



FACILITIES MASTER PLAN - FINAL

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Pittsford Fire District

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1 - Introduction

The Pittsford Fire District (the “District”) retained Stantec to perform facilities assessment, programming and budgeting studies to assist the District in developing a facilities master plan. The plan addresses current deficiencies, supports capital investment planning, and is intended to accommodate foreseeable changes to the delivery of fire protection services in the Fire District.

This document summarizes accommodations and deficiencies of the existing facilities and sites, provides a review of the condition of the District’s existing stations, the constraints of the sites, and documents the requests and concerns of representatives of the District and the members of the Pittsford Volunteer Association, Inc. (the “Department”). The process resulted in four (4) approaches to managing the facilities needs through maintenance and repairs, relocation, reconstruction, and expansion.

Options for capital improvement plans for each station are defined and a recommendation with respect to the options to pursue is provided. Existing facilities’ condition assessments, documentation of the input received from the Department and District representatives, proposed concept site plans and opinions of capital improvement costs are provided in the report appendices.

The District has also retained Stantec to provide SEQR documentation with respect to adopting a facilities master plan, including support during public and municipal engagement.

REPORT OUTLINE

The report is organized in sections beginning with this **Introduction** that summarizes the objectives and process of the investigation and facilities plan development. A **Needs Assessment** follows that summarizes the challenges, condition, and user evaluations of each station. The third section, **Alternative Approaches Evaluations**, proposes and evaluates four (4) methodologies including renovation, relocation, reconstruction, and expansion to address the District’s facilities current and future needs.

In the fourth section, **Facilities Improvements Options**, two (2) separate capital improvement programs for each station are defined, programmed, and compared. Option 1 for each station being the larger and more impactful program. These options could be applied in full or in part via renovation, relocation, reconstruction, or expansion. The associated programs for each station include spaces and accommodations that align with the operations that can be accommodated at each site. An Options Comparisons Table with overall project budgets is included in this section. In the fifth section of the report, Stantec offers **Final Recommendations** with respect to which plans most efficiently address the needs of the District, Department, and the community.

APPENDICES

Appendix A, Facilities Assessments, documents Stantec’s observations and conditions assessments of the architectural components, building systems, and site improvements observed at each station.

Appendix B, Interviews, documents, collates, and summarizes the input provided by District and

department representative in fourteen (14) separate interviews. **Appendix C, Concept Site Plans**, includes conceptual site plans for each of the major options and approaches impacting the site layouts at each station. **Opinions of Probable Cost** in **Appendix D**, document anticipated construction, consultant, and other project costs for each capital improvement option.

PROCESS

Stantec worked with the District business manager to develop a targeted scope of services that controlled costs while developing a plan, program, and budget for District facilities to serve the needs of the community. This Facilities Master Plan is designed to aid the District in setting a facilities improvements plan. Pursuit of capital funding typically requires the support from District counsel, a bond consultant, and a bond attorney. Typically, Stantec would develop floor plans, elevations, and renderings for use in the funding approval process. These services were removed from the scope to control costs for the multi-station effort. Stantec is developing State Environmental Quality Review (SEQR) documents necessary to adopt the Master Plan. Stantec will provide support during public engagement meetings.

To complete the scope of the project, Stantec met with the District committee to understand their goals for the project. During the **Facilities Assessment** phase of the work, Stantec reviewed available documents for both stations and surveyed the grounds and facilities with a team consisting of an architect, building systems engineers, and a site engineer. Stantec also developed an existing program for each of the stations documenting the features, sizes and capacities of each space, facility, and site. At the conclusion of this phase, Stantec completed and submitted a draft assessment, reviewed it with the committee, and revised and submitted the Facilities Assessment Report, dated January 10, 2022, also included in this document.

With the guidance of the District, Stantec developed a survey that was shared with Department and District representatives to facilitate input prior to completing fourteen separate interviews. Each interview ran for 45 to 120 minutes. The comments collected during these meetings are included in the **Interviews** appendix section of this report organized by station and question number. These responses are available in MS Excel format. A summary of consensus positions and additional opinions is presented at the beginning of Appendix B.

Based on the interviews, and the input of the District, Stantec developed two (2) improvements options for each station. The options are summarized in a brief listing of targeted improvements at each station followed by detailed **programs** noting existing and proposed spaces, functions, and areas. The programs provide a tabulation of spaces and features to be provided for each option and form the basis for the development of the opinions of probable costs section that follows.

Opinions of Probable Costs for each option at each station are provided in Appendix D. These budgets capture hard cost (construction) and soft costs (other) associated with each option. Stantec endeavored to capture known costs, provide allowances for anticipated costs, and provide line items for costs not yet determined such as property acquisitions and divestments. Other costs may be incurred throughout the proposed capital improvements projects. The opinions of cost are provided as the basis for determining an associated funding program, but should be vetted by the District to develop an understanding of additional costs that may need to be funded. Inclusion of an overall project contingency is warranted.

2 – Needs Assessment

Delivery of fire protection services evolves, communities change, staffing models shift, safety and training standards improve, equipment and apparatus grow in size and complexity, new systems supplant old technology, and facilities age. Invariably, these influences compound to justify comprehensive master plans typically implemented through significant capital improvement projects.

The District has generally invested in the upkeep and improvement of its stations, but incremental reactive investment no longer meets the needs of the District, Department, and community. Additionally, substantial renovations to the interior of Station 1 have been deferred as the District works to align investment with operational needs. Throughout the completion of the master planning effort, several driving factors have been identified and evaluated.

Threats & Opportunities

Station 1 is located next to the Bank of America (BOA) property and the District relies on the BOA property to meet responder parking requirements. The current uncertain status of the property jeopardizes the parking arrangement and response access to the station from North Main Street. The likely sale of the bank property threatens the functionality of Station 1 and overall operations of the District.

19 North Main was acquired by the District with the intent of maintaining permanent access to North Main St., providing additional parking, and capturing a limited amount of open green space for Department use. The District has explored numerous options to develop the building and has determined that the necessary investment is cost prohibitive. Establishing limited bunking, office, and fitness space with challenged accessibility did not justify the \$4 million cost as proposed in 2017.

Securing the adjacent BOA property, reworking the access easements and property lines to permanently maintain access to North Main St., and capturing a portion of the parking would likely eliminate any probable District utility for the 19 N. Main Street house and surrounding property. BOA buildings and a portion of the parking could be returned to the market for commercial or municipal use. The residence at 19 North Main St., could be subdivided from the carriage house and divested for commercial/residential use with a small back parking lot.

Deployment

The District maintains two stations within the District. The Department provides volunteer staff that respond from either or both stations. The stations are well distributed within the District. Station 1 is well positioned for volunteer access to the station and response to higher concentrations of larger institutional, commercial, Route 490 motor vehicle incidents, and densely occupied facilities located in the north end of the District. Station 2 is well located in the southern half of the District, accessible to volunteers, and provides central access to calls.

Each site has its benefits and challenges. Peak traffic times impact responder access to the stations. Both stations offer multiple response routes that facilitate access and response. The District and Department plan for, and manage, the challenges at these convenient central locations. Should other needs drive relocation from either site, proximity to the existing stations with multiple access and deployment routes should be targeted to facilitate similar operational response.

Volunteerism

The delivery of fire protection services benefits from a stable base of dedicated volunteer firefighters, support staff, and Department and District management. Capturing enough staff within a culture of bedroom communities and commuting is increasingly difficult. Pittsford is fortunate to staff its fire protection needs with a resilient pool of dedicated volunteers. The stations must meet the needs of the responders in the delivery of fire protection services to support continued volunteerism.

There are several opportunities to improve the stations to attract, support, and safeguard Pittsford's volunteer base. At Station 1, the current facility did not carry over the welcoming qualities of the station it replaced. Located directly to the east, the previous station was designed to accommodate the congregation of volunteers on site. Having volunteers in the station reduces call response times. Improved day room facilities like Station 2 would benefit Station 1.

Bunking should be provided at both stations to improve event response capabilities. Designed right, bunking facilities can serve triple duty. Bunking, individual training and study space, and "work from home" kiosks could take advantage of new post pandemic employment norms.

The District and Department are proud of the exterior appearance of Station 1 and most of Station 2. There is considerable disappointment with the condition of the interior of Station 1. The building HVAC system and finishes have reached their end of useful life. The building envelop design is flawed, encouraging air and moisture transfer, and staining of surfaces.

Training rooms, the kitchen, physical fitness facilities are dated, , and do not provide the level of amenities provided at modern firefighting support facilities. The HVAC and equipment accommodations should be improved. Simple site facilities for post drill meals, seating, and social spaces are absent. Bringing the history of the Department into the stations and displaying it develops pride as well. Future station improvement programs should address basic amenities that encourage and support modern firefighting and volunteerism.

Facilities Condition Assessments

Facilities and their component systems age along a continuous path to their end of useful life. The District has invested regularly to maintain and replace end of life systems and to provide new technologies as previous systems become obsolete. Windows, lighting, radiant heat systems, security systems, snow melt systems and overhead doors are all examples of the District's continual investment in its facilities.

Responsible regular investment also includes lining up higher cost replacements with comprehensive functional renovations to improve the return on investment or dollars and time while capturing the benefits of improved facilities. The facilities condition assessment identified several deficiencies and opportunities. When aligned with volunteer, operational, and business management needs, they justify a more comprehensive approach to implementing facilities improvements.

Major systems are at the end of their useful life. The Station 1 elevator, generator, and HVAC systems have exceeded their service windows. Replacement parts are difficult to source and systems challenging to maintain. Electrical headend and distribution panels are approaching the end of their 50-year serviceable lifespans. Roofing needs to be replaced at regular intervals. The existing roof systems are currently mid to late life. Some systems failures have occurred such as the trench drain construction at both stations. The structural capacity of Station 2, Bay 1 should be studied and improved if necessary.

Improvement of the envelope systems at Station 1 and the ventilation of the attic space would improve the quality of the spaces, facilitate station maintenance and reduce operating costs. Security, phone and limited lighting components require additional replacements. Separation of turnout gear, dressing space, apparatus and exhaust is also required to meet current station design standards.

Requirements of the Americans with Disability Act and codified standards are not met at both stations. Renovations or replacements should ensure accessible paths from parking to all spaces and floors. In short, any space that contains a function that could be performed or participated in by a person with a disability should be on an accessible path. Most of those spaces should be made accessible as well. As a government facility, the standards for accommodation and compliance are higher for compared to private or commercial facilities. Circulation at Station 2 is convoluted. Accessibility between floors is incomplete and requires traversing exterior walkways for the impaired.

Alignment of spaces designed in the eighties with the contemporary delivery of fire protection services and the Department's specific operational requirements is also necessary. For example, radio rooms are not used like they used to be. These spaces and others should be adapted to serve the Department's current needs. An in-depth review of the stations and sites is included in the ***Facilities Assessment Report, Appendix A.***

Operations & Training

Functionally, both stations fall short of the operational and training support needs of the Department. Neither station can adequately accommodate modern aerial apparatus. Both stations lack a single bay sized to house modern aerial apparatus without restricting or special ordering apparatus. Office, training, and smaller meeting spaces are limited, radio rooms should be repurposed, and support spaces are inadequate or not available at each station.

Separation of apparatus and the balance of station spaces requires improvement. Exhaust, laundry, lobby, gear storage, and toilet facilities all come together at the entrance to Station 2. The bays are the common path of travel between the front and back portions of the station inviting cross contamination and apparatus conflicts.

Turn out gear is housed in the apparatus bays at each station. As a result of health concerns for firefighters, gear storage standards are evolving to support duplicate gear for each responder. Gear should not be stored in active bays where it will be contaminated by apparatus exhaust and where a responder putting their gear on must watch for moving apparatus. The apparatus bay at Station 1 is filled beyond capacity and the adjacent support spaces like decontamination, toilet rooms, and small equipment storage are undersized.

The Training Room behind the bays at Station 2 does not function as originally conceived and its use is limited. Capturing this space for another use or improving its training functionality is warranted. Chiefs' and Line Officers' workspaces at Station 1 are undersized and "make do" in quality. Operational and training space requirements are enumerated in the programs included in the **Facilities Improvements Options** included in section 4.

Business Management

District offices are undersized and configured poorly. Maintenance staff need appropriate space to intermittently complete computer-based work. The Financial Manager and the Business Administrator need individual privacy and proximity. Other District functions and spaces need to be right sized and co-located for efficiency. Grounds keeping storage is absent at Station 1.

The confluence of threats, opportunities, and needs enumerated above and documented in the **Facilities Assessment** and **Interviews** included in the appendices of this report justify the district taking action to meet the current and anticipated facilities needs of the department, district, and the community.

3 - Alternative Approaches Evaluation

The District assessed multiple approaches to meet the current and future needs of the District as enumerated in Section 4 of this report, **Facilities Improvements Options**. At Station 2, either program option can be met on the existing site. Two (2) levels of adaptation at each station are proposed in Options 1 and 2 with the first option being the more comprehensive. At Station 1, it is challenging to meet the program on the existing site without relying on the BOA property for parking and access. Forcing the program onto the District-owned property creates considerable risk should access to North Main St. and shared parking be lost through sale of the BOA property without necessary easements being granted to the District. The following approaches define four (4) options with respect to improving Station 1.

3.1 Renovate Station 1

The District needs to replace end of life systems in place. The elevator, generator, and HVAC systems require replacement. Resolution of the envelope and attic permeability needs to be addressed in a major renovation of the interior space. Accessibility improvements are required to be implemented based on a percentage of the cost of the renovation project. Improvement to the station would be limited to the existing footprint of the station.

Multiple permutations of the program for Station 1 could be explored. One such program, is defined in Station 1, Option 2 of Section 4 of this report. The programmatic needs omitted from Option 2 include the loss of one existing apparatus bay necessary to separate turnout gear from the apparatus and to improve operational support spaces. No additional parking would be provided. Accommodations for aerial apparatus would not be improved.

