Feasibility Study for

Village of Saranac Lake Emergency Services Facility

Saranac Lake, NY

Five Bugles Design™

wendel

October 11, 2023

Introduction

Project Background

The Village of Saranac Lake engaged Five Bugles Design/Wendel (FBD) Companies to perform an existing conditions analysis, space needs analysis, conceptual planning, and cost estimating services to replace their existing fire, rescue, and police stations with a combined Public Safety Building.

This study has been a dynamic team effort between members of the Saranac Lake Volunteer Fire Department (SLVFD), Saranac Lake Volunteer Rescue Squad (SLVRS), Saranac Lake Police Department (SLPD), FBD and Village leaders to provide the following:

- Provide an analysis of the existing SLVFD, SLVRS and SLPD facilities and their space requirements.
- Provide a Space Needs Analysis to determine all three departments' needs when designing and constructing individual replacement stations, or a combined public safety facility.
- Provide an analysis if proposed facilities would fit on the existing properties owned by the village.

As this report will show, the requested deliverables changed over time due to space requirements of all the three entities and the available amount of property and its configuration. A new option was brought forward to include the following:

- Provide an analysis on the Pius School facility to determine condition and renovation potential.
- Provide concept design(s) for the public safety facility:
    - Within the Pius School facility, considering needs, site, and future growth.
- Provide potential costs associated with each concept.
- Review possibilities of removing various entities from the public safety concept at the current site.

The Village of Saranac Lake highlights include:

The Village of Saranac Lake is a community located in northern New York State. The village municipal boundaries encompass portions of three towns (Harrietstown, St. Armand, and North Elba) and two counties (Franklin and Essex). The municipal government consists of a mayor, village manager, and four village trustees. The current village population is approximately 5,548. The village office is located at 39 Main Street, Suite 9, Saranac Lake NY 12983.

The village is composed of residential housing, small retail, recreation-related businesses, a local hospital, and two nearby prisons. The village police force has jurisdiction inside the village's municipal boundaries. The volunteer fire department serves the village, the Town of Harrietstown, and portions of the Towns of St. Armand and North Elba. The volunteer rescue squad is a non-profit organization located in the village and serves the village, the towns of Harrietstown, St. Armand, and Franklin, and portions of the Town of North Elba.

The three organizations are in separate buildings within the village. Each facility is old, in need of significant repair, and critically undersized. Feasibility studies conducted in 2008 and 2012 documented those conditions and are attached to this report as an appendix.

Department and existing facility breakdowns are as follows:

Saranac Lake Volunteer Fire Department (SLVFD):

The Saranac Lake Volunteer Fire Department (SLVFD) is located at 100 Broadway. The department is currently comprised of 38 volunteer members and five full-time, village-employed fire and rescue drivers. SLVFD responds to approximately 345 calls per year.

The fire station was constructed in 1891, with an addition completed in 1964. The original 1891 structure consists of three floors (basement – 2,033 sf, first floor bay – 2,268 sf, second floor office and sleeping quarters – 2,033 sf.). 1964 saw the addition of a single floor with two large first-floor bays and a meeting room (gross area of 4,270 sf).

The total gross area of the existing fire station is approximately **10,604 sf.**

Each of the three bays contains two or more apparatus parked side by side, with only 12-36" of space between the trucks and the walls. Bay One, in the original building, houses two engine tankers parked side by side. Additional apparatus, including a boat, trailer, and 4x4 are stored behind. An additional boat and trailer are stored in the basement. Bay Two houses the tanker, ladder, and rescue trucks parked side-by-side. An air boat and trailer are stored behind. Bay Three houses the pickup, brush, and utility trucks, and several small storage rooms. Dive gear lockers are also located in Bay Three. Frequently, apparatus must be moved out of a bay to access equipment or other apparatus stored behind.

The 24 ft x 31 ft meeting room is behind Bay Three. The meeting room contains the gear washing and drying units. The current fleet is indicated below:

Apparatus	Length & Width (ft)
ETA – 141 (engine tanker)	32.4' x 8.8'
ETA – 143 (engine tanker)	30.2' x 8.1'
TA – 145 (tanker)	36' x 8.5'
Rescue – 147	29.7' x 8.7'
Ladder – 122	46.8' x 8.7'
Rescue – 147 (future engine rescue)	29.7' x 8.7' (30.2 x 8.5)
Utility – 146	22.2' x 8.2'
Future Pickup Truck	24' x 8'
Misc. – 349 (Brush Truck)	21' x 8'
Misc. – 148 (Brush Truck)	24' x 9'
Marine 1 (boat and trailer)	32.5' x 8.5'
Marine 2 (boat and trailer)	22.9' x 8'
Marine 3 (boat and trailer)	22.8' x 8.4'
Marine 4 (boat and trailer)	26' x 9'
Trailer 1 (rescue equipment)	20.6' x 8.5'
Trailer 2 (rescue equipment)	24' x 8.5'

