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**

Conceptual Design

Following programming, several concepts were created and presented to the committee as initial conceptual designs. Those concepts were then refined to create the final concept presented on the following pages.

Larger format images of the sites and concept plans can be found in Appendix C.

Site:

Figure 3-1: Site Concept

Safety and minimization of response times are significant considerations when designing a public safety facility. The Village of Saranac Lake Emergency Service Facility (VSLESF) will house the Village's Fire, Police, and Rescue departments. With all three departments being emergency services, the proximity of all these departments within the facility and their associated parking and response, provides significant challenges when sharing one facility. Parking and traffic flow on-site also presents a safety-related challenge and was addressed by dividing the site into police(west), visitor parking and the main entry (south), fire volunteer parking (south/east) fire apparatus return (south/east), and fire and EMS response (north).

The responding and return aprons are sized to allow the largest apparatus to be parked on the apron, and for the EMS apparatus to be turned around and backed safely into their bays. As a renovation project, the location of the facility on the site was predetermined. Because of this, the bays are situated further off Highway 3 (George H Lapan Memorial Highway) than is necessary for safe aprons and response. To reduce the amount of pavement from the building to the highway, the apparatus aprons are reduced down at the exit, to a narrower drive that eventually connects to the Highway.

The parking and visitor entry for the facility will be located to the south, allowing the reuse of the existing drives. The drive to the west will be used for the police department, in both return and response, as well as the entry to the visitor parking. This drive will need to be clearly noted and distinguished from the other drive to provide clear direction for visitors.

The drive to the east will be used by the fire department as access to their volunteer parking, and as their return apparatus drive and apron. The return apron will be sized similarly to the response apron; allowing an apparatus to fully park on the apron, or to turn around on the apron safely.

One key consideration when laying out this site is the existing wetlands. Noted in green on the site plan, these wetlands were delineated later in the process of conceptual design. A portion of the proposed fire apparatus apron and response apron fall into a part of the wet land area. As with most projects, the overall intent when moving forward with additional design will be to adjust the conceptual plans to eliminate the need to use wetlands and to explore all options to eliminate the need for permit or JIF from the APA.

In addition to the renovation and selected deconstruction of the existing Pius School Facility, several existing outbuildings co-located on this site will have to be razed.

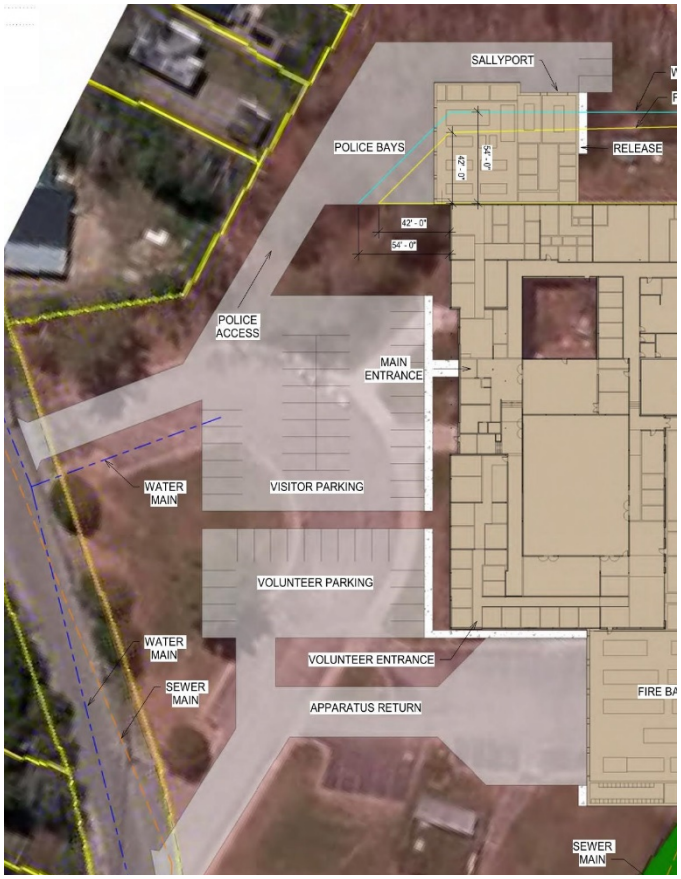

Figure 3-2: Site Concept – South Side of Facility

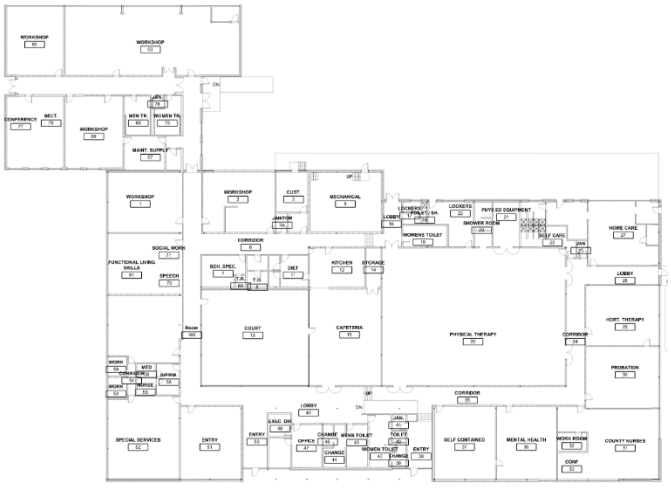

Figure 3-3: Existing Facility footprint

Site Required Design Modifications

Wendel project leadership in conjunction with village representatives reviewed the existing site early on in the process and concluded that a site survey would be beneficial to review how the current conceptual plan within this report would function on the site. There was also a conclusion that wetland delineation would be required to determine the exact extent of the wetlands and how that effects any potential additions or site circulation. Attached to this report is Appendix C3 and Appendix C4. Appendix C3 depicts existing satellite imaging of the Pius school site with the site survey and wetland delineation overlayed. Appendix C4 depicts all of what Appendix C3 has but brings forth the conceptual plan in its current format, with areas of conflict that will need to be resolved should the village choose to move forward with additional design. Those areas of conflict consist of:

A. Overhead Power Lines – As depicted in Pink on the drawing, conceptual additions for the police department are close to the OH power lines on the site. It is common to move power lines in a project of this magnitude, if need be, or the conceptual plan could be adjusted in the next phase of design.
B. Grading Conflict at Police Area – As depicted in Green on the drawing, the grading from the site survey doesn't connect through the trees on the site survey but the police drive will need a small retaining wall that is 3 or 4 feet tall. In the next phase of design, turning the police addition to face East and using the buildings foundation system to build into the slight hill may be beneficial.
C. Storm Drainage at Police Area – As depicted in Blue, there is a storm drain that is in the police bay area. The site survey did not indicate where that storm drainage went to, but our team assumes it goes East and connects to remaining storm drainage on that side of the facility. Additional exploration will need to occur in the next phase of design and this drain will need to be relocated, while following any stormwater requirements required by authorities having jurisdiction.
D. Storm Drainage at Fire Bays – As depicted in Blue, conceptual fire apparatus bays go over the top of existing storm drainage piping as well as what is guessed to be the roof drains for the existing building. In the next phase of design, re-routing will need to be reviewed for overall stormwater design and existing roof drainage will connect into new roof drainage piping for any new additions, while following any stormwater requirements required by authorities having jurisdiction.
E. Sanitary Easement – As depicted in Orange, there is an easement for sanitary and sanitary piping that currently interferes with conceptual additions. In the next phase of design, care will be taken to remove additions from the easement and to provide proper clearances.
F. Wetland Delineation – As depicted in Magenta, conceptual additions for the fire apparatus bay are within the delineated lines of wetlands and will need to be adjusted/reviewed. This also includes the potential new emergency response driveway which can either be revised or reviewed with authorities having jurisdiction.
G. Greenhouse Conflicts – As depicted in Red, conceptual site planning for response driven apparatus show conflict with the existing greenhouses. Additional considerations will need to occur in the next phase of design to alter appropriate site flow.

Figure 3-3: Overall Concept Plan

Concept Design

The existing Pius School facility (figure 3-3) will be renovated, with essential additions constructed to meet the needs of the Village of Saranac Lake's Emergency Services Facility. In total, the new VSLESF will be comprised of 38,890 sf of renovated space, and 30,030 sf of new construction, for a total of 68,920 sf.

The above concept plan notes departmental use by color as noted in the legend.

BUILDING SQUARE FOOTAGE		
FIRE APPARATUS BAY	=	18,820 SF
APPARATUS SUPPORT	=	7,340 SF
CLASSROOM / TRAINING	=	2,820 SF
ADMINISTRATION/ OFFICE	=	7,130 SF
STAFF SUPPORT	=	12,500 SF
PATROL	=	910 SF
INVESTIGATIONS	=	430 SF
OPERATIONAL SUPPORT	=	390 SF
EVIDENCE & PROPERTY	=	1,950 SF
BOOKING	=	1,890 SF
FLEET SUPPORT	=	3,420 SF
CIRCULATION	=	8,860 SF
MECHANICAL	=	2,460 SF
TOTAL	=	**68,920 SF**
PROGRAM	=	**67,233 SF**

Figure 3-4: Department Use Legend

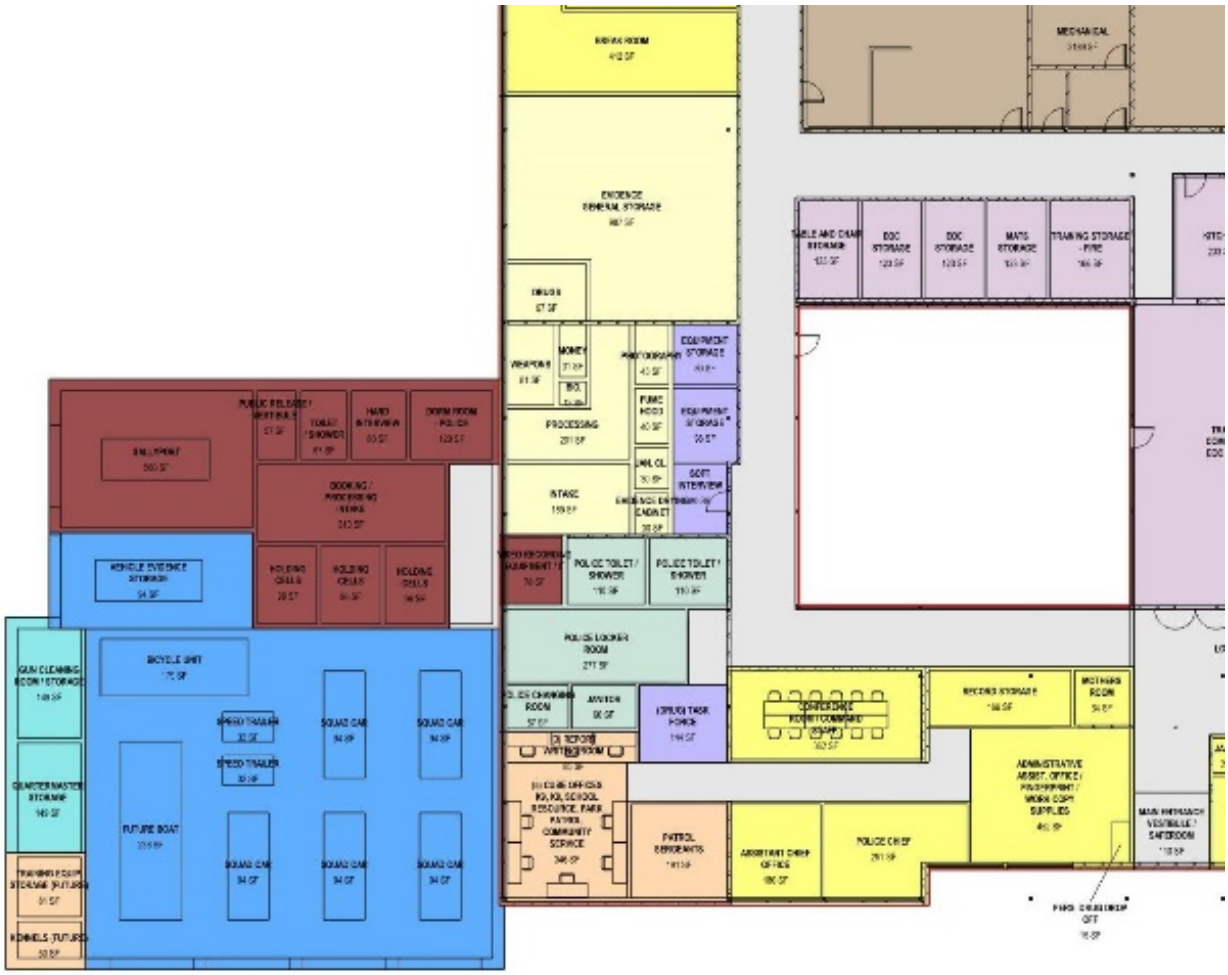

Figure 3-5: Concept – Police Areas

Police Department:

Visitor Entry and Police Admin: (noted in yellow)

Visitors will park in the visitor parking lot and enter the new ESF through a secured vestibule on the south side of the facility. This vestibule, located alongside the police administrative wing, will lead visitors into the lobby and community-zone of the facility. Located directly off the lobby space, visitors would have access to public toilets, a prescription drug drop box, a mother's room, and the police administration offices.

After passing through a secure entry, the police administration will house two private offices, a record storage room, and a Command Conference room before heading into the patrol officer's zone.

Patrol: (noted in peach)

Bridging the gap between the police administration and the patrol open office will the patrol sergeants' private office. An open office will be created to house the department's patrol officers, the K9 office, the school resource officer, and the community services officer. This open office will be located just off the police garage for quick access.

Police Garage: (noted in blue)

A police garage will be located on the far west side of the facility. This space will allow for two police squads stacked two-deep, a third bay for an additional squad and two speed trailers, and a final bay for the departments bicycle unit and future boat. Along the far wall of the police garage will be support spaces including the K9 kennels, quartermaster storage, gun cleaning, and large vehicle evidence storage.

Booking: (noted in burnt sienna)

Located directly north of the police garage is the departments booking area. This space will include the sallyport, three holding cells, an individual toilet-shower room, and a public release vestibule.

Police Staff Support: (noted in mint)

Located off the police garage to the east will be the police locker room. This all-gender locker room will have one changing room, and two individual toilet-shower rooms. The locker room will also be accessible from inside the police department.

Evidence and Property: (noted in pale yellow)

Rounding out the designated police areas, the evidence and property spaces will include intake; processing with photography and a fume hood; and evidence storage with designated spaces for money, drugs, and weapons.

Figure 3-6: Concept – EMS Areas

Rescue Department:

Administration: (Noted in yellow)

When first entering the EMS area from the main hallway the department's administration is located to the west. This area includes four private offices for the chief, treasurer, manager, and training officer; a shared office for the board office, lieutenant, and administration; a report writing room; and storage for uniforms, record, and general storage needs. The administration wing also includes one single-user all-gender toilet room.

Living Quarters: (Noted in green)

To the north of the administration area is the staff support area. This includes a series of eight (8) single-occupancy dorm rooms lining the exterior wall. These dorms are located with direct access to the response bay to provide responders with a rapid and direct pathway to the apparatus bay while responding to calls. In addition to the dorms, the EMS support spaces will include a dedicated Day Room, Kitchen, and Dining room, three single-user, all-gender toilet rooms, and a laundry room.

Apparatus Bays and Support: (Noted in Red and Blue)

The apparatus bay is designed with four back-in, double stacked bays. A fifth bay is located in this area that will be a shared use bay between the EMS and Fire Departments. Located on the south and west walls of the bays are support spaces for the EMS department, including a storage room for Personal Protective Equipment (PPE) Gear Lockers, a workshop, and EMS storage.

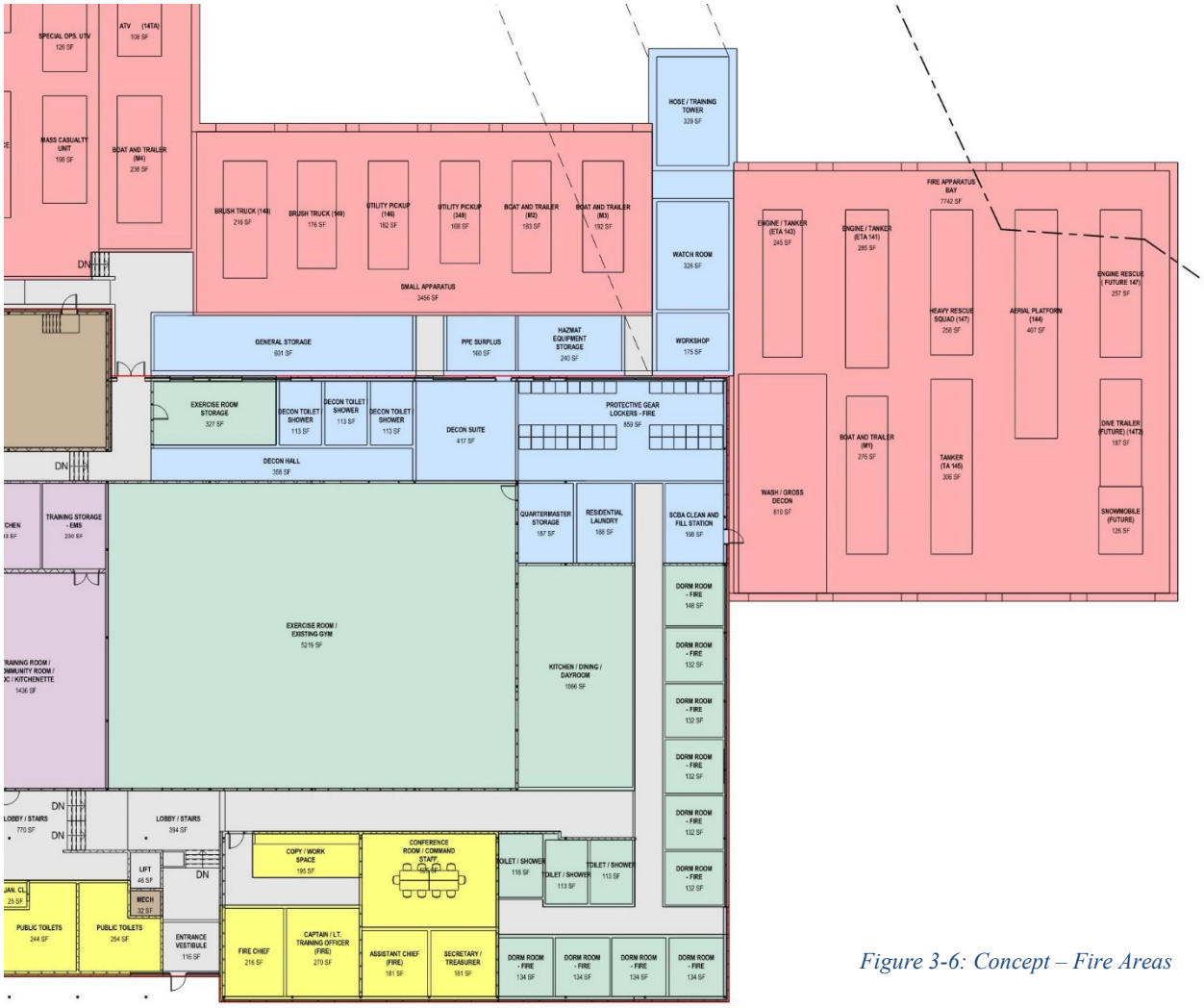

Figure 3-6: Concept – Fire Areas

Fire Department:

Apparatus Bays and Support: (Noted in Red and Blue)

The Fire department's apparatus will be split into two distinct apparatus bays: one for smaller support vehicles and one for larger apparatus. The smaller support garage will be comprised of six, single depth spaces to house brush trucks, pick-up trucks, and trailers. These will be back in-only bays. The larger apparatus bay will include five drive-through apparatus bays, which will house double-stacked apparatus. Between the two bays will be the apparatus support spaces. These include the hose tower, Watch Room, workshop, hazmat equipment storage, PPE surplus storage, self-contained breathing apparatus SCBA) clean and fill, and general storage.

Upon returning to the station after an incident, a series of rooms along the decontamination suite guide staff through the personal decontamination process. This process will be accessible from both fire apparatus bays. In this process, personnel will enter into the gear/laundry room where they are able to clean their outer layers of PPE. Once the PPE is clean, it can be returned to their turnout locker, located off both the primary apparatus bay and the gear laundry room. From the gear laundry, responders will enter the decontamination hallway featuring three single-occupancy, all gender

decontamination showers and toilets. Finally, after showering, staff members will wash their uniforms in a residential laundry machine, located just across the hall from the decontamination suite.

Living Quarters: (Noted in green)

To the south of the apparatus and support area, is the staff support area. This includes a series of ten (10) single-occupancy dorm rooms lining the exterior wall. These dorms are located with direct access to the response bay in order to provide responders with a rapid and direct pathway to the apparatus bay while responding to calls. In addition to the dorms, the Fire support spaces will include a dedicated Day Room, Kitchen, and Dining room, three single-user, all-gender toilet rooms, and a laundry room.

Administration: (noted in yellow)

The administration area for the fire department will be comprised of private offices for the Chief, Assistant Chief, secretary/treasurer, a shared office for the captains. Lieutenant, and training officer, and a shared conference room for the Command staff. These offices are also located adjacent to the visitor entry and lobby.

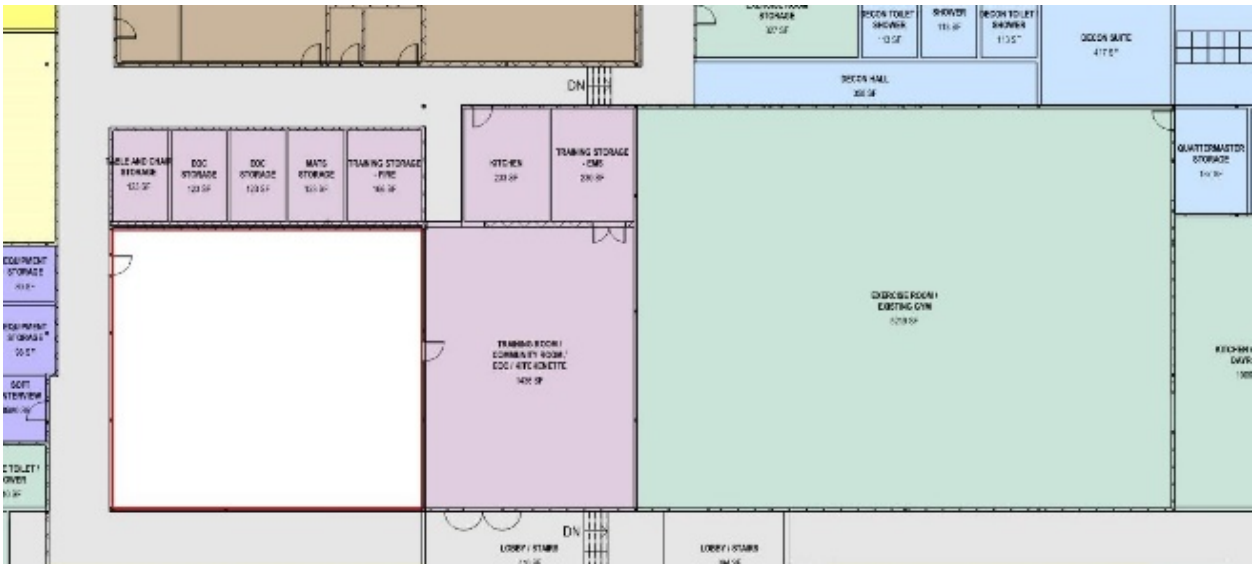

Figure 3-7: Concept – Shared Areas

Shared Spaces:

Located withing the central core of the facility is a series of spaces that will be shared by the whole ESF staff.

Training: (noted in purple and mint)

The training room is sized to accommodate forty (40) people at tables and chairs. This room will be used by the PSB, the community, and as an Emergency Operations Center (EOC) for the Village. Located just off the training room are support spaces including dedicated storage spaces for the EOC, mats, and general training. A kitchen will also be located off this space.

An exercise room is located alongside the training room and accessed from the public lobby. This location allows for discussion to occur for public use of the training room and gym if the Village wishes to pursue that opportunity.

Opinion of Probable Costs

Probable cost for this work is developed using conceptual estimating practices to identify dimensions, volumes, systems, materials, and applicable industry standards. The process utilized a combination of the current programmatic floor plan and site layout developed by Five Bugles Designs in addition to construction documents from a previous design of similar size and program. The cost basis of the estimate is rooted in historical data, benchmarking studies of comparable projects, and current industry material and equipment evaluation. Once a particular site, floor plan option and building material expectation are established through the design process, additional estimates will be conducted to further refine these assumptions and will be reviewed for alignment before moving forward. It should be noted that with the various options; base plans, alternate plans, unknown site conditions, material costs, inflation, potential demolition costs, etc., estimates will fluctuate. Full estimates are included in the appendix.

Table 5 -1: New Fire Station on Unspecified Site

	Estimated Costs
Direct Trade Cost Total with Contingencies and Escalation	$18,451,635
Owner Direct Costs Including AE Fees, Furniture and Equipment	$2,109,164
Total	**$20,560,799**

Table 5 -2: New Rescue/EMS Station on Unspecified Site

	Estimated Costs
Direct Trade Cost Total with Contingencies and Escalation	$10,825,755
Owner Direct Costs Including AE Fees, Furniture and Equipment	$1,346,576
Total	**$12,172,331**

Table 5 -3: New Police Station on Unspecified Site

	Estimated Costs
Direct Trade Cost Total with Contingencies and Escalation	$9,142,328
Owner Direct Costs Including AE Fees, Furniture and Equipment	$1,178,233
Total	**$10,320,560**

Table 5 -4: New Emergency Services Facility on Unspecified Site

	Estimated Costs
Direct Trade Cost Total with Contingencies and Escalation	$36,356,100
Owner Direct Costs Including AE Fees, Furniture and Equipment	$3,899,610
Total	**$40,255,710**

Recommended Option:

Table 5 -5: Remodel and Additions for a New Emergency Services Facility (PIUS Building)

	Estimated Costs
Direct Trade Cost Total with Contingencies and Escalation	$25,160,063
Owner Direct Costs Including AE Fees, Furniture and Equipment	$2,363,006
Total	**$27,523,069**

Notes:

1. Due to the plans being on a conceptual level at this point, with many open-ended questions, it is important to note that the estimate includes 5% design contingency, 5% bid contingency, and 5% escalation. Future estimates will be refined at additional design development levels.
2. Estimates of probable cost are inclusive of escalation to account for projected cost of construction in late 2023/2024.
3. Geotechnical surveys were not taken at this time however costs were included in the estimate to account for standard overcut and fill of the site to account for probable conditions present in the area. Should subsequent geotechnical reporting indicate that additional soil stabilization is required, additional costs may be associated.
4. Preliminary layout of the site indicates a potential conflict with previously identified wetland areas. The project estimate has not included costs for wetland reconstruction on the current property and wetland delineation will occur in the Spring of 2023. All effort will be used to eliminate construction in wetland areas.

SPACE NEEDS ANALYSIS

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE:** **12-Oct-22**

APPARATUS BAYS

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Proposed Bay	Notes
Engines / Pumpers / Tenders										
Engine / Tanker		42	x	18	=	756	2	1512		ETA 141,ETA 143
Rescue Pumper		42	x	18	=	756	1	756		Future Engine Rescue 147
Tanker		42	x	18	=	756	1	756		TA 145
Tender Engine		90	x	18	=	1620	0	0		
Aerial Apparatus										
Ladder		90	x	18	=	1620	0	0		
Aerial Platform		90	x	18	=	1620	1	1620		144
Telesquirt		90	x	18	=	1620	0	0		
Quint		90	x	18	=	1620	0	0		
Rescue Units										
Heavy Rescue Squad		42	x	18	=	756	1	756		147
Medium Rescue Squad		45	x	18	=	810	0	0		
Light Rescue Squad		45	x	18	=	810	0	0		
Support Vehicles										
Mobile Command Truck		90	x	18	=	1620	0	0		
Command Vehicle - SUV		38	x	18	=	684	0	0		
Utility/Pickup		38	x	18	=	684	2	1368		Utility 146, Pickup 349
Inspections Vehicle		38	x	18	=	684	0	0		
Wildland Unit		38	x	18	=	684	2	1368		Brush Truck 148, and 149
Trailers										
Haz Mat		22	x	18	=	396	0	0		
Special Operations		22	x	18	=	396	0	0		
Mass Casualty Unit		22	x	18	=	396	0	0		
Boat and Trailer		33	x	18	=	594	4	2376		Marine 1,2,3,4
Dive Trailer		22	x	18	=	396	1	396		Future 14T2
Snowmobile/ATV		22	x	18	=	396	2	792		ATV 14T1, Future Snowmobile
Portable Pump		22	x	18	=	396	0	0		
Firefighter Rehab Unit		22	x	18	=	396	0	0		
SCBA Clean and Fill		22	x	18	=	396	0	0		
Portable lights		22	x	18	=	396	0	0		
RIT Unit		20	x	20	=	400	0	0		
Other Equipment/Space										
Parade Vehicle/Trailer		35	x	18	=	630	2	1260		1920, 1942
Vehicle Maintenance Bay		45	x	18	=	810	0	0		
Wash / Gross Decon Bay		45	x	18	=	810	1	810		Shared space with EMS
EMS										
Ambulance		40	x	18	=	720	0	0		
First Responder		40	x	18	=	720	0	0		
EMS Command Vehicle		40	x	18	=	720	0	0		
Mass Casualty Trailer		22	x	18	=	396	0	0		
TOTAL	**0**						**20**	**13,770**		**Subtotal (Ft²)**
								689		Efficiency Ratio of 5%
								14,459		**Apparatus Floor Total (Ft²)**

Apparatus Bay Sizing Table (Ft²)

	Number of Bays	3	4	5	6	7	8
		Length					
		60	80	100	120	140	160
Depth	60	3600	4800	6000	7200	8400	9600
	80	4800	6400	8000	9600	11200	12800
	90	5400	7200	9000	10800	12600	14400
	100	6000	8000	10000	12000	14000	16000

Five Bugles Design

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE: 12-Oct-22**

APPARATUS SUPPORT

Spaces	Existing	Length	x	Width	=	Ft^2	Quantity	Total Ft^2	Notes
Hose/Training Tower		22	x	12	=	264	1	264	
Large Training Props		20	x	24	=	480	0	0	Review, Forcable entry door.
Mezzanine		40	x	20	=	800	1	800	
Protective Gear Lockers		5	x	2.5	=	13	30	375	
PPE Surplus		12	x	14	=	168	1	168	Space for future second set of gear for all staff.
Quartermaster Storage		12	x	14	=	168	1	168	Lockable storage.
Decon Suite		14	x	21	=	294	1	294	
Gear Laundry									
Extractor							2		(1) Existing.
Gear Dryer							1		(1) Existing.
SCBA Washer							1		
Washer/Dry for Truck Support									
Emergency Shower							1		
PPE Drop Zone		4	x	4	=	16	1	16	
Decon Toilet / Shower		9	x	15	=	135	3	405	
Residential Laundry Equip.		10	x	11	=	110	1	110	
Janitors Closet		8	x	4	=	32	1	32	
Dirty Toilet		10	x	10	=	100	0	0	
SCBA Equipment									
Compressor		8	x	8	=	64	1	64	Separate room near the fill station.
SCBA Clean and Fill Station		14	x	16	=	224	1	224	Cascade System, (4) Storage bottels, compressor. Currently 4'x15' on one wall.
Workshop		10	x	10	=	100	1	100	Small workshop, Near wash bay.
Flammables Material Cabinet		4	x	4	=	16	1	16	
Hazmat Equipment Storage		10	x	10	=	100	1	100	Oil Dry, Hasmat booms.
Watch Room		18	x	15	=	270	1	270	Would be used for (5) Drivers, Dispach center, Raido, Time card, schedule.
Command Office		8	x	12	=	96	1	96	? Review Police and EMS Program.
Medical Related Spaces									
EMS Office		8	x	12	=	96	0	0	
EMS Storage		18	x	12	=	216	0	0	
Regulated Storage		6	x	6	=	36	0	0	
EMS Vending		6	x	6	=	36	0	0	
Bio Hazard Control		6	x	6	=	36	0	0	
Water Service		10	x	12	=	120	1	120	Shared with Police and EMS Program.
TOTAL	0							3,622	Subtotal (Ft^2)
								724	Efficiency Ratio of 20%
								4,346	Apparatus Support Total (Ft^2)

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE: 12-Oct-22**

CLASSROOM / TRAINING

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Training Room/Community Room / EOC						People	60	1500	125 peole at chairs, EOC, Divided into 3 Spaces, Community?
Training Storage		12	x	14	=	168	1	168	
Table and Chair Storage		10	x	12	=	120	1	120	
EOC Storage		10	x	12	=	120	1	120	
Kitchenette								0	
Kitchen		16	X	12	=	192	1	192	Large Full Kitchen.
								Sub Total	2625
									Includes efficiency ratio
TOTAL	0								

2,100	Subtotal (Ft²)
525	Efficiency Ratio of 25%
2,625	Training Total (Ft²)

Five Bugles Design™

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE:** **12-Oct-22**

ADMINISTRATION / OFFICE SPACES

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Fire Chief		18	x	12	=	216	1	216	
Assistant Chief		15	x	12	=	180	1	180	(2) Workspaces.
Conference Room						People	20	500	Seating for 12 at conference table, Break out room for EOC, Right off the Training room.
Shift Command / Drivers		15	x	12	=	180	0	0	
Sleeping Room		10	x	12	=	120	0	0	In Staff Support: (5) Dorms for drivers, (5) Future.
Toilet/Shower		8	x	11	=	88	0	0	
Captain/Lieutenant/Training Officer						People	4	256	(2) Captains, (2) Lieutenants.
Fire Marshal/Investigator		15	x	12	=	180	0	0	
Evidence Storage		6	x	8	=	48	0	0	
Plan/Equip Storage		8	x	8	=	64	0	0	
Pub Ed Office		14	x	12	=	168	0	0	
Pub Ed Storage		6	x	8	=	48	0	0	
Inspections Unit									
Inspectors Office		14	x	12	=	168	0	0	
Plan Review		18	x	12	=	216	0	0	
Small Conference Room		18	x	14	=	252	0	0	
Record Storage		14	x	12	=	168	0	0	
Future Office		16	x	10	=	160	1	160	
Administrative Assist. Office		16	x	12	=	192	0	0	Review with EMS and Police program
Work/Copy/Supplies		8	x	10	=	80	0	0	Review with EMS and Police program
Record Storage		8	x	10	=	80	1	80	
General Storage		8	x	10	=	80	0	0	This is in the Watch Office
Admin. Staff Toilets		8	x	8	=	64	0	0	Review with EMS and Police program
Mothers Room		8	x	8	=	64	1	64	Review NY State code
New Uniform Storage		8	x	10	=	80	1	80	Near quartermaster storage room
Communications/ IT		12	x	14	=	168	1	168	Review if this could be shared with EMS, PD would need their own
Public/Support Spaces									
Entrance Vestibule		10	x	10	=	100	1	100	
Lobby		20	x	20	=	400	1	400	Review Size, Would like to display historic App (Both), Department will send info
Walk-in Med Check/Ed Space		6	x	8	=	48	0	0	
Public Toilets		12	x	14	=	168	2	336	
All-Gender Individual Toilet		8	x	8	=	64	0	0	
Elevator (& Equipment)		10	x	20	=	200	1	200	
Stairs		24	x	10	=	240	2	480	
Janitors Closet		6	x	4	=	24	1	24	
TOTAL	**0**							3,244	**Subtotal (Ft²)**
								811	Efficiency Ratio of 25%
								4,055	**Administration/Office Spaces Total (Ft²)**

NOTES:

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE** **12-Oct-22**

STAFF SUPPORT

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Day Room						People	7	350	Fire and EMS could share.
Kitchen						People	7	350	Fire and EMS could share.
Stand-Alone Pantry Room		8	x	8	=	64	1	64	Fire only.
Dining						People	7	280	Fire and EMS could share.
Dorm Room		11	x	12	=	132	10	1320	(5) Now, (5) Future, (3) Lockers in each room.
Lockers		2	x	2	=	4	0	0	
Toilet / Shower		9	x	12	=	108	3	324	(2) Now, (1) Future. Review if it can be shared with decon toilets or with EMS.
Linen Closet		6	x	8	=	48	0	0	
Residential Laundry		11	x	10	=	110	0	0	
Study/Work Area		8	x	10	=	80	0	0	
Physical Fitness									
Exercise Room						Large Equipment / People	4	800	(4) Fire staff at one time max. Review with Police and EMS program.
Wellness / Mental Health Room		8	x	10	=	80	0	0	
Lockers / Cubbies		5	x	5	=	25	0	0	No public just for Fire, EMS, Police.
Toilet / Shower		8	x	10	=	80	0	0	No public just for Fire, EMS, Police.