The primary deficiencies of this approach include reduced functionality on site, and the likelihood of losing required parking and access to North Main St., thus increasing volunteer response time, compromising the functionality of the station. Some programmatic functions would need to be transferred offsite to make room for station improvements. One example involves the repurposing of one bay for support and gear space thus reducing the number of apparatus housed at Station 1. Enumeration of the anticipated \$6.1 million budget for this approach is included in Appendix D.

3.2 Relocation of Station 1

This approach assumes an acceptable site could be secured within the northern portion of the District. The program for Station 1, Option 1 in section 4 of this report would be the starting point for development of the property. The District would divest the existing site, station and the 19 North Main Street properties. Site acquisition and divestment costs have not been determined. The site development costs would be significant. The existing fire station structure, carriage house, residence and site constraints would narrow the potential pool of buyers for these properties.

Based on the 18,000 SF, Station 1, Option 1 program and a budget construction cost for new fire stations of \$500/sf, a rough order of magnitude opinion of cost for this approach is \$12.5 million dollars. Property acquisition and development costs would be additional and significant.

3.3 Reconstruction of Station 1

Forcing the Station 1, Option 1 building program onto the existing 8 Monroe Avenue site compromises considerable parking spaces and site functionality. The Station 1 Alternate 3 Sketch included in **Appendix C, Concept Site Plans** considers constructing a 6,000 SF addition supported on columns, to the north of and aligned with the second floor of the existing station.

The primary deficiencies of this approach include reduced functionality on site and significant loss of parking. The recent investment in the reconstruction of the north retaining wall, parking and site improvements would be lost. The snow melt system installed in the north sidewalk would not be necessary. Improvement to the flow of response to the station to parking, into a gear room, and into the bays would be limited, if not further complicated.

An expanded aerial apparatus bay would not be possible. Location of all programmed response space at grade level would be challenging compared to the Option 1 as there would be no additional grade level occupiable space. Creative, but seemingly impractical solutions such as turnout gear located on the second floor with a pole to the first floor might need to be explored to meet programmatic needs. Resolution of 19 North Main St. through subdivision and divestment is less feasible, as the land space around Station 1 would be at a premium.

The District would still be at risk of losing the nearby parking in the BOA property and access to North Main St. The cost per square foot construction cost for the addition would be significantly elevated compared to construction at grade. The 18,000 SF program enumerated for Station 1, Option 1 and a construction cost of \$800/sf for elevated new construction, plus renovation of the existing station, and soft costs suggests a preliminary opinion of probable cost greater than \$12 million dollars for this approach.

3.4 Purchase Adjacent Property, Addition and Renovation

Approach 3.4 proposes acquiring the BOA property, expanding the Station to the east, and subdividing portions of the BOA parcel to North Main St. parking and North Main Street access (refer to the Station 1 Alternative 4 Sketch included in Appendix C). The balance of the BOA property could potentially be retained by BOA, or alternatively, acquired by the District and subsequently divested. 19 North Main St. could be subdivided, and the residence sold. The Station, Carriage House, parking and access would be combined into a single parcel. The existing BOA easement through district property to Monroe Avenue would need to be eliminated to accommodate the contemplated building addition.

A two-story addition totaling 6,000 SF would be sited east of the existing station. The full Station 1, Option 1 program included in section 4 would be accommodated on site, meeting the contemplated needs of the District and Department. The threat of loss of parking and North Main St. access would be resolved. The benefits of capturing the full program are further evaluated in section 4, **Facilities Improvements Options**.

Conclusion

Stantec recommends adopting approach **3.4 Purchase Adjacent Property, Addition and Renovation**. Parking and access are secured. 19 North Main and the BOA buildings are potentially available for re-development, thereby contributing to the tax base. Station 1 continues to operate in a preferred location for response to the northern portion of the Town. The programmatic requirements of the District and Department at Station 1 are satisfied.

The site is identified and substantially controlled minimizing likely schedule and cost impacts of an alternate location. Recent investments in the site and station are preserved. Limited sites within the Town and Village are available for development of a replacement station. Renovating the existing station captures value and limits potential adverse environmental impacts.

4 - Facilities Improvements Options

Based on the observed conditions of the sites and stations, the input of Department and District staff, Stantec's experience designing fire stations, and our history working within engaged communities across North America, Stantec developed two (2) levels of improvement plans for each station. The plans are crafted to define efficient, highly functional facilities that serve the members and the community well. Option 1 for each station proposes a comprehensive renovation that addresses the needs identified during the study process. Option 2 for each station targets a baseline improvement plan intended to provide long lasting benefit but does not provide all the programs, spaces, and improvements requested or needed for each station.

The options are presented as Programs, the building block or "recipe" used by design professionals to design sites and facilities. Design a facility that includes the spaces, functions, relationships, and capacities outlines in the programs and the targeted functional goals of the organization should be met. Emotive, aesthetic, contextual, and cultural alignment develop during design to create facilities that members and communities are proud of and that encourage support, engagement, and volunteerism.

Each program is developed in response to the condition, qualities, and capabilities of the existing stations, the operational and evolving needs of the Department, the long-term fiscal responsibilities of the District, the relationship of each station to the site, and the responsible use of Pittsford's land resources. The existing stations are well distributed and located within the District. Response to and from the stations is manageable at peak traffic times and generally efficient. There is a considerable amount of pride within the membership in both fire stations. Wide consensus exists among the District and Department representatives interviewed for development of this plan to keep the stations where they are if operational needs can continue to be met.

OPTIONS COMPARISON TABLE

The following table provides a one page view of the functionality provided or omitted in each of the options at each site. At Station 1, land acquisition is proposed in Option 1. Divestment of the home at 19 North Main is proposed in both options at Station 1. Varying areas of new additions and renovations are proposed across the options. A loss of one bay is suggested in the second option for each station with the intent of improving other functionality at each station.

Operational, firefighter, and administrative improvements are proposed within all options. Further detail of these improvements is quantified in the programs and budgets that follow. Additionally, improvements to fitness facilities are planned in all options but a net reduction in fitness room space is proposed at Station 2. Improved pavilion and post drill site amenities is proposed in three of the four options. Antique fire truck accessibility is resolved in both options at Station 1. Improved interior circulation is proposed in both options at Station 2 and additional training space is provided in Station 2, Option 1.

Detailed programs, with a brief introduction and bulleted summary, follow the Options Comparison Table.

	Station No. 1		Station No. 2	
	Option 1	Option 2	Option 1	Option 2
1 Land acquisition	✓	✗		
2 Addition (SF)	6,000	0	2,542	1,434
3 Major renovation (SF)	8,458	8,458	5,200	5,200
4 Minor renovation/finishes (SF)	4,042	4,042	3,368	3,368
5 Total proposed building area (SF)	18,500	12,500	11,110	10,002
6 New bay for Aerial	✓	✗	✓	✗
7 Net additional bays	0	(1)	0	(1)
8 Separate gear storage from bays	✓	✓	✓	✓
9 Add bunking facilities	✓	✓	✓	✓
10 Add/replace elevator	✓	✓	✓	✓
11 Improve ADA accessibility	✓	✓	✓	✓
12 Renovate administrative spaces	✓	✓	✓	✓
13 Renovate operational spaces	✓	✓	✓	✓
14 Renovate member spaces	✓	✓	✓	✓
15 Renovate fitness facilities	✓	✓	✓	✓
16 Net change in fitness room size	530	40	(190)	(190)
17 Subdivide 19 North Main and divest house	✓	✓		
18 Add or improve pavilion/patio features	✓	✓	✓	✗
19 New antique truck door south to parking lot	✓	✓		
20 Add Carriage House covered porch	✓	✓		
21 Additional member parking	✓	✗		
22 Resolve interior circulation between floors			✓	✓
23 Add limited on site training building/storage			✓	✗
24 Replace and relocate fuel island			✓	✓
25				
26 Opinion of Probable Project Cost	\$9,875,500	\$6,147,500	\$7,028,500	\$4,812,500
27				
28				

STATION 1

Annually, the district invests in the repair and upkeep of its facilities. Recent efforts at Station 1 beyond annual maintenance and upkeep of systems, structures and groundskeeping include the improvements to the parking, retaining wall replacement, installation of a new rear sidewalk and snowmelt system. A vehicle exhaust extraction system was added to the apparatus bays to improve responder and occupant safety. These and many other repairs and improvements maintain the facility in a durable and functional condition.

As facilities age, systems approach their end of useful life. As more systems become difficult to maintain the aggregate investment to complete upgrades justify a comprehensive renovation of the facilities and the site. At Station 1, the generator, elevator, head end electrical equipment and HVAC systems, among others, have or are reaching the end of their useful life.

The operational requirements of fire station facilities also evolve as communities, volunteerism, regulations, and equipment change. Accommodations to keep volunteers at the station 24/7 do not exist. Equipment requirements and apparatus continue to grow in capability, complexity, and size. Communities work to maintain the fabric of the municipality as economics and demographics shift. Health and safety best practices and regulations drive improvements to facilities as well. Opportunities exist to separate responder gear from the bays to keep it clean and safe. The response path of firefighters can also be improved to provide safe passage into, through and out of the station during and after events. To encourage volunteerism as cultures shift, facilities' evolutions are important tools keeping responders engaged and on site.

At Station 1, there are physical challenges unique to the site and the original construction of the station. Parking for responders is tight but manageable in part due to the hours of operation of adjacent commercial properties and the shared parking arrangement between the District and the BOA. The original construction of the station exterior walls does not include the necessary insulation, air, and moisture barriers to prevent moisture and dirt accumulation on the interior painted surfaces. The attic space that accommodates major HVAC systems is not adequately separated from the occupied space with a functioning air barrier and insulation system. Attic ventilation systems are designed to function during warmer months but shut off during the winter when they would be most useful mitigating the heat gain in the attic that drives the significant icing issues experienced on the north façade roof edge.

Considered together, end of life systems replacements, evolving operational and responder accommodation requirements, poorly performing construction, and the need for a complete refresh of the station, these factors align to justify a thorough renovation of the station and significant site improvements. The following options target improved operational, responder, and administration accommodations and systems modernization. Option 1 includes full renovation and a 6,000 SF addition made possible only through acquisition of adjacent property. Option 2 is limited to full renovation within the existing District property. Option 2 does not include an addition. Both options propose divesting of the 19 North Main Street residence and reorienting the antique apparatus to exit the Carriage House directly to the south through a new opening similar to the existing east facing double door.

Summary

Option 1

- 1 *Land, Addition, and Full Renovation*
- 2 Acquire property to the east
- 3 Consensus Station is in right location
- 4 Capture west property to improve response and control staff parking
- 5 Needed for functionality driven station improvements
- 6 Location w/ improved facility maximizes incentives to be on site
- 7 Ideally located for response to High Hazard sites
- 8 Maintains presence in the Village, engagement and recruiting asset.
- 9
- 10 Build 3,000 SF by (2) Story addition on east side of station
- 11 Add aerial bay and first floor response support functionality
- 12 Expand 2nd floor to for bunk rooms, lockers, training, fitness, day, admin. and mtg. rooms.
- 13 Add responders entrance, improve responder flow
- 14 Add gear room. Responders to pass through on way to bays
- 15 Add maint., equip., hose, laundry, improved decon and bay toilet spaces
- 16
- 17 Move some of the Departments history into the station
- 18
- 19 Renovate first floor - optimize space, access, repurpose radio room
- 20
- 21 Fully renovate second floor.
- 22 Reduce meeting room size
- 23 Improve/maximize fitness with exposure to windows over addition
- 24 Buildout appropriate office and right sized meeting space
- 25 Provide flexible individual bunk in rooms with desk space & locker
- 26 Combine and expand dayroom with seating, food service, monitors and seating
- 27 Dayroom to be located and equipped for volunteer firefighter use and response
- 28
- 29 Subdivide 19 N. Main 10' east of Carriage House and sell 19 N. Main
- 30 Re-orient Carriage House truck access to the south
- 31 Rework site for flow, access from N. Main, and antique path south.
- 32 Build out gable from CH for outdoor meeting space
- 33 Improve exterior facilities for training and drill nights
- 34 Establish on site fire fighter memorial
- 35
- 36

Pittsford Fire District

Station 1

Program

Option 1

Monroe Avenue

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Operations					
Apparatus bays		5,800	4,000	1,800	Add 1,800 for aerial
Turnout gear		800	0	800	Sep. room for (40) volunteers
Radio room		176	176	0	Station Mgr., Copy or Museum
Laundry		120	0	120	New
Decontamination		78	29	49	Larger
Maintenance room		183	183	0	Existing to remian
SCBA room		150	0	150	New
Hose storage/drying		100	0	100	New
Training space		0	0	0	
Responders Entrance		100	0	100	New
Firefighter Accommodations					
Day Room		380	312	68	Expand
Kitchenette		200	200	0	Renovate
Dining		400	240	160	Expand
Bunk Room(s)		400	0	400	(4) bunk rooms w/ desk & (3) lockers each
Bathroom(s)		200	0	200	(2) single user bathrooms
Personnel lockers		0	0	0	(3) Staff lockers in Operations Toilet Rms.
Fitness room		1,200	670	530	Expand on outside wall

Pittsford Fire District

Station 1

Program

Option 1

Monroe Avenue

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Administration					
Office(s)					
Chiefs		320	205	115	Expand on first floor
Department		0	0	0	
District offices					
Commissioners		180	290	-110	Reduce
Business Manager		120	0	120	Private office, front of station
Administrator		120	0	120	Private office, front of station
District Sec. (formally IT)		0	195	-195	Secretary in Commissioners Office
Meeting Space					
Meeting room		800	1,650	-850	Large meetings at Station No. 2
Food service		40	0	40	
Beverage service		20	0	20	
Coat closet		40	0	40	
Tables/Chairs storage		80	0	80	(20) tables and (80) chairs
Conference room(s)		370	370	0	
Kitchen - Commercial					
Food/Bev./Storage		0	0	0	
Refrigeration		0	0	0	
Pots, Pans, Settings		0	0	0	
Copier/Fax/Mail room		60	0	60	
Historical displays		80	0	80	

