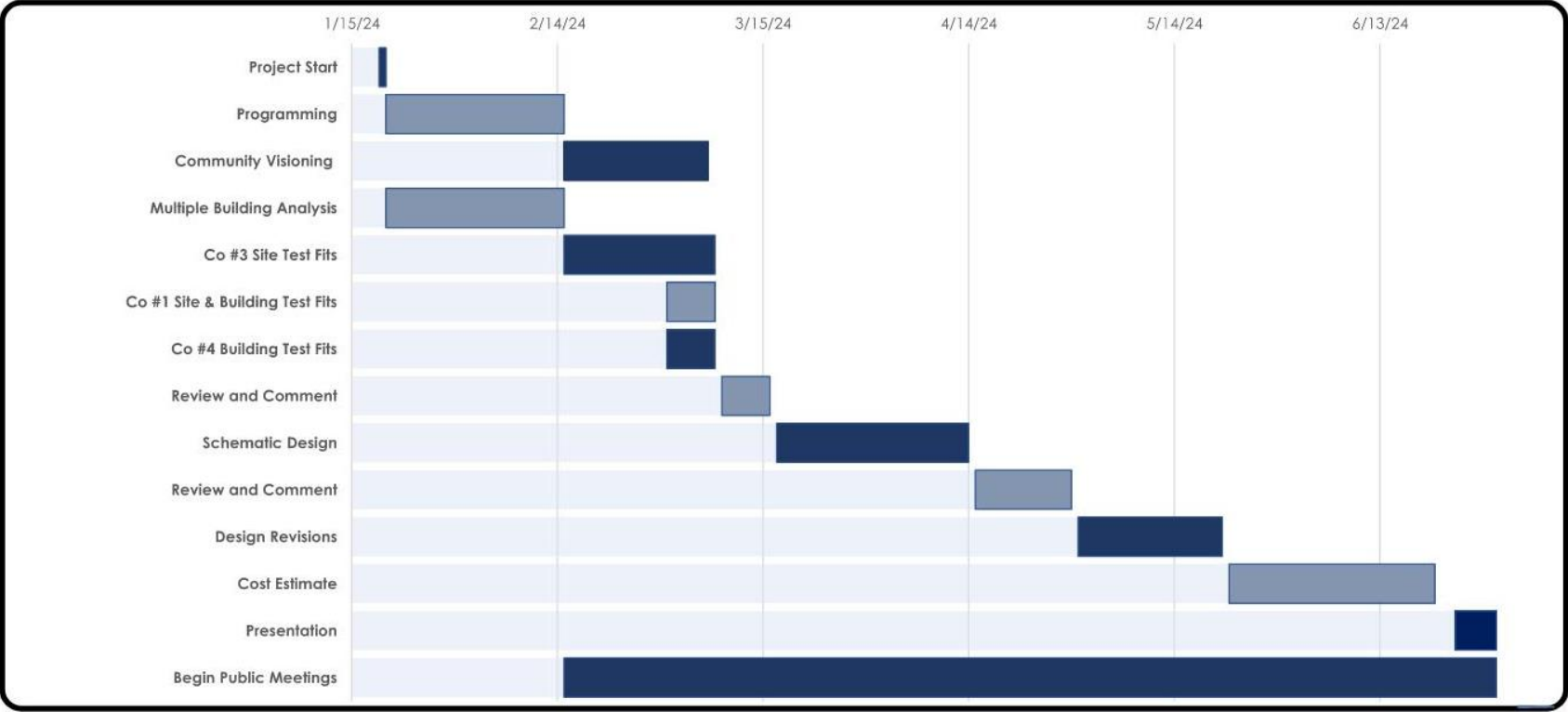
AVON FIRE

Project Timeline

February 15, 2024

Project Timeline

Task Name	Start Date	End Date	Duration
Project Start	1/19/2024	1/19/2024	1
Programming	1/20/2024	2/15/2024	26
Community Visioning	2/15/2024	3/7/2024	21
Multiple Building Analysis	1/20/2024	2/15/2024	26
Co #3 Site Test Fits	2/15/2024	3/8/2024	22
Co #1 Site & Building Test Fits	3/1/2024	3/8/2024	7
Co #4 Building Test Fits	3/1/2024	3/8/2024	7
Review and Comment	3/9/2024	3/16/2024	7
Schematic Design	3/17/2024	4/14/2024	28
Review and Comment	4/15/2024	4/29/2024	14
Design Revisions	4/30/2024	5/21/2024	21
Cost Estimate	5/22/2024	6/21/2024	30
Presentation	6/24/2024	6/30/2024	6
Begin Public Meetings	2/15/2024	6/30/2024	136



The background image shows the Avon Fire Department building, a modern structure with a flat roof and large glass garage doors. The scene is set in winter, with snow on the ground and bare trees in the background. The image is overlaid with a semi-transparent blue filter.

