

Building a Responsible & Efficient Future for Fire and Emergency Services

Nanuet Fire District



Board of Commissioners

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- District Treasurer – Bob Lacy
- District Secretary – Socky Trojahn
- Chief Christopher Koester
- President Matt Bowler
- Company Building Committee Chairman Mike Mattera

Architect:
Battaglia Lanza Architectural Group PC

- Bernard J. Lanza, AIA, NCARB, LEED AP, President

Legal Counsel:
Kornfeld, Rew, Newman & Simeone

- Frank Simeone

Introducing Ourselves

- The fire *company*— composed of the volunteers who ‘answer the call’ — was begun in 1860, when governmental structure was more limited. The company still maintains a Board of Directors, who largely exist for the welfare of all of the volunteers. Annually, the company solicits donations for community activities, member retention, family gatherings and nominal firefighter benefits like specialized insurance.
- The fire *district* was established in 1927 in order to manage and administer fire services for the community. The district creates and implements a budget, among other administrative duties.

Our Challenge: An Overview

- **The firehouse has served the district well for 70 years. But it has far exceeded its useful life. A new facility is a critical priority.**
- For the past decade, the fire district has researched its options for replacing the existing firehouse.
- Valid options must not only address current needs, but future needs of the fire district, as well.
- A number of scenarios were studied: additions to the existing structure, renovations, alterations, and replacing the existing facility with a new firehouse on the same site.
- All above options were deemed too expensive, too risky or compromising to the emergency services provided by the District and Company.

Times Have Changed!

- In 1943, the equipment needed to fight a fire was limited.
- In 2013, the amount of equipment needed to respond to an emergency has evolved, as has the size of the equipment.



Even with past expansions and minor renovations, the current facility no longer can serve the needs of the community.

Rebuilding on Our Site?

- Detailed site studies demonstrated poor soils (contributing to building sinking) and low elevation (making us prone to flooding).
- While possible, constructing a new building on this site is not recommended due to these conditions (cost and future challenges).
- This information was shared with the Nanuet Civic. They emphasized that we expand our search.

New Location Found

- Suitable properties are hard to come by. But last year, the Fire District was able to purchase a 2 acre lot on Old Middletown Road.



New Building Presentation

This property was purchased with capital reserve funds, saved in small increments over the past 15 years. Today, taxpayers now own the the property that a new firehouse can be built on, and that has been achieved WITHOUT requiring a special bond issue or added cost to the project we are discussing tonight.

Architect Bernard Lanza will now present the challenges of the existing building and the proposal for a new firehouse on Old Middletown Road.

Current Nanuet Firehouse

- Built in 1943
- Major concerns: building degradation and limitations.
- Building deficiencies are hindering the fire department's ability to safety and effectively protect the community.
- Still suffers from some flooding during major storms.
- Space is very tight and ceiling heights are too low.
- Current equipment barely fits in the existing structure.

Current Nanuet Firehouse

- Plagued with code and safety deficiencies.
- Mechanical and electrical systems are old, antiquated, substandard and energy inefficient.
- The building has experienced continuous progressive settlement caused by inadequate soils. This has caused structural cracking in various locations.
- Is not conducive to the goals of attracting, training and maintaining volunteer first responders.



Damage from chronic flooding in the building is severe. At times, there has been 12 inches or more of standing water in the firehouse.







Current bays are too small for our fire trucks and fire apparatus. There are only a few inches between the trucks and doors, allowing very little room for firefighters to maneuver when responding to an emergency.



The current firehouse, built 70 years ago, also suffers from damage to the exterior of the building.



Why a Project is Needed

- Under the current construction, the firehouse does not comply with code and safety regulations.
- Due to lack of proper space, our volunteers are at risk for injury every time they respond to a call.
- Current trucks and equipment barely fit inside the existing structure.
- We need to provide proper facilities and a safer environment for the services we provide.

