Manlius Fire Department

New Station Project

January 28, 2015

Frequently Asked Questions (FAQ's)

Q: Who is the Manlius Fire Department?

A: The Manlius Fire Department is staffed by 12 career and 73 volunteer firefighters who provide both 24/7 fire protection and emergency medical services (EMS). The area served includes the Village of Manlius as well as portions of the Towns of Manlius and Pompey. Last year **2,454** emergency calls were answered. The Department covers 27 square miles of residential, commercial and agricultural properties from two stations. Station 1 is located at 4 Stickley Drive in the Village and Station 2 is located on Pompey Center Rd.

Q: What is the Manlius Fire Department Project?

A: A consolidation of the two existing outdated facilities into a new state-of-the-art centralized fire station at the intersection of Route 92 and Enders Road. The proposal is the result of over seven years of work, careful discussion, public meetings and several studies looking at the best way to economically upgrade our fire protection and EMS services now and well into the future.

Q: Who do I contact for more information on the project?

A: Please contact the Manlius Fire Station Building Committee for questions from the public.
E-mail: firestation@manliusfire.com
We will work to get an answer back to you. We have posted some of the more frequently asked questions in the remainder of this document. Public meetings and station tours will be conducted to reach out to as much of the public as possible.

Q: How much will the project cost?

A: Total project hard and soft costs including contingency are estimated to be $10.87 million. The building committee has utilized value engineering to reduce costs wherever possible.

Q: Will my taxes increase?

A: There will be a referendum question on the March 18, 2015 election ballot asking for a tax increase to fund the new fire station. The estimated annual tax increase for a home with a $150,000 assessed value will be $48.00/year ($0.32/$1000 increase).

Q: I live in the town, will I be able to vote?

A: New York State law limits the vote to the residents of the Village of Manlius. However, In order to include input, feedback and concerns from all residents, multiple public forums have been scheduled. Upcoming public workshops are as follows:

Tuesday February 3, 2015 – Eagle Hill Middle School at 7:00 PM
Thursday February 26, 2015 – Manlius Fire Station #1, 4 Stickley Drive at 7:00 PM
Saturday March 7, 2015 – Village Centre, 1 Arkie Albanese Ave. at 9:00 AM

Q: What have you done to hold costs?
A: Over the years we have evaluated numerous options and sites with several design teams. We explored ideas such as addition/renovations, construction managers, public-private partnerships and the currently recommended consolidation. Most recently we eliminated over 1,600 square feet from the previously proposed facility without eliminating station functionality. This change alone saved the project approximately a half million dollars. At every step, the building committee has sought to balance needs with the best long-term value.

Q: Are there grant monies available for the construction?
A: Not for construction. Except for USDA rural communities and FEMA disaster recovery there are no established government grants available. While the American Recovery and Reinvestment Act made a limited amount of money available for fire station construction, this money has already been awarded and no new grant funding is expected. There are grants available for equipment in the facility and the Fire Department will continue to seek out this funding. Having a newer facility in compliance with national standards and recommendations will improve the chances of receiving equipment grants. In addition, NYSERDA and utility energy savings grants will be applied for.

Q: How will this improve emergency services to our residents? What are the benefits of the proposed new facility?
A: Benefits:

- Improved emergency response for Residents with more efficient targeting of vital services, enhanced capabilities, greater flexibility and the ability to improve critical response times.
- Addition of the ability to accommodate mutual aid fire apparatus and personnel for improved coverage of all of our residents.
- Greater ability to retain volunteers, which keeps costs down while maintaining emergency response service levels.
- The new station will have a meeting/training room that will be available to the public, along with a commercial kitchen with pantry.
- Handicapped accessibility and facilities for the public and compliance with the Americans with Disabilities Act (ADA) Title II regulations for full accessibility.
- Improved first responder safety. Not only does this help safeguard our valuable first responders, it increases response performance and offers greater protection from expensive and disruptive workplace injuries.
- Lower maintenance and operations costs for a new facility.
- Increased energy efficiency and incorporation of greener technologies
- Enhanced building security, public interface and separation of functions
- Decreased risk of infectious-disease cross-contamination.
- Maintain emergency response in the areas where it is needed.
- Ability to relocate apparatus as needed to maximize the effectiveness and efficiency of our emergency response.