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AVON FIRE

Review of Programming Document

February 15, 2024

Programming Questionnaire- DRAFT



**TOWN OF AVON, CONNECTICUT
VOLUNTEER FIRE DEPARTMENT**
Baseline Fire Program for
Company #1 – 25 Darling Drive
Company #3 – 490 West Avon Road
Company #4 – 365 Huckleberry Hill Road (The Hill)

A. GENERAL INFORMATION

- A1. Type of Entity: **Volunteer Department within the Town of Avon, CT.**
A2. County: **Hartford**
A3. Date: **1/29/2024 at 6 p.m.**
A4. Program Attendees:

Name	Title
Jeffery McElravy	Tecton Architects
David Pacheco	H2M Architects & Engineers, Inc.
Bruce Appell	Fire Marshall/EMD & Volunteer Fire Chief
Jamie DiPace	Building Committee / Past Chief
Tom Kline	Assistant Chief
Gina Kline	BOD, President
Kristen Shaw	BOD, Treasurer
David Theriault	Captain
Donald Mark Wilson	BOD
Robert Sanderson	Captain
Dave Bourgoin	Captain, Co #1
Kenneth Sedlak	Assistant Chief
Susan Guimaraes	Administrative Coordinator
Jim Speich	HQ Company

- A5. Number of Companies or Departments Involved:

- A6. Date of Meetings:

Scheduled Meetings:	
Building Committee Meetings	Second Wednesday of each month at 7:00 p.m.
Regular Drill Meetings:	Monday from 7:00 p.m. to 9:00 p.m.
Town Council Monthly Meetings:	First Thursday of the month: 7:00 p.m.

process.

CT Energy Codes. Focus
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3

77 firefighters, 14 fire
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ther: 1%

BLS: Plan for
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HAZ MAT

Other: Ropes:
ow Angle Rescue

☒ Forcible Entry

☒ Denver Drill

☒ Manhole

☐ Sprinkler Wet

☒ Search &
Rescue

ossible

ny #1

training, Company #3:
om

ratatus Certification

☒ Yes, For members and

☐ No

ficant community use:
s, local clubs. The
pace to be functional.

with existing control
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o the buildings. No

reas: ☒ Yes ☐ No

approx. 195' x 450'

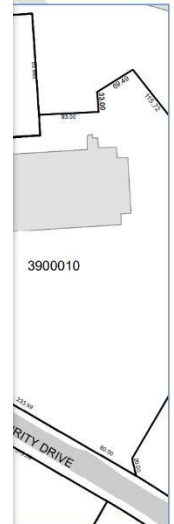
veying

(247') to West (280')

on. Connecticut

onder, public and
n end of property.
with Security Dr.
needs to be created

road curvature, but
access particularly



Company No. 1 Space Use Document - DRAFT

Program Item #	Space Name	Area	Factor	Subtotal	Total
Apparatus Bays					
G3	Apparatus Bays	3888 SF	1	3888 SF	
G6	Mezzanine	1000 SF	1	1000 SF	
				Apparatus Bays >	4888 SF
Firematic Support					
H.1	Firematic Storage Room #1	120 SF	1	120 SF	
H.3	Mechanic Work Room	144 SF	1	144 SF	
H.4	Firematic Decon/Laundry	168 SF	1	168 SF	
H.6	Air Room (SCBA)	80 SF	1	80 SF	
H.7	Turnout Gear Room	300 SF	1	300 SF	
H.9	Hose Storage (Recess)	16 SF	1	16 SF	
H.10	Response Desk (Recess)	12 SF	1	12 SF	
H.11	Apparatus Bay Rest Room	70 SF	1	70 SF	
H.12	Hot Zone Transition Area	80 SF	1	80 SF	
				Firematic Support >	990 SF
Firefighters					
J.1	Firefighters' Day Room/Kitchenette/Dining	750 SF	1	750 SF	
J.2	Kitchen	512 SF	1	512 SF	
J.3	Pantry	160 SF	1	160 SF	
J.5	Private Entry	42 SF	1	42 SF	
J.6	Bunk Rooms (4)	480 SF	1	480 SF	
J.7	Officer Bunk (1)	120 SF	1	120 SF	
J.8	Lockers	250 SF	1	250 SF	
J.9	Changing Rooms	50 SF	1	50 SF	
J.10	Bath/Showers (3)	225 SF	1	225 SF	
J.11	Study Room/ Office	144 SF	1	144 SF	
				Firefighters >	2733 SF

Administration					
K.3	Conference/Board Room	308 SF	1	308 SF	
K.4	Office 1	320 SF	1	320 SF	
K.5	Chief's Office	225 SF	1	225 SF	
K.6	Shared Chiefs' Office	288 SF	1	288 SF	
K.7	Medical Office	144 SF	1	144 SF	
K.8	President's Office	144 SF	1	144 SF	
K.9	Company Captains' / Lieutenants' Office	200 SF	1	200 SF	
K.10	Training Officer's Office	144 SF	1	144 SF	
K.11	Fire Prevention Office	144 SF	1	144 SF	
K.12	Workspace / Secure Mail	54 SF	1	54 SF	
K.13	Rated Records Storage	100 SF	1	100 SF	
K.15	Network / IT	100 SF	1	100 SF	
K.16	Rest Rooms (2)	150 SF	1	150 SF	
				Administration >	2321 SF
Public Spaces					
L.1	Public Entry Area	500 SF	1	500 SF	
L.2	Coat Room	54 SF	1	54 SF	
L.3	Community/Multi-Purpose Room	1900 SF	1	1900 SF	
L.4	Community Storage Room #1	120 SF	1	120 SF	
L.5	Public Rest Rooms	300 SF	1	300 SF	
				Public Spaces >	2874 SF
Miscellaneous Spaces					
M.1	Custodial Closet	40 SF	1	40 SF	
M.2	Housekeeping Storage	80 SF	1	80 SF	
M.3	Mechanical Room	400 SF	1	400 SF	
M.4	Electrical Room	200 SF	1	200 SF	
				Miscellaneous Spaces >	720 SF