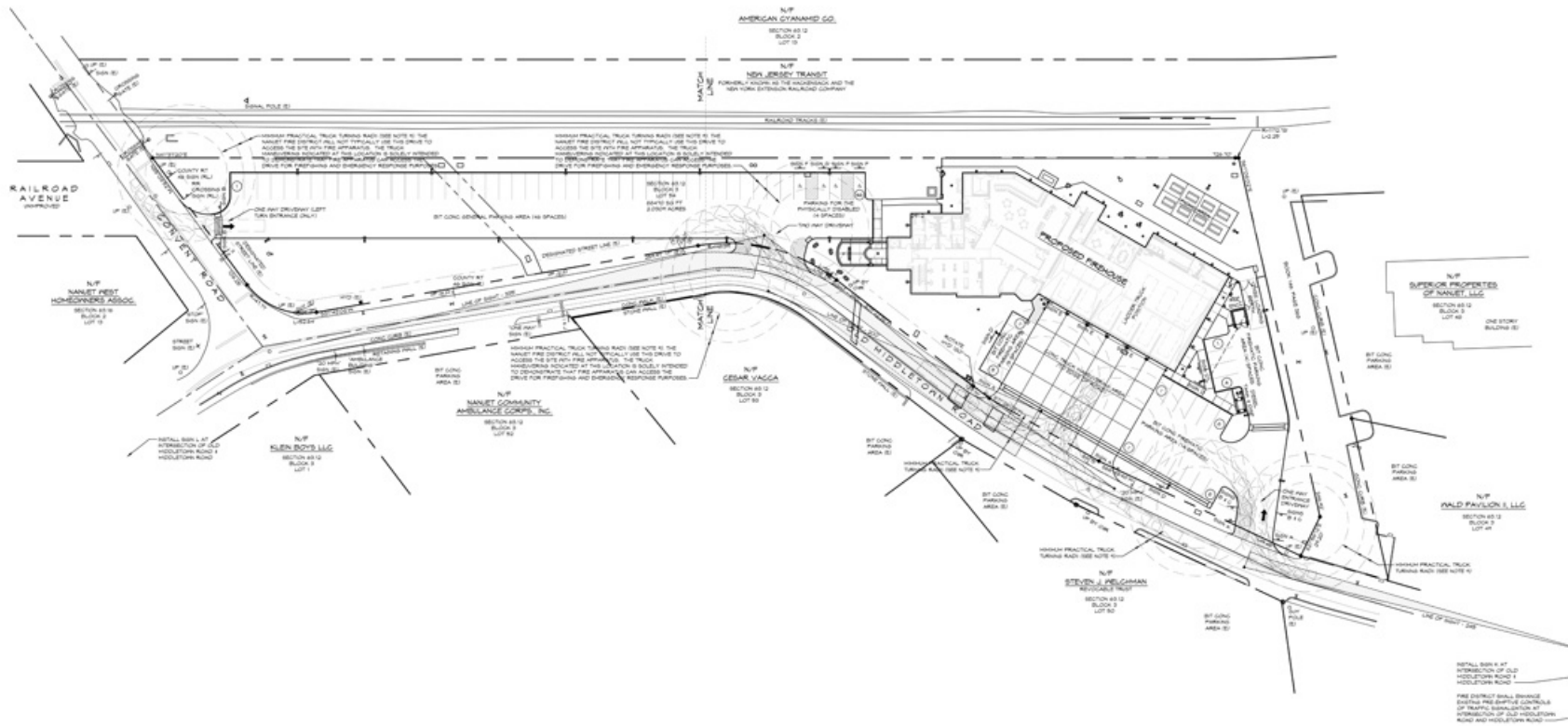
Current Proposal

- A new firehouse will be built on a separate site, 100% owned by the fire district, on Old Middletown Road.
- At 23,296 sq. ft., the new facility will provide much more space for equipment and firefighters (current facility totals only 13,403 sq. ft.)

Current Proposal

- The new firehouse will include:
 - Six bays (three bays at 60' long and three bays at 41'8" long). The bays will be at minimum 15'4" wide.
 - "Gear Grid System" for storage of gear, mounted along walls.
 - Exterior truck maneuvering area.
 - Sizes and arrangement of the spaces will accommodate the larger trucks and the additional equipment needed to provide safe, quick and quality emergency services to the community.
 - Large meeting room that can be converted into bunk rooms if there is a need in the future.
 - Solar panels, which will help the firehouse operate more efficiently.