TOTAL	0

3,488	Subtotal (Ft²)
872	Efficiency Ratio of 25%
4,360	Living Quarters Spaces Total (Ft²)

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE:** **12-Oct-22**

SITE

Spaces	Existing	Quantity	Notes
Parking			
Staff Parking		50	Fire Staff Parking: 5 pay staff, 36 members, 24 other departments, Plan for 50.
Public Parking		10	Review with community room.
Total Parking		**60**	
Outdoor Training		1	Ladders, Hose advancement, Hydrant.
Outdoor Patio		1	Space for grill.
Enclosed Dumpster		1	4x8 bin for Fire, Review with others.
Heliport Pad		1	Future with shared training space.
Extrication pavement		0	
Detatched storage building		0	
Raido Tower		1	Shared

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake - Fire **DATE:** **12-Oct-22**

Totals			Existing Areas
APPARATUS BAYS	14,459		0
APPARATUS SUPPORT	4,346		0
CLASSROOM / TRAINING	2,625		0
ADMINISTRATION / OFFICE SPACES	4,055		0
STAFF SUPPORT	4,360		0
	29,845	Station Footprint (Ft^2) Sub Total	0
	4,477	Infrastructure (M & E) Space Factor 15%	
	34,322	TOTAL PROGRAM SPACE REQUIRMENT	

NOTES:

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

APPARATUS BAYS

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Proposed Bay	Notes
Engines / Pumpers / Tenders										
Engine		45	x	18	=	810	0	0		
Rescue Pumper		45	x	18	=	810	0	0		
Tender		45	x	18	=	810	0	0		
Tender Engine		90	x	18	=	1620	0	0		
Aerial Apparatus										
Ladder/Snorkel		90	x	18	=	1620	0	0		
Aerial Platform		90	x	18	=	1620	0	0		
Telesquirt		90	x	18	=	1620	0	0		
Quint		90	x	18	=	1620	0	0		
Rescue Units										
Heavy Rescue Squad		45	x	18	=	810	0	0		
Medium Rescue Squad		45	x	18	=	810	0	0		
Light Rescue Squad		45	x	18	=	810	0	0		
Support Vehicles										
Mobile Command Truck		90	x	18	=	1620	0	0		
Command Vehicle - SUV		38	x	18	=	684	1	684		Future
Utility/Pickup		38	x	18	=	684	1	684		Size for Future F250.
Inspections Vehicle		45	x	18	=	810	0	0		
Special Ops. UTV		18	x	18	=	324	1	324		Future
Trailers										
Haz Mat		22	x	18	=	396	0	0		
Special Operations		22	x	18	=	396	0	0		
Mass Casualty Unit		22	x	18	=	396	1	396		Currently at the County, (45)min away.
Boat		22	x	18	=	396	0	0		
Snowmobile/ATV		22	x	18	=	396	0	0		
Portable Pump		22	x	18	=	396	0	0		
Firefighter Rehab Unit		22	x	18	=	396	0	0		
SCBA Clean and Fill		22	x	18	=	396	0	0		
Portable lights		22	x	18	=	396	0	0		
RIT Unit		20	x	20	=	400	0	0		
Other Equipment/Space										
Parade Vehicle/Trailer		45	x	18	=	810	0	0		
Vehicle Maintenance Bay		45	x	18	=	810	0	0		
Wash / Gross Decon Bay		45	x	18	=	810	0	0		
EMS										
Ambulance		40	x	18	=	720	6	4320		(2) Front line for transport, Can Stack (2) deep, Plan for Type 1's in the Future
First Responder		40	x	18	=	720	0	0		
EMS Command Vehicle		40	x	18	=	720	0	0		
Mass Casualty Trailer		22	x	18	=	396	0	0		
TOTAL	**0**						**10**	6,408		**Subtotal (Ft²)**
								320		Efficiency Ratio of 5%
								6,728		**Apparatus Floor Total (Ft²)**

Apparatus Bay Sizing Table (Ft²)

Number of Bays		3	4	5	6	7	8
		Length					
		60	80	100	120	140	160
Depth	60	3600	4800	6000	7200	8400	9600
	80	4800	6400	8000	9600	11200	12800
	90	5400	7200	9000	10800	12600	14400
	100	6000	8000	10000	12000	14000	16000

Five Bugles Design™

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

APPARATUS SUPPORT

Spaces	Existing	Length	x	Width	=	Ft^2	Quantity	Total Ft^2	Notes
Hose/Training Tower		22	x	12	=	264	0	0	
Large Training Props		20	x	24	=	480	0	0	
Mezzanine		40	x	20	=	800	0	0	
Protective Gear Lockers		5	x	1.5	=	8	30	225	Can the space be shared with Fire? (4-5) people during the day. (30) Members.
PPE Surplus		10	x	10	=	100	0	0	
Decon Suite		14	x	16	=	224	0	0	
Gear Laundry									
Extractor									
Gear Dryer									
SCBA Washer									
Washer/Dry for Truck Support									
Emergency Shower							1		
PPE Drop Zone		4	x	4	=	16	0	0	
Decon Toilet / Shower		9	x	15	=	135	3	405	Can be shared.
Residential Laundry Equip.		10	x	11	=	110	1	110	Can be shared.
Janitors Closet		8	x	4	=	32	1	32	Can be shared.
Dirty Toilet		10	x	10	=	100	0	0	
SCBA Equipment									
Compressor		8	x	8	=	64	0	0	
SCBA Clean and Fill Station		14	x	16	=	224	0	0	
Workshop		10	x	12	=	120	1	120	Review with layout if it can be shared, needs to be near EMS bays.
Flammables Material Cabinet		4	x	4	=	16	0	0	
Hazmat Equipment Storage		10	x	10	=	100	0	0	
Watch Room		18	x	15	=	270	1	270	Shared with Fire.
EMS report Writing		8	x	12	=	96	1	96	Secure room.
Medical Related Spaces									
EMS Office		8	x	12	=	96	0	0	
EMS Storage		15	x	15	=	225	1	225	Secure Room.
Regulated Storage		6	x	6	=	36	1	36	
EMS Vending		6	x	6	=	36	0	0	
Bio Hazard Control		6	x	6	=	36	1	36	
Water Service		10	x	12	=	120	1	120	Shared.
TOTAL	**0**							1,675	**Subtotal (Ft^2)**
								335	Efficiency Ratio of 20%
								2,010	**Apparatus Support Total (Ft^2)**

Five Bugles Design™

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

CLASSROOM / TRAINING

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Training Room						People	15	375	15 At tables and chairs.
Training Storage		15	x	15	=	225	1	225	CPR 15 of each adult and child, Cot.
Table and Chair Storage		10	x	12	=	120	1	120	
		10	x	12	=	120	0	0	
Kitchenette		2	x	10	=	20	1	20	
Kitchen		16	X	12	=	192	0	0	
								Sub Total	925
									Includes efficiency ratio
TOTAL	0							740	Subtotal (Ft²)
								185	Efficiency Ratio of 25%
								925	Training Total (Ft²)

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SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

ADMINISTRATION / OFFICE SPACES

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Chief		18	x	12	=	216	1	216	
Assistant Chief		15	x	12	=	180	0	0	
Conference Room						People	12	300	Review if can be shared.
Shift Command		15	x	12	=	180	0	0	
Sleeping Room		10	x	12	=	120	0	0	
Toilet/Shower		8	x	11	=	88	0	0	
EMS Manager						People	2	128	(2) workstations.
Board Office / LT./ Admin						People	4	256	(4) workstations.
Tresures Office		10	x	10	=	100	1	100	
Evidence Storage		6	x	8	=	48	0	0	
Plan/Equip Storage		8	x	8	=	64	0	0	
Training Officer		14	x	12	=	168	1	168	
Pub Ed Storage		6	x	8	=	48	0	0	
Inspections Unit									
Inspectors Office		14	x	12	=	168	0	0	
Plan Review		18	x	12	=	216	0	0	
Small Conference Room		18	x	14	=	252	0	0	
Record Storage		14	x	12	=	168	0	0	
Future Office		16	x	10	=	160	0	0	
Administrative Assist. Office		16	x	12	=	192	0	0	Shared
Work/Copy/Supplies		2	x	10	=	20	1	20	Shared
Record Storage		8	x	10	=	80	1	80	
General Storage		8	x	10	=	80	0	0	
Admin. Staff Toilets		8	x	8	=	64	0	0	Shared
Mothers Room		8	x	8	=	64	1	64	Shared
New Uniform Storage, Radio		8	x	10	=	80	1	80	
Communications/ IT		10	x	10	=	100	1	100	Shared with FD.
Public/Support Spaces									
Entrance Vestibule		10	x	10	=	100	1	100	Shared
Lobby		20	x	20	=	400	1	400	Shared
Walk-in Med Check/Ed Space		6	x	8	=	48	0	0	
Public Toilets		12	x	14	=	168	2	336	Shared
All-Gender Individual Toilet		8	x	8	=	64	0	0	
Elevator (& Equipment)		10	x	20	=	200	0	0	
Stairs		24	x	10	=	240	0	0	
Janitors Closet		6	x	4	=	24	1	24	Shared
TOTAL	**0**							**2,372**	**Subtotal (Ft²)**
								593	Efficiency Ratio of 25%
								2,965	**Administration/Office Spaces Total (Ft²)**

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SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE** **12-Oct-22**

STAFF SUPPORT

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Day Room						People	7	350	Would like to have separate space for EMS.
Kitchen						People	7	350	
Stand-Alone Pantry Room		8	x	8	=	64	1	64	EMS Only.
Dining						People	8	320	
Dorm Room		11	x	12	=	132	8	1056	(6) Dorms needed now. Could flex with fire.
Lockers		1	x	1	=	1	20	20	Bank of lockers for personal items.
Toilet / Shower		9	x	12	=	108	3	324	
Linen Closet		6	x	8	=	48	1	48	
Residential Laundry		11	x	10	=	110	1	110	Could just be in an alcove.
Study/Work Area		8	x	10	=	80	0	0	
Physical Fitness									
Exercise Room						Large Equipment / People	4	800	Would share with Fire. 3-4 at a time.
Wellness / Mental Health Room		8	x	10	=	80	1	80	
Lockers / Cubbies		5	x	5	=	25	0	0	
Toilet / Shower		8	x	10	=	80	0	0	
TOTAL	0							3,522	Subtotal (Ft²)
								881	Efficiency Ratio of 25%
								4,403	Living Quarters Spaces Total (Ft²)

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

SITE

Spaces	Existing	Quantity	Notes
Parking			
Staff Parking		20	5-6 day to day, 15-20 at events/ meetings.
Public Parking		3	
Total Parking		**23**	
Outdoor Training		0	
Outdoor Patio		1	
Enclosed Dumpster		1	
Heliport Pad		0	
Extrication pavement		0	
Detatched storage building		0	

SPACE NEEDS ANALYSIS

PROJECT: Village of Saranac Lake PSB

LOCATION: Village of Saranac Lake PSB - EMS **DATE:** **12-Oct-22**

Totals			Existing Areas
APPARATUS BAYS	6,728		0
APPARATUS SUPPORT	2,010		0
CLASSROOM / TRAINING	925		0
ADMINISTRATION / OFFICE SPACES	2,965		0
STAFF SUPPORT	4,403		0
	17,031	Station Footprint (Ft^2) Sub Total	0
	2,555	Infrastructure (M & E) Space Factor 15%	
	19,586	TOTAL PROGRAM SPACE REQUIRMENT	

NOTES:

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

COMMAND STAFF

Administration Operations	Existing	Length	x	Width	=	Ft²	Qty.	Total Ft²	Notes
COMMAND STAFF									
Police Chief		16	x	16	=	**256**	1	**256**	Will want small table for meetings. Could be soft seating.
Assistant Chief Office		13	x	16	=	**208**	1	**208**	Could change titles, but will be an assistant chief position.
Administrative Capt.		12	x	15	=	**180**	0	**0**	
Admin Lt		10	x	15	=	**150**	0	**0**	
Admin Sgt		10	x	13	=	**130**	0	**0**	
Future Office		10	x	16	=	**160**	0	**0**	
Administrative Assistant		12	x	10	=	**120**	0	**0**	
Secure Files/Storage		6	x	10	=	**60**	0	**0**	
Work Room		8	x	10	=	**80**	0	**0**	
Command Staff Conf. Room					Number of People		12	**360**	Can share with Fire/EMS.
General Storage		8	x	10	=	**80**	0	**0**	
Total	0							**824**	**Subtotal (Ft²)**
								165	Efficiency Ratio of 20%
								989	**COMMAND STAFF**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

ADMINISTRATION & STAFF SUPPORT

Services	Existing	Length	x	Width	=	Ft²	Qty.	Total Ft²	Notes
ADMINISTRATION									
Administrative Supervisor		12	x	15	=	**180**	1	**180**	Future - Combo admin assistant / records. An admin person could be shared with Fire / EMS. Records person could not
Records Supervisor		10	x	15	=	**150**	0	**0**	
Administrative Assistant		12	x	10	=	**120**	0	**0**	
Work Room		15	x	10	=	**150**	1	**150**	
Record Storage		10	x	12	=	**120**	1	**120**	
IT Closet		10	x	10	=	**100**	1	**100**	
EOC - IT Closet		10	x	10	=	**100**	0	**0**	
STAFF SUPPORT									
Conference Room						PEOPLE	0	**0**	
Break Room						PEOPLE	4	**100**	Could be shared, doesn't have to be a separate room.
Mothers Room		8	x	10	=	**80**	1	**80**	Make this into the quite/metal health space, along with the mothers room. Could be shared with EMS if layout allows.
LOCKER ROOM									
Lockers						QUANTITY	14	**210**	
Toilet / Shower		10	x	12	=	**120**	2	**240**	
Changing Room		8	x	8	=	**64**	1	**64**	
FITNESS									
Quiet/Mental Health Space		8	x	10	=	**80**	0	**0**	See above.
Exercise Room		20	x	20	=	**400**	1	**400**	Shared with Fire & EMS.
Storage		8	x	10	=	**80**	1	**80**	
Janitorial Spaces		7.5	x	8	=	**60**	1	**60**	
Total	0							**1,234**	**Subtotal (Ft²)**
								247	Efficiency Ratio of 20%
								1,481	**ADMINISTRATION & STAFF SUPPORT**

Space Needs Summary

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

PUBLIC SPACES

Administration Operations	Existing	Length	x	Width	=	Ft^2	Qty.	Total Ft^2	Notes
PUBLIC SPACES									
Vestibule		7	x	8	=	**56**	1	**56**	Shared with Fire & EMS.
Waiting Area / Lobby		15	x	15	=	**225**	1	**225**	Shared with Fire & EMS.
Public Toilets		7	x	10	=	**70**	2	**140**	Shared with Fire & EMS.
Interview Spaces		8	x	10	=	**80**	0	**0**	
Safe Room		8	x	10	=	**80**	1	**80**	Access from Vestibule. Also Interview room.
Pers. Drug Drop Off		5	x	5	=	**25**	2	**50**	Sharps and pers.
Fingerprint		8	x	10	=	**80**	1	**80**	Future Digital.
CIRCULATION									
Stairs		12	x	24	=	**288**	0	**0**	
Elevator		8	x	10	=	**80**	0	**0**	
Elevator Equipment		8	x	10	=	**80**	0	**0**	
Total	0							**631**	**Subtotal (Ft^2)**
								126	Efficiency Ratio of 20%
								757	**PUBLIC SPACES**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

PATROL

Administration Operations	Existing	Length	x	Width	=	Ft²	Qty.	Total Ft²	Notes
PATROL									
~~Patrol Captain~~		12	x	15	=	**180**	0	**0**	
~~Patrol Lieutenants~~		10	x	15	=	**150**	0	**0**	
Patrol Sergeants		12	x	16	=	**192**	1	**192**	Shared Office -Shared file cabinet. 4 patrol sergeants. Consider 4 work stations.
Patrol Officers		6	x	8	=	**48**	0	**0**	Do any need private offices?
Shift Briefing						PEOPLE	0	**0**	
Report Writing Room		6	x	6	=	**36**	3	**108**	Can be in an open office, have 3 stations. Could have window/visual connection to patrol serg.
Patrol Equipment Storage		6	x	8	=	**48**	0	**0**	Taser (hand to hand), Body cam in charging stations, keys, few spare items.
Duty Bag Storage		10	x	25	=	**250**	0	**0**	Will be with lockers - size locker room accordingly.
K9 PATROL UNIT									
K9 Officer Cube		8	x	8	=	**64**	1	**64**	Have had in past, could come back in future.
Training Equip. Storage		8	x	10	=	**80**	1	**80**	Future
Kennels		4	x	10	=	**40**	1	**40**	Future
Exterior Run		10	x	30	=	**300**	1	**300**	Future
PATROL SUPPORT STAFF									
Park Patrol		8	x	8	=	**64**	1	**64**	Future
School Resource Officer		8	x	8	=	**64**	1	**64**	Future. Could be with K9 and community service officer in open office.
Community Service Officer		8	x	8	=	**64**	1	**64**	Future - "Special events officer"
Crime Prevention Officer		8	x	8	=	**64**	0	**0**	
Civilian Service Employee		8	x	8	=	**64**	0	**0**	
Animal Control Officer		8	x	8	=	**64**	0	**0**	
Patrol Support Storage		12	x	16	=	**192**	0	**0**	
Total	0							**976**	**Subtotal (Ft²)**
								195	Efficiency Ratio of 20%
								1,171	**PATROL**

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SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date:** **10/13/2022**

INVESTIGATIONS / DETECTIVE DIVISION

Services	Existing	Length	x	Width	=	Ft^2	Qty.	Total Ft^2	Notes
INVESTIGATION									Not separate division.
Investigation Capt.		12	x	15	=	**180**	0	**0**	
Investigation Lieutenant		10	x	15	=	**150**	0	**0**	
Investigation Serg.		10	x	13	=	**130**	0	**0**	
Investigators		8	x	8	=	**64**	0	**0**	Shared Office.
Investigation Admin.		10	x	12	=	**120**	0	**0**	
Computer Forensics		10	x	15	=	**150**	0	**0**	
Computer Evidence		4	x	8	=	**32**	0	**0**	
(Drug) Task Force		12	x	15	=	**180**	1	**180**	Will need some storage for records in this room.
INVESTIGATION SUPPORT									
Conference Room						PEOPLE	0	**0**	
Major Case Room		14	x	18	=	**252**	0	**0**	
Soft Interview		8	x	10	=	**80**	2	**160**	Family.
Records Storage		6	x	8	=	**48**	0	**0**	
Equipment Storage		8	x	10	=	**80**	1	**80**	
Polygraph Examination Room		8	x	8	=	**64**	0	**0**	
Work		6	x	4	=	**24**	0	**0**	
Total	0							**420**	**Subtotal (Ft^2)**
								84	Efficiency Ratio of 20%
								504	**INVESTIGATIONS / DETECTIVE DIVISION**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date:** **10/13/2022**

OPERATIONAL SUPPORT

Services	Existing	Length	x	Width	=	Ft^2	Qty.	Total Ft^2	Notes
TRAINING ROOM									
Community/Training room						PEOPLE	20	500	Could be shared with Fire & EMS. Could be EOC.
Table & Chair Storage		10	x	12	=	**120**	1	120	
Mats Storage		12	x	10	=	**120**	1	120	
Training Equipment Storage		10	x	12	=	**120**	0	0	
EOC Storage		12	x	14	=	**168**	1	168	
ARMORY									
Firing Range		75	x	30	=	**2250**	0	0	
Gun Cleaning Room		8	x	12	=	**96**	1	96	1-2 people using it at a time. Could have gun storage in this room.
Ammunition/Target Storage		2	x	8	=	**16**	1	16	Small closet. Could be in gun cleaning room.
SRT/SWAT/ERU		10	x	20	=	**200**	0	0	
Quartermaster Storage		10	x	12	=	**120**	1	120	
Total	0							1,140	**Subtotal (Ft^2)**
								228	Efficiency Ratio of 20%
								1,368	**OPERATIONAL SUPPORT**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

EVIDENCE & PROPERTY

Administration Operations	Existing	Length	x	Width	=	Ft²	Qty.	Total Ft²	Notes
EVIDENCE & PROPERTY									
Supervisor		10	x	12	=	**120**	0	**0**	One partol serg. Is trained for this position.
Evidence Technician		8	x	8	=	**64**	0	**0**	
EVIDENCE INTAKE									
Intake		12	x	14	=	**168**	1	**168**	
Evidence Drying Cabinet		4	x	6	=	**24**	1	**24**	
Photography		6	x	6	=	**36**	0	**0**	
EVIDENCE PROCESSING									
Processing		12	x	14	=	**168**	1	**168**	
Evidence Drying Cabinet		4	x	6	=	**24**	0	**0**	
Photography		6	x	6	=	**36**	1	**36**	
Fume Hood		8	x	5	=	**40**	1	**40**	
EVIDENCE STORAGE									
General		20	x	45	=	**900**	1	**900**	
Weapons		10	x	8	=	**80**	1	**80**	
Drugs		8	x	12	=	**96**	1	**96**	
Money		4	x	6	=	**24**	1	**24**	Safe
Biological		2	x	3	=	**6**	2	**12**	Fridge, freezer
EVIDENCE SUPPORT									
Janitors Closet		4	x	6	=	**24**	1	**24**	
Total	0							**1,572**	**Subtotal (Ft²)**
								157	Efficiency Ratio of 10%
								1,729	**EVIDENCE & PROPERTY**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

FLEET SUPPORT

Garage Facility	Existing	Quantity	Area		
POLICE GARAGE					
Squad Car Parking		5	1,500		(3) Marked patrol, (1) Unmarked. (1) Future.
Speed Trailers		2	600		
SRT Transport		0	0		
Armored Vehicle		0	0		
Mobile Dispatch / Command Center		0	0		
ATV/Snowmobiles/Boats		1	315		Future boat
Motorcycle Unit		0	0		
Bicycle Unit		2	150		
Animal Control		0	0		Done through humane society
LARGE EVIDENCE					
Vehicle Evidence Storage (Indoor)		0	0		
Vehicle Evidence Processing		1	300		
Bicycle Storage		0	0		
BUILDINGS & GROUNDS STORAGE					
Equipment Storage		0	0		
Yard maintenance equip		0	0		
Totals	**0**		**2,865**		**Subtotal (Ft^2)**
			716		**Efficiency Ratio of 25%**
			3,581		**FLEET SUPPORT**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date: 10/13/2022**

BOOKING

Administration Operations	Existing	Length	x	Width	=	Ft²	Qty.	Total Ft²	Notes
SALLYPORT		40	x	20	=	**800**	1	**800**	
BOOKING / HOLDING									
Booking/Processing Intake		16	x	18	=	**288**	1	**288**	(4) People in cust.
Finger Printing							1		Finger printing / booking photo module - 2x3 with access needed on 3 sides.
Booking Photo							1		
Personal Property Lockers							1		
Intoxilyzer							1		
HOLDING CELLS		14	x	7	=	**98**	3	**294**	Will have sink/toilet in each cell.
BOOKING SUPPORT									
Toilet/Shower		10	x	7	=	**70**	1	**70**	Processing
Hard Interview		8	x	10	=	**80**	1	**80**	
Soft Interview		10	x	12	=	**120**	0	**0**	
Video Recording Equipment		8	x	10	=	**80**	1	**80**	
Public Release/vestibule		10	x	8	=	**80**	1	**80**	
Total	0							**1,692**	**Subtotal (Ft²)**
								338	Efficiency Ratio of 20%
								2,030	**BOOKING**

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date:** 10/13/2022

SITE PROGRAM

Site Parking	Qty.	Notes
PARKING (OUT DOOR)		
Staff Parking	10	
Public Parking	20	
Marked Squad Car		Allocated in garage currently.
Unmarked Squad Car		Allocated in garage currently.
Oversized Vehicle		
OUTDOOR SUPPORT		
Patio	1	Secure
Detatched Storage	1	Small shed for bikes.
Outdoor Training		

SPACE NEEDS SUMMARY

Project: Saranac Lake Village Police

Location: Saranac Lake, NY **Date:** 10/13/2022

TOTALS

Space	Existing	Proposed	Notes
COMMAND STAFF	0	989	
ADMINISTRATION & SUPPORT STAFF	0	1,481	
PUBLIC	0	757	
PATROL	0	1,171	
INVESTIGATIONS	0	504	
OPERATIONAL	0	1,368	
EVIDENCE - PROPERTY	0	1,729	
FLEET SUPPORT	0	3,581	
BOOKING	0	2,030	
COURT	0	0	
	0	13,611	Subtotal (Ft^2)
	0	2,722	Efficiency Ratio of 20% (Mech./Elect./Plumbing/Circulation)
		16,333	Law Enforcement Total (Ft^2)
		14,604	Without Garage (No Fleet Support)

Space Needs Summary

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

APPARATUS BAYS

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Proposed Bay	Notes
Engines / Pumpers / Tenders										
Engine / Tanker		42	x	18	=	756	2	1512		ETA 141,ETA 143
Rescue Pumper		42	x	18	=	756	1	756		Future Engine Rescue 147
Tanker		42	x	18	=	756	1	756		TA 145
Aerial Apparatus										
Aerial Platform		90	x	18	=	1620	1	1620		144
Rescue Units										
Heavy Rescue Squad		42	x	18	=	756	1	756		147
Support Vehicles										
Utility/Pickup		38	x	18	=	684	2	1368		Utility 146, Pickup 349
Wildland Unit		38	x	18	=	684	2	1368		Brush Truck 148, and 149
Trailers										
Boat and Trailer		33	x	18	=	594	4	2376		Marine 1,2,3,4
Dive Trailer		22	x	18	=	396	1	396		Future 14T2
Snowmobile/ATV		22	x	18	=	396	2	792		ATV 14T1, Future Snowmobile
Other Equipment/Space										
Parade Vehicle/Trailer		35	x	18	=	630	2	1260		1920, 1942
Wash / Gross Decon Bay		45	x	18	=	810	1	810		Shared space with EMS
EMS										
Ambulance		40	x	18	=	720	6	4320		
Support Vehicles										
Command Vehicle - SUV		38	x	18	=	684	1	684		Future
Utility/Pickup		38	x	18	=	684	1	684		Size for Future F250.
Special Ops. UTV		18	x	18	=	324	1	324		Future
Trailers										
Mass Casualty Unit		22	x	18	=	396	1	396		Currently at the County, (45)min away.
TOTAL	**0**						**30**	**20,178**		**Subtotal (Ft²)**
								1,009		Efficiency Ratio of 5%
								21,187		**Apparatus Floor Total (Ft²)**

Apparatus Bay Sizing Table (Ft²)

	Number of Bays	3	4	5	6	7	8
		Length					
		60	80	100	120	140	160
Depth	60	3600	4800	6000	7200	8400	9600
	80	4800	6400	8000	9600	11200	12800
	90	5400	7200	9000	10800	12600	14400
	100	6000	8000	10000	12000	14000	16000

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

APPARATUS SUPPORT

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Hose/Training Tower		22	x	12	=	264	1	264	
Large Training Props		20	x	24	=	480	0	0	Review, Forcable entry door.
Mezzanine		40	x	20	=	800	1	800	
Protective Gear Lockers Fire		5	x	2.5	=	13	30	375	
PPE Surplus		12	x	14	=	168	1	168	Space for future second set of gear for all staff.
Quartermaster Storage		12	x	14	=	168	1	168	Lockable storage.
Protective Gear Lockers EMS		5	x	1.5	=	8	30	225	Can the space be shared with Fire? (4-5) people during the day. (30) Members.
Decon Suite		14	x	21	=	294	1	294	
Gear Laundry									
Extractor							2		(1) Existing.
Gear Dryer							1		(1) Existing.
SCBA Washer							1		
Washer/Dry for Truck Support									
Emergency Shower							1		Shared
PPE Drop Zone		4	x	4	=	16	1	16	
Decon Toilet / Shower		9	x	15	=	135	3	405	Shared
Residential Laundry Equip.		10	x	11	=	110	1	110	Shared
Janitors Closet		8	x	4	=	32	0	0	Shared
SCBA Equipment									
Compressor		8	x	8	=	64	1	64	Separate room near the fill station.
SCBA Clean and Fill Station		14	x	16	=	224	1	224	Cascade System, (4) Storage bottels, compressor. Currently 4'x15' on one wall.
Workshop		10	x	12	=	120	1	120	Small workshop, Near wash bay. Can be shared if also near EMS bays.
Flammables Material Cabinet		4	x	4	=	16	1	16	
Hazmat Equipment Storage		10	x	10	=	100	1	100	Oil Dry, Hasmat booms.
Watch Room		22	x	18	=	396	1	396	Fire: Would be used for (5) Drivers, Dispach center, Raido, Time card, schedule. EMS:
EMS Report Writing		8	x	12	=	96	1	96	Secure room. HIPPA compliant
Medical Related Spaces									
EMS Office		8	x	12	=	96	0	0	
EMS Storage		15	x	15	=	225	1	225	Secure Room.
Regulated Storage		6	x	6	=	36	1	36	
EMS Vending		6	x	6	=	36	0	0	
Bio Hazard Control		6	x	6	=	36	1	36	
Water Service		10	x	12	=	120	1	120	Shared with Police and EMS Program.
TOTAL	**0**							**4,258**	**Subtotal (Ft²)**
								852	Efficiency Ratio of 20%
								5,110	**Apparatus Support Total (Ft²)**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

CLASSROOM / TRAINING

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Training Room/Community Room / EOC						People	60	1500	Fire: 125 peole at chairs?, EOC, Divided into 3 Spaces,Community? EMS: 15 at tables and chairs. Police: 20 at tables and chairs
Training Storage - Fire		12	x	14	=	168	1	168	
Training Storage - EMS		15	x	15	=	225	1	225	CPR 15 of each adult and child, Cot.
Mats Storage		12	x	10	=	120	1	120	Police
Table and Chair Storage		10	x	12	=	120	1	120	
EOC Storage		10	x	12	=	120	2	240	1 Fire, 1 Police, or is this 1 shared storage?
Kitchenette		2	x	10	=	20	1	20	EMS Requested, or can they use the full kitchen?
Kitchen		16	X	12	=	192	1	192	Fire: Large Full Kitchen.
								Sub Total	3231.25
									Includes efficiency ratio
TOTAL	0							2,585	Subtotal (Ft²)
								646	Efficiency Ratio of 25%
								3,231	Training Total (Ft²)

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

ADMINISTRATION / OFFICE SPACES

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Fire Offices									
Fire Chief		18	x	12	=	216	1	216	
Assistant Chief		15	x	12	=	180	1	180	(2) Workspaces.
Shift Command / Drivers		15	x	12	=	180	0	0	
Sleeping Room		10	x	12	=	120	0	0	In Staff Support: (5) Dorms for drivers, (5) Future.
Toilet/Shower		8	x	11	=	88	0	0	
Captain/Lieutenant/Training Officer						People	4	256	(2) Captains, (2) Lieutenants.
Future Office		16	x	10	=	160	1	160	
Record Storage		8	x	10	=	80	1	80	
New Uniform Storage		8	x	10	=	80	1	80	Near quartermaster storage room.
EMS Offices									
EMS Chief		18	x	12	=	216	1	216	
EMS Manager						People	2	128	(2) workstations.
Board Office / LT./ Admin						People	4	256	(4) workstations.
Tresures Office		10	x	10	=	100	1	100	
Training Officer		14	x	12	=	168	1	168	
Record Storage		8	x	10	=	80	1	80	
New Uniform Storage, Radio		8	x	10	=	80	1	80	
Police Offices									
Police Chief		16	x	16	=	256	1	256	Will want small table for meetings. Could be soft seating.
Assistant Chief Office		13	x	16	=	208	1	208	Could change titles, but will be an assistant chief position.
Police Admin									
Work Room		15	x	10	=	150	1	150	
Record Storage		10	x	12	=	120	1	120	
IT Closet		10	x	10	=	100	1	100	
Shared Spaces									
Conference Room / Command Staff.						People	20	500	Fire: Seating for (12) at conference table, Break out room for EOC, Right off the Training room. EMS: Seating for (12). Police: Seating for (12).
Administrative Assist. Office		16	x	12	=	192	1	192	Future - Combo admin assistant / records. 1 admin could be shared between all depart(s). Police records person would not be shared.
Work/Copy/Supplies		8	x	10	=	80	1	80	Fire / EMS shared, Police requested their own.
Admin. Staff Toilets		8	x	8	=	64	1	64	Review with EMS and Police program.
Mothers Room		8	x	8	=	64	1	64	Shared by all 3, Could this also be quite/metal health space?
Communications/ IT		12	x	18	=	216	1	216	Fire / EMS shared.
Break Room						PEOPLE	4	100	Police requested: Could be shared with others, doesn't need to be a separate room.
Public/Support Spaces									
Entrance Vestibule		10	x	10	=	100	1	100	Shared by all 3 departments.
Lobby		20	x	20	=	400	1	400	Review Size with training room, Fire wants to display (2) historic App, Need size(s).
Safe Room		8	x	10	=	80	1	80	Access from Vestibule. Also could be soft interview.
Pers. Drug Drop Off		5	x	5	=	25	2	50	Sharps and pers.
Fingerprint		8	x	10	=	80	1	80	Future Digital.
Public Toilets		12	x	17	=	204	2	408	Shared by all, Review size with training room.
All-Gender Individual Toilet		8	x	8	=	64	0	0	
Elevator (& Equipment)		10	x	20	=	200	1	200	Shared
Stairs		24	x	10	=	240	2	480	Shared
Janitors Closet		6	x	4	=	24	1	24	Shared
TOTAL	**0**							**5,872**	**Subtotal (Ft²)**
								1,468	Efficiency Ratio of 25%
								7,340	**Administration/Office Spaces Total (Ft²)**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

STAFF SUPPORT

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
Fire									
Day Room						People	7	350	Fire
Kitchen						People	7	350	Fire
Stand-Alone Pantry Room		8	x	8	=	64	1	64	Fire
Dining						People	7	280	Fire
Dorm Room		11	x	12	=	132	10	1320	(5) Now, (5) Future, (3) Lockers in each room.
Lockers		2	x	2	=	4	0	0	
Toilet / Shower		9	x	12	=	108	3	324	(2) Now, (1) Future.
EMS									
Day Room						People	7	350	EMS.
Kitchen						People	7	350	EMS.
Stand-Alone Pantry Room		8	x	8	=	64	1	64	EMS.
Dining						People	8	320	EMS.
Dorm Room		10	x	11	=	110	8	880	(6) Dorms needed now. Could flex with fire. No lockers in room.
Lockers		1	x	1	=	1	20	20	Bank of lockers outside dorms for personal items.
Toilet / Shower		9	x	12	=	108	3	324	
Linen Closet		6	x	8	=	48	1	48	
Shared									
Residential Laundry		11	x	10	=	110	1	110	
Wellness / Mental Health Room		8	x	10	=	80	1	80	Shared by all.
Physical Fitness									
Exercise Room						Large Equipment / People	10	2000	(4) Fire staff at one time max. (4) EMS staff at one time. (4) Police staff at one time.
Exercise Room Storage		8	x	10	=	80	1	80	Shared
Police Locker room						QUANTITY	14	210	
Police Toilet / Shower		10	x	12	=	120	2	240	No public just for Fire, EMS, Police.
Police Changing room		8	x	8	=	64	1	64	
Janitorial Spaces		8	x	8	=	64	1	64	
TOTAL	0							7,892	**Subtotal (Ft²)**
								1,973	Efficiency Ratio of 25%
								9,865	**Living Quarters Spaces Total (Ft²)**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

PATROL

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
PATROL									
~~Patrol Captain~~		12	x	15	=	**180**	0	**0**	
~~Patrol Lieutenants~~		10	x	15	=	**150**	0	**0**	
Patrol Sergeants		12	x	16	=	**192**	1	**192**	Shared Office -Shared file cabinet. 4 patrol sergeants. Consider 4 work stations.
Patrol Officers		6	x	8	=	**48**	0	**0**	Do any need private offices?
Shift Briefing							PEOPLE 0	**0**	
Report Writing Room		6	x	6	=	**36**	3	**108**	Can be in an open office, have 3 stations. Could have window/visual connection to patrol serg.
Patrol Equipment Storage		6	x	8	=	**48**	0	**0**	Taser (hand to hand), Body cam in charging stations, keys, few spare items.
Duty Bag Storage		10	x	25	=	**250**	0	**0**	Will be with lockers - size locker room accordingly.
K9 PATROL UNIT									
K9 Officer Cube		8	x	8	=	**64**	1	**64**	Have had in past, could come back in future.
Training Equip. Storage		8	x	10	=	**80**	1	**80**	Future
Kennels		4	x	10	=	**40**	1	**40**	Future
Exterior Run		10	x	30	=	**300**	1	**300**	Future
PATROL SUPPORT STAFF									
Park Patrol		8	x	8	=	**64**	1	**64**	Future
School Resource Officer		8	x	8	=	**64**	1	**64**	Future. Could be with K9 and community service officer in open office.
Community Service Officer		8	x	8	=	**64**	1	**64**	Future - "Special events officer"
Crime Prevention Officer		8	x	8	=	**64**	0	**0**	
Civilian Service Employee		8	x	8	=	**64**	0	**0**	
Animal Control Officer		8	x	8	=	**64**	0	**0**	
Patrol Support Storage		12	x	16	=	**192**	0	**0**	
Total	0							**976**	**Subtotal (Ft²)**
								195	Efficiency Ratio of 20%
								1,171	**0**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date:** **10/13/2022**

INVESTIGATIONS

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
INVESTIGATION									Not separate division.
Investigation Capt.		12	x	15	=	**180**	0	**0**	
Investigation Lieutenant		10	x	15	=	**150**	0	**0**	
Investigation Serg.		10	x	13	=	**130**	0	**0**	
Investigators		8	x	8	=	**64**	0	**0**	Shared Office.
Investigation Admin.		10	x	12	=	**120**	0	**0**	
Computer Forensics		10	x	15	=	**150**	0	**0**	
Computer Evidence		4	x	8	=	**32**	0	**0**	
(Drug) Task Force		12	x	15	=	**180**	1	**180**	Will need some storage for records in this room.
INVESTIGATION SUPPORT									
Conference Room						PEOPLE	0	**0**	
Major Case Room		14	x	18	=	**252**	0	**0**	
Soft Interview		8	x	10	=	**80**	2	**160**	Family.
Records Storage		6	x	8	=	**48**	0	**0**	
Equipment Storage		8	x	10	=	**80**	1	**80**	
Polygraph Examination Room		8	x	8	=	**64**	0	**0**	
Work		6	x	4	=	**24**	0	**0**	
Total	0							**420**	**Subtotal (Ft²)**
								84	Efficiency Ratio of 20%
								504	**0**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date:** **10/13/2022**

OPERATIONAL SUPPORT

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
TRAINING ROOM									See training tab for shared space
Community/Training room						PEOPLE	0	**0**	
Table & Chair Storage		10	x	12	=	**120**	0	**0**	
Mats Storage		12	x	10	=	**120**	0	**0**	
Training Equipment Storage		10	x	12	=	**120**	0	**0**	
EOC Storage		12	x	14	=	**168**	0	**0**	
ARMORY									
Firing Range		75	x	30	=	**2250**	0	**0**	
Gun Cleaning Room		8	x	12	=	**96**	1	**96**	1-2 people using it at a time. Could have gun storage in this room.
Ammunition/Target Storage		2	x	8	=	**16**	1	**16**	Small closet. Could be in gun cleaning room.
SRT/SWAT/ERU		10	x	20	=	**200**	0	**0**	
Quartermaster Storage		10	x	12	=	**120**	1	**120**	
Total	0							**232**	**Subtotal (Ft²)**
								46	Efficiency Ratio of 20%
								278	**0**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

EVIDENCE & PROPERTY

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
EVIDENCE & PROPERTY									
Supervisor		10	x	12	=	**120**	0	**0**	One partol serg. Is trained for this position.
Evidence Technician		8	x	8	=	**64**	0	**0**	
EVIDENCE INTAKE									
Intake		12	x	14	=	**168**	1	**168**	
Evidence Drying Cabinet		4	x	6	=	**24**	1	**24**	
Photography		6	x	6	=	**36**	0	**0**	
EVIDENCE PROCESSING									
Processing		12	x	14	=	**168**	1	**168**	
Evidence Drying Cabinet		4	x	6	=	**24**	0	**0**	
Photography		6	x	6	=	**36**	1	**36**	
Fume Hood		8	x	5	=	**40**	1	**40**	
EVIDENCE STORAGE									
General		20	x	45	=	**900**	1	**900**	
Weapons		10	x	8	=	**80**	1	**80**	
Drugs		8	x	12	=	**96**	1	**96**	
Money		4	x	6	=	**24**	1	**24**	Safe
Biological		2	x	3	=	**6**	2	**12**	Fridge, freezer
EVIDENCE SUPPORT									
Janitors Closet		4	x	6	=	**24**	1	**24**	
Total	0							**1,572**	**Subtotal (Ft²)**
								157	Efficiency Ratio of 10%
								1,729	**0**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