Pittsford Fire District

Station 1

Program

Monroe Avenue

Option 1

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Utility Spaces					
Restrooms					
Operations		400	292	108	(3) staff lockers per gender
Meeting		400	0	400	
Apparatus bay		165	165	0	
Janitors closet - Bays		22	22	0	
Janitor's closet 2nd flr.		24	24	0	
Storage					
Records - 2nd flr.		100	192	-92	
Misc. - Water/tables		0	36	-36	
Beverages		40	16	24	
Unknown near intercom		0	16	-16	
Grounds keeping		80	0	80	
Attic Ladder/Storage		25	22	3	
Misc. Comp. Hdwr.		25	22	3	
Office supplies		25	26	-1	
PPE/Uniforms		120	0	120	
Mezzanine		412	412	0	
Mechanical room		569	569	0	
Electrical room		0	0	0	
IT/Radio/Servers		98	98	0	
Water service room		0	0	0	
Program Total		15,022	10,432	4,590	
Circulation & Structure		3,478	2,068	1,410	
Percentage Circ. & Struct.		23%	20%	31%	
Total Area		18,500	12,500	6,000 Additional Building Area	

Summary

Option 2

- 1 *Full renovation with reduced program on site*
- 2 Maximize existing site
- 3 Consensus Station is in right location
- 4 Continue to depend on access to off hours parking
- 5 Reduce program on site to improve functions that remain
- 6 Provide core spaces including flexible bunking, showers, lockers.
- 7 Ideally located for response to High Hazard sites
- 8 Maintains presence in the Village, engagement and recruiting asset
- 9
- 10 Reduce one bay to add operational spaces adjacent to remaining bays
- 11 Continue to purchase apparatus to fit existing bays
- 12 Improve station access and responder flow
- 13 Work with existing station entrances
- 14 Build gear room in west bay
- 15 Capture one bay for gear, equipment, laundry, decon, toilet, etc.
- 16
- 17 Move some of the Departments history into the station
- 18
- 19 Renovate first floor - optimize space, access, repurpose radio room
- 20
- 21 Fully renovate second floor.
- 22 Reduce meeting room size
- 23 Relocate and reduce fitness with exposure to windows
- 24 Buildout appropriate office and right sized meeting space
- 25 Provide flexible individual bunk in rooms with desk space & locker
- 26 Combine and expand dayroom with seating, food layout, TV's, lounge
- 27 Dayroom to be located and equipped for volunteer firefighter use and response
- 28
- 29 Subdivide 19 N. Main 10' east of Carriage House and sell 19 N. Main
- 30 Re-orient Carriage House truck access to the south
- 31 Rework site for flow and antique path south.
- 32 Build out gable from CH for outdoor meeting space
- 33 Improve exterior facilities for training and drill nights
- 34 Establish on site fire fighter memorial
- 35
- 36

Pittsford Fire District

Station 1

Program

Monroe Avenue

Option 2

Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Operations					
Apparatus bays		3,200	4,000	-800	Repurpose one bay
Turnout gear		600	0	600	Sep. room for (40) volunteers
Radio room		176	176	0	Station Mgr., Copy or Museum
Laundry		51	0	51	
Decontamination		80	29	51	
Maintenance room		183	183	0	
SCBA room		50	0	50	
Hose storage/drying		50	0	50	
Training space		0	0	0	
Responders Entrance		0	0	0	
Firefighter Accommodations					
Day Room		432	312	120	
Kitchenette		200	200	0	
Dining		240	240	0	
Bunk Room(s)		400	0	400	(4) bunk rooms w/ desk & (3) lockers each
Bathroom(s)		80	0	80	(1) single user bathroom
Personnel lockers		0	0	0	(3) Staff lockers in Operations Toilet Rms.
Fitness room		710	670	40	

Pittsford Fire District

Station 1

Program

Monroe Avenue

Option 2

Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Administration					
Office(s)					
Chiefs		205	205	0	
Department		0	0	0	
District offices					
Commissioners		180	290	-110	Reduce
Business manager		120	0	120	Private office, front of station
Administrator		120	0	120	Private office, front of station
District Sec. (formally IT)		0	195	-195	Secretary in Commissioners Office
Meeting Space					
Meeting room		800	1,650	-850	
Food service		0	0	0	
Beverage service		0	0	0	
Coat closet		40	0	40	
Tables/Chairs storage		80	0	80	(20) tables and (80) chairs
Conference room(s)		370	370	0	
Kitchen - Commercial					
Food/Bev./Storage		0	0	0	
Refrigeration		0	0	0	
Pots, Pans, Settings		0	0	0	
Copier/Fax/Mail room		0	0	0	
Historical displays		0	0	0	

Pittsford Fire District

Station 1

Program

Monroe Avenue

Option 2

Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Utility Spaces					
Restrooms					
Operations		400	292	108	(3) staff lockers per gender
Meeting		0	0	0	
Apparatus bay		165	165	0	
Janitors closet - Bays		22	22	0	
Janitor's closet 2nd flr.		24	24	0	
Storage					
Records - 2nd flr.		80	192	-112	
Misc. - Water/tables		0	36	-36	
Beverages		20	16	4	
Unknown near intercom		0	16	-16	
Grounds keeping		80	0	80	
Attic Ladder/Storage		25	22	3	
Misc. Comp. Hdwr.		25	22	3	
Office supplies		25	26	-1	
PPE/Uniforms		120	0	120	
Mezzanine		412	412	0	
Mechanical room		569	569	0	
Electrical room		0	0	0	
IT/Radio/Servers		98	98	0	
Water service room		0	0	0	
Program Total		10,432	10,432	0	
Circulation & Structure		2,068	2,068	0	
Percentage Circ. & Struct.		20%	20%		
Total Area		12,500	12,500	0 Additional Building Area	

STATION 2

Well positioned on a generous site with direct access to state and county roadways, Station 2 has been expanded and renovated multiple times since its original construction in 1971. The location of the station on a large piece of property has facilitated the updating of the station. Recent improvements include renovations to the upper apparatus bays flooring and heating systems. In 2003, a major addition with new apparatus bays, storage, and training space was built off the west side of the station. Modernization of the ready room, responder accommodations, and large meeting accommodations continued throughout the 2000's.

Internal connectivity between all four levels of station remains challenging, is inefficient with respect to firematic response and is not currently accessible to those with ambulatory challenges. The roof is approaching the end of its service life. Electrical equipment and HVAC systems, among others, are reaching the end of their useful life. The main apparatus bay configuration limits the size and design of aerial apparatus. Turnout gear storage is inadequate and continues into the apparatus bays. Laundry/PPE decontamination facilities share space with clean turnout gear. Adding a new larger bay to the north of the upper apparatus bays would accommodate large apparatus and free up the south first bay to expand and contain turnout gear storage lockers.

Responder accommodations for 24/7 staffing do not exist. The training room located to the rear of the trucks bay is undeveloped and does not function as originally conceived. First floor facilities beyond the apparatus bay and ready room have not been adequately improved since the station was constructed in 1971. The scale of the Radio Room is no longer necessary. The single gender bathroom is not compliant with accessibility requirements. A restroom is not available off the primary apparatus bay to limit contamination of the fuller fire station but could be housed in the first bay if this space was repurposed.

Although the site is generous, it does present some challenges to operations. The existing fuel island should be converted to above ground storage and containment to mitigate spill risks, and testing and reporting procedures. Firefighter response to the station, visitor access and parking, and apparatus departures can be modified to improve operational safety. The existing site training facilities can be made more functional, contextually appropriate, and screened within the station's residential neighborhood. The accessible path from the lower-level meeting room to the first floor is limited to exterior ramps and sidewalks. The addition of an elevator, lobby, and circulation space at the SW inside corner of the station would facilitate interior, elevator assisted accessibility to all four levels of the station.

Option 1 proposes an 1,100 SF apparatus bay addition and a 1,400 SF circulation and accessibility addition. Option 2 omits the additional bay. Both options propose capturing the first front bay to expand and separate turnout gear locker space and to add a toilet room off the main bays. Option 2 would result in a loss of one bay from the facility. Both options include bunking facilities, renovations of the main floor and accessible toilet room facilities.

Summary

Option No. 1

- 1 *Renovations, Aerial and Circulation Addition*
- 2 Maximize Existing Property
- 3 Move fuel tank above grade and relocate
- 4
- 5 Provide pavilion for outdoor meeting space
- 6 Improve exterior facilities for training and drill nights
- 7 Replace Fort Schuyler with small training building
- 8 Construct pad and storage training building
- 9 Consensus station is in correct location
- 10
- 11 Location w/ improved facility maximizes incentives to be on site
- 12
- 13 Add new double deep bay to north of front bays for Aerial
- 14 Add new circulation addition at rear stair to connect all levels
- 15
- 16 Display more of the departments history into the station
- 17
- 18 Fully renovate main floor (except apparatus bays)
- 19 Capture first bay to expand and separate lockers and laundry
- 20 Provide restroom off bays
- 21 Offices
- 22 Convert Radio Room to Station Managers space w/ radio station
- 23 Maintain Department office
- 24 Renovate/reduce fitness
- 25 Two new bathrooms, accessible, male & female
- 26 Update paint and finishes
- 27
- 28 Renovate Upper/Training Space
- 29 Provide bunking, desk space, and showers w/ staff lockers
- 30
- 31 Dayroom to be located and equipped for volunteer firefighter use and response
- 32
- 33
- 34
- 35
- 36

Pittsford Fire District

Station 2

Program

Pittsford Mendon Road

Option 1

Additions & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Operations					
Upper apparatus bays		3,300	3,192	108	Repurpose bays (1,000). Add (1,108)
Lower apparatus bays		2,010	2,010	0	Swing space. Higher use?
Turnout gear		630	280	350	Move to back of Bay One.
Radio Rm/Station Mgr's Ofc		170	228	-58	Move reponse to front of Bay One
(4) person mtg. Rm.		192	0	192	Table & chairs for (4) in Station Mgr's Ofc.
Copy area		36	0	36	Copier near door.
Laundry		133	33	100	
Decontamination w/ bathrm.		180	0	180	
Upper maintenance room		160	160	0	Former hose room
Lower maintenance room		299	299	0	Existing to remian
SCBA room		100	0	100	Back of new Truck bay
Hose storage/drying		100	0	100	Back of bay 4
Training space		0	1,244	-1,244	
Circ. between bay doors		344	0	344	In upper level training area
Responders Entrance		70	0	70	Use main & add side vestibule
Firefighter Accommodations					
Day Room		722	722	0	Update existing
Kitchenette		0	0	0	included above
Dining		0	0	0	included above
Bunk Room(s)		600	0	600	(6) bunk rooms w/ desk & (3) lockers each
Bathroom(s)		200	0	200	(2) single user bathrooms @ upper level
Personnel lockers		0	0	0	(3) Staff lockers in Operations Toilet Rms.
Fitness room		770	960	-190	

Pittsford Fire District

Station 2

Program

Pittsford Mendon Road

Option 1

Additions & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Administration					
Rear vert. circ. to (4) levels		1,249	0	1,249	
Office(s)					
Chiefs		0	0	0	
Department		132	132	0	
District offices					
Commissioners		0	0	0	
Business manager		0	0	0	
Administrator		0	0	0	
IT Server room		80	40	40	Expand
Station Manager		0	0	0	Located in Radio Room
Meeting Space					
Meeting room		2,420	2,420	0	
Food service		0	0	0	Adjacent to kitchen
Beverage service		0	0	0	Adjacent to kitchen
Coat closet		0	0	0	In room
Tables/Chairs storage		0	0	0	See "Storage 8" below
Conference room(s)		0	0	0	See Operations, Radio Room above
Kitchen - Commercial		455	455	0	
Food/Bev./Storage		0	0	0	See "Storage 8" below
Refrigeration		0	0	0	
Pots, Pans, Settings		0	0	0	
Copier/Fax/Mail room		0	0	0	See Operations, Radio Room above
Historical displays		0	0	0	

Pittsford Fire District

Station 2

Program

Option 1

Pittsford Mendon Road

Additions & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Utility Spaces					
Restrooms					
Operations - Main level		200	135	65	(2) new Unisex w/ showers & (3) lockers
Meeting Rm. - Lower level		277	277	0	Womens, Mens, & Unisex ADA
Lower apparatus bay		50	50	0	Unisex ADA
Janitors closet - Lower		6	6	0	Inside Men's room
Janitor's closet - Main		32	32	0	Includes HVAC chase
Storage					
Closet - Rm. 3		9	9	0	Education materials
Closet - Rm. 4		15	15	0	Maintenance & First Aid
Storage 8		435	435	0	Adjacent to Commercial Kitchen
Maintenance Storage		107	107	0	Lower level off maintenance shop
Grounds keeping		613	613	0	Adjacent to lower bays
Roof Access		100	0	100	In upper level training area
Mezzanine		160	160	0	Limit use & protect heating elements
Mechanical room		384	384	0	
Electrical room		0	0	0	
IT/Radio/Servers		0	0	0	See Administration, IT Server room
Water service room		0	0	0	
Program Total		16,740	14,398	2,342	
Circulation & Structure		3,602	3,402	200	Rework of fitness area will add to circ. SF
Percentage Circ. & Struct.		22%	24%	9%	
Total Area		20,342	17,800	2,542	Additional Building Area

Summary

Option No. 2

- 1 *Renovations and Circulation Addition*
- 2 Maximize Existing Property
- 3 Move fuel tank above grade and relocate
- 4
- 5 Provide pavilion for outdoor meeting space
- 6 Improve exterior facilities for training and drill nights
- 7
- 8
- 9 Consensus station is in correct location
- 10
- 11 Location w/ improved facility maximizes incentives to be on site
- 12
- 13
- 14 Add new circulation addition at rear stair to connect all levels
- 15
- 16 Display more of the departments history into the station
- 17
- 18 Fully renovate main floor (except apparatus bays)
- 19 Capture first bay to expand and separate lockers and laundry
- 20 Provide restroom off bays
- 21 Offices
- 22 Convert Radio Room to Station Managers space w/ radio station
- 23 Maintain Department office
- 24 Renovate/reduce fitness
- 25 Two new bathrooms, accessible, male & female
- 26 Update paint and finishes
- 27
- 28 Renovate Upper/Training Space
- 29 Provide bunking, desk space, and showers w/ staff lockers
- 30
- 31 Dayroom to be located and equipped for volunteer firefighter use and response
- 32
- 33
- 34
- 35
- 36