Saranac Lake Volunteer Rescue Squad (SLVRS):

Saranac Lake Volunteer Rescue Squad (SLVRS), an advanced life support service (ALS) agency, was chartered as a 501(c)(3) corporation in 2010. Prior to that time, the rescue squad was part of SLVFD. In 2013, SLVRS expanded its role in community health care by contracting with the local health system, Adirondack Health, to provide medical transports from Adirondack Medical Center, a sole community hospital, to Level I and Level II trauma centers and other advanced-care medical facilities throughout New York and New England. SLVRS operates four Advanced Life Support (ALS) ambulances, one Basic Life Support (BLS) ambulance, and one rapid-response fly car to serve the populations of the Village of Saranac Lake and six surrounding towns located across portions of two counties; a response area of approximately 600 square miles.

SLVRS currently employs six full-time and 14 part-time staff, supplemented by 17 volunteers. A unique aspect being that SLVRS relies on the SLVFD for paid drivers, so being in a shared facility or approximate is important. They respond to approximately 1,700 calls per year. SLVRS currently occupies approximately **4,768 sf** adjacent to the fire station, with the following breakdown: ambulance bays – 2,135 sq. ft., sleeping quarters/bathrooms – 1,092 sq. ft., kitchen/dining/day room – 735 sq. ft., offices – 468 sq. ft., training – 182 sq. ft., and supply room – 156 sq. ft.

Current ambulance bays are too narrow to appropriately accommodate the vehicles. Sleeping quarters for overnight staff are old and deteriorating. The current storage and training rooms are inadequate.

Saranac Lake Police Department (SLPD):

The Saranac Lake Police Department (SLPD), located at 3 Main Street, is in the rear converted space of a former village office building. It was renovated in 1999 and consists of a one-story structure with a gross usable area of **2,374 sf**. It is significantly undersized and has critical deficiencies.

The SLPD currently consists of nine members: a chief, four sergeants, and four patrol officers. Full staffing would see the addition of another three-to-four full time officers and a civilian staff member. SLPD is in the process of adding two new recruits.

Saranac Lake is known as one of the coldest places in the continental United States, with winter temperatures falling well into the -30°F to -40°F range. SLPD has no shelter for its three marked patrol vehicles and one unmarked chief's vehicle. This poses several challenges given the severe cold and large snowfall accumulations in this region.

The inside of the building is critically undersized to serve the public in a professional manner. The main patrol office is a wide-open space with three desks and lacks the privacy necessary to interview victims of criminal acts in a dignified manner. There is no designated juvenile interview area; indeed, there are no interview rooms whatsoever. The chief must share an office with the shift sergeants, with only a partial divider separating them and a 24-to-36" opening between the two desks. This does not allow for any privacy concerning personnel matters or other issues of a sensitive nature.

Male and female officers have a shared locker area with no real privacy and an acute lack of storage. The bathrooms contain showers, which regularly leak and/or have back up plumbing issues. There are no facilities for officers to decontaminate following potential exposure to disease, illness, blood borne pathogens, hazardous materials, etc. The men's bathroom has additional lockers within it, but no stall for the toilet. Officers must lock the door to restrict access to these lockers while using the restroom.

The lack of space to store necessary equipment for everyday patrol is another major concern. Adequate storage for items such as records, office supplies, and promotional materials is also extremely limited. There is no available space for meetings, conferences, shift briefings, or training.

The chief's office, temporary holding cells, utility closet, and another small office space are all currently used to store necessary equipment and other items. There are four holding cells under the supervision of the New York State Department of Corrections and Community Supervision. Only one of the four is usable due to plumbing issues and other deficiencies. The other cells are used as secure storage and to hold found property and some on-site evidence. The small booking area is also used for storage. This is of concern, as this is where detainees are held during processing and could be an area of potential confrontation.

SLPD does not currently have an open lobby area or receptionist/dispatcher, due to staffing shortages. The receptionist area is used to store old records. Most of the collected evidence is stored off-site.

SLPD responded to 3,615 calls for service in 2022, which is the highest call volume in five years – corresponding with an upward trend in police service calls in the village.