BOOKING

Spaces	Existing	Length	x	Width	=	Ft²	Quantity	Total Ft²	Notes
SALLYPORT		40	x	20	=	**800**	1	**800**	
BOOKING / HOLDING									
Booking/Processing Intake		16	x	18	=	**288**	1	**288**	(4) People in cust.
Finger Printing							1		Finger printing / booking photo module - 2x3 with access needed on 3 sides.
Booking Photo							1		
Personal Property Lockers							1		
Intoxilyzer							1		
HOLDING CELLS		14	x	7	=	**98**	3	**294**	Will have sink/toilet in each cell.
BOOKING SUPPORT									
Toilet/Shower		10	x	7	=	**70**	1	**70**	Processing
Hard Interview		8	x	10	=	**80**	1	**80**	
Soft Interview		10	x	12	=	**120**	0	**0**	
Video Recording Equipment		8	x	10	=	**80**	1	**80**	
Public Release/vestibule		10	x	8	=	**80**	1	**80**	
Total	0							**1,692**	**Subtotal (Ft²)**
								338	Efficiency Ratio of 20%
								2,030	**0**

Five Bugles Design™

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date:**

FLEET SUPPORT

Spaces	Existing	Quantity	Total Ft²	Notes
POLICE GARAGE				
Squad Car Parking		5	1,500	(3) Marked patrol, (1) Unmarked. (1) Future.
Speed Trailers		2	600	
SRT Transport		0	0	
Armored Vehicle		0	0	
Mobile Dispatch / Command Center		0	0	
ATV/Snowmobiles/Boats		1	315	Future boat
Motorcycle Unit		0	0	
Bicycle Unit		2	150	
Animal Control		0	0	Done through humane society
LARGE EVIDENCE				
Vehicle Evidence Storage (Indoor)		0	0	
Vehicle Evidence Processing		1	300	
Bicycle Storage		0	0	
BUILDINGS & GROUNDS STORAGE				
Equipment Storage		0	0	
Yard maintenance equip		0	0	
Totals	**0**		**2,865**	**Subtotal (Ft²)**
			716	**Efficiency Ratio of 25%**
			3,581	**FLEET SUPPORT**

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date:**

SITE PROGRAM

Site Parking	Qty.		Notes
Parking			
Staff Parking		80	Fire Staff Parking: 5 pay staff, 36 members, 24 other departments, Plan for 50. EMS Staff Parking: 5-6 day to day 15-20 evenings / meetings, plan for 20. Police
Public Parking		33	Review with community room. Fire Program 10. EMS Program 3. Police Program 20.
Total Parking		**113**	
Outdoor Training		1	Ladders, Hose advancement, Hydrant.
Outdoor Patio		1	Fire/EMS: Shared, Space for grill. Police: Request that its secure.
Enclosed Dumpster		1	Fire: 4x8 bin. EMS: Requested, How many bins?. Police: How many Bins?
Heliport Pad		1	Fire: Future with shared training space.
Extrication pavement		0	
Detatched storage building		1	Police: Requested small shed for bikes.
Raido Tower		1	Shared

SPACE NEEDS SUMMARY

Project: Village of Saranac Lake PSB

Location: Saranac Lake, NY **Date: 10/13/2022**

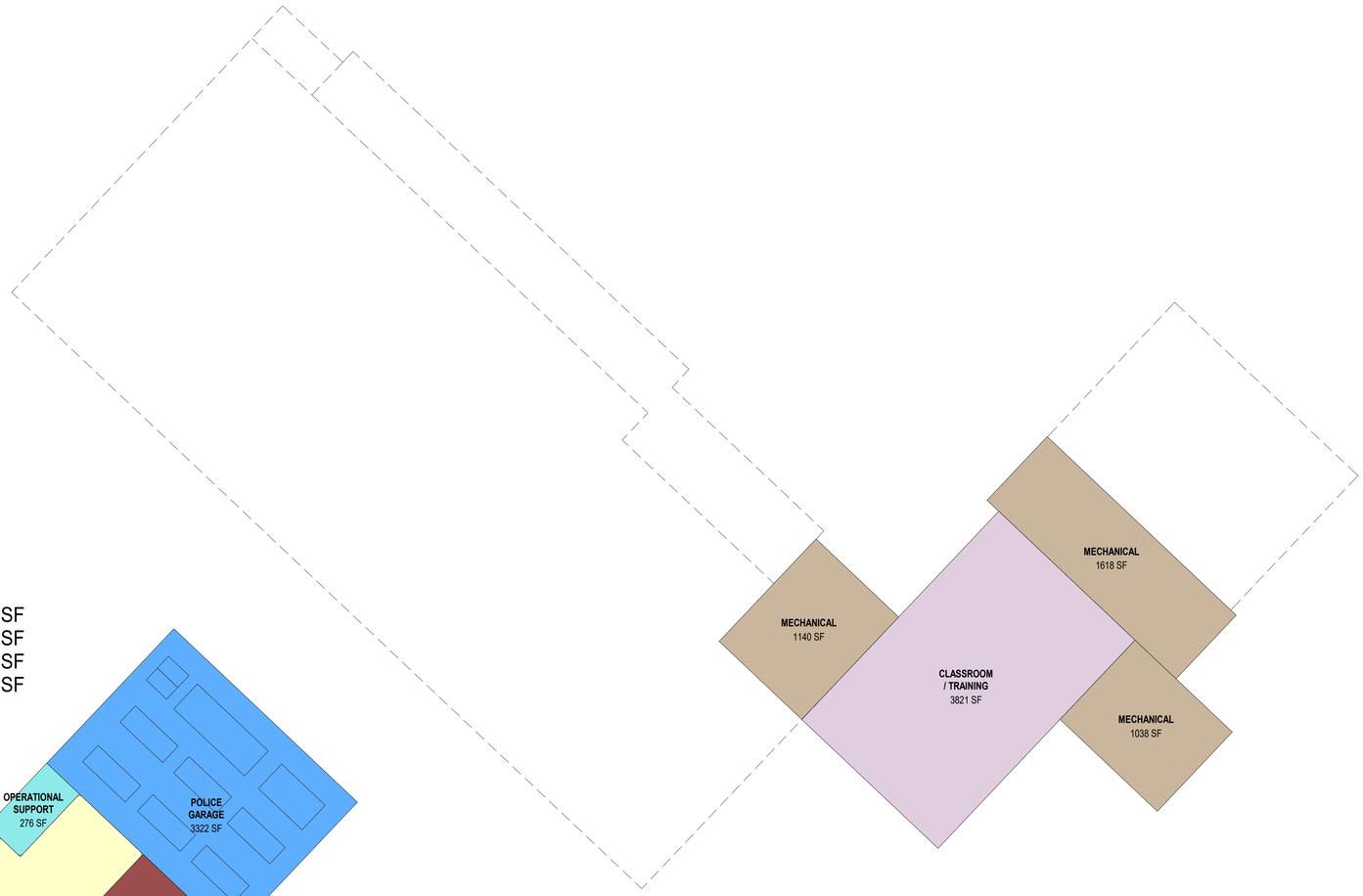
TOTALS

Space	Existing	Proposed	Notes
APPARATUS BAYS	0	21,187	
APPARATUS SUPPORT	0	5,110	
CLASSROOM / TRAINING	0	3,231	
ADMINISTRATION / OFFICE SPACES	0	7,340	
STAFF SUPPORT	0	9,865	
PATROL	0	1,171	
INVESTIGATIONS	0	504	
OPERATIONAL SUPPORT	0	278	
EVIDENCE & PROPERTY	0	1,729	
BOOKING	0	2,030	
FLEET SUPPORT	0	3,581	
	0	56,027	Subtotal (Ft^2)
	0	11,205	Efficiency Ratio of 20% (Mech./Elect./Plumbing/Circulation)
	0	67,233	Law Enforcement Total (Ft^2)
	0	63,651	Without Garage (No Fleet Support)

EXISTING SITE CONCEPTUAL PLANS

BASEMENT	7,615 SF
FIRST FLOOR	34,335 SF
SECOND FLOOR	21,115 SF
TOTAL	63,065 SF

1 EXISTING STATION SITE - FIRST FLOOR CONCEPT 1
SCALE: 1/16" = 1'-0"



2 EXISTING STATION SITE - BASEMENT CONCEPT 1
SCALE: 1/16" = 1'-0"

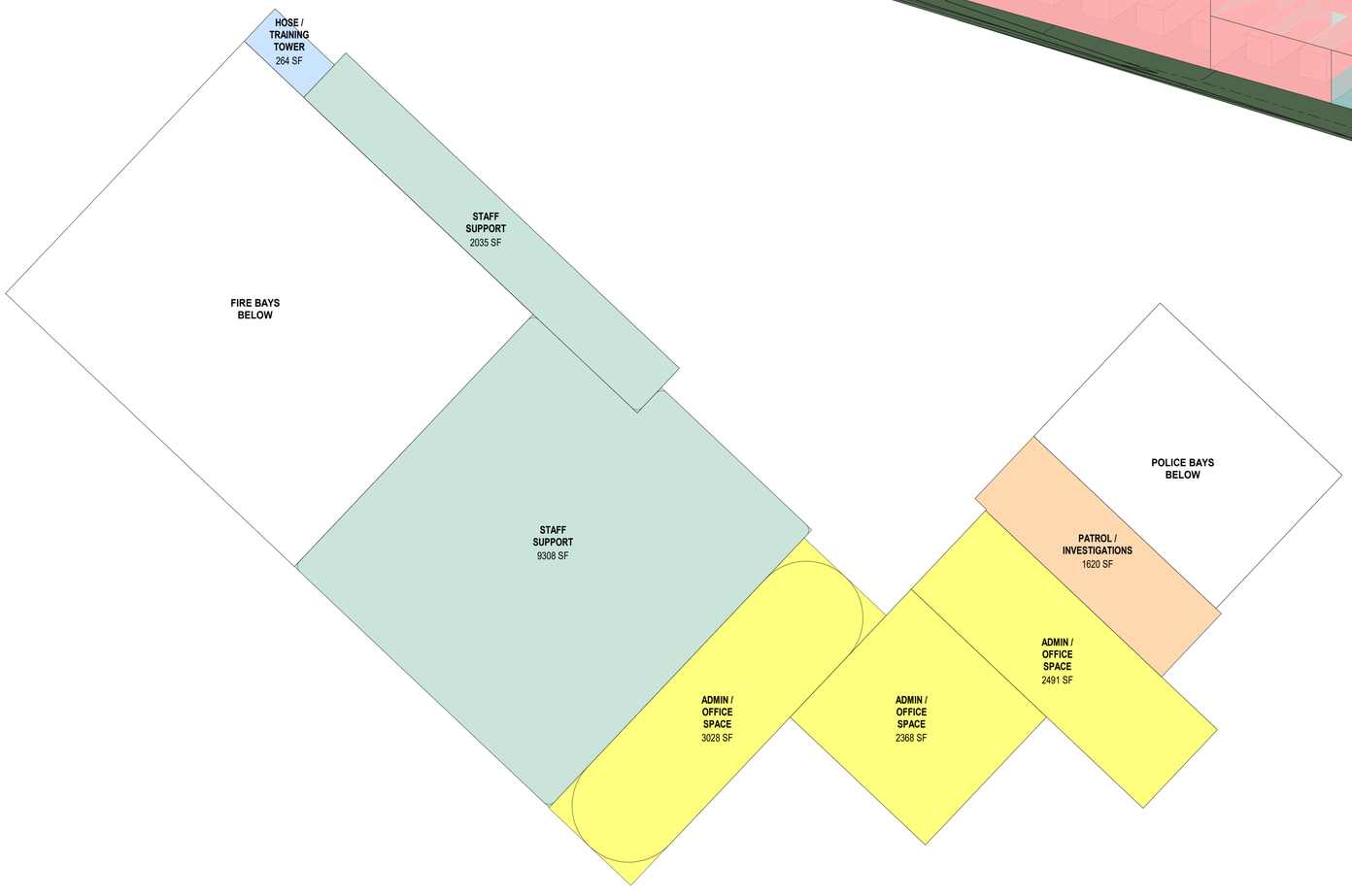
Village of Saranac Lake PSB

CONCEPT

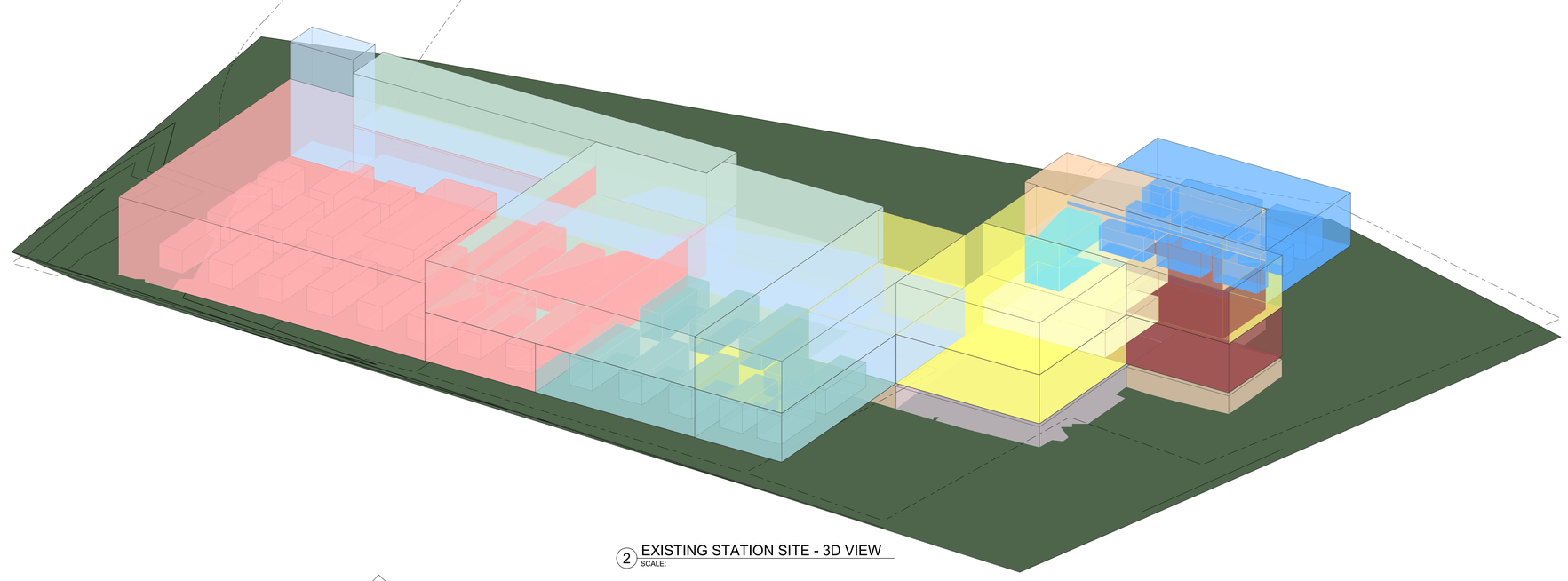
Saranac Lake NY, 12983

PROJECT NUMBER: 621601

wendel Home of the Award Winning Five Bugles Design™



1 EXISTING STATION SITE - SECOND FLOOR CONCEPT 1
SCALE: 1/16" = 1'-0"



2 EXISTING STATION SITE - 3D VIEW
SCALE:

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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1 EXISTING STATION SITE - CONCEPT 1
SCALE: 1" = 30'-0"

N

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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FIRST FLOOR	27,575 SF
SECOND FLOOR	15,330 SF
TOTAL	49,905 SF

1 EXISTING STATION SITE - FIRST FLOOR CONCEPT 5
SCALE: 1/16" = 1'-0"

2 EXISTING STATION SITE - SECOND FLOOR CONCEPT 5
SCALE: 1/16" = 1'-0"

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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1 EXISTING STATION SITE - CONCEPT 5
SCALE: 1" = 30'-0"

N

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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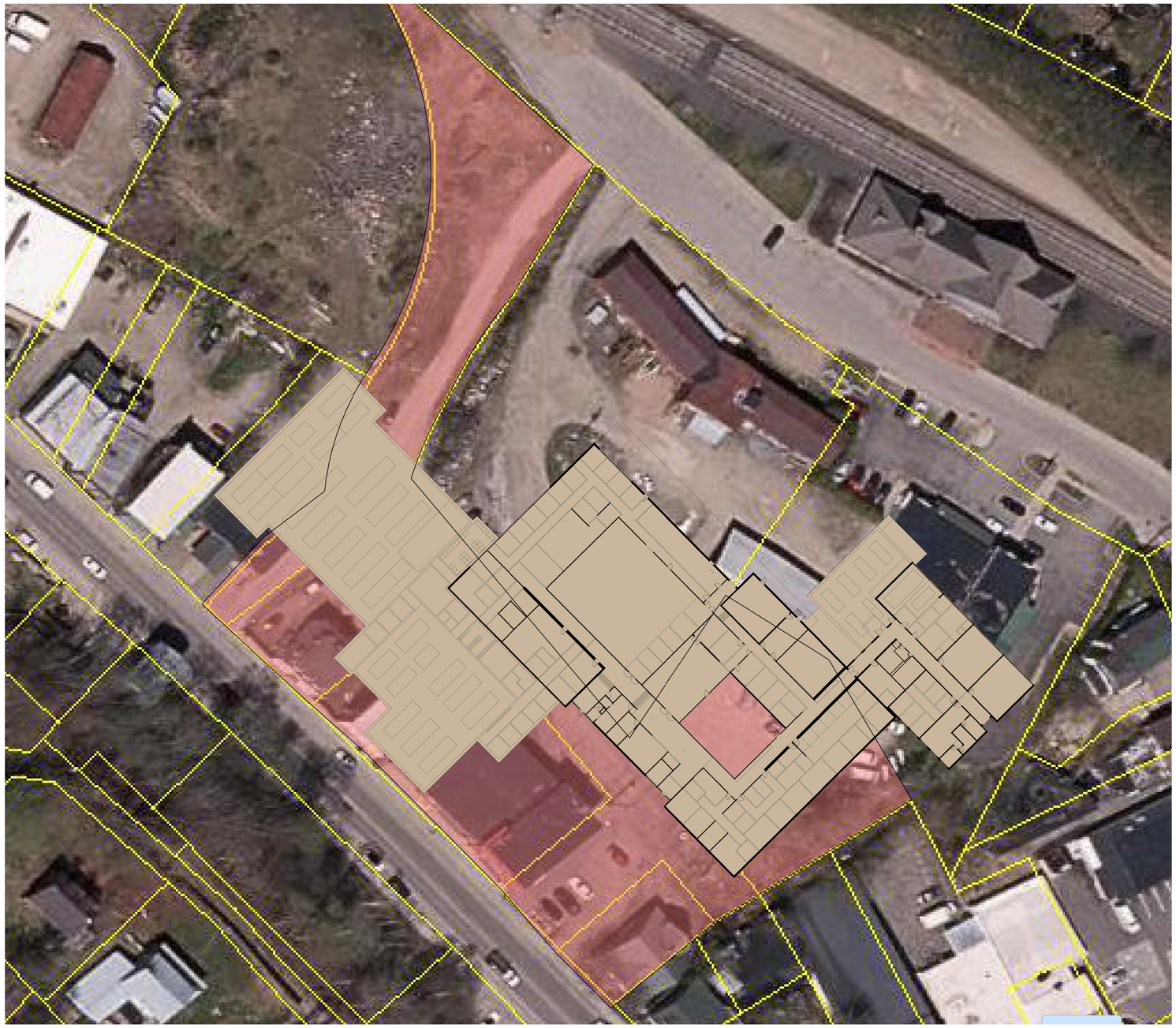

1 EXISTING STATION SITE - CITIZENS ADVOCATES BACKGROUND
SCALE: 1" = 30'-0"

N

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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PROPOSED CONCEPTUAL PLANS (PIUS SCHOOL)

1 CITIZENS ADVOCATES BUILDING - CONCEPT 2
SCALE: 1/16" = 1'-0"

BUILDING SQUARE FOOTAGE		
FIRE APPARATUS BAY	=	18,820 SF
APPARATUS SUPPORT	=	7,340 SF
CLASSROOM / TRAINING	=	2,820 SF
ADMINISTRATION/ OFFICE	=	7,130 SF
STAFF SUPPORT	=	12,500 SF
PATROL	=	910 SF
INVESTIGATIONS	=	430 SF
OPERATIONAL SUPPORT	=	390 SF
EVIDENCE & PROPERTY	=	1,950 SF
BOOKING	=	1,890 SF
FLEET SUPPORT	=	3,420 SF
CIRCULATION	=	8,860 SF
MECHANICAL	=	2,460 SF
TOTAL	=	**68,920 SF**
PROGRAM	=	**67,233 SF**

BUILDING SQUARE FOOTAGE		
OVERALL ADDITION SF	=	30,030 SF
OVERALL REMODEL SF	=	38,890 SF

Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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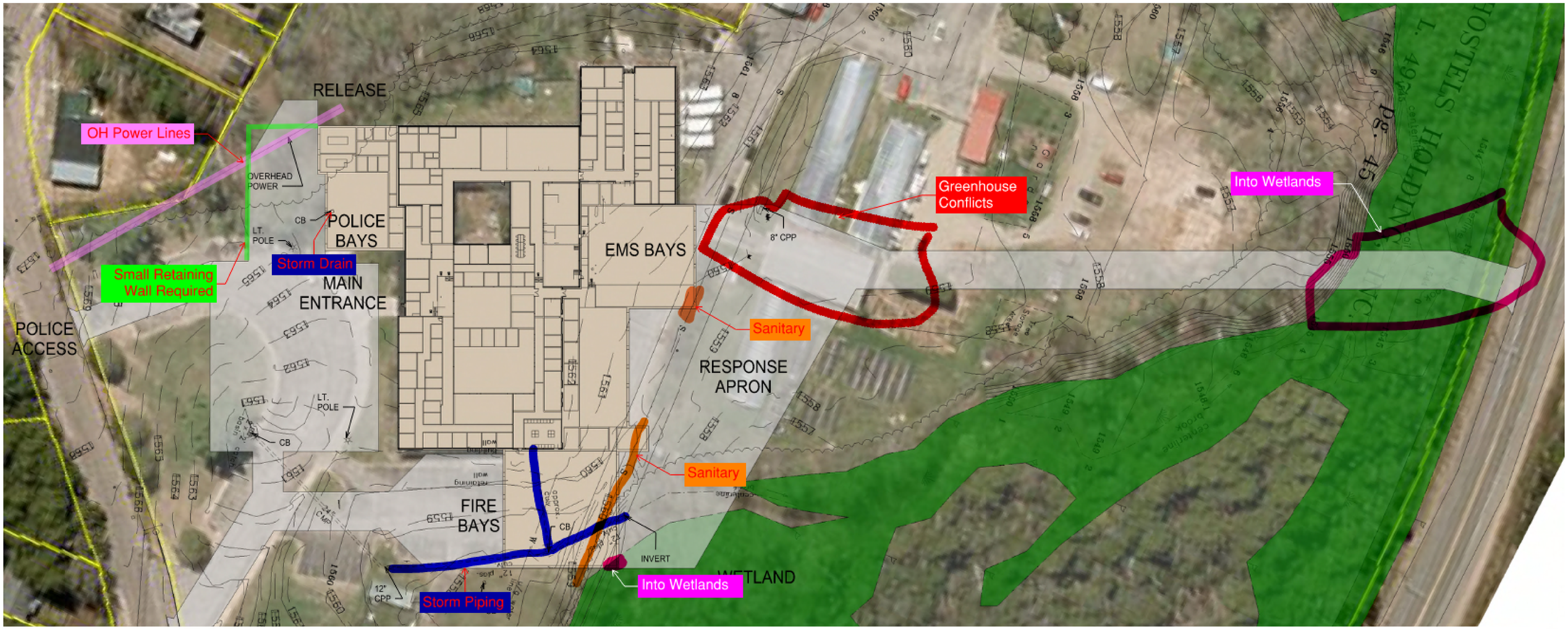
Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601



Village of Saranac Lake PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 621601

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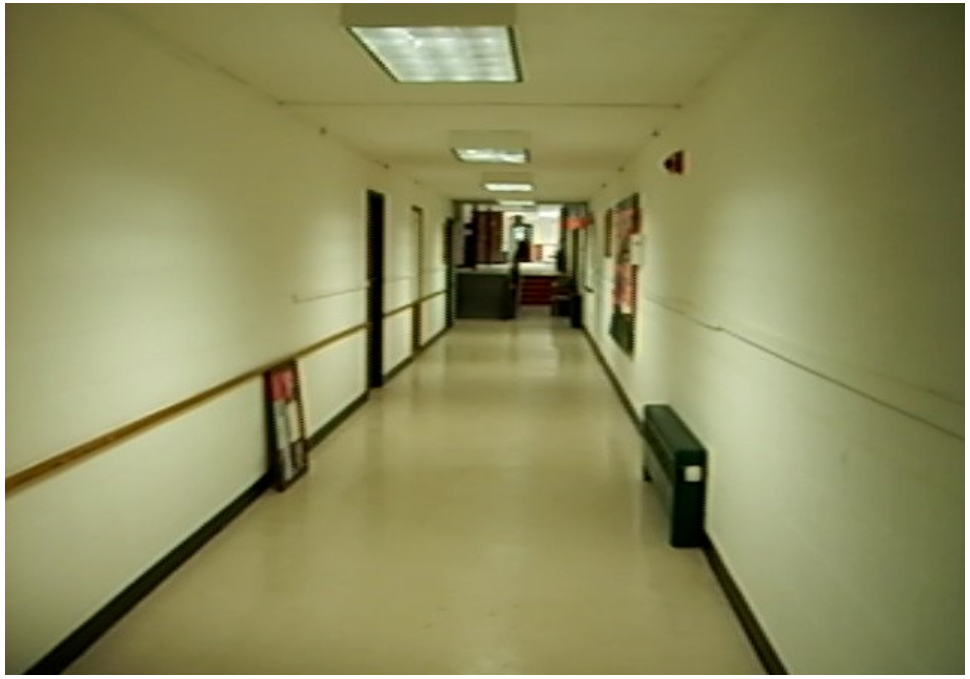
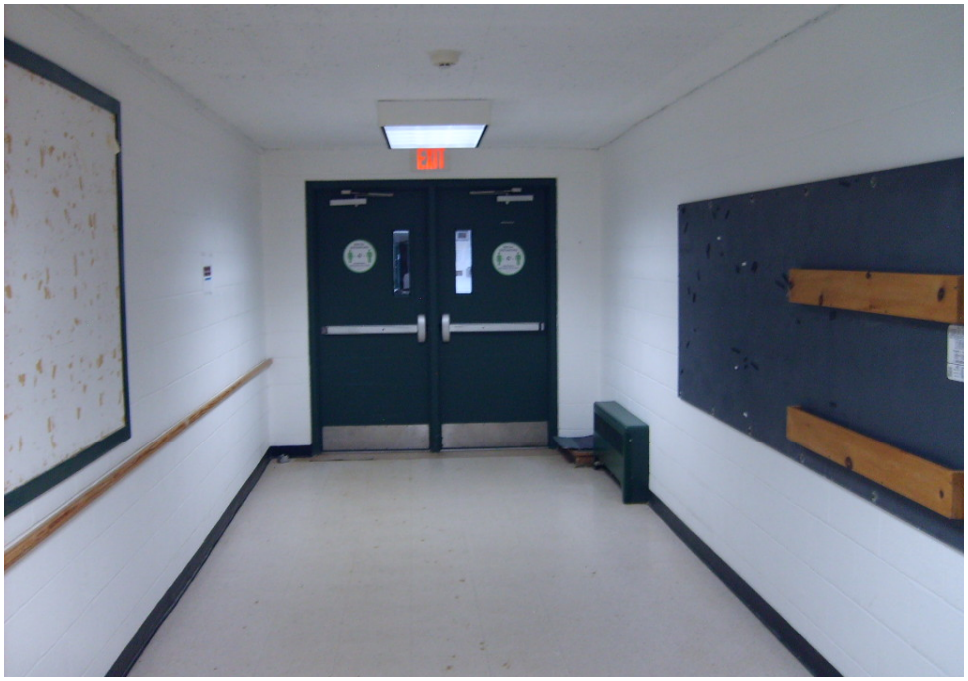
PIUS SCHOOL BUILDING EXISTING PHOTOS


NORTH STAR INDUSTRIES




Push
wheelchairs
up
the ramp


MAIN OFFICE


EXIT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OPIONION OF PROBABLE COSTS

ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY **Date: 1-Mar-23**

Potential Costs

EMERGENCY SERVICES FACILITY (PIUS BUILDING)

			Remodel	Additions	Remarks
I. Site Acquisition					
Preferred Site Acquisition			$175,000	$175,000	
Sub Total			**$175,000**	**$175,000**	
II. Site Work					
Overall Site Work			$250,000	$750,000	
Sub Total			**$250,000**	**$750,000**	
III. Building Construction Costs	Size (sf)	Cost/SF			
Exterior Building Improvements			$1,000,000		
Remodeled Construction - Level 1 (Corridors)	8,010	$100	$801,000		
Remodeled Construction - Level 2 (Mechanical)	2,410	$100	$241,000		
Remodeled Construction - Level 3 (Gym)	5,335	$100	$533,500		
Remodeled Construction - Level 4 (Full Finish)	23,145	$250	$5,786,250		
New Apparatus Bay Construction	22,420	$350		$7,847,000	
New Apparatus Support Construction	7,600	$500		$3,800,000	
Sub Total	68,920		**$8,361,750**	**$11,647,000**	
IV. Furniture Fixtures and Equipment					
FF&E (estimated at 3% of Cost of Work)			$250,853	$349,410	Furniture, Fixtures, Equipment, etc.
Others			$0	$0	
Sub Total			**$250,853**	**$349,410**	
V. Communications and Technology					
Radio Alerting System	Allowance		$25,000	$50,000	
Access Security	Allowance		$25,000	$25,000	
Network Equipment	Allowance		$25,000	$10,000	
Computers, Phones, IT	Allowance		$150,000	$2,000	
Copier, Scanner, Etc.	Allowance		$0	$0	
Sub Total			**$225,000**	**$87,000**	
VI. Contingencies, Inflation and Other Costs					
Inflation Contingency	5% total construction cost		$430,588	$619,850	Inflation, Etc.
Design / Construction Contingency	10% of total construction costs		$861,175	$1,239,700	Design Changes, Unforeseen Conditions, Owner Changes, E&O
Sub Total			**$1,291,763**	**$1,859,550**	
VII. Professional Fees and Legal					
Architectural/Engineering	8.5% of Construction Costs		$731,999	$1,053,745	
Geotechnical Studies			$0	$20,000	
Site Survey			$0	$20,000	
Unsuitable Soils Contingency			$0	$75,000	
Power to Site			$0	$25,000	
Fiber to Site			$0	$25,000	Suggest site survey
Gas to Site			$0	$0	
LEED/Sustainability			$0	$0	
Hazardous Materials /Asbestos			$100,000	$0	
Testing and Inspections			$25,000	$25,000	
Sub-Total			**$856,999**	**$1,243,745**	
SUBTOTAL			**$11,411,364**	**$16,111,705**	
TOTAL BASE BID			**$27,523,069**		

ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY **Date:** **1-Mar-23**

Potential Costs

EMERGENCY SERVICES FACILITY (NEW)

			Additions	Remarks
I. Site Acquisition				
Preferred Site Acquisition			$0	
Sub Total			**$0**	
II. Site Work				
Overall Site Work			$600,000	
Sub Total			**$600,000**	
III. Building Construction Costs	Size (sf)	Cost/SF		
New Apparatus Support Construction	68,920	$450	$31,014,000	
			$31,014,000	
IV. Furniture Fixtures and Equipment				
FF&E (estimated at 3% of Cost of Work)			$930,420	Furniture, Fixtures, Equipment, etc.
Others			$0	
Sub Total			**$930,420**	
V. Communications and Technology				
Radio Alerting System	Allowance		$75,000	
Access Security	Allowance		$25,000	
Network Equipment	Allowance		$10,000	
Computers, Phones, IT	Allowance		$2,000	
Copier, Scanner, Etc.	Allowance		$0	
Sub Total			**$112,000**	
VI. Contingencies, Inflation and Other Costs				
Inflation Contingency	5% total construction cost		$1,580,700	Inflation, Etc.
Design / Construction Contingency	10% of total construction costs		$3,161,400	Design Changes, Unforeseen Conditions, Owner Changes, E&O
Sub Total			**$4,742,100**	
VII. Professional Fees and Legal				
Architectural/Engineering	8.5% of Construction Costs		$2,687,190	
Geotechnical Studies			$10,000	
Site Survey			$10,000	
Unsuitable Soils Contingency			$50,000	
Power to Site			$25,000	Suggest site survey
Fiber to Site			$25,000	
Gas to Site			$25,000	
LEED/Sustainability			$0	
Hazardous Materials /Asbestos			$0	
Testing and Inspections			$25,000	
Sub-Total			**$2,857,190**	
TOTAL BASE BID			**$40,255,710**	

ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY **Date:** **1-Mar-23**

Potential Costs — FIRE STATION AS PROGRAMMED

				Additions	Remarks
I. Site Acquisition					
Preferred Site Acquisition				$0	
Sub Total				**$0**	
II. Site Work					
Overall Site Work				$600,000	
Sub Total				**$600,000**	
III. Building Construction Costs	Size (sf)		Cost/SF		
New Apparatus Support Construction	34,322		$450	$15,444,900	
				$15,444,900	
IV. Furniture Fixtures and Equipment					
FF&E (estimated at 3% of Cost of Work)				$463,347	Furniture, Fixtures, Equipment, etc.
Others				$0	
Sub Total				**$463,347**	
V. Communications and Technology					
Radio Alerting System	Allowance			$75,000	
Access Security	Allowance			$25,000	
Network Equipment	Allowance			$10,000	
Computers, Phones, IT	Allowance			$2,000	
Copier, Scanner, Etc.	Allowance			$0	
Sub Total				**$112,000**	
VI. Contingencies, Inflation and Other Costs					
Inflation Contingency	5% total construction cost			$802,245	Inflation, Etc.
Design / Construction Contingency	10% of total construction costs			$1,604,490	Design Changes, Unforeseen Conditions, Owner Changes, E&O
Sub Total				**$2,406,735**	
VII. Professional Fees and Legal					
Architectural/Engineering	8.5% of Construction Costs			$1,363,817	
Geotechnical Studies				$10,000	
Site Survey				$10,000	
Unsuitable Soils Contingency				$50,000	
Power to Site				$25,000	Suggest site survey
Fiber to Site				$25,000	
Gas to Site				$25,000	
LEED/Sustainability				$0	
Hazardous Materials /Asbestos				$0	
Testing and Inspections				$25,000	
Sub-Total				**$1,533,817**	
TOTAL BASE BID				**$20,560,799**	

ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY **Date:** **1-Mar-23**

Potential Costs — RESCUE/EMS AS PROGRAMMED

			Additions	Remarks
I. Site Acquisition				
Preferred Site Acquisition			$0	
Sub Total			**$0**	
II. Site Work				
Overall Site Work			$600,000	
Sub Total			**$600,000**	
III. Building Construction Costs	Size (sf)	Cost/SF		
New Apparatus Support Construction	19,586	$450	$8,813,700	
			$8,813,700	
IV. Furniture Fixtures and Equipment				
FF&E (estimated at 3% of Cost of Work)			$264,411	Furniture, Fixtures, Equipment, etc.
Others			$0	
Sub Total			**$264,411**	
V. Communications and Technology				
Radio Alerting System	Allowance		$75,000	
Access Security	Allowance		$25,000	
Network Equipment	Allowance		$10,000	
Computers, Phones, IT	Allowance		$2,000	
Copier, Scanner, Etc.	Allowance		$0	
Sub Total			**$112,000**	
VI. Contingencies, Inflation and Other Costs				
Inflation Contingency	5% total construction cost		$470,685	Inflation, Etc.
Design / Construction Contingency	10% of total construction costs		$941,370	Design Changes, Unforeseen Conditions, Owner Changes, E&O
Sub Total			**$1,412,055**	
VII. Professional Fees and Legal				
Architectural/Engineering	8.5% of Construction Costs		$800,165	
Geotechnical Studies			$10,000	
Site Survey			$10,000	
Unsuitable Soils Contingency			$50,000	
Power to Site			$25,000	Suggest site survey
Fiber to Site			$25,000	
Gas to Site			$25,000	
LEED/Sustainability			$0	
Hazardous Materials /Asbestos			$0	
Testing and Inspections			$25,000	
Sub-Total			**$970,165**	
TOTAL BASE BID			**$12,172,331**	

ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY **Date:** **1-Mar-23**

Potential Costs — POLICE AS PROGRAMMED

			Additions	Remarks
I. Site Acquisition				
Preferred Site Acquisition			$0	
Sub Total			**$0**	
II. Site Work				
Overall Site Work			$600,000	
Sub Total			**$600,000**	
III. Building Construction Costs	Size (sf)	Cost/SF		
New Apparatus Support Construction	16,333	$450	$7,349,850	
			$7,349,850	
IV. Furniture Fixtures and Equipment				
FF&E (estimated at 3% of Cost of Work)			$220,496	Furniture, Fixtures, Equipment, etc.
Others			$0	
Sub Total			**$220,496**	
V. Communications and Technology				
Radio Alerting System	Allowance		$75,000	
Access Security	Allowance		$25,000	
Network Equipment	Allowance		$10,000	
Computers, Phones, IT	Allowance		$2,000	
Copier, Scanner, Etc.	Allowance		$0	
Sub Total			**$112,000**	
VI. Contingencies, Inflation and Other Costs				
Inflation Contingency	5% total construction cost		$397,493	Inflation, Etc.
Design / Construction Contingency	10% of total construction costs		$794,985	Design Changes, Unforeseen Conditions, Owner Changes, E&O
Sub Total			**$1,192,478**	
VII. Professional Fees and Legal				
Architectural/Engineering	8.5% of Construction Costs		$675,737	
Geotechnical Studies			$10,000	
Site Survey			$10,000	
Unsuitable Soils Contingency			$50,000	
Power to Site			$25,000	Suggest site survey
Fiber to Site			$25,000	
Gas to Site			$25,000	
LEED/Sustainability			$0	
Hazardous Materials /Asbestos			$0	
Testing and Inspections			$25,000	
Sub-Total			**$845,737**	
TOTAL BASE BID			**$10,320,560**	

PREVIOUSLY COMPLETED STUDIES

Village of Saranac Lake
Saranac Lake, New York

Municipal Building Conditions Assessment

November 2008

290 Elwood Davis Road
Box 3107
Syracuse, New York 13220

Barton & Loguidice, P.C.