Subtotal (Net) Square Footage		14,526 SF
Net to Gross Adjustment		25% 3,632 SF
Total (Gross) Square Footage		18,158 SF

Company No. 3 Space Use Document - DRAFT

Program Item #	Space Name	Area	Factor	Subtotal	Total
Apparatus Bays					
G1	Exterior Storage Building (24'x78')	1872 SF	1	1872 SF	
G3	Apparatus Bays (64'x72')	4608 SF	1	4608 SF	
G6	Mezzanine	1500 SF	1	1500 SF	
Apparatus Bays >				7980 SF	
Firematic Support					
H.1	Firematic Storage Room #1	180 SF	1	180 SF	
H.2	Fire Prevention Storage	120 SF	1	120 SF	
H.3	Mechanic Work Room	144 SF	1	144 SF	
H.4	Firematic Decon/Laundry	168 SF	1	168 SF	
H.5	Centralized EMS Storage	96 SF	1	96 SF	
H.6	Air Room (SCBA)	216 SF	1	216 SF	
H.7	Turnout Gear Room	350 SF	1	350 SF	
H.8	Turnout Gear Quartermaster	80 SF	1	80 SF	
H.9	Hose Storage	144 SF	1	144 SF	
H.10	Response Desk (Recess)	12 SF	1	12 SF	
H.11	Apparatus Bay Rest Room	70 SF	1	70 SF	
H.12	Hot Zone Transition Area	80 SF	1	80 SF	
Firematic Support >				1660 SF	

Firefighters					
J.1	Firefighters' Day Room/Kitchen/Dining	850 SF	1	850 SF	
J.3	Pantry	64 SF	1	64 SF	
J.4	Exercise	740 SF	1	740 SF	
J.5	Private Entry	42 SF	1	42 SF	
J.6	Bunk Rooms (4)	480 SF	1	480 SF	
J.8	Lockers	250 SF	1	250 SF	
J.9	Changing Rooms	50 SF	1	50 SF	
J.10	Bath/Showers (3)	225 SF	1	225 SF	
J.11	Study Room/ Office	144 SF	1	144 SF	
J.12	Quartermaster	80 SF	1	80 SF	
Firefighters >				2925 SF	
Administration					
K.1	Training Classroom	1000 SF	1	1000 SF	
K.2	Training Room Storage	80 SF	1	80 SF	
K.9	Company Captains' / Lieutenants' Office	200 SF	1	200 SF	
K.14	Rated History Room	100 SF	1	100 SF	
K.15	Network / IT	64 SF	1	64 SF	
K.16	Rest Rooms (2)	150 SF	1	150 SF	
Administration >				1594 SF	
Public Spaces					
L.1	Public Entry Area	56 SF	1	56 SF	
Public Spaces >				56 SF	
Miscellaneous Spaces					
M.1	Custodial Closet	40 SF	1	40 SF	
M.2	Housekeeping Storage	80 SF	1	80 SF	
M.3	Mechanical Room	400 SF	1	400 SF	
M.4	Electrical Room	200 SF	1	200 SF	
M.5	Explorer Storage	64 SF	1	64 SF	
Miscellaneous Spaces >				784 SF	

Subtotal (Net) Square Footage	14,999 SF
Net to Gross Adjustment	25% 3,750 SF
Total (Gross) Square Footage	18,749 SF

Company No. 4 Space Use Document - DRAFT

Program	Item #	Space Name	Area	Factor	Subtotal	Total	
Apparatus Bays							
G3	Apparatus Bays	Note: Existing bays are smaller	2500 SF	1	2500 SF		
G6	Mezzanine		800 SF	1	800 SF		
					Apparatus Bays >	3300 SF	
Firematic Support							
H.1	Firematic Storage Room #1		100 SF	1	100 SF		
H.3	Mechanic Work Room		144 SF	1	144 SF		
H.4	Firematic Decon/Laundry		168 SF	1	168 SF		
H.6	Air Room (SCBA)		80 SF	1	80 SF		
H.7	Turnout Gear Room		250 SF	1	250 SF		
H.9	Hose Storage (Recess)		16 SF	1	16 SF		
H.10	Response Desk (Recess)		12 SF	1	12 SF		
H.11	Apparatus Bay Rest Room		70 SF	1	70 SF		
H.12	Hot Zone Transition Area		80 SF	1	80 SF		
					Firematic Support >		920 SF
Firefighters							
J.1	Firefighters' Day Room/Kitchen/Dining/Training		850 SF	1	850 SF		
J.3	Pantry		64 SF	1	64 SF		
J.5	Private Entry		42 SF	1	42 SF		
J.6	Bunk Rooms (2)		240 SF	1	240 SF		
J.8	Lockers		250 SF	1	250 SF		
J.9	Changing Rooms		50 SF	1	50 SF		
J.10	Bath/Showers (2)		150 SF	1	150 SF		
J.11	Study Room/ Office		96 SF	1	96 SF		
					Firefighters >		1742 SF