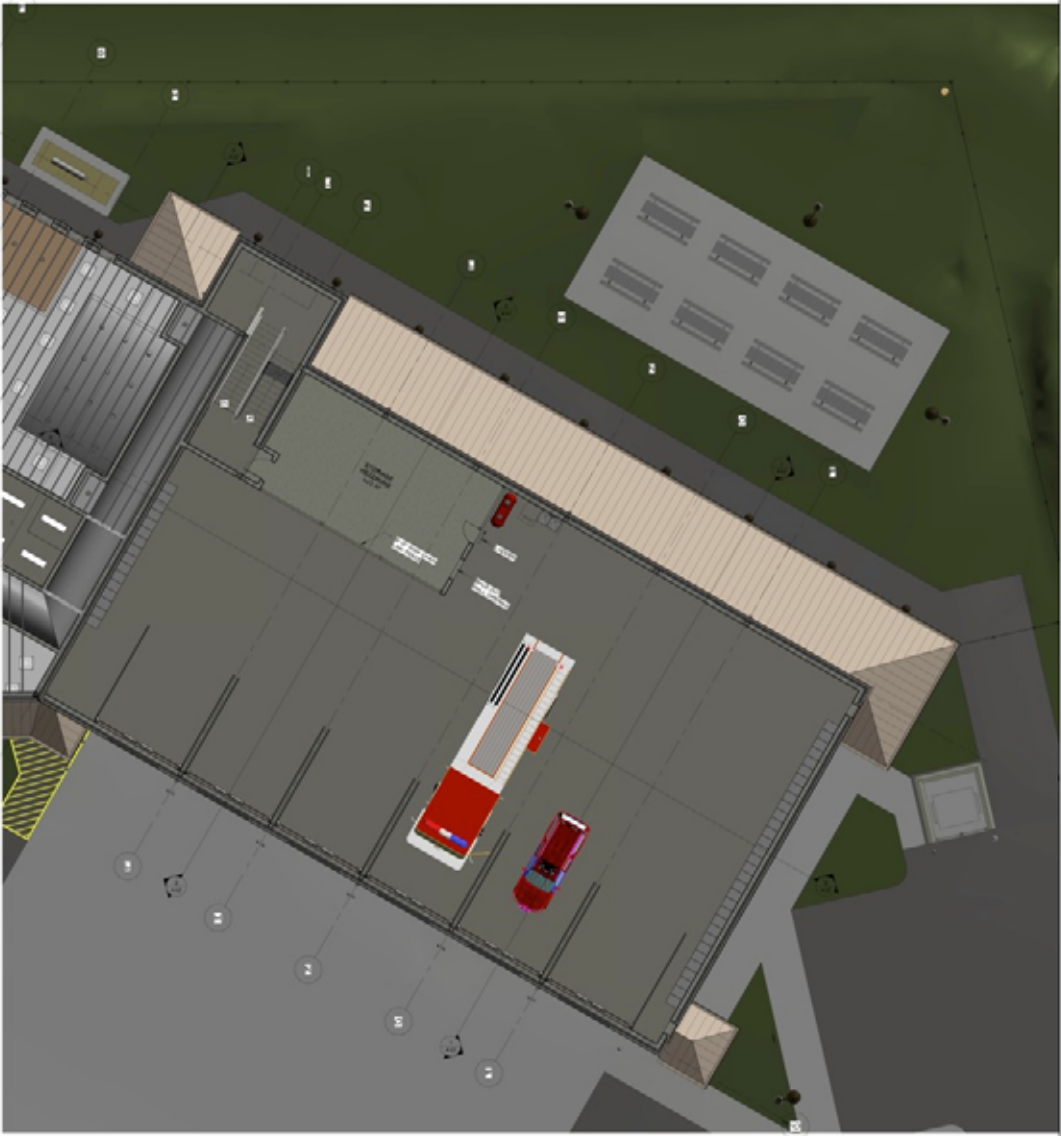
Traffic and Parking Plan



First Floor Plan



Mezzanine Floor Plan



Second Floor Plan

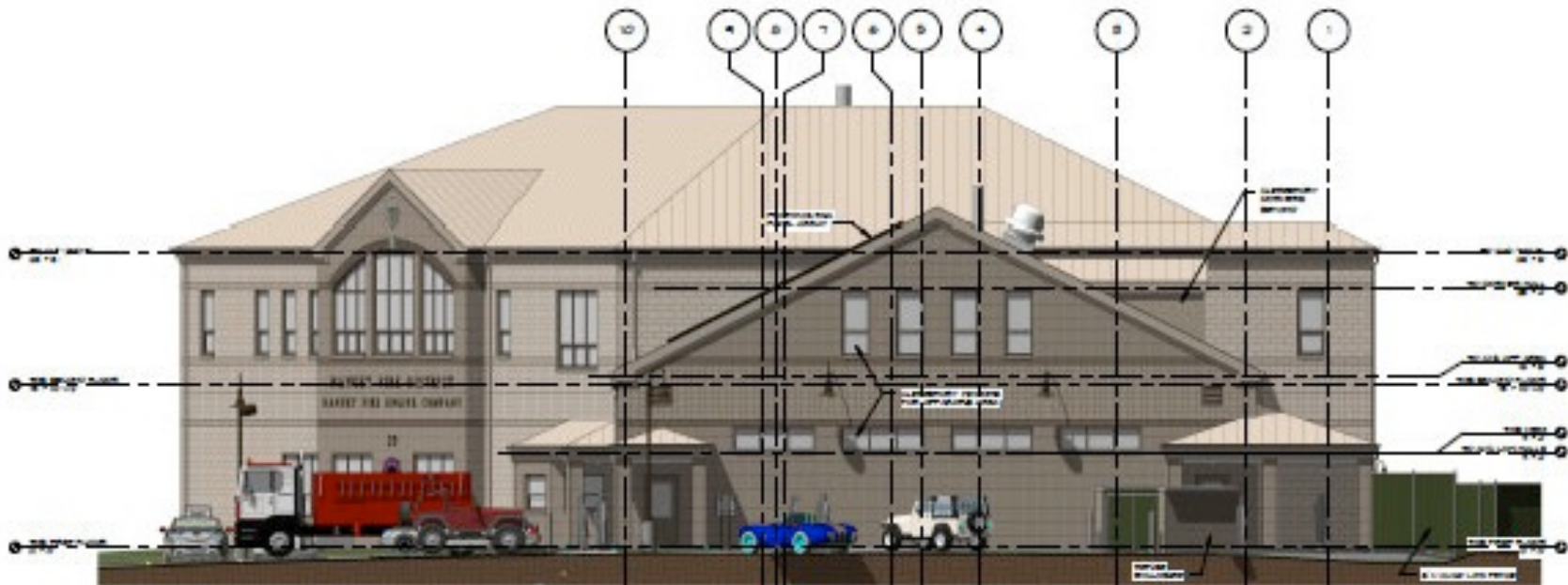


South Elevation



1 DESIGN DEVELOPMENT SOUTH ELEVATION
10.0.000
10.0.000

Northeast Elevation



3 DESIGN DEVELOPMENT NORTHEAST ELEVATION

1. THE OWNER HAS REQUESTED THAT THE BUILDING BE CONSTRUCTED WITH A GREEN ROOF.

East Elevation



Nanuet Firehouse

Design Development - Southbound on Old Middletown Road



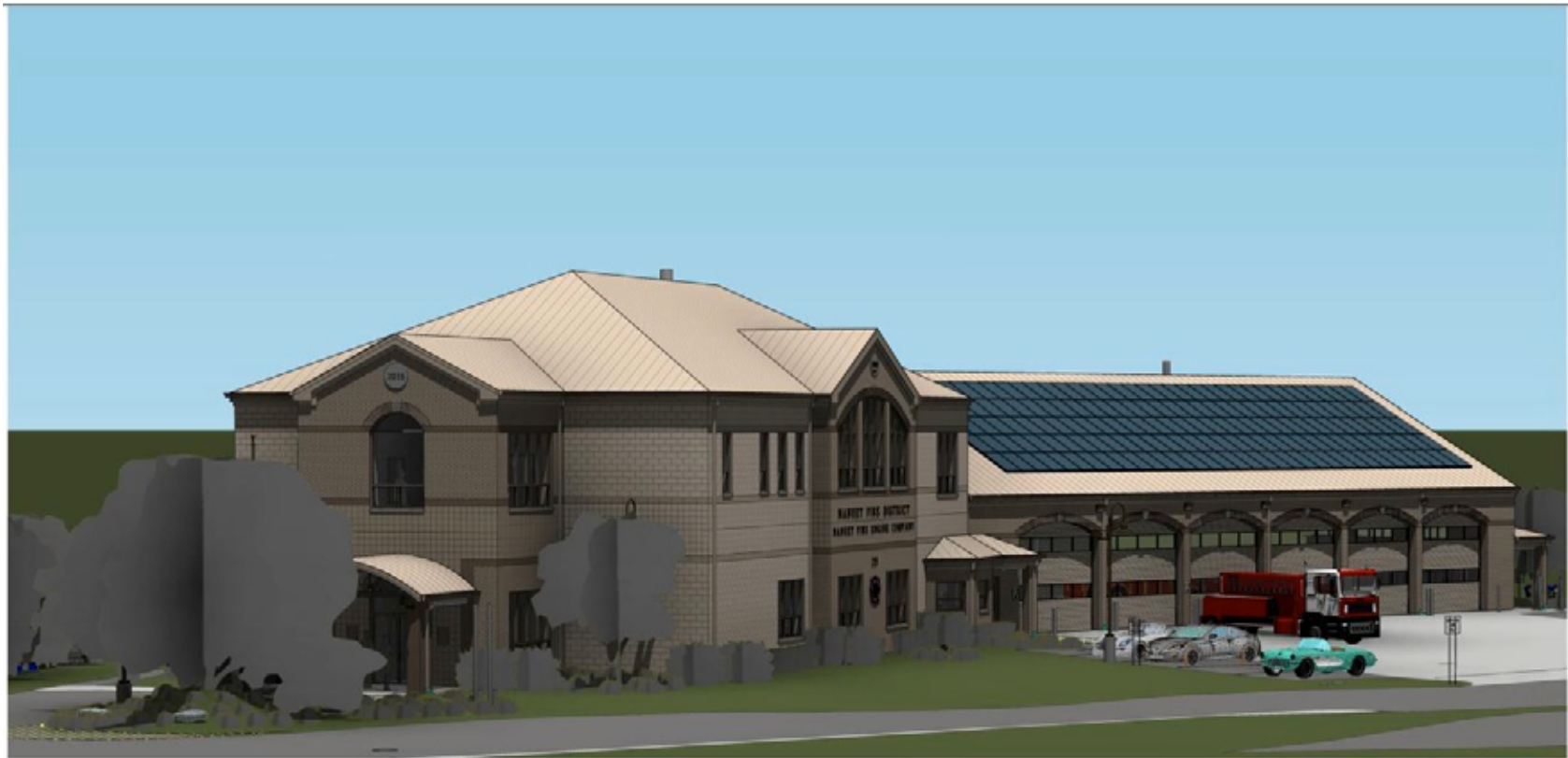
Nanuet Firehouse

Design Development - Northbound on Old Middletown Road



Nanuet Firehouse

Design Development - Northbound on Old Middletown Road



Nanuet Firehouse

Apparatus Area



Preliminary Cost Projections

- Projected cost of the project: \$16.1 million
 - \$10.5 million Building hard cost
 - \$3.0 million Site work
 - \$1.1 million Soft costs
 - \$1.5 million Contingencies

