



Firehouse Improvement Project

Glenville Hill Fire District #8

September 2021

What is the Firehouse Improvement Project?

The Board of Fire Commissioners over the past several years has reported on their analysis of the functionality of the existing firehouse, built in 1955. The District has worked to comply with new regulations to provide essential life and safety services with limited resources. Unfortunately, there remain several NYS and Federal deficiencies in the building that result in safety concerns. Upon receiving a critical infrastructure review, the Board of Fire Commissioners engaged expert engineering guidance to provide for an up-to-date, compliant, safe working environment for both the District's equipment and the volunteer firefighters who serve us every day.

As reported in past newsletters, District Commissioners, together with volunteer Company members and now with the support of Delaware Engineering, are in agreement that the District does not need, require or want an overly expensive replacement firehouse. Our goal is to make the firehouse safe for our volunteers, secure our expensive fire and rescue apparatus, and strengthen our connection to the community (by providing a community room and amenities where residents can host community events) through the construction of an addition to the existing building. The Commissioners are in the process of preparing a proposal for residents of the District to consider and hopefully support. The proposal will be based on both long-term cost effectiveness and providing both residents and volunteer firefighters with safe and modern resources. Once the proposal has been finalized and costs are estimated, the Fire

Commissioners will be conducting extensive public outreach to make certain that everyone in our community has the opportunity to review the plan and ask questions of the project. As part of the process, we will conduct public forums and hold other informational meetings. Once the community has had ample opportunity to review the project and have their questions and concerns addressed, a district-wide vote will be scheduled on the proposed addition.

Why is this Improvement Project Needed?

Our 66-year-old building has served its purpose but is now operationally deficient and places our volunteer firefighters in potentially hazardous situations. The building is no longer code compliant (for example handicapped accessible) and lacks a safe amount of apparatus to gear space. Building tours will be conducted for District residents to visualize the deficiencies. Additionally, the existing firehouse has a number of maintenance needs that must occur and will be performed as part of a larger improvement project.

FIRE COMMISSIONERS

WILLIAM BENOSKY, CHAIRPERSON

ARMAND CANESTRARO, VICE CHAIRPERSON

DIRK FRANCOIS

THOMAS McLAUGHLIN

JAMES MACFARLAND

Firehouse non-emergency number (518) 377-3002

Fire Company Vacant Land Transfer to District Update

The GHFD Fire Company has completed their donation (\$1.00) and transfer of 28 (+/-) acres of vacant land surrounding the existing firehouse and picnic pavilion to Fire District residents. This affirms the Company's continued commitment to the Fire District residents. This donation was necessary to provide the district the land upon which to expand the firehouse. We thank the Company for their investment!

How Much will the Firehouse Improvement Project Cost?

Firm project costs have not yet been determined. After having developed an improvement "concept" which provides for an addition to the existing structure (vs. a tear-down/new firehouse scenario), the Commissioners must now engage an architect to provide greater project detail which allows for accurate cost estimating. A 3rd party estimator with specific firehouse construction experience will assist in this critical step.

How will the Firehouse Improvement Project be Paid For?

Like all District residents, Company firefighters are also taxpaying members of our community and the Board of Fire Commissioners will work to keep the taxes associated with the project to a minimum. In order to achieve our project goal of making the firehouse safe for our volunteers, secure our expensive fire and rescue apparatus, and strengthen our connection to the community, we are seeking state and federal grants, as well as bonding the project at historically low interest rates. However, in order to apply for local, state and federal assistance, we must have a District resident approved project. This request for funding on a project already approved is necessarily a chicken/egg proposition. What will be presented to District

voters then, must be a full cost project that grant monies will reduce the debt upon.

The formula for determining individual taxpayer cost on a project is:

Total amount to be bonded + interest =
Total Debt Service ÷ Term of bond (# of years) = **Annual district payment** (This assumes even annual principal & interest which is typical)

Annual district payment ÷ district total taxable assessed value (value of all of the property in the district) = **cost per \$1.00 of assessed value**

Cost per \$1 of assessed value x assessed value of individual property = individual homeowner's additional annual cost for the building addition project

Facts about the Firehouse Improvement Project

- Erect a cost-effective structure/addition to be built on the East side of the existing building.
- Provide a necessary decontamination area for firefighter gear/equipment - Removal of asbestos in the existing building.
- Re-configure existing firehouse bays into community room meeting/training space.
- Provide an area allocated to critical functions such as space for turnout gear, gear washing and drying, storage, and toilet and shower facilities that will reduce toxic material exposure.
- Removal of siding on existing tower covering the historic original lookout windows.
- Handicapped accessibility.
- Replace the existing garage bay doors with windows and single-entry door leading into the community meeting space.

Present Town of Glenville Fire District Tax Rates/Budgets 2021

<u>Fire District</u>	<u>Tax Rate*</u>	<u>Annual Budget</u>
FD4 Protection (Village)	\$3.243986	\$481,145
FD5&9 Beukendaal	\$2.547217	\$663,385
FD2 Alplaus	\$2.073863	\$399,469
FD6 West Glenville	\$1.966944	\$152,836
FD7 Thomas Corners	\$1.503391	\$664,000
FD8 Glenville Hill	\$1.445048	\$171,049
FD3 East Glenville	\$1.341759	\$845,800

*Per \$1,000 of Taxable Value

Existing 1955 Firehouse and Present Day Apparatus



What Happens Next?

The Fire Commissioners have recently engaged an architect, H2M Architects and Engineers of Latham NY for a variety of services relating to the firehouse improvement project. H2M is a recognized leader and specialist in the field of public safety building assessment, feasibility and design, winning numerous design and engineering awards. The services they will provide includes an operations-based program, physical building assessment, site evaluation, codes and requirements analysis, SEQR and SWPPP, energy efficiency and sustainability, schematic site design, schematic building design, cost opinion, value consulting, as well as conducting meetings and presentations for District 8 residents to completely understand the project and have any questions addressed. As plans continue to progress, the District will keep

residents increasingly informed on details of project plans, project costs, public information forums and meetings and ultimately, a referendum. While more newsletters are planned, an electronic format will allow for timelier and cost-effective information flow. The final electronic format has not yet been determined, a dedicated District website and/or Facebook page are the likely choices - Stay tuned!

Firehouse Improvement Project Advisory Group Meeting

A small group of eight District residents, which represented a cross-section of the district's demographic make-up, toured the existing firehouse and review the proposed future apparatus addition improvement project.

Topics discussed included the safety of our volunteer firefighters, contaminate issues, adequate equipment space, standard vs. custom built apparatus (to fit existing building) replacement apparatus in future being less costly. They reviewed existing building deficiencies, proposed design details and rationale "renovation, addition vs. tear down" concepts. The group was asked for input whether the proposed project appeared logical and did it make sense to continue. They were asked if they had any better ideas after reviewing the project, and if Fire Commissioners were on the right track for the future of GHFD8.

Also discussed were cost and funding sources using details that were available at this stage of the improvement project. The advisory group unanimously agreed the plan was reasonable and well-thought-out. Each indicated their willingness to assist in the future when project details and financials are further along.

Glenville Hill Fire District #8
Firehouse Improvement Project
Update



Glenville Hill Fire District #8
1086 Church Road
Glenville, NY 12302