Administration					
K.9	Company Captains' / Lieutenants' Office	200 SF	1	200 SF	
K.15	Network / IT	64 SF	1	64 SF	
Administration >				264 SF	
Public Spaces					
L.1	Public Entry Area	56 SF	1	56 SF	
Public Spaces >				56 SF	
Miscellaneous Spaces					
M.1	Custodial Closet	40 SF	1	40 SF	
M.2	Housekeeping Storage	80 SF	1	80 SF	
M.3	Mechanical Room	180 SF	1	180 SF	
M.4	Electrical Room	180 SF	1	180 SF	
Miscellaneous Spaces >				480 SF	

Subtotal (Net) Square Footage		6,762 SF
Net to Gross Adjustment		25% 1,691 SF
Total (Gross) Square Footage		8,453 SF

The background image shows the Avon Fire Department building, a two-story structure with a dark roof and brickwork. The building has large glass doors and windows. In the foreground, there is a snow-covered area and a paved parking lot. A person is visible walking on a set of stairs to the left of the building. To the right, there are some trash bins and a pickup truck. The scene is set in winter, with bare trees in the background.

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AVON FIRE

Co. #1 & 4 -Draft Existing Conditions
Assessment

February 15, 2024

EXISTING CONDITIONS ASSESSMENT – CO. #1- 25 Darlin Drive

- **Accessibility**

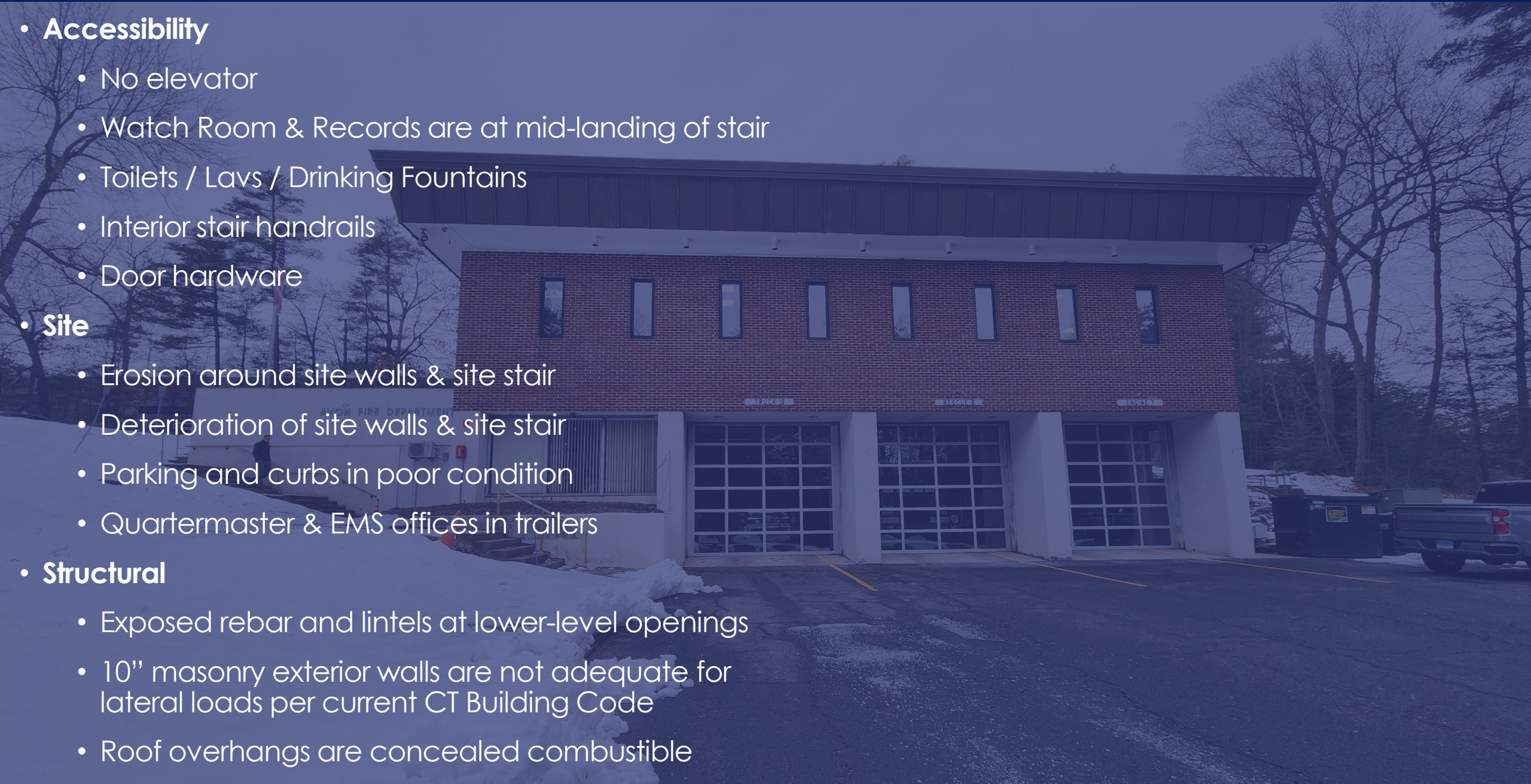
- No elevator
- Watch Room & Records are at mid-landing of stair
- Toilets / Lavs / Drinking Fountains
- Interior stair handrails
- Door hardware