- State-of-the-art in-house training facilities that support both hands-on and classroom training which will allow personnel to remain in the protection district as much as possible.
- Adequate workspace, secure record storage (HIPPA Compliant), accessible meeting areas, adequate storage for necessary equipment and supplies complying with guidelines for separation and safety.
- Lower risk of structure loss and loss of life with improvements such as sprinkler system, smoke, CO and security alarm, egress enhancements, building wide emergency generator, and protection of vital records.
- Internal flexibility in design to accommodate future changes in emergency services.
- Environmental Improvements such as the new facility will have an oil/water separation device that empties all apparatus bay drains to a treatable sanitary line.
- By building the functionally necessary elements this building represents the best long term value and the most responsible use of taxpayer dollars for a 75 year building.
- We can provide our first responders a facility commensurate with the level of professional service they provide to residents.

Q: How will coverage be affected?

A: More efficient coverage of the Fire Protection District will result when personnel & equipment are combined in one station located at Enders Road and Route 92.

- Studies have shown that the Enders Road/Route 92 location is an ideal location in terms of both response time of volunteers to the station and response time from the station to call areas. This benefits the Village and the Towns.
- The location allows for a quick response time to the Village, as well as the Towns in the Fire Protection District. Traffic lights are at a minimum. Volunteers can respond quickly to this location versus the slow response when they need to go to the current Station 1.
- The proposed site will avoid the traffic congestion that can happen near the current Station 1.
- The proposed site would be more centrally located than Station 1, which is located at the northwest edge of the service area.
- Responding from one station, with all apparatus on one site and all personnel able to report to a single location will aide efficiency. It will allow more strategic choices about what truck(s) and personnel to send to a given event.
- Improved emergency response for Residents with more efficient targeting of vital services, enhanced capabilities, greater flexibility and the ability to improve critical response times.

Q: Why do we need to replace/ what are the deficiencies with the existing facilities?

A: The current stations need to be replaced - they are too small, inefficient, and don't meet health & safety standards.

A partial list of problems [**Station #1**]:

- Built in 1968 the station was not designed to handle today's emergency services apparatus, staffing, and administrative requirements. 1967 had 210 emergency calls, by 2014 there were over 2,400. The facility has outlived its ability for expansion, renovation or modernization.
- **The site is too small**:
  - Parking space is inadequate for emergency apparatus deployment and responder parking. The site is too tight to allow for reasonable expansion. The municipal lot across the street is used extensively by the community for athletic programs and is not available to the Fire Department 24/7.
- **Apparatus bays are too small for today's modern apparatus** and present a safety hazard.
  - Apparatus currently owned does not properly fit in the bays in the station undermining flexibility and response optimization.
  - The apparatus bay doors are low. The height is a significant impediment to purchasing and response. Trucks need to be customized in order to fit into the current facilities.

Current station is woefully short of adequate apparatus clearances as recommended by FEMA FA 168

Lack of space prevents operational function of apparatus and is hazardous

  - The cramped conditions make it difficult to perform simple necessary maintenance tasks on the apparatus indoors, especially in the winter.
- **Non-conformance with Standards and regulations**
  - FEMA FA 168 and NFPA – <u>The current facility does not conform to health and safety recommendations</u>
  - Reduced clearance around apparatus parked in station which FEMA strongly discourages due to operational and safety issues.
  - Inadequate or non-existent decontamination facilities and fixtures for personnel, fire equipment, emergency medical service equipment, and personal protective clothing <u>as required by FEMA, NFPA, OSHA, Homeland Security, and the Building Code</u>.
  - <u>Non-conformance with NFPA 1581 and FEMA FA 168</u>
    - Adequate Storage for Equipment in dedicated rooms
    - Separated Rooms for Infectious Disease Control
  - <u>Non-conformance with Federal Civil Rights Legislation (ADA) , IEBC, FEMA FA-168, and IBC</u>
    - Access to Primary Function is required for Title II buildings (This includes fire stations)

