



# Harrison Fire Department

## Proposed Addition and Alterations Project Program & Scope



**Building History:** The original Harrison firehouse was constructed in 1920. That portion of the building has remained mostly unchanged with minor modifications. The original architectural style reflects the classical red brick monumental firehouse style of its time with ornate detailing and prominent tower. In 1979 there was a functional addition constructed on the south side of the firehouse at which time mechanical systems of the existing building were also upgraded.

However since that time, the needs of the firehouse have changed, including provisions for paid and volunteer firefighters, training, offices, and adequate truck bay areas including gear areas and ancillary space.

Previously, in 2015, a more ambitious plan was developed that included a full third floor and extensive expansions, with a price tag estimated above sixteen million dollars. That project was deemed to be expensive.

The scope of the current plan was reduced yet it still satisfies the true needs of the department in a much more economical manner.

**Project Budget:** The following budget is based on current cost indexes for similar firehouse projects which require NY State mandated prevailing wage rates.

|                        |                      |
|------------------------|----------------------|
| Construction Hard Cost | = \$6,675,000        |
| Contingency Allocation | = \$1,000,000        |
| Soft Costs             | = \$ 800,000         |
| <b>TOTAL AMOUNT</b>    | <b>= \$8,475,000</b> |

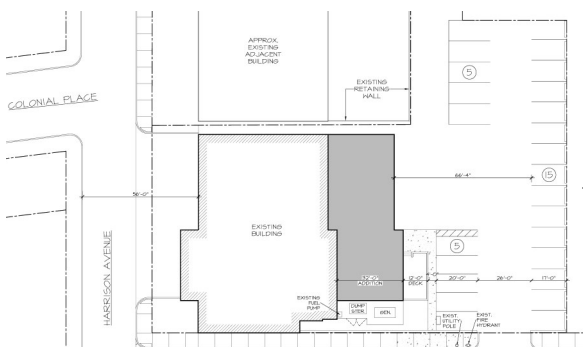
The tax increase for a 20 year bond will be \$8.34 per \$1,000 of assessed valuation. As an example, for a home valued at \$750,000 with an assessed valuation of 11,025 the tax increase would approximate \$91.95 per year (\$0.25 per day).

**Existing Building Conditions:** As with many buildings of this vintage, the facility as a whole has many functional deficiencies based on the changing needs of the fire department members which include the following:

- Inadequate gear area firefighter safety per OSHA with gear wash facilities and shower facilities.
- Cramped apparatus bay depths and support areas including day room, SCBA area.
- Lack of training facilities, fitness area and conference rooms for firefighter training.
- Inadequate quarters and standby areas for both paid and volunteer firefighters.
- Shortage of effective storage space.
- Offices for chief and department members to affectively carry out their duties.
- Elevator access to all levels and handicapped toilets, required per the Americans with Disabilities Act.
- Mechanical systems require upgrading and replacement.
- Radio room and communications room require upgrades for effective emergency communications.

**Proposed Improvements:** The Town/Village of Harrison has engaged the services of an architectural firm that has 36 years of experience specializing in the design and planning of firehouse and EMS facilities. The proposed improvements are the result of a detailed review by the town, fire department and the architects of the existing building conditions and program shortfalls.

The proposed plans were developed to satisfy program requirements in the most cost effective manner. The scope of the additions and improvements to the facility are detailed on the following diagrams.



**Site Plan**

- Existing building to remain with alterations 13,597 = sq. ft.
- New addition expansion to rear of building = 6,188 sq. ft.
- Total building area after new addition (excluding alternate basement) = 19,785 sq. ft.
- Parking entrances to be replaced and entire lot re-paved.

Two doors at south bay to be reconfigured as a new wider single door for better maneuverability.

Existing windows to be replaced and existing brick to be restored and re-pointed.