Architects Existing Conditions Assessments:

As stated previously and moving forward in this report, FBD did not complete overall assessment of the existing conditions of the current facilities that are occupied by SLVFD, SLVRS or SLPD, but general walkthroughs of the facilities have occurred with our team. On top of the deteriorating existing conditions mentioned above, the most evident issue at hand is the current lack of space required by each department in order to function properly, but more importantly the conditions of the facilities and their overall age.

Due to the sheer overall size of a new Public Safety Building and available property surrounding the existing facilities, as well the Pius school becoming available, FBD was instructed to put all efforts into reviewing the possibility of the PIUS school becoming the new Public Safety Building.

As an Appendix to this report, we have included various studies and existing conditions assessments completed in 2008 and 2012 that go through in great detail in explaining the current status of these facilities.

The existing fire and rescue departments are currently comprised of back in apparatus bays with front approach aprons that are minimal in length, with the departments having to use Broadway Street to back the apparatus back into place. This causes traffic congestion on Broadway Street and conflicts with that traffic during emergency situations. Best practice would be for all the apparatus bays to have drive-through capabilities, however that can be altered if the proper sized front apron and large enough overhead doors are provided, but that is not the case for these facilities.

In 1960, the minimum for vertical clearance for vehicles on interstate roadways was changed from 14'-0" (which was instated in 1956) to be 16'-0". These existing facilities were designed and constructed for the smaller vehicles of the day, making the current existing doors acceptable then, but now there are just inches to spare around existing apparatus when backing into the station. Since the 1960's, the heights of fire and EMS apparatus has grown, with apparatus now more than 11'-6" high. Best practice for door heights is 14'-0".

Today, a great deal of emphasis is placed on proper clearances and direct pathways to apparatus in contemporary stations to ensure fast and safe response times, as well as the ability to adequately clean and maintain apparatus inside the station. A minimum of 5' should exist between any wall and an apparatus bay door to allow safe and functional circulation around parked apparatus. There

currently is not enough room above each apparatus to provide staff the ability to clean and maintain items on the top of the apparatus or to lift the cab to allow for maintenance. This is a standard feature in stations design today.

The apparatus bays are not equipped with a vehicle exhaust system. Vehicle exhaust systems can either be systems that are flexible ducting that attaches onto the exhaust pipes when vehicles enter the bay, venting the contaminates directly outside, or systems that are mounted onto each apparatus, cleaning the air before entering the bay. These systems go above and beyond the building code required for air exchange ventilation systems and comply with NFPA standards.

Decontamination and PPE recommendations have changed significantly since the design and construction of these facilities. Currently PPE gear and lockers are located throughout apparatus bay. This location causes the PPE to be exposed to harmful UV light which deteriorates it at an accelerated pace. It also exposes the PPE in the apparatus bay to harmful carcinogens caused by the exhaust fumes. It can also lead to extended response times since individuals have to move through a very crowded apparatus bay to get to their PPE.

Best practice would allow a department to clean their PPE, keep it clean (off the apparatus bay floor), and have limited exposure to UV light. Finally, this room should be sized so people can don their PPE without being overcrowded.

Additional apparatus support spaces found in a contemporary fire station are a work room and the self-contained breathing apparatus (SCBA) clean/fill station. Without a dedicated space for SCBA, the departments have located the SCBA in non-recommended areas. Since the SCBA clean/fill station is used to clean and fill SCBA equipment, its exposure to the carcinogens from apparatus is not best practice and increases the safety risk to fire fighters.

Current best practice for fire stations is to divide the facility into what are referred to as hot and cold zones of contamination, with a transition / warm zone in between. These zones are compartmentalized and have mechanical systems with positive and negative pressured systems to keep the carcinogens and contaminates contained to specific areas. Hot zones are those with a high level of contamination potential, including the apparatus bay, workshop, and any potential mezzanines. These spaces are negatively pressurized and are designed to have higher levels of fresh air intake into the mechanical systems. The transition / warm zone and all cold zones are positively pressurized. Transitions zones include gear laundry, gear turnout (PPE lockers), decon hallway(s), decon toilet / showers, SCBA cleaning, and clean / residential laundry. The cold zones are all the living and administration areas. The mechanical systems, in addition to the overall design and layout of this station does not allow for a proper decontamination process.

Overall issues with the ability to train onsite, whether inside or outside, allows volunteers to be present in the building and community in lieu of training offsite. This keeps volunteers near the apparatus and emergency vehicles, allowing for faster response times.

