



The Village of
Saranac Lake
New York

Emergency Services
Facilities Assessment
(ESFA)



September 24, 2012



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AES Project No. 3641

Village of Saranac Lake, New York
Emergency Services Facilities Assessment

Prepared for and Presented to:

Mr. Clyde Rabideau, Village Mayor

Mr. Thomas Catillaz, Trustee

Mr. Elias Pelletieri, Trustee

Mrs. Barbara Rice, Trustee

Mr. Paul Van Cott, Trustee

Mr. John Sweeney, Village Manager

Mr. Jeremy Evans, Community Development Director

Mr. Charles Knoth, Village Attorney

September 24, 2012

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Section A

Executive Summary

1. INTRODUCTION

AES Northeast (hereafter 'AES') was engaged by the Village of Saranac Lake, New York (hereafter 'Village') in summer of 2009 to conduct an assessment of the emergency services facilities (hereafter ESFA, emergency services facilities assessment). This was to include the Fire Department, Rescue Department, Police Department, and Village Court functions; and at one time there were some very preliminary discussions about including the Village government offices. The current Fire and Rescue Department is located at 100 Broadway and the current Police Department is located at 3 Main Street. The Village court is currently located at 39 Main Street in the Harrietstown Town Hall.

The purpose of the ESFA was to assess the adequacy of the emergency services facilities to enable planning, funding and other pursuits of these services for the Village. The ESFA was prompted by several years of concerns from various representatives from these Village functions about aging and inadequate facilities to support these critical services for the community into the future.

The ESFA was conducted over a period of a few years from 2009 to 2012 and resulted in the attached document entitled Village of Saranac Lake, New York "Emergency Services Facilities Assessment" (hereafter ESFA) dated September 2012. There was a significant pause in the study from 2010 until 2011 due to changes in administration, changes in the Village Board and to allow adequate time for studying alternative site locations for emergency services facilities.

The ESFA was prepared by David B. Whitford, Licensed and Registered Architect in the State of New York, and Principal Architect of AES Northeast. The ESFA involved several individuals representing the Village whom provided critical information and made major contributions to it, as follows:

- Mr. John Sweeney, current Village Manager
- Mr. Martin Murphy, former Village Manager
- Mr. Jeremy Evans, Community Development Director
- Mr. Don Duso, former Fire Chief
- Mr. Brendan Keough, current Fire Chief
- Mr. Rick Yorkey, Fire Department Representative
- Mr. John Derby, Fire Department Representative
- Mr. Bruce Nason, Chief of Police
- Mrs. Carol Pickreign, Court Clerk
- Judge Chuck Bell, Court Justice

The ESFA evolved from 2010 to 2012 as some significant changes occurred in the Village functions and the Village Board and Administration decided to eliminate the court system from the Village jurisdiction. Thus the court facilities, located in the Harrietstown Town Hall were eliminated from the study. In addition, the Village decided to vacate and lease the original Village government facility located at 3 Main Street and relocated the Village government offices to the Harrietstown Town Hall located at 39 Main Street. The Police Department currently remains at the 3 Main Street location but there is a limit to their tenancy and **alternate facilities will be needed in the future.**

2. EXISTING FACILITIES

In 2009, several interviews were conducted by AES with various representatives of the emergency services departments (i.e. fire, rescue, police and court). The representatives from these Village Departments outlined the deficiencies of their respective facilities, outlined overarching goals of these Village functions and generally provided insight to the future facilities needed to sustain these Village functions and services into the future. The information collected from these representatives is contained in the following report.

AES also conducted some physical (building) condition surveys of the current fire and rescue station to assess the aging fire station's ability to be renovated. The results are contained in the report section entitled "Existing Facilities". It is our professional opinion the existing fire station is suitable for renovation and its life expectancy can be extended 25 to 50 years. It will require substantial renovation but the basic structure is sound with some exceptions. No physical (building) condition surveys were conducted of the current police station.

3. FACILITIES PROGRAMMING

During our key interviews with Village staff, AES assessed the existing facilities and determined the current and future space needs based on current and future staffing, current and future vehicles/equipment, and other factors. Estimates of space needs were quantified and this resulted in a quantification of net space needs, as well as unique building features to support their respective functions, vehicles/equipment, etc. This culminated in a total quantification of facilities space needs presented in Section D of this report.

There were a few major conclusions and goals that emerged from the ESFA after assessments and programming were completed, as follows:

- The existing facilities are not adequate for today's operations nor tomorrows. Over the years the operations of these Village functions has changed and the facilities no longer adequately support these functions. For example, the fire trucks sizes and quantities have increased substantially over the years and the facility will not house all vehicles and equipment. Some equipment and vehicles are stored at other locations which delays response time for emergencies.
- Vehicle and equipment access at the current Fire Station site is very constricted. Fire trucks and ambulances routinely must impede general traffic to exit and return to the Fire Station. Furthermore, parking at this site is very limited and inadequate during large functions and activities at this site. Consequently, major congestion on Broadway occurs due to "over parking".
- The Fire, Rescue, and Police Departments work together on a routine basis and there would be several benefits to sharing a facility, resulting in the efficient coordination of services to the community and facilities cost savings. This suggests that a combined central facility that consolidates these emergency services might be a preferred solution.

4. SITE LOCATIONS

Several site locations were considered during the ESFA but only current Village-Owned properties (with one exception). The general consensus from past and current Village administrations was to utilize existing Village properties for development while leaving private land available for future development and not reducing the tax base. The following presents a summary of the top 3 site locations seriously considered for emergency services facilities.

- The current Fire Station site at 100 Broadway
- The current Department of Public Works site on Van Buren Street
- 400 Broadway vacant site (near Saranac Lake Baptist Church)

The current Police Station site does not have adequate property for expansion and has now been leased by the Village as a rental property. Other sites were considered, such as the Armory on the outskirts of the Village and a small Village site behind Aldi's grocery store. These sites were rejected for various reasons as not suitable for development of emergency services facilities.

Another site was considered at the REA building on Depot Street, currently leased by the Village, solely for housing the Police Department. This building and site are inadequate/undersized and probably not suitable for a Police Department.

There is some administration consensus that 400 Broadway should be 'saved' for future private development and not developed by the Village. It is also outside the greater density of buildings and commercial activity. Also, currently the Village is storing earth soil fill materials on this site for future use and completing the reclamation process.

The Van Buren DPW site is very limited and not adequate for a large combined facility. The property is already consumed by (3) large buildings dedicated for the use of the Department of Public Works. Van Buren Street is also a dead end street that the Fire Department finds unsuitable for general access to the community in emergencies. Lastly, the site is constricted from development by the railroad on the south side. However, there are options to consider for limited development of some Village facilities by constructing an addition onto the current DPW facility. These sites and associated options are further graphically developed in Sections E and F of this report.

The current Fire Station site is very limited due to the size of the lot owned by the Village. It does not allow for any significant facility development. However, there are a couple strong factors that affect the viability of developing facilities at this current site.

- It is our interpretation that the fire and rescue administration firmly believe this is the best location from which to provide fire and rescue emergency services to the community. It is directly located in the 'heart' of the Village, close to the greatest populous of homes and structures, and highly visible.
- The current adjacent landowner (Home Energy Services (HES)) recently sold a strip of land to the Village for annexation to the Village Fire Station lot. If more land is available from HES behind the fire station, this would enhance the probability of facilities expansion at the current Fire Station site. Otherwise, expansion would not be feasible.

While each potential site location for emergency services has its advantages and disadvantages, the Fire Station site is the preferred location for a combined facility. It is located in the heart of the Village and highly visible. If more adjacent property is available, this increases the feasibility of expansion of the facilities, as well as improving parking and large vehicle access. It also creates opportunities for another emergency vehicle access point to Depot Street if a right of way could be gained through the property. There are also possibilities from another adjacent property owner (Hyde Fuels) that there may be another potential access via an undeveloped street behind the current fire station that also leads to Depot Street. It should also be noted that the existing sanitary sewer and storm sewer trunk mains traverse the area directly behind the fire station. These utilities impede the expansion and will have to be addressed.

If the Village pursues independent/segregated facilities for emergency services, then the DPW may be the preferred location for the Police Department while the Fire Department would remain at its current site, (if it can be expanded).

5. CONCEPT PLANS AND ESTIMATES

After the facilities assessment and programming tasks were completed, we were able to develop several conceptual plans for Emergency Services Facilities. Several options were considered at the various sites outlined above and six options were developed to provide the administration and Board of Trustees with a range of possibilities that provide various advantages and disadvantages, as well as various costs ranges, depending on the chosen solution. Graphic drawings were prepared for each of the six options and presented in Section F and G, including the cost estimates. A detailed design for each site/facility was not developed at this time until a final direction is selected by the Village.

Two overall schemes were developed to achieve the fundamental goals of the Emergency Services Facilities. Options 1 through 4 present conceptual plans for a combined Emergency Services Facility (one central facility including Police Department, Fire Department, Rescue Department). Options 5 and 6 present conceptual plans for segregated Emergency Services Facilities by separating the Police Department (as it currently exists) from the Fire and Rescue Departments.

One additional option for the Police Department was explored since the Police Department must eventually relocate from its current location/facility. This option considered an addition and renovation of the REA building located on Depot Street, next to the train station. This building is currently leased by the Village and unoccupied. We believe this structure may not be suitable for a Police Station and a separate report is available, outlining the issues associated with the REA building and site.

Lastly, preliminary cost estimates were developed for each of the Options 1 through 6 and presented in Section G of this report. These estimates are preliminary in nature because there is no detailed design to base them on, but do provide an order of magnitude to enable decision making. It is also noted these estimates are in present day dollars and escalation/inflation is not included.

6. SUMMARY

The following sections present the documentation that was developed over the past few years to complete the ESFA for the Village of Saranac Lake, as follows:

- Section B presents an assessment and evaluation of the existing facilities deficiencies, physical building condition and other information.
- Section C presents an outline of the facilities space needs for the foreseeable future to enable these Village functions and services into the future; and to meet current demands on these Village functions and services.
- Section D presents graphic drawings of the main site locations, the administration and departments believed to be the best locations for the Emergency Services Facilities.
- Section E presents conceptual plans of Options 1 through 6 for combined and segregated Emergency Services Facilities and the associated site development concepts for each.
- Section F presents preliminary statements of probable costs for each of the options presented in Section E, including development costs and other costs associated with individual options.
- Section G presents a summary chart depicting Options 1 through 6, the overall cost impact, and other critical or major issues associated with each option.

The final purpose of this report is to aid the Village administration and Board of Trustees in decision making and selecting a direction for the future of the Emergency Services Facilities.

Section B

Existing Facilities Assessment

A. Fire and Rescue Station at 100 Broadway

1. Introduction

The fire and rescue district covers approximately 622 sq. miles, including the fire district of 200 sq. miles (approximate).

The Fire Department Building was originally built in 1891 and consists of two stories plus a basement totaling 10,339 SF. (Basement = 2,033, First Floor = 6,273, Second Floor = 2,033) There was an addition built in 1964 and some brick repairs in 2007 due to a major crack in the east and north side. There is a crawl space under the addition, (approx. 58' x 73' footprint). A 40' wide strip of land was purchased behind the building to increase the lot depth. The parking lot accommodates approximately (8) vehicles and is very inadequate because there are about (40) members and there is no parking across the street, (per NYS DOT requirements). There was a fire in the back of the building around 1968 which extended through (3) stories (originating at the neighbors building). Char damage is still visible. In the early 90's, steel beams were added in the basement because the floor was beginning to fail (cave in). The basement is currently used for storage for major equipment, (i.e. Electric Cars, Tractor, Hovercraft, and Boat). Due to water seepage, floor drain piping was added but water still drips through the floor and has caused electrical shorts in the system. The floors are not sloped for drainage. Around 1964 an oil fired boiler was installed and a 1,000 gallon oil tank located in the crawl space. There is a generator on site and it is powered by propane. The Fire Department would like to buy a tanker within five years; however, currently there is no storage space and there is also an issue with the weight on the floor, it may not be adequate. Other spaces/systems in the fire station includes:

- First Floor Training Room: (rated 70) is adequate for (40) members. Used for regulatory meetings, trainings, and some board meetings.
- Second Floor: Day room; radio room; sleeping quarters (24 x 7 (2) on duty at all times); lounge; small kitchen; Not Handicap Accessible.

Electrical system updated in 2003-2004 – New panel.

2. Fire Department Facility Deficiencies

The Fire and Rescue Station age and condition is deteriorating. There are many building condition deficiencies, such as poor ventilation, structural issues, lack of adequate vehicle space. There is no proper apron space for parking emergency vehicles in front of the garage and many other issues.

- Currently, there is no room for the ATV's (used for forest fires and remote rescues).
- There is an ATV trailer in the back that is not always accessible.
- The Marine Boat will not fit in storage and has to be stored at Crescent Bay Marina.
- The 1942 Parade Truck is stored at the Village Shop; there is no where else to keep it.
- The existing metal stairs on the addition are severely deteriorated and need to be replaced.
- There is no space/apron in front so vehicles need to park parallel and this obstruct access to bays.
- Emergency vehicles are stacked in bays and not always accessible. ISO Rating; 6 Village; 9 Rural; (1 Best; 10 Worst).
- Lighting is not adequate.
- There are no air drops for vehicles. Must wait for Vehicle 30 Sec – 1 Min. for air systems to pressurize.

- In Bay No. 2, vehicles need to be moved in order to wash, etc.
- The original intentions of Bay No. 3, was for a Police Department.
 - Added Overhead Door.
 - Only small Ambulances can be parked; larger vehicles will not fit.
 - The vehicle needs to be moved in order to access the dive cabinet.
- Toilets are not Handicap Accessible.
- Medical Supplies storage is not adequate.
- Fire Chief's Office too small (4 people plus secretary; records storage, and gear).
- Hose tower obstructs egress to other bays.
- Certain vehicles only fit in certain bays. Vehicles must be coordinated. There is no flexibility with limited bays.
- No separate gear room (gear stored in Fire Chief Office).
- No laundry room.
- No Decon room (to remove/decontaminate hazardous materials from gear and personnel)
- No central exhaust system to run and connect vehicles. Vehicle exhaust permeates all spaces including second floor. Vehicle exhaust fumes migrate into the second floor which is a health hazard.
- No sprinkler system.
- Structural capacity of floor may not be adequate for new tanker.
- There is no dedicated wash bay.
- No elevator to basement and second floor.
- The fire alarm and detection was installed around 1964; this needs updating, there is inadequate coverage / devices.
- There is a radio room upstairs; however it would be better if it were on the first floor to manage responses.
- The 911 system is not integrated with other municipalities and counties.
- Building is not insulated properly. There is a lot of heat loss with the overhead doors.
- Second floor occupied areas are not handicap accessible.
- No other bays available for future vehicle acquisitions.
- Separate facilities for male and female staff or volunteers are not available.

3. Preliminary Building Condition Survey

1. Parapets and Masonry – Some Rehab / Some Deterioration; West Wall – CMU Damage from Salt; Various Masonry Repairs (Brick and CMU); All brick masonry should be rehabilitated (if building is salvaged).
2. Multiple Roof Replacements over the year; 8-10 years old; lots of patches/leaks, there is only one drain on addition and it clogs, then roof floods.
3. Rescue Bay – Floor Pitches to Back. Needs Resurfacing.
4. Most of Electrical has been replaced over the years.
5. Overhead door thresholds leak into the basement – Some damage.
6. Boiler – 1965 – 47 Years; Fan coils in bays > 25 years. All should be updated if building is salvaged.

7. Fire damage in basement; Water damage in first bay; Wood frame floor in first (original) bay will not last 10-20 years. This floor should be reconstructed / replaced.
8. Plumbing is CI, CU and PVC; water is copper. Mostly ok.
9. Hazmat Materials: Some; Kitchen floor tile – Probably ACM Tile. Transite Board in Basement Stairway.
10. Generator – 1998 is too small. Need much larger generator.
11. Energy Efficiency – Need to insulate exterior walls and roof, replace windows, and overhead doors.
12. ADA Accessibility – No elevator to second floor; Upper and lower main street levels not accessible (internally).

4. Vehicle/Large Equipment Inventory

- (1) Parade Truck – 1942 Pumper
- Tractor
- (4) Electric Cars (Including 1 at Police Station)
- (1) SCAT / Hovercraft
- (3) Ambulances (2 Small; 1 Large)
- (3) 1,000 Gal/Min. Pumper Trucks
- (1) Mini-Pumper Truck – 500 Gallon
- (1) Utility Truck with Boat on Top
- (1) Snorkel Ladder Truck (Largest Fleet Vehicle)
- (2) Boats (marine 1 and 2) on Trailers
- (1) ATV and rescue toboggan in trailer

5. Fire Department Preliminary Needs Assessment

- Adequate size and quantity of large vehicle bays for trucks, ambulances, boats, ATV, etc.
- Large vehicle yard space for turning, parking, and backing into station.
- Sleeping quarters, day room, lounge, kitchenette.
- Radio room, gear room, laundry room, and decon room.
- Fire Chief, officers, and secretary's office(s).
- Medical supplies storage.
- Adequate parking for members and trainings.
- Adequate parking and driveway space for all large vehicles.
- Meeting/training room.
- Hazmat storage.
- Records storage.

B. Police Station at 3 Main Street

1. Introduction

The Police Station was converted and renovated in 1999, including an addition on the back of the Village Office Building at 3 Main Street. This consists of a one-story structure with a partial basement and crawl space. The gross usable area of the main floor is 2,970 sq. ft. The Police Department currently occupies 2,374 sq. ft.

There is no garage to store emergency vehicles and protect them from the elements for emergency response; Many deficiencies in spaces; No separation of public and non-public areas in the Police Station, which is a significant security issue and confidentiality issue; In addition, the Police Department should be in close proximity to the court system.