Engineers • Environmental Scientists • Planners • Landscape Architects

Table of Contents

Appendices

1.0 Introduction

The Village of Saranac Lake is located in Northern New York within the boundaries of the Adirondack Park. The Village covers parts of three towns (Harrietstown, St. Armand and North Elba) and two counties (Franklin and Essex) and has a population of approximately 5,041 (2000 Census).

The Village offices are located in the former Paul Smith's Electric Light and Power and Railroad Company headquarters at 3 Main Street, Saranac Lake, NY. The building is listed on the National Register of Historic Places and includes a three story Office Wing and a single story Police Station Wing. This report details the findings of the total building and grounds condition assessment performed on this building in September 2008.

2.0 Building Construction and Conditions

2.1 Office Wing

The main office building is a three story stone and concrete structure approximately 64 feet long by 43 feet wide. The Village occupies most of the area on the ground level of the facility along with most of the third floor area and the Franklin County Public Health Services occupy the second floor. The building contains approximately 2,700 square feet per floor. Currently the police station occupies approximately 270 square feet on the first floor of this facility. One steel pan and concrete type stairway and one main elevator currently service the three floors.

The interior of the building typically has large open floor areas with a few permanent walls built within the spaces. At the first two levels, there are exposed painted concrete beams with hard ceilings between. At the third floor, a flat painted hard ceiling exists and the roof structure could not be observed. While the structural components of the facility are mostly hidden behind the interior finishes, what structure that could be observed, appeared to be straight and plumb and showed no significant signs of deterioration. The interior wall finishes throughout the facility consist of painted gypsum wallboard and concrete masonry units. Both seem to be in acceptable condition, although there are some areas throughout the facility that are in need of patching or repair. These areas are a small portion of the overall facility and could be easily repaired. The floors and ceilings of the facility are all in good overall condition, again, with the exception of a few areas in need of patching. Each floor has separate toilet rooms for both men and women. At each floor, these existing restrooms do not meet current requirements for handicap accessibility. Each room would need significant modifications to meet accessibility requirements if any work were to occur on the associated floor. These modifications would greatly depend on the

amount of work being preformed, and a thorough investigation of the Existing Building Code would need to be preformed to determine the extent of modifications involved. The existing conditions of the toilet rooms are currently adequate but upgrades to these rooms should be considered. New fixtures, new layouts of fixtures and new finishes all could greatly improve these rooms.

The office wing portion of this facility currently has a built up roof system. The existing roof appears in good shape, however there were a couple small isolated areas that appeared a little soft or punky when stepped upon. The roof drains appear to be clear of debris and in working order. Overall, the roof seams to drain well and no ponding of water was observed. All the parapets appear in sound condition. The flashings are generally intact with the exception of a few areas that are in need of repair. These are relatively small areas and could easily be repaired.

2.2 Police Station Wing

The current police facility building is a one story brick veneer building. The building contains approximately 2,700 square feet. Including the square footage the police department is using at the Office Wing, the total square footage of police used space is approximately 2,970 sf.

The interior spaces within this facility all appear to be relatively new construction. The walls are primarily painted gypsum wallboard and appear in good shape. The floors are a combination of vinyl composition tile, carpeting and ceramic tile. The floors are in good condition with the exception of minor areas in need of maintenance repair. Ceilings throughout the police station are acoustic ceiling tile and grid. The ceilings are flat and straight for the most part. There are some small areas of staining of the ceiling tiles which indicates some water infiltration from the roof above. These tiles could very easily and

inexpensively be replaced. Fixing the condition which caused the staining would require additional investigation. While the asphalt roof tiles overall appear to be in good condition, there is some apparent staining and wear on the northern most side of the building. The staining of the ceiling tiles however, appear primarily on the southern most side of the building, seemingly under the dormer roof. This condition should be further investigated to assess the source of the water infiltration and determine the measure of repair.

2.3 Building Exterior

The exterior conditions of both the office facility and the police facility appear to be in sound overall condition. There are a few cracks in the stone of the Office Wing running vertically almost the entire height of the building. There were also a few areas of damaged ornamental stones that are in need of repair. Given the age of the materials in question, however, these can be considered normal aging of the materials due to movements within the facility and can be fixed and patched as necessary. The cracks in the stone, if not taken care of, will become worse and could be a future concern if they are not properly addressed in the near future. The perimeter foundation walls are a combination of masonry materials and poured concrete. Barton and Loguidice was unable to gain access to any basement areas in order to observe conditions on of the interior faces of the office building walls. The interior faces of the foundation wall in the boiler room of the police facility appear dry and in good shape.

There are two existing ramps serving the side entrances of both buildings that are in good condition and provide both with handicap accessibility. All the entrances to the buildings are newer aluminum framed entrances and appear in good working order.

The windows of both facilities are in good condition and are not in need of replacement. However, the windows in the Office Wing are not energy efficient and may not meet the requirements of the Existing Building Code. Replacing these windows would be expensive due to the historical character.

3.0 HVAC Systems and Conditions

3.1 Central Equipment

The central equipment room is located below the West end of the Police Station Wing, with access only through a sloped exterior access door. The space houses the steam boiler system, the domestic water heater and the emergency generator.

The steam boiler is a Weil-McLain Model 88 Series 1 with a CF1400-W burner. The boiler burns no. 2 fuel oil which is stored in a 2,000 gallon underground storage tank located to the West of the building. The boiler is controlled to maintain a 2 PSIG steam pressure and is rated to consume 18.8 gallons of fuel oil per hour at full fire. The rated gross output capacity of the boiler is 2,176 MBH. The boiler appears to be oversized for the building which may result in short cycling. A nameplate was not visible on the boiler, so the serial number and date of manufacture are unknown. The boiler appeared to be in serviceable condition and staff reports indicated that there are no significant issues with the unit. The boiler exhausts through a 15" diameter stack on the South side of the Police Station Wing. Boiler water treatment is being performed by M.I.S. of America, Inc.

Combustion air entry to the room is through a 20"x36" opening in the door to the entry way. The entry way has two 16"x16" louvers to communicate with the outdoors, which are estimated to be 50% free area resulting in approximately 256 square inches of free area. The openings to the outdoors are not large enough to provide the proper quantity of combustion air to the space in accordance with the Mechanical Code of NYS.

The boiler feed system is a Hoffman Series VBF with a 100 gallon

condensate receiver tank and a duplex pump arrangement. The manufacture date of the feed system was also not indicated, but the unit appeared to be in serviceable condition.

Piping insulation in the boiler room was noted to be in poor condition and replacement is recommended.

3.2 Office Wing

The three story office building utilizes steam radiators for heat, served by the central steam boiler. Space temperature control is via radiator thermostats, including both integral sensor models and remote sensor models. The radiators appeared to be in serviceable condition. Several thermostats were broken and in need of replacement (e.g. 1st floor stairwell, 3rd floor stairwell, etc.), but the majority appeared to be in serviceable condition.

Window air conditioning units have been installed throughout the building (approximately 13 in total) to provide individual space cooling and dehumidification. In general, the installation of the window units was of temporary quality, with marginal supports and unsealed penetrations.

The first floor kitchen area and both toilet rooms included exhaust grilles but it was not clear where the exhaust fan(s) or exhaust outlet(s) were located. The toilet rooms on the 2nd floor had no provisions for exhaust but did have operable windows. The toilet rooms on the 3rd floor had no provisions for exhaust and had no operable windows.

The 2nd floor included a second toilet room that was in use as a storage room. This space had no provisions for exhaust but did have operable windows.

3.3 Police Station Wing

The Police Station Wing is served by an air handling unit installed in the ceiling of a storage room with limited accessibility. The air handling unit is a Trane Model TWE060, manufactured in 1996, with 2,000 CFM of nominal airflow, a DX coil with 5-tons of nominal capacity and a steam heating coil. A remote condensing unit, Armstrong Air Conditioning Model SCU13, serves the air handling unit and is installed on the South side of the building at grade. The air system includes a ducted supply and ducted return for distribution to all spaces in the Wing. All HVAC equipment in the Wing appeared to be in good and serviceable condition.

The Chief's office is integral to the Police Station space, but located on the 1st floor of the Office Wing. Therefore, heating in this space is accomplished by a steam radiator, served by the central boiler.

4.0 Plumbing Systems and Conditions

4.1 Central Equipment

A one inch water service provides domestic water to the complex, entering the facility through the South side of the Police Station Wing. Visible portions of the domestic water distribution system were plumbed with copper tubing. It is reported that the complex is connected to the sanitary sewer system with a single four-inch cast iron pipe.

The water heater for the domestic water system is located in the central equipment room and serves both the Office Building and the Police Station. The water heater is a John Wood Model JWF-507, with a 50 gallon storage tank. At full fire, this heater is rated to consume 0.75 gallons of fuel oil per hour and to provide a recovery rate of 100 gallons per hour at a 100°F temperature rise. The unit appeared to be in serviceable condition.

A sump is located in the central equipment room to handle ground water that infiltrates the room and any drainage from equipment in the room. Two sump pumps are located in the sump in a duplex arrangement. The pumps were reported to be functional but they were dated, corroded and did not appear to be in good serviceable condition.

4.2 Office Wing

Plumbing throughout the facility appeared to be composed of cast iron sanitary lines and copper domestic water lines. Insulation was not noted on domestic cold water piping where visible in chases. Three cast iron sanitary vents penetrations were noted on the roof.

The primary roof drainage system consists of four 4" plumbed main area roof drains with dome strainers. The secondary roof drainage system consists of two 11"x3" scuppers discharging down the building face.

All plumbing fixtures throughout the building are dated but appeared to be in serviceable condition. However, numerous fixtures were inadequately anchored to the wall/floor structure or were in need of repair, including the following:

- 1st floor men's pedestal sink (inadequately anchored)
- 1st floor men's tank-type toilet (inadequately anchored)
- 1st floor men's urinal (sealant around unit was deteriorated)
- 2nd floor unisex pedestal sink (inadequately anchored)
- 2nd floor unisex tank-type toilet, quantity 2 (both inadequately anchored)
- 2nd floor unisex tank-type toilet, quantity 2 (both had malfunctioning fill mechanisms)

The 2nd floor included a second toilet room that was in use as a storage room. The sink had been removed but rough-in plumbing remained. The tank-type toilet was abandoned in place.

4.3 Police Station Wing

The Police Station Wing includes two toilet / shower rooms. Each room includes a tank-type floor mounted toilet, lavatory and stall shower. All fixtures and plumbing in the rooms appeared to be in good and serviceable condition.

5.0 Electrical Systems and Conditions

5.1 Emergency Generator

An emergency generator is located in the space directly off the central equipment room. The generator is a Kohler Power System, Model 60RZ202, with rated nominal power of 60 kW. The generator is controlled by an automatic transfer switch and is configured to serve the equipment in the central equipment room and the entire Police Station Wing. Cooling for the generator is a once-through pass of domestic water, discharging to the room sump. The generator exhaust exits the building on the South side of the Police Station Wing and discharges through a 4" stack adjacent to the boiler stack.

5.2 Office Wing

Lighting throughout the facility generally consists of hanging luminaires and lay-in troffers, with a combination of 48" T8 and 48" T12 fluorescent lamps. Incandescent and compact fluorescent lighting are installed in some locations. Lighting control is manual, with either remote or luminaire mounted switches.

Circuit wiring is typically installed in surface mount wiremold, except for in drop ceiling spaces. The following circuit anomalies were noted:

- NEMA 1-15R outlets (2-wire, no ground) were noted in some locations.
- GFI protected outlets were not present in all kitchen/bath spaces.
- Convenience outlets were not present in some spaces.
- Exposed power wiring was noted in the 4th floor stairwell.
- A wall-mounted incandescent fixture was located outside the 3rd floor men's toilet room, with no globe and no lamp in place.
- A disconnect for the "Pen Stock Gate Heater", located in the 1st floor lobby, was not locked.

- A disconnect located in the 2nd floor probation office was not locked.

In general, the adequacy of the electrical system is questionable. The Northwest office on the 2nd floor lacks air conditioning and the space occupant reported that the reason is inadequate circuit capacity.

5.3 Police Station Wing

The Police Station Wing lighting consists of 2 and 4 lamp troffer luminaires installed in the suspended tile ceiling, each with 2 or 4 T8 lamps.

An electrical room is located on the South side of the Police Station Wing, housing the panels for the building and the automatic transfer switch for the emergency generator system. Additionally, the room contains communication equipment and panels. The equipment in the room appeared to be in good and serviceable condition. The adequacy of the electrical service was not assessed. The room is being utilized as a storage room, with numerous cardboard boxes stacked on the floor. These boxes should be removed.

6.0 Exterior Features and Parking Area Conditions

The building is located on the Easternmost edge of the site, with paved parking area extending from the building to the South and West. Beyond the parking area, further to the South and West, the property slopes up to the Petrova Avenue and Lake Street. The property includes approximately 200 feet of frontage on the Saranac River, beginning at the Northwest corner of the building and continuing to the Northwest.

The asphalt on the site is in fair to good condition. There are surface cracks throughout, but little to no heaving was observed. The lot should be maintained with crack and asphalt sealer. There were locations at the pavement / building interface along the South side of the building that are in need of repair, including several areas with plants growing through the interface. There is a lack of curbing at asphalt boundaries across the site, resulting in an unfinished appearance due to worn dirt patches and/or vegetation overgrowth.

The concrete sidewalk along the entrance to the parking lot from Main Street has some locations of significant cracking, but was generally complete with no large missing sections or heaving. The edge of sidewalk adjacent to the road is showing significant degradation. The concrete sidewalk along Lake Street shows significant degradation at the interface with the road, primarily due to the lack of curbing. All sidewalks are due for repair or replacement in the short to mid-term.

The fence along the Lake Street and Petrova Avenue side of the property is constructed of square pressure treated lumber posts and dimensional pressure treated lumber rails. The posts are generally in good condition and some of the rails are bowing. The fence has a weathered appearance and there is no evidence of recent application of wood preservative.

The wood-framed storage shed to the West of the Police Station wing is constructed on a concrete slab and finished with T1-11 plywood siding and a sloped metal roof. The building appeared to be in good condition.

New construction was underway to the West of the Police Station wing, including construction of a precast concrete paver patio and kiosk. The existing concrete stairs and ramp to the pedestrian bridge (to the North of the new construction) was inaccessible but appeared to be in excellent condition.

7.0 Space Needs Analysis

Saranac Lake - Municipal Building Space Needs Analysis

Departments/Personnel

Village Manager: Recommended Standards S.F.
200 sf Office

Relation to other spaces:
- near Admin. Assistant
- near Village Clerk

Fixed/Movable Equipment Required:
- 6 chairs
- Credenza
- Desk
- Small file
- Counter space

Village Clerk: Recommended Standards S.F.
140 sf Office

Relation to other spaces:
- near Admin. Assistant
- near Account Clerk

Fixed/Movable Equipment Required:
- 3 chairs
- Printer
- 4 file cabinets
- Desk

Accounts Clerk: Recommended Standards S.F.
110 sf Open Office

Relation to other spaces:
- near Village Clerk
- near Village Manager

Fixed/Movable Equipment Required:
- 1 chair
- Desk
- 1 - 5 drawer file cabinet

Admin. Assistant: Recommended Standards S.F.
110 sf Open Office

Relation to other spaces:
- near Village Clerk
- near Village Manager

Fixed/Movable Equipment Required:
- 1 chair
- Desk
- Storage shelf/counter

Codes Enforcement: Recommended Standards S.F.
150 sf Office

Relation to other spaces:
- near Secretary/Assistant
- near Storage
- near Community Development

Fixed/Movable Equipment Required:
- 3 chairs
- Desk
- Map table
- Bookcase (1/2 ht)

Community Development: Recommended Standards S.F.
150 sf Office

Relation to other spaces:
- near All Personnel

Fixed/Movable Equipment Required:
- 3 chairs
- Desk
- Map cabinets
- 4 file cabinets

Treasurer: Recommended Standards S.F.
200 sf Office

Relation to other spaces:
- near Accounts Payable
- near Conference/Meeting Area

Fixed/Movable Equipment Required:
- 3 chairs
- Desk
- Meeting table
- 5 file cabinets

Accounts Payable: Recommended Standards S.F.
120 sf Open Office

Relation to other spaces:
- near Treasurer
- Fixed/Movable Equipment Required:
- 2 chairs
- Desk
- 5 file cabinets

Deputy Village Treasurer: Recommended Standards S.F.
Part Time
Share w/Accounts Payable

Assistant/Secretary: Recommended Standards S.F.
Part Time
Share w/Accounts Clerk

Requested New Spaces:

Conference Room	Recommended Standards S.F. **250 sf**
File storage/storage area(s)	Recommended Standards S.F. **100 sf**

8.0 Square Footage Assessment

1)	**New First Floor Spaces**	**Recm'd**	**Actual**
	Village Manager	200	191
	Village Clerk	140	127
	Accounts Clerk	110	104
	Waiting/Admin. Assistant	110	97
	Codes Enforcement	150	153
	Community Development	150	148
	File Storage	50	45
	Supplies	35	37
	Existing First Floor Spaces		**Actual**
	Unisex Toilet		49
	Toilet		62
	Kitchenette		27
	Existing Secure Storage		44
	Closet		10
	Total		**1,094 sf**
	Corridors/Common Space		**747 sf**

Total First Floor Square Footage - 1,841 sf
(not including stair/elevator and police dept.)

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2)	**New Third Floor Spaces**	**Recm'd**	**Actual**
	Treasurer	200	189
	Accounts Payable	120	118
	Conference Room	250	253
	File Storage	100	57
	Corridors/Wall Areas		192
	Total Used Space @ 3rd Floor		**809 sf**
	Existing First Floor Spaces		**Actual**
	Mens Toilet		62
	Womens Toilet		65
	Total		**127 sf**
	Corridors/Common Space		**371 sf**
	Leasable Space		**662 sf**

Total Third Floor Square Footage - 1,969 sf
(not including stair/elevator and probation office)

The Village of
Saranac Lake
New York

Emergency Services Facilities Assessment (ESFA)

September 24, 2012

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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

Table of Contents

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 <u>combined</u> 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)

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Section B
Photographs

Existing Fire and Rescue Station at 100 Broadway

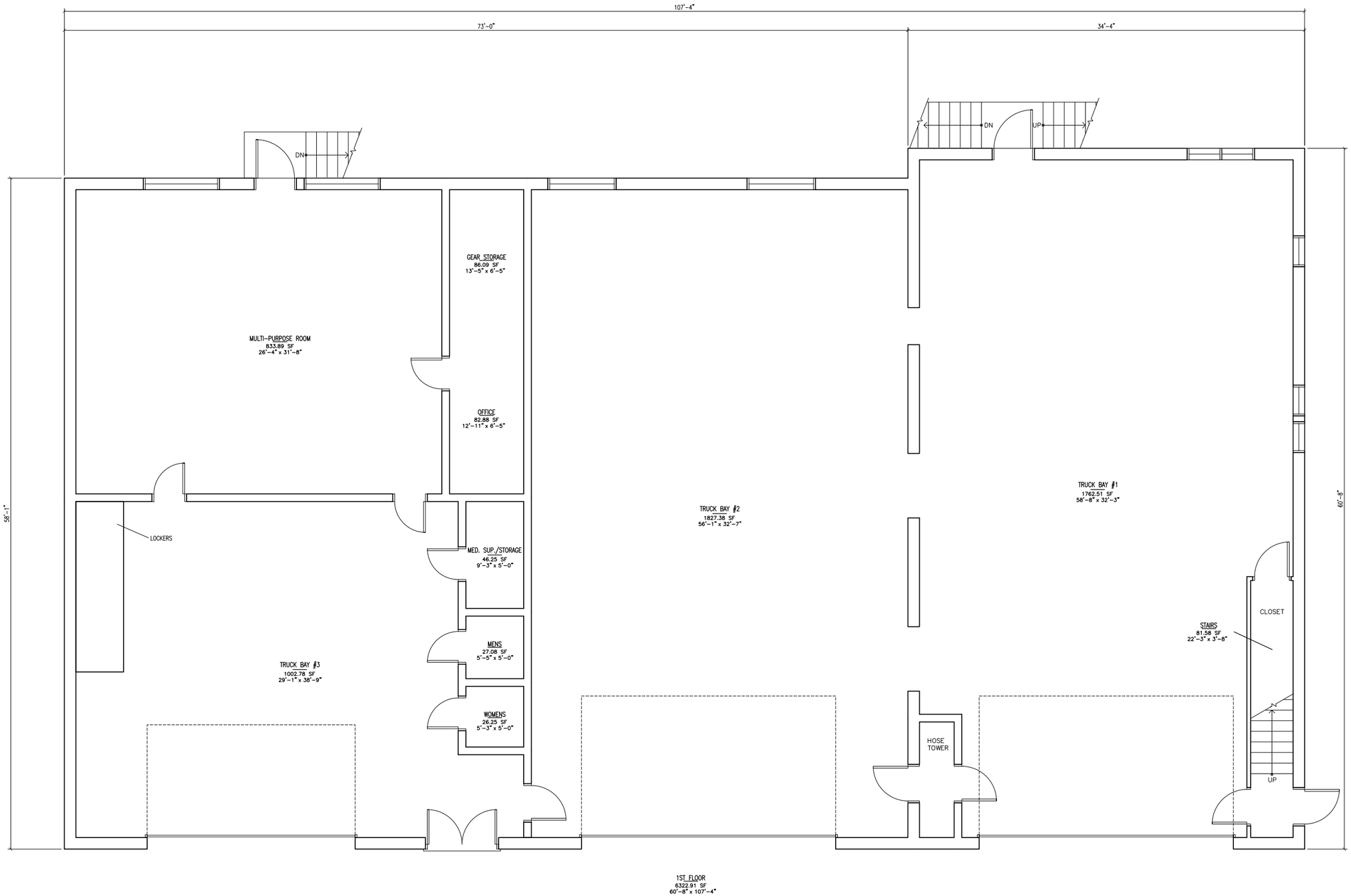
Existing Fire and Rescue Station at 100 Broadway

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



1 A-101 EXISTING FLOOR PLAN – GROUND LEVEL
1/4" = 1'-0" 6274± SQ.FT.

AES NORTHEAST
Architecture, Engineering, and Land Surveying Northeast, PLLC
10 -12 City Hall Place, Plattsburgh, NY 12901
Phone: (518) 561-1598 Fax: (518) 561-1990

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

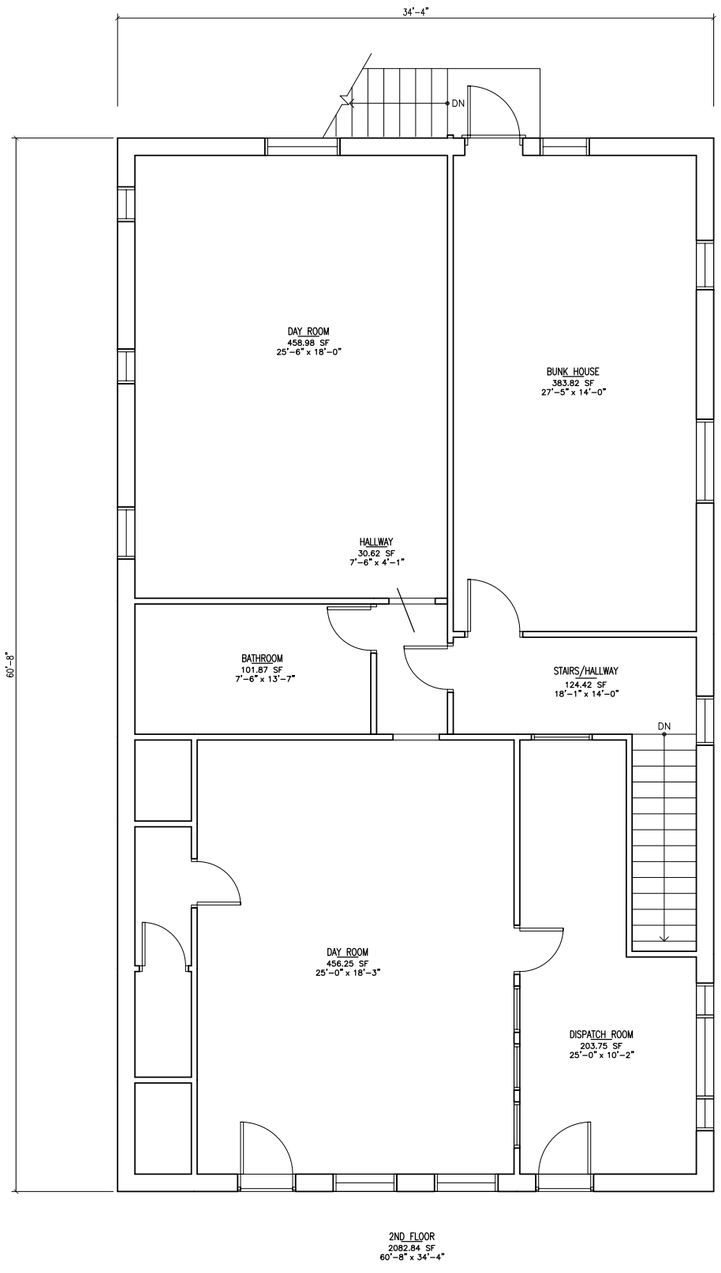
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

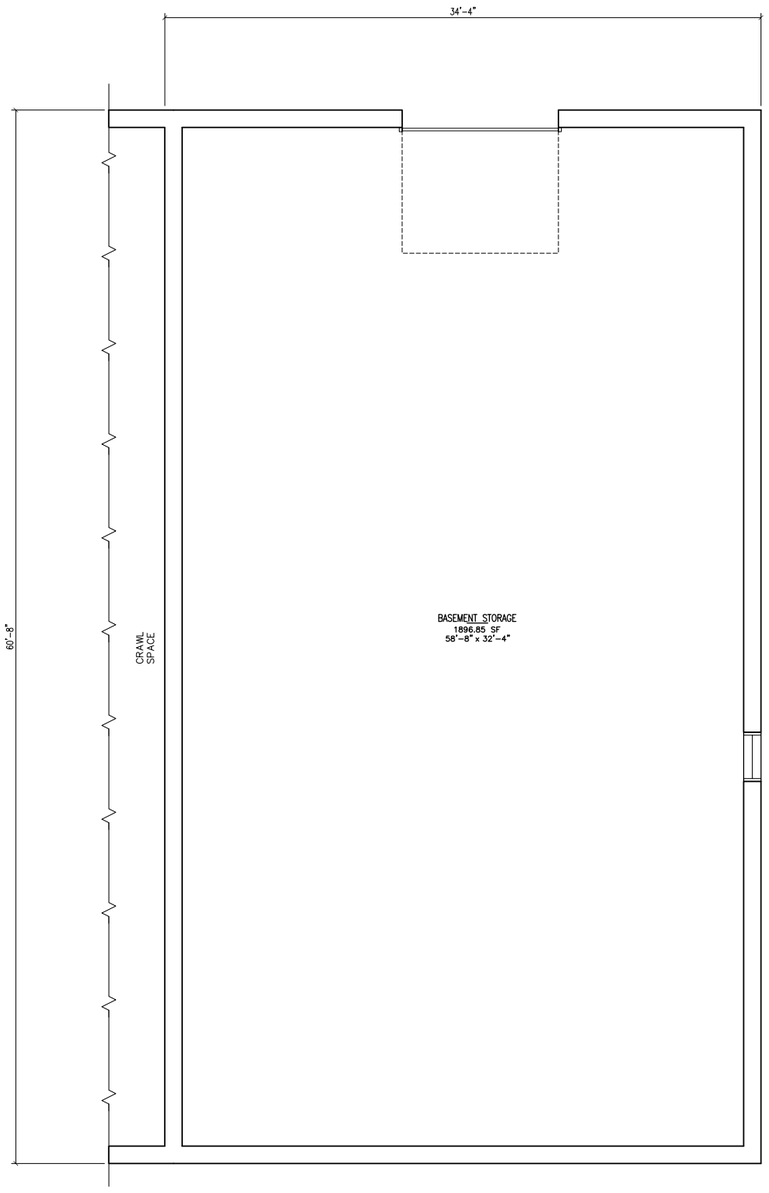
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

A-101



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



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

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ARCHITECT – ENGINEER – LAND SURVEYOR

NOTES:

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PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

FIRE DEPARTMENT & RESCUE SVCS. BASEMENT AND SECOND FLOOR PLAN

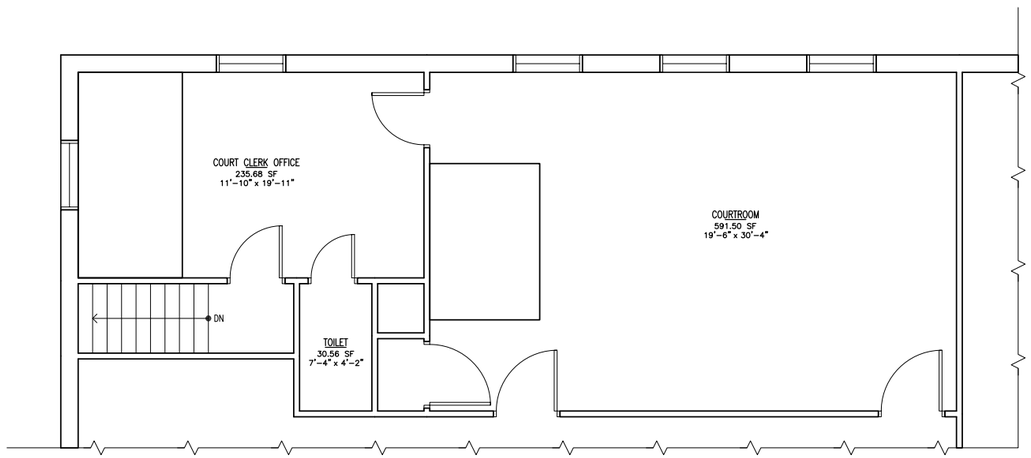
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

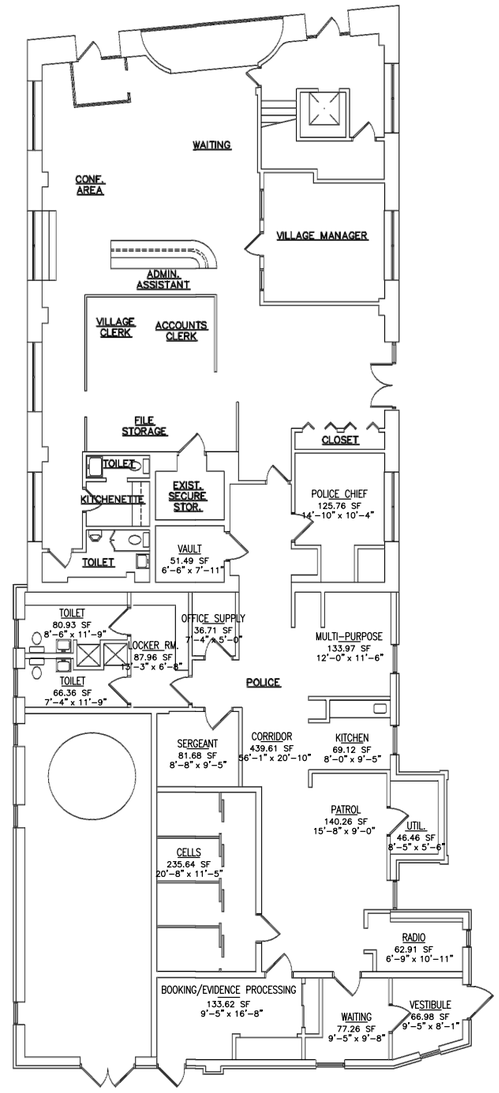
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

A-102



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



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

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ARCHITECT – ENGINEER – LAND SURVEYOR

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)

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DRAWING NO.

A-103

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, conncected to bays, convenient to bays and vhicles.	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, refrigeratior, 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 - breathylizer, 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 combined 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 *
B. Fire and Rescue Station					
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 not 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; Accomodates 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

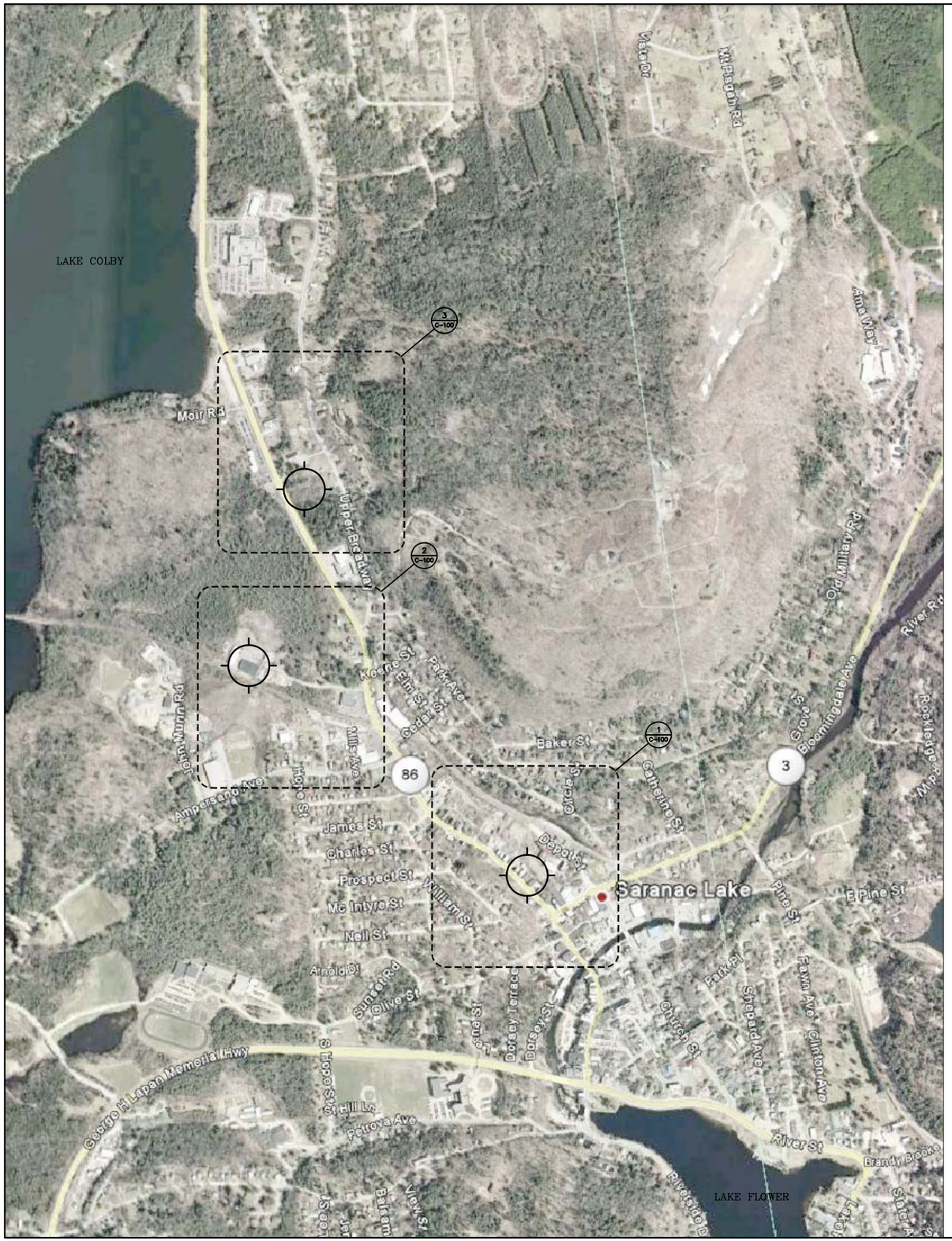
AES Project No. 3641

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 C-100 Site Location "1"
100 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

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

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.)

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

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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ARCHITECT - ENGINEER - LAND SURVEYOR

NOTES:

PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

POTENTIAL SITE LOCATIONS

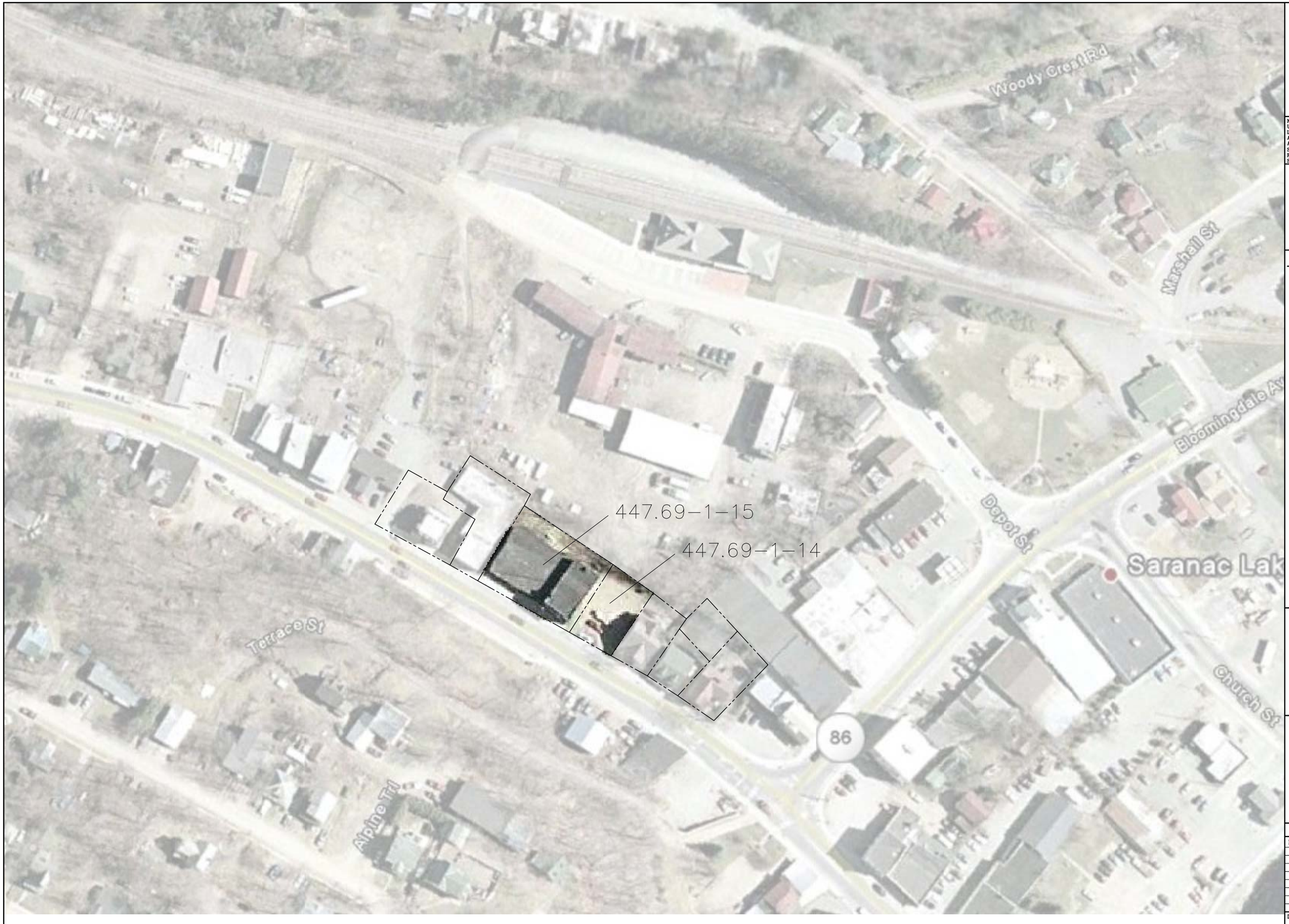
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

C-100



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

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

DRAWING NO.