The existing police department facility is compromised when compared to a new facility and the requirements of police officers in today's world. Single public entry direct into common/multi-purpose spaces, unsecured and open to all administrative and policing duties carried out by staff occur throughout the facility. This includes no proper protection within building construction in terms of hardening/projectile resistance. There currently is no dedicated/separated administrative area or properly conditioned secure records storage for archived records.

The building lacks appropriate amount of squad rooms, secure and private workstations and staff facilities in terms of hygiene, personal storage and changing areas. Insufficient areas for storage and cleaning of armaments as well as the proper flow of these spaces exists.

Security throughout the building is concerning and difficult to manage access to the facility, including inadequate video surveillance for monitoring exterior access, interview and holding areas.

There is a lack of areas suitable for processing, lacking size and isolation requirement. The current facility lacks a location for holding suspects and/or detainees, or areas suitable to bring them into the building or locate them until such a time that they can be transferred. Plus, there is a lack of private areas to hold juvenile suspects.

Evidence storage is a large issue throughout when taking in property or evidence. These spaces should be properly ventilated with evidence storage appropriate for the quantities of evidence presently being dealt with and to follow the chain of command for items in processing. There is currently a limited secure area for drug storage and no suitable ventilation system for such an area. There also is no storage for evidence requiring refrigeration, nor a compound for large evidence/vehicle storage.

Current Study and Deliverables:

The initial phase of this study included a series of meetings in which we held programming sessions for the fire, rescue and police departments to determine their individual department space needs, of which can be reviewed within this report. This information is essential in determining the amount of square footage required in any remodel, additions, or new facility.

Our team then created and reviewed large massing concepts using the existing downtown location (home of the existing fire station, rescue department and other adjacent properties) to determine if programmed space requirements would work within that property boundary and as show in the Appendix B of this report. Various scenarios were reviewed and are available for review in Appendix B of this report, but include:

- Public Safety Building with Fire, Rescue and Police departments combined.
- Fire and Rescue Building with the Police department omitted.
- Footprint of Pius School Building placed over the existing site to show square foot decencies.

Meetings with the Village's representatives and elected leaders concluded that the current property had many deficiencies that prevented a dual use facility from occurring, even if one of the organizations (police) were removed from that plan. They included to name a few:

- Overall total square footage required by each organization per the programming process and per the attached documents in this report.
- ADA compliance of all facilities and the ability to make them accessible in future remodels and additions.
- Significant grading issues from the front of the site to the rear of the site.
- Capability to include drive through bays in any new project with an appropriately sized front apron.
- Temporary quarters for the Fire and Rescue department during any new or remodeled construction.
- Overall shape of the existing property boundaries and development of adjacent parcels.
- Available space for appropriate parking, stormwater, and other site/civil requirements.
- Historical considerations of the existing fire station per the report located in Appendix F.

After much consideration, the committee realized early on that a public safety facility would not fit on the existing lots and they then reviewed other possibilities. The early leader in those possibilities became an existing school facility that was available for purchase. This solution became effective for multiple reasons being the possibility of an existing facility for rehabilitation, or the very least, enough property that would be acquired to consider new facilities.

Pius School Existing Conditions:

The Pius school facility was constructed in 1960 to serve as a private school for the village. In 1978, the facility was vacated by the Catholic Diocese of Ogdensburg and purchased by Citizen Advocates which serves as a work program for individuals with a need for developmental and behavioral support. Though the facility is nearly six decades old, the exterior envelope and structural integrity of the facility is in good condition. An addition on the north-west corner of the existing building was constructed around 1993. The site is the necessary size for a potential public safety building, and the location of the facility is ideal for response times. With total replacement of systems beyond their intended life expectancy, and some additional repairs as expected due to age and change of function, the Pius school facility could be renovated into a functional facility that meets the needs of the Village of Saranac Lake's emergency responders.

The project will entail a total face lift and rehabilitation of the interior spaces, due to the extremely different program usages of a school verses an emergency services facility, all non-load bearing elements of the interior of the facility will be removed and renovated to meet the department's needs. New mechanical, electrical, plumbing and fire protection systems will be installed as well as major changes to the building envelope's exterior facade.

Costs of replacing the facility entirely verses the above-mentioned renovation was considered and are included in the appendix of this report. However, due to the amount of structure and exterior envelope that will be able to be reused, the costs for new construction are far beyond that of renovating and providing additions to the Pius school facility.

The available existing construction documentation used for our observations and this report consists of the original 1958 construction documents and renovation drawings of the 1993 addition. Based on site observations, the drawings remain representative of the overall existing structure.