Program

Option 2

Pittsford Mendon Road

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Operations					
Upper apparatus bays		2,394	3,192	-798	Repurpose first bay
Lower apparatus bays		2,010	2,010	0	Swing space. Higher use?
Turnout gear		630	280	350	Move to back of Bay One.
Radio Rm/Station Mgr's Ofc		170	228	-58	Move reponse to front of Bay One
(4) person mtg. Rm.		192	0	192	Table & chairs for (4) in Station Mgr's Ofc.
Copy area		36	0	36	Copier near door.
Laundry		133	33	100	
Decontamination		180	0	180	
Upper maintenance room		160	160	0	Former hose room
Lower maintenance room		299	299	0	Existing to remian
SCBA room		0	0	0	
Hose storage/drying		0	0	0	
Training space		0	1,244	-1,244	
Circ. between bay doors		344	0	344	In upper level training area
Responders Entrance		0	0	0	Use main & add side vestibule
Firefighter Accommodations					
Day Room		722	722	0	Update existing
Kitchenette		0	0	0	included above
Dining		0	0	0	included above
Bunk Room(s)		600	0	600	(6) bunk rooms w/ desk & (3) lockers each
Bathroom(s)		200	0	200	(2) single user bathrooms @ upper level
Personnel lockers		0	0	0	(3) Staff lockers in Operations Toilet Rms.
Fitness room		770	960	-190	

Pittsford Fire District

Station 2

Program

Option 2

Pittsford Mendon Road

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Administration					
Rear vert. circ. to (4) levels		1,249	0	1,249	
Office(s)					
Chiefs		0	0	0	
Department		132	132	0	
District offices					
Commissioners		0	0	0	
Business manager		0	0	0	
Administrator		0	0	0	
IT Server room		80	40	40	Expand
Station Manager		0	0	0	Located in Radio Room
Meeting Space					
Meeting room		2,420	2,420	0	
Food service		0	0	0	Adjacent to kitchen
Beverage service		0	0	0	Adjacent to kitchen
Coat closet		0	0	0	In room
Tables/Chairs storage		0	0	0	See "Storage 8" below
Conference room(s)		0	0	0	See Operations, Radio Room above
Kitchen - Commercial		455	455	0	
Food/Bev./Storage		0	0	0	See "Storage 8" below
Refrigeration		0	0	0	
Pots, Pans, Settings		0	0	0	
Copier/Fax/Mail room		0	0	0	See Operations, Radio Room above
Historical displays		0	0	0	

Pittsford Fire District

Station 2

Program

Option 2

Pittsford Mendon Road

Addition & Renovation

Space/Function	Units	Proposed SF	Existing SF	Change SF	Notes
Utility Spaces					
Restrooms					
Operations - Main level		165	135	30	(2) new Unisex w/ showers & (3) lockers
Meeting Rm. - Lower level		277	277	0	Womens, Mens, & Unisex ADA
Lower apparatus bay		50	50	0	Unisex ADA
Janitors closet - Lower		6	6	0	Inside Men's room
Janitor's closet - Main		32	32	0	Includes HVAC chase
Storage					
Closet - Rm. 3		9	9	0	Education materials
Closet - Rm. 4		15	15	0	Maintenance & First Aid
Storage 8		435	435	0	Adjacent to Commercial Kitchen
Maintenance Storage		107	107	0	Lower level off maintenance shop
Grounds keeping		613	613	0	Adjacent to lower bays
Roof Access		100	0	100	In upper level training area
Mezzanine		160	160	0	Limit use & protect heating elements
Mechanical room		384	384	0	
Electrical room		0	0	0	
IT/Radio/Servers		0	0	0	See Administration, IT Server room
Water service room		0	0	0	
Program Total		15,529	14,398	1,131	
Circulation & Structure		3,602	3,402	200	Rework of fitness area will add to circ. SF
Percentage Circ. & Struct.		23%	24%	18%	
Total Area		19,131	17,800	1,331	Additional Building Area

5 – Final Recommendations

A remarkably strong consensus exists within the interviewed District and Department representatives with respect to desired facilities improvements. The members believe the stations are located appropriately and that the benefits of the stations' locations are significant. Response challenges and issues such as maintaining parking for and access to Station No. 1, are appropriately managed and can be improved with the anticipated capital projects. There is a strong desire to resolve the issue of 19 North Main Street, likely through divestment, if other operational and access goals can be achieved.

The members are proud of their facilities and recognize that Station No. 1 needs a major overhaul while Station No. 2 needs a general refresh with targeted functional improvements and additions. There is consensus to plan, fund, and budget improvements together but to execute the improvements in series. Renovations should target functional, health, and responder needs. Keeping members on site is valuable to the community. Incorporating the history of the department in the facilities to the benefit of the members and community is also desired.

Preparing for 24/7 response by members already on site is strongly supported. Bunking features that accommodate firefighters with simple amenities are requested. "Keeping the responders in the buildings is a key operational goal". There is a need to provide functional spaces such as appropriate offices for District staff and Department leaders, separated gear locker rooms, and right sized aerial truck bays at each station. There is also a need to improve fitness facilities, dayrooms, and site improvements to accommodate the needs of the Department.

Capital projects should also resolve end of life systems issues, envelope failures, poor HVAC systems performance and prepare building systems for operations for decades to come. The members are generally proud of the stations but not the interior of Station No. 1. A full refresh of the interior of Station No. 1 is desired. Additional operational space is needed at Station No. 1.

There is less consensus on the level of training facilities to be provided but there is agreement to improve training facilities on site at Station No. 2. Multiple members stated a desire to establish a third facility for more aggressive training operations like the Perinton Joint Training Facility located in Fairport, NY. The proposed improvement options contained in this report are limited in scope to the Station 1 & 2 properties and do not include analysis of any offsite training facilities.

Based on the summary of consensus above, the year plus effort working with the District and the Department, and the information contained within this report, it is Stantec's opinion that the District, Department, and community would be best served by pursuing the larger first options at each station. The cost is considerable but justified.

Deferred issues at Station 1 have reached a tipping point. There is great pride in Station 1, but the facility does not serve the members and the delivery of fire protection services as it should. Station 2 requires updates, limited expansion, and improved functionality to continue accommodating existing needs.

The District has maintained and updated the stations well, but larger end of life and expanding functional needs have increased in number and are more efficiently addressed in larger comprehensive capital programs. Attempting to address each of the needs and recommendations individually would likely never fully address the issues. An incremental approach would miss out on economies of scale, would defer the benefits of serving from fully capable modern facilities indefinitely, and continue to escalate in cost through continued inflation.

The District has managed the upkeep of the facilities well, invested in improvements that will hold their value beyond the capital improvements proposed herein, and has strategically deferred larger reconstruction and additions to be executed efficiently and in concert. Every department, district and organization reaches a tipping point where making do makes less business sense and defers the benefits of taking larger action. It is Stantec's opinion that the District should pursue the implementation of Option No. 1 at each station to better serve the needs of the community.

Appendix A - Facilities Assessments

During the **Facilities Assessment** phase of the work, Stantec reviewed available documents for both stations and surveyed the grounds and facilities with a team consisting of an architect, building systems engineers, and a site engineer. Stantec developed existing programs for each of the stations documenting the features, sizes and capacities of each space, facility, and site.



FACILITIES ASSESSMENT REPORT

January 10, 2022

Prepared for:
Pittsford Fire District

Prepared by:
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Project Number:
191506509

Facilities Assessment Report

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date



Facilities Assessment Report

This document entitled Executive Summary was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Pittsford Fire District (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by:



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Reviewed by:



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Executive Summary

The Pittsford Fire District intends to develop an understanding of the condition of its facilities, the ability of these facilities to support the Department's operational needs, and to define the physical improvements and associated costs necessary to serve the District's needs. The District retained Stantec to perform facilities assessment, programming and budgeting studies to assist the District in developing a facilities master plan. The plan shall address current deficiencies, support capital investment planning, and accommodate foreseeable changes to the delivery of fire protection services in the Pittsford community.

The following Facilities Assessments and Existing Station Programs are presented for review and as a resource for use in pending interviews with District leadership. A Programming Survey located in Part 5 at the end of this report has been provided to facilitate these interviews. Following these interviews, Stantec will develop proposed programs for each fire station. Working with the Committee, Stantec will define immediate, near-, and long-term capital improvement plans and develop opinions of probable cost for each level of improvement.

Station No. 1

Built in 1986 at 8 Monroe Avenue, Station No. 1 is sound, well maintained, and serviceable. The District has executed major systems replacements and additions including windows, doors, sidewalk snow melt, vehicle exhaust extraction and site upgrades. Thirty years in the evolution of the delivery of protective services, community and cultural change, facilities wear, and continued accommodation of initial design and construction short comings demand planning and capital investment to position the District, Department, and community for the next several decades.

Protective services and life safety standards for first responders have changed. Hot and cold zone theory influences design of modern fire protection facilities. More globally, planning for the safe progression of responders to, through, out and back to the facility while focusing on their health and wellbeing drives good design and safe facilities. Significant site and station layout improvements should focus on safe, timely access to the site, adequate parking with direct access to PPE separated from active bay space contamination and apparatus impacts, flow to the back of apparatus, efficient disconnect of truck power and air and egress to a controlled apron and street access. Separation and accommodation of clean and soiled PPE should also be addressed.

In addition to safe response improvements, upgrades to support spaces to ensure responder wellbeing are also warranted. Dayroom, fitness, training, office, and meeting space all require significant upgrades most likely accommodated by a full gut and reconfiguration of the second floor. Full renovation of the second floor would also facilitate resolution of air infiltration, condensation, roof icing and thermal and moisture driven staining of the interior surfaces of the exterior walls. A new layout would clarify response and visitor access paths while improving handicapped accessibility.

The district has addressed several significant systems as they've approached the end of their designed life. Unfortunately, every building is in a constant state of decay. Simple, less durable systems such as paint, ceilings and flooring are due for replacement. Functional systems like door hardware, A/V equipment, emergency power, and the sand and oil separator require replacement. Other systems



Facilities Assessment Report

including roofing, HVAC and the elevator to name a few require the development of schedules, budgets and funding to plan for their end of useful life and eventual replacement.

Station No. 2

Built in 1971, and located at 465 Mendon Road, Station No. 2 has been expanded and partially renovated in 2003, 2007, 2010, and 2018 with multiple additional minor improvements throughout the years. The District has been active in updating the station with storage and wash bays, a modern meeting room and commercial kitchen, accessibility upgrades, lounge, kitchenette, fitness room and extensive front apparatus bay repairs. The meeting room and commercial kitchen are top tier as is the lounge and responders' kitchenette. The rear bays are well sized and appointed well.

Like Station No. 1, improvements necessitated by updated fire service standards, community changes, needed repairs and original design decisions are significant and varied.

Responder access to the front bays is parallel to the apparatus apron. Manageable but not ideal, training and signage should be maintained to minimize vehicular conflicts at the apron during response. Visitor access and parking should also be made clear.

Separation of PPE, laundry, entry, and the radio room is also recommended. Separation and redundancy of PPE storage is important to avoid exhaust and cross contamination of PPE. Access to the apparatus from gear storage should also flow behind the apparatus and not across and in front of potentially moving apparatus. Additional clean gear is racked within the bay and should be relocated. Ideally gear should be accessed along the natural response path and in a positively pressured separate gear room. Additionally, in keeping with the improved organization of the bay and adjacent spaces implemented during the bay floor replacement, other miscellaneous gear, controls, and equipment along the back of the bay, hose room, and mezzanine could use upgrade, organization, and repair.

Additional accessibility improvements are mandated by NYS Existing Building Code with all capital renovation projects. Twenty percent of the value of each project (not including replacement and repairs of building electrical, mechanical and envelope systems) shall be spent on meeting accessibility requirements. Notable areas to improve are upper-level toilet rooms, water coolers, and an interior elevator. Although accessible routes serve all but the upper training room, a member of the department permanently or temporarily disabled would need to leave the building, traverse extended walkways, and re-enter the building to change floors. The current layout does not put the district in the best position with respect to potential complaints.

Most areas of Station No. 2 have been well maintained and recently upgraded. Planning for, and execution of, improvements to a few areas is warranted. The upper-level hallway and radio, toilet, fitness, IT and Department office should be planned for thorough renovation based on purpose focused design. These spaces are currently configured and utilized in a "make-do" fashion. All primary stairs should be refreshed with a consistent and durable tread and riser surfaces. The second-floor training space should be programmed and renovated to better serve the Department.

Long term end of life systems replacement planning is also warranted. A load rating should be established for the first bay of the front apparatus area. It is likely that the cracks in the lower-level meeting room gypsum board coffered ceilings are caused by a "bouncy" first floor structure in the fitness and lounge area, but this area of structure should also be reviewed. Exterior doors, frames and hardware should also be repaired and maintained as needed.



Facilities Assessment Report

Volunteerism

Protective services and facilities planning for the extended future should address the *elephant in the apparatus bay*. How long will the community support a volunteer-based service? Pittsford's strong commitment to volunteering appears to be holding strong but the facilities plan must include flexibility for the potential shift to a greater mix of career staffing.

Next Steps

Stantec has completed an overall assessment of the facilities, systems and existing station programs. Interviews of leadership and support staff will identify and prioritize programmatic as well as visionary issues necessary to build the target programs for the build-out the facilities. Based on the developed programs, Stantec will create three levels of planning targeting immediate, near- and long-term improvements for each station. We will develop rough order of magnitude Opinions of Probable Cost (OPC) for each level of intervention. Assessments, programs and OPC's will be submitted in draft reports to the steering committee for review, comment, revision, and completion.



