

2018 Needs Analysis/Facility Planning
Existing Conditions Investigation and Programming



VALLEY COTTAGE FIRE DISTRICT

VALLEY COTTAGE FIRE ENGINE COMPANY NO.1

20 LAKE ROAD VALLEY COTTAGE CLARKSTOWN ROCKLAND COUNTY NEW YORK

PREPARED BY L+C DESIGN CONSULTANTS PA
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The **Valley Cottage Fire District** is served by the **Valley Cottage Fire Engine Company No. 1**, an all-volunteer company, organized 1914 in the hamlet of Valley Cottage, Town of Clarkstown, County of Rockland, and State of New York. The members of the Fire Company provide 24 hour/365 day volunteer fire protection to the residents of Valley Cottage. [<http://www.valleycottagedfd.org/>]

INTRODUCTION

L+C Design Consultants PA were retained by the Valley Cottage Fire District to evaluate existing facilities at the District's Fire House and Site, in light of the District's commitment to address deficiencies in their facility through construction.

The District has grown since its inception. The District operates a well-maintained facility that is now too small to function efficiently for staff and volunteers and use, spaces do not comply with current codes. Internal layout is problematic and not conducive to safe circulation.

Meetings were held to establish and detail operational program needs with clients and stakeholders in the Fire District. Staffing and personnel typical to normal operations, crisis response, and special use were discussed, and a program, allocating spaces by function, was developed. Daily operations, training, and public use were addressed in the program.

Operational needs set forth by the Valley Cottage Fire District, as detailed during review, make clear the need for expansion and reconfiguration of facilities. District program, codes and standards, and the observed conditions of the facilities, were evaluated to establish the efficacy of design and construction of a new facility, versus the construction of major additions and renovations.

On-site visual assessments have been performed by architectural and engineering professionals. In conjunction with such assessment, test pits were dug to review conditions at foundation wall, in response to observed deterioration adjacent to grade.

Program and preliminary cost estimates have been prepared.

An updated property survey has been initiated by the District.

Based on findings of loose insulating fill in unreinforced block walls, Environmental testing was initiated by the District. Fortunately, no asbestos was found in block insulation, as such there will be no added costs for remediation based on testing.

Investigation and information provided by the District, serves as the basis of the following report.

Conditions Information is categorized under Site and Facilities.

Appendixes to the report include floor plans of existing conditions, photographs, detailed program, condition assessments and a cost estimate which compares reconfiguration, renovations, and additions with new construction. Applicable standards are also attached for reference.

EXECUTIVE SUMMARY

Valley Cottage Fire Company One has outgrown its well-maintained facilities.

The need for improvement, reconfiguration and substantial expansion has been established based on investigation and programming analysis as described in this report.

It is anticipated that any addition, expansion or new construction program will take place on site. As such, the District faces two basic options –

1. Expand existing facility and fully reconstruct all administrative and house operational space, or 2. Build a new Facility.

1 Major additions and ‘gut’ renovations to expand and add to existing facility.

Limitations to expansion include: proximity of apparatus bays to an active brook;

Limitations in the existing structure including insufficiency of framing and roof structure for reconfiguration without major amendment;

Insufficiency of unreinforced cement block walls;

Constraints of the existing floor plan which restrain reconfiguration of core facilities;

Lack of conformance with accessibility standards in circulation, kitchen and bathroom facilities;

Location on site which constrains alternate circulation patterns for expanded use; etc.

Scope of renovation would require vacating the building and temporary facilities for relocation of operations until work is complete would be required.

2 Construct a new Firehouse facility compliant with Codes and Standards.

Should the new facility be relocated on site, the possibility exists for construction prior to vacating and demolishing existing facility. Operations could be moved when new facility is ready for occupancy, with minimal interruption, after which the existing facility could be demolished and site work completed.

Preliminary costs, related to the feasibility of either expansion/reconstruction, or replacement, are provided for comparison. Cost estimate was prepared by Preferred Construction Management Company Inc., accredited cost estimators (Appendix F). Estimated costs of new construction are slightly higher than the costs of major renovation and additions. Detailed Costs to be developed in conjunction with facility planning and design, will be critical to budgeting and financing, however, with little more than 10% difference in cost at the time of this review, expansion through additions and renovations is NOT recommended. There are overarching benefits in the design and construction of a new facility.

The benefits of new construction include but are not limited to:

- A Facility which fully meets the District's current space and program needs (Appendix E).
- Support and accommodation for members of the Fire Company.
- Compliance with current standards and codes
- Improved accessibility for staff and public users
- Provision of enhanced sustainability and energy savings that can be incorporated into the design including improved HVAC systems, passive daylighting, lighting systems and controls, resource conservation, improved storm water drainage and improved site permeability.
- The use of durable materials for improved life-cycle costs
- Critically important improvement in the utility of operations and support spaces for enhanced delivery of services.
- Support for the health and wellness of membership – from decontamination to space for physical training and exercise.
- Station Security

New Construction will also afford the District an opportunity to set forth a new identity based on the commitment of the community that will be reflected in their new facilities.

The District's site is sufficient in size to accommodate various staging scenarios for construction.