Architectural and Structural Existing Conditions (Pius School)

Wendel architectural and structural personnel visited the project site to perform an initial visual site observation of the current condition of the existing Pius School structure. The inspection was limited to the observations made from visual evidence. This assessment is not an exhaustive technical evaluation, but rather an opinion of the overall condition of various building elements, equipment, and construction materials. Below is a summary of the architectural and structural elements associated with the facility assessment.

The original building's sub-structure (foundation system) consists of cast-in-place concrete shallow foundations, both isolated footings and strip footings. A basement/crawl space is present below most of the 1st floor area, with an unexcavated area located below the courtyard and gym areas. Concrete foundation walls are located on the perimeter of the facility and around the unexcavated areas, and concrete piers are located at interior column locations.

The superstructure framing on the 1st floor level consists of an elevated concrete slab (reinforced 2-way slab) spanning to the concrete foundation walls, concrete beams (limited), and concrete piers. Pier locations have drop panels incorporated into the slab design.

The superstructure framing at the roof level consists of Macomber Incorporated steel framing (V-LOK), including steel tube columns, and open-web steel joists for the girders and purlin framing. A 3" Insulrock roof deck system spanning the steel joist framing was confirmed in the field. A long-span built-up truss is located in the gym area, spanning the north-south direction. The exterior perimeter walls consist of cold-formed metal framing (CFMF) studs with strip windows and face-brick along the bottom; all perimeter wall sections are non-load-bearing which makes for an excellent opportunity for additions. There are sections of concrete-unit-masonry (CMU) with a brick exterior course on the perimeter and most interior non-load-bearing partition walls consist of CMU and are also non-load bearing. The 1993 addition in the north-west corner contains some load-bearing CMU walls at the interior and exterior conditions, the roof framing in this area consists of wide-flange beams and steel open-web joists supporting 1-1/2" metal deck.

The field assessment of the existing Citizens Advocates facility found the primary structural elements to be in GOOD condition, no unsafe conditions were noted. The overall structure is currently in a safe, stable condition and all structural elements are in either good or fair condition. Wendel recommends that the elements listed in fair condition should be addressed by means of repair or removal/replacement.

Architecturally, the building will need to be refurbished internally and externally. Due to the shear amount of work that will be required, all aspects of the facility will need to be brought up to current code. Interior finishes will need to be entirely replaced with the appropriate renovations occurring to make the facility state of the art and up to ADA standards. The exterior of the facility will need exterior façade improvements, window/door improvements and building envelope improvements in regard to insulating qualities to ensure building envelope compliance is met in the current code.

With these thoughts in mind, our team reviewed the structural integrity of the facility knowing architectural aesthetics would consist of a majority of the re-work/retrofit of the facility. The following structural items were identified, during the site assessment, as being in FAIR condition and approaching POOR condition; and should be addressed during the future renovation project:

1. Minor concrete deterioration was noted on the underside of the existing 1st floor level elevated slab on the west side of the existing mechanical room. Deterioration noted in the field include spalling, delamination, and cracking. Wendel recommends that the existing elevated slab is locally repaired; remove and replace concrete material as required.

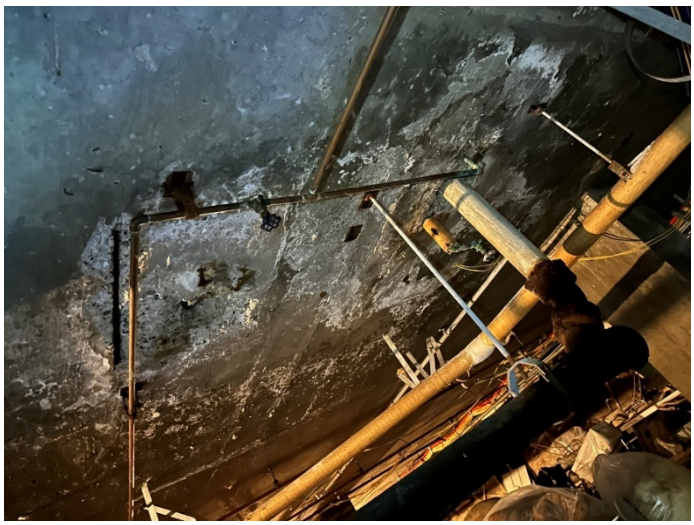


Figure 1 Concrete Slab Spalling Damage

2. Minor concrete deterioration was noted on the underside of the existing 1st floor level at an existing concrete beam located in the south-central region of the original building, near the stair transition located in the main hallway. Deterioration noted in the field include spalling, delamination, and rebar corrosion. Wendel recommends that the existing beam is locally repaired; remove and replace concrete material as required.