2. Police Station Facility Deficiencies

- There is no garage for vehicles: (Vehicle Inventory: 1 electrical car; 3 patrol units – cruisers; 2 utility vehicle trucks); (4) minimum in garage, all if possible (Tahoe, Crown Victoria, Durango – preferably one additional unit in the next five years).
- Cold storage shed for cones, bikes, barricades, etc. is too small.
- There are no public restrooms.
- Separate locker rooms from toilets (currently combined and dysfunctional).
- Kitchenette space is inadequate and there is no break room.
- There is no gun holding room: Currently they use a cabinet for more non-lethal weapons or patrol rifles and ammo is in cabinet in the Sergeants Office. Extra ammo cannot be stored and is stacked in office.
- Windows and doors are all secure except for the Police Chief's Office. (There are no security bars to prevent entry thru window).
- There is no booking room for interviews, DWI's, fingerprinting. Needs to be secure and next to cells.
- There are no interview rooms with table and chairs.
- Currently there is one small Sergeants Office which needs to be bigger to accommodate three staff and one future staff. It is too small and congested.
- The current Sergeant area is inadequate and needs to have separate file cabinets and 4 workstations.
- There is no secure room for personal found property.
- The evidence vault is currently too small, needs to be bigger.
- There is no conference / training room – (Need to fit 20 – 25) people for classroom training, manual training, news conferences or press releases.
- HVAC system is not balanced (hot and cold areas).

Both Fire and Police respond to fires and emergencies; interaction between the fire and police departments is daily and the coordinated effort is common, but not efficient because of separated facilities.

3. Police Station Preliminary Needs Assessment:

- Secure segregation of public and non-public areas.
- Adequate reception area.
- Lab room for processing fingerprints and evidence.
- Dispatch/radio room.
- Supply area / room for office supplies and police items.
- Visibility on one level (on Ground Floor Level is important for overall supervision and monitoring of floor)
- Need Generator for full-time 24/7 operations.

- Cells (4) currently work well.
- Currently (12) officers plus Police Chief and one Part-Time Civilian. There are only two desks which are currently shared and one using five computer workstations. There are four people on duty at a time; PD needs four (minimum) desks/workstations plus the Police Chief (Plus Sergeants Room and room to receive complaints). Staff will increase but will share space. There are/will be a total of 15 – 16 officers plus Police Chief.
- Vestibule – Secure, reception.
- Current location – Good and visibility not important. Parking is adequate except for unusual events.

Probation office needs to be near drug testing, etc. (currently panic button). (This is located on second floor of Village Building)

Section B Photographs

Existing Fire and Rescue Station at 100 Broadway



Existing Fire and Rescue Station at 100 Broadway



Existing Fire and Rescue Station at 100 Broadway



Existing Fire and Rescue Station at 100 Broadway



Existing Fire and Rescue Station at 100 Broadway



Existing Police Station at 3 Main Street



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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE APPROXIMATE AND MAY VARY FROM ACTUAL FIELD CONDITIONS. FLOOR PLANS ARE INCOMPLETE.

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
FIRE DEPARTMENT & RESCUE SVCS. FIRST FLOOR PLAN

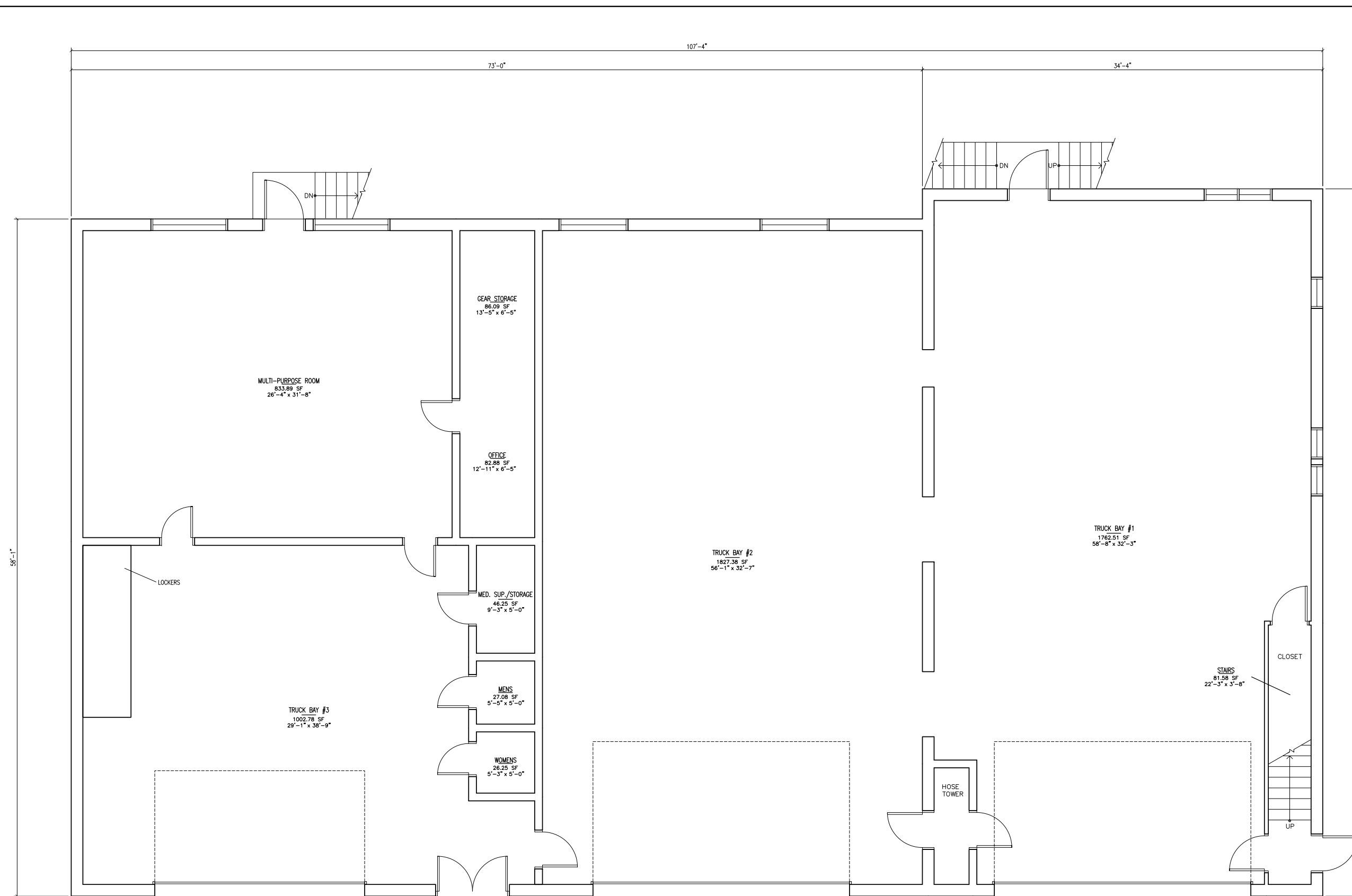
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.

A-101



1ST FLOOR
 6322.91 SF
 60'-8" x 107'-4"

EXISTING FLOOR PLAN - GROUND LEVEL
 1/4" = 1'-0" 6274± SQ.FT.



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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:
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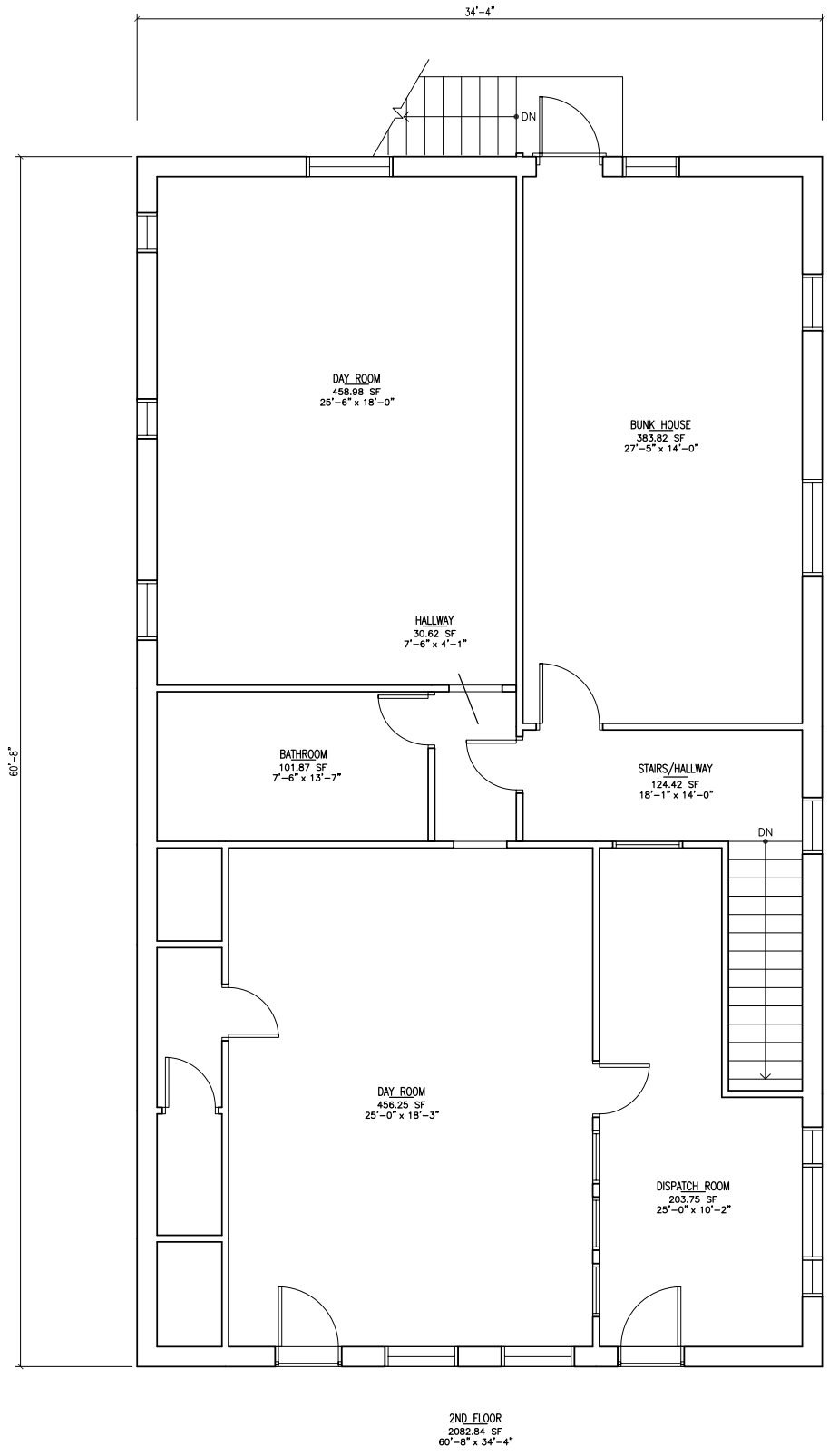
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 VILLAGE OF SARANAC LAKE
EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
FIRE DEPARTMENT & RESCUE SVCS. BASEMENT AND SECOND FLOOR PLAN

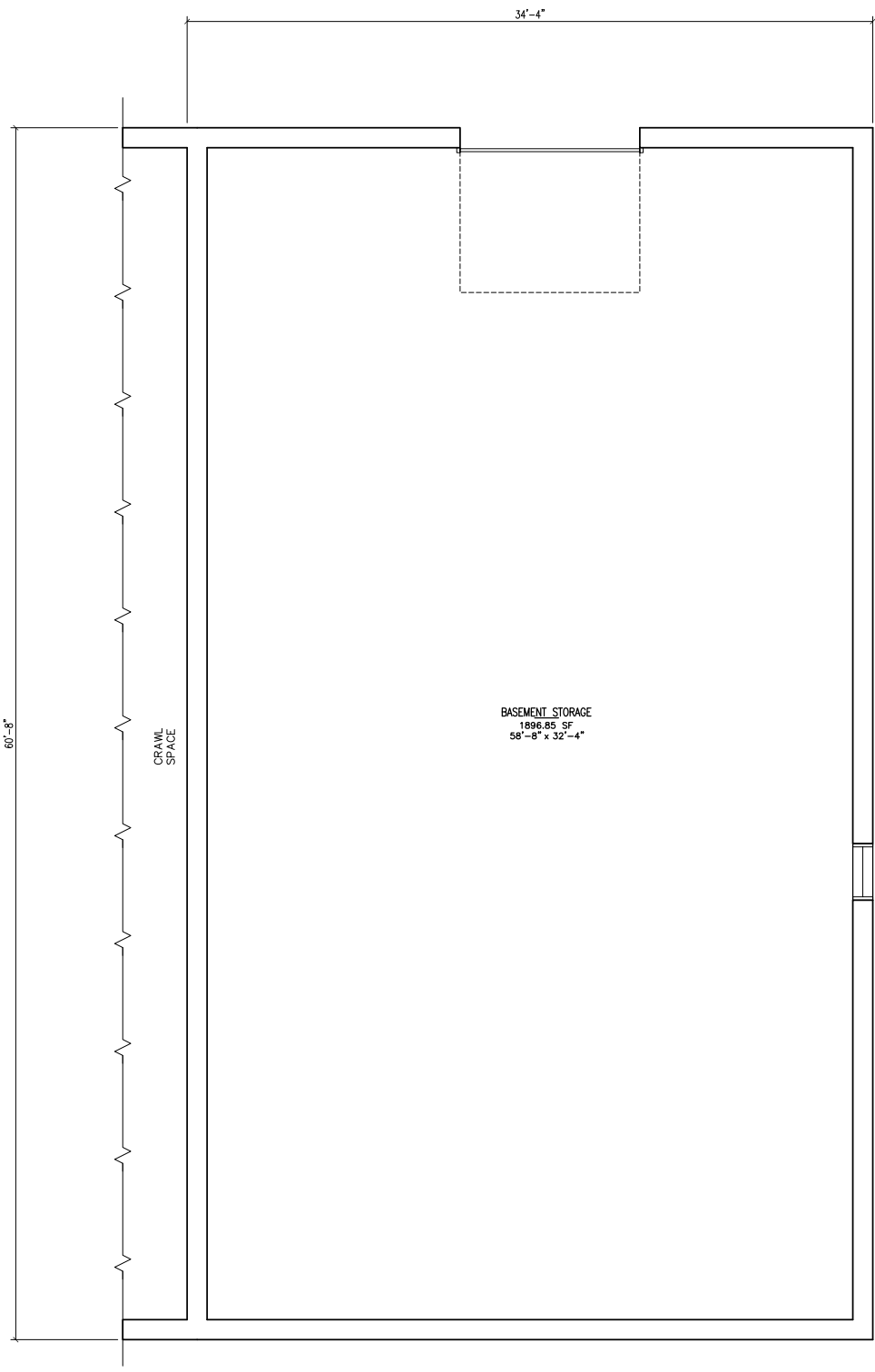
REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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DRAWING NO. **A-102**



1 EXISTING FLOOR PLAN - SECOND FLOOR
 A-102 1/4" = 1'-0" 2024± SQ.FT.



2 EXISTING FLOOR PLAN - BASEMENT
 A-102 1/4" = 1'-0" 2024± SQ.FT.

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NOTES:

1. ALL DIMENSIONS AND AREAS ON THIS PLAN ARE APPROXIMATE AND MAY VARY FROM ACTUAL FIELD CONDITIONS. FLOOR PLANS ARE INCOMPLETE.
2. PARTIAL FLOOR PLAN OF HARRIETSTOWN TOWN HALL FIRST FLOOR.