- **Site**

- Erosion around site walls & site stair
- Deterioration of site walls & site stair
- Parking and curbs in poor condition
- Quartermaster & EMS offices in trailers

- **Structural**

- Exposed rebar and lintels at lower-level openings
- 10" masonry exterior walls are not adequate for lateral loads per current CT Building Code
- Roof overhangs are concealed combustible



EXISTING CONDITIONS ASSESSMENT – CO. #1- 25 Darlin Drive

• Envelope

- Exposed paper faced batts insulation
- Single paned glass in non-insulated frames with gaps in some doors
- Limited cavity wall insulation ~ R10
- Water infiltration at overhead doors

• Interior

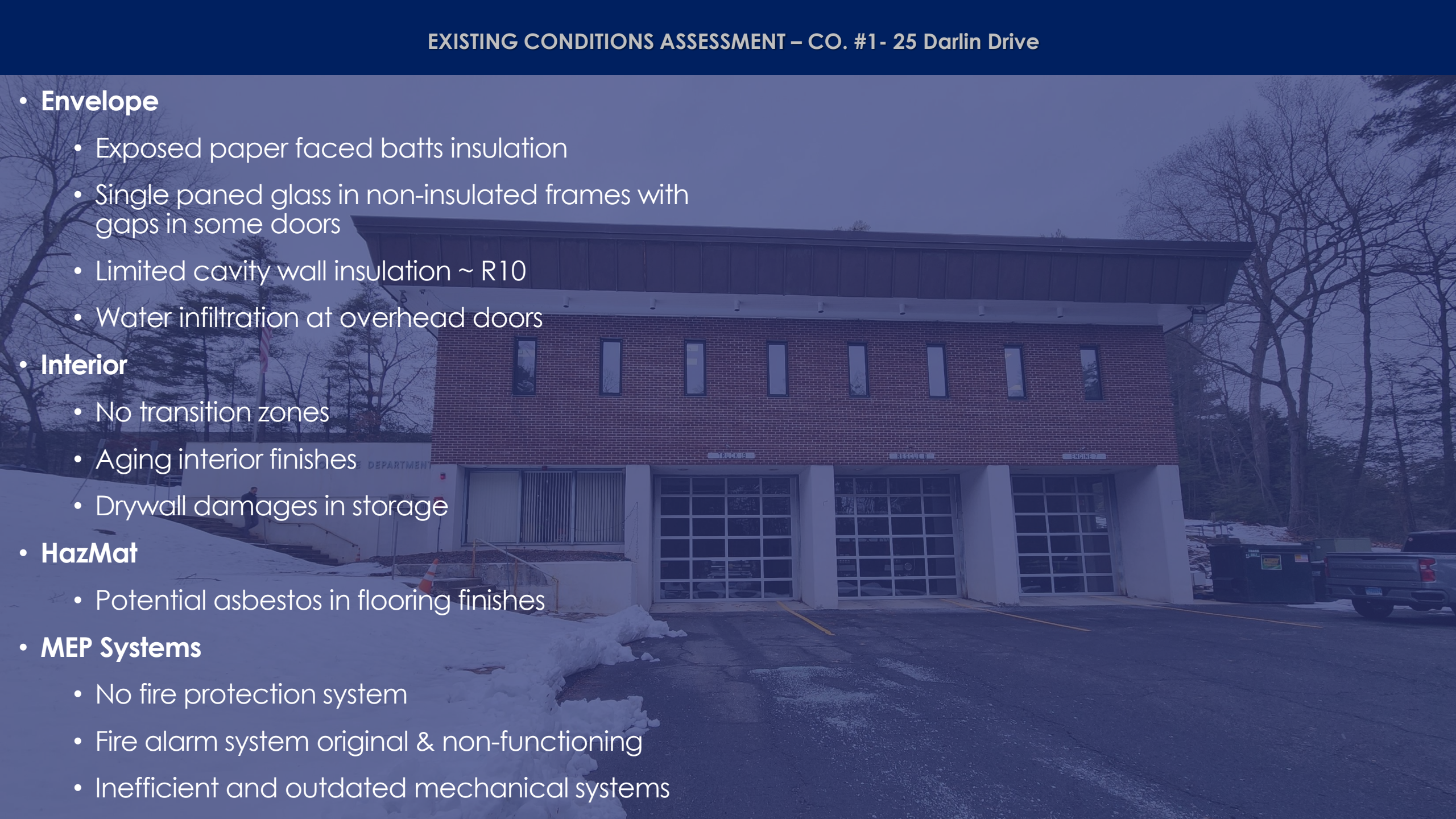
- No transition zones
- Aging interior finishes
- Drywall damages in storage