1 Station 1 – Facility Assessment

ASSESSMENT DATE: APRIL 30, 2021 & JUNE 8, 2021

CAMPUS: 8 MONROE AVE., PITTSFORD, NY 14534

BUILDING: STATION NO. 1

CONSTRUCTION DATE: 1986

BUILDING AREA: 12,500 SF

FLOORS: (2) OF 6,250 SF EACH

RENOVATION DATES: NO SIGNIFICANT RENOVATIONS TO DATE

General Building Comments:

- Generally, well maintained. Areas of original finishes including flooring, ceilings, and wall coverings are at end of life. Finish palettes are dated and overcast in nature.
- Attic ventilation, air infiltration and insulation systems are not complete or functioning properly.
- Staining and telegraphing of studs at exterior walls likely caused by Thermal Tracking and Thermophoresis, as discussed in the following article:
https://inspectapedia.com/interiors/Thermal_Tracking.php
- Major 2020 improvements included the installation of snow melt and vehicle exhaust systems, and site work comprised of retaining wall, flatwork, and asphalt replacements.
- Busy site with limited parking, congestion, and vehicle conflicts.
- Responder path to PPE and apparatus challenged. PPE located in bays.
- Majority of the facility systems are not ADA compliant. Restrooms, showers, door hardware, door configurations do not meet standards. What is the primary public path to District Meetings? Main entrance is remote and not co-located with elevator.



Facilities Assessment Report

- Targeted re-programming and reconfiguration could yield higher utilization efficiencies and improved facilities supporting operations, staff and possibly the community. The district has moved support and storage functions out of Station No. 1. Further programming changes could open space to support primary programming of the facility.
- Incremental facilities improvements could be realized with targeted renovations.

August 10, 2021, Meeting Comments:

- *How do you reconfigure the facility, drive real transformation, improve functionality, and address public and ADA access?*
- *Coordinate potential site acquisition with assessment and programming.*
- *Provide replacement target date for each major system.*
- *Update / provide:*
 - *Bunk space*
 - *Kitchen*
 - *Dining*
 - *Gathering space and staff amenities*

Rating	Description	Notes
0	Missing and needed / ADA-not compliant	System missing but required in facility. For ADA compliance, DOES NOT comply.
1	Unreliable	System needs to be fixed.
2	Poor	System barely operating. Repair/replace in next renovation.
3	Adequate / ADA- compliant when built	System functioning, but review for repair/replacement in next renovation. For ADA accessibility, was compliant when constructed, review compliance for next renovation
4	Functional / ADA- currently compliant	System functioning well and maintained as intended, no major reported issues. For ADA compliance, item complies with current codes.
5	Excellent	System in excellent operating condition. No reported issues.
NA	Not Needed	System not required for this facility.



Facilities Assessment Report

Codes - ADA, elevator, life safety, stairs:

Rating: 2 Overall

ADA	
Parking	4 - Provided
Ramps/curbs	4 - Provided
Entrances	3 - Clarify entrance path for mobility challenged visitors for general access and public meetings. Consider covered entries.
Toilet rooms	<p>2 – generally non-compliant</p> <ol style="list-style-type: none"> 1. No accessible showers. 2. Accessible sink piping not insulated. 3. Not all accessories are accessible. 4. Water closet stalls are not fully accessible or adequately size. Appear to meet past ambulatory accessibility standards. 5. Restrooms in general could use a total renovation. Consider immediate low-cost improvements and plan for full accessibility with capital project.
Door hdwr.	<p>2 –generally non-compliant</p> <ol style="list-style-type: none"> 1. Replace all Lock/Latch sets with knob trim. 2. Verify closer strength on interior doors.
Door swings	<p>3 – generally compliant</p> <ol style="list-style-type: none"> 1. Apparatus East side entry door does not meet pull side clearance for ADA. 2. Mechanical Room to Apparatus Bay does not meet pull side clearance for ADA. The room is not an occupied space and door does not need to be accessible in this direction. Door is not a marked exit.
Elevator	<p>3 - Generally accessible. Confirm sequence of operations and controls. Cab is generally due for finishes refresh every 10 – 15 years. Elevator is slow but speed is universally typical of lightly used hydraulic holed elevators. Elevators should be maintained and inspected annually.</p> <p>What is the life expectancy of hydraulic cylinder? Pressure tested annually.</p> <p>What are the costs and options for replacement of the hydraulics?</p>
Life safety	<p>4 – Overall. Constructed under adopted code at time of construction. New work to be permitted under currently adopted 2020 NYS Existing Building Code based on the ICC family of codes (IEBC 2018).</p>
Dead-end corridors	None. Verify length and hardware at hallway from SW stair to Meeting Room.
Blocked doors	None
Backward Door swings	None
Stairs	3 - Verify apparatus bay separation and door opening assemblies. Improve handrail accessibility.



Site

Rating: **4**

<p>Adjacent walks</p>	<p>Concrete Sidewalks (Station) – Good Condition with no significant trip hazards/heaving/settling. Appears to meet ADA requirements (was not measured) Concrete Apron (Station) – Poor Condition due to gap between apron and building allowing water to accumulate causing cracking and damage to the building brick façade. Concrete Pavers (Carriage House) – Good Condition with no significant trip hazards/heaving/settling. Appears to meet ADA requirements (was not measured)</p>
<p>Asphalt Driveway / Parking</p>	<p>Asphalt Pavement - Good Condition in upper parking lot. Functional Condition in driveway/lower parking lot/apparatus truck apron – some cracking, number of spaces adequate when bank parking is included. Narrow driveway due to parcel size – Separate access for passenger vehicles and apparatus trucks. Granite and Concrete curbing in Good Condition. Guiderail adjacent to telephone pedestal is tilted and should be repaired or replaced.</p>
<p>Drainage</p>	<p>Catch Basins - Functional Condition Grates and concrete aprons appear to be in good condition Flat pavement slopes/settlement creates potential for minor ponding condition</p>
<p>Retaining Wall</p>	<p>Concrete Block - Good Condition with no significant visible concerns</p>
<p>Lighting</p>	<p>Building mounted, pole mounted, accent lighting – Functional Condition, however, observation done during the day when site lights were off. According to PFD, site lighting is adequate for facility.</p>
<p>Landscaping</p>	<p>Site amenities – Functional Condition as site furniture at Carriage House in adequate to good condition. Plantings are in Function condition. Some areas where grass did not fully establish adjacent to Carriage House paver path and stairs. Partially obstructed sight line view to west of driveway by shrub (minor).</p>

NOTES:

Station #1 controls light at 4 corners intersection.

According to PFD there are no sewer/water capacity issues at the station. However, it should be noted there is low available pressure in the Town’s water system near the facility if an increase in future water demand is desired.



Facilities Assessment Report

Structure

Rating: **5**

Structure type?	Steel Frame – Type IIB unprotected	Good
Foundation?	Slab on grade	Good
Water infiltration?	None observed	
Settlement?	None observed	

NOTES:

- No observed deficiencies.

Roof

Rating: **2**

Type(s)?	Asphalt shingles on reasonably steep hipped roof		Fair
Installed:	2005	Service Life:	25 years
Leaks?	None known or observed		
Venting?	Limited ridge venting supplemented by powered vents on north slope. Functionality of eave venting not confirmed. Power vents should operate in the winter as well as lower set points to reduce icing.		

NOTES:

- Significant sheathing replaced in 2005.
- Icing 2020/2021 greatly improved with sidewalk hydronic snow melt system installed in 2020. Cause not addressed. Heat loss to attic through compromised ceiling level which has insulation layer without vapor barrier, incomplete passive attic venting, and lack of winter power venting contributes to significant roof snow melt which is currently managed with gutter, downspout and sidewalk snowmelt systems.
- Open eave venting, control attic vents to operate in the winter, improve air barrier at ceiling, complete insulation barrier, condensation pans at AHU's.
- No frost observed in attic.



Facilities Assessment Report

Glazing: 12 / 30 years (installed 2009)

Rating: 3

Type?	Fixed insulated double pane w/ integral blinds			Good
Frame?	aluminum		Finish?	dark bronze
Sills?	sealed oak		Casing?	Gyp. bd. – pt. & vinyl
Condition?	Hardware: 3	Seals: 3	Blinds: 3	Fogging: none

NOTES:

- *Window frames, glazing and integral blinds install 2009.*
- Are blinds adequate for south facing radio room, day room and back of head table in training room?
- Sills and jambs require refinishing.
- Confirm condition of sealants. Consider replacing sealants.

Cladding: 36 / 100 years

Rating: 4

Material(s)?	Walls: brick	Misc.: cast stone details	Penthouse: EIFS elevator shaft cladding	Soffits: Alucobond & Cement Plaster
Condition?	Good	Good	Paint?	Good / Paint plaster?
Problems?	None observed. Verify sealant condition at openings.			
Settlement?	None observed.			

NOTES:

- Plan minor painting and sealant replacement (2009) for next renovation.
- Size and verify linear soffit vent adequate for attic venting system. Verify that venting is open.
- Difficult to follow thermal envelope around elevator and chimney shaft. Likely not complete.



Ceilings: 36 / 25 years

Rating: **2**

Types:	Condition:	Notes:
2x2 ACT (Original fissured)	Poor	Dirty & stained tiles. Yellowed, stained, and rusted grid. Yellowed fixtures. Mostly new 2x2 indirect LED light fixtures. Some original fluorescent 2x2's remain.
2x2 ACT (Replaced tegular)	Fair/Good	Ceiling systems is in generally good condition with limited staining. Except for LED lighting, ceiling mounted devices are original and yellowed.

NOTES:

- Recommend replacing all ACT ceiling systems as part of a larger renovation that addresses renovation/reconfiguration, envelope, and thermal improvements at the second floor, and an update of all ceiling mounted devices other than the recently updated LED lighting.
- As part of an overall interior renovation and finishes update a similar level of improvement as experienced at the Station No. 2 Meeting room is achievable.



Walls and Casework/Service Life

Rating: Varies

<p>Partitions:</p> <p>Repair</p> <p>Partitions: 36/30 yrs</p>	<p>Gypsum board on steel stud (partitions) and furring (walls).</p>	<p>1 - Sound and flush. Limited cracking (if any). See "General Building Comments on page 1. Resolve telegraphing.</p>
<p>CMU Walls:</p> <p>36 / 100 yrs</p>	<p>Painted CMU throughout first floor operations areas. Apparatus bay has glazed and painted CMU.</p>	<p>3 – Glazed block appears pitted and is holding dirt. Power cleaning and sealing may be an option. Paint CMU every 15 years.</p>
<p>Finishes:</p> <p>Beyond Useful Life</p> <p>Latex Paint: /5 yrs Epoxy Paint: /15 yrs VWC: /10 yrs Wood Finish: /15 yr Ceramic Tile: /30 yr</p>	<p>Paint with Rubber Wall Base. Limited wallcoverings. Ceramic Tile in Toilet Rooms.</p>	<p>1 - Stained and telegraphing of steel furring at exterior walls. Wall coverings delaminating and beyond useful life. Resolve telegraphing. Paint. Replace wallcoverings. Replace CT in Toilet Rooms with next remodel.</p>
<p>Kitchen Cabinets:</p> <p>?? / 15 yrs</p>	<p>Commercial flush panel wood grained plastic laminate with wire pulls. Confirm age.</p>	<p>3 - Good Condition. Check for minor adjustments and maintenance. Non-descript plastic laminate work surfaces could be replaced as part of a limited Break Room refresh. Full reconfiguration and expansion likely preferred.</p>
<p>Radio Room Casework:</p> <p>10 / 15 yrs.</p>	<p>Traditional white oak base cabinets and trim. Roberts Kitchens remodel.</p>	<p>3 - Good Condition. Confirm utilization of space. Repair separating oak window trim. Steel/plastic manufactured mail slots (100) in good condition. Confirm mail functionality; appear fully utilized</p>
<p>Conference Room & Lounge:</p> <p>?? / 30 yrs.</p>	<p>Traditional white oak with glass fronts at lounge display wall.</p>	<p>4 - Good Condition. Confirm functionality.</p>
<p>Misc. Wood Trim & Railings</p>	<p>Stairs, window trim, sills</p>	<p>2 – Refinish stair trim. Provide accessible handrails. Refinish wood doors. Refinish sills. Repair trim in Radio Room.</p>

NOTES:



Facilities Assessment Report

Doors

Rating: Varies

EXTERIOR		4
Aluminum 12 / 30 yrs.	West and Northeast Entries. Dark Bronze Anodized with Insul. Glazing. 2009 install.	Good
FRP 12 / 30 yrs.	East and Northwest. 2009 install.	Good
Aluminum Overhead 8 / 30 yrs	Apparatus Bay doors. (5) dark bronze glazed. Solid top and bottom panels. 2013 install.	Good, starting to fade from dark bronze.
Door Hdwr. - Exterior Exit Devices: 10 Locksets: 10 yrs Closers: 10 yrs Stops/Silencers: 5 yrs Pulls: 30 yrs	Mechanical door hardware including hinges, pulls, locksets, exit devices & closers.	Service annually to extend service life and maintain operations. <i>Grade 1 devices can be expected to operate nearly three times as long as Grade 2 units, they typically cost between 25 and 50 percent more. - FacilitiesNet</i>
INTERIOR		2
Hollow Metal 36 / 30 yrs	Communicating doors to Apparatus Bay	Paint doors & frames. Survey overall condition to plan replacements (if any).
Wood Flush 36/30 yrs.	Offices, storage, conference, meeting, lounge, breakroom, services areas. Northeast apparatus bay door.	Refinish door panels. Paint steel frames.
Door Hdwr. – Interior Exit Devices: 10 Locksets: 10 yrs Closers: 10 yrs Stops/Silencers: 5 yrs Pulls: 30 yrs	Mechanical door hardware including hinges, pulls, locksets, exit devices & closers.	Replace non-accessible (w/ doorknobs) latch/lock sets. Maintenance and replaced failed hardware. Service annually to extend service life and maintain operation.