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

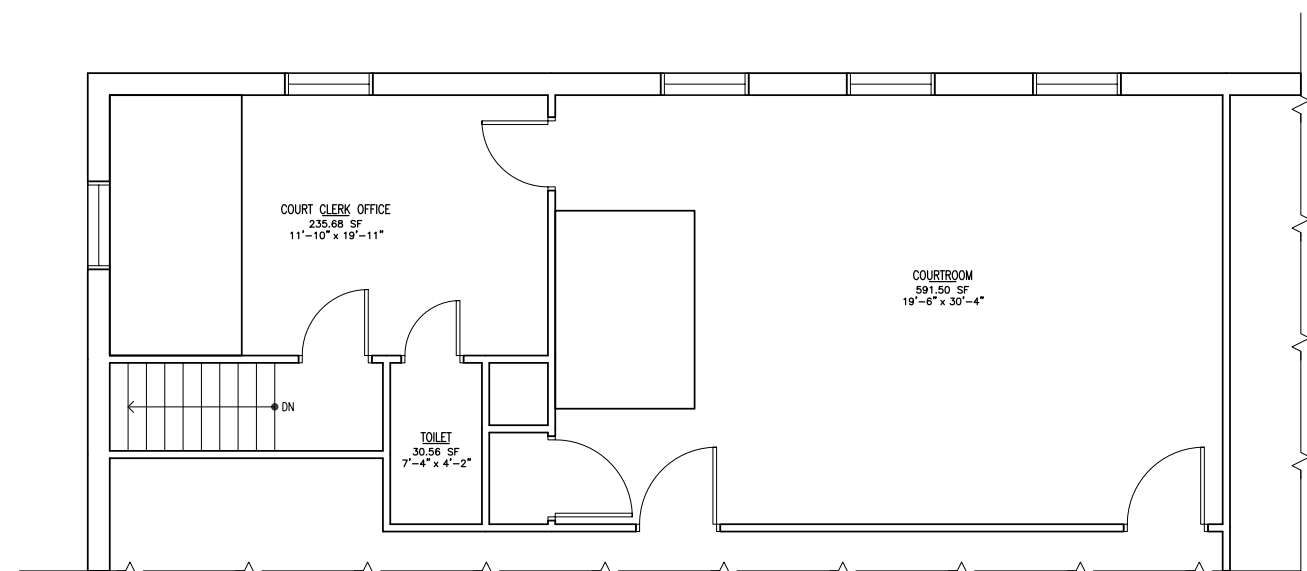
VILLAGE OFFICES, COURTROOM, & POLICE STATION PLANS

REVISIONS

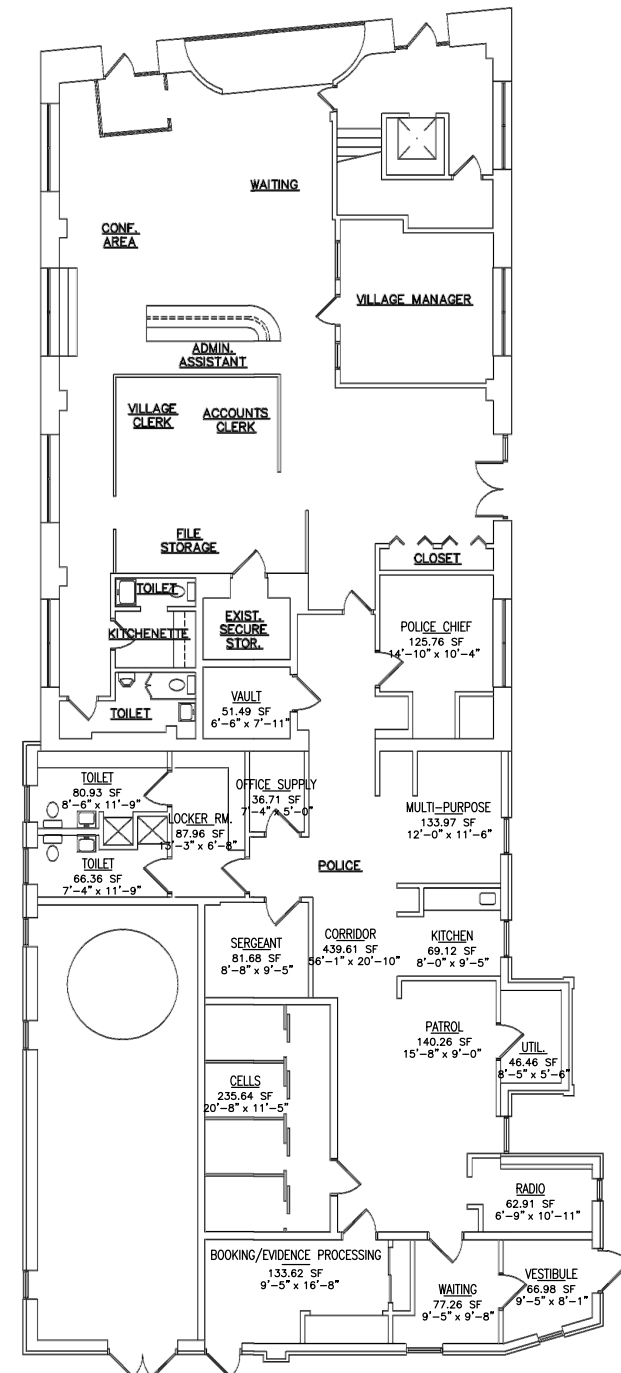
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.



1 EXISTING SCHEMATIC PLAN
 A-103 1/4" = 1'-0" APPROX. 875 SQ. FT.



2 EXISTING SCHEMATIC PLAN
 A-103 1/8" = 1'-0" APPROX. 2,374 SQ. FT.

SECTION C
VILLAGE OF SARANAC LAKE
EMERGENCY SERVICES FACILITIES ASSESSMENT
AES PROJECT NO. 3641
30-Mar-10
Revised July 10, 2012
Architectural Program (Space Needs and Major Building Features)
(Yellow Highlighted Spaces Could be Shared)

Item	Description of Space	No.	Width in Ft.	Length in Ft.	Net Area in Sq. Ft.
A. Police Station					
1	Garage - Four / Five Bays, 50° heated garage, direct access to booking room, separate first bay from others "sallyport"	5	12	24	1,440
2	Cold Storage - Needs to be secure, connected to bays, convenient to bays and vehicles.	1	12	24	288
3	Public Toilets - One Unisex - Accessible	1	8	8	64
4	Staff Toilets - Separate male and female; connected to locker room, larger male toilet.	2	12	24	576
5	Locker Room - Separate male and female, showers (probably), larger male locker (14 +2 female), bench.	2	12	24	576
6	Kitchen/Break Room - Could be shared (possibly) with fire/rescue, need notification system, Must be separate and secure from police station, appliances - sink, refrigerator, and microwave, if shared, will need full kitchen, table, and chairs.	1	12	24	288
7	Gun Holding Room (Weapons Storage) - Secure locked room; Ammo, supplies, firearms; Rifle cases, pistols, shotguns; Non-lethal weapons; shelves and cases; Workcounter for firearm maintenance; Stack boxes of ammo 10-20 cases; Fire rated room and door.	1	10	10	100
8	Booking Room - Secure and direct access to cells; Equipment - breathalyzer, finger printing, photograph; Bench, fixed, NO tables and chairs; Sink for decontamination (working with chemicals); Cabinet for storage of documents and supplies; Datamaster, printer and similar solutions.	1	12	12	144
9	Interview Room - Camera; Tables and chairs; Two/Three people; NO viewing windows; Soundproof walls.	4	10	10	400
10	Evidence Processing Room - Near evidence vault; Work room; Fingerprinting (chemicals); One/Two officers; Processing evidence; Work counter; Small fume hood.	1	10	10	100
11	Evidence Vault - All evidence; Weapons, drugs and all documentation; Guns, drugs, money, in another secure cages/cabinets; Need ventilation (prevent mold, etc.); Temperature controlled; Some evidence kept up to (15) years; Short and long-term storage if no alternative storage is available; Items currently stored elsewhere.	1	20	20	400

* NET - Add 20 - 25% for common space/construction

12	Sergeants Office - Three / four staff; One common desk; Maybe one draw / officer (four drawer cabinet?); Interviewing; Two visitor chairs; Two bookcases; One computer workstation.	1	12	20	240
13	Multi-Purpose Room - Possibly shared space; Training, conferences, manual training, new conferences; 20 - 25 people max.; Dividing/folding wall; Computer, projector, screen, and large table and chairs; foldable chairs and table to allow training.	1	15	25	375
14	Vestibule - Secure locked door.	1	8	10	80
15	Patrol Area - Copier, fax, countertop; Three desk/workstations; Forms, books, computer at each station; Typical office workstation.	3	10	10	300
16	Radio Room - One person; Could be <u>combined</u> with fire radio room; Work counter, chair; Could be reception desk/window (if dedicated to police).	1	8	12	96
17	Police Chief Office - Flat screen on wall for viewing; Bookcases, file cabinets (2); One person, one computer; Desk and chair; Mini-conference area for four to five people.	1	12	20	240
18	Police Supplies / Equipment Closet - Cameras, radar gun, portable police equipment; DVR, tape measures; Fingerprint processing equipment; Secure storage; Surveillance equipment.	1	5	8	40
19	Cells - Four standard with commode; Possibly separate male and female; Monitoring cameras; Secure area - key out and key in; Access to plumbing (back). (+2' Behind and 4' in Front)	4	5	14	280
20	Office Supplies	1	5	8	40
21	Site Amenities - Impound area - (40 x 60 = 2,400 SF) Vehicle and large items; Evidence pod/container; parking (employee and police); Police vehicle parking directly adjacent to building exit.				0
22	Other Needs: Windows - Bars on all windows; Bullet resistant in vestibule. Doors - Special locs on certain doors. Cabinet for Personal Found Property - Camera, backpacks, skills, snowboards, clothing, disposed after mandatory waiting period; Telephone/computer network closet.				0
POLICE STATION SUB-TOTAL					6,067 *
<u>B. Fire and Rescue Station</u>					
1	Vehicle Bays - Uniform sizes; No stacking; Standard 14' OH doors; Ten bays for trucks/ambulances; Two boats storage; Another parking space SCAT and Tractor; 60' deep bays.	15	14	60	12,600
2	Wash Bay	1	14	40	560
3	"Bunk Room" - Sleeping Quarters - Beds (5); Direct access to bathrooms; Lockers (PD) 5; May separate gear lockers from sleeping quarters.	5	8	15	600
4	Bathrooms for "Bunk Room" - Male and Female; Showers, One Each; Toilets, Sinks.	2	8	12	192

* NET - Add 20 - 25% for common space/construction

5	Bathrooms for Volunteers - Separate for volunteering; Male and Female with shower, one each.	2	8	12	192
6	Day Room - Combine living and rec room; Furniture, TV, Games, Billiards; Volunteer computers; Ten people.	1	15	20	300
7	Kitchen - 24 / 7 for meals; Volunteers; Large enough to serve; Meals for fifty people; Close to day room; Close to multipurpose room.	1	15	25	375
8	Multi-Purpose Room - Trainings, manual trainings; Department meetings; Village Board meetings; Village meetings; Currently large room <u>not</u> big enough; Fifty members max.	1	20	40	800
9	Radio Room Dispatch - Close to "Bunk Room"; One to two people; Two systems (if police and fire combine); Work counter and two chairs; File cabinets and book; Wall maps / wall space; Computers (two); Room four cabinets.	1	8	12	96
10	Gear Room - Gear rack or lockers (5) oversize; Combined fire and rescue gear; Close to truck bays.	1	6	12	72
11	Gear Room Volunteers - Fifty members; Close to truck bays.	1	12	40	480
12	Laundry Room - Industrial washer and dryer.	1	10	12	120
13	Decon room - Emergency shower, floor drain; Patient plus two to three rescuers; Accommodates stretcher.	1	12	16	192
14	Fire Chief (3) and Rescue Chief (1) - Seven desks/workstations; Four file cabinets (3 + 1); Two computers; Secretary Desk/workstation and file cabinets; Copier, Future AMT shared office; Perhaps four people in office at a time; Currently nine file cabinets.	1	12	30	360
15	Medical Supplies Storage	1	10	15	150
16	Hazmat Storage - Oil, Paint, Diesel Additives	1	10	10	100
17	Records Storage - Fire proof room and door; Archive records (some permanent); File cabinets two or more; Fifty boxes.	1	12	12	144
18	Dive Gear Room - Close to gear rooms and vehicles; For ten sets of scuba gear; Possibly combined with gear room.	1	8	20	160
19	Site Amenities - Parking 30 - 50 (As high as 70); Large driveways; No parking in front of building; Dedicated parking for 10 +/- fire and rescue personnel.				0
20	Other Needs - Cascade system (filling all tanks); Ice machine freezer; Air drops; Power drops; Vehicle exhaust system; Sprinkler system; FA; Hose tower or hose racks; Floor drains every bay; 14' OH doors.				0
FIRE AND RESCUE SUB-TOTAL					17,493 *
GRAND TOTAL FOR ALL ENTITIES (NET)					23,560 *
GRAND TOTAL (GROSS)					28,272

Footnotes:

(1) Village Court Facilities were deleted by the Village

(2) Police Department recommends including space for Franklin County Probation Office

* NET - Add 20 - 25% for common space/construction

SECTION C

Village of Saranac Lake

Emergency Services Facilities Assessment

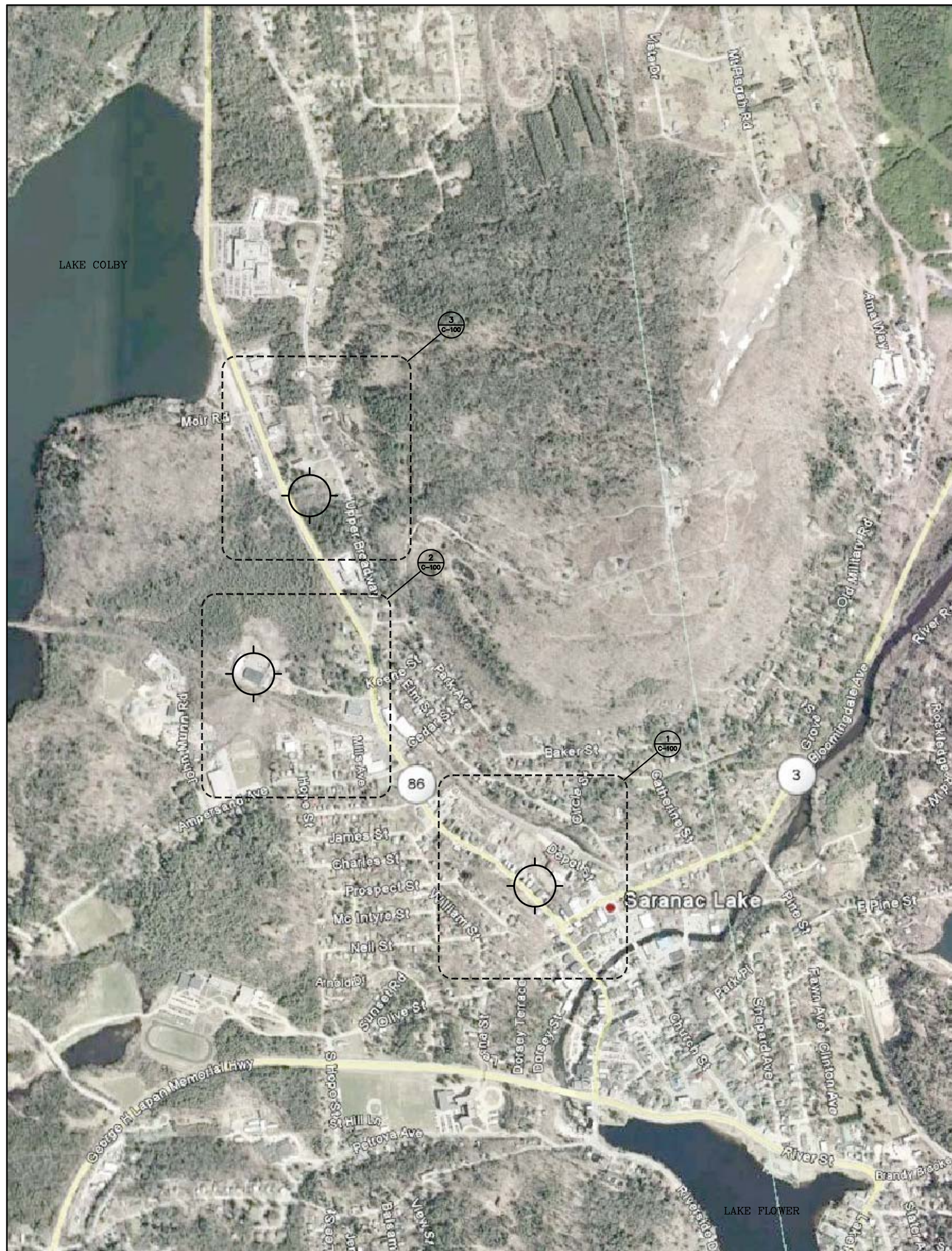
AES Project No. 3641

March 26, 2010

FLOOR SPACE ANALYSIS*

LIST OF SPACES (Existing & Proposed)	EXISTING QUANTITY	EXISTING AREA (sf)	QUANTITY NEEDED	PROPOSED AREA (sf)	DIFFERENCE QUANTITY	DIFFERENCE AREA (sf)
Police Station						
Garage Bays (for vehicles)	0	0	5	1,440	-5	-1,440
Cold Storage	1	150	1	288	0	-138
Public Toilets	0	0	1	64	-1	-64
Staff Toilets	2	157	2	576	0	93
Locker Rooms	1	88	2	576	-1	-488
Kitchen/Break Room	1	69	1	288	0	-507
Gun Holding Room	0	0	1	100	-1	-288
Booking Room	1	134	1	144	0	34
Interview Rooms	0	0	4	400	-4	-144
Evidence Processing Room	0	0	1	100	-1	-400
Evidence Vault	1	51	1	400	0	-49
Sergeants Office	1	82	1	240	0	-318
Multi-Purpose Room	1	134	1	375	0	-106
Vestibule	1	67	1	80	0	-308
Patrol Area	1	140	3	300	-2	60
Radio Room	1	63	1	96	0	-237
Police Chief Office	1	126	1	240	0	30
Police Supplies/Equip. Closet	0	0	1	40	-1	-240
Jail Cells	4	236	4	280	0	196
Office Supplies Closet	1	37	1	40	0	-243
TOTALS	18	1,534	34	6,067	-16	-4,557

LIST OF SPACES (Existing & Proposed)	EXISTING QUANTITY	EXISTING AREA (sf)	QUANTITY NEEDED	PROPOSED AREA (sf)	DIFFERENCE QUANTITY	DIFFERENCE AREA (sf)
Fire and Rescue Station						
Vehicle Bays	6	4,593	15	12,600	-9	-8,007
Wash Bay	0	0	1	560	-1	-560
"Bunk Room"	1	384	1	600	0	-216
Bathrooms for "Bunk Room"	1	102	2	192	-1	-90
Bathrooms for Volunteers	2	53	2	192	0	-139
Day Rooms	2	915	1	300	1	615
Kitchen	0	0	1	375	-1	-375
Multi-Purpose Room	1	834	1	800	0	34
Radio Room Dispatch	1	204	1	96	0	108
Gear Room (Staff)	0	0	1	72	-1	-72
Gear Room (Volunteers)	1	81	1	480	0	-399
Laundry Room	0	0	1	120	-1	-120
Decon Room	0	0	1	192	-1	-192
Fire Chief (3) & Rescue Chief (1)	1	83	1	360	0	-277
Medical Supplies Storage	1	46	1	150	0	-104
Hazmat Storage	0	0	1	100	-1	-100
Records Storage	0	0	1	144	-1	-144
Dive Gear Room	0	0	1	160	-1	-160
General Storage (Basement)	1	1,897	0	0	1	1,897
TOTALS	18	9,192	34	17,493	-16	-8,301



1 Site Location "1"
 C-100 100 Broadway, Saranac Lake, New York



2 Site Location "2"
 C-100 Van Buren St, Saranac Lake, New York



3 Site Location "3"
 C-100 400 Broadway, Saranac Lake, New York

SITE LOCATION '1'
 CURRENT FIRE STATION

LOT SIZE:
 0.26 ACRES + 0.12 ACRES
 0.38 ACRES (TOTAL)

TAX MAP PARCEL(S):
 447.69-1-15 & 447.69-1-14

PROS:

- CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
- LOCATED ON MAIN ACCESS ROUTE
- DOESN'T REQUIRE NEW LAND PURCHASE
- PUBLIC SEWER & WATER AVAILABLE

CONS:

- LIMITED SITE, DOES NOT ALLOW EXPANSION
- DEMOLITION MAY REQUIRE TEMPORARY RELOCATION OF SERVICES
- MUNICIPAL SEWER & STORM LINE LOCATED BEHIND STATION

SITE LOCATION '2'
 CURRENT D.P.W. SITE

LOT SIZE:
 1.81 ACRES (TOTAL)

TAX MAP PARCEL(S):
 446.59-1-2 & 446.59-1-37

PROS:

- CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
- DOESN'T REQUIRE NEW LAND PURCHASE
- PUBLIC SEWER & WATER AVAILABLE

CONS:

- SINGLE PUBLIC ROAD EGRESS TO FIRE/POLICE DISTRICT (VAN BUREN ST.)