• HazMat

- Potential asbestos in flooring finishes

• MEP Systems

- No fire protection system
- Fire alarm system original & non-functioning
- Inefficient and outdated mechanical systems



- **Accessibility**

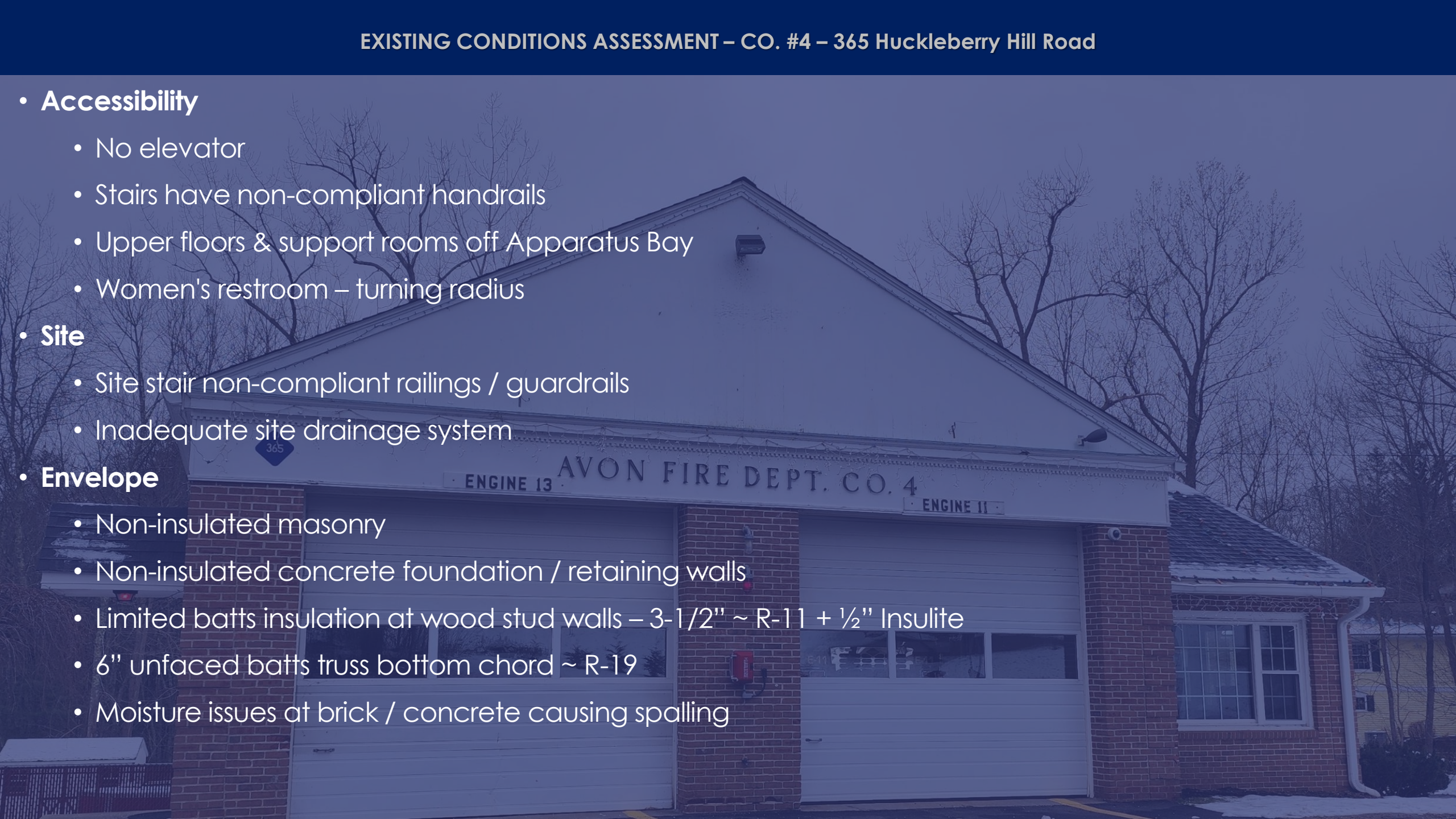
- No elevator
- Stairs have non-compliant handrails
- Upper floors & support rooms off Apparatus Bay
- Women's restroom – turning radius

- **Site**

- Site stair non-compliant railings / guardrails
- Inadequate site drainage system

- **Envelope**

- Non-insulated masonry
- Non-insulated concrete foundation / retaining walls
- Limited batts insulation at wood stud walls – 3-1/2" ~ R-11 + 1/2" Insulite
- 6" unfaced batts truss bottom chord ~ R-19
- Moisture issues at brick / concrete causing spalling



- **Interior Finishes**

- Basement – recently renovated and is in good condition
- Upper floors are in poor condition

