

C.T. Male Report 1/10/2007

Master Plan

EXECUTIVE SUMMARY

The purpose of the study was to review and analyze the needs of the fire district with respect to district fire apparatus and station facilities that would be required to effectively combat structural and other fires within the community.

The overall purpose of the evaluation is to develop a master plan for the District's fire station facilities, as well as how to best allocate resources in order to meet the full range of anticipated fire protection needs of the district over the next several years and on into the foreseeable.

Four reports developed:

- Fire Protection Analysis
- Fire District Land Use Analysis
- Fire Station Site Assessment
- Fire Station Facility Evaluation

Needs identified and recommendations made:

1. Maintain all services under one roof on the current site which is well located to adequately protect all areas within the boundaries of the Fire District.
2. provide additional program space to accommodate the personnel, equipment, and apparatus of the District in a newly expanded state-of-the-art facility
3. Provide a functional and effective working environment, including vehicle storage, business, assembly, and residential occupied spaces that will not only meet, but exceed the minimum requirements of the Codes of New York State, as applicable to an "essential facility".
4. Implement recommended improvements for Fire Apparatus Response.
5. Address the anticipated growth of the community and the changing service dynamics of the District through continued involvement and participation in local land use development issues and regulations.

FIRE PROTECTION ANALYSIS¹

District is well equipped and has sufficient tools and equipment on each apparatus to perform the necessary functions...

Equipment on each piece of equipment is well laid out...

Adequate number of apparatus within the first due area

The present fleet of apparatus is in generally good condition, and with few exceptions, is designed to allow personnel to operate in a safe and efficient manner.

Total combined pump capacity of 4750 GPM exceeds the ISO requirement of 2250 GPM

Last ISO survey done in June 1997 and required district to maintain two front line engines, one ladder truck, and one reserve pumper.

Overall, the district operates an appropriate number of engine and ladder company units...

Building location is adequate but, the building itself requires major improvements in order to meet present and future needs.

- Given the age of the building and the number of renovations strong consideration must be given to construct a new building.

Recommendations for Improvements to the Fire Station^{1 2}

Fire Apparatus Response Pattern³

At the time of the field survey there were 25 volunteer personnel, 16 of whom are certified as interior firefighters.

The response of only two (2) pieces of apparatus to reported structure fires, with a minimum of four (4) personnel is deemed to be inadequate and unsafe.⁴

Staffing issues are significant...there are no volunteer drivers regardless of numbers or qualifications to respond with the 2nd engine. Career staff must be called back for the 2nd engine to respond.⁵

Per ISO the minimum 1st alarm response to all reported structure fires should be two (2) engines and one (1) ladder company, regardless of whether the ladder is equipped as a quint or not.⁵

Recommendations for Fire Apparatus Response⁶

1. The district should establish response standards (number of engines, trucks, tankers, etc.) based on geographics, building type, occupancy, or other hazards. Assignments should be planned through the 3rd alarm level.
2. Three (3) man FAST/RIT should continue.
3. Automatic response of an additional engine on all reported structural fires within hydrant areas should be initiated. Non-hydrant areas should receive an additional engine and tanker.
4. A minimum of 4 to 6 volunteers should be trained to operate 41-12. 41-12 should be used as the 2nd due engine on all alarms after the replacement of 41-11. The new 41-11 should be the 1st due engine on all alarms regardless of nature or location.

The assigned response to structural fires should be a minimum of two (2) engines and the ladder truck quint with a minimum of 15 personnel.

5. Only one (1) BLS ambulance should be in service for alarms at any point. The 2nd unit should be considered to be out of service unless it is specifically available as a result of surplus staffing in the station. Subsequent calls should be handled by 41-11 with EMS transport provided by mutual aid.
6. Traffic pre-emption devices should be placed on each apparatus.
7. Initiate a program to conduct multi-unit drills on a quarterly basis with the companies that would normally respond on a structural firefighting assignment.
8. Monitor staffing levels on each responding apparatus.
9. Increase the staffing levels on responding apparatus using a combination of career and volunteers.
10. New East/West road should be constructed to provide a more direct route to the West side of the district. New or renovated buildings should be sprinklered.