SITE LOCATION '3'
 400 BROADWAY

LOT SIZE:
 1.39 ACRES (TOTAL)

TAX MAP PARCEL(S):
 446.43-2-3 & 446.43-2-4

PROS:

- STILL RELATIVELY CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
- PUBLIC SEWER & WATER AVAILABLE

CONS:

- REMOVAL OF ANY CONTAMINATED SOIL FOR FOUNDATIONS, ETC. IS VERY EXPENSIVE
- SLOPING SITE MAY REQUIRE RETAINING STRUCTURES



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 10 -12 City Hall Place, Plattsburgh, NY 12901
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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
POTENTIAL SITE LOCATIONS

REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E.S.EARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
C-100

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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

SITE LOCATION "1"
 CURRENT FIRE STATION

LOT SIZE:
 0.26 ACRES + 0.12 ACRES
 0.38 ACRES (TOTAL)

TAX MAP PARCEL(S):
 447.69-1-15 & 447.69-1-14

- PROS:**
- CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
 - LOCATED ON MAIN ACCESS ROUTE
 - DOESN'T REQUIRE NEW LAND PURCHASE
 - PUBLIC SEWER & WATER AVAILABLE

- CONS:**
- LIMITED SITE, DOES NOT ALLOW EXPANSION
 - DEMOLITION MAY REQUIRE TEMPORARY RELOCATION OF SERVICES
 - MUNICIPAL SEWER & STORM LINE LOCATED BEHIND STATION

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
**AERIAL MAP
 FIRE STATION SITE**

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E.S.EARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
C-100 FS



1 Site Location "1"
 C-100 100 Broadway, Saranac Lake, New York



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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

SITE LOCATION "2"
 CURRENT D.P.W. SITE

LOT SIZE:
 1.81 ACRES (TOTAL)

TAX MAP PARCEL(S):
 446.59-1-2 & 446.-1-37

- PROS:**
- CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
 - DOESN'T REQUIRE NEW LAND PURCHASE
 - PUBLIC SEWER & WATER AVAILABLE

- CONS:**
- SINGLE PUBLIC ROAD EGRESS TO FIRE/POLICE DISTRICT. (VAN BUREN ST.)

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
AERIAL MAP D.P.W. SITE

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
C-100 VB



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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

SITE LOCATION "3"
 400 BROADWAY

LOT SIZE:
 1.39 ACRES (TOTAL)

TAX MAP PARCEL(S):
 446.43-2-3

PROS:

- STILL RELATIVELY CENTRALLY LOCATED TO FIRE/POLICE DISTRICT
- PUBLIC SEWER & WATER AVAILABLE

CONS:

- REMOVAL OF ANY CONTAMINATED SOIL FOR FOUNDATIONS, ETC. IS VERY EXPENSIVE
- SLOPING SITE MAY REQUIRE RETAINING STRUCTURES

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

AERIAL MAP 400 BROADWAY SITE

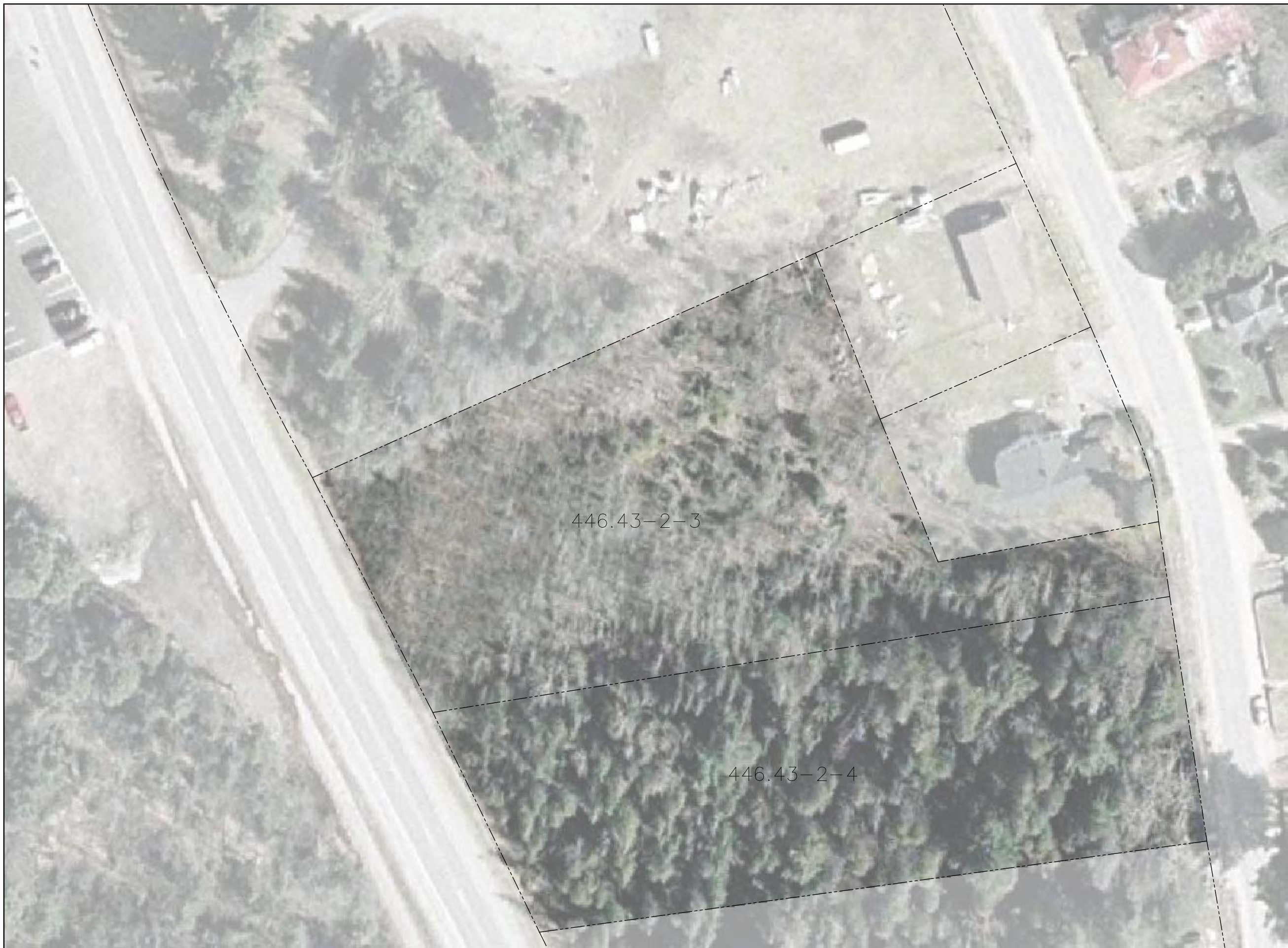
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E.SEBARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.

C-100 B



446.43-2-3

446.43-2-4

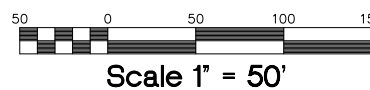
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 C-100 400 Broadway, Saranac Lake, New York

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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

- ① 91 TOTAL PARKING SPACES PROVIDED
- ② APPROXIMATE LOT AREA = 0.27 ACRES
- ③ APPROXIMATE LOT AREA = 0.36 ACRES
- ④ APPROXIMATE LOT AREA = 2.27 ACRES



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

**EMERGENCY
 SERVICES
 FACILITIES STUDY**
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
**CONCEPTUAL
 SITE PLAN SKETCH
 OPTION 1**

REVISIONS

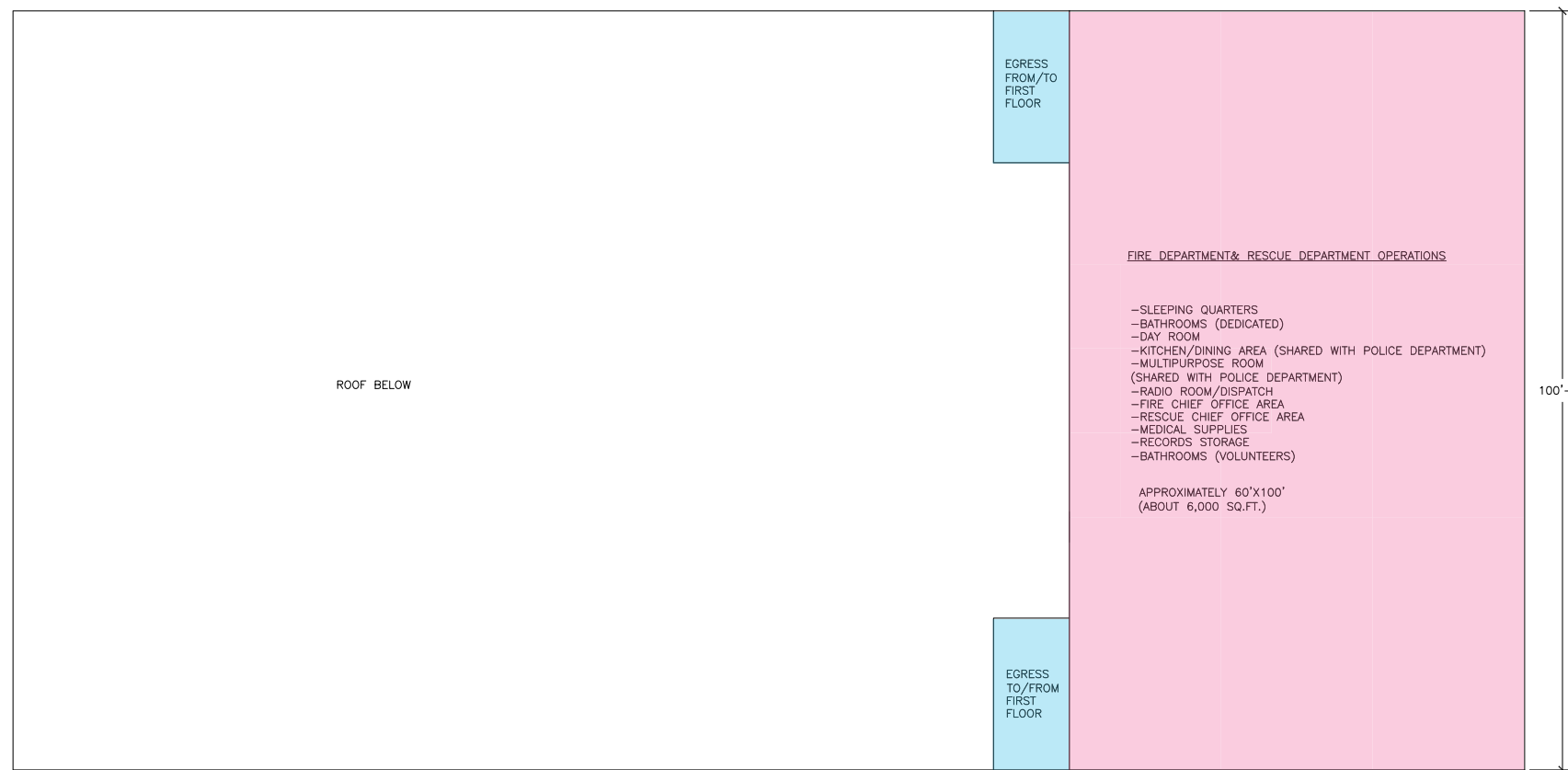
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DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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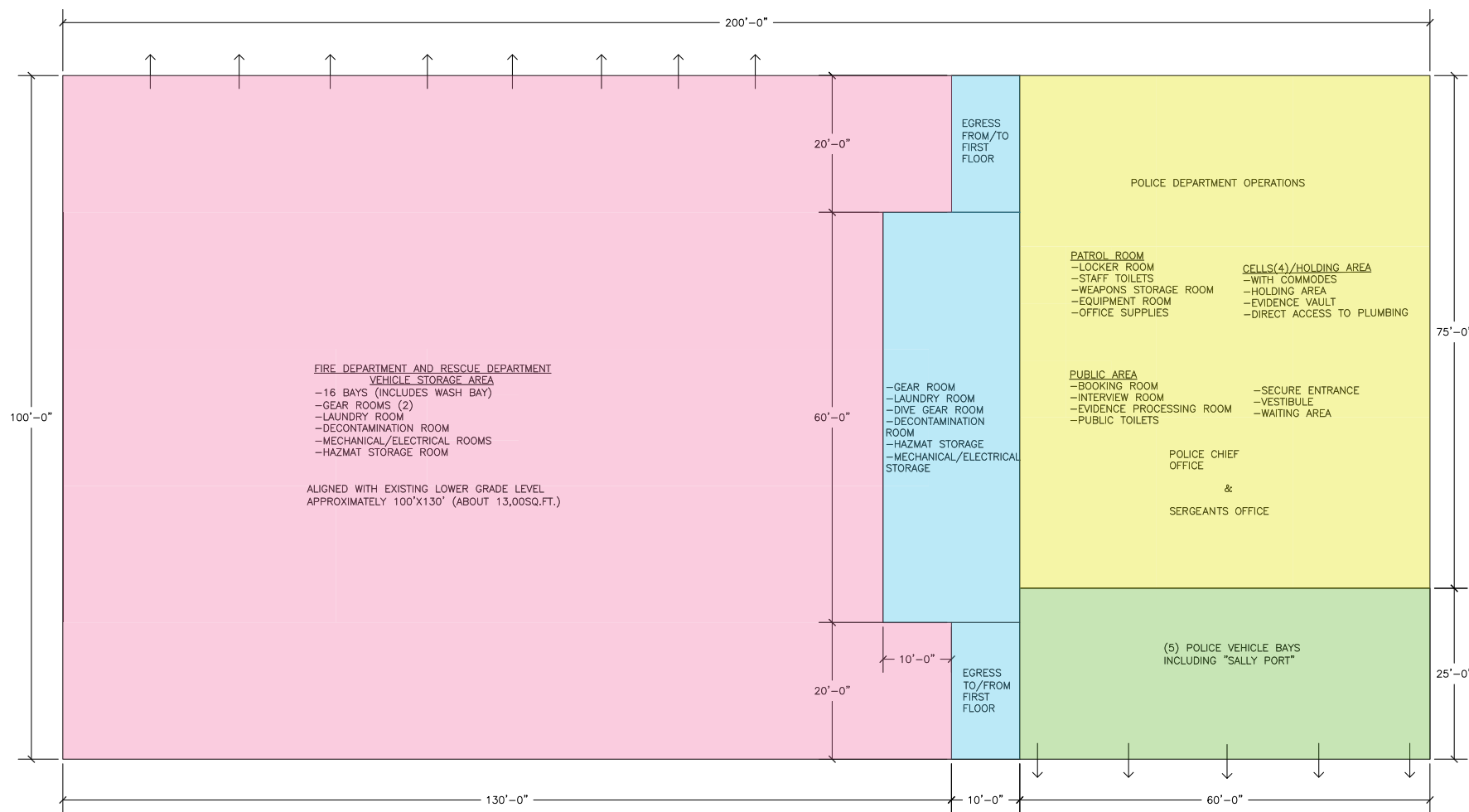
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ARCHITECT - ENGINEER - LAND SURVEYOR



2 SECOND FLOOR
 SCALE: 3/32" = 1'-0"



1 GROUND FLOOR
 SCALE: 3/32" = 1'-0"



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
**OPTION 1
 CONCEPTUAL FLOOR PLAN**

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS
 CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