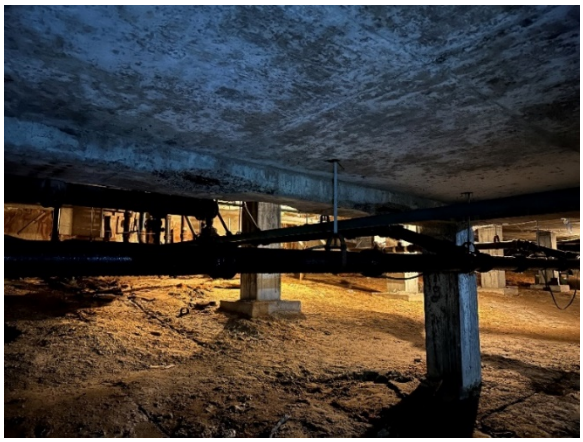
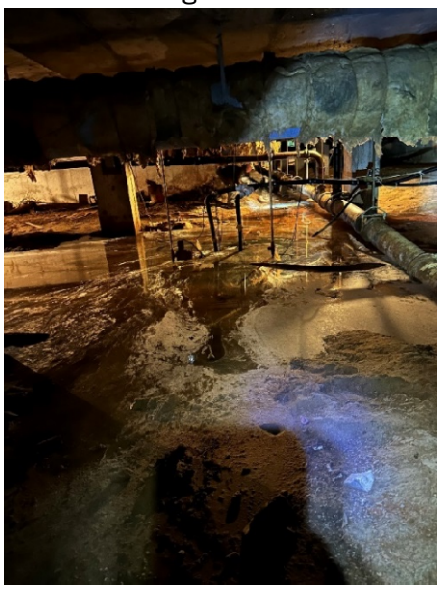


Figure 2 Concrete Beam Spalling Damage

3. Water infiltration was noted in the crawl space on the west side (minor), south side (moderate), and east side (severe). Water is actively flowing from the west side to the east side of the existing crawl space, with erosion of the sub-base material. A large pool of standing water is currently located in the north-east corner of the existing crawl space. Further investigation is required to determine the source of the water, but leaking pipes were noted in the field on the south-west corner. An existing sump pump appears to be in the north-east corner but is currently not functioning. Structurally, this standing water is a concern to the long-term stability of the existing foundations. Wendel recommends further investigation and installation of a sub-drainage system tying into a new sump-pump; in the meantime, we recommend the existing sump-pump is repaired and actively running to eliminate the standing water.



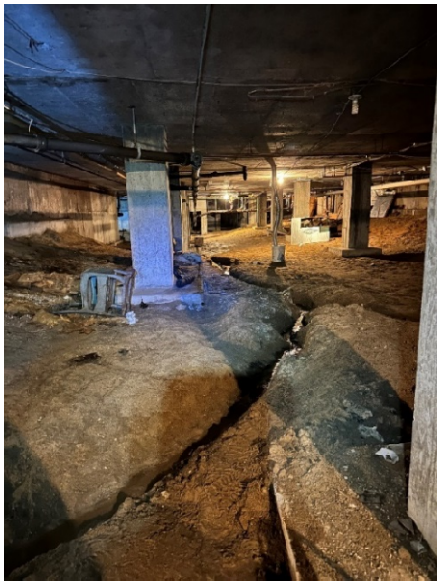


Figure 3 & Figure 4 Water Infiltration in Crawl Space

4. Minor steel deterioration was noted on the exterior columns on the south entrance of the building. Deterioration noted in the field includes coating failure and steel corrosion at the base of the column due to chloride exposure. Wendel recommends that the existing steel columns exposed to the elements are blast cleaned and coated with a high-performance coating system.