- **Moisture**

- High moisture and humidity in lower level
- Ground water issues

- **HazMat**

- Original drawings indicate asbestos in flooring & boiler

- **MEP Systems**

- Generator is failing – plans for replacement / repair reported
- Inefficient, old boiler
- No fire/smoke separation between bays and living quarters
- No fire protection system / sprinklers
- 3-Phase power not available





VALUES CONVERSTATION

With Avon Fire Stations Building Committee

The following slides have been pulled from previous "Station Design Conference" presentations by Tecton Architects, pc to help fuel ideas for a discussion about identifying values and aligning them with the community to build project support

February 15, 2024

Archi•tec•ture

*The art and science
of designing buildings*

Archi•tec•ture

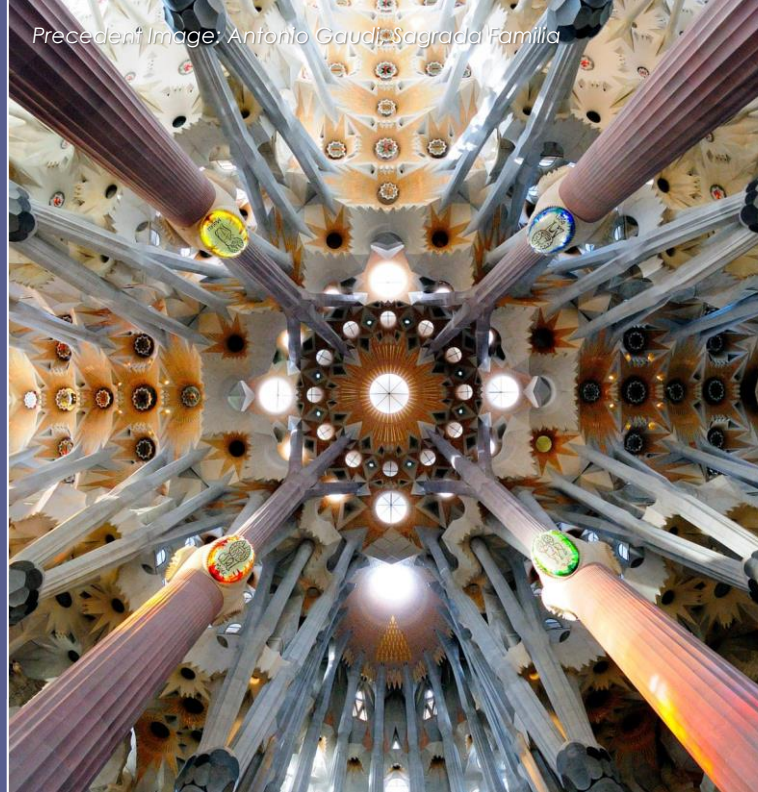
art

- **Expressing ideas and emotions through a physical medium**
- **Creative thinking** – “out of the box” approach
- **Reflecting your purpose** – client mission or goals

science

- **Development of building programs** – *list of spaces*
- **Requirements for design performance** – *code mandate, NFPA compliance, best practices*
- **Technical criteria to affect design outcome**

We are not talking about art for art's sake, but **how architecture can communicate ideas** and why that should matter to you.



Precedent Image: Frank Gehry, The Dancing House





Use design
to *send a message.*

HOW DOES ARCHITECTURE COMMUNICATE IDEAS?



CHURCHES
Humility



BANKS
*Security &
Longevity*



UNIVERSITIES
*Tradition &
Prestige*



GOVERNMENT
*Democracy
in Action*

HOW DOES ARCHITECTURE COMMUNICATE IDEAS?

Fire Facilities



Neighborhood
Welcoming

Bloomfield, Company 2



Traditional
Longevity

49th Precinct (1985), Bronx, NY



Contemporary
Cutting Edge

Londonderry, NH
Photo from Londonderry Police Department website



The Basics
Service Oriented

Norfolk, VA

THE BUILT ENVIRONMENT IMPACTS BEHAVIOR

Encourages or discourages **interactions** among people.

Teams with more engagement have up to...

59%
LESS TURNOVER

Influences **motivation** to act, and any actions taken.

The built environment can impact learning progress by...

25%

Influences **mood** and resulting health outcomes.

Our experience of a space affects us on a subconscious level...

NEARLY
100%
OF THE TIME

What keeps people within certain organizations and not others?

Employees align with the culture and mission and see it *reflected in how they do business.*

TAKE OWNERSHIP OF YOUR BRAND

Because your brand is how you communicate your culture.



A photograph of the Lexington Fire Headquarters at dusk. The building is a two-story brick structure with a grey metal roof. It features large windows and several large garage doors, all of which are illuminated from within, casting a warm glow. The building is set back from a paved area by a small lawn and some landscaping. In the foreground, there is a dark blue gradient bar with white double lines, suggesting a road or driveway. The text "Speak to your community about values." is overlaid in a white, italicized font across the middle of the image.

Speak to your community about values.