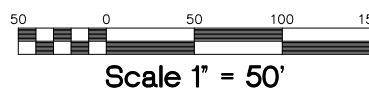
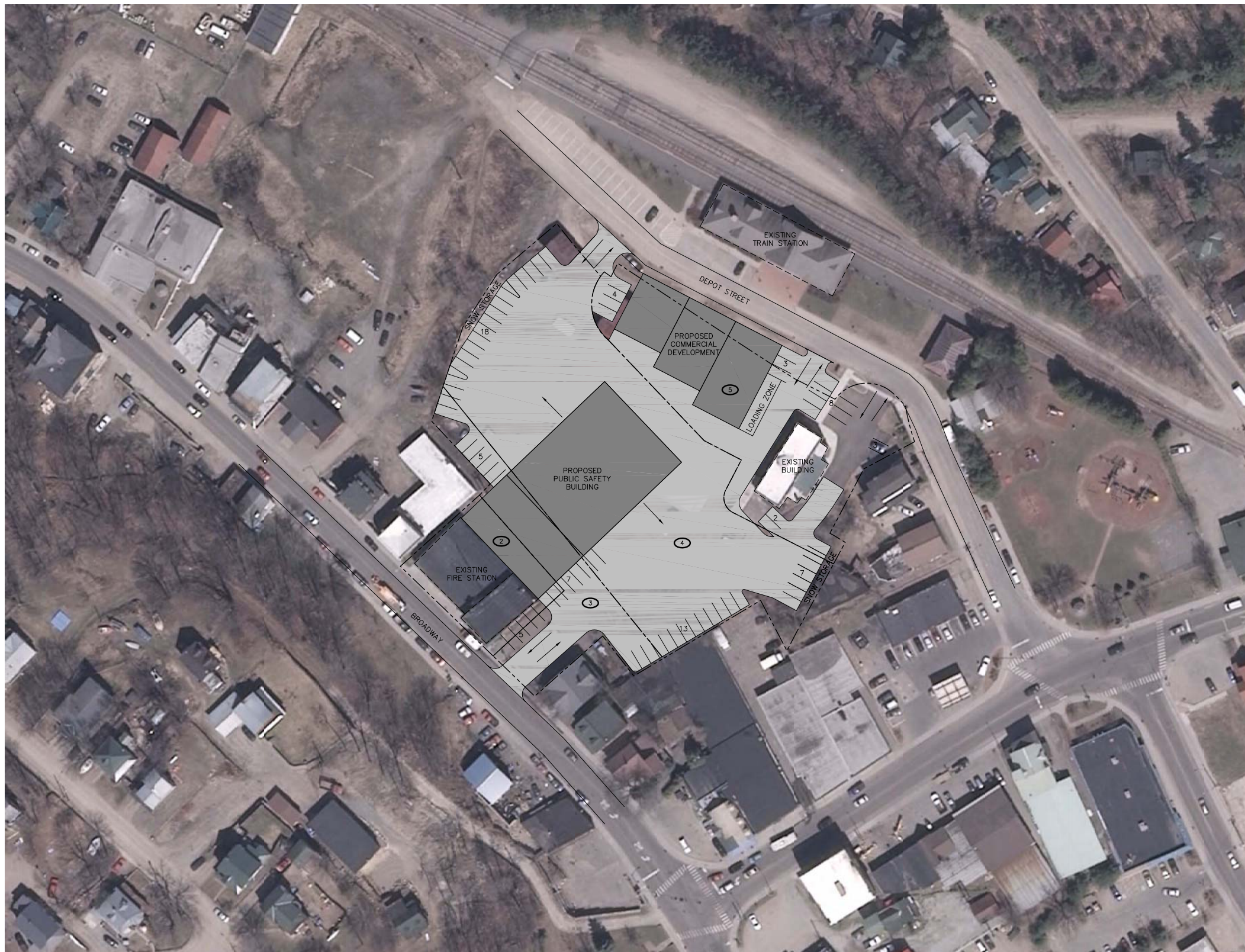
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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

- ① 105 TOTAL PARKING SPACES PROVIDED
- ② APPROXIMATE LOT AREA = 0.27 ACRES
- ③ APPROXIMATE LOT AREA = 0.36 ACRES
- ④ APPROXIMATE LOT AREA = 1.49 ACRES
- ⑤ APPROXIMATE LOT AREA = 0.80 ACRES



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
CONCEPTUAL SITE PLAN SKETCH OPTION 2

REVISIONS

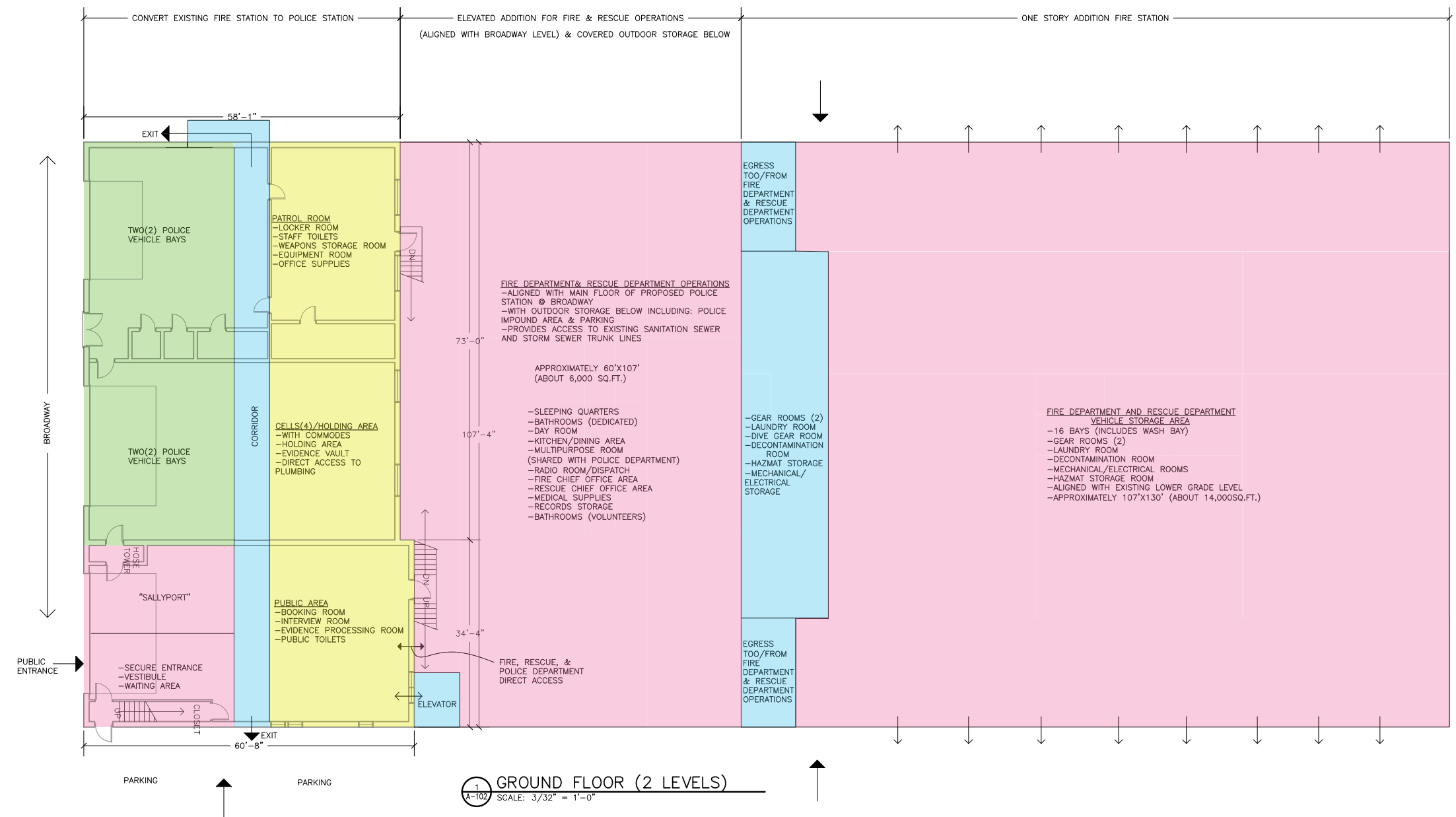
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DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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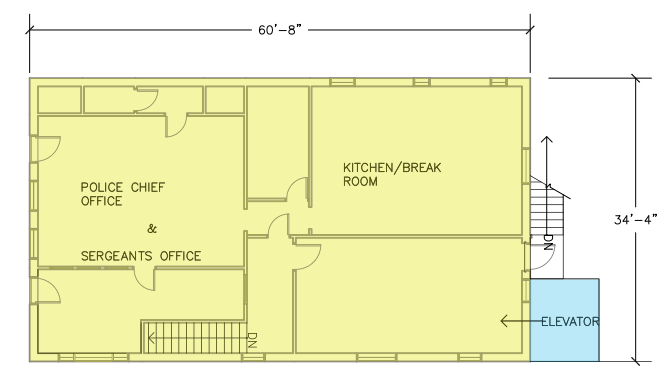
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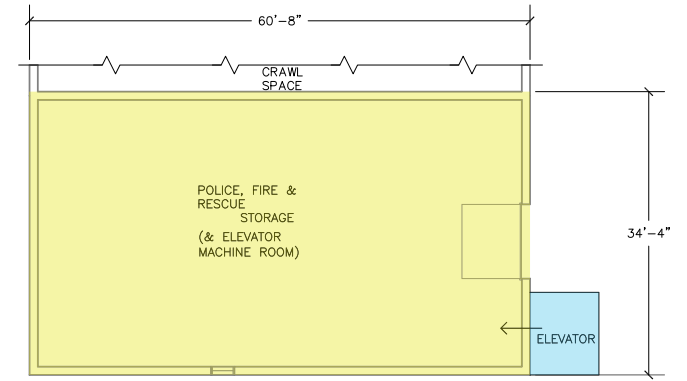
ARCHITECT - ENGINEER - LAND SURVEYOR



1 GROUND FLOOR (2 LEVELS)
 A-102 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR
 A-102 SCALE: 3/32" = 1'-0"



3 BASEMENT
 A-102 SCALE: 3/32" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
OPTION 2 CONCEPTUAL FLOOR PLAN

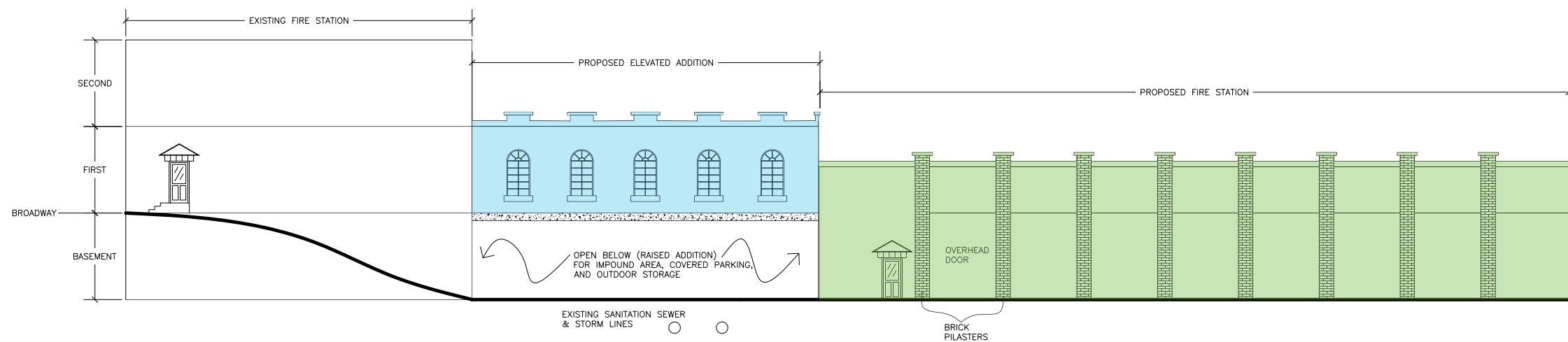
REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
A-102

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ARCHITECT - ENGINEER - LAND SURVEYOR



1 CONCEPTUAL ELEVATION
1/4-2012 SCALE: 3/32" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

OPTION 2 CONCEPTUAL BUILDING ELEVATION

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.

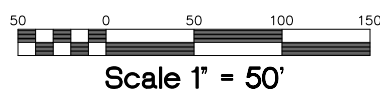
A-201

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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

- ① 90 TOTAL PARKING SPACES PROVIDED
- ② APPROXIMATE LOT AREA = 0.27 ACRES
- ③ APPROXIMATE LOT AREA = 0.36 ACRES
- ④ APPROXIMATE LOT AREA = 1.28 ACRES
- ⑤ APPROXIMATE LOT AREA = 0.99 ACRES



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
CONCEPTUAL SITE PLAN SKECTH OPTION 3

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
C-103

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ARCHITECT - ENGINEER - LAND SURVEYOR

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

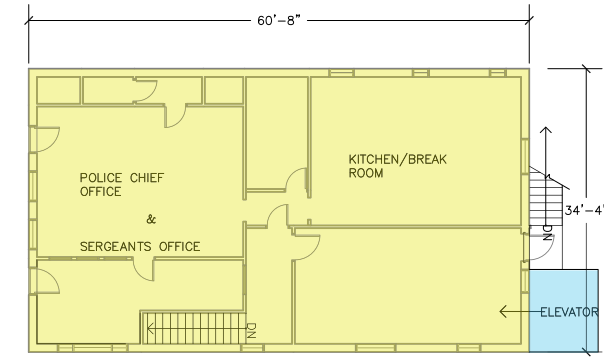
SARANAC LAKE, NEW YORK

DRAWING TITLE:
OPTION 3 CONCEPTUAL FLOOR PLAN

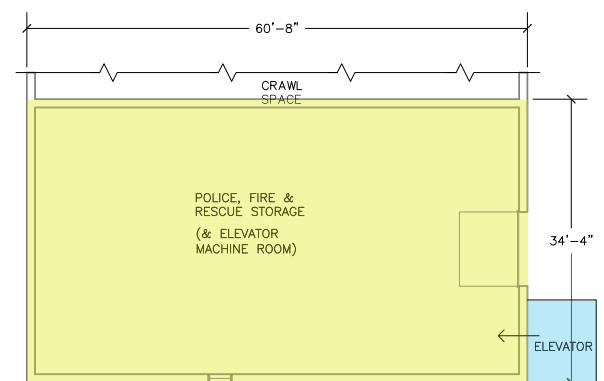
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NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3841
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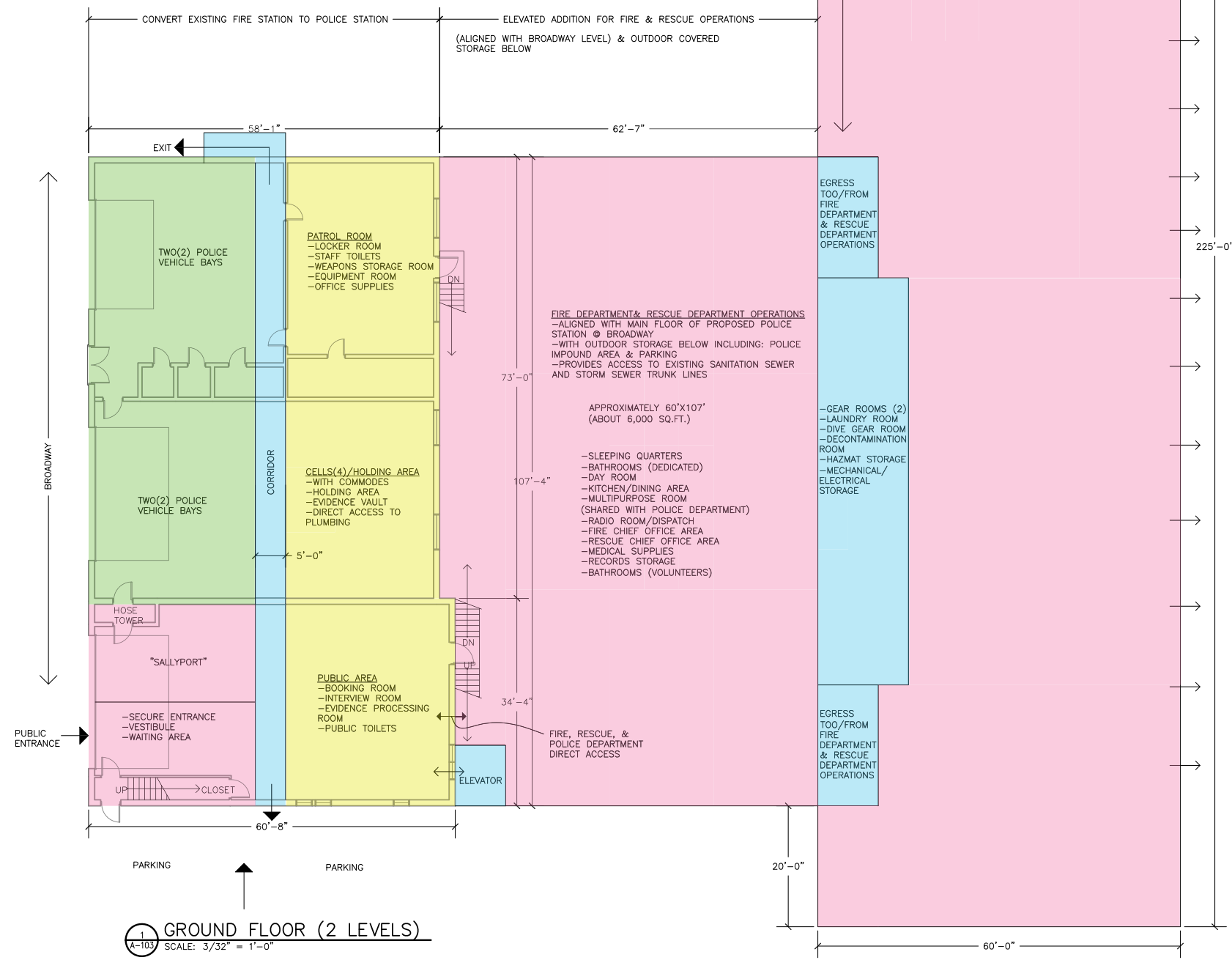
DRAWING NO. **A-103**



2 SECOND FLOOR
 A-103 SCALE: 3/32" = 1'-0"



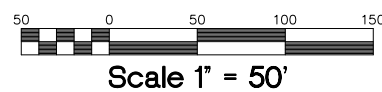
3 BASEMENT
 A-103 SCALE: 3/32" = 1'-0"



1 GROUND FLOOR (2 LEVELS)
 A-103 SCALE: 3/32" = 1'-0"

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ARCHITECT - ENGINEER - LAND SURVEYOR