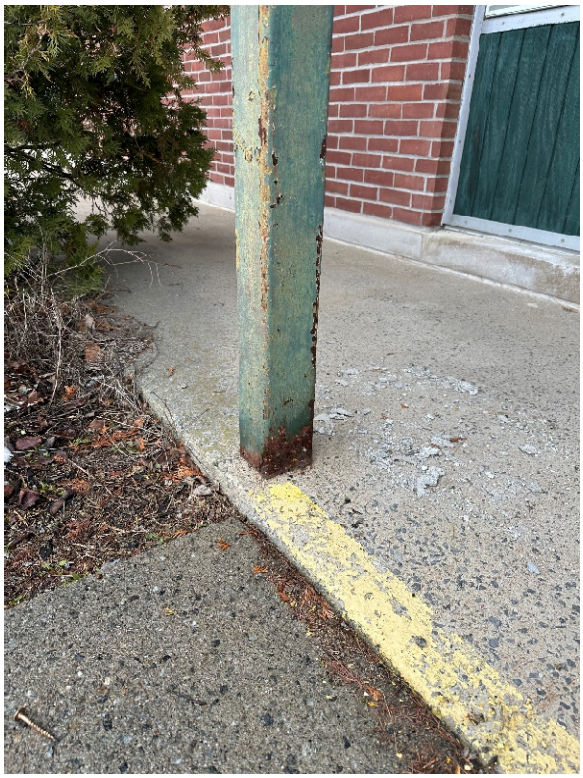


Figure 5 Steel Column Corrosion

5. Minor concrete deterioration was noted on the exposed concrete surfaces at all entrance slabs due to chloride exposure. Deterioration noted in the field includes spalling, delamination, and cracking. Wendel recommends the existing slabs are removed and replaced in their entirety.

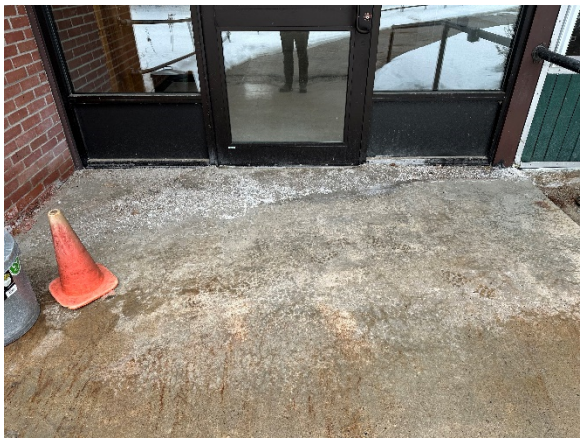


Figure 6 South Entrance Concrete Damage

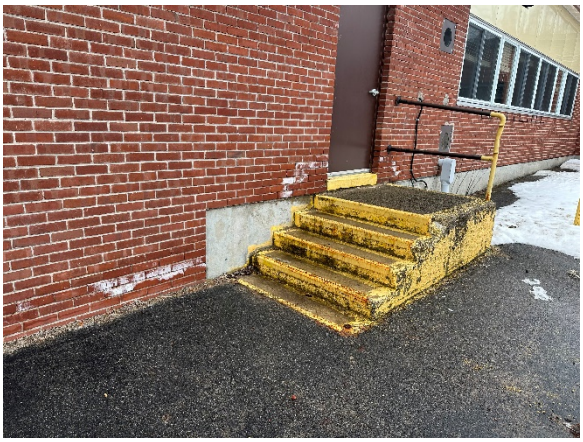


Figure 7 North Entrance Concrete Damage

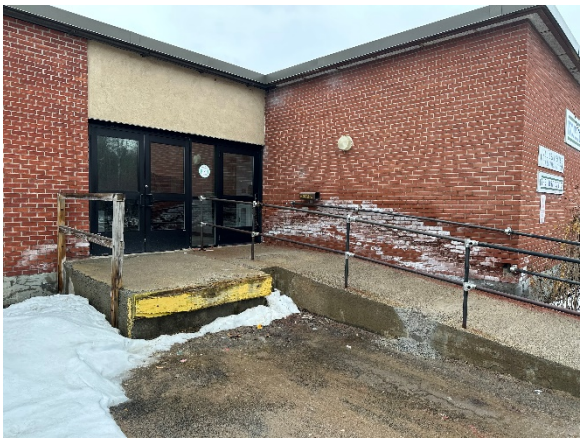


Figure 8 East Entrance (1993 Addition) Concrete Damage

6. Damage and deterioration of the façade elements was noted in the field, including brick and mortar deterioration due to chloride exposure, and moisture damage to exterior wood products. These items are considered architectural components and shall be addressed by the architectural assessment.

Mechanical, Electrical and Plumbing Existing Conditions (Pius School)

The original air handler with fuel oil burner has been removed and almost all the ductwork either removed or abandoned in place. Heating is now accomplished with 3 fuel oil boilers and a hot water system that is distributed throughout the crawlspace and up into the school via fan coil units on the exterior walls.