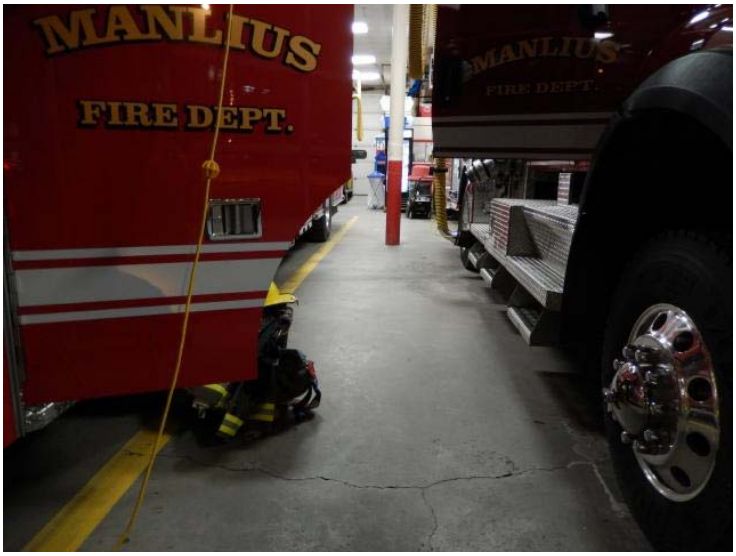
- Entire facility is not ADA compliant, which prevents hosting of training programs, makes attendance at public meetings difficult for residents with limited mobility, and requires firefighters to travel out of town to obtain many types of training.
- Not compliant with current State Building Code requirements for fire stations and essential service (Fire/EMS/Law Enforcement) facilities.
- Non-conformance with FEMA FA-168, and IBC
- Accommodation for female emergency responders
- US Fire Administration advocates that all stations be equipped throughout with automatic sprinkler systems.
- Non-conformance with FEMA FA 168 and NFPA 1500
  - Prevent contamination of living and sleeping areas by vehicle exhaust and noise
  - Separate living areas from apparatus bays
  - Positive pressure in living and work areas to prevent vehicle exhaust from entering
  - Proper heating and ventilation of living areas
- There is no oil/water separator, so that any truck leakage or effluent from truck washing goes directly into the site drainage.

- **The building is too small**
  - There's not enough space for meeting, training, living, and offices.
  - Inadequate storage for supplies, personal protective equipment, fire department records, HIPAA records, training materials, turnout gear, supplies, hose, equipment or contaminated items, and building maintenance supplies.
  - There's no mechanics' workspace for servicing equipment.
  - There is no physical training space.
  - There is no EMS office where sensitive, private paperwork can be prepared in compliance with HIPAA.
  - Rest rooms are too few in number, not handicap accessible, and do not comply with the current Plumbing Codes.
- **The building has other safety issues**
  - Public access to current building leads directly into secure portions of the building creating safety & security concerns.
  - There is no sprinkler system.
  - There is no proper security system.
  - Cross contamination possibility is very high.
- **The building is not energy efficient**
  - The building is significantly under-insulated, reflecting 1968 energy costs.
  - The heating and cooling systems are antiquated and are not energy efficient.
  - The facility does not meet current NYS Energy Code.

Facility lacks adequate storage for operational and maintenance equipment and supplies

A partial list of problems [**Station #2**]:

- Originally built in 1987 the station has several critical problems.
- **Two buildings have led to duplicated services**:
  - A consolidated station would allow personnel to always know what facility to respond to and allow greater flexibility of apparatus deployment options.
  - Separate facilities have duplicated spaces that would be largely eliminated in a consolidated station.
- **The building poses health problems due to recurring mold.**
  - Water intrusion has been an ongoing problem at Station #2.
  - The building was contaminated with black mold due to moisture retention in the building from uncontrollable ground water. Mold removal occurred in 2012 and fans were installed to help remediate the problem. However, the mold came back within a year.
- **The building and site are too small**:
  - Station 2 was built solely to house apparatus and was not intended for personnel.
  - There is no administrative space and storage space is minimal.
  - There is no Decon or SCBA.
  - There are no bunk rooms, day room, or kitchen.
  - There is only one small bathroom.
  - The building is not ADA compliant.
  - There is no parking.
  - The site cannot accommodate an addition



Q: Why do we need facilities for volunteers?

