



PUBLIC SAFETY BUILDING PROJECT

Q&A

PART ONE

****DISCLAIMER:** These responses are based on the best information to which we have access at this time and are subject to change/modification as the project moves forward.

QUESTION: According to the 2012 space needs assessment by AES, the police needed 6,067 square feet (about two and a half times as much as existing), and EMS and fire together needed 17,493 square feet (about 15% more than existing). According to your assessment, the police need 16,333 square feet (about 7 times existing) and EMS and fire together need 49,905 square feet (over 3 times existing). How do you account for your assessment differing from another consultant's by almost a factor of 3?

ANSWER: Wendel/Five Bugles Design cannot comment on the report done by AES 12 years ago, as many factors could have changed within that timeframe. Programming is the very first step of design and our team has completed the process of programming on over 300 public safety projects. We ask our clients to forecast future needs for the next 20 years and then go through the exercise of pairing back the project in future phases. For instance, the program did ask for 16,333 square feet for Police, 19,586 square feet for Rescue and 34,322 square feet for Fire. On the current conceptual plans though, we currently sit at 11,922 square feet for Police, 14,628 square feet for Rescue and 25,469 square feet for fire, with the rest available being circulation, mechanical, and community-driven spaces. So reductions in square footage have occurred and will continue to occur in the future phases of design.

QUESTION: The report calls for a 90' x 18' bay for truck 144, which (assuming 122 is a typo on section 1 - 2), is 46.8' x 8.7'. Why does the bay need to be four times the size of the vehicle?

ANSWER: The intent in programming was for the ladder truck to be a drive-through bay. Placement of the ladder truck will be determined in future phases of design, which could result in shortening up the bay. The 18'-0" width is considered a programming standard to allow for all side doors/compartments to open appropriately. Reduction of the 18'-0" width could occur in the future phases of design if the Village wishes to adjust.

QUESTION: How much of the space called for in the space needs analysis is truly needed? How much is a want, a wish, or an anticipation of a future need which may or may not materialize?

ANSWER: Programming is the very first step of design and our team has completed the process of programming more than 300 public safety projects. We ask our clients to forecast future needs

for the next 20 years and then go through the exercise of pairing back the project in future phases if the client desires. This process allows us to document what was adjusted/eliminated and ensures that the facility is not missing key components, both now and in the future.

QUESTION: The report claims that various deficiencies of the existing Broadway property prevent creating a combined fire/EMS facility at this site. Among these is the lack of ADA compliance of the existing facilities. Why is it important for them to be ADA compliant? These are facilities for people who have to be able bodied. What would be wrong with spending the minimum on accessibility required by law?

ANSWER: Americans with Disabilities Act (ADA) was signed into law in 1990. The law scopes a series of standards for accessibility for the disabled (e.g., 2010 ADA Standards). Requirements for fire stations as public buildings are scoped under Title 2 of the Act, and public facilities are subject to higher accessibility standards than commercial and residential developments. Convincing a local building official of an interpretation of an accessibility requirement is no guarantee the DOJ wouldn't find an issue during an audit years from project completion. Also, the community is often touring these types of facilities and that often includes disabled individuals who legally can not be excluded from touring with non-disabled individuals.

QUESTION: Several of the noted deficiencies would present constraints and challenges for the design of an expanded facility: the sloping topography, the site's irregular shape, the need to manage stormwater and provide parking within a limited space. A creative design can work within constraints and overcome challenges. Are any of these challenges insurmountable?

ANSWER: Many challenges with the existing site present when considering expansion to the existing facilities or even demolition and new construction on the existing site. As mentioned, the topography, irregular shape, stormwater, and parking are all going to be problematic. Other things to consider are making the existing facilities compliant with envelope and current code requirements, where emergency services will reside during construction, storm sewer that runs behind the facility, appropriate exiting for apparatus while responding in an emergency, age of the current facilities, scale of such additions to the current facilities, requested square footage, etc. Taking all items into account led the building committee to the conclusion that building on the existing site was not feasible without additional property acquisition.

QUESTION: The report cited the historic status of the firehouse among the deficiencies. How would the historic status of the firehouse impede achieving the project goals for a renovated and expanded facility?

ANSWER: If remodel and additions were to have been the ultimate solution, keeping the historic status of the fire station intact would be the biggest impediment in a new design, but anything can be accomplished with the appropriate funding. As mentioned above, if remodeling

a historic building, it still needs to be brought up to the current code and any additions would be required to match the scale and same design characteristics of the existing building. This could be done, but compounded with the items mentioned above in question 5, economics come into play.

QUESTION: Building on wetlands can present unforeseen problems. What is the plan for the Pius X structure? Will it be completely be razed? Could part of it be used and part be demolished? What is the plan to manage water under the existing Pius X structure?

ANSWER: The current conceptual plan, as indicated in the report, recommends keeping the structure and remodeling it. Future design options may include selective demolition of some of the facility, depending on what is found in the next phase of design. Any issues with the existing facility's repair will be addressed in future phases.

QUESTION: Are there minimum exterior lighting requirements for fire and ambulance facilities?

ANSWER: There are no minimum requirements for exterior lighting, other than what any other code would indicate. Cut-off fixtures are applicable to keep lighting pollution to a minimum on the site, per the municipalities requirements.

QUESTION: Is it W5B's recommendation that the egress of emergency vehicles funnel into school zones where young pedestrians, school buses, and after school game parking exist? What is the liability to the village and residents if a collision should occur?

ANSWER: There are many emergency services facilities that are located near school zones across the country. Apparatus have trained professional drivers and are properly identified, as well as lights and sirens. Consideration should be given into what the existing building was used for in the past and the amount of traffic that occurred there in the past versus what will occur in the future.

QUESTION: Will any of the wastewater be sent to the Village of Saranac Lake's sewage treatment plant?

ANSWER: All wastewater from the facility will be connected into the municipalities sanitary system per their requirements.

QUESTION: Have you determined the annual maintenance costs of the proposed facility?

ANSWER: Maintenance figures can be calculated in the next phase of design when actual energy loads and the types of systems are selected.

QUESTION: What was the logic behind the decision to select Wendel's Five Bugles Design as the consultant for this project?

ANSWER: Representatives from Saranac Lake Emergency Services entities were sent to an Emergency Services Building Conference in Chicago. There was then a request for proposals published for a feasibility study. The top three proposals were selected, and then in-person interviews held. Wendel Five Bugles Design was then selected.

QUESTION: Has the annual cost to Village taxpayers to maintain and operate such a huge facility been estimated as of yet?

ANSWER: This estimate has not been done yet. The information necessary for this type of estimate will not be available until later stages of design and planning.