C-100 FS

2 C-100 Site Location "2"
Van Buren St, 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:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

C-100 VB

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

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Phone: (518) 561-1598 Fax: (518) 561-1990

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)

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C-100 B

50 0 50 100 150

Scale 1" = 50'

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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

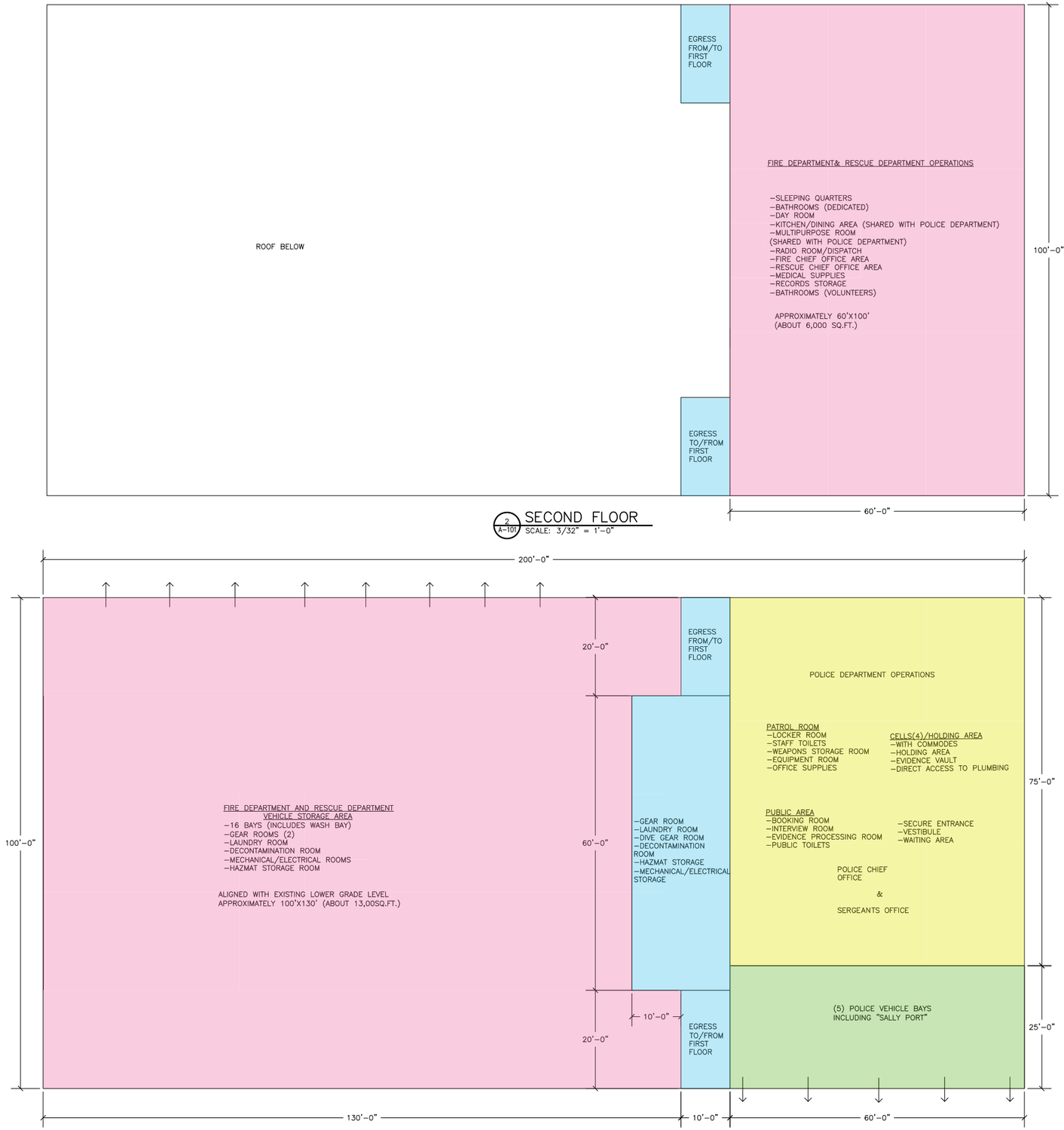
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

C-101



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Phone: (518) 561-1598 Fax: (518) 561-1990

ARCHITECT – ENGINEER – LAND SURVEYOR

PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

OPTION 1 CONCEPTUAL FLOOR PLAN

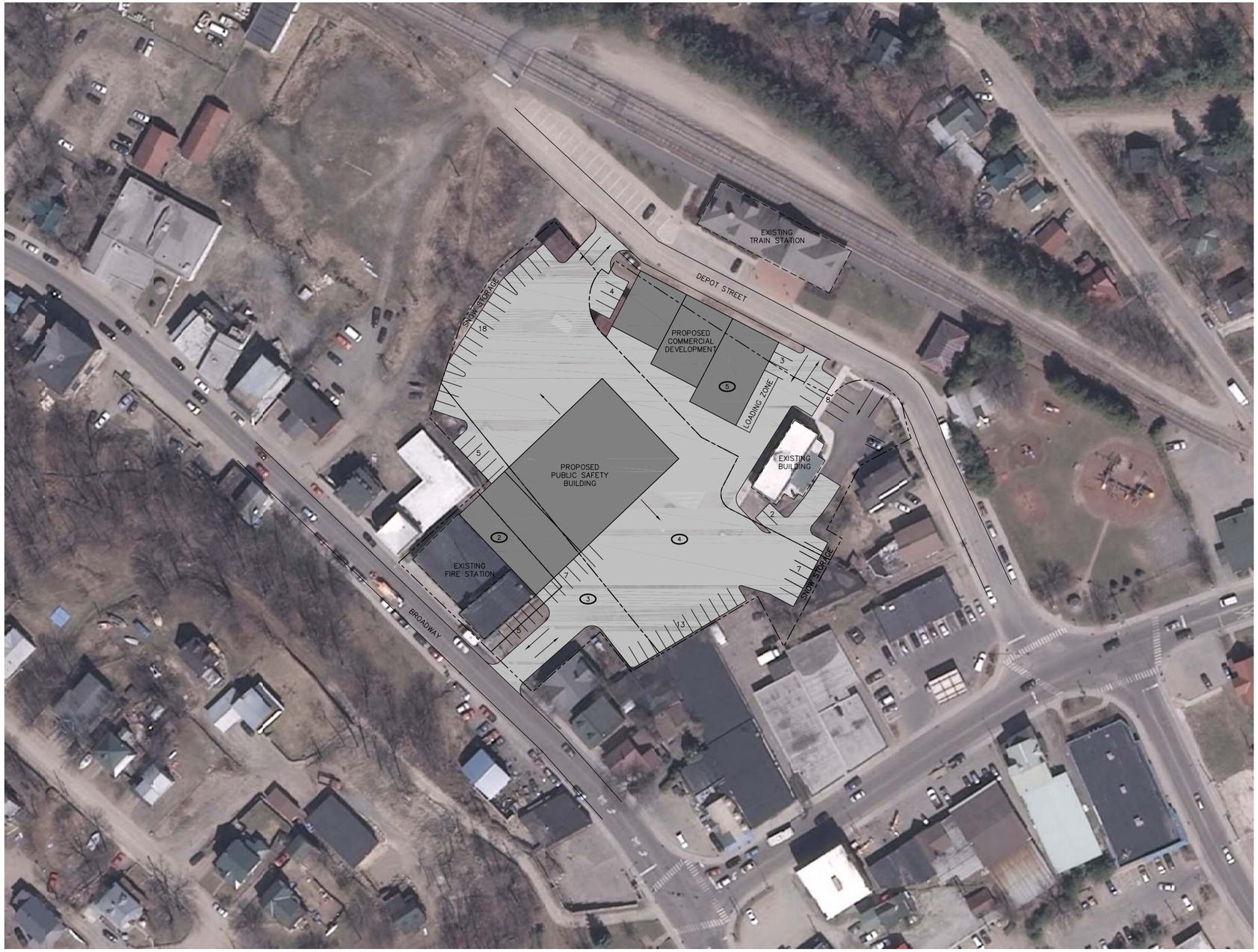
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A–101



50 0 50 100 150

Scale 1" = 50'

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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

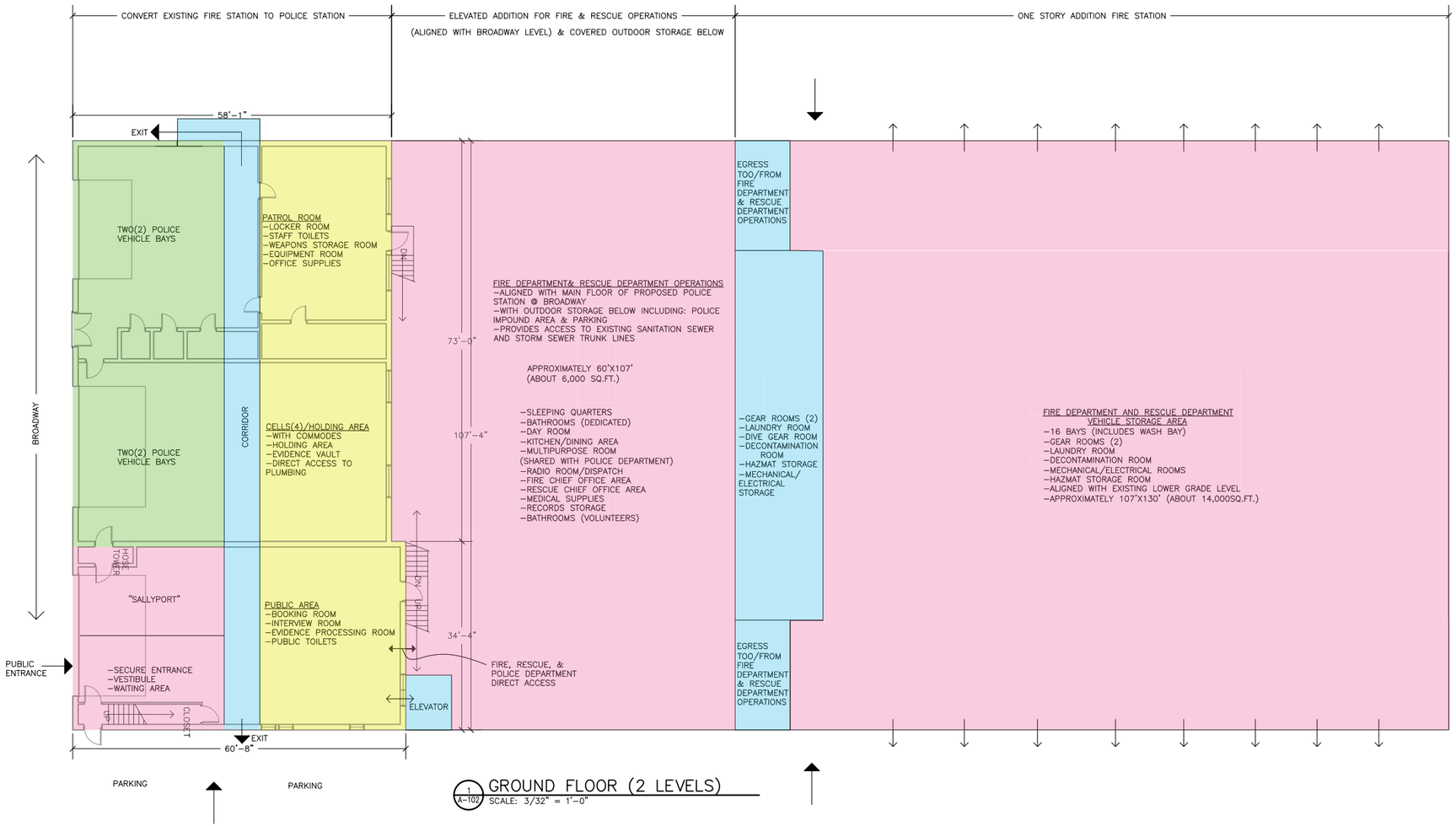
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

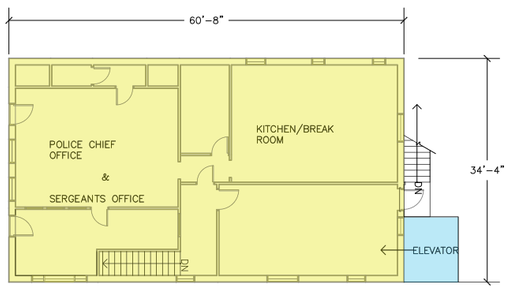
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

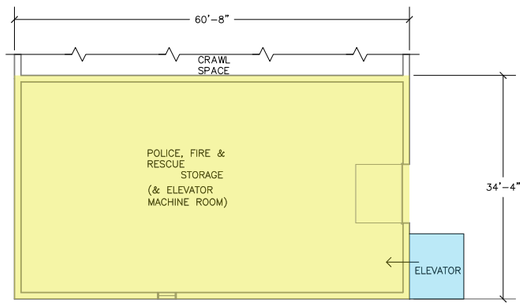
C-102



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



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



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

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PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

OPTION 2 CONCEPTUAL FLOOR PLAN

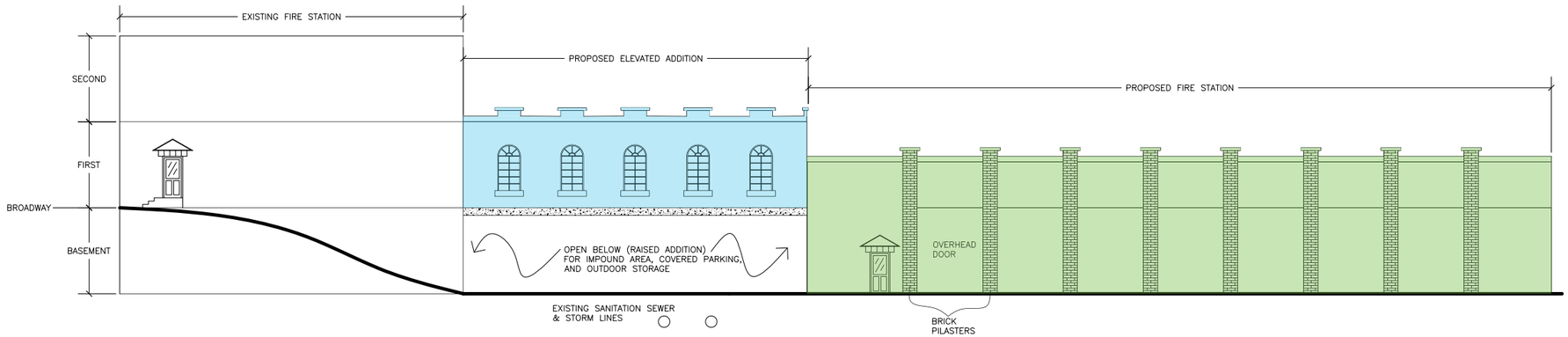
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-102



1 / A-201 CONCEPTUAL ELEVATION
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 2 CONCEPTUAL BUILDING ELEVATION

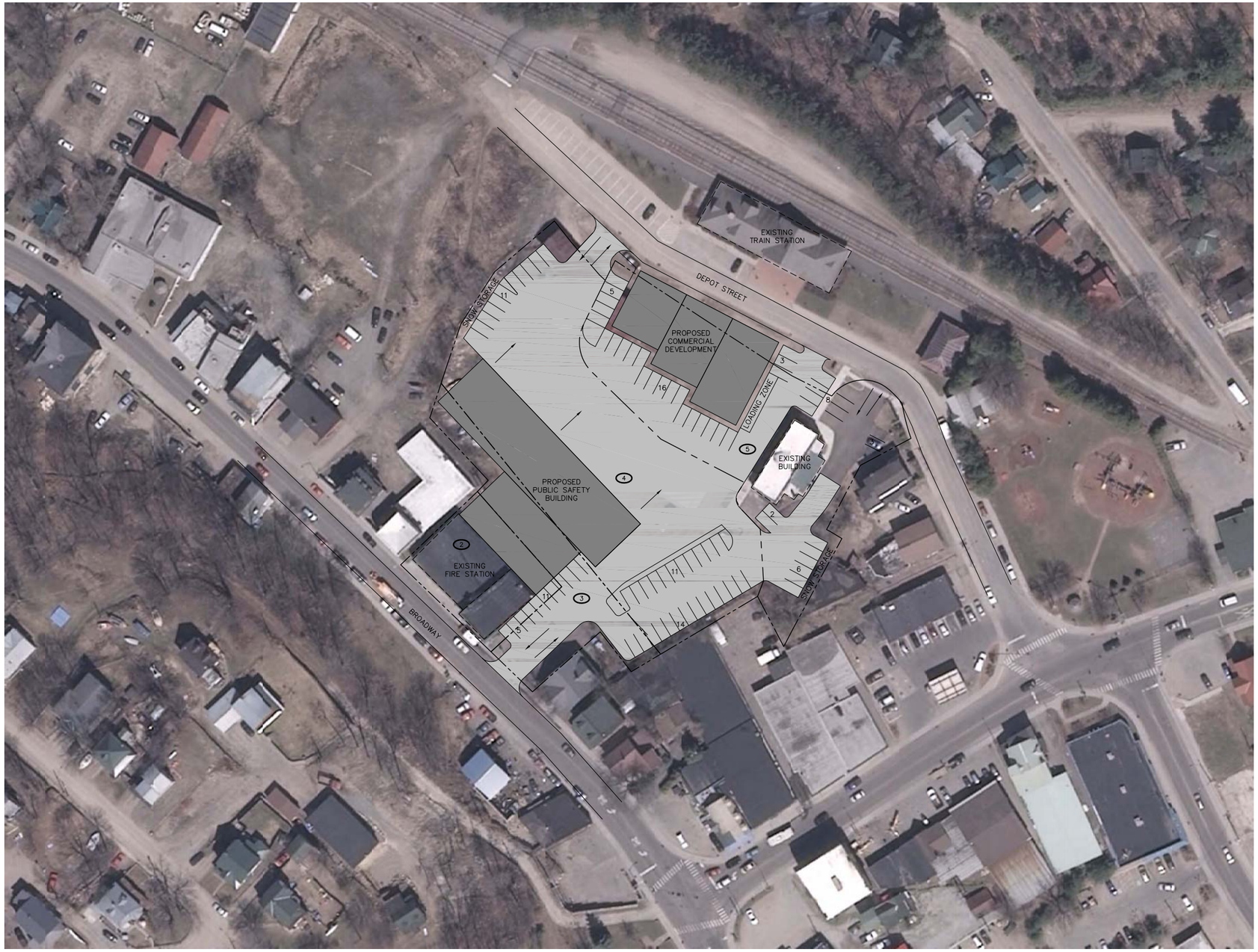
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-201



50 0 50 100 150

Scale 1" = 50'

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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

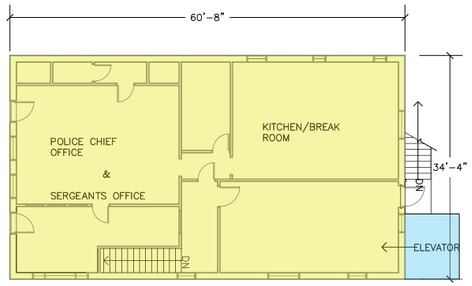
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

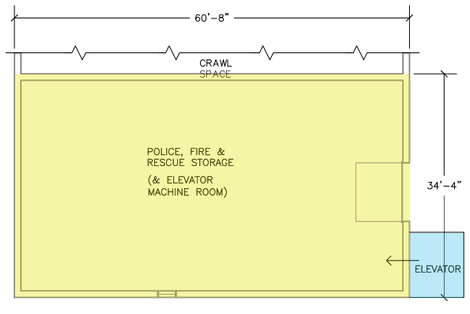
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

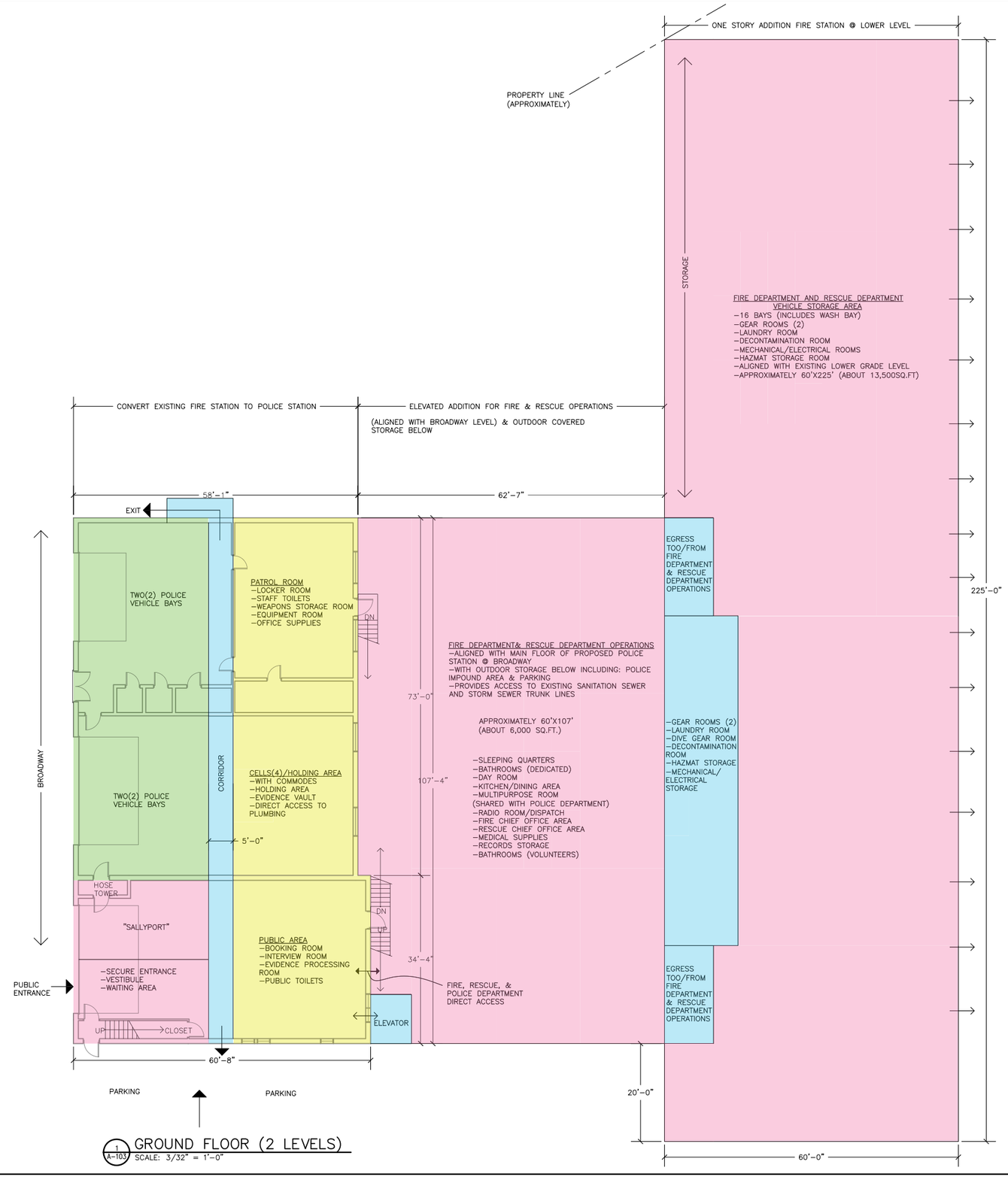
C-103



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



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



1 A-103 GROUND FLOOR (2 LEVELS)
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 3 CONCEPTUAL FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-103

50 0 50 100 150

Scale 1" = 50'

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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

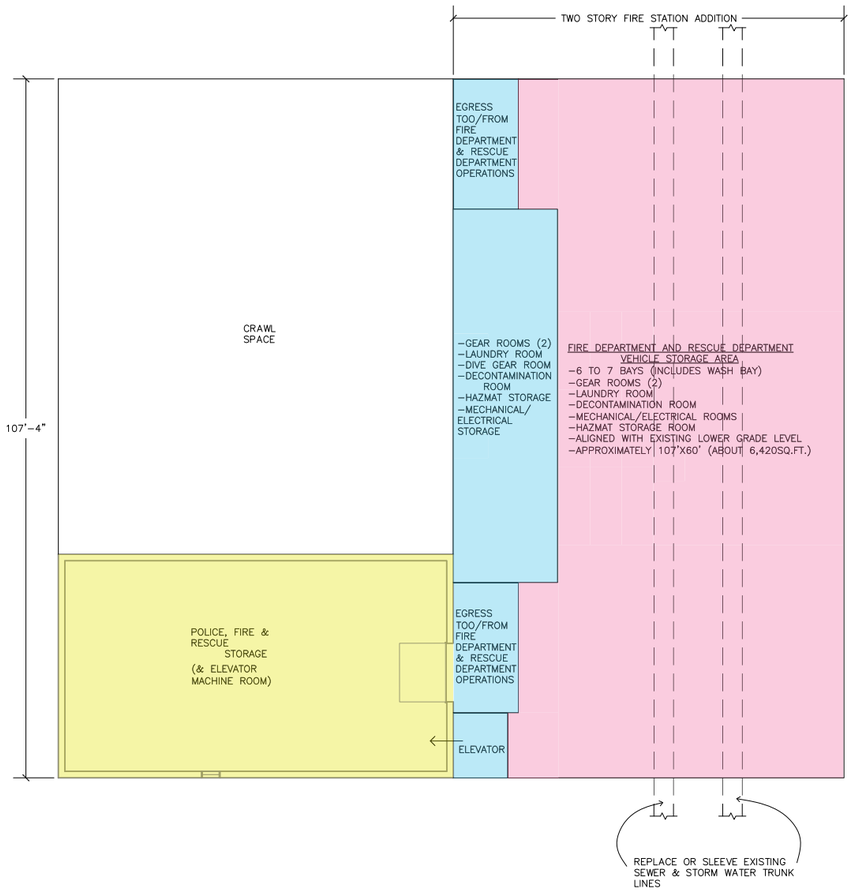
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

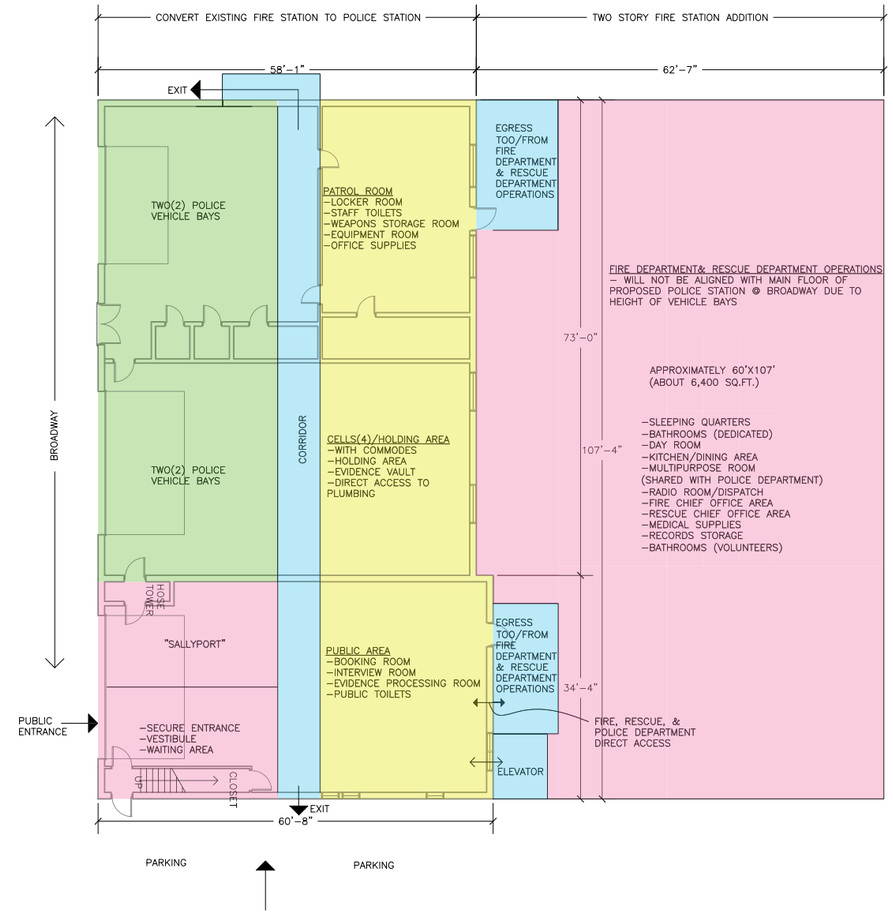
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

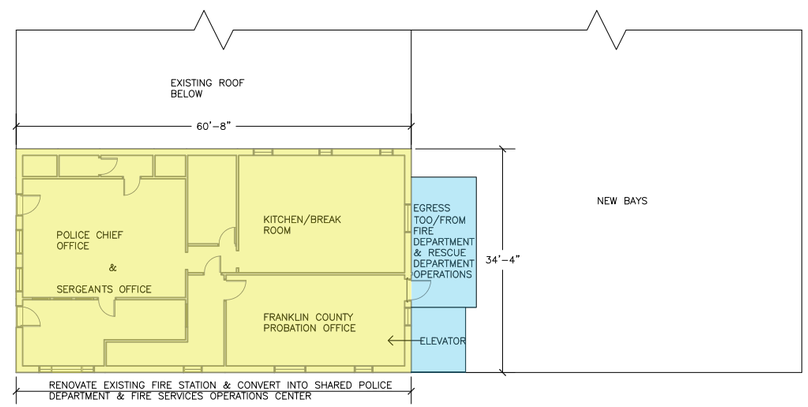
C-104



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



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



3 A-104 SECOND FLOOR
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)

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DRAWING NO.

A-104

50 0 50 100 150

Scale 1" = 50'

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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

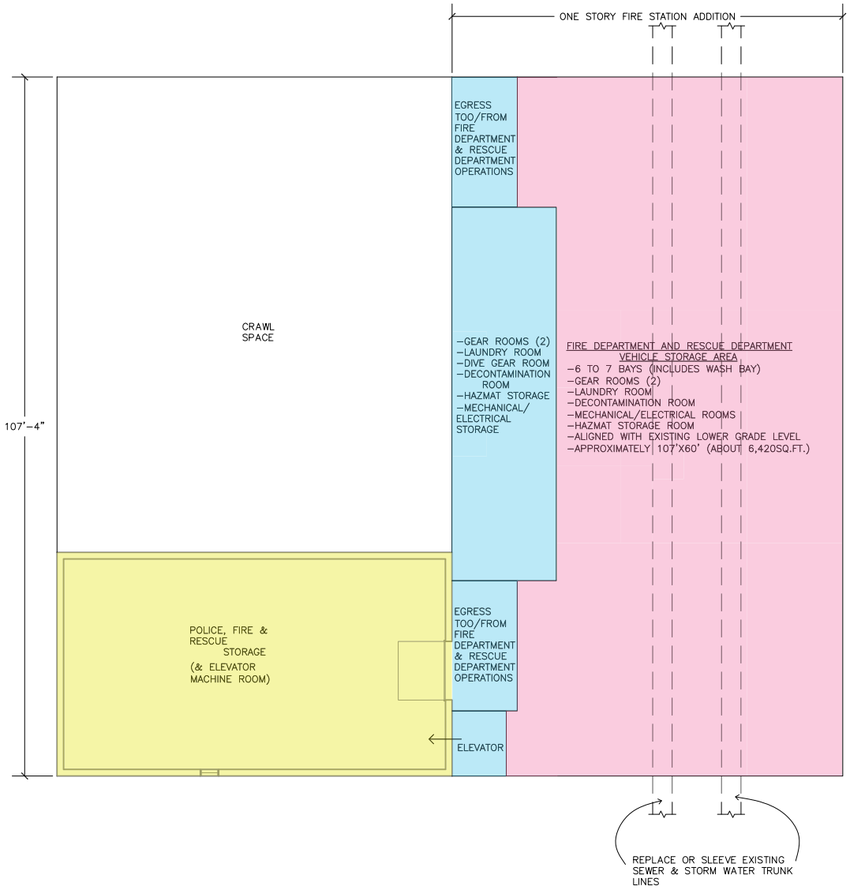
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

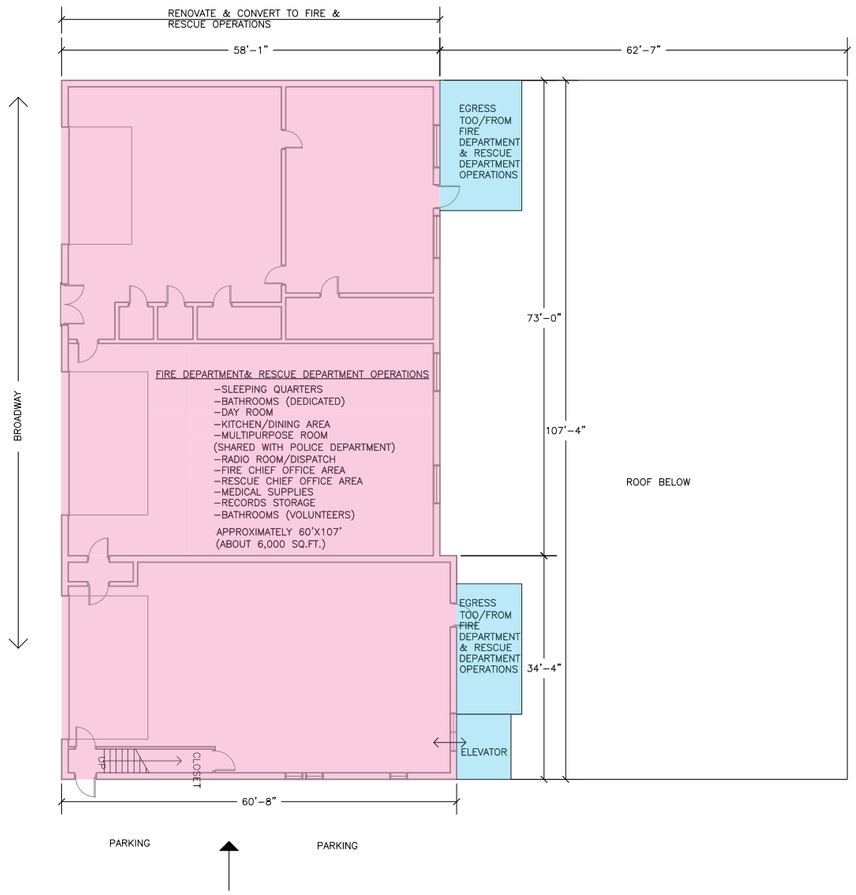
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

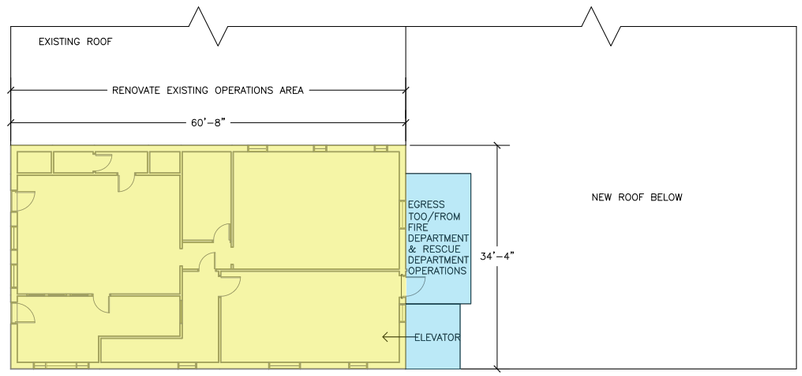
C-105 (FS)



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



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



3 A-105 SECOND FLOOR
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 5 (FS) CONCEPTUAL FLOOR PLAN

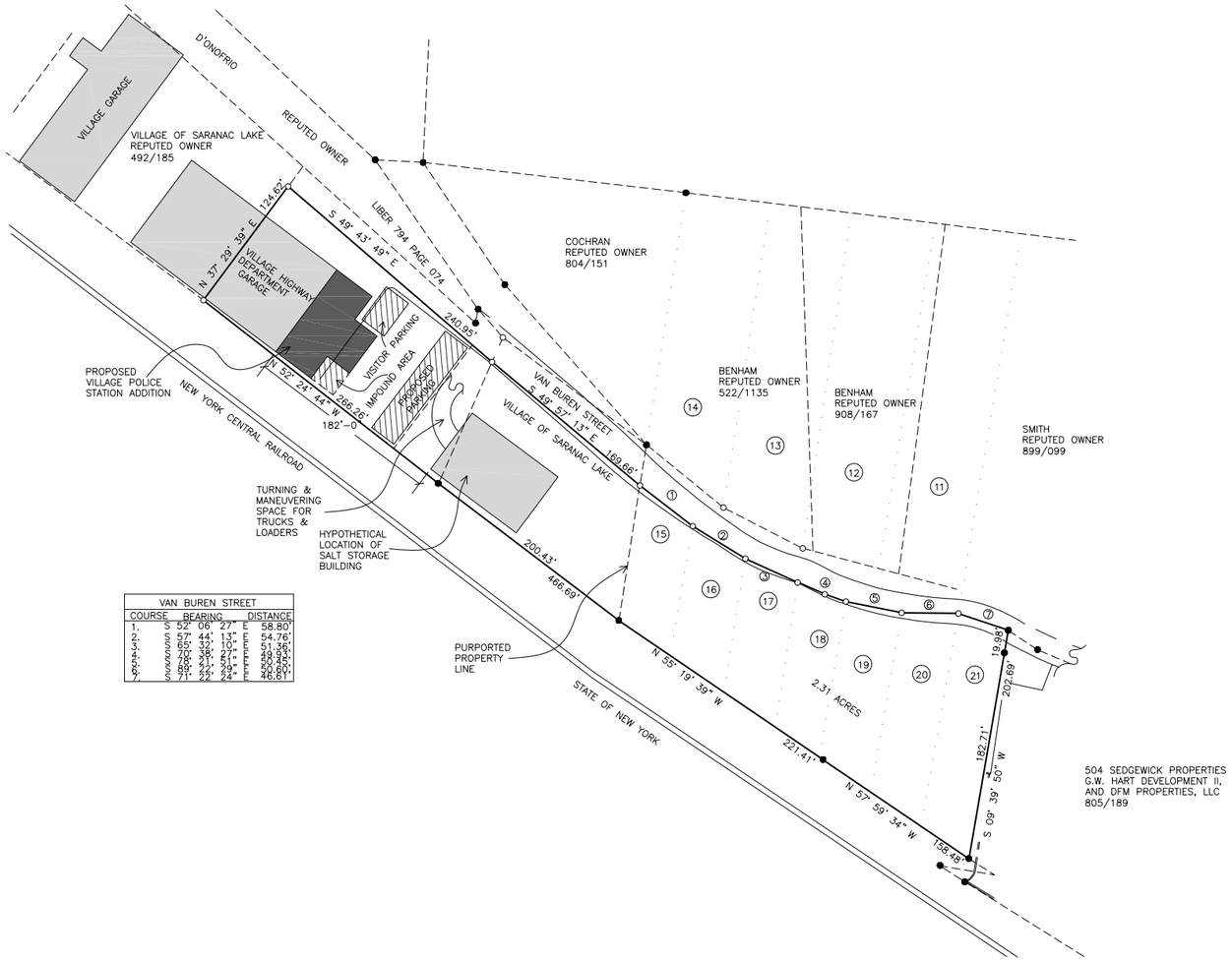
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-105 (FS)



