

Berkshire Fire Station Project Public Meeting – December 10, 2008

- Review of 3 Options Identified:
 - Take No Action
 - Renovate/Upgrade Existing Facility
 - Construct a New Building

Option 1 – Take No Action

- Pros:
 - Far less expensive in the short term
- Cons:
 - Does not address code violations
 - Does not remedy findings of 2006 NYS Public Employee Safety and Health “consultation”
 - Does not improve space shortage
 - Ignores significant maintenance issues
 - Siding is deteriorating
 - Foundation needs repair
 - Windows and doors need to be replaced
 - Insulation is substandard
 - Lead paint remediation may need to be done

Option 1 – Take No Action

(continued)

– Long Term Consequences

- Trucks may no longer fit inside bay
- Mutual Aid vehicles can not be housed inside during winter weather
- Building could be condemned
- Fines could result from injuries related to code violations or handicapped accessibility
- Cost of construction increases faster than cost of living
- Morale of volunteers may suffer
- Low ISO ratings could have adverse effects on home insurance premiums.

Option 2 – Renovate/Upgrade Existing Facility

– Pros:

- Less expensive than new construction
- Could resolve all code issues
- Could address major maintenance needs
- Could improve volunteer morale

– Cons:

- Will not improve space shortage issue
- Will not resolve problem with size of truck bay
- Impacts services during renovation
- Cost estimates do not justify limited benefits
- Would not upgrade ISO rating

Option 2 – Renovate/Upgrade Existing Facility

(continued)

– Cost Estimates (from R.S. Means Cost Data Publications)		
• Siding replacement	\$13,552	
• Insulation (roof and walls)	\$10,950	
• Replace Truck Bay windows	\$ 3,392	
• Create 1 A.D.A compliant rest room	\$ 8,058	
• Kitchen Fire Suppression system	\$ 1,840	
• Replace heating system	\$23,927	
• Plumbing upgrades	\$ 2,160	
• Replace exterior doors (2)	\$ 2,800	
• Electrical Upgrades	\$45,000	
• Fire break wall between kitchen and truck bay	\$15,000	
• Foundation repair, drainage improvement	\$51,000	
• 5% Cost increase from 7/07	\$ 9,534	
• 5% Estimating Contingency	\$10,010	
• 5% Construction Contingency	\$10,010	
• 20% Incidental Costs	\$40,043	
– Estimated Total Cost of Renovation		\$260,275.

* Does not include cost for lead
paint remediation

Option 3 – Construct New Building

- Cons:
 - Most expensive option
- Pros:
 - Resolve all code violations
 - Remedy all space shortages
 - Address truck bay and truck size discrepancy
 - Project should not impact services
 - Community receives excellent public facility
 - Will improve volunteer morale
 - May raise ISO rating / could lower home insurance premiums

Option 3 – Construct New Building

(continued)

- Cost Estimates

– Truck Bay and Social Hall	(6,280 Sq Ft)	\$1,579,317
– Truck Bay only	(4,060 Sq Ft)	\$1,178,453
– Social Hall only	(2,220 Sq Ft)	\$ 498,202

Option 3 – Construct New Building

(continued)

- Usage of Current Facility - # of Days per year for:
 - Private community events 28
 - Wedding receptions, picnics, etc
 - Fire Department meetings 48
 - Fire Department trainings 24
 - Fire Commissioner meetings 12
 - Senior Citizen meetings 12
 - Heritage Day, Dinners, Breakfasts, etc 31

Yearly average - facility is used about 160 days

The End

- Presentation will start again in 15 seconds