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

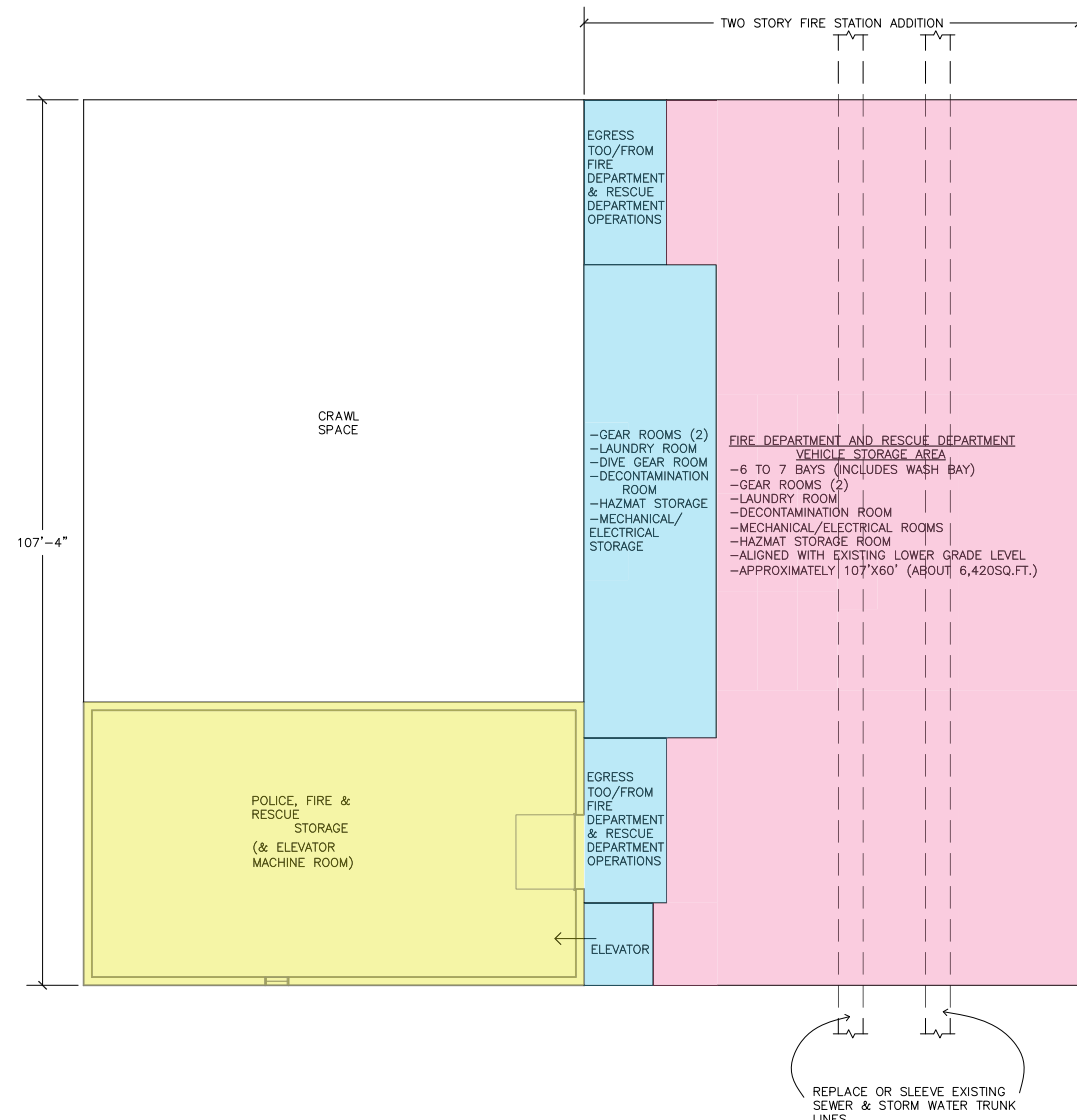
DRAWING TITLE:
OPTION 4 SCHEMATIC SITE SKETCH

REVISIONS

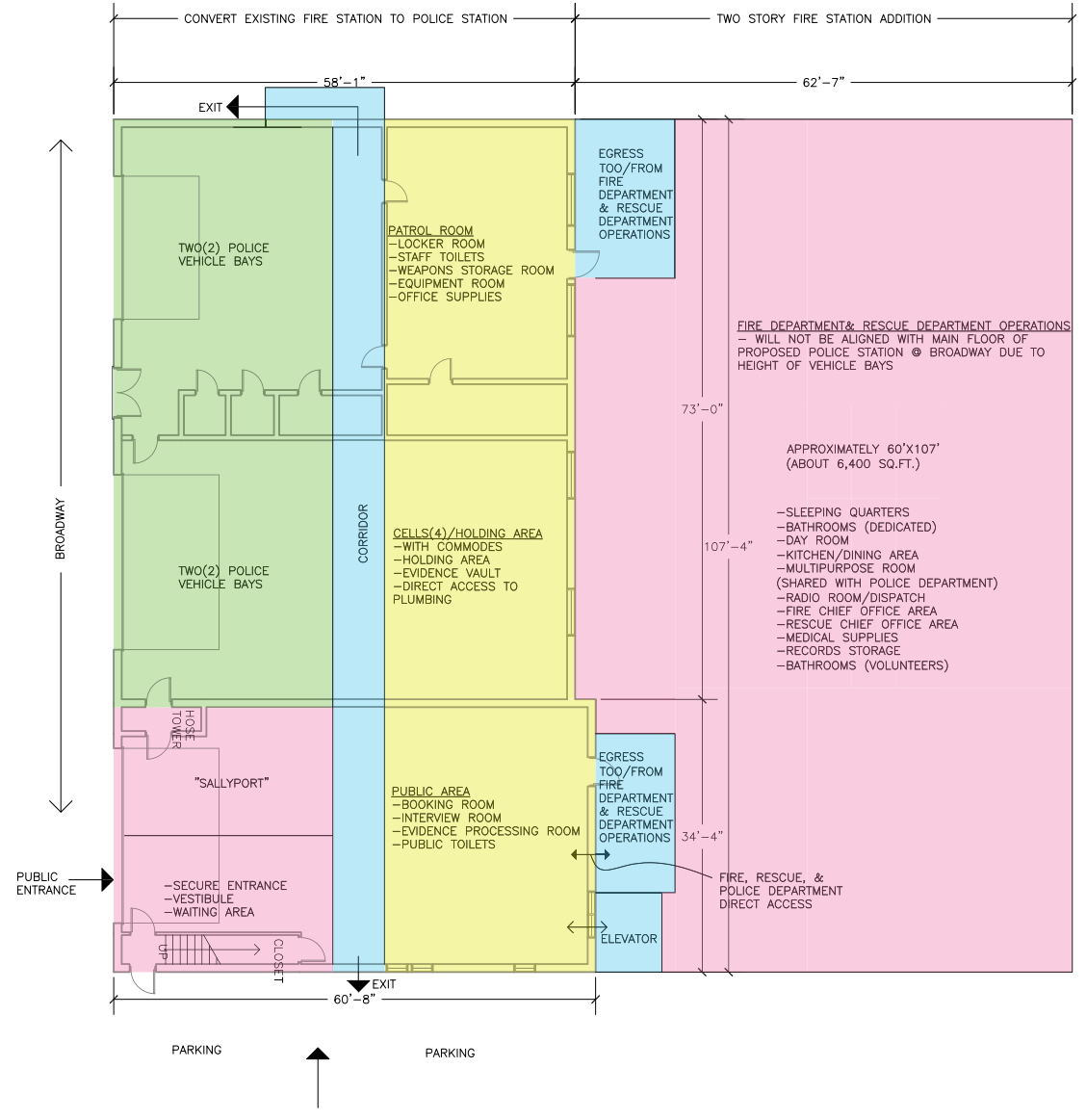
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
DRAWING NO.			

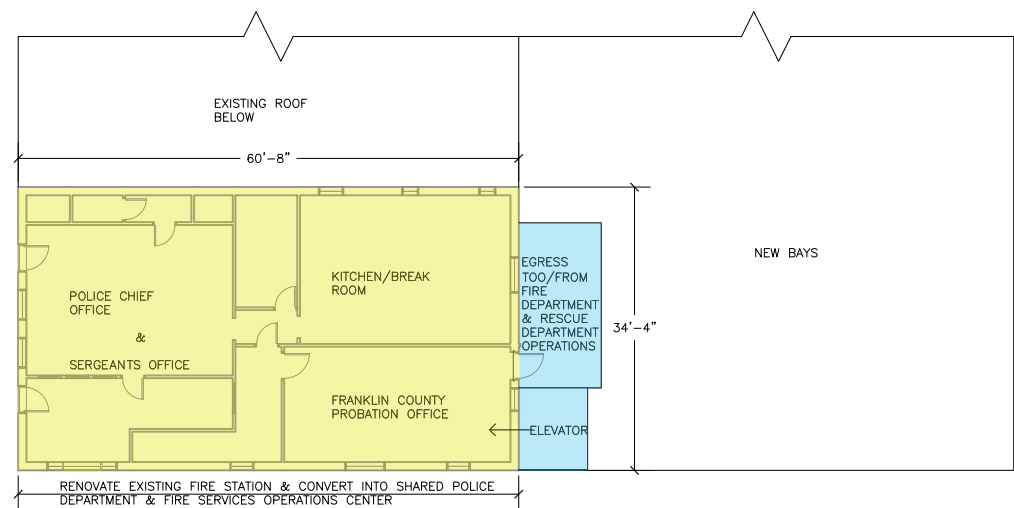
C-104



1 BASEMENT/LOWER LEVEL FLOOR PLAN
A-104 SCALE: 3/32" = 1'-0"



2 GROUND FLOOR (2 LEVELS)
A-104 SCALE: 3/32" = 1'-0"



3 SECOND FLOOR
A-104 SCALE: 3/32" = 1'-0"



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ARCHITECT - ENGINEER - LAND SURVEYOR

PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
SARANAC LAKE, NEW YORK

DRAWING TITLE:
OPTION 4 CONCEPTUAL FLOOR PLAN

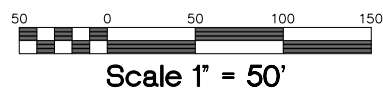
REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E.S.EARS
CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

DRAWING NO. A-104

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ARCHITECT - ENGINEER - LAND SURVEYOR



PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
OPTION 5 (FS) SCHEMATIC SITE SKETCH

REVISIONS

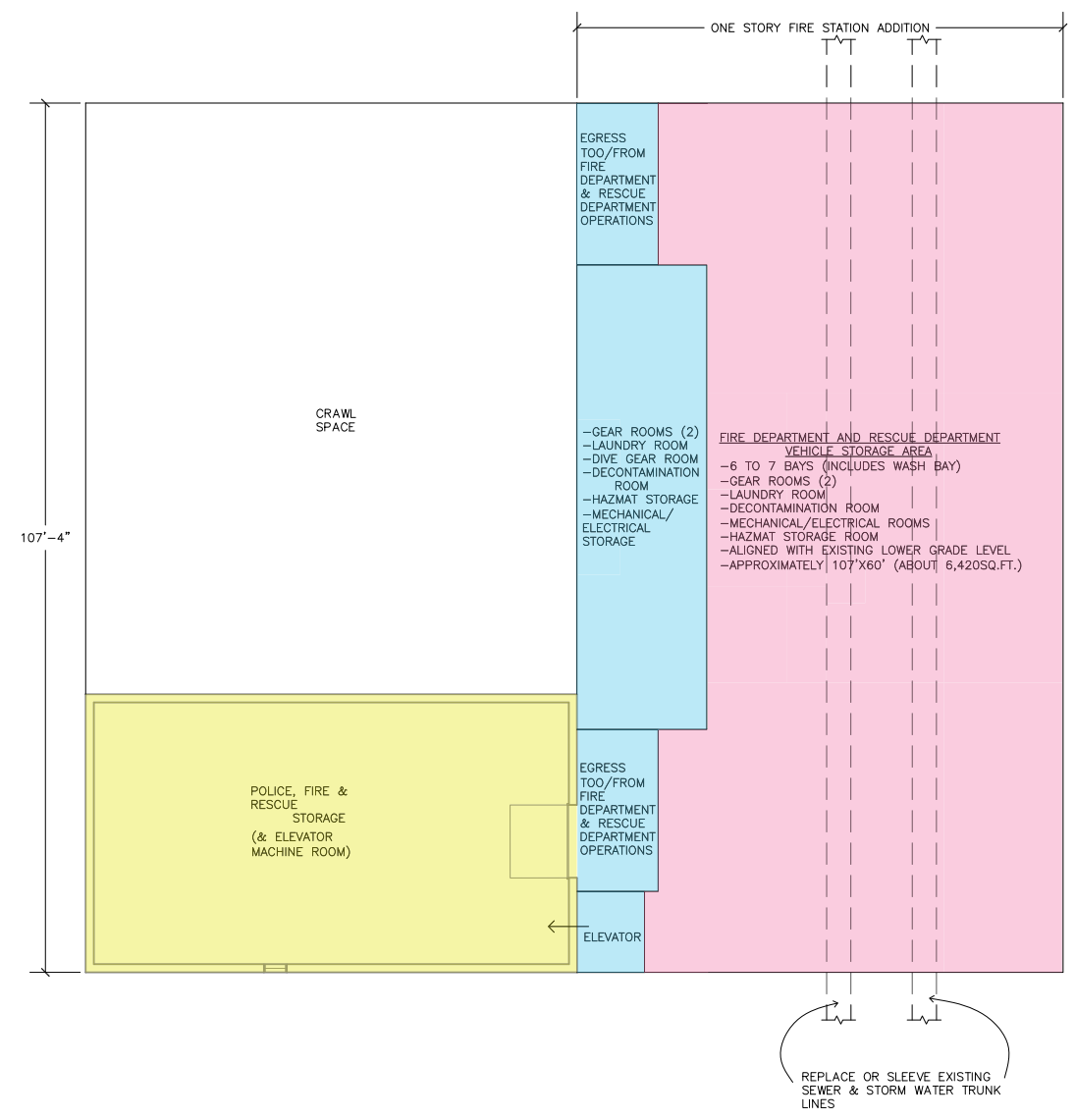
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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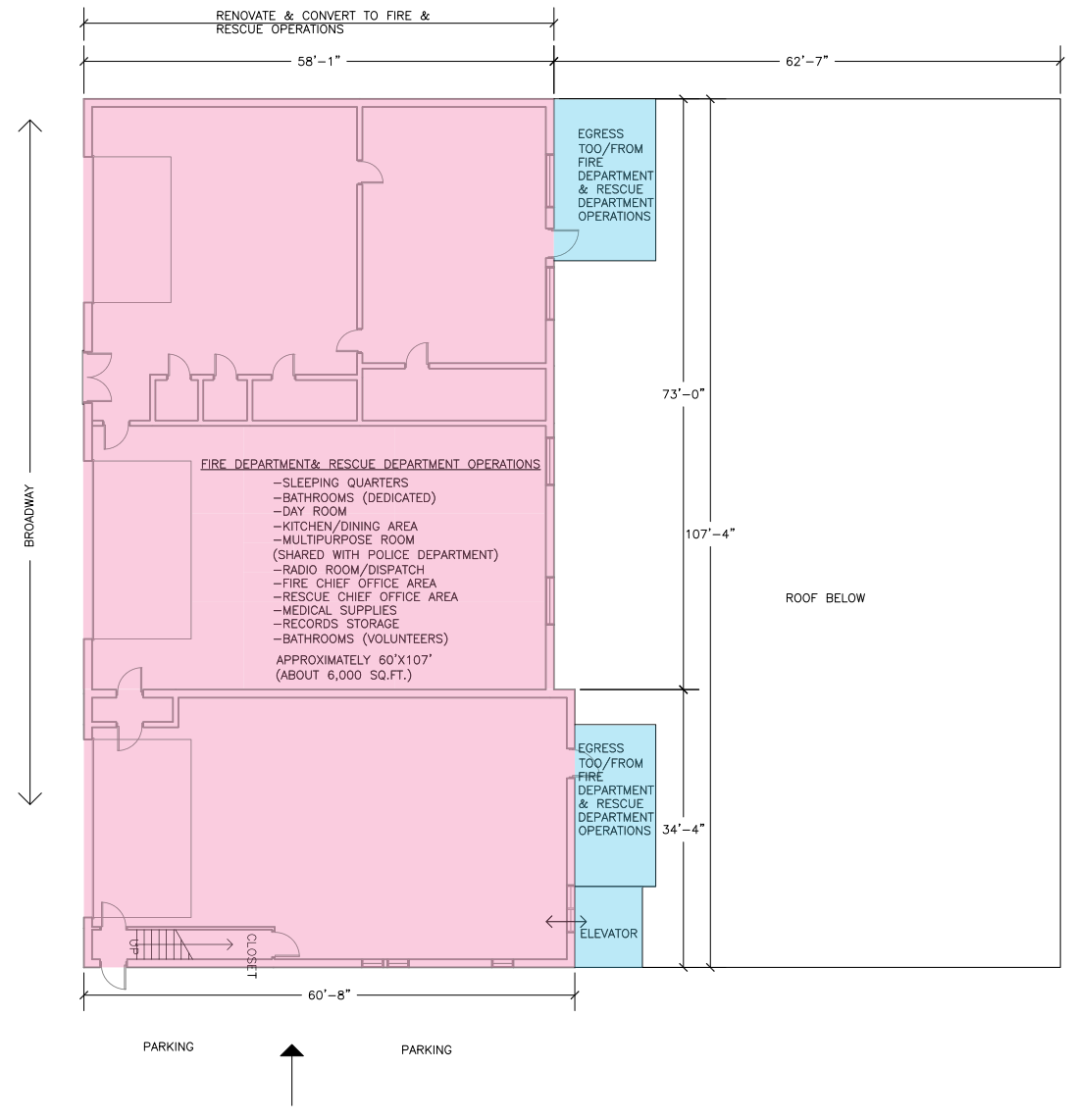
DRAWING NO.
C-105 (FS)

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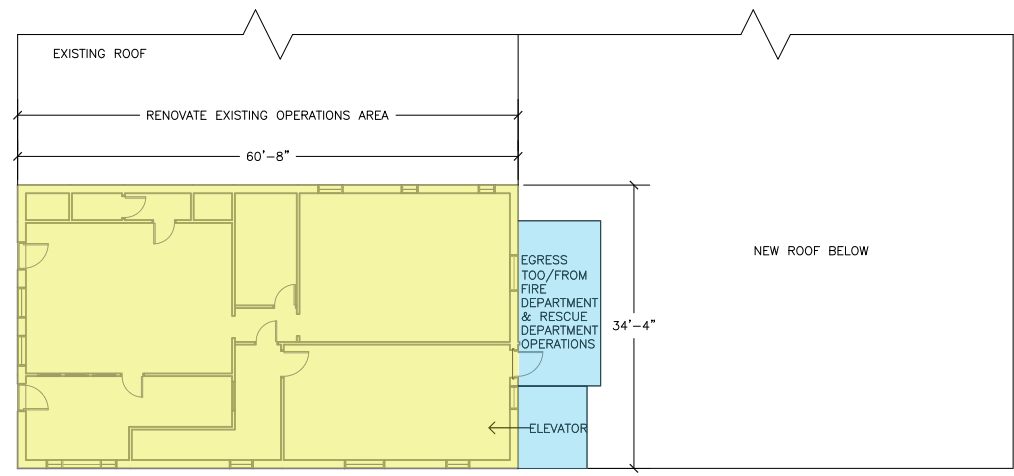
ARCHITECT - ENGINEER - LAND SURVEYOR