NOTES:



Facilities Assessment Report

Floors

Rating: Varies

<p>Ceramic Tile</p> <p>15 / 30 yrs.</p>	<p>Radio Room. Recently installed. 2006 counters, casework & flooring renovation.</p>	<p>4 – Good</p>
<p>Quarry Tile</p> <p>36 / 50 yrs. 36 / 50 yrs. 36 / 50 yrs.</p>	<p>Both entries recently installed. Toilet Rooms – Confirm install. Apparatus Bay/Shop – original</p>	<p>4 – Good 3 – Fair, thoroughly clean tile, and grout. 3 – Fair, thoroughly clean tile, and grout. Evaluate sealant options.</p>
<p>VCT</p> <p>36 / 12 yrs.</p>	<p>Second Floor, primary flooring</p>	<p>2 – Replace as part of minor refresh or major remodel. Cracked, patched and mismatched. Well maintained.</p>
<p>Rubber Wall Base, Stair Treads & Risers</p> <p>36 / 12 yrs.</p>	<p>Stairs and second floor</p>	<p>2 – Replace as part of minor refresh or major remodel</p>
<p>Carpet</p> <p>Tile: 18 / 5 yrs. Loop: 18 / 15 yrs.</p>	<p>Lounge & Conf. Rm., early 2000's remodel. Commissioners' office is original.</p>	<p>2 / 3 – Conf. room suffers from chair wheels. Lounge in better shape. Commissioners' Office in best condition. Replace all with refresh or major remodel.</p>
<p>Concrete</p> <p>36 / 50 yrs.</p>	<p>Service areas</p>	<p>3 – Sealing or epoxy painting some rooms could improve appearance and reduce maintenance efforts.</p>

NOTES:



HVAC

Rating: **2**

<p>Supply/Ventilation Air</p>	<p>Supply air to the building is provided by two (2) carrier air handling units located within the Mechanical Mezzanine. Outside air is provided through louvers on the north side of the building. The outside and return air enter a mixing box on the inlet side of the air handlers. One air handler provides supply air to the 1st floor offices and elevator lobby. The second air handler provides supply air to the second-floor spaces through two (2) vav boxes.</p> <p>Cooling is provided within occupied spaces by the air handlers, which have each been provided with a cooling coil connected to a dedicated, air-cooled condensing unit located on the west side of the building adjacent to the generator. Heating is provided by hot water coils which are fed from the building's hydronic hot water boilers.</p>
<p>Hot Water Heating System</p>	<p>Heating is provided to the building by a hot water system. Hot water is heated by three (3) - 150 MBH, non-condensing boilers installed within the 1st Floor mechanical room. Hot water is circulated throughout the building to air handling units, baseboard radiators, as well as ceiling-mounted cabinet unit heaters.</p>
<p>Fitness Room Supplemental Cooling</p>	<p>Supplemental cooling within the fitness room is provided by an air handler located in the attic. This air handler recirculates air and does not provide any ventilation air. Cooling is achieved by an air-cooled refrigerant system packaged with the air handler. Condenser air inlet and hot air rejection is ducted through the roof above.</p>
<p>1st Floor Supplemental Cooling</p>	<p>Supplemental cooling within the office, as well as the server room, are provided by mini-split systems with evaporator wall or ceiling mounted within the space. Air-cooled condensers are installed on the exterior of the building, adjacent to the served space.</p>
<p>Truck Bay Heating</p>	<p>Heating is provided within the fire truck parking bay by overhead gas fired infrared tube heaters.</p>
<p>Truck Bay Exhaust</p>	<p>Truck Bay exhaust is provided through a louver at the back of the space. An exhaust fan within the mechanical mezzanine takes air from the space and discharge is it above the roof.</p>



Facilities Assessment Report

Truck Bay Vehicle Exhaust System	A new Plymovent vehicle exhaust system was installed in the last year within the Truck Bay. The exhaust fan is in the mechanical mezzanine and discharges through the side wall at the back of the building.
Bathroom Exhaust	Console ceiling mounted fans located in each bathroom.
Kitchen Hood Exhaust	The kitchen hood within the second-floor kitchen is provided with an in-line fan within the attic space. This fan discharges above the roof. The ductwork and fan do not appear rated for kitchen exhaust duty.

NOTES:

Based on current Energy code requirements and sizing of existing AHUs, all individual fan systems greater than 54,000 BTU capacity are required to utilize air-side economizers. These are currently not provided.

Kitchen exhaust hood under current code is a Type 1 hood and would require listed grease ductwork pitched back to hood, in-line fan rated for grease, *conditioned* make-up air supply, and hood fire suppression system.

Humidity in the space due to 2nd floor plenum construction. The plenum construction is also allowing a large amount of energy loss based on free air passing through to unconditioned space in the attic, as well as ice damming in the winter.

Most of the HVAC equipment has exceeded its useful life span.

Building is provided with connectivity to a Roth Building management system.

August 10, 2021, Meeting Comments:

- *Boilers are from a vintage with a maximum efficiency rating of 85%.*
- *Measure or quantify energy loss through equipment inefficiency.*



Plumbing

Rating: **3**

<p>Domestic Water Supply</p>	<p>2" Domestic water service supplied to building from site water main. Service consists of type 'K' copper pipe and is protected by a reduced pressure zone backflow preventer.</p>
<p>Fire Water Supply</p>	<p>6" Fire water service supplied to building from site water main. Service consists of ductile iron pipe. This water service is not protected by a backflow preventer.</p>
<p>Sanitary/Waste System</p>	<p>A 4" Sanitary waste lateral exits the building towards the street at the front of the building. The existing piping within the building is service weight cast iron.</p>
<p>Storm Water System</p>	<p>Storm Water conveyed by gutters and roof drains discharges into the site storm water system in several locations. The below grade piping consists of 6" PVC.</p>
<p>Domestic Water System</p>	<p>The domestic water system supplies plumbing fixtures within the building, including toilets, sinks, drinking fountains, laundry machine, hose bibs, 1-1/2" tanker re-fill hose connection, and connections to mechanical equipment. Backflow preventers are provided where required per current code. Hose Reels within the service bay are provided with cold and hot water connections. Domestic hot water is provided by a gas-fired water heater located on the Mechanical Mezzanine.</p>
<p>Natural Gas System</p>	<p>Natural gas is provided to the building by a high-pressure service which approaches the building's northeast corner, where the meter and regulator is installed. Gas is distributed throughout the building by schedule 40 black steel pipe to usage points including the kitchen range, heating boilers, domestic water heater, infrared truck bay heaters, and the exterior generator.</p>
<p>Compressed Air System</p>	<p>Compressed air is provided to the truck bay by a tank mounted, reciprocating air compressor located on the Mechanical Mezzanine. Air passes through a particulate filter, then is distributed through Type 'L' copper tubing to points within the truck bay.</p>



Facilities Assessment Report

Plumbing Fixtures	Bathroom fixtures, including lavatory sinks, urinals, and water closets are vitreous China. Urinals and Water Closets are provided with flush valves. Lavatory sinks are provided with mixing faucets. Drinking fountains are provided with bottle fillers and are constructed of stainless steel. The service bay sink and kitchen sink are constructed of stainless steel. The service bay sink has a hand sprayer attachment. Plumbing fixtures did not appear to be low flow type.
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NOTES:

Most piping is assumed to be building original from 1986. Generally, piping has a useful lifespan of up to 50 years. Observed piping did not exhibit excessive corrosion relative to its age. As it could not be observed during our site visit, it is recommended that underground piping be scoped by a licensed plumber to verify if existing piping maintains pitch and is structurally satisfactory.

Based on the original drawings, the truck bay trench drain has been provided with a shut off valve which interconnects the storm water and sanitary waste piping systems. Note, no oil-water separator was observed within the building. It is recommended based on this occupancy that one be provided to minimize oil waste discharge into the public sewer system.

Domestic water heater was installed in 2020. Air Compressor was installed in 1993. Most equipment appears well maintained.

The Fire Water service does not have a backflow preventer installed. This is not in compliance with the latest New York State Plumbing Code requirements, nor with Monroe County Water Authority Requirements.

It is required that all backflow preventers be tested annually. PFD to confirm this process has taken place.

The gas-fired generator is not provided with a dedicated service as required by NFPA 54. Where the generator is used for "emergency" service, it should be confirmed this is acceptable.

No emergency shower or eyewash was noted. Please confirm if one is required within the space.

August 10, 2021, Meeting Comments:

- *Oil separator in apparatus bay floor sidewalls have failed and been repaired.*
- *Emergency eyewash and shower device is recommended for maintenance areas.*



Fire Protection

Rating: **3**

<p>Wet Sprinkler System</p>	<p>The building is provided with fire water through a 6” ductile iron water service. In the mechanical room, a 4” sprinkler riser consisting of a shut off valve, riser check valve, and water flow switch has been installed. A sprinkler system throughout the occupied spaces, including the 1st and 2nd floors. The attic space is not sprinkled.</p> <p>A fire department connection has been provided on the north side of the building along the parking lot near the rear entrance door.</p> <p>Per the system placard attached to the riser, the existing sprinkler system has been designed and installed to meet a flow of 0.16 GPM per square foot over the most hydraulically remote 1,500 square feet.</p> <p>Sprinkler heads installed throughout the building are standard response, ceiling-mounted pendant or upright sprinklers.</p>
<p>Clean Agent Suppression System</p>	<p>The server room on the 1st floor is provided with an FM-200 clean agent fire suppression system.</p>

NOTES:

Most piping is assumed to be building original from 1986. Generally, piping has a useful lifespan of up to 50 years. Observed piping did not exhibit excessive corrosion relative to its age.

Per NFPA 25, existing sprinkler systems are required to be tested, including hydrostatic testing (every five years) as well as Fire Alarm device testing. Based on the tags attached to the sprinkler riser, it appeared that some maintenance has been performed on the sprinkler system, however it should be confirmed that all NFPA 25 required testing has been performed.

It is noted that the sprinkler riser shut off valve is not monitored by the building’s fire alarm system, but it is kept open by a chain and lock.

Per current code, several issues were noted:

- The attic is not sprinkled. It is assumed that this condition is existing, non-conforming. Since the roof decking is constructed of plywood, which is presumed to be combustible, this space is considered a concealed combustible space. As such, any alteration work which affects this space should include a dry sprinkler system. Some of the plywood is not original and was installed with a re-roof project around 2005.
- There is no sprinkler coverage below the garage doors within the truck bay. While sprinkler coverage appears adequate while doors are closed, they are obstructed while doors are held open.



Facilities Assessment Report

- The existing sprinkler system has been installed to meet 0.16 GPM per square foot over 1,500 square feet, slightly exceeding ordinary hazard group 1 criteria. However, based on the fire loading within the truck bay it may be determined by engineering judgement that this space is required to meet ordinary hazard group 2 criteria. It is recommended that this space be re-calculated to verify compliance based on current hydrant flow test data.
- Sprinkler heads within light and ordinary hazard spaces are required per NFPA 13 to be quick response, however existing sprinklers are standard response. Where alteration of the space occurs affecting more than half of a floor, all existing sprinkler heads should be replaced with quick response sprinklers.



Electrical - Service Equipment

Rating: **3**

Power source	RG&E, 75 KVA pad mount transformer with underground primary to utility pole and underground secondary into building.
Power Capacity	Utility recorded demand data indicates loading at 25-35% of total capacity.
Power quality	No reported power quality issues.
Main panelboard	ITE 400A main lug only, 208/120V, 3P, 4W approximately 35 years old. Separate ITE 400A main circuit breaker.
Location	Main panel and circuit breaker are in the ground floor electrical room. Main transformer is outside at the northwest corner.
Recommendation	Maintenance service for the main panel and circuit breaker.

NOTES:

The facility electrical service is provided by RG&E with an underground primary feed to a ground mounted 75 KVA medium voltage transformer located at the exterior northwest corner of the facility. The service from the transformer into the facility is 208/120V, 3P, 4W, 400A, grounded wye underground feeder to the ITE 400A main circuit breaker, through the automatic transfer switch and into the 400A ITE panel. (The ATS is discussed in another section).

The main panelboard and main circuit breaker are 35 years old and functional. Under normal service conditions The useful life of this equipment is typically 50+ years before replacement is necessary. The main panel and the main circuit breaker have no labels indicating maintenance service has been performed recently, service should be performed every two years at this point. Service should consist of infrared scanning, busbar/interior cleaning and breaker exercising.

The capacity of the equipment is adequate for the electrical loads experienced at the facility; a service upgrade is not required at this time.



Electrical - Lighting and Appliance Branch Circuit Panelboards

Rating: 3

Panelboards	(3) ITE and (1) Square-D 208/120V, 3P, 4W panels. ITE panels are 35 years old, Square-D panel is 2-3 years old.
Location(s)	(2) ITE in the ground floor electrical room, (1) ITE in the 2 nd floor corridor, (1) ITE in the main server room, (1) Square-D in the mechanical mezzanine.
Recommendation	Maintenance service for the ITE panels.

NOTES:

The ITE distribution panelboards are the same age as the main panelboard and main circuit breaker indicated in the previous section. These panels should also be serviced as indicated in that section.

All the lighting and appliance branch circuit panels observed had limited breaker space, a sub-panel would be required for any future project that requiring additional circuits.

Electrical – Standby Generator

Rating: 4

Generator	Onan Cummins 60 KW/75 KVA 208/120V, 3P 4W natural gas
Transfer Switch	Onan 400A, 250V, 3P 4W automatic with a battery float charger for the generator battery.
Annunciator	Onan LED
Location(s)	Generator: exterior northeast corner. Transfer Switch: ground floor main electrical room. Annunciator: Main control room.
Recommendation	Continue to perform annual routine maintenance. The generator should be exercised monthly at no-load and yearly under full building load.

NOTES:

The generator and automatic transfer switch appear to be 15-20 years old and in good condition. There is surface rust on the generator housing and exterior muffler but no noticeable damage to generator itself. The transfer switch appears in good condition and has functional analog meters and “emergency” / “normal” indicator lights.

The generator provides complete back-up of the fire station during a power outage.

August 10, 2021, Meeting Comments:

- *Emergency power system parts availability is becoming a problem due to age. Plan for system replacement.*



Electrical - Lighting

Rating: **5**

Type(s)	Interior: LED. Exterior: LED and some HID.
Interior Controls	Standard toggle switches, dimmers and occupancy sensors.
Exterior Controls	Timeclock and photocells.
Egress Lighting	On-board battery back-up and remote battery fixtures.
Recommendation	Replace exterior HID fixtures.