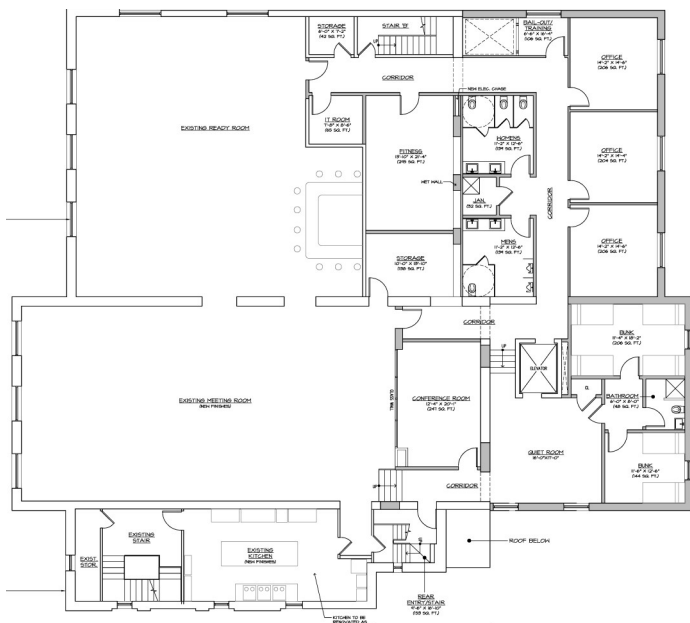
**Front Elev.**



**Rear Elev.**

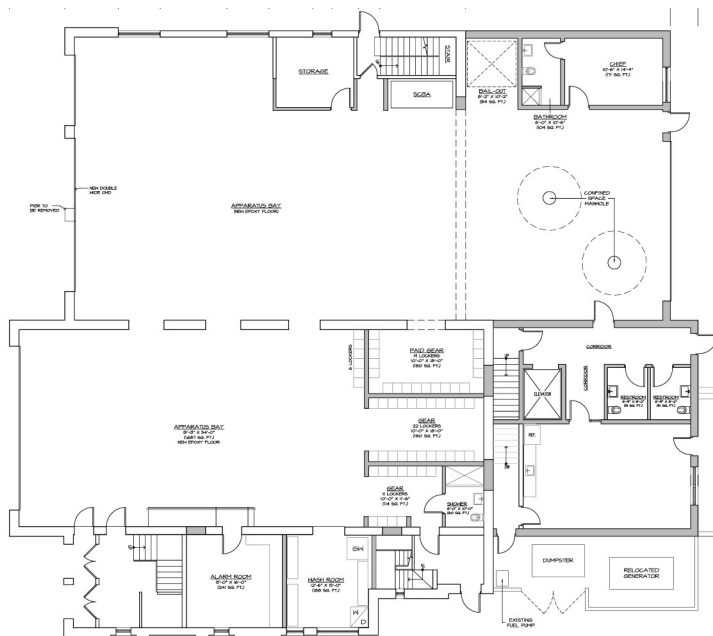


- Original northern gabled roof area to be extended outward.
- 1979 south addition to be extended outward with shingle roof similar to existing.
- Entire elevation to be finished with brick to match original historic building.
- Historic brick details to be matched.



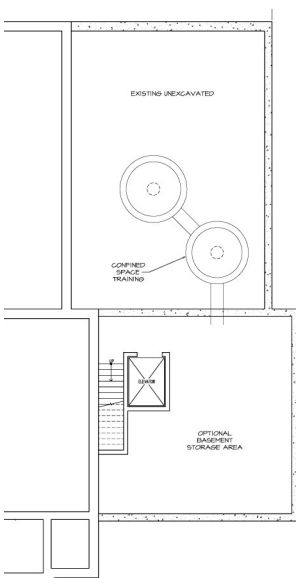
- New rear addition (bottom right side of plan) includes elevator access to second floor and volunteer standby area with bunk and lounge area.
- New rear addition (top right side of plan) to include new handicapped toilets, offices and training bail out area.
- Existing stage area converted to conference/training classroom.
- Existing toilets and office converted to storage room, fitness area and computer IT room.
- New air conditioning and heating systems upgrade including viral filtering protection.

## Second Floor Plan

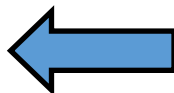


- New rear addition (bottom right side of plan) includes elevator access to all floors, day room for on duty firefighters and handicapped toilets.
- New rear addition (top right side of plan) to include new bays to rear for ancillary vehicles, chiefs office and bail out training area.
- Existing south (top) bay to be altered for storage room and SCBA area expanded as drive through bay to rear addition.
- Existing north (bottom) bay to be altered for new gear areas per OSHA & shower.
- Radio room renovated and new gear wash area added.

## First Floor Plan



- Partial basement under north west addition (bottom of plan) to include storage area with elevator and stair access.
- Area under bay addition (top of plan) to remain unexcavated with precast confined rescue training areas under bay floor slab.
- This area will be bid as an add alternate to be determined based on the bid amount .



## Basement Plan

- New rear addition (bottom of plan) includes elevator access, stair to first floor, paid firefighter quarters, lounge & toilets with showers.
- This area is located above the first floor gear area and day room and below the second floor stage area and rear addition volunteer standby area.
- New air conditioning and heating systems including viral filtering protection.

## Mezzanine Plan

