

**Avon Volunteer Fire Department
Company Four Basement Use Committee**

Meeting Minutes - September 22, 2016 at 7:00 p.m.

Attendees: A. Gelber, J. DiPace, R. Theriault, D. Theriault, M. Galliher

Committee met in the Company Four fire station to plan for improvements to the basement space there.

Item 1 – Review of correspondence

Discussed email message from Assistant Chief Speich about the priority of addressing water leaks. Also reviewed a proposal from Medical Officer Corrado about using space in the basement for a wellness and fitness center.

Item 2 – Assessment of current state

Basement is currently undergoing construction of additional steel supports needed to brace the floor above. The basement flooring remains opened up to allow installation of the supports. All sheetrock and wall coverings are stripped away from the walls which allows an unobstructed view of water leaking through the concrete. Leak locations were marked on the walls in blue paint.

Water issues and mold have long been problems with the Company Four basement. It was noted that the recent dry summer weather has limited opportunities to observe leaks. A rainy day earlier this week afforded a chance to observe water entering the basement.

Item 3 – Immediate requirements

It was agreed that no improvements to the basement (other than the bracing work currently underway) should be made until the water leaks have been eliminated.

The committee recommends the consideration of installing a curtain drain around the building and having the front driveway apron repaved to improve drainage.

Item 4 – Near term goals

- Restrooms and Showers

The committee recommends that following the elimination of water intrusion, the portion of the basement currently occupied by the two restrooms and kitchen be converted into two ADA compliant restrooms with showers. This portion of the project is expected to require the support of architectural services. It is expected that the interior walls between the two restrooms and between the men's room and kitchen can best be reconfigured by an architect.

Consideration by the architect must be given to the relocation of an incorrectly installed sump pump currently found under the kitchen sink. A connection to a possible clothes washing machine and dryer should also be planned.

- Kitchen
The committee recommends a new L-shaped kitchen to be located just outside of the entry to the current kitchen. It is suggested that it employ an open-space approach with an island that allows some seating. It is expected that existing outdated appliances will be replaced.
- Air Conditioning and Forced Air Heating
This is recommended to make the space habitable and eliminate damp and musty air conditions.
- Replace Roll-Up Door with Double Entry Doors
This will be needed to allow the possible partition of the basement. Current roll-up door is very energy inefficient.

Item 5 -Long term goals

Wall recommended to be installed between South wall and first set of steel support beams. This will allow almost one-third of the floor space to be repurposed from the kitchen and rest of the meeting floor. Possible use includes a bunk room or specialized training room.

Purchase of a new television and lounge furniture to be considered.

Item 6 – Other Considerations

- Installation of a fire sprinkler system
- Replacement or conversion of heating plant to gas.
- Removal of underground oil storage tank.

Item 7 - Next Steps

Committee agreed to contact Bruce Williams with the Town of Avon for his advice. Will also coordinate with the AVFD BOD.