NOTES:

Lighting in the facility has been upgraded to energy efficient LED types. Most office and common spaces have 2x2 recessed, direct/indirect low glare troffers. The main garage area has 8' vapor tight, industrial type, LED fixtures and the light levels are sufficient for the fast-paced tasks performed by firefighters during emergency alarm situations. Emergency egress lighting is present throughout the building with a mix of on-board battery back-up in fixtures and remote battery back-up fixtures.

LED fixtures have dimming controls in offices, the weight room and in the conference room. There are occupancy sensors in the restrooms and in some other non-critical areas.

Exterior lighting consists of LED area lights on the upper level (approximately 20' above grade) of the structure which illuminate the parking areas and LED wall-packs at the entrances. There are also some HID wall sconces above the garage fire truck bay entrances. Exterior lighting is controlled by either a photocell or a timeclock.



Electrical – Fire Alarm

Rating: 5

Panel	Firelite MS10UD non-addressable FACP
Initiating Devices	Non-addressable smoke and heat detectors, manual pull stations, tamper and flow switches
Indicating Devices	Visual and audio-visual devices
Location	Fire Alarm Control Panel: Main control room.
Monitoring	Integral digital communicator to a monitoring company?
Recommendation	Yearly testing of all devices and functions.

NOTES:

The building is protected fire by a standard (non-addressable) full coverage, hard-wired, fire alarm system which supplements the buildings sprinkler system. The fire alarm control panel is in the main control/radio room on the ground floor.

Electrical – Fire Suppression

Rating: 5

Panel	Siemens FM-200 clean agent system with a Siemens FS-250 control panel
Location(s)	FM-200 cannister: Mechanical mezzanine. Control Panel: Ground floor maintenance room??
Monitoring	Fire alarm control panel monitor relays.
Recommendation	Yearly testing of all devices and functions.

NOTES:

The main server room has a separate FM-200 clean agent gas fire suppression system with initiating and indicating devices connected to the system control panel. Smoke detectors and a manual station trip the system to release gas in the server room.

The system is monitored by the main fire alarm control panel which will initiate a general alarm if the gas is released.

The clean agent gas cannister is in the mezzanine above the server room.



Electrical – Radio Communications

Rating: **5**

System	Motorola main and standby simulcast digital transmitters with base communicator (dispatch center) and antennas.
Location(s)	Digital Transmitters: Server room. Base Communicator: Radio room. Main Handset: Fire Chief's office?? Antennas: Roof
Recommendation	None

NOTES:

The station is equipped with a radio communication system to allow direct communication to fire trucks and other emergency personnel via a digital radio system.

The main system transmitters are rack mounted in the server room.

The base communication station in the radio room has a PC, microphone, multiple speakers and two viewing monitors.

The system is interconnected to the building paging system so that station calls are heard throughout the facility.

August 10, 2021, Meeting Comments:

- *The district switched over to the new county communications system with brand new equipment and antenna.*



Electrical – Voice Communication

Rating: 3

System	Copper hardwired telephone system and Panasonic voice processing intercom system with telephone handsets and paging speakers.
Location	Head End: Main server room.
Recommendation	Obsolete?

NOTES:

The station has a central internal telephone and voice communication system. The system has a copper telephone service into the server room from the local communications utility provider.

There is a central processor in the server room that is interconnected to telephone handsets and paging speakers in each room in the facility. Each paging speaker has a separate volume control within the room.

The telephone handsets can be used to make telephone calls outside of the facility or to make intercom calls to other rooms within the facility. The handsets can also be used to make all-call announcements on the central paging system.

As mentioned in the Radio Communications section the paging system speakers are connected to the digital transmitter system so that station emergency calls/communications are heard throughout the facility.

August 10, 2021, Meeting Comments:

- *Phone and amp system are obsolete. Upgrade to VOIP.*



Electrical – CATV and Internet

Rating: **4**

System	CATV & Internet service from a local utility provider.
Location	Head End: Main server room.
Recommendation	None

NOTES:

The station has cable TV and internet service from a local utility provider(??). The system enters the main server room and is distributed from there.

Cable TV is distributed throughout the facility over coaxial cable???

Internet service is distributed from a rack mounted router via Category 5 cables???

WIFI is available throughout the facility via hardwired WIFI routers.

August 10, 2021, Meeting Comments:

- *Upgraded to Greenlight internet. Greenlight optimized WIFI at both stations with full mesh network. Performance is exceptional. Supported by the District.*
- *Cable TV provided by Spectrum and supported by the Department.*



Electrical – Access Control and Security

Rating: 3

System	Access Control: Lenel Access control panel. Security: Dell CCTV system??
Location	Access Control: Main server room wall mounted panel. CCTV: Main server room rack mounted equipment??
Recommendation	None

NOTES:

Access controlled doors are located at the following doors:

1. All Exterior Personnel Doors except the Mechanical Room.
2. All offices & some closets

CCTV cameras at multiple locations on the exterior and interior of the building. The system is capable of 45 - 60 days of video storage for all Cameras via the DELL EMC storage unit in the main server room rack?

August 10, 2021, Meeting Comments:

- *Security cameras are failing*
- *Update key fob and camera systems for remote monitoring*
- *Infill gaps in camera coverage*
- *Improve camera clarity*
- *Should the hardware be updated now or with future renovation?*

□



Electrical – AV Presentation System

Rating: 4

<p>System Components</p>	<p>Media Player: Samsung DVD/VHS player</p> <p>CATV: Cisco</p> <p>Sound: Bogen “Classic Series” Mixer and ceiling mounted paging speakers</p> <p>Video: Overhead projector and retractable screen.</p>
<p>Location</p>	<p>Main Conference Room.</p>
<p>Recommendation</p>	<p>None</p>

NOTES:

The main conference room has a small presentation system with a DVD/VHS video player, CATV and an overhead sound system. The sound system consists of multiple ceiling mounted speakers within the conference room.

There is also streaming internet available from a DELL PC in the conference room.

August 10, 2021, Meeting Comments:

- *AV presentation and meeting systems has been inadequate during the pandemic driven increased use. Entire system including sound, screens, projectors and microphones should be replaced, modernized and upgraded.*



Electrical – Entertainment Centers

Rating: 4

System	Digital televisions with CATV
Locations	Kitchen/Dining Room Main Break Room Fitness Room
Recommendation	None

NOTES:

The Kitchen/Dining Room has a television with CATV.

The Main Break Room has a television with CATV and a DVD media player.

The Fitness Room has a television with CATV and a sound system to play music and listen to radio stations.

Electrical – Miscellaneous Recommendations

Rating: 4

Item 1	Truck Bay Cord Drops
Recommendation	Add break-away cord sections.
Item 2	Lounge “Zoom Meeting” station
Recommendation	Add a PC in the Lounge.

NOTES:

Each truck bay has a separate cord drop used to charge the truck’s portable equipment batteries. This presents a hazard during emergencies when fire crews are rushing to leave the station and the cords are not disconnected. Break-away cords would prevent damage to the cord drops.

The break room does not have a PC for attending Zoom Meetings.



2 STATION 1 – EXISTING PROGRAM

Client: Pittsford Fire District

Date: November 16, 2021

Project: 191506509 - Station No. 1 Existing Conditions Survey

SITE ANALYSIS / REQUIREMENTS

Existing Site - Vehicular Access	Rating		
	Poor	Adequate	Excellent
Access from apron to road – Tight but direct.		X	
Traffic levels at access points during “rush hour” - Very heavy.	X		
Control of traffic signals – Nearest corner.		X	
Site lines at apron/road intersection – Adequate to the east. Obstructed slightly by vegetation to the west.	X		
Overhead electric across road access – None			X
Segregation of apparatus access from non-apparatus access – Retail, responder & visitor access tight to apron, on both sides	X		

Existing Site - Other Elements

Apron depth - **7' concrete + 36' asphalt + 8' concrete sidewalk. 51' total**

Snow storage space – Very limited in front of radio room.

Parking		Recreation Activities			Outdoor Training Activities		
Responder Spaces	16	Grille	Loose	1	None		
Administrative Spaces	12	Picnic	Carriage	2			
Bunk Spaces	-	Covered Porch	No	3			
Visitor Spaces	-				Outbuilding	Museum	Residence
Other	2 ADA			2	Storage	Unoccupied	



NOTES:

Property is tight but well-kept and highly utilized. Museum (Carriage House) is remote and not accessible for display to public. Unoccupied residence site valuable for improved operations but historic structure is not readily useful or accessible for operations. Recent site improvements include new pavement, striping, flatwork, retaining wall and radiant heat north sidewalk. Site is well kept and in “like new” condition. The guiderail adjacent to the telephone pedestal north of the driveway appears to be tilted from being struck and should be repaired or replaced.

Site shares access aisles with commercial properties and offers a short cut around a busy intersection. District shares/loans parking to commercial neighbors complicating safe separation of response but supporting community. Managed efficiently by district but opportunity exists for conflicts with unaware commercial traffic.

Without further acquisition the site appears to be fully maximized. Potential expansion on controlled property limited to incremental addition to the east or vertically. Return would be limited and likely not economical. Greater potential for improved utilization through reprogramming and reconfiguration of exiting footprint. Historic nature of Carriage House and Residence limit and or preclude operational expansion into these structures.

Department/Responders uses adjacent commercial parking off hours. Parking is tight responding to daytime calls.

10/19/2021 – Parking was the primary driver behind acquiring the house and carriage house. Demand is driven by department meetings (1 – 4 / month). Adjacent bank branch closed opening more parking for responders during business hours.



APPARATUS BAY / OPERATIONS

Apparatus					
Vehicle	Vehicle Type	Length	Power Drop	Air Drop	Vehicle Exhaust (Plymovent)
384 - 1	Pierce Engine	31'	reel	reel	Right rear tail pipe connection
388 - 2	Pierce Rescue	36'	manual	manual	Right rear tail pipe connection
380 - 3	Pierce Tower	48'	manual	manual	Right rear tail pipe connection
383 - 4	Pierce Engine	35'	manual	manual	Right rear tail pipe connection
387 - 5	F350 Crew Cab	22'	manual	manual	Right rear tail pipe connection
3816 - 5	Trailer + UTV	17'			

Bays – 4,000 SF			Locate near: Good access from rear responder parking. PPE stored in bays. Adjacent to Chiefs Ofc., Radio Room, Mech. Rms., Toilets					
Qty.	Bay Type	Assigned Apparatus	Door Size	Door Type			Glass	
				Sectional Overhead	Coiling	Bi fold	Glass (rows)	Panels (rows)
4	single	384, 388, 380, 383	12'x12'	X			4	2
1	stacked	387, 3816	12'x12'	X			4	2
-	drive thru							
-	wash							
	other							
Vehicle Exhaust System Type			Plymovent – New in 2020; replaced original floor system.					

NOTES:

- Overhead doors and operators in excellent condition (2013).
- HM frames require painting. WD doors to be refinished. Refresh hardware with taller kick plates.
- Determine if glazed block can be cleaned and sealed.
- Larger ceiling fans may be appropriate. Bays need more air movement outside of heating season.
- Radiant heat shields could be aligned, repaired, and made more presentable. Original from 1986.
- Minimal clearance at Tower 380 door opening. 14' doors preferred. Factor suggesting new addition.
- Relocation of PPE out of apparatus bays may require an addition.
- Quarry tile floor in good condition. Fractured tile at drain between bays 1 & 2.
- Add electric & air reels to Bays 2 – 5.
- Some damage to concrete aprons just outside overhead door.



Facilities Assessment Report

Turnout Gear – incl. in Bays			Locate near: In apparatus bay near east side and rear entry.				
Qty.	Type	Size	Wall Mtd.	Mobile	Electrical @ ea. unit	Dedicated Room	Dedicated Humidity Control
(14) Double	Lockers	30" w x 24" d	recessed		No	No	No
21	Racks	20" w x 20" d	3	18	No	No	No

NOTES:

All lockers are full plus (4) wall mtd./mobile end caps utilized for dry suits. Located behind major apparatus and beside low use trailer/UTV but not separated from bays/exhaust. Impact risk minimal. Exposure to vehicle exhaust likely. Cross contamination of clean and dirty gear possible depending on procedures.

Radio Room – 176 SF			Locate near: Main west side entry and apparatus bay			
# of Occupants	LF of Work Surface	LF of Wall Cabinets	LF Base Cabinets	LF of Wall Shelves	Direct Access to:	Direct View to:
3 chairs	24' low 6' high	0	12	0	Main entry	Apparatus bay and apron

Notes:

- Radio Room is underutilized, mostly a gathering place. How can this space become more functional?
- Updated lighting, CT flooring, paint walls & door frame, refinish WD door slab. Some moisture/staining telegraphing studs on west wall.
- ACT grid & tegular fissured tile in fair condition. Some rusting of grid and dirt embedded in tile around A/C unit. Consider replacing (update sprinkler heads at same time).
- Blinds in exterior window panels. Interior side lite surface mount blinds should be replaced.
- Repair wood trim between exterior windows.
- Solid surface counters, backsplashes, and cabinets in good to new condition. Cabinets underutilized.
- Update door hardware and controls. Add closer hold open. Non-ADA and latch taped open during pandemic. Door swells and does not close.
- Fire Alarm system cabinet open with warning light lit, "Trouble in Sys. Comm Fault 2". Resolved.
- Ask about Building Management System. Appears original. A/C likely an early add.
- Ceiling mounted Carrier A/C unit yellowed. Ask about operation.
- Sprinkler heads could be modernized.
- 100 mail slots in good condition
- Ventilation is an issue for computers mounted under work surface. No doors plus large vent panels. Computers are difficult to access and service.
- Replace devices, switches, motion sensors and cover plates. Yellowed, old, and dirty. **Are receptacles still holding plugs?**



Facilities Assessment Report

Laundry/Decon – 29 SF							<i>Locate near: North/back side of apparatus bay. Add emergency eyewash and shower unit. Room is tight. Current shower not used.</i>
Laundry Sink	Hand Sink	Floor Sink	Gear Wash/Extractor	Res. Wsh/Dry	Safety Shower	Haz. Mtl. Storage	Storage Needs
Yes	No	No	No	No	Yes	No	<i>What is the desired function of this space?</i>
NOTES: <ul style="list-style-type: none"> • New stacked elec. res. front load LG washer & dryer in Mech. Rm. • Mech. Rm. Dryer with flex vent through masonry wall. • Laundry sink in Decon Shower area with hand sprayer. • Single residential wall mount shower head and mixing valve. • Floor drains to sanitary • Storage shelf, drip hangers over sink for PPE drying. • Multiple towel rods and towels. • QT floor, glazed cmu walls and PT conc. plank ceiling 							<i>What are the decon requirements of the department?</i> <i>Are face mask / PPE cleaning facilities adequate?</i> <i>Confirm turnout gear cleaning requirements.</i>

SCBA - None			<i>Locate near: Bottle storage in back NE corner of apparatus bay.</i>		
# LF Countertop	# Sink Compartments	Material	# LF Drying Racks	Material	Storage
			See Laundry		
Compressor		Fill Station		Air Cylinders	
Size	Location	Size	Location	Qty	Storage Type
	Vendor		None	(15)	Steel wire shelving
NOTES: <ul style="list-style-type: none"> • Confirmed vendor supplied air the preferred method moving forward. 					