A: Our volunteer emergency responders save the taxpayers over a million dollars each year over the costs associated with an all-paid department. Our unique mix of paid and volunteer firefighters allows for quick response times from on-staff personnel and maximum manpower from volunteers when needed. The support spaces that provide for the volunteers encourages membership and participation and are an extremely cost effective solution to staffing requirements. Space for volunteers in the building promotes occupancy at the building and therefore quicker response times for large emergency calls.

- Without the volunteers, the taxes for paid fire protection would increase significantly.
  - Without the volunteers it would be necessary to add 15 career firefighters, costing residents more than **$1,300,000 per year** for salaries and benefits.

Q: How big is the facility?

A: The proposed consolidated facility is 26,200 square feet which includes 1,800 square feet of storage mezzanine. This is not especially large for a modern combination fire facility. As part of the objective evaluation process, the designers compared the proposed facility to a database of over 300 fire stations built in North America in the last five years. Combination career/volunteer facilities ranged from 9,100 to 33,200 square feet.

Q: How was the size, scope and location of the proposed station determined?

A: A detailed programming process was conducted which takes many factors including the following into account:

- Operational and response needs
- Support spaces associated with response
- Active and classroom training
- Industry standards, recommendations and regulatory requirements such as:
  - National Fire Protection Association (NFPA)
  - Federal Emergency Management Agency (FEMA)
  - Occupational Health and Safety Organization (OSHA)
  - Building Code of the State of New York
  - State "Essential Facility" and Federal "Critical Facility" requirements
  - Americans with Disabilities Act. (ADA)
- Administrative needs
- Building Systems and infrastructure
- Overlapping uses and value
- Firefighter and Public Safety
- Stakeholder input
- Public input

Q: Who was involved in the process and what did they do?

A: The proposed project is the result of over seven years of careful discussion and study. In 2007 a committee was formed to look at the Department's current facilities and future needs. The committee was made up of members of the Fire Department and representatives from the Village of Manlius and the Towns of Manlius and Pompey. Participation has also included the Public through public forums and meetings.

- Various studies have been completed, each looking at the Manlius Fire Department's needs and facilities. The studies have concluded that there are significant problems with the existing facilities and that the station should be built in the vicinity of Route 92 and Enders Road.
- Options for everything from renovation, renovation/ addition, consolidation and new construction were considered.

Q: Why not conduct renovations/ additions to the existing stations?

A: This option has been explored extensively and was found to not be practical or feasible.

- Both sites are inadequate for any meaningful additions that would address the most critical problems with the existing facilities.
- A new facility will save money
  - A single new facility designed specifically for today's operational requirements will be smaller and more efficient than two existing facilities altered to accommodate the program needs.
  - A new building can be financed over a longer time period reducing the annual tax impact due to financing costs. – NYS allows 25 to 30 years for new construction but limits financing for renovations to 15 years.
  - Maintenance and operations costs for two renovated stations would exceed those of a single new facility.
  - The existing station properties could be sold to help offset the cost of the new station.

  - If the stations were renovated there would need to be arrangements to house apparatus, personnel and administrative functions in temporary facilities on or off site. Costs for this are generally in the hundreds of thousands of dollars.
  - New facilities generally save contingency costs related to unknown conditions.
- Addition/ Renovation would not solve all problems.
  - At their cores Station 1 will still be 47 years old and Station 2 nearly 30 with the inherent issues associated with buildings of that age.
  - Working around the existing inefficient layouts and site will result in larger facilities that physically will not fit on the sites.
  - Water/mold issues at Station 2 are likely to still be a problem as recent remediation attempts have shown.
  - Traffic congestion, parking space, and training space would remain issues at Station 1.
  - Responding from two stations would continue to make it difficult to coordinate the equipment and personnel needed to most effectively manage a response. A single station can allow for less apparatus.

Q: When would the new station be ready?
A: Construction would start in the fall of 2015 and be completed by the end of 2016.

Q: Why propose this project now?
A: The need to modernize the fire station and improve safety and meet current codes and standards has existed for many years. The building committee has carefully explored economical solutions to these needs and feels this is an appropriate time to pursue a project.

- Interest Rates remain favorable in the current economy.
- All indications are that construction labor prices will continue to rise as they have for the past three years. By buying soon, greater value is possible.
- We have a unique opportunity to take advantage of favorable commodity prices, especially crude oil which has a significant impact on construction materials cost.
- Onondaga County construction marketplace is still favorable for competitive bidding.