VAN BUREN STREET		
COURSE	BEARING	DISTANCE
1.	S 52° 06' 27" E	58.80'
2.	S 57° 44' 13" E	54.76'
3.	S 65° 32' 10" E	51.36'
4.	S 70° 38' 27" E	49.93'
5.	S 76° 21' 51" E	50.45'
6.	S 83° 22' 29" E	50.60'
7.	S 71° 22' 24" E	46.61'

1 / C-105 SITE PLAN
SCALE: 1/64" = 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 5 (PD) CONCEPTUAL SITE PLAN SKETCH

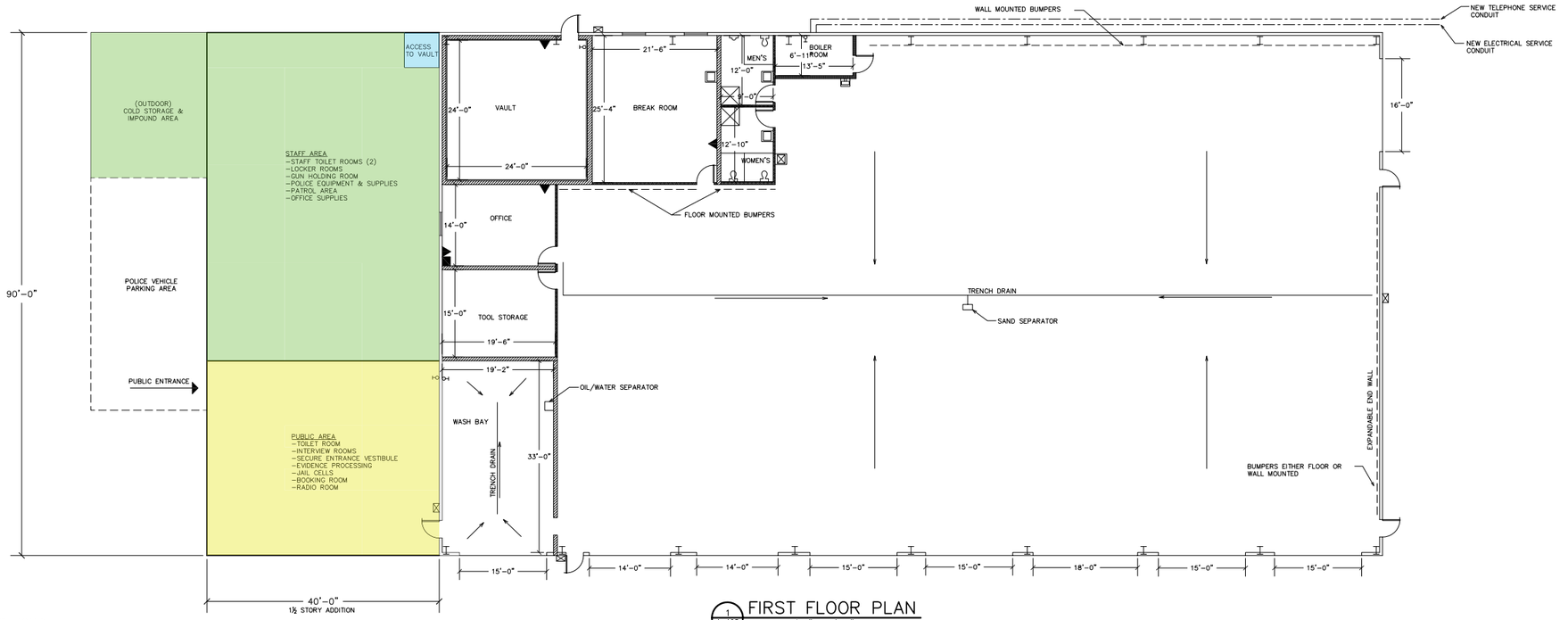
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

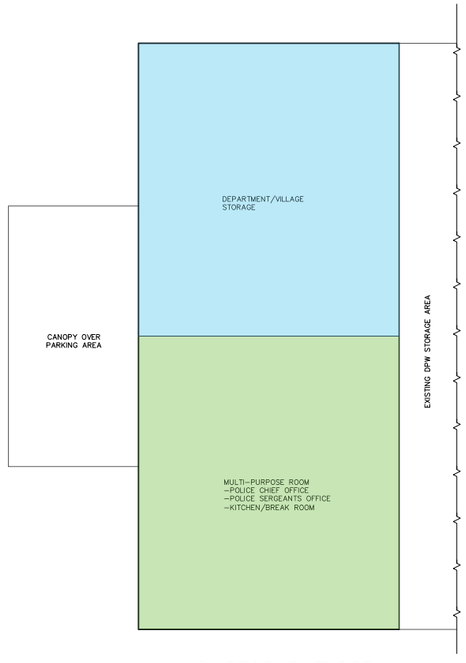
DRAWING NO.

C-105 (PD)



1 A-105 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 A-105 SECOND FLOOR
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 5 (PD) CONCEPTUAL FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-105 (PD)

50 0 50 100 150

Scale 1" = 50'

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PROJECT TITLE:
VILLAGE OF SARANAC LAKE

EMERGENCY SERVICES FACILITIES STUDY

SARANAC LAKE, NEW YORK

DRAWING TITLE:

OPTION 6 (FS) SCHEMATIC SITE SKETCH

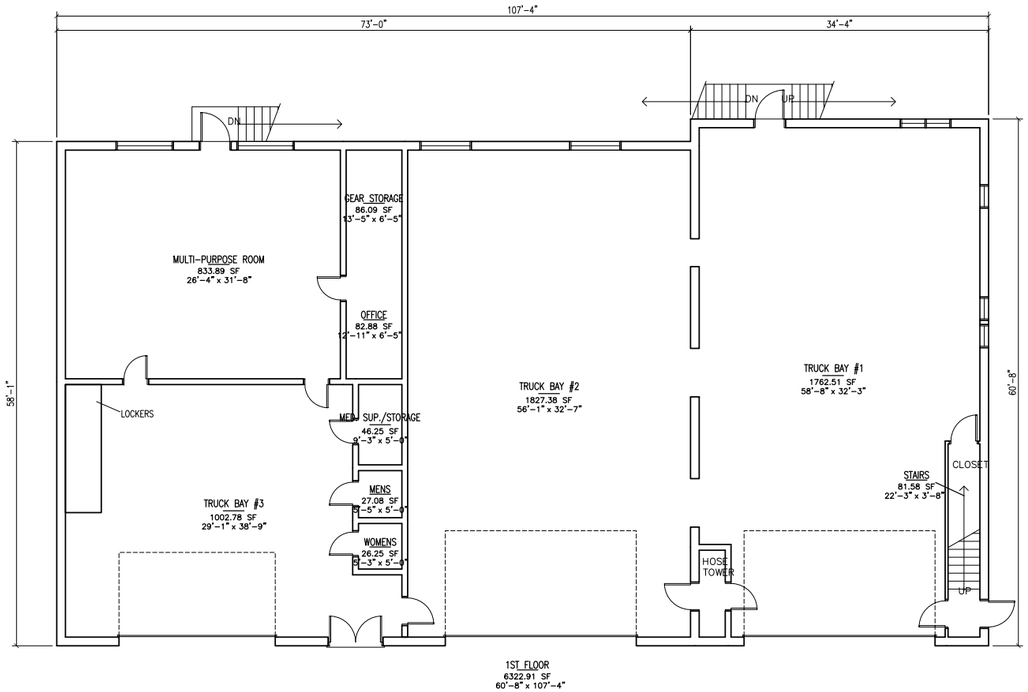
REVISIONS

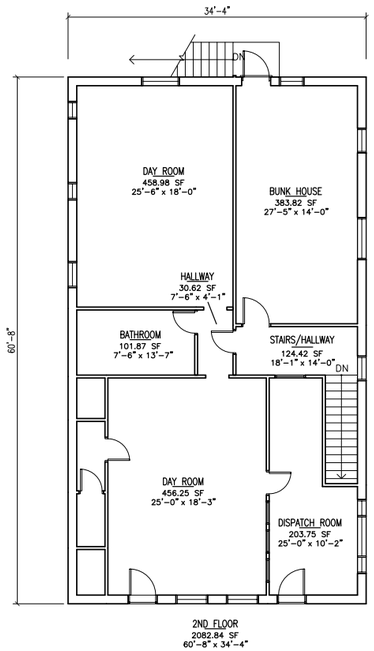
NO.	DESCRIPTION	DATE (MM/DD/YYYY)

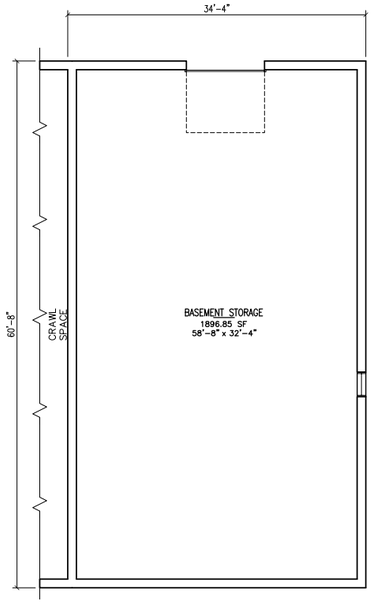
DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.:
E.SEARS		9/13/2012	3641

DRAWING NO.

C–106 (FS)







1 A-106 EXISTING FLOOR PLANS

1/8" = 1'-0" 6274± SQ.FT.

*REHABILITATE/RENOVATE
EXISTING FIRE STATION

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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:

OPTION 6 (FS) CONCEPTUAL FLOOR PLAN

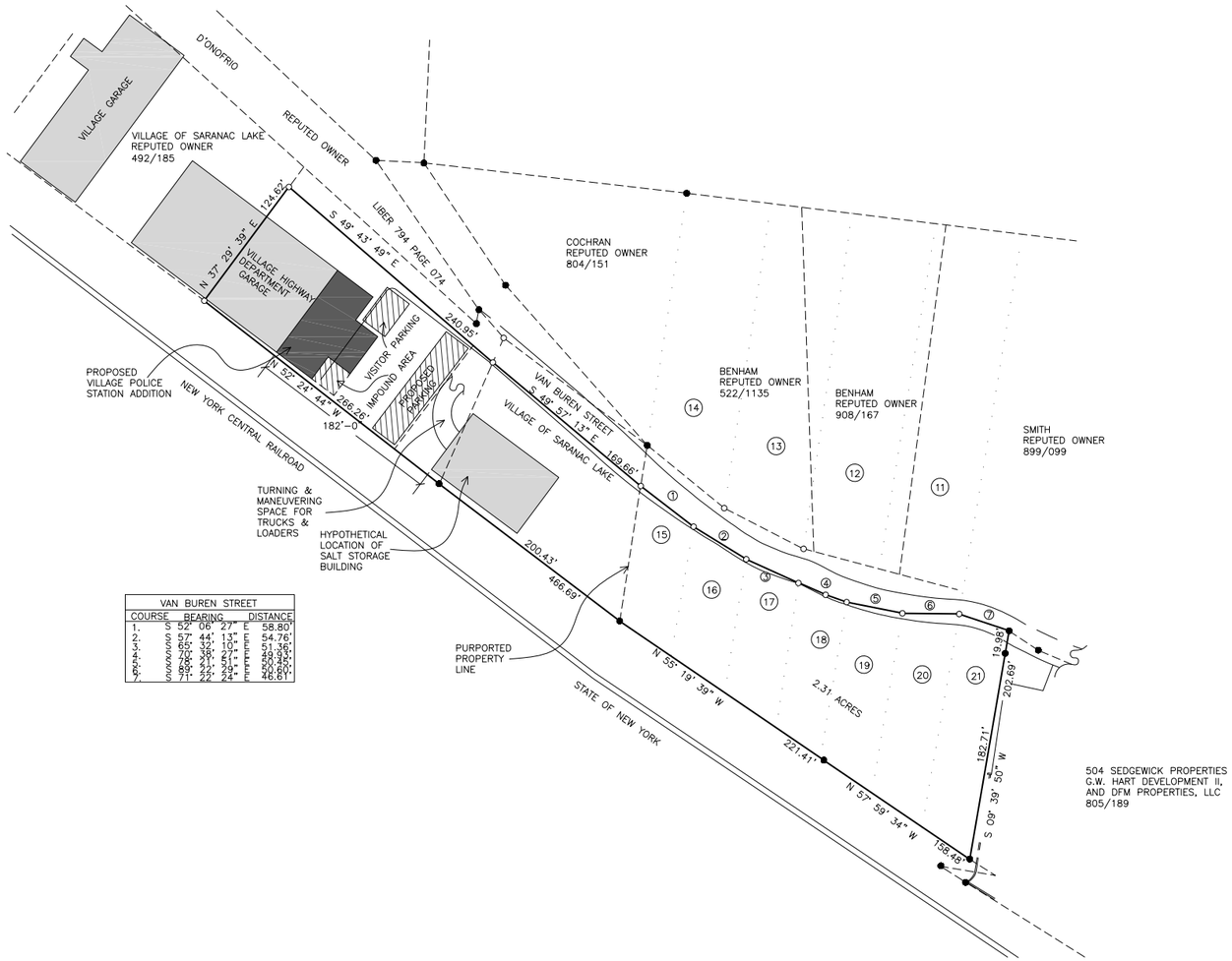
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

DRAWING NO.

A-106 (FS)



VAN BUREN STREET		
COURSE	BEARING	DISTANCE
1.	S 52° 06' 27" E	58.80'
2.	S 57° 44' 13" E	54.76'
3.	S 65° 32' 10" E	51.36'
4.	S 70° 38' 27" E	48.93'
5.	S 78° 21' 51" E	50.35'
6.	S 89° 22' 29" E	50.60'
7.	S 71° 22' 24" E	46.61'

1 / C-106 SITE PLAN
SCALE: 1/64" = 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 6 (PD) CONCEPTUAL SITE PLAN SKETCH

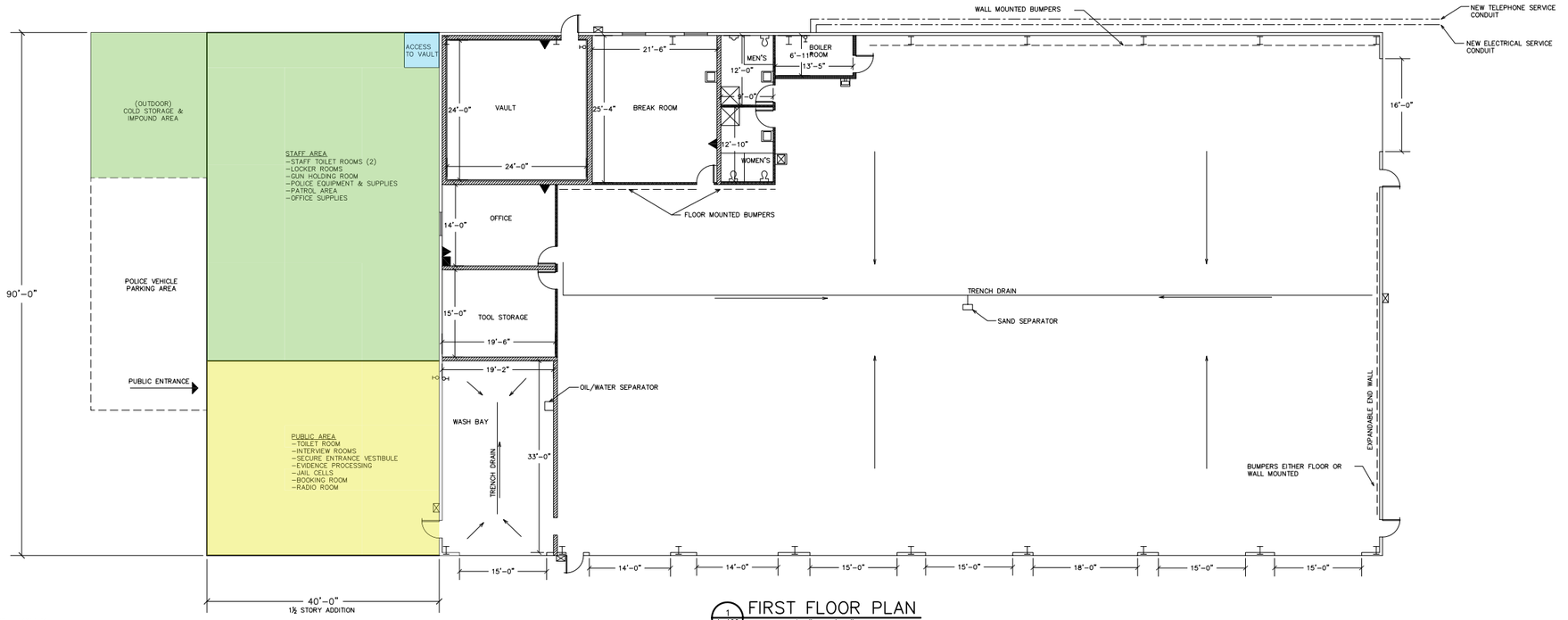
REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)

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

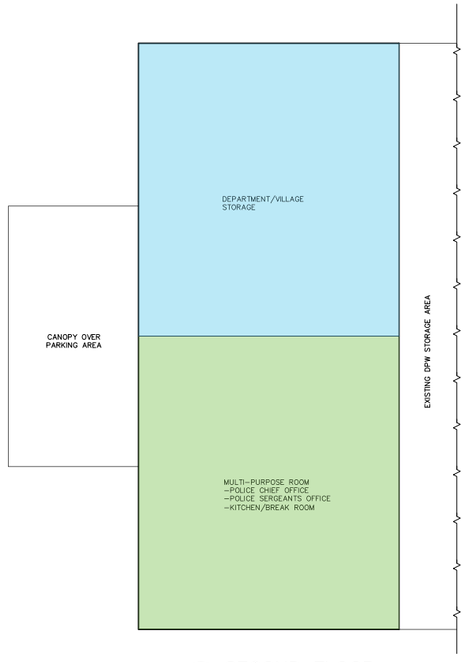
DRAWING NO.

C-106 (PD)



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

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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:	CHECKED BY:	DATE:	PROJECT NO.:
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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
		$	7,236,000
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).

SECTION F

Village of Saranac Lake

Emergency Services Facilities Assessment

AES Project No. 3641

Preliminary Statement of Probable Costs (Conceptual Phase)

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)

SECTION F

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

Preliminary Statement of Probable Costs (Conceptual Phase)

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 Renovate REA Building	3,400 SF x $187 = $635,800 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

	Options	Project Description	Preliminary Estimated Cost	Cost / $1,000 Assessed Value	Lost Tax Rev./Year	Approximate Estimated Dev. Time	Primary Comments / Major Issues
"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 All HES Property
	2	Renovate Fire Station and Build 20,000 SF Additon on HES Property	$8.0 MM - $8.5 MM			24 - 30 Mos.	Requires Acquisition of All 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.

Historic Building Condition Assessment Report of the
SARANAC LAKE FIRE STATION

100 Broadway
Saranac Lake, NY

Prepared by:

LANDMARK CONSULTING LLC

LANDMARK
CONSULTING

Historic Preservation & Architectural Services

December 12, 2022

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Table of Contents

I. Executive Summary

The Saranac Lake Central Fire Station at 100 Broadway in the Village of Saranac Lake was constructed in 1912 of high quality traditional materials, yet it sits just outside the recently expanded boundary of the Berkeley Square National Register historic district which stopped at Bloomingdale Avenue. As such, the Fire Station is not a currently listed property, despite its strong historic and architectural significance. While the historic building (111 years old) is an important architectural asset of the Village, it has been impacted over the last several decades by inappropriate alterations, inferior replacement materials and as emergency response and rescue technology has changed has not been thoughtfully brought up to date. As part of a broader Feasibility Study to look at the needs and opportunities of redeveloping a comprehensive public safety facility that would house the fire department, the police station and the emergency rescue squad, this historic building condition assessment was commissioned in order to provide information specific to this historic structure. Landmark Consulting LLC has previously conducted a Historic building Condition Assessment Report of the Paul Smith's Electric, Light & Power & Railroad Company building at 3 Main Street, which includes the former powerhouse that currently houses the Saranac Lake Police Department (Report dated 2018). Just as was found at 3 Main Street, the alterations made over the years at the Fire Station to accommodate new uses have not always been in the best interest of preservation of this historic building. That said, overall, the Fire Station building has been found to be structurally sound and retains much of its historic and architectural integrity. In appropriate alterations that have been made, have the ability to be reversed and adaptive reuse or rehabilitation of this structure to allow for new functions for the next 100+ years are more than feasible; they may actually be the most fiscally responsible approach for the use of village and town taxpayers. Following the *Secretary of the interior's Standards for the Treatment of Historic Properties*, the rehabilitation standard would be the most applicable level of treatment. The building rehabilitation standard is defined as the act or process of making possible a compatible new use in an existing property through the repair, alteration and addition while preserving those portions or features of the building which convey or accentuate its historic or architectural value.

As with other buildings in the Village, this structure dates from a time when the Village of Saranac Lake was experiencing a period of growth and wide reputation as a sophisticated city in the center of the rustic Adirondack region. It also heralded a period of advancement in firefighting as the station, built of fireproof construction, marked the joining of two separate hose companies, and the need to work together in order to serve a larger geographic area. Celebrating and capitalizing on this history is an important part of any redevelopment, reuse and rehabilitation approach.

As the conditions survey and reuse assessment that follow will show, this building has a great potential to last another 100+ years of service to the Fire Department and the Village of Saranac Lake. In fact, there are a number of space and program needs outside of the 14,000 sf of dedicated vehicle garage bays that can be accommodated in the three floors of the historic fire station. Structurally the fire station is in good to excellent condition, as long as it is not used for garaging increasingly heavy vehicles. Also, the inappropriate alterations that have

been made over the past half century both on the interior and exterior can be carefully reversed to restore its architectural significance, especially if following the guideline of the Secretary of the Interior's Standards or Rehabilitation of historic properties. Retaining and rehabilitating this historic structure that reflects the original era of Saranac Lake's population growth and history as the most sophisticated city in the Adirondacks, demonstrates the commitment of municipal leaders to the Downtown Revitalization Initiative and to preserving Saranac Lake's unique architectural character.

It is the hope that sufficient space can be creatively designed in a new building to use the Broadway street grade, the rear lower grade and the side alley at the north end of the block to locate garage bays for the ten+ trucks and ambulances, for boat/trailer storage, tractors, SCAT, and police cars. With the first and second floors of the historic fire station reused for offices, meeting rooms, public reception and storage functions, residential spaces for fire and rescue personnel such as bunk rooms, bathrooms/showers, lockers, Day room and Kitchen/lounge could ideally be located on the upper floors of a new attached building where sufficient windows and daylight (as well as emergency egress) can be afforded.

Bulleted recommendations for rehabbing each floor are included in Section V of this report.

II. Summary History of Building

The Saranac Lake Fire Department begins its official history with the merging of two independent hose companies in 1891. The Woodruff Hose Company was organized in 1887 by Eugene Woodruff and consist of approximately 30 men. They worked out of a wood-framed building located at 23 Depot Street which was built between 1895 and 1899. The 1899 Sanborn Insurance map labeled this building as having a "hose cart and hook and ladder truck." A second volunteer fire company was formed by dissatisfied members of the Woodruff Company. Formed in 1893, the M. B. Miller Hose Company No. 2 was named after Milo Miller, one of the original members, the wealthiest local landowner, and unanimously elected Village President the same year The Miller Hose company bought a two-wheel hose cart in Malone and stored it in the municipal building (the pump house) on Main Street. The two hose company reunited in 1912 with the building of the new brick and stone fire house on Broadway.

Initially the hose carts were man-drawn, especially in the winter, since the streets are not plowed. While the hose companies were staffed by volunteers, the drivers were paid by the Village, as they continue to be today. Shortly after 1900, the village of Saranac Lake purchased its first piece of fire apparatus, a four-wheel cart, which was later converted to a horse-drawn rig. The horses were owned by the village and used for street work but would be harnessed and hitched up to the fire wagons when the alarm sounded. Two more horse-drawn pieces were added as the village grew, a hose and chemical wagon and a ladder wagon. In 1908, Saranac Lake citizens urged for the purchase of a steam fire engine for the better protection of the village from fire. The purchase of a site for a new fire house is also under consideration. By November 1910, plans were completed for a new fire house for the Saranac Lake fire companies. A brick building measuring 35 by 60 feet was estimated to cost about $11,500 with additional equipment estimated at $3,600. In January of 1911, voters of Saranac Lake authorized an appropriation of $18,000 for a fire engine house, equipment and a site on Broadway. The site itself cost $3,000, with the building construction estimated at $14,000. As designed, the first floor was to have room for a combination hose wagon, chemical engine, and ladder trucks, while the second floor would house quarters for the firemen and janitor of the building. The horses were stabled in the basement level, entered at the lower grade on the rear elevation. The building was constructed by Branch & Callanan, a large contracting firm that operated a major local mill just behind the fire house stie on Depot Road & Bloomingdale Avenue. Branch & Callanan was founded in 1892 and was active through Saranac Lake's first building boom, building sixty buildings in 1908 alone in the Saranac Lake area. Major landmark buildings in Saranac constructed by the firm include Hotel Saranac, Gabriels Sanatorium, the Will Rogers Memorial Hospital, the Saranac laboratory, Trudeau Sanatorium, and countless homes, cottages and great camps.

Sometime around between 1914 and 1920, the boundaries of the village had expanded to the extent that the run for the horses was too far and not practical, thus the first motorized fire truck was purchased. The horses were replaced by an American-LaFrance fire truck and the instant harness rigs were cut from the ceiling at the fire house on Broadway. By 1925, a second vehicle, a ladder truck was purchased.

By 1953, the fire house was described as having are three pumpers, an emergency truck and a racing truck. As originally designed, the firemen's quarters on the second floor included a recreation hall, meeting room and kitchen combined and a bunk room and adjacent bathroom. At the time of construction, there were four paid drivers who worked 24 hour shifts. As expected, it appears there was initially a brass pole between the upper and ground floor, but it was removed when a mechanized apparatus replaced the horse drawn vehicles.

Below are some historic images which document some of the alterations made over time.

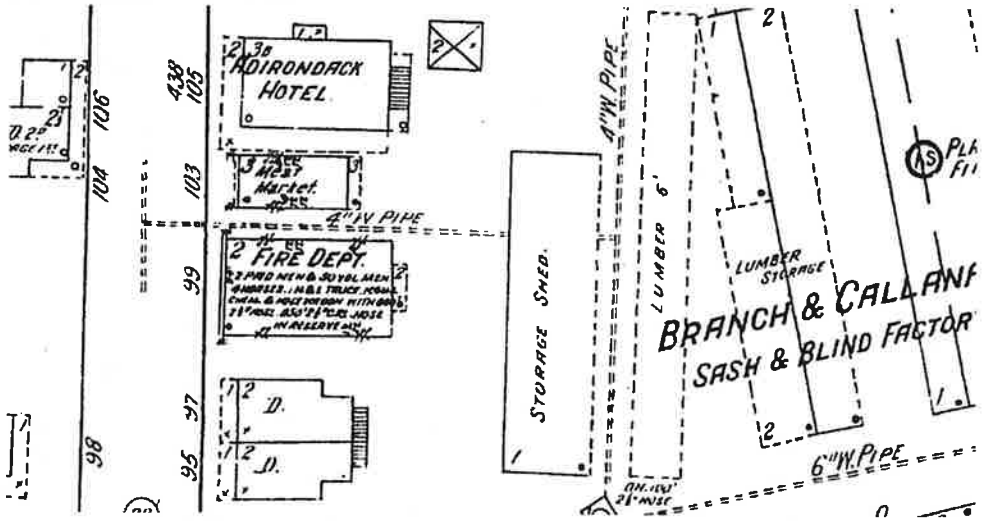
Early 1910s

c. 1920

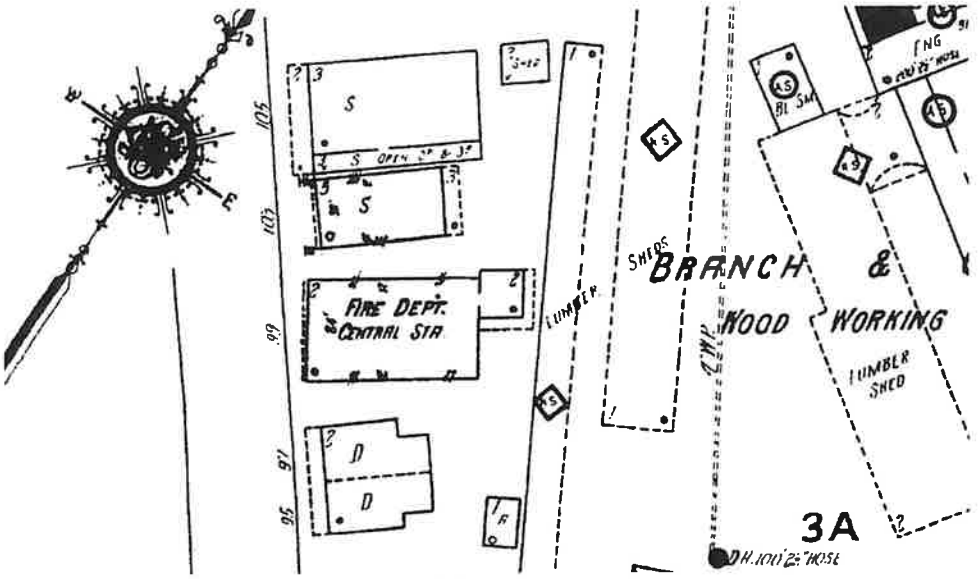
c.1930

Pre-1925

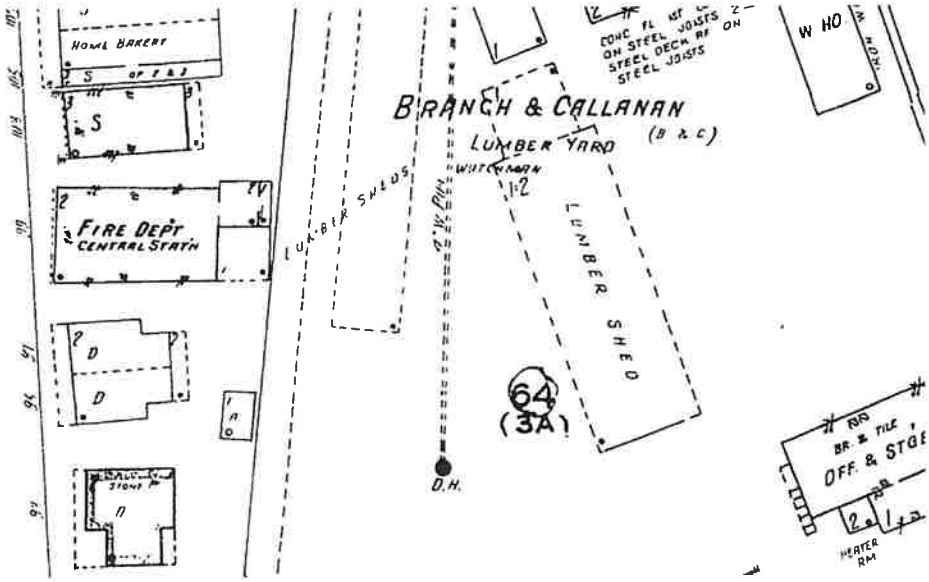
View looking west from Depot Street; with rear elevations of Broadway bldgs. Note 2nd story bay window & gable ridge of NE addition.



Sanborn Insurance Map 1916 – Note 2nd story rear porch



Sanborn Insurance Map 1924 – Note rear NE addition with canopy roofs.



Sanborn Insurance Map 1931-45 – Note 2 story NE addition and 1-story SE addition.

Significant exterior changes over the past century

Historic photos from the mid-1910s show the front elevation of this brick masonry building as having two garage door openings centered on the front wall with pairs of wood 12-lite paneled doors that hinged and swung outward. A brick pier separated these two openings while a continuous header spanned the tops of both. Above this header was a shallow iron balcony supported on eight iron scrolled brackets. This balcony included an iron railing with simple ornamentation with heavier posts aligned with the scroll brackets. This balcony was accessed at the second floor from two doorways off the recreation room flanking two center windows. The balcony and the continuous header remained in place even after the central brick pier was removed and the

out-swinging wood doors were replaced for a larger door opening by the 1930s. The later doors for the single broader opening appeared to be a series of four leaf, bi-folding doors that pivoted and folded inward.

As originally designed and constructed, there is an entryway on the south elevation. Originally this doorway included a solid wood six-paneled door with half-round glazed transom framed above it. This doorway was and continues to be sheltered by a gabled roof canopy supported by carved wooden scroll brackets. The roofing is flat pan sheet metal. Originally there were minimal ground level windows, and instead natural light was admitted through multiple panes of glass in the garage doors. Today the large single overhead garage door contains a narrow row of seven rectangular windowpanes. Two small 3-lite windows positioned between pairs of brick pilasters on either side of the garage door opening light the hose tower on the west and a small closet on the east. At the second floor, there was an abundance daylight through glazed doors and window openings. The front elevation was arranged symmetrically with two doorways with 8-lite transoms leading out to a balcony. Between these two doorways were two window openings that each contained double hung windows with 8-lite upper sash over a single lite lower sash. On the south elevation this style of window is repeated in a grouping of three windows sharing a stone sill and brick lintel. Towards the rear of the south elevation there were three additional two-over-two double hung windows framed within arched top masonry openings. Winter photos from the 1950s indicate that exterior storm windows were installed in the colder months. Given the location of Branch & Callanan's sash and door mill shop directly behind the fire station parcel on Depot Road, it is not surprising that the windows and doors of this building were key design features.

The front elevation and the more formal return of the side elevations were ornamented with dressed limestone trim at the pilasters, windowsills, beltcourse and having a carved projecting dressed marble water table. This use of classical architectural elements places this building clearly in the design trends of the first quarter of the twentieth century, with Classical Revival styles being used primarily for civil and institutional buildings during this period. The engaged brick pilasters on the front elevation visually support a heavy articulated entablature complete with modillion blocks, a broad frieze and classical proportions. This entablature which is constructed of pressed/formed sheet metal returns on each side wall to embellish the front pavilion. Above the entablature, a stepped brick parapet wall rises another 4-feet. Until recently, the window trim and this entablature was painted dark green. Since at least 2016, these trim elements were painted red. Historically, these features were a cream color intended to blend and match the dressed stone elements. Incorrectly the capitals of the pilasters, which are likely carved stone, were painted first green and now red as part of the entablature, instead of matching the stone color of the bases.

Since the site slopes down in grade towards the rear of the building, it appears that the basement was always fully exposed on the east elevation and that initially a canopy sheltered the centered doorway where the horse stables were accessed. According to historic insurance maps, between 1916 and 1924, a small square 2-story addition was built off the northwest corner of the north elevation. This addition appears to have measured about 15'x15, had a gabled roof based on the ghost lines on the building and included an overhanging one-story canopy on two sides (south and

east). Between 1924 and 1931, another addition, being one-story, was built expanding this addition to the east. It is possible that these additions were wood-framed and were removed when the 1960s addition was constructed. According to historic records, when the old town hall burned in 1926, the village lost its jail. In 1928, four cells were created in the rear of the first floor of the fire house. A historic photo from the 1940s from Depot Street looking towards the rear elevations on Broadway, shows the second floor of the fire house which appears to have an enclosed angled balcony with hipped roof, similar to an oriel window. Again, ghost lines remain on the rear wall reflecting this earlier configuration.

A number of exterior alterations are notable as having occurred in recent decades. The metal balcony was removed from the front elevation. The decorative windows on the west and south have been replaced with large picture windows, crank out Anderson casements and all the transoms or upper sash window areas have been fully infilled with plywood panels. In several locations air conditioning units have been permanently installed. All the windows in the rear portion have been replaced with the masonry openings blocked in or infilled with plywood panels and much smaller window units. The basement level window openings facing south have been infilled with concrete block or an oil tank filler pipe. Since 2009, the two second floor doorways that would have led to the balcony have been removed, their masonry openings infilled with plywood panels and small non-matching aluminum windows. Only the small 3-lite windows flanking the garage door and at the top of the hose tower on the north elevation have been retained. A large metal or fiberglass automatic overhead garage door was installed in the broad opening likely at the same time the 1960s addition was constructed. The side entry door on the south elevation has been replaced with a steel exterior door although the glazed fanlight transom and gabled canopy remains intact above.

On the rear elevation, the original masonry window openings have been altered at least once with brick masonry openings infilled to accommodate much smaller replacement windows, a door and a louvered fan vent. As noted, the ghost line of the gabled roof line of the 1920s two-story addition is visible with a doorway positioned under it, that currently provides access from the garage to the rear iron fire escape. Another doorway at the basement level was infilled with concrete block. The basement level garage door is a modern fiberglass overhead door where originally this opening would have had hinged carriage doors. At the second floor level, there are additional ghost lines on the brick wall that indicate the previous floor structure of a second balcony or oriel window which may have been assessed off the bunk room and kitchen and would have had an arched/hipped roof over it. Mortar-infilled joist pockets where the floor level of this balcony structure would have been positioned remain as evidence of this former structure. A third window on the first floor level was clearly infilled with brick at the time the 1920s addition was built. The brick arch lintel and stone sill of this window were retained.