HVAC Items noted are as follows:

- The fan coil units are almost all in very rough shape and should probably all be replaced.
- Two of the boilers are from 2004 and one was replaced in 2017. They are all operational and are in relatively good condition. It would not be necessary to replace them immediately.
- Hot water piping is all copper throughout the building and appears to be in decent condition, however, it is most likely nearing the end of its useful like and leaks could start becoming an issue.
- Because there is so much moisture in the crawlspace, all the steel valves in the piping are getting corroded and are in rough shape. Overall repairs eliminating moisture within the crawl space should be rectified with any new construction.
- There is no BMS system, and all control is done on individual thermostats.
- There is no ventilation system, and this occurs through natural ventilation through operable windows, however this is no longer code compliant.
- The addition HVAC conditioning is done with a packaged rooftop on the addition roof. This air is distributed into the space with ductwork above the ceiling.
    - This unit is from 1993 and well past its useful life. The refrigerant is R22 which has been phased out and is difficult to repair if there are ever issues.

Plumbing Items noted are as follows:

- Plumbing fixtures throughout the facility are in pretty poor condition and should be replaced. They also do not appear to meet current energy code requirements for water flow.
- Hot water heating is provided by two indirect hot water tanks, that use hot water from the boilers to produce hot domestic water. These tanks are from 2016 and have probably another 10 years of useful life if they are maintained properly.

- All domestic piping is run in the crawl space, and similar to the hot water piping it is all copper. Again, a lot of the valves are heavily corroded from the moisture in the crawl space. Overall repairs eliminating moisture within the crawl space should be rectified with any new construction.
- The water service comes up in the crawlspace as a 4" ductile iron pipe. It runs through a 4" meter and 4" backflow device before reducing to serve the building. This is good as we will have a large water service already there for truck fill for any new facility.
- There does not appear to be a recirculation system on the domestic hot water which is now required by energy code.
- There is no fire protection system and one will be required by code due to sleeping requirements of a new Public Safety Facility.

Electrical Items noted are as follows:

- The electrical service is original to the building and the panels and breakers are all original.
- Due to their age, facility maintenance has a hard time finding replacement parts for the equipment and are afraid that switches in the main distribution channel would not work if they tried to use them.
- The power is 208V / 3phase and comes from a pole on the West side of the building. The overhead power lines cross over the roof of the building and are only about 4' above the roof line. This is a code violation and a safety hazard and would be relocated with any new facility improvements.

Space Needs Analysis

In January of 2023, programming sessions were completed to determine the individual room and overall square footage needs of the SLPD, SLVRS and SLVFD. The diverse teams were challenged to look beyond the existing deficiencies of the current stations, but also have a vision to design a station to meet the departments and communities needs for the next 20 plus years.

The following table identifies the totals of the various main areas of a contemporary Fire Station, EMS facility and Police Station. Greater detail of individual spaces can be found in appendix A.

Table 2 - 1: New Station Program - FIRE

Space	20 Year Need
Apparatus Bays	14,459 SF
Apparatus Support	4,346 SF
Training	2,625 SF
Administration	4,055 SF
Living Quarters & Support	4,360 SF
Mechanical / Electrical Spaces and Circulation	4,477 SF
Total New Construction	**34,322 SF**

Table 2 - 2: New Station Program - RESCUE

Space	20 Year Need
Apparatus Bays	6,728 SF
Apparatus Support	2,010 SF
Training	925 SF
Administration	2,965 SF
Living Quarters & Support	4,403 SF
Mechanical / Electrical Spaces and Circulation	2,555 SF
Total New Construction	**19,586 SF**

Table 2 - 3: New Station Program - POLICE

Space	20 Year Need
Command Staff	989 SF
Administration & Support Staff	1,481 SF
Public	757 SF
Patrol	1,171 SF
Investigations	504 SF
Operational	1,368 SF
Evidence – Property	1,729 SF
Fleet Support	3,581 SF
Booking	2,030 SF
Mechanical / Electrical Spaces and Circulation	2,722 SF
Total New Construction	**16,333 SF**

Table 2 - 4: New Station Program – SHARED PROGRAM – FIRE/RESCUE/POLICE

Space	20 Year Need
Apparatus Bays	21,187 SF
Apparatus Support	5,110 SF
Training	3,231 SF
Administration & Command Staff	7,340 SF
Staff Support	9,865 SF
Patrol	1,171 SF
Investigations	504 SF
Operational	278 SF
Evidence – Property	1,729 SF
Fleet Support	3,581 SF
Booking	2,030 SF
Mechanical / Electrical Spaces and Circulation	11,205 SF
Total New Construction	**67,233 SF**