1 BASEMENT/LOWER LEVEL FLOOR PLAN
 A-105 SCALE: 3/32" = 1'-0"



2 GROUND FLOOR
 A-105 SCALE: 3/32" = 1'-0"



3 SECOND FLOOR
 A-105 SCALE: 3/32" = 1'-0"

PROJECT TITLE

VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE

OPTION 5 (FS) CONCEPTUAL FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

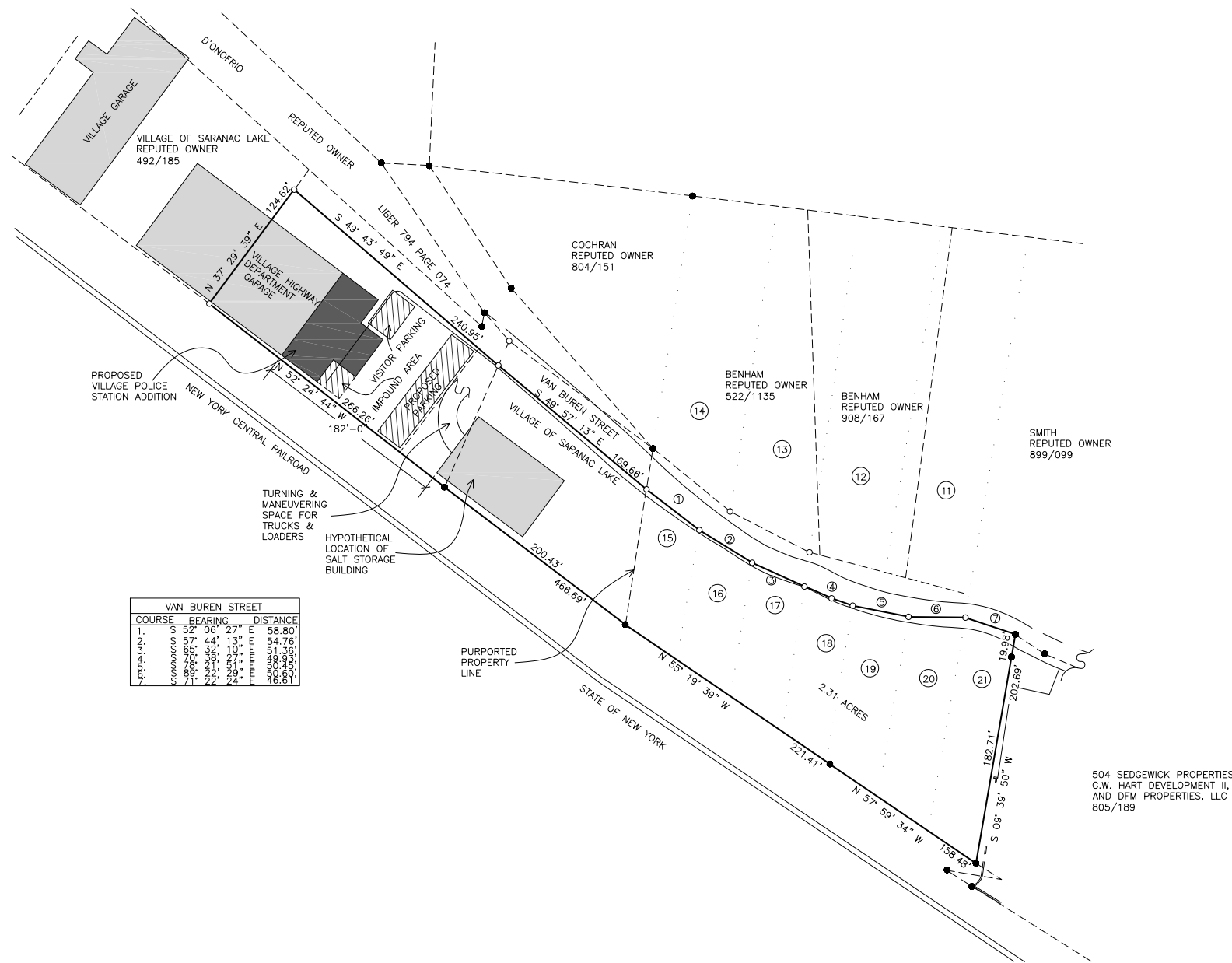
DRAWN BY: E.S.EARS
 CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

DRAWING NO.

A-105 (FS)

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ARCHITECT - ENGINEER - LAND SURVEYOR



SITE PLAN
 SCALE: 1/64" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
**OPTION 5 (PD)
 CONCEPTUAL
 SITE PLAN SKETCH**

REVISIONS

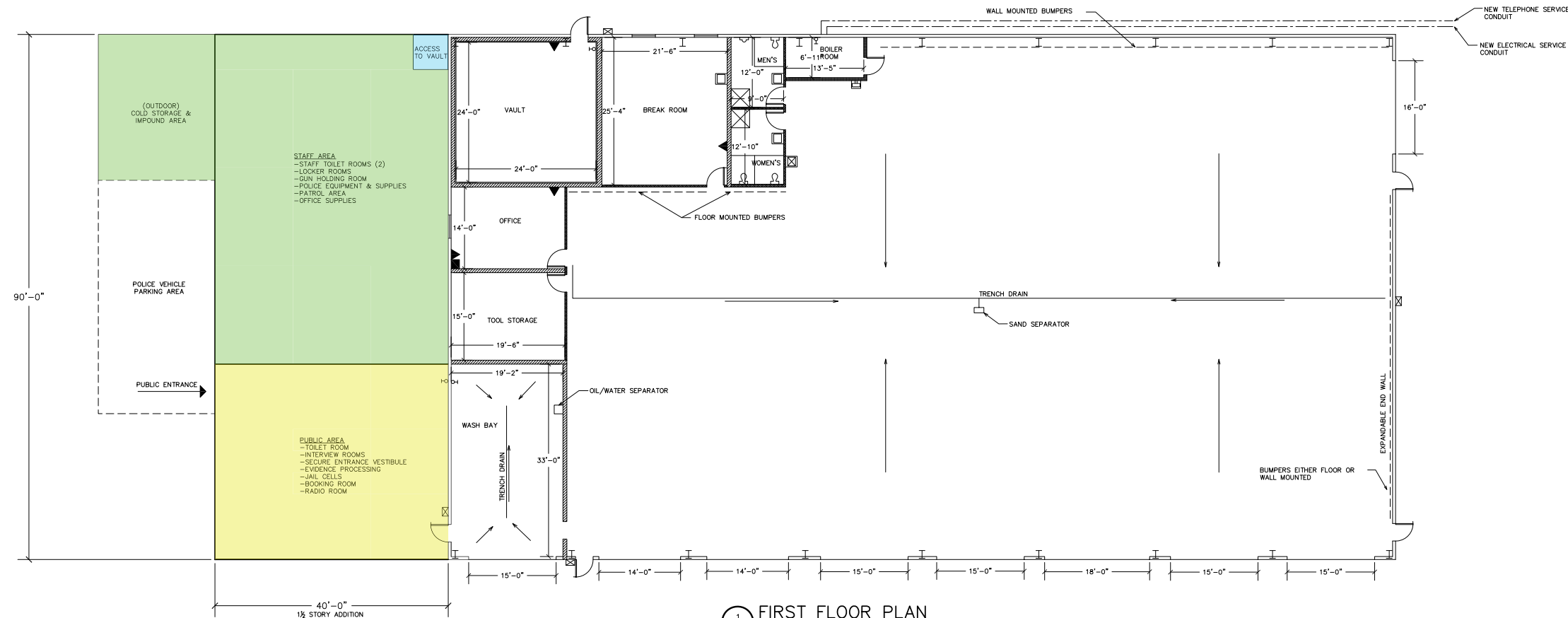
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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DRAWING NO.
C-105 (PD)

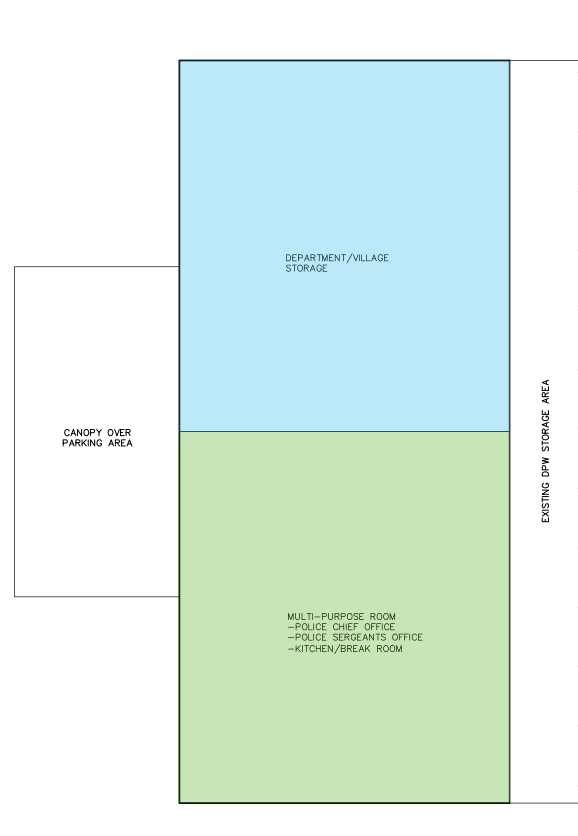
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ARCHITECT - ENGINEER - LAND SURVEYOR



1 FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED ADDITION TO DPW FACILITY:
 FIRST FLOOR = 3600 SF (POLICE DEPARTMENT)
 SECOND FLOOR = 3600 SF (SHARED W/DPW)
 7200 SF TOTAL



2 SECOND FLOOR
 SCALE: 3/32" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
OPTION 5 (PD) CONCEPTUAL FLOOR PLAN

REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS
 CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

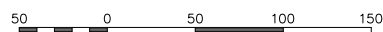
DRAWING NO.: **A-105 (PD)**



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ARCHITECT - ENGINEER - LAND SURVEYOR



Scale 1" = 50'

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

**EMERGENCY
 SERVICES
 FACILITIES STUDY**
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
**OPTION 6 (FS)
 SCHEMATIC
 SITE SKETCH**

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS	CHECKED BY:	DATE: 9/13/2012	PROJECT NO.: 3641
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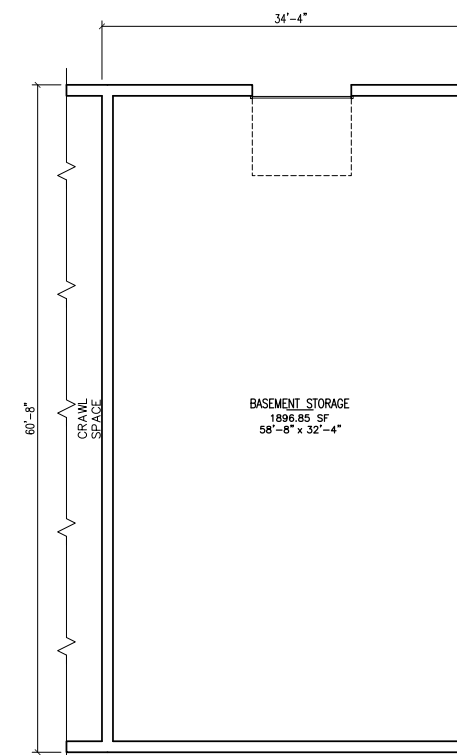
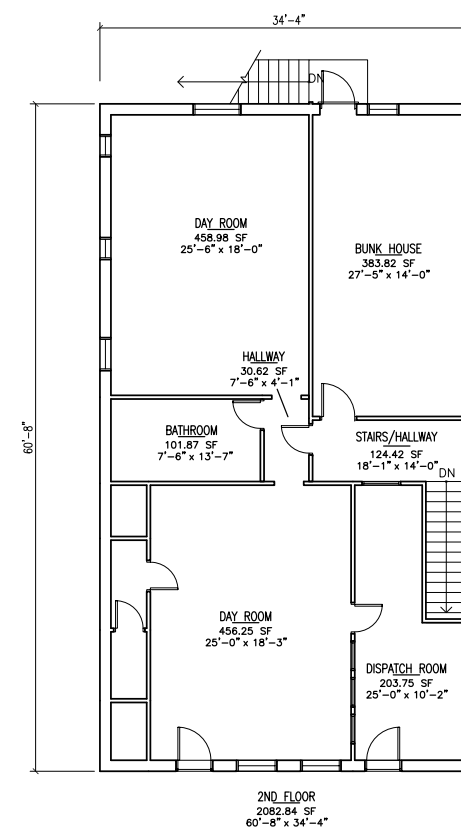
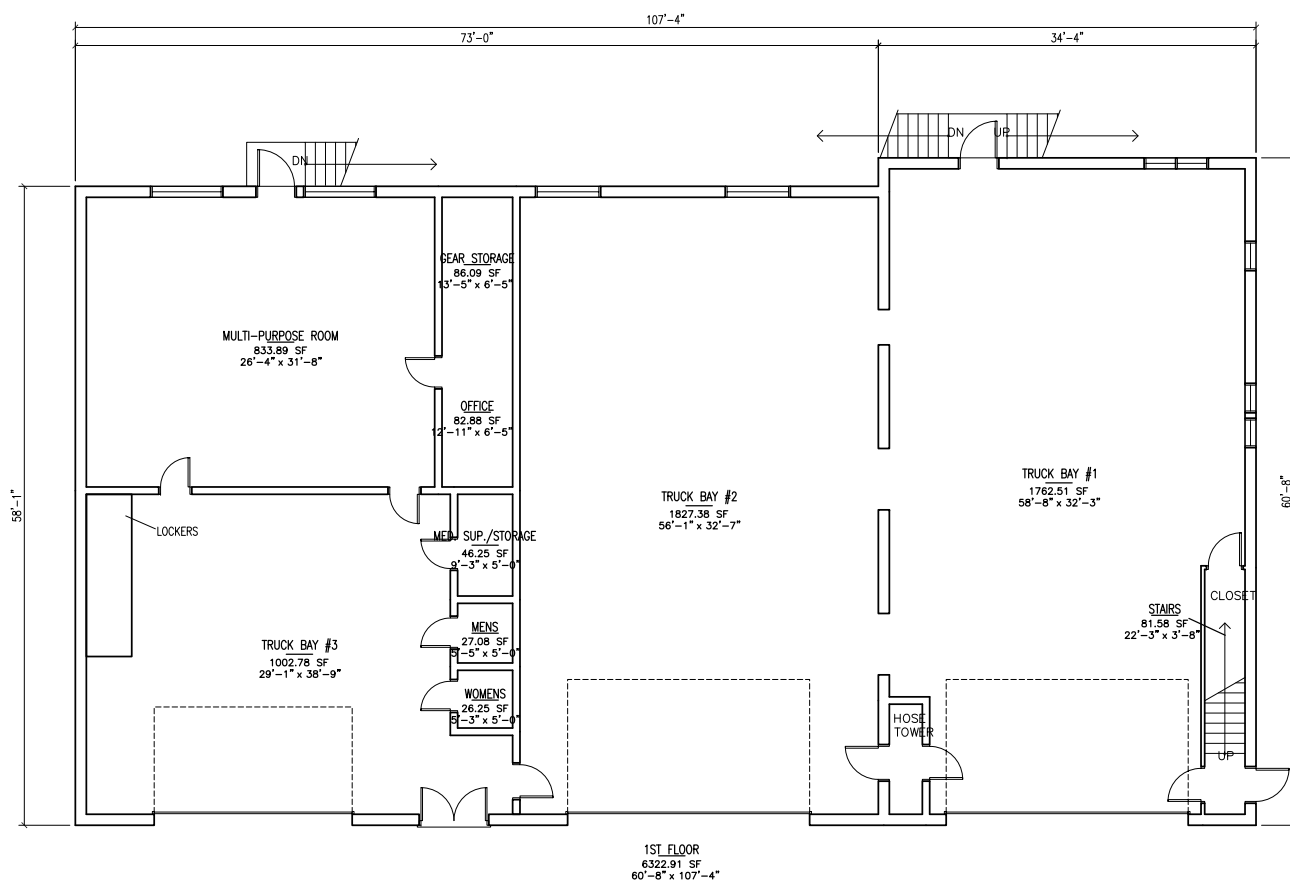
DRAWING NO.
C-106 (FS)

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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE APPROXIMATE AND MAY VARY FROM ACTUAL FIELD CONDITIONS. FLOOR PLANS ARE INCOMPLETE.