On the north elevation, only a handful of window openings remain in use. At the first floor level the original masonry openings were cut down to the floor level to serve as archway connections to the new 1960s fire house addition. At the second floor, extensive kitchen and bathroom renovations have resulted in the openings being partially infilled and made smaller. Fortunately, the brick

exterior walls have not been painted, aside of overspray from the painting of trim. There is evidence of minor repointing campaigns, particularly at the parapet level which have not been all that successful in blending with surrounding pointing. A new brick chimney was constructed attached to the original along the north wall, taking up part of the hose tower in order to exhaust the new oil-fueled furnace. New sheet metal cap/coping on the parapet walls has been installed since 2009 changing the design of the original which was stepped and taller at the centermost section.

c. 1950s

c. 2016

Significant interior changes

The most significant interior changes mostly relate to the layers of modern, mid/late 20th century finishes such as vinyl flooring over what is most likely hardwood flooring, drywall or pressboard (Masonite) sheet panels over original plaster and beaded board wainscot wall finishes and acoustical ceiling tiles, either suspended in aluminum grids or as interlocking tiles attached to furring strips. These interior finishes have dramatically altered the interior early 20th century character of the spaces on the second floor. The wallpapered wall surfaces is likely 40+ years old, giving the living spaces an extremely outdated atmosphere. The alteration of windows has also greatly impacted the interior spaces with less natural light admitted through smaller, framed down openings. The connection to the exterior from the Day Room has essentially been eliminated as a result of the removal of the iron balcony and the two doorways. The modern partition wall that now separates the Day room from the Dispatch Room made of unfinished knotty pine boards is incongruous with the plaster walls, painted beaded board wainscot and simple wood trim of the original wall finishes. On the first floor, the biggest alteration has been the windows, the overhead garage door and the concrete flooring, the latter two signifying the evolution and changes of fire equipment and the need to house bigger vehicles over the past century. In the basement, the major changes also relate to the need to support larger heavier vehicles within the garage, with the installation of supplemental steel I-beams and a multitude of support posts.

Major Alterations

The Fire Department Building was originally built in 1912 and consists of two stories plus a basement totaling 6,100 SF. The most significant alteration was the one-story addition built along the north side of the fire station in 1964 increasing the total square footage of the fire station to almost 10,340 sq. feet. (Basement = 2,033, First Floor = 6,273, Second Floor = 2,033). The old Adirondack Hotel, later known as the Murphy Block, was razed to make room for the expansion. The 1960 addition which was built over a crawl space (approx. 58' x 73' footprint) within which an oil-fired boiler was installed and a 1,000 gallon oil tank located. In recent decades this crawl space was infilled with crushed stone and poured concrete because the weight of the fire trucks was causing the floor to collapse. In 2007, brick repairs were needed and made on the east and north side, possibly caused by the 1960s construction which may have undermined the foundations of the original building.

The Branch & Callanan millwork shops that were located on the property behind the fire station experience three separate fires over the 70+ years of business there. The first pre-dates the fire station, when in 1901 the woodworking shops were destroyed by fire. It was considered the most disastrous fire in the village at that time. Then again in 1930, a fire wiped out an entire block in the business district of Saranac Lake and destroyed the mill working plant of Branch & Callanan including their planing mill and its elaborate machinery, office building, garage, storehouses, lumber and shingle stacks and sheds. The third fire in 1965 at Branch & Callanan's lumber yard storage shed, just as the fire station expansion was nearing completion, fueled by gusts of wind had a far reaching impact on the properties surrounding the plant. The fire house was on fire at the back of the building where the meeting room/kitchen were located. It is possible that the 1920s addition and rear balcony were destroyed at this time and removed as a result. At the new addition there was slight damaged in the rear and the panes of glass were broken by the heat and later smashed to the floor as the heavy spray from hoses as they were moved along the building to keep the fire at bay.

In the early 1990's, steel beams were added in the basement of the original fire house because the floor which had been covered with poured concrete was beginning to cave in from the weight of the fire trucks and due to the constant exposure to water from washing of the trucks. The original floor of the garage had been finished with wood, but as equipment got larger and heavier, it was replaced with poured concrete. Although floor drains and piping was added, water still penetrated through the floor since the floor is not sloped for effective drainage.

III. Summary of Present Building Conditions

At the request of Village Trustee, Matthew Scollin, Mayor James Williams and Village Manager, Erik Stender, Landmark Consulting LLC was asked to assess the current building conditions and develop a set of recommendations related to the feasibility for reuse or incorporation into the redevelopment of the site as a new emergency services facility.

An agreement was executed on November 4, 2022, and a site visit was conducted on November 15th during which time, each space on the three floors of the historic fire house were documented with photograph, description notes and assessed for condition and extent of original historic fabric. Basic repair needs or functional issues were noted as well.

Exterior

The west and south elevations of the fire station are the primary facades of the building which is constructed with smooth red brick in Flemish bond with buff/sand colored mortar joints and dressed limestone trim elements. The length of the building is arranged in four bays with the front bay repeating the ornamentation and Colonial Revival design elements that are prominent on the front façade. This first bay of the building is set upon a carved marble foundation of large dressed blocks of stone and a gently sloped water table, before the brickwork begins. This first bay includes the side returns of the heavy pressed sheet metal entablature, the stepped and paneled brick parapet walls and the use of dressed stone sills, beltcourse and broad decorative window openings. As mentioned previously the broad window openings on the front and side returns (first bay) originally contained multi-paned asymmetrical wood double hung windows or doors with multi-paned transoms. Built in an era of limited electrical/artificial lighting, these grand windows would have admitted generous amounts of natural daylight from this southern exposure into the fire station. Today, the design intent of broad, decorative window and doors openings has been lost through the inappropriate infill of plywood and small, mismatched window units and thru-wall air conditioning units that project beyond the wall plane.

The garage door opening(s) was also a significant character-defining feature of the fire station when first built, with large hinged paneled doors with multiple panes of glass. This was the first of original features to the be altered over the decades as the use of the garage space changed from housing carts to early steam engines, to the current large fire trucks. The jambs of the opening however have been kept the same, with a modern aluminum overhead garage door with a small row of narrow windows.

The front façade originally also contained a projecting iron balcony that provided outdoor space from the second story day/recreation room. While it is unknown when this balcony was removed, it was in place at least through the 1940s, and like the other decorative elements on the front façade was a character-defining feature of the Colonial Revival architectural style. Once it was removed the two second story doorway became obsolete, and eventually were removed. Today the door openings are infilled with painted plywood sheets that are delaminating. A wooden sign board with hand-painted dates "1891 – 2016" spans under the limestone door sills covering the holes in the brickwork where the balcony structure was removed.

As noted, the broad entablature that includes the crown molding, frieze and projecting cornice with modillion blocks is made of pressed sheet metal. It is currently painted red, although its rough texture is visible from the street indicating underlying layers of peeling paint and possibly corrosion/rust. In 1912, this sheet metal may have been terne-coated (a zinc alloy) tin or copper. The project cornice with its hipped or sloped surface which faces the sky is the area that is most susceptible to rusting, broken seams, and holes. While this was not inspected, given lack of access, it is likely that it is finished with a flat, interlocking seam, similar to what is seen as on the gabled canopy over the side entry door. Hipped seams and at drip edges is where corrosion is most likely, although these areas can easily be repaired by a skilled metal roofer. This metal work also turns up the brick parapets and would have been let into and secured into a brick joint, possibly with counterflashing. The integrity of this interface is also a possible area of water infiltration if not maintained. Originally the brick parapets were capped with sheet metal coping that was decorative and has since been replaced with an anodize aluminum metal coping lacking any decorative detailing.

The side entryway is another important decorative feature that fortunately has not be greatly altered. It retains the gabled roof canopy that is supported on carved wooden scroll brackets. The roof is covered with the original interlocking flat seam metal pans with stepped counterflashing against the brick wall. The brick door and half-round transom surround remains in good condition with dressed limestone spring blocks and keystone. The multi-paned half-round transom window is one of the few original windows still intact on the exterior of the building. The door beneath this transom however has been replaced with a modern aluminum/steel entry door, which is exhibiting paint adhesion failure. The concrete landing outside this entryway retains the original pipe railing on two sides.

While the front, public facing façades of the fire house suggested a bit of pomp and circumstance, the rear three bays of the building were much simpler in design and construction reflecting the more utilitarian functions of the building. Possibly due to the location of buildings on either side of the fire station, the side and rear elevations contained windows that were less decorative and the brick walls were constructed of common red brick laid in common bond rather than the more decorative Flemish bond. At the upper courses above the second floor window openings there are a number of random bricks that exhibit spalls of the fired outer face of the bricks. There are a number of discolored or repointed bricks near the parapet level at the southeast corner. Metal louvered grills about the second floor windows suggest there is a shallow attic space between the second floor ceiling and roof plane. Windows all had segmental arched brick lintels while the sills were rough faced local stone rather than dressed limestone which was likely a special order. Despite this the fenestration pattern was aligned vertically with the heights and widths matching. Today, these uniform openings are filled with a mismatched arrangement of window types (casements and double hung) and the original large openings reduced in size with plywood and wood framing infilled around modern window units. At the basement level all the window openings have been infilled with concrete block or wood. The basement level foundation walls were board-formed poured concrete rather than dressed and carved marble.

The rear (east) elevation provides the most evidence of changes over the decades with ghost lines of previous rooflines now removed, scars of removed floor structures from the brick work and

every kind of change possible with a window opening. This rear wall is also covered with a variety of electric conduit, an electric service mast and utility pole with siren. An iron fire escape with two landings and two runs of stairs spans across the back wall. There is rust staining on the brick walls where the diagonal support braces are anchored into the brickwork. The basement level overhead garage door is a modern aluminum or fiberglass door with faux panels and no windows.

REPRESENTATIVE EXTERIOR PHOTOS

Cut & dressed marble foundation.

Dressed & carved limestone trim.

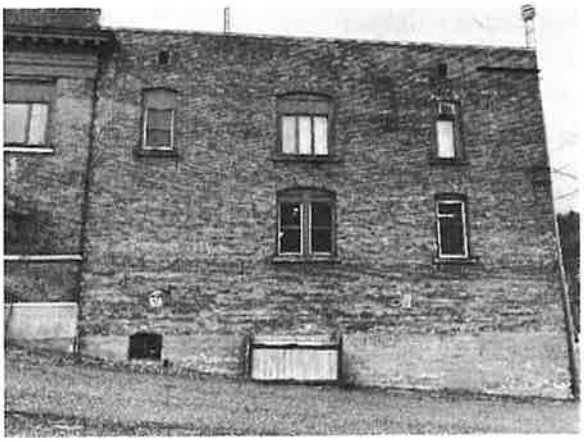
Second floor door & window openings infilled with painted plywood, replacement units & a/c

Pressed metal entablature/cornice painted red. Note stone pilaster capitals also painted red.

Metal entablature returned on north elevation. Note brick parapet & orig. chimney with new boiler chimney added next to it.

Original side entry with replacement door and framed down and altered 2nd floor window.

Front elelvation with altered 2nd floor window/door openings and missing balcony.



South elevation with altered window openings.

Rear east elevation with ghost lines of former 2nd floor bay window and gabled roof of NE addition.

View of north elevation showing altered window openings and c.1960s CMU additon.

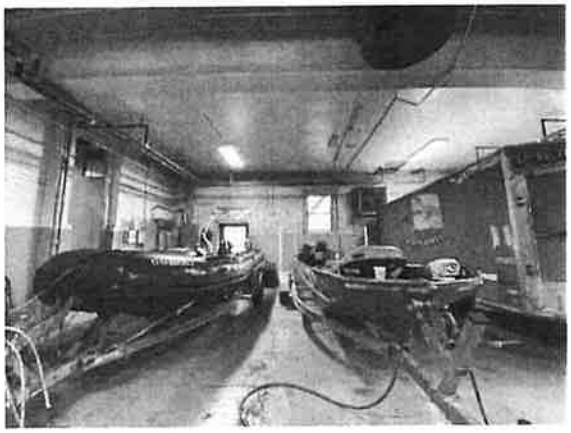
Main Floor - Garage

The main floor of the historic fire station consists of one large open garage bay that measures approximately 33' wide by 59'long. In the front NW and SW corners there are 3.5-ft wide closets flanking the double wide garage door opening. This closet on the north side is the location of the original hose tower which rose to the roof level and down to the basement level for hanging wet hoses to be dried by the adjacent furnace in the basement. This hose tower closet also contained the furnace chimney that has been added to in recent decades for a new chimney for the existing heating system. On the south side, there is a small closet that is positioned along the front wall which may have served as the alarm room. This room has a paneled and glass wood door with a 4-lite transom above. The inner partition walls are finished with vertical beaded board while the outer exterior walls are painted brick. Today this small room serves as a closet for storage cleaning supplies related to the garage. Directly to the east of this small closet is the side door entry vestibule and staircase to second floor. The partition walls of this space are also finished with vertical beaded board on the garage side and with plaster on the vestibule/staircase side. The inner doorway includes the original 5-panel wood door with 6-lite transom above. On the outer wall, the exterior door has been replaced with a modern metal entry door, while the original arch top 6-lite transom has been retained in place. The stair structure is fully enclosed within the garage space with the partition walls and the underside of the stair stringer finished with painted beaded board. The door to the basement is another original 6-panel wood door with brass hardware. This is the extent of partitions spaces on the first floor level. The rest of the space is open with painted brick

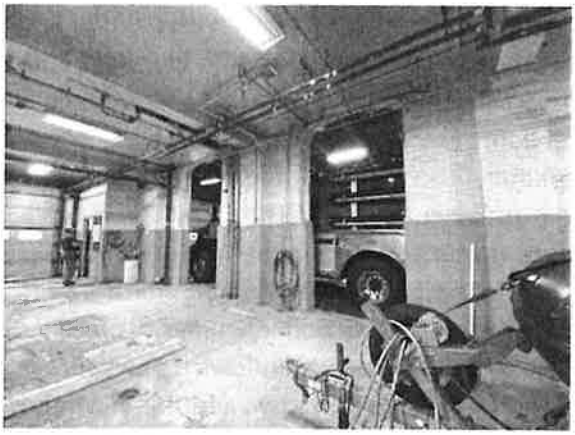
perimeter (exterior) walls, painted poured concrete floors, ceilings furred down with painted drywall finish with encased steel beams. The length of the garage is organized into four bays with three brick piers on each side (north & south) wall supporting the steel beams that carry the second floor and allow for the clear open span within the first floor. From the ceiling there is hung numerous exposed pipes, surface mounted electric conduit, flush mounted fluorescent lighting fixtures, and a propone ceiling heater. There is a cast iron sewer stack alongside the second brick pier on the north side. The number of window openings was originally minimal as the front garage doors would have had a lot of glass panes. There is a pair of ganged windows on the south wall separated by a wood mullion as well as a single window on this wall. In both openings the original windows have been replaced with modern/late 20th century double hung windows that required the framing down of the original opening. On the rear (east) wall there are two additional window openings that also have been altered with the original windows replaced either with a smaller double hung window unit or infilled with plywood and an exhaust fan. Near the northeast corner on the rear wall there is a doorway with a wood paneled door with upper glass lite framed into what was likely an original window opening. This door would have been created to lead into the 1920s addition, but now is used as an egress door out to the fire escape. On the north wall, three original window openings were altered when the addition was constructed in the mid-1960s in order to provide connection between the garage spaces. The segmental arched masonry window opening was retained with the sill removed and the brick wall beneath the window cut out to the floor level to create a large opening between buildings. Where the brick was cut, it has been patched with concrete and painted. The existing floor would have replaced a wood floor system. Inspection from the basement suggests that it is constructed with wire mesh and tar paper over the floor joists, on top of which concrete was poured and troweled. There are expansion cracks that have resulted given the broad span, and floor drains have been added despite the lack of pitch for sufficient drainage. The painted finish is worn in a number of locations and several patches are evident.

REPRESENTATIVE FIRST FLOOR PHOTOS

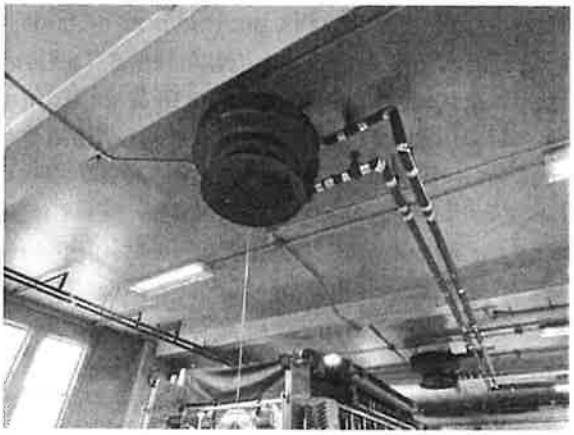
1st floor garage looking towards front (west) wall.



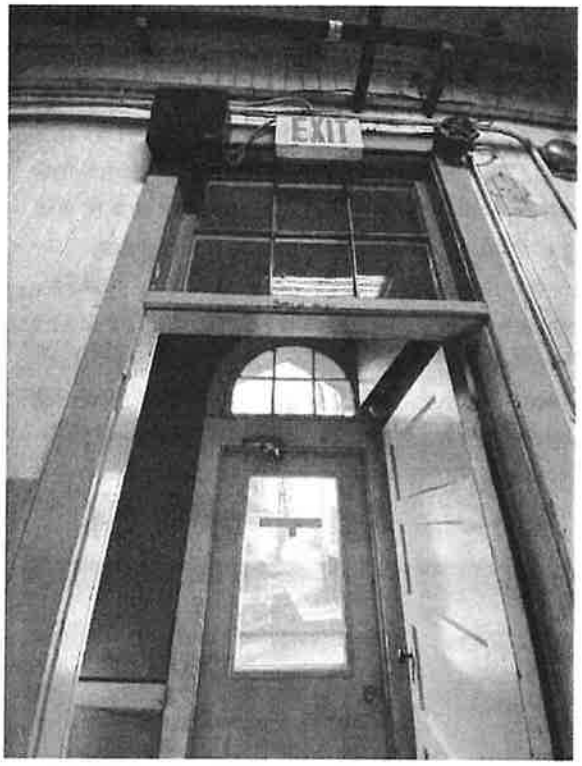
1st floor garage looking towards rear (east) wall. Note cross beams cased in drywall.



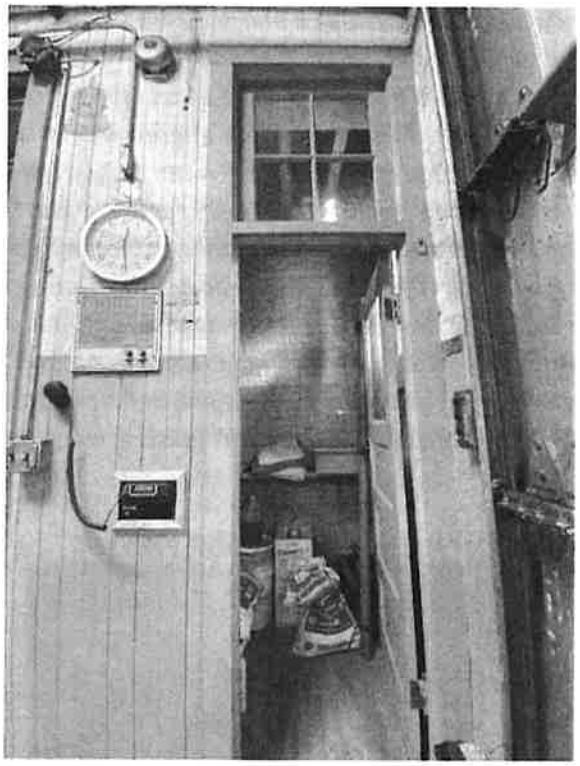
North wall where orig. window openings have been opened to created doorways to new addition.



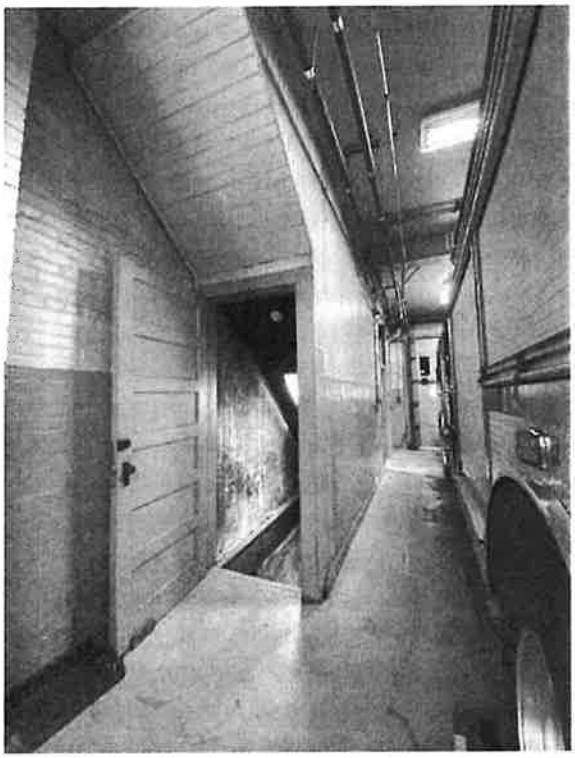
Note exposed electric, piping and equipment attached to ceiling.



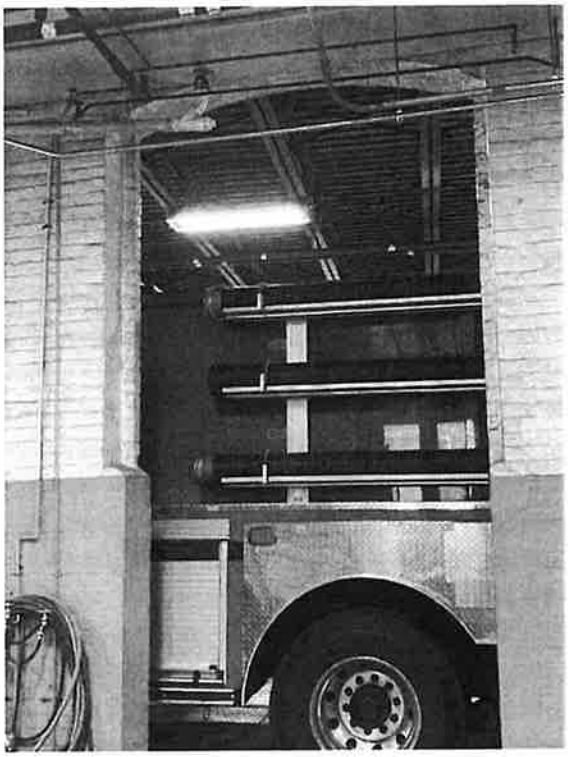
View of side entry vestibule with original paneled door & transom windows.



Front SW closet with original beaded board partition, paneled door & transom window.



Stair case along south wall with orig. beaded board finishes & paneled door.



Orig. window opening on north wall which were enlarged to create doorway to 1960s addition.

Detail view of patched concrete floor of garage bay.

Detail view of modern overhead door on front wall.

Second Floor

The second floor has four main spaces and two secondary spaces. The Day Room or Recreation space is a large rectangular room located in the NW corner of the building adjacent to the Dispatch Room in the SW corner. There is a large kitchen & lounge space in a rectangular space in the NE corner adjacent to the rectangular Bunk Room in the SE corner. At the center of the second floor is the smaller stair hall on the south wall which is opposite the Bathroom/Laundry space on the north wall. A small, short hallway at the very center provides connection between all the spaces.

Day Room: The day room measures approximately 18'3" in width by 25' in length according to plans developed by AES Northeast (Architecture, Engineering and Land Surveying Northeast PLLC) in 2012. Along the north wall of this room there are a series of 5-ft wide closets and vertical chases. The walls are finished with a combination of Masonite paneling with 1"x3" wood battens on the east, north and west walls and horizontal knotty pine tongue & V-groove boards on the south wall where divided from the Dispatch room. The three Masonite finished walls are arranged with a simple chair rail with unpainted Masonite paneling as a wainscoting below. There is a picture rail along the top of these three walls that conceals the perimeter seam of the interlocking acoustical ceiling tile that was likely attached to furring strips against the original plaster ceiling. There is no wooden baseboard at the floor juncture, as it was possibly removed when the Masonite paneling was installed. In some areas a resilient vinyl cove base has been adhered. The two original doorways and three original window openings on the front wall retain their original simple banded wood casings with mitered corners. The floor is covered with sections of linoleum and rubber tread mats joined by stainless steel threshold strips. There are several areas of wear and tear on this floor covering. At the ceiling there are four 4-ft long fluorescent lighting fixtures spaced irregularly along the length of the room. The doorway to the closets on the north wall retains an original five paneled wood door with brass hardware. There are two fin-tube radiator cabinets on the west and north walls and most of the electrical wiring is supplied with surface mounted conduit and outlet/switch boxes. The south wall appears to be a modern partition wall that subdivided the recreation/day room into two spaces with a separate Dispatch Room. This partition wall is finished on both sides with horizontal tongue & groove unpainted knotty pine boards with a doorway and three fixed plate glass windows. These openings are all trimmed with flat stock 1"x2" pine trim boards with mitered corners. There is a no base or cornice trim. Electric and CAT wires are anchored to the face of the wall with zip-ties to connect electronic equipment in both spaces.

Overall, it appears that this original Day Room space covered the area of both the Dispatch Room and the Recreation room. Most of the original finishes have been concealed with modern/20th century wall, ceiling and floor finishes. It is probable that original plaster walls and ceiling finishes and wood flooring and wall wainscoting are intact behind these finishes.

Dispatch Room: As noted this space was subdivided off the larger adjacent Day Room with the south partition wall. The wall finishes throughout consist of 6" wide horizontal tongue and groove knotty pine boards with minimal flat stock wood trim detailing at window and door openings and at the base. Unlike the Day Room, the electric wiring appears to have been run behind the wall paneling with outlet and switch boxes recessed and having cover plates. There is built in base cabinetry with laminate counters along the north and east walls that create desks. The floor is finished with faux wood patterned vinyl plank flooring. The ceiling is finished with a suspended grid and 2-ft square acoustical tiles with four integrated fluorescent light panels. There is a single fin-tube baseboard radiator under the large window opening on the south wall.

In both the Day Room and Dispatch Room the most pronounced alteration has been the replacement of the original multipaned wood windows and the two doorways on the west and south walls. In the Dispatch Room the large window opening on the south wall would have originally contained a grouping of three large double-hung windows with multi-paned upper sash. Today this opening has been dramatically shortened in height and contains a large plate-glass

center picture window flanked on the either side by narrow crank-out casement windows. Marking indicate these windows to be manufactured by Anderson Windows. On the west wall, the original south doorway opening that would have led to the balcony has been mostly infilled aside of a small 3'x3' aluminum of vinyl window unit with a window air-conditioning unit permanently installed through the wall. In the Day Room the original west wall window and door openings have been similarly altered. The two large center window openings have been shortened with plywood infill at the upper third (one containing a permanent a/c unit) and the lower two-thirds infilled with a fixed double-paned picture window, that is exhibiting fogging and discoloration between the panes. At the north doorway opening, the bottom half has been infilled with wall construction, above which a modern aluminum double hung window unit has been inserted.

Stair Hall: The small stair hall at the center of the second floor is positioned along the south side where a straight run of stairs ascends from the ground floor and small entry vestibule. This stair hall measures approximately 6' wide and 14' long. The wall finishes on the north, east and south sides appear to be either original or with minor alteration, whereas the west wall of this space has modern drywall finish with an interior slider window and unpainted knotty pine flat stock wood trim at the base, head, corners and around the window opening. The original trim elements on the three historic walls consist of a molded chair rail which continues down the staircase on the outer wall, wood baseboards, and door casings to the short hallway and bunk room that include plinth blocks. These two original doorways would have included hinged transom windows above 5 panel wood doors. This arrangement remains intact at the doorway into the Bunk Room, although the glass in the 2-lite transom has been painted. The transom area over the doorway to the short hallway has been covered with painted plywood and the door removed. The floor is covered with corded commercial carpeting while the ceiling remains finished with plaster with a single fluorescent light fixture flush mounted. The ceiling is exhibiting areas of delamination in the southeast corner and also over the staircase opposite the window opening. This window on the south wall is a modern/late 20th century replacement unit with vinyl jamb liner and the height of the opening shortened with transom area infilled and a built-up sill. The staircase treads and risers are also covered with the same corded commercial carpeting. The carved wooden handrail attached to the north stringer wall appears to be original and terminates that the top of the flight at a simple square newel post and at the bottom into a decorative wall plate. The plaster walls and ceiling within this staircase are exhibiting extensive wear and repeating patches. Lastly, there is a single fin-tube radiator cabinet on the east wall opposite the staircase.

Bunk Room: The long narrow bunk room is accessed off the central stair hall. It measures approximately 14' wide and 27.5' long. There are three window openings and two door openings within the space all which appear to retain their original wood trim/casings. The walls are finished with Masonite paneling sheets secured with battens above an original molded chair rail and beaded board wainscot and tall wood baseboard. The floor is covered with 9"x9" vinyl composition tile. The ceiling is finished with interlocking acoustical tiles in a staggered pattern and likely adhered to furring strips applied over the original plaster ceiling. There are three fin-tube radiator cabinets attached to the exterior walls under each of the three window openings, while there is also evidence of a former stove pipe hole in the south wall adjacent to the larger window opening. All three window openings have been altered with Anderson crank-out casement windows on the

south wall and modern double hung window with vinyl jamb liners on the rear wall. In all openings the transom area has been infilled with plywood (and a permanent a/c unit) and new higher sills inserted reducing the overall size of the opening dramatically. A modern metal exterior door on the rear wall fills an original doorway with transom infilled. Similar to the Day Room, the electric wiring is run through surface-mounted conduit to exposed outlet/switch boxes.

Kitchen/Lounge: The kitchen is located in the rear northeast corner of the second floor and measures approximately 18' wide by 25.5' long. The front northwest corner of the room is filled on two walls with modern cherry veneer kitchen cabinetry with laminate counters, double bowl stainless steel sink and Whirlpool appliances. There is no vent hood or recirculating fan over the stove. The upper cabinets stop about 10-12inches shy of the ceiling height. The rest of the room has finishes that date to the late 1960s-1970s. The floor is covered with 9"x9" vinyl composition tile with several areas of loose or worn tiles. Vinyl composition tile dating to before the late 1970s typically contains asbestos so where the surface is damaged or deteriorating, there is the potential for haz-mat contamination. The ceiling has a suspended acoustical tile grid (2'x4') with integrated fluorescent light panels. This suspended ceiling is only 8'10" off the finished floor. There is a 2.5' x 8.5' pantry/broom closet built into the southeast corner of the room with sliding flush hollow core doors. The walls are finished with Masonite panel sheets with plastic strip battens with two different patterns of wallpaper separated by a flat pine board chair rail at 4-ft off the floor Electric wiring is run through a combination of surface mounted conduit and exposed outlet/switch boxes and concealed behind furring out wall surfaces as is seen where the kitchen cabinetry has been installed. The northeast corner of the room has been built-out as a diagonal corner, against finished with unpainted pine trim boards. All the windows in the kitchen are modern/20th century replacement units. Most are out-swinging (crank-out) casements with former transom areas fully infilled and concealed by modern wall finishes. There are two low but long fin-tube radiator cabinets attached to the north and east walls under the windows.

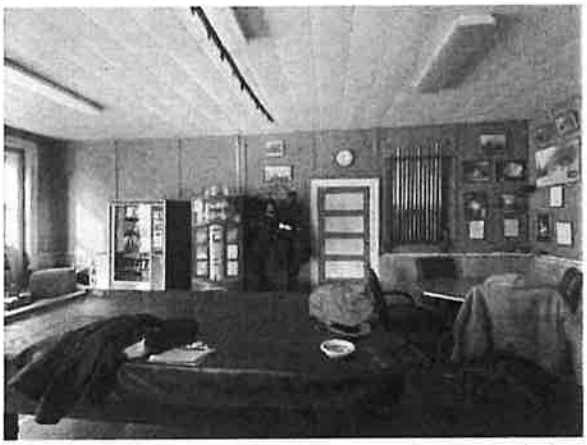
Bathroom/Laundry Room: The bathroom space has also been significantly altered over the last 50+ years. The floor is covered with the same faux wood vinyl planking flooring that was installed in the Dispatch Room. There are unfinish/unpainted knotty pine base boards around the perimeter of the room. The walls are finished with Masonite/laminate sheets with plastic batten strips with the east, north and south walls having the lower 4-ft section of wall covered with patterned wallcovering and separated by a stained pine chair rail. Along the west wall there is a 3-ft square shower insert with hinged tempered glass door, a wall-hung urinal with exposed plumbing and an oak vanity with solid surface integrated sink. There is a toilet room partitioned in the northwest corner with tankless toilet, tiled walls to a 4-ft height and vinyl/linoleum sheet floor covering. This stall has a louvered wood door. The ceiling is finished with suspended acoustical tile grid with 2'x4' tiles and integrated florescent light panel. There are laundry machines along with east wall with exposed piping and a vent hose that goes up through the ceiling. A single fin-tube radiator on the north wall is enclosed within a wood radiator cover.

Hallway: The short hallway at the center of the second floor connects most of the spaces. It has four doorways and appears to retain most of its original trim including a high wood baseboard, molded chair rail and banded door casings. The door surrounds to the kitchen and bathroom indicate that at one point these doorways included transom windows, which are now infilled with

plywood. There is an attic or roof hatch located in the center of the plastered ceiling with trim and painted beaded board surrounding the opening. The floor in this small space is covered with vinyl/linoleum sheet covering, similar to what was used in in the toilet stall.

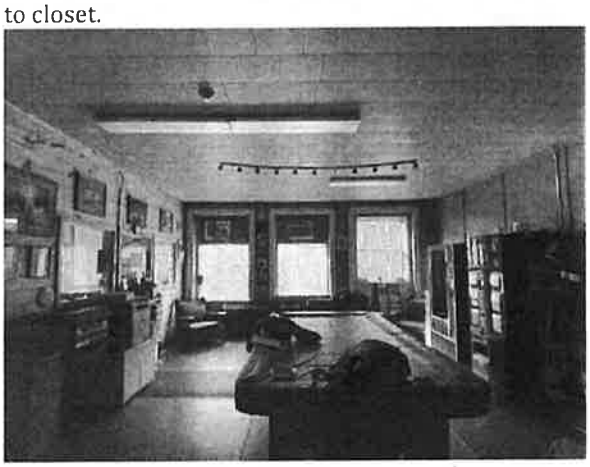
REPRESENTATIVE SECOND FLOOR PHOTOS

2nd floor Day Room with modern (mid 20th c) wall, ceiling & floor finishes.

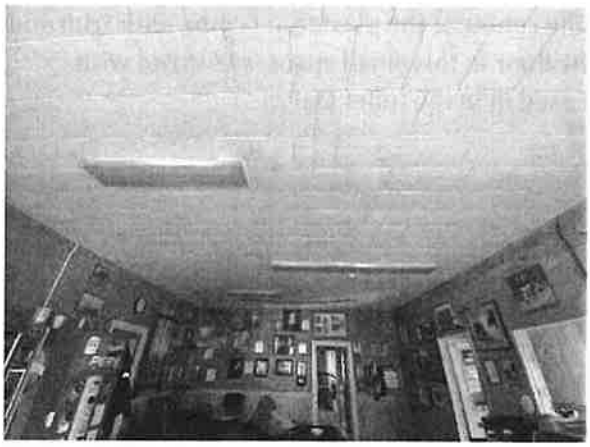


North wall of 2nd floor Day Room showing paneled wall sheets with battens & original 5-paneled door to closet.

Modern south partition wall of Day Room constructed of knotty pine boards & fixed windows – out of character of orig. finishes.

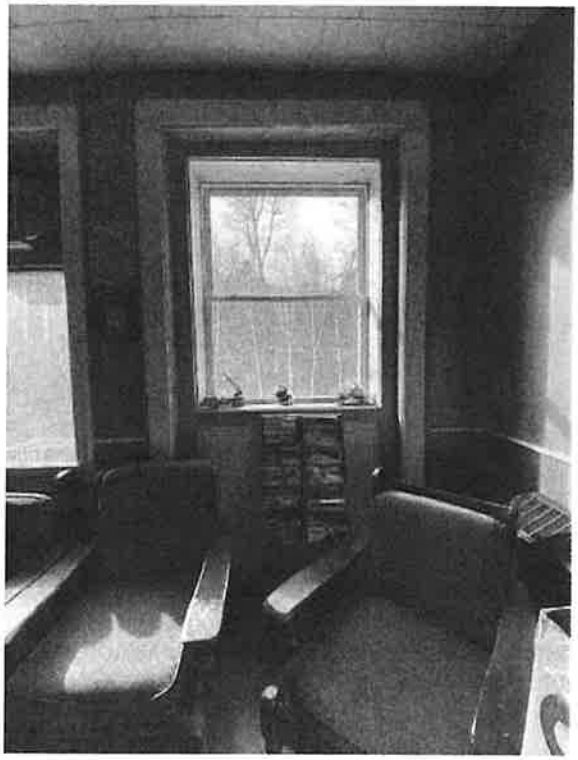


View to west (front) wall in Day Room where orig. windows and doors to former balcony have been infilled & replaced.



Interlocking acoustical ceiling tiles within Day Room with surface mounted fluorescent lighting.

Linoleum sheet flooring pieced together with stainless steel threshold strips. Likely over orig. wood flooring.

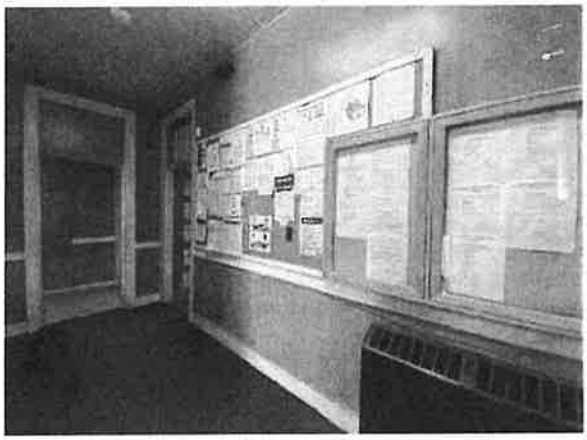


Detail view of orig. doorway opening to front balcony, now infilled with a small window unit.