The project will be funded with a 25 year tax-exempt municipal bond, which spreads the payments out and lowers the annual tax impact.

Preliminary Cost Projections

- This equates to an average of \$14.23 a month - or \$170.74 a year - for an average home assessed at \$135,000 (average assessment obtained from the Town of Clarkstown Assessor's Office).
- **Even with the additional square footage of the new building, the Fire District's current annual budget appropriation (except for the building) is likely to decrease, since developmental costs and excessive building maintenance costs will no longer be required.**

Preliminary Cost Projections

- The cost of borrowing money remains historically low for municipal projects. But we are concerned about warnings from experts that interest rates are likely to begin rising, compelling us to act soon to lock in a low rate of borrowing.
- This project is required to be developed under the process known as “Wick’s Law,” which is the bidding process for public works projects. Currently, competitive bidding is at an all-time high.

Existing Building

- The ownership of the existing building reverts to the Fire Company if it is no longer used as a firehouse. Their membership has to dialogue and ultimately vote on the disposition of the building. Given their history of support for the district, we are confident that any outcome will be in the best interests of the community and the fire district.

Benefits for Nanuet Residents

- A modern facility able to house modern equipment and trucks efficiently.
- Will eliminate potential response difficulties due to flooding, inadequate spaces.
- Your friends and neighbors will be safer in their work environment
- Readies us for the future of fire service with appropriate space, and helps us attract much-needed volunteers.

Questions?