1 EXISTING FLOOR PLANS
 A-106 1/8" = 1'-0" 6274± SQ.FT.

*REHABILITATE/RENOVATE
 EXISTING FIRE STATION

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

**EMERGENCY
 SERVICES
 FACILITIES STUDY**

SARANAC LAKE, NEW YORK

DRAWING TITLE:

**OPTION 6 (FS)
 CONCEPTUAL FLOOR
 PLAN**

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

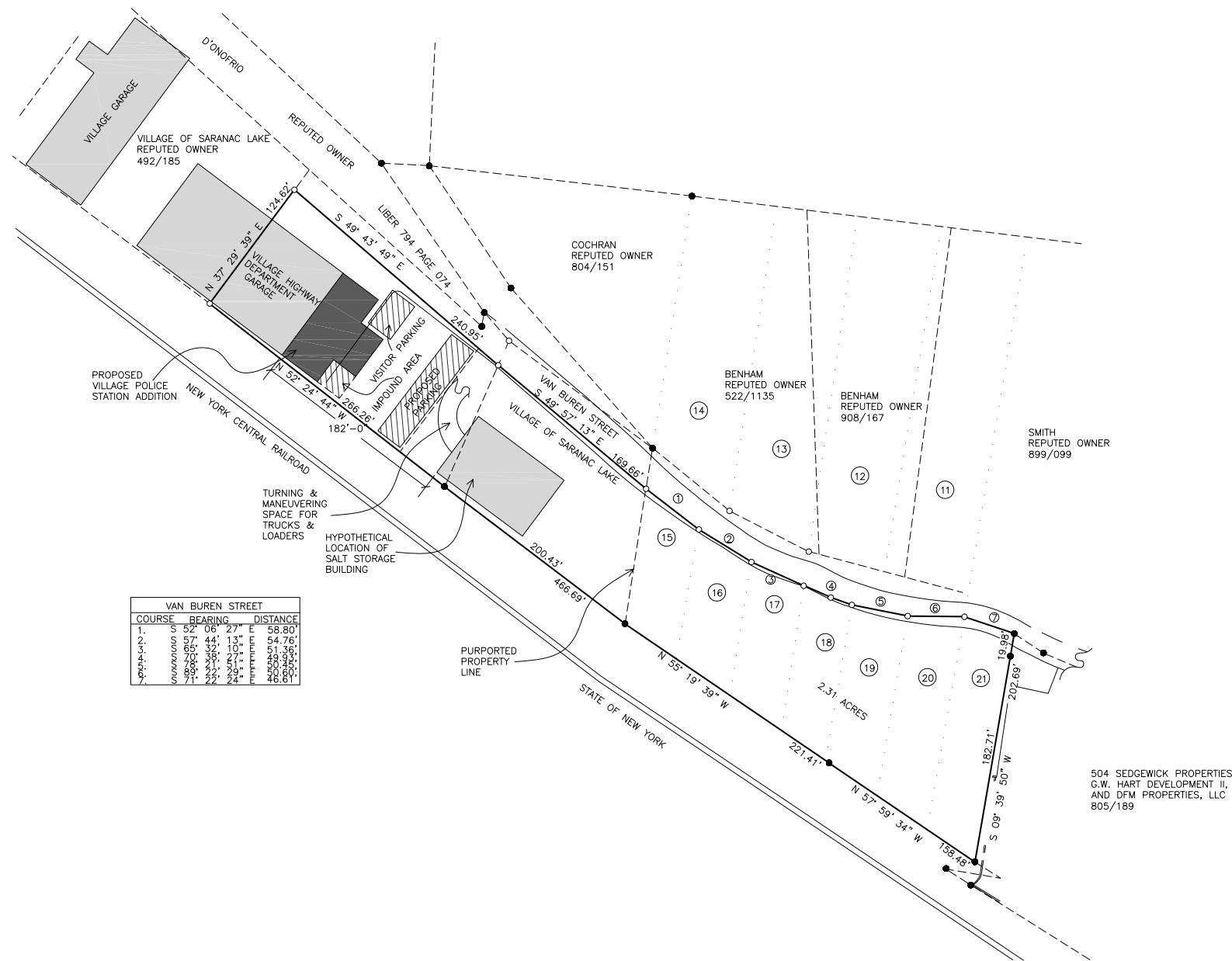
DRAWN BY: E.S.EARS CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

DRAWING NO.

A-106 (FS)

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ARCHITECT - ENGINEER - LAND SURVEYOR



SITE PLAN
 SCALE: 1/64" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:
**OPTION 6 (PD)
 CONCEPTUAL
 SITE PLAN SKETCH**

REVISIONS

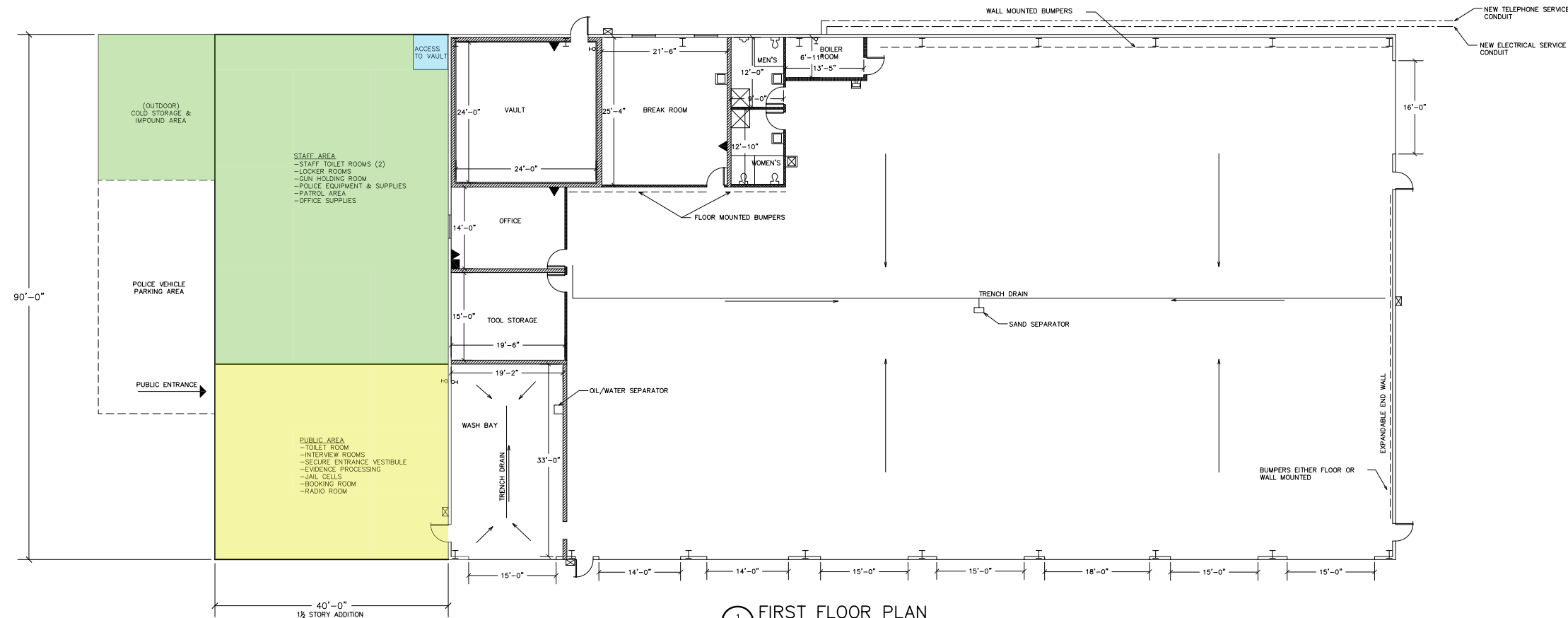
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DRAWN BY: E. SEARS CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

DRAWING NO.
C-106 (PD)

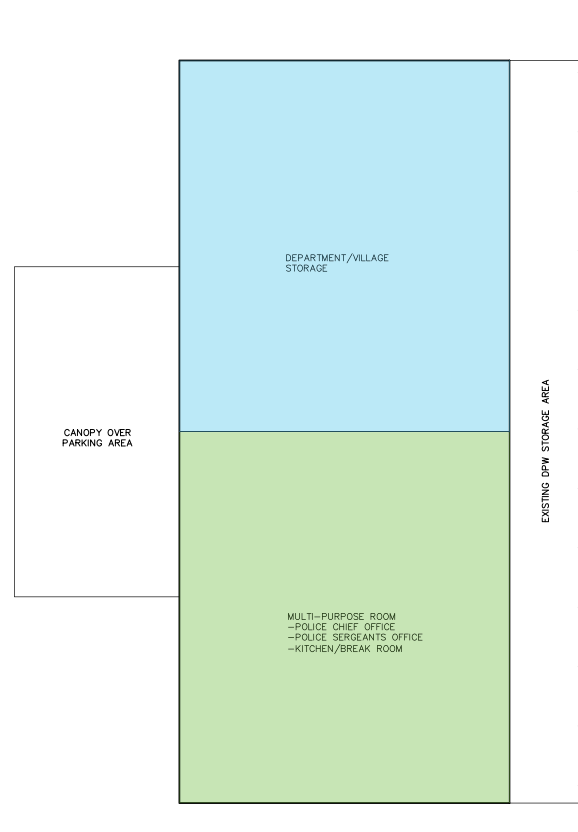
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ARCHITECT - ENGINEER - LAND SURVEYOR



1 FIRST FLOOR PLAN
 A-106 SCALE: 3/32" = 1'-0"

PROPOSED ADDITION TO DPW FACILITY:
 FIRST FLOOR = 3600 SF (POLICE DEPARTMENT)
 SECOND FLOOR = 3600 SF (SHARED W/DPW)
 7200 SF TOTAL



2 SECOND FLOOR
 A-106 SCALE: 3/32" = 1'-0"

PROJECT TITLE:
 VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY
 SARANAC LAKE, NEW YORK

DRAWING TITLE:
 OPTION 6 (PD) CONCEPTUAL FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

DRAWN BY: E. SEARS
 CHECKED BY: DATE: 9/13/2012 PROJECT NO.: 3641

DRAWING NO. A-106 (PD)

SECTION F
Village of Saranac Lake
Emergency Services Facilities Assessment
AES Project No. 3641

Preliminary Statement of Probable Cost (Conceptual Phase)

Option 1 - New 28,000 Sq Ft (+/-) 100' x 200', Two-Story Structure with Partial Second Story

Building Costs / Sq Ft	\$	187 Per Sq. Ft
A. 28,000 Sq Ft x \$187/SF	\$	5,236,000
B. Sitework (Allowance) and Demolition of Structures	\$	2,000,000
	<u>\$</u>	<u>7,236,000</u>
C. Development Costs and Contingency	\$	1,100,000
D. Purchase of HES Property	\$	500,000 (3)
E. Range (Order of Magnitude)		\$8.5 MM - \$9.0 MM (See Footnotes)

Footnotes:

1. Cost estimate excludes any hazardous materials abatement or remediation.
2. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs).
3. Approximate assessed value.

SECTION F
Village of Saranac Lake
Emergency Services Facilities Assessment
AES Project No. 3641

Preliminary Statement of Probable Costs (Conceptual Phase)

Option 2 & 3 - Rehabilitate / Renovate Existing Fire Station and Construct 20,000 Sq Ft Addition

A. Rehabilitation / Renovation	\$120 / Sq Ft x 8,300 Sq Ft (Excludes Basement) = \$996,000 (Excluding Basement) Approximately \$1,000,000
B. Addition	20,000 SF x \$187 = \$3,740,000
C. Sitework (Allowance) and Demolition of Structures	\$2,000,000
D. Sub-Total	\$6,740,000
E. Development Costs and Contingencies	\$1,000,000
F. Purchase of HES Property	\$500,000 (3)
G. Range (Order of Magnitude)	\$8.0 MM - \$8.5 MM (See Footnotes)

Footnotes:

1. Cost estimate excludes any hazardous materials abatement or remediation.
2. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs)
3. Approximate assessed value.

SECTION F
Village of Saranac Lake
Emergency Services Facilities Assessment
AES Project No. 3641

Preliminary Statement of Probable Costs (Conceptual Phase)

Option 4 - Rehabilitate / Renovate Existing Fire Station and Construct 13,000 Sq Ft (2) Story Addition for a Combined Fire / Police Public Safety Facility

A. Rehabilitation / Renovation	\$120 / Sq Ft x 8,300 Sq Ft (Excludes Basement) = \$996,000 (Excluding Basement) Approximately \$1,000,000
B. Addition	13,000 SF x \$187 = \$2,430,000
C. Sitework (Allowance)	\$500,000
D. Sub-Total	\$3,930,000
E. Development Costs and Contingency	\$778,000
F. ROW (HES Property) Cost	\$100,000 (4)
G. Range (Order of Magnitude)	\$4.5 MM - \$5.0 MM (See Footnotes)

Footnotes:

1. Option 4 concept is predicated on acquisition of right-of-way/property lease of about 75' of HES property for fire truck access to proposed addition.
2. Cost estimate excludes any hazardous materials abatement or remediation.
3. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs)
4. Estimated value (preliminary).

SECTION F
Village of Saranac Lake
Emergency Services Facilities Assessment
AES Project No. 3641

Preliminary Statement of Probable Costs (Conceptual Phase)

Option 5 - Rehabilitate / Renovate Existing Fire Station and Construct 6,400 Sq Ft (1) Story Addition on Fire Station and Construct Separate Police Department (7,200 SF) Addition at DPW Site on VanBuren

A. Rehabilitation / Renovation	\$120 / Sq Ft x 8,300 Sq Ft (Excludes Basement) = \$996,000 (Excluding Basement) Approximately \$1,000,000	
B. Fire Department Addition	6,400 SF x \$187 = \$1,200,000	
C. Police Department Addition @ DPW	3,600 SF (First Floor) x 187 = \$673,000 (PD) 1,800 SF (Mezzanine) x 94 = \$169,000 (PD) 1,800 SF (Mezzanine) x 47 = \$85,000 (DPW)	} \$ 927,000
D. Sitework (Allowance)	\$700,000 (\$500,000 at F.S and \$200,000 at PD)	
E. Sub-Total	\$3,827,000	
F. Development Costs and Contingency	\$757,000	
G. ROW (HES Property) Cost	\$100,000 (4)	
H. Range (Order of Magnitude)	\$4.4 MM - \$4.9 MM (See Footnotes)	

Footnotes:

1. Option 5 concept is predicated on acquisition of right-of-way/property lease of about 75' of HES property for fire truck access to proposed addition.
2. Cost estimate excludes any hazardous materials abatement or remediation.
3. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs)
4. Estimated value (preliminary).

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Option 6 - Rehabilitate / Renovate Existing Fire Station and Construct Separate Police Department 7,200 Sq Ft Addition at DPW Site on VanBuren

A. Rehabilitation / Renovation	\$120 / Sq Ft x 8,300 Sq Ft (Excludes Basement) = \$996,000 (Excluding Basement) Approximately \$1,000,000		
B. PD Addition at DPW	3,600 SF (First Floor) x \$187 = \$673,000 (PD) 1,800 SF (Mezzanine) x \$94 = \$169,000 (PD) 1,800 SF (Mezzanine) x \$47 = \$85,000 (DPW)	}	\$927,000
C. Sitework (Allowance)	\$300,000 (\$100,000 at FS and \$200,000 at PD)		
D. Sub-Total	\$2,227,000		
E. Development Costs and Contingency	\$437,400		
F. Range (Order of Magnitude)	\$2.4 MM - \$2.9 MM (See Footnotes)		

Footnotes:

1. Cost estimate excludes any hazardous materials abatement or remediation.
2. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs)

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Option 7 - Rehabilitate / Renovate Existing Fire Station and Construct Separate Police Department 3,400 Sq Ft Addition at REA Building on Depot Street

A. Rehabilitation / Renovation at Fire Station	\$120 / Sq Ft x 8,300 Sq Ft (Excludes Basement) = \$996,000 (Excluding Basement) Approximately \$1,000,000
B. PD Addition at REA Building	3,400 SF x \$187 = \$635,800
Renovate REA Building	1,200 SF x \$100 = \$120,000
C. Sitework (Allowance)	\$200,000
D. Sub-Total	\$1,955,800
E. Development Costs and Contingency	\$391,000
F. Range (Order of Magnitude)	\$2.1 MM - \$2.6 MM (See Footnotes)

Footnotes:

1. Cost estimate excludes any hazardous materials abatement or remediation.
2. Includes "soft costs" (i.e. design, geotechnical investigation, environmental site assessment, financial advisors, bond counsel, construction representative, and other administrative costs)

SECTION G
Village of Saranac Lake
Emergency Services Facilities Assessment
Summary of Options
AES Project No. 3641
Aug-12

	<u>Options</u>	<u>Project Description</u>	<u>Preliminary Estimated Cost</u>	<u>Cost / \$1,000 Assessed Value</u>	<u>Lost Tax Rev./Year</u>	<u>Approximate Estimated Dev. Time</u>	<u>Primary Comments / Major Issues</u>
"Combined" Public Safety Facility	1	New 2 Story Independent Facility on HES Property	\$8.5 MM - \$9.0 MM			24 - 30 Mos.	Requires Acquisition of <u>All</u> HES Property
	2	Renovate Fire Station and Build 20,000 SF Addition on HES Property	\$8.0 MM - \$8.5 MM			24 - 30 Mos.	Requires Acquisition of <u>All</u> HES Property, Some Remaining Development Potential
	3	Renovate Fire Station and Build 20,000 SF Addition on HES Property	\$8.0 MM - \$8.5 MM			24 - 30 Mos.	Requires Acquisition of some HES Property; Some Remaining Development Potential
	4	Renovate Fire Station and Build 13,000 SF 2 Story Addition	\$4.5 MM - \$5.0 MM			18 - 24 Mos.	Requires ROW or Life Lease of Rear Portion of HES Property for Fire Truck Accessibility and Parking
Separate Police Station and Fire/Rescue Station Facilities	5	Renovate Fire Station and Build 7,200 SF Addition on FS and 3,600 SF Addition on DPW for Separate Police Station	\$4.4 MM - \$4.9 MM			12 - 18 Mos.	Requires ROW or Life Lease of Rear Portion of HES Property for Fire Truck Accessibility and Parking
	6	Renovate Fire Station and Build 7,200 SF Addition on DPW for Separate Police Station	\$2.4 MM - \$2.9 MM		\$0	12 - 18 Mos.	Does Not Provide Any Additional Space for Fire Station and Requires Temporary Relocation of Fire Dept.
	7	Renovate Fire Station and Build 3,400 SF Addition on REA Building for Separate Police Station	\$2.1 MM - \$2.6 MM		\$0	12-18 Mos.	Does Not Provide Any Additional Space for Fire Station and Requires Temporary Relocation of Fire Department. REA is Leased Building and Site May be Inadequate

Footnotes:

1. Current Police Station tenancy is limited and must be relocated.