LAND USE ANALYSIS⁷

Recommendations Relating to Current Land Uses^{7 8}

Recommendations Relating to Planning and Zoning⁹

Recommendations Relating to Future Land Use Development¹⁰

1. Enhanced access to the western portion of the District. A substation may be needed for the Northwest corner of the district as that area is developed.
2. The District should consider requiring Hudson Heritage to construct an East/West road to allow for quicker responses to the Northwest corner of the District.
3. Timed lights & pre-emptive signal control devices
5. Road alterations & interconnections. Water supply extensions.
7. Review mutual aid agreements

FIRE STATION ASSESSMENT¹¹

1982 deed for the northern portion of the property indicates that the premises are to be used for Fire District purposes only.

FIRE STATION FACILITY EVALUATION¹²

In accordance with the requirements of the *Building Code of New York State*, the existing building has been investigated and evaluated to maintain or increase the current degree of public safety, health and general welfare in existing buildings, the intent of which is to permit repair, renovations, alterations, additions, reconstruction, and/or changes of occupancy without requiring full compliance with the Building Code for new construction.

...the intended service life of several of the building systems have been surpassed and are now in need of complete replacement in order to meet current property maintenance requirements.

This evaluation should provide the Fairview Fire District with the opportunity to evaluate their operations against building code standards, remedy deficiencies, and upgrade the quality of the maintenance program and physical plant. The recognized benefits from such a process include improved management, a defense against lawsuits through documentation and a demonstration of a “good faith” effort to improve conditions and provide a safer and more productive environment for emergency service and administrative personnel, as well as the public who may also occupy the premises.

NEW FIRE STATION PROGRAM RECOMMENDATIONS¹³

1. Apparatus Space: Six bays – one for each apparatus
2. Apparatus Ramp:
3. Apparatus Support:
4. Emergency Power Supply: Generator should be able to power the entire building
5. Watch Desk Area: The watch desk area and radio room should have controls for all radio equipment, phone, computer and fax machines, overhead door controls, and traffic light controls. This area should be located so that it has a clear view of the apparatus ramp and roadway area.
6. Bunk Room Area: Should be able to accommodate 16 personnel. Should include bedroom area, study area, kitchen, washroom and shower facilities.
7. Locker Room Facilities: Space should be provided for wardrobe lockers incorporated into a dedicated locker room, restroom, bunkroom, or dormitory.
8. Firefighter Restroom Facilities: Separate fully-accessible mens & womens
9. Public Restrooms Facilities: Separate fully-accessible mens & womens
10. Janitorial Storage: Dedicated storage room for cleaning supplies that includes a mop sink, deep sink, and washer/drier unit.
11. Administrative Space: Chief, district secretary, Commissioners, station officers, others as needed.
12. Training Room:
13. Weight Room: Should be in main building
14. Multi-Function Rooms: Dining area, Meeting room, Day room, Training room, Table and chair storage.
15. Community Room:

16. Kitchen:

PRELIMINARY REPLACEMENT COST ESTIMATE¹⁴

¹ Master Plan - 2

² See "Fire Station Facility Evaluation"; Introduction – 5; 2.4 Fire Protection Analysis Recommendations

³ Master Plan – 5

⁴ Master Plan – 5; paragraph 5

⁵ Master Plan – 6; paragraph 1

⁶ Master Plan – 6

⁷ Master Plan – 8

⁸ See "Land Use Analysis & Assessment Report"; 2.4 Summary

⁹ Master Plan – 10

¹⁰ Master Plan – 11

¹¹ Master Plan – 15

¹² Master Plan – 16

¹³ Master Plan – 18

¹⁴ Master Plan – 21