VS



VS



VS



VS



VALUE PROPOSITION

Capturing your highest **VALUES**
while creating the best **VALUE**

IDENTIFYING VALUES



**HOW DO THESE VALUES ENHANCE
SUPPORT, FUNDING AND EDUCATION?**

**HOW CAN THESE VALUES BECOME
THE DRIVERS FOR THE PROJECT AND THE
DECISIONS YOU MAKE?**

NFPA
COMPLIANCE

SAFETY &
SECURITY

STATE OF THE ART

OPERATIONAL
EFFICIENCY

HEALTH &
WELLNESS

GENDER
EQUITY

ADVANCED
TECHNOLOGY

FIRE FIGHTER
TRAINING

RELACTIONSIPS ACROSS
STATIONS

ENERGY
EFFICIENCY

PROFESSIONALISM

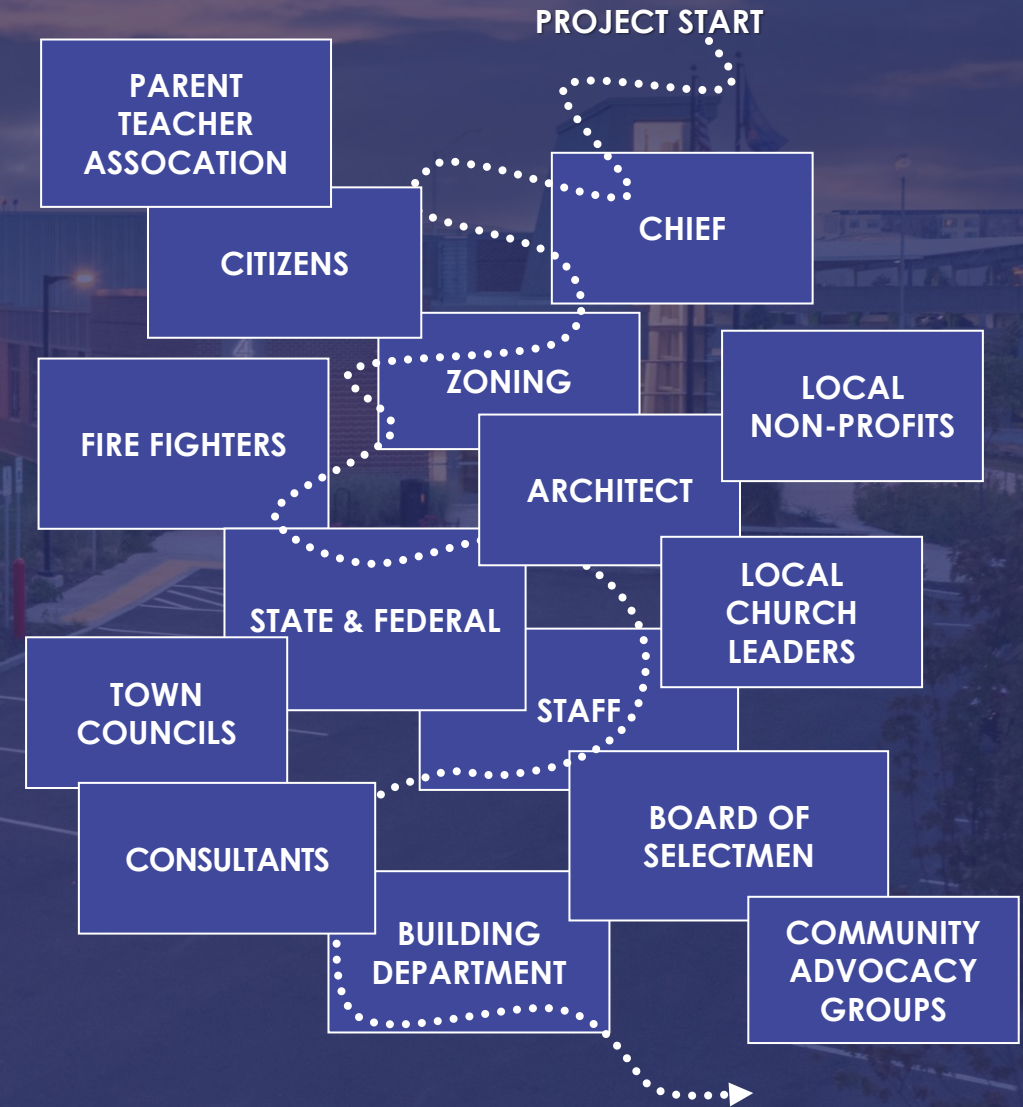
A photograph of a community meeting in a large hall. A man in a dark jacket stands on the left, speaking into a microphone. A group of people is seated in a semi-circle, listening. The room has large windows and a brick wall. The text "Where are your opportunities to align values?" is overlaid in yellow.

*Where are your opportunities
to align values?*

Build Alliances. Ask for help from other community leaders

Engage with your community. Ask them to provide input on a facility design that fulfills its role as a civic building.

Meet people where they are. How you hear about an event and where you hold the event matters.



“

WHEN I SAW THE **PRODUCT**,
I WAS UNSURE.

WHEN I UNDERSTOOD THE **PROCESS**,
I WAS 100% SOLD – IT HAD TO HAPPEN.”



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THANK YOU!

Q & A