

TFD Building Committee

Meeting Minutes

11/22/09

I. Call to order

TFD Building Committee at 08:00 on 11/22/09 in Tipton Fire Station.

II. Roll call

The following persons were present:
John Miller, Ken Paul, Kevin Kofron, Ron Ogden, Curt Woode, Terry Goerd, Tory Koch, Chris Cook and Al Hermsen.

III. Meeting on 11/20/09 with City Manager and City Clerk

- a) Curt Woode and Kevin Kofron met with Doug Boldt and Lorna Fletcher. Items that were discussed were costs and amounts coming from bond measure before building cost could be figured.
- b) First Boldt felt that the apparatus balance on electric department, \$116,589.22, should come from bond to alleviate the electric department before

their project commences. It was decided that would not be an appropriate use of the bond money. Boldt would secure outside financing.

- c) Second the amount owed to the City for the “Kepford” property, \$95,666.00, will come from the bond amount. When asked if this could be offset by the City giving money to the project for the current fire station it was stated “why would we do that we already own the building”.
- d) Third the demolition and clean up of the existing buildings was discussed. Asbestos samples and mitigation would have to be done. That amount will need to come from bond. The time frame of clean up was narrowed down to ground work. If we burn the buildings down and the excavators clean up the debris we could save some money over doing the burn and clean up at a separate time.
- e) Fourth the commission for architect Dale Solum will come from bond money. His amount will depend on project total.

IV. New business

- a) Discussion was held over funding from FEMA to make the building storm ready. It was decided to check with EMA as to time frame on recouping money and make a decision from there.
- b) It was discussed on having Alliant Energy come in and do an energy audit and see if any funding is available.
- c) Discussion was held in regards to putting in a basement under the meeting room area. Decision was to take the idea to the architect to see if this is cost effective as well as overall change to the project.
- d) Al Hermsen had spoken to an individual and USDA may help us apply for some grant money. Al will follow up on.
- e) Discussion was held about budgeting money to offset the amount from apparatus purchase going to building payoff. Curt will check into at budget time.
- f) The question was asked “if the building budget will get no money from the City for the current fire station could we keep it for storage”. This was the group

consensus. Curt will pose the question to the City.

- g) Should the new fire station plan be flipped end for end and have the business portion face the north and butt up to the fourth Street sidewalk? Group consensus was no to leave it the way it sits now.
- h) Scott D. informed the group that he had contacted several companies in reference to vehicle exhaust removal systems. The companies will be sending information and “ball park” prices to Scott. The committee will decide on type of system to use based on cost and effectiveness.
- i) Al spoke to John Pelzer with Tipton Electric Motors in regards to a pressure washer system. TEM had put together a system similar to the one we are looking at. TEM will get us a price as soon as our committee had made some decisions on location and quantity of parts.
- j) John asked if hydruanic heating was going to be used. Yes. Would there be a stagnation issue. We will check into that

with Dale and have the general contractor address.

- k) Curt informed the group that the base radio antenna issue is being addressed. If we can continue to get our signal from court house antenna we may not need to put in our own tower.
- l) Curt asked the group what part of the construction or finish work TFD members will be doing. A question meaning if TFD will do the work or do the contracting to have work done. Group felt it is what labor TFD will be doing. Scott/Kevin talked about putting in the gear room and framing and finish in the mezzanine area. Materials lists will need to be generated as well as a basic layout so utilities will be installed in the proper locations by general contractor.
- m) Kevin brought up that we may save some cost by including a basement. A basement will displace fill dirt that we would have to otherwise purchase. Ideas were discussed on size and location. Scott thought 1700 square feet and located

under the meeting room. Group feelings were to take the idea to architect and get a cost benefit done.

- n) Discussion was held over what utilities were needed in the mezzanine. HVAC will already be in the mezzanine if there is no basement. John made mention of needing “J” vent. Kevin informed that if we have operational windows and climate control we will not need said vents.
- o) **The offices** were addressed next. Final decision for needs in the two office spaces are: 2 duplex outlets per wall, 2 phone lines per office, 1 intercom speaker per office, 1 coax cable per office, both to have drywall with paint, vinyl base trim, suspended ceiling, recessed “troffer” light fixtures with T-8 light bulbs, windows to be operational and tinted, floor to have commercial grade carpet squares, doors to be solid core wood with half light and NO self closure, one hallway window non-operational.
- p) **The ADA restroom** was next. The final decision on the needs in the ADA

bathroom are: floor to be stained concrete with one floor drain, 1 Xcellerator hand drier with motion detector, 1 light, 1 GFI outlet by the sink, vinyl base trim, walls to be ceramic tile four foot up and drywall the rest of the way up, 1 exhaust fan, 1 intercom speaker, drop ceiling, solid core wood door.

q) **The kitchen** area was next. The final decision on the needs in the kitchen are: 1 three hole sink to be stainless with large goose neck faucet and heavy duty disposal, floor to have drain and be stained concrete, vinyl base trim, walls to be drywall, Formica counter tops, solid wood cabinets, duplex outlets every four feet, a fourplex outlet at each end of the serving counter, install a dividing column in the center of the serving counter with a fourplex outlet in the column, rollup doors to close off the serving counter, both kitchen walk in doors to be solid core wood with half light and no self closure, *space needed for 2 residential ovens with cook tops, *space for 1 largest residential

over/under refrigerator, * space for 1 forty inch griddle with gas and electric ran to area, *space for 1 residential dish washer.

V. Adjournment

With several members needing to leave we adjourned the meeting at 10:50.