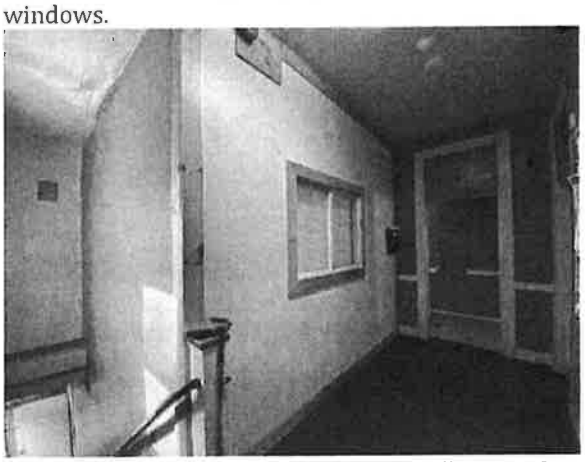
View of centered windows on front wall of Day Room with plywood infills and fixed window units replacing orig. double hung sash.

Subdivided Dispatch Room finished all in knotty pine horiz. boards with acoustical tiled ceiling.

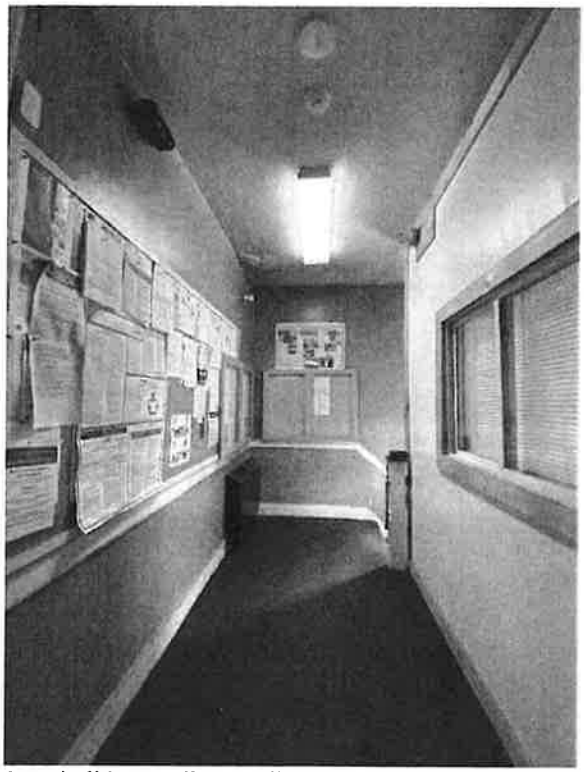
Large original window opening infilled & framed down with smaller plate glass and casement windows.



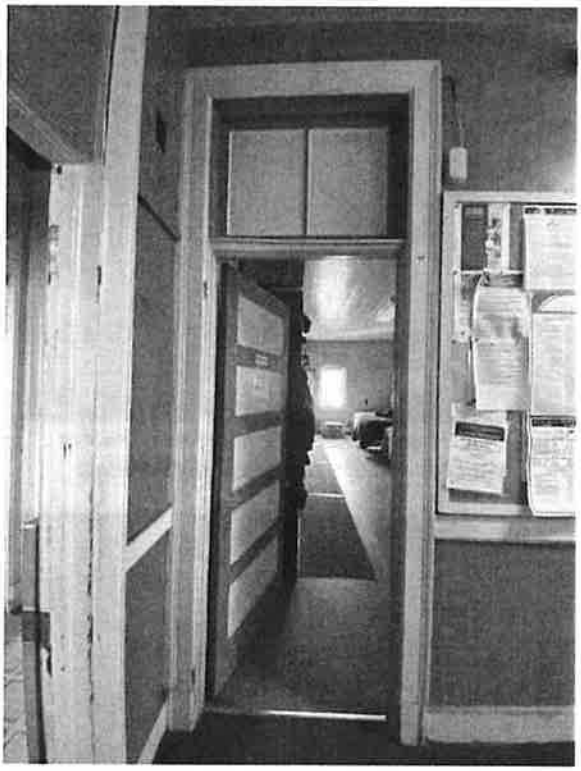
2nd floor stair hall with original trim elements intact on 3 of 4 walls. Note tall doorways with transoms.



Modern finishes on west wall of stair hall – out of character with orig. finishes.



Stair hall has wall-to-wall commercial carpeting but orig. wood baseboard intact on 3 of 4 walls.

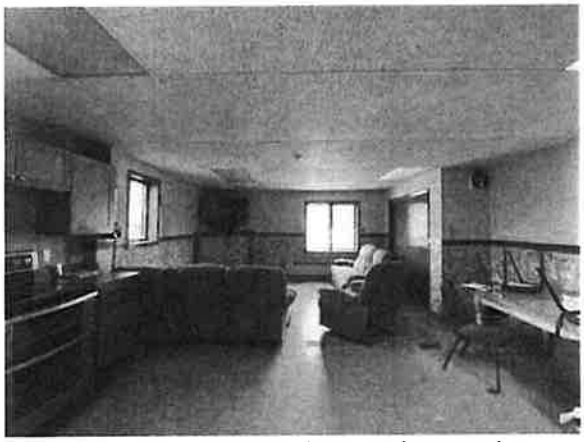


Doorway to bunk room retains original trim surround, transom (glass painted) and paneled door.

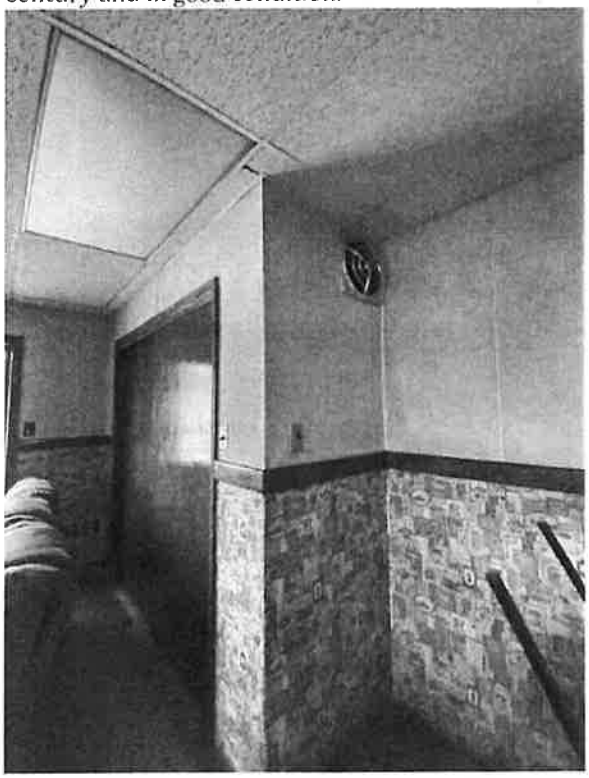
South and east walls of Bunk Room show how original window openings have been retains but have modern replacement units.

Historic wall, ceiling and floor finishes covered with layers of vinyl tile, acoustical tile and Masonite sheet paneling.

2nd floor Kitchen/Lounge space with mid 20th c. wall, ceiling and floor finishes. Cabinetry is 21st century and in good condition.

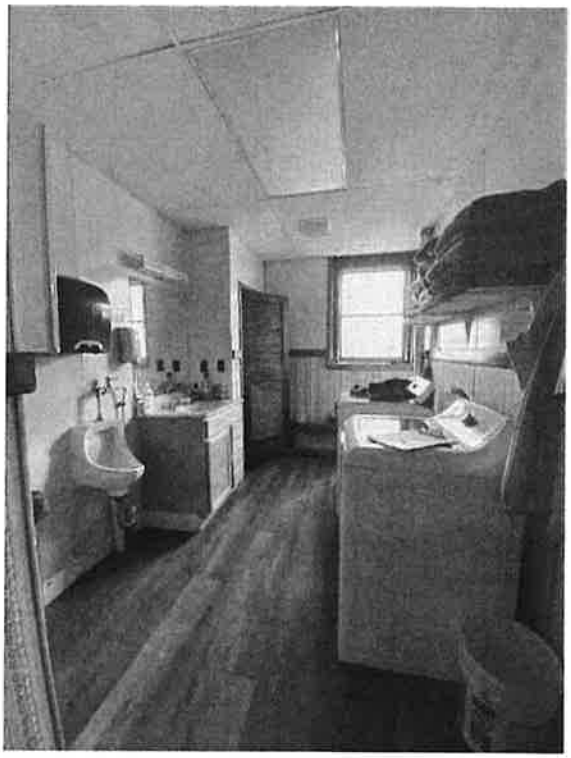


Kitchen finishes, aside of cabinetry dates to the 1960s renovations after neighboring fire.



Closet built into SE corner of Kitchen is modern with hollow core sliding doors. Masonite paneling covered with wallpaper.

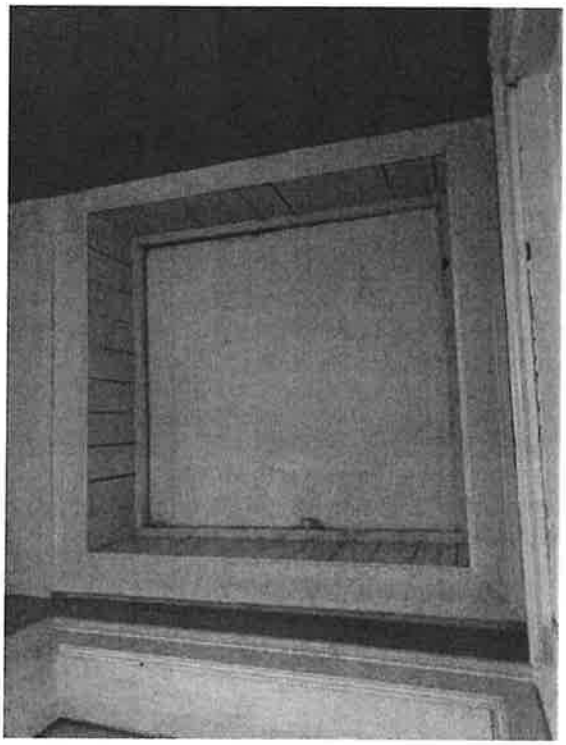
Vinyl composition tile (VCT) on floor is in poor condition in many locations. 9" square VCT typically contained asbestos & is considered a HAZMAT.



Bathroom/shower/laundry facilities on 2nd floor positioned along north wall. Window is framed down from original openings size.

Mid/late 20th century fixtures and finishes are showing age and wear.

Central 2nd floor short hallway retains original trim elements at doorways.



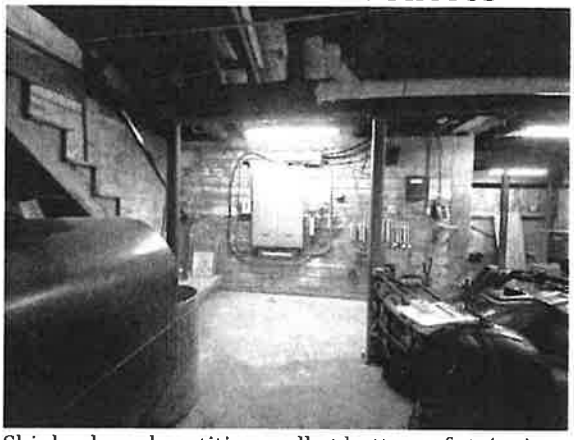
Roof hatch framed with beaded boards walls located in ceiling of short hallway.

Basement

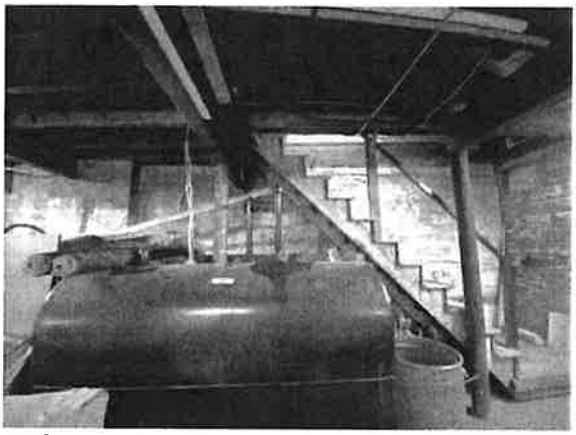
The basement is a large open space used for storage with just two subdivided or partitions spaces. The former coal bin in the southwest corner is partitioned off with wood studs sheathed in horizontal shiplapped wood boards and wire mesh. This space has been claimed as a secured fire equipment storage room with a locked door. Originally it would have been fed by a coal chute from the sidewalk off Broadway and would have stored bulk coal in close proximity to the boiler that would have been located in the northwest corner and vent through the original chimney next to the hose tower. A second subdivided space is a modern hose storage bin in the southeast corner created by the construction of modern wood stud framing between concrete piers sheathed in OSB plywood. Within this storage space there are 2x4 racks on which rolled hoses are shelved. The rest of the basement space is open aside of the many steel posts that support the eleven (11) steel I-beams. These posts are a mix of sizes and shapes indicating that newer ones were added over time. Originally the basement would have had three original steel beams set onto and supported by brick piers integrated into the side walls repeating what exists on the first floor. As larger, heavier vehicle were housed in the garage above, addition beams and support posts were installed. The placement of these beams is not regular and may be based on the location of the truck wheels above. Overall, there are two rows of 4½" diameter support posts running the length of the basement. Some are set on raised footing piers and others are simply bolted to base plates. At the rear most bay, there are four (4) concrete block (CMU) piers under the east-most steel beam. The perimeter walls are generally a mix of parged brick foundation walls and board-formed poured concrete walls. It is likely that the front foundations walls were brick where the grade/elevation was higher, and towards the rear the exposed foundation walls were poured reinforced concrete with a brick veneer. Only within the staircase from the first floor garage level is the outer masonry wall finished with an unpainted plaster surface. Elsewhere the masonry walls are parged and left unpainted. On the north wall what had originally been basement window openings were connections to the crawl space that was developed under the 1960s addition. When issues with the collapsing floor of the addition were addressed by filling the crawlspace with crushed stone and poured concrete, these openings were covered with plywood panels. The staircase at the first floor level is finished with beaded board on the partition walls which appears to have original continued down to the basement floor level. However, the current stair structure consists of new pressure-treated treads and it is possible that this beaded board stringer wall was removed at the time of these alterations to the stairs. The ceiling of the staircase is intact as the original finish of stained beaded boards with a quarter-round trim, however, has been equipped with a modern fluorescent light fixture. Throughout the basement there is exposed pipes, metal encased electric wiring and one gas-fired ceiling heater all hung from the 3"x12" timber floor joists which are spaced 16" on-center. Surface applied metal electric conduit and metal switch boxes are attached to the walls to power the fluorescent lighting. There is a poured concrete "rat slab" floor with a large26" square floor drain grate near the center of the basement. Given the slope of the grade outside to the east of the building, this basement tends to have rainwater and snow melt travel into the building under the overhead garage door on the east wall. As a result, the concrete floor is water stained and covered in areas with silt. Lastly, near the front (west) wall of the basement there is a new boiler which is vented into a new concrete block chimney which rises along the north wall adjacent to the hose tower. The village water service also enters in through the front foundation wall adjacent to the former coal bin. The electric service also enters from the front wall and the electric panel is mounted to the shiplapped board wall of the former coal bin. Adjacent to the staircase, are two large oil tanks with filler pipes that span to the south wall, going through a boarded up basement

window under the stairs. Overall, the basement is in good condition but the numerous support posts and the random placement of them make the use of this level which is accessible from the exterior through the overhead garage door on the east wall challenging.

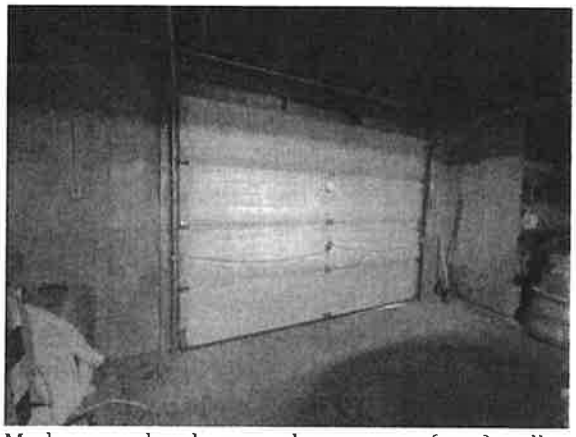
REPRESENTATIVE BASEMENT PHOTOS



Shiplap board partition wall at bottom of stairs in SW corner – former coal bin. Note new elect. panel.

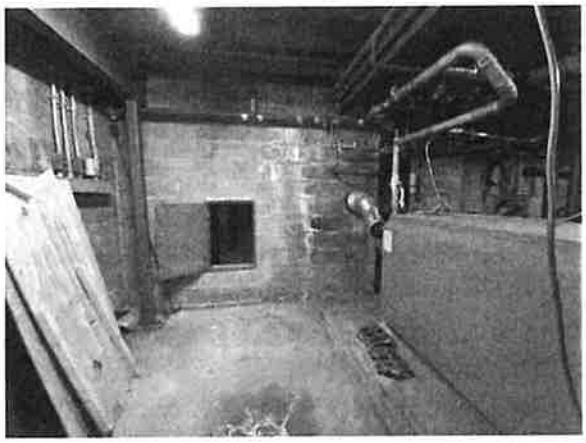


Looking south at staircase along parged foundation wall. Note oil tanks with filler pipes through former window opening.

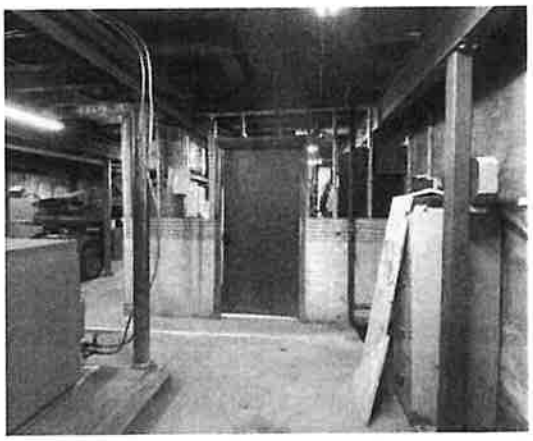


Modern overhead garage door on rear (east) wall.

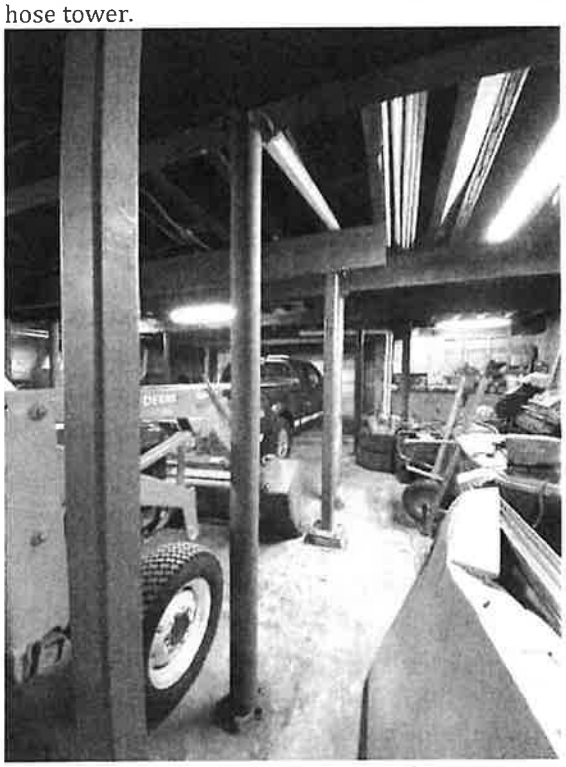
View of parged foundation wall on north side of basement with former window openings to crawl space of 1960s addition infilled with plywood.



View of wall of hose tower with access door. Note new boiler exhausts into new chimney built within hose tower.



View of north wall of former coal bin, now used for secured gear storage.



View of row of metal columns in random positions to support added steel beams for first floor framing.

Large drainage grate positioned in center of basement floor for site water from rear yard.

IV. Reuse Feasibility Assessment

As noted in the history of the property, the need for the original building was first recognized in the first decade of the twentieth century by Village residents and was under construction and completed by 1912. The building, which was constructed by prominent local contractors, Branch & Callanan, and may have been the designed by one of the well-known local architectural firms such as Scopes & Feustmann or William Distin, reflected not only the most current needs of a municipal Fire Department at the time, but also was designed to represent the Village's civic pride as the little City in the middle of the Adirondack State Park. It was constructed during the boom time often referred to as the "Cure Era" when the village was transformed from a little backwoods settlement to a thriving metropolis and destination which saw its population more than quadruple in a 30 year period. Between the 1890s and 1930, the pace of building within the Saranac Lake community accelerated and was sustained at that pace at least through the mid/late 1930s. By 1920, the village population had grown to 6,000 with more than 750 private residences, 85 boarding houses, and 13 hotels. It was during this same time that many of the village's largest public buildings were constructed including Harrietstown Town Hall, Petrova School, Will Rogers Sanatorium, the National Guard Armory, and Paul Smiths Electric, Light and Power and Railroad Company building. Accounts of the rebuilding of the Town Hall, reflects the civic pride of the architectural design that included an "...exterior treatment was colonial. The masonry materials used were a deep shade of cherry red brick, laid up in Flemish bond. The trimmings are of Indiana limestone, the most reasonably priced of all ornamental building stones." When the Town Hall opened in 1928, it also housed the Village Police Dept. which are currently housed in the old powerhouse at 3 Main Street, which has grown to be inadequate. The Hotel Saranac was also constructed during this time, boasting its fire-proof steel and masonry construction, but adhering to and repeating the Village's exterior design aesthetic with the use of red brick, dressed limestone and Colonial Revival detailing.

Aside of the architectural style and community character that was imbued in the original building, the investment of $18,000 in 1912 for the design and construction would equal more than $560,000 today. However, the quality of materials and craftsmanship that was available in the 1910s and 1920s, was superior but at a more reasonable cost, given the availability of skilled labor (masonry, metalwork, fine carpentry, glazing, plaster finishing, etc.) and the local sourcing of materials. Therefore, the in-kind replacement value of a 6,300 sq. foot masonry, structure with the level of architectural detailing found and originally included in this civic building would likely exceed $1million.

Between 2009 and 2012, the Village of Saranac Lake engaged AES Northeast to conduct a needs assessment of the emergency services facilities. This assessment was completed with a report in September 2012 which found that the existing fire station was suitable for renovation and its life expectancy could be extended another 25 to 50 years (Note: Report incorrectly dated the fire station's original construction to 1891, instead of 1912). The report state that while the building would require substantial renovation, the basic structure was sound with some exceptions. This assessment study predates the current feasibility study, but ultimately concluded that the since the Fire, Rescue, and Police Departments work together on a routine basis and there would be several

benefits to sharing a combined facility, resulting in the efficient coordination of services to the community and facilities cost savings. It was also stated that the fire and rescue administration believed the 100 Broadway site was the best location from which to provide fire and rescue emergency services to the community since it was directly located in the 'heart' of the Village, close to the greatest populous of homes and structures, and was highly visible as a public facility.

Overall, the deficiencies found in the assessment of this building, both in 2012 and currently relate not to the structural integrity of the systems (walls, floor, roof, etc.) or the inability to repair damaged, deteriorating or worn finishes or features, but rather to the functionality of or inadequate size of the spaces for the current and future use as a *garage* for firefighting and emergency response vehicles and equipment. The most notable condition is the inadequate floor system of the main garage. While this floor system has been upgraded over the last half century with additional steel beams and support posts, the fact remains that the unpitched and non-waterproof concrete surface over a wood 3"x12" joist framing system is inadequate for a garage where multiple large vehicles are to be parked and washed regularly. The floor system has been band-aided to make it work, but as the vehicles get larger and heavier, the width, length and framing of this historic garage will become increasingly insufficient to successfully accommodate these garage functions. Additionally, the garage door opening on the west wall is at its maximum width and height without effectively rebuilding the front masonry wall. There is inadequate ventilation to exhaust truck fumes when idling, posing a hazard to occupants and functions elsewhere in the building. It has also been noted that the original setback of the building off of Broadway is quite narrow leaving a very shallow apron for pulling vehicles in and out of the garage door opening. The basement could be more adequately used for the storage of less regularly used vehicles and equipment if the space were not impeded by the extra support columns added to brace the upper garage floor. Alleviating the loading needs of the first floor could effectively allow for rethinking the framing and support needs in the basement to reconfigure and rearrange how this space is better used.

On the second floor, the most remarkable condition is the numerous layers of outdated and low quality finishes. The relatively new cherry veneer kitchen cabinetry in the Kitchen/Lounge stands out in stark contrast with the c. 1960s paneled and wallpapered walls, varnished pine trim, dropped acoustical ceilings, fluorescent lighting and worn vinyl floor tile. Interior finishes in a public/civic space generally should attempt to avoid current trends (wallpaper patterns, trendy paint colors, the latest fashionable flooring or lighting styles) as they quickly grow out of date and out of fashion. Instead, it is strongly recommended that classic, timeless finishes be chosen for public spaces that reflect the building's original construction date rather that a remodeling/ renovation date and with the focus on long-lasting, maintainable materials and an overall comfortable atmosphere. Given that most of the finish layers were applied over the original surfaces/finishes and date from the 1960s-1980s, some or many of these materials may require careful abatement, such as the 9"x9" vinyl composition floor tile which likely contains some extent of asbestos. Acoustical ceiling tiles are also suspected to contain some extent of hazardous material. Often times, these materials were simply installed over original surfaces and finishes as a method to avoid making repairs such as cracked plaster, peeling paint, worn wood floors or addressing settlement cracks in the walls or ceilings. On the exterior perimeter walls, these wall

finishes also concealed dramatic alterations made at the original larger window openings where transom windows were infilled or the large opening was substantially framed down.

Despite the current conditions on the second floor and the growing functional concerns within the main garage space, this 6,300 square foot building is fully adaptable to new functions within a larger redeveloped emergency services facility. With 2,100 square feet on each of the three floors and the potential to access each level either from grade (first and basement level) or from an adjacent 2-3 story building to the north or east, this historic civic building could serve as the anchor and entry point for the combined services of Fire Department, Police Department and Emergency Response Services. Given that its structural system was built for basic loading, rather than for extremely heavy vehicles and equipment, it might make the most sense to rebuild the needed garage spaces (approximately 10,000-12,600 sq. ft) in adjacent new construction at the Broadway grade level and accessed off the lower rear level (basement level), off the side alley adjacent to the Rescue Squad addition, and in a separate garage structure where the metal pole shed has been erected. This would allow at least the first and second floor spaces of the historic fire station (approx. 4,200 sq ft) to accommodate less load-intensive use needs such as offices (Fire Chief, Police Chief/Sergeant, officers), public reception, multi-purpose or conference room, radio/dispatch room, records or supplies room, Day room, Kitchen/Lounge, Bunk Room(s) and Showers/Bathrooms and laundry facilities. Office floor loading generally requires just 100 pound per sq.ft. (psf) compared to 250 psf minimum for the concentrated load of fire trucks.

Given that there is precedent of additions built off the rear (east) and currently off the north it would be reasonable to design new additions in either direction that may include a second staircase and an elevator to make all levels ADA accessible and to provide connection between all buildings and levels. Any new construction to the north replacing the 1964 SLFD addition, 110 Broadway and possibly 114 Broadway would allow for two levels of garage parking (from Broadway street grade, north alley and rear basement level grade), should allow for a second floor level to house a variety of functions like offices, meeting rooms, bunk rooms/showers/kitchen and the various storage of equipment. New construction at these parcels could connect to the various floor levels of the historic fire station.

The adaptive reuse or rehabilitation of historic buildings to serve new or modern uses is regularly done in dense urban settings where historic streetscapes and architectural character are important to the identity of a community. This is especially true for publicly owned properties where public tax dollars were used to first construct a building and have been used to maintain the property for many decades (if not a century). Protection of this long-term public investment through the thoughtful rehabilitation and modernization of a civic building is often the most fiscally responsible and environmentally responsible approach. National Register-listed properties are often eligible for historic preservation and economic development grants, such as NY State's Environmental Protection Fund (EPF), NY Main Street, Downtown Revitalization Initiative or Empire State Development (ESD) grants. While this particular property is not currently listed on the National Register, as it is just outside the Berkeley Square Historic District, it is possible for it to be found eligible and to be listed. A generally rule of thumb for expanding or constructing new additions to

historic buildings, is to provide a setback or jog at the adjoining walls between new and old construction such that the historic building is viewed more prominently and is not overshadowed or overwhelmed by the new construction. Massing and scale of the two buildings should be compatible or matched, with a clear distinction in materials or design elements between the old and new structures. Given the need to set the front wall plane back from that of the front wall of the historic fire station, the necessary apron depth could be achieved in front of the new garage bays. An elevator or stair tower in a clearly modern material (metal, glass, etc.) could be used as the connection between the old and new buildings and could serve as the new main entry into the combined facility. New construction that abuts or adjoins the historic building would also provide the opportunity to upgrade systems such as roof drainage, fire sprinklers, water/sewer service and communication systems while adding air-conditioning. Spaces such as kitchens, public and private bathrooms, decontamination rooms, truck wash bays, laundry facilities which require new plumbing and electrical, are often best located in the new construction, such that all current building codes can be made compliant without extensive replacement and retrofits of existing systems in the historic building.

V. Proposed Recommendations

Exterior

With the approach that the historic fire station is to be saved and rehabilitated to serve less load-intensive functions such as public reception, offices, a communications center (radio/dispatch rooms), and meeting/training rooms, the exterior should be restored or repaired to reflect its historic appearance to instill civic pride of the history of these community service departments and to improve the architectural character and streetscape of this section of the Village. The potential to apply for grants to support this work on the exterior exists especially if an official "Determination of Eligibility for National Register listing" is obtained from the State Historic Preservation Office.*

Recommended Exterior Treatment:

1. Replace overhead garage door with wood and glass storefront assembly replicating the original hinged door appearance. One leaf of this assembly can actually be a configured to serve as a new ADA compliant entry door on closer and with automatic opener if side entry is found to be non-compliant or not ideal programmatically.
2. Reinstall iron balcony at second floor level on front façade, replacing the painted plywood signboard. A new sign can be attached to this balcony reading "Saranac Lake Emergency Services Facility." The historic sign that reads "Saranac Lake Fire Department" should be left in place as reference to this building as the original c.1912 station.
3. New wood or aluminum-clad windows and doors replicating the original multi-paned windows, doors and transoms should be installed on the front (west) and side (south) elevation replacing the inappropriate plywood, a/c units and smaller replacement windows. The full original framed openings should be reinstated. While the sash can be painted red, the trim should all be repainted a cream color to match the limestone trim of the building. This would include the metal cornice, the pilaster capitals, the narrow 3-lite windows between the brick pilasters and the new storefront assembly in the garage door opening.
4. Replace the metal entry door on the side elevation with a solid wood paneled door replicating the original appearance of the side door. Retention of the transom and gabled canopy above is important.
5. Reinstate the original full sized side and rear window openings where possible with wood or aluminum-clad, 2-over-2 double hung sash. Where possible, reopen basement level south elevation window openings in order to admit natural light into this floor area for reuse.
6. Possible expansion on the rear (east) elevation would be practical and has precedent, especially with additions at the basement and first floor levels leaving second floor window openings unobscured or with possible rooftop access from these second floor spaces.

**This is work that Landmark Consulting LLC regularly conducts in order to help a property owner secure eligibility to pursue preservation grants or historic rehabilitation Tax Credits.*

Interior

The original second floor plan layout is quite similar to what exists today, aside of the subdivided Dispatch Room. Stripping modern layers back to the original historic fabric would be the recommended approach, prior to reassigning functions/uses to these spaces. On the first and basement floor levels, there is great potential to carefully and sensitively subdivide the open floor plan using the original steel beams arrangement to guide the layout of new partitions. Reducing the first floor loading may allow for the removal of some of the support columns in the basement to allow for more usable layout of partition walls and spaces.

First Floor:

Recommended Treatment:

1. Remove and replace existing damaged areas of poured concrete flooring. This would be an opportunity to consider the use of radiant floor heating in a new poured concrete floor system (on metal decking). A polished concrete floor, or epoxy coating is possibly the most durable for public function spaces. Modern vinyl flooring (LVT, tile, sheet) should be avoided in this historic space, as it is dates to the current era only, is not a sustainable materials and is not a timeless material choice.
2. The painted brick exterior walls should ideally be kept exposed, as obscuring this original finish and the installation of a furred out wall system and insulation beyond a 3" depth has been found to change the thermal performance and moves the freeze/thaw point to within the masonry wall mass. New interior walls can be wood/metal studs with drywall finish, however, it would be advisable to match the dimensions and profiles of the door surrounds, baseboards, chair rails to that which was originally used in finished spaces. This creates a cohesive aesthetic, maintains architectural proportions/scale and reflects the construction era of the historic building.
3. Given the extremely high ceiling heights of the first floor (garage space) the volume of the space should be carefully retained, especially near tall exterior windows, however careful planning of runs of electrical wiring, plumbing, HVAC ducting, etc. should be able to be achieved without dramatically lowering the ceiling heights, and where possible can be run alongside beams that already project down from the ceiling plane. Exposed spiral/oval ducting is often an acceptable addition within industrial/utilitarian spaces, as long as they are held tight to the ceiling and don't run in front of window or door openings. New ceilings should try to match the flat plaster finish (using drywall) that was original, rather than a gridded, boarded or coffered ceiling aesthetic.
4. Overall, the nearly 2,000sf of space could be subdivided into a public entry/reception at the frontmost bay, with a central corridor down the length of the building with rooms that provide functions such as Police interview room, gear room, supplies/equipment storage, laundry facility, decon room, medical supplies storage, and dispatch/radio room. Offices located closer to the front and side (south) entrances could accommodate Patrol area, Police officers, Civilian staff, etc.
5. The existing masonry openings on the north wall could lead to an elevator lobby and additional new offices and of course the garage bays in the new structure.

Second Floor:

Recommended Treatment:

1. Careful and selective removals of layers of wall finishes, flooring surfaces and dropped or applied ceiling tiles with fluorescent light should be conducted to reveal the original finishes assumed to be plaster at walls and ceilings and wood flooring. This will allow for a more accurate assessment of the repair/refinishing needs. It is probable that an asbestos abatement effort will be needed during this removal phase and it is recommended that samples be taken and tested early on to determine the full scope of removals work necessary.
2. After careful removals of modern finish layers, wood floors should be refinished with painted wood baseboards reinstalled where missing. Plaster walls should be repaired or patched with drywall for a smooth painted finish. Where chair rails existed, it was likely that vertical tongue & grooved beaded board wainscot was originally installed. For public spaces, the use of wainscot helps to protect the lower sections of the walls from furniture damage and can easily be refinished/painted when scuffed or marred. Picture rails, which exist in a few spaces were also originally used to protect the plaster wall surfaces while allowing for the hanging of frames on the walls. If plaster ceilings are found to be in poor condition, it is reasonable to remove and replace with sheets of drywall finished to replicate a flat plaster finish. This provides an opportunity to run new wiring for period appropriate light fixtures (ie. School house pendants, etc.) and even small ducts for air conditioning.
3. Removal of the modern knotty pine partition wall that separates the Day Room and Dispatch Room, would allow for the reclaiming of a 25' x 28' assembly space (roughly 700 sf) to serve as a meeting/training room for all the departments as well as for public functions. Closets on the north wall could be used to store folding chairs and tables when not in use.
4. The existing bathroom is seriously outdated and in poor condition with exposed plumbing, surface mounted electrical wiring and dryer exhaust pipe, dropped ceilings and with low quality plumbing fixtures. If a new building with second floor spaces is constructed, this space which is located along the north wall and is central at the second floor level opposite the stair hall, would be ideal to use as a connection vestibule, or elevator lobby to provide ADA accessibility to these second floor spaces from a new elevator in the new building. Typically, it is advised when linking a new building with a historic one that an existing masonry opening such as a window be used to make the connection, rather than penetrating through a solid wall where no opening exists. It is also recommended that a space that has been the most compromised or having lost the greatest architectural integrity already be targeted for a new use or extensive alterations. Alternatively, this space could be fully renovated to create ADA compliant toilet rooms for public use, given the presence of plumbing/waste utilities to this location already. In either case, the many layers of mid/late 20th /early 21st century finishes should be stripped away to reveal the first/original wall, ceiling and floor surfaces.
5. The bunk room, similar to the Day Room has many layers of modern finishes over the original wood floor and plaster walls and ceilings. The door, window, chair rail and baseboard trim elements however appear to be intact, along with some extent of beaded

board wainscotting. Overall, this space should be stripped of the finish layers back to the original, so that conditions and repair needs can be assessed. If a new structure is built that will provide a more centralized combined bunk room space of the Fire Dept. and the Rescue Squad and which will provide both men and women's quarters, then this space, measuring approx. 14' x 27' could be reassigned as the Fire Chief's office accessed directly off the stair hall. New windows will need to be installed that fill the full framed masonry openings, and the egress door could either be replaced and returned to a window opening or provide access/egress to a roof top space.

6. The kitchen space has been the most dramatically altered interior space, likely as a result of the 1960s fire of the Branch & Callanan property. However, what remains today, aside of the recently installed kitchen cabinetry and appliances, is at least fifty years old, potentially containing haz-mats, and of inferior quality and character. This room would be considered as having the least amount of architectural integrity and thus would be another potential location to open up the north wall (through an original/existing window opening) for a connection to the new structure. The kitchen cabinetry and appliances should be carefully removed so that it can be fully reinstalled in a new kitchen space. The resulting 18' x 25' space could be reprogrammed as officer's or secretary offices, records storage, etc. The windows that have been altered and are concealed behind the cabinetry in the NW corner could be opened to create a hallway to the new building, but also with a doorway through the west wall into one of two new ADA toilet rooms in the existing bath/laundry room. New finishes in this hallway and/or offices should be simple, with trim elements matching the dimensions and profiles of that used in the original finished spaces.
7. The stair hall is one of the most intact spaces with little alteration. The plaster finishes need some level of repair/refinishing and the flooring is covered with wall-to-wall high-traffic commercial carpeting. It would be recommended that the plaster finishes be retained and repaired, and that perhaps beaded board wainscot be added to protect the lower sections of the walls given the level of public wear and tear in this space. This wainscot could be continued down the stringer walls of the staircase and into the side entry vestibule.

Basement:

Recommended Treatment:

1. With the basement level cleaned out and the structural system to support the first floor reconfigured or simplified, this space could be renovated to accommodate a number of storage space and secured program needs. Window openings or new door openings if needed could be accommodated on the south wall in the location where original openings were infilled with concrete block. Additionally, extra square footage or adjacent vehicle/equipment storage could be located in an addition off the rear (east) wall.
2. The floor should be minimally excavated such that a new insulated concrete slab could be poured. Ideally, this floor could include radiant heating pipes. With a new floor and a simplified column arrangement, new partition walls, either of wood/metal studs or of CMU could be constructed to make use of the nearly 1900 sf of space to house programs and needs such as four to five jail cells, secure SLPD weapons storage, a booking room, evidence vault and processing room, and functions that do not require a lot of window openings and direct light.