Maintenance/Workroom – 183 SF				<i>Locate near: East of backside or apparatus bay. Need a space like this at both stations. Inventory, receiving, minor maintenance by day staff.</i>			
Workbench(es)	# LF	Shelving	# LF	Cabinets	# LF	Sink	Utilities
1	5'	Y	8'	4		N	
NOTES: <ul style="list-style-type: none"> • (2) full height steel cabinets, (1) flam. storage cabinet. (unvented) • (2) wheel tool chests, (3) step ladders • Gas fire suppression system control panel 							



FIREFIGHTER ACCOMMODATIONS

Day Room – 312 SF			Locate near: Second floor, south side with windows over apron. Between kitchen, dining, and board room.		
# Chairs	Chair Type	# Tables	Table Types	Other	Storage
7	recliners	1 + 3	Coffee + end tables	couch	10 LF display case w/ base cabinets
Notes: <ul style="list-style-type: none"> TV located partially in front of south facing windows. Integral blinds are adequate. TV small for room size. Connectivity excellent. Space reduced from original design to add Board Room. Combine, expand, and improve with dining and kitchen similar to Station 2. Homier and bigger. Would reconfiguration or combination with dining be desired? Similar to HPFD? Path to gear and apparatus is maximized in current configuration. Day room located near west stair. Gear on east and south side of bays. Using west stair, responders pass primary engine and rescue on path to gear and back track to apparatus. <i>Non-accessible door hardware.</i> 					

Dining – 240 SF			Locate near: Second floor, combined with Kitchen, between meeting room and day room. Existing space feels “chopped up”.		
# Seats @ Table	# Seats @ Counter	# Tables	Table Types	Other	Storage
8	2	1	Dining	Counter	Coffee base cabinet
Notes: <ul style="list-style-type: none"> Finishes and furniture dated. VCT flooring, rubber base. Coffee counter updated. Water at coffee maker? TV mounted high on wall. Ceiling and grid dirty. General lighting upgraded to LED indirect. Table lighting dated residential. Institutional; not comfortable. Faces south over apron with strong south light and integral blinds. Increase size. Improve hominess. <i>Non-accessible door hardware.</i> 					

Kitchen(ette) – 200 SF			Locate near: Second floor, combined with Dining, between meeting room and day room.				
# Occupants in prep area	# LF Countertop	Counter Seating	Island	# LF Cabinets	Pantry	Vending	
2 - 3	20	0	0	20' base/8' overhead	7 LF	0	
# Sink Compartments	Oven	Cooktop	Microwave	Fridge	Dish Washer	Ice Maker	Other
2	1	1	1	1	1	0	3 toasters



Facilities Assessment Report

Notes:

- Noticeably updated. Same ceiling and lighting as "Dining". Replace all but general lighting.
- VCT flooring and rubber base. Black or stainless appliances. Verify hood and type.
- Confirm adequate capacity for desired day room and meeting functions.
- Confirm operation of pass through to meeting room. Sound transfer to meeting room is an issue.
- LF of surface to mtg. rm. insufficient. *How should food / refreshment service to mtg. rm. be addressed?*
- Non-accessible door hardware.

Bunks - None

Locate near:

# Beds	# Rooms	Bed type	Bed size	Desk	Storage type
Natural light required	Dedicated Kitchen/eating	Dedicated Living area	Dedicated Laundry	Dedicated Entrance	Other

Notes:

- Dedicated bunking space generally desired.

Fitness Room – 670 SF

Qty.	Equipment Type	Dimensions (WxH)	Location
1	Universal		Middle of 2 nd floor with doors to Training Room, and north and west corridors
1	elliptical		Other
1	Rowing machine		<ul style="list-style-type: none"> • Wall mount TV • rubber floor
2	Treadmill		Storage
1	Stair master		<ul style="list-style-type: none"> • Exercise steps • exercise balls • free weights • 5 LF base cabinets
2	bikes		
1	butterfly		
1	Free weights & mat		

Notes:

- Ceiling tile and grid dirty, stained and rusted. Ceiling tight to stair master
- Space is adequate. Slightly over equipped. Not viable for step aerobics. Fitness classes are taught in meeting room.
- Non-accessible door hardware.
- Wall covering peeling
- Recommend new finishes except flooring. Verify ventilation.



ADMINISTRATIVE SPACES

Offices								
Name	Occ(s)	Desk(s)	# of Chairs	Other	Table(s)	Book Shelves	Area (SF)	Locate Near:
IT	4	6	4	0	0	3 ovrhd.	195	2 nd flr. west
District	4	5	4	Credenza, (3) file cabs., lateral, safe, bookcase, shredder, fax, printer	42" rd.	4 ovrhd.	290	2 nd flr. northwest
Chiefs	3	3	3	(2) file cabs.,	-	2 ovrhd. cabinets	205	Bays, west entry
Features								
Doors	Solid Core Oak Veneer wood doors in painted hollow steel frames							
Hardware	Non-accessible knobs with fob access							
Sidelites	IT, District and Chiefs with blinds.							
Integral lites	Chiefs' with blinds.							
Notes:								
<ul style="list-style-type: none"> • <i>IT office</i> - New general lighting. Balance of finishes original. Pt. and replace clg. VCT floor in good condition. Blinds in windows. Space used for hardware storage. Overpacked. Failed wall base. Fob access. • <i>District office</i> – Residential grade door closer should be replaced. New general lighting. Balance of finishes original. Pt. and replace clg. CPT floor in good condition but dated. Blinds in windows. Peeling wall covering at windows and corners. Overall ‘muddy’ feel to finishes. Fob access. • <i>Chiefs’ office</i> – Minimal shared corner work surface, free standing desk, newer ceiling, paint, and general lighting, VCT flooring, windows to app. bay. Windows with integral blinds to west. District map tattered and remote. Two doors; one to west entry & one to bays. Fob access. • Non-accessible door hardware. • <i>Moisture/staining telegraphing studs on exterior walls.</i> • <i>Is capacity of office space(s) adequate? Combine IT & District?</i> • <i>Power distribution in District Office limited. Power strips and cords cluttering floor beside/behind desks.</i> 								



Meeting Spaces							
Conference/Meeting Room(s)							
Room	# Seats @ Table	Add'l Seats	Counter Surface	AV Equip.	Storage	Area (SF)	Located Near
Board Room	14	0	18 LF	PC on side surface	10' base cabinets	370	2 nd floor top of west stair adjacent to Day Room.

Notes:

- Carpet tile unraveling at edges, replace ceiling grid and tile, modern recessed LED lighting.
- No reasonable A/V. Small marker board. LCD display not connected. Consider reconfiguration of space to improve A/V functionality and relationships to head table and attendees.
- Non-accessible door hardware
- Room is a bit tight. Chair upholstery sagging.
- Multiple windows with integrated blinds.
- Does this room serve the District's needs?

Training Room – 1,650 SF			Locate near: 2 nd floor SE corner adjacent to corridors, fitness and dining.				
# Seats w/ tables per code	Allowable seats w/o tables	Max. Seating w/o Tables	Operable Partition	Public Entrance(s)	Storage Needs		
110	235	235	Yes	Solid door to west stair and entry cannot be made accessible. Fully glazed door to north stair and back lot.	Insufficient storage for tables and chairs		

Notes:

- Which is the public entrance? Do security access points support this?
- What should the accessible public path be to the meeting room?
- Should public meetings be held at both stations?
- 100+ stacking steel upholstered chairs. Stored in room alcove in front of east windows. 10 head table pedestal desk chairs.
- Folding steel tables. Verify table count (10+)
- Replace ceiling tile and grid. LED lighting upgraded. Other ceiling devices stained and yellowed. Full make over with refreshed finishes.
- VCT flooring well maintained with rubber base. Is glare manageable?
- Operable partition should be refreshed and services to improve appearance and ease of use. Does the partition get used?
- Determine AV needs. Control daylighting and backlighting of head table and presentations.
- Verify acoustics. Sound leakage to adjacent spaces. Sound from bays, street, and parking.

Types of Events

District Meetings
Department Meetings



Facilities Assessment Report

<ul style="list-style-type: none"> • <i>Flip corridor storage closets to training room. Expand for tables & chairs.</i> • <i>Moisture/staining telegraphing studs at exterior walls less noticeable possibly due to more recent painting.</i> • <i>Confirm HVAC capacity to keep up with occupant loading. Heating and cooling. HVAC does not always keep up with large meetings.</i> • <i>Winter events often overheat. Isolate zone and provide economizer.</i> • <i>Larger events held at Station 2 to align with parking. What is the maximum meeting attendance supported by available parking?</i> 	
---	--

Kitchen - None				Locate near:			
# Occupants in prep area	# LF Countertop	Island	# LF Cabinets		# of Compartments		
			Base	Wall	Sink 1	Sink 2	Sink 3
Appliances (note quantity and C = Commercial Grade, R = Residential)							
Oven(s)	Cooktop (# burners)	Grille	Microwave	Refrigerator	Freezer	Dish Washer	Ice Maker
Coffee Maker	Other.....				Serving Line	Pantry	LF Pantry Shelves
Notes:							

Copier/Fax/Mail – incl. in circulation				Locate near: 2 nd floor west stair.		
# LF Counter	# LF Cabinets	# LF open shelf	# mail slots	Copier dims.	Other equipment	
0	0	0	Radio Room	Small w/ full base	Small cart	
Notes:						
<ul style="list-style-type: none"> • <i>Located in open hallway at top of open stair. No work surface provided other than a small cart. Small office copier with multiple format drawers and collator. Multi-function machine. No paper storage. Accessible for membership. Consider better accommodations for this feature.</i> 						



UTILITY SPACES

Toilet/Shower Facilities							
User	Gender /Area	Lockers	# toilets	# urinals	# sinks	# showers	Notes:
Second Floor, NW corner off corridor. Public (P)	M 152 SF	(4) – 12” wide, full height	1	2	2	1	Non-accessible, tired, completely refinish w/ADA upgrade. Refinish door. Telegraphing studs. Replace baseboard covers.
	W 140 SF		2	-	2	1	
Public (P)	M						None
	W						
Bunks (B)	M						None
	W						
Apparatus Bays (A)	W - ? 65 SF	0	1	-	1	-	Non-accessible. East is too narrow to be made accessible. Update ceiling lighting. Replace ceilings.
	M - ? 100 SF		1	1	2		
<p>Notes:</p> <ul style="list-style-type: none"> No accessible restrooms or showers. Finishes other than QT flooring and some partitions appear original. QT flooring and ceramic wall tile clash. Fluorescent lighting in all toilet rooms. Stained ceiling tiles, rusted grid, and yellowed ceiling devices. Rusted baseboard radiant heat covers. Piping not insulated at “accessible” sinks. 							

Personal Lockers						
User	men/ women	# full ht. lockers	# half height lockers	benches/ stools	locate in Toilet/Shower room?	Locate Near:
Staff (S)	M					Provide personal lockers for full time day staff only.
	W					
Bunks (B)	M					None
	W					
Apparatus Bays (A)	M					None
	W					
Fitness Room	M					None
	W					



Facilities Assessment Report

Storage			
Designation	Type/Quantity of Items	Approx. Room Size	Located near:
Apparatus Area			
SCBA Tanks	Personal tanks, Racks for (15)	????	NE corner of App Bay
Hose	None		Station 2?
EMS	None		Station 2?
Janitorial	None		See Laundry/Decon & Maintenance/Workroom
Grounds keeping	None		Outbuilding, Salt, BBQ and Propane stored in Mech. Rm
IT/Radio Room	Servers, siren amp, radio headend, phone punch panel, mini split, PA system. Gas fire suppression system.	98 SF	Remove abandoned eqmt. Cooling adequate. LED Lighting & UPS adequate. Electrostatic grounded floor?
Janitor's Closet	Mops, floor sink, mop bucket, limited shelving.	22 SF	North side of bays.
Administration Area			
Records	File cabinets, shelving, banker's boxes, HVAC equipment & control panel.	192 SF	2 nd floor north.
Tables	Tables & bottled water	36 SF	2 nd floor north corridor
Beverage	Snacks and soft drinks	16 SF	2 nd fl. next to intercom shelf
Unknown	????	16 SF	2 nd fl. near intercom shelf
Event	Beverage, vacuum, bulbs, misc.	22 SF	Ladder closet to attic.
Public Education			
Housekeeping			
Coats	None		
Janitorial 1	Mop closet, floor sink, shelving for paper products.	24 SF	2nd floor, NE Stair
Janitorial 2	(2) steel cabinets, first floor NE stair.	????	1 st floor closet needed.
Data Closet	Paper products, IT switches, UPS, spare monitors	22 SF	2 nd floor across from IT office.
Supplies	Office supplies, key cabinet, old pagers	26 SF	2nd floor across from Dist. office.
Radio Equipment			



Facilities Assessment Report

Auxiliary	None		
Scouts	None		
Explorers	None		
Public Education	None		
Housekeeping			

Mechanical Room

Locate near: North/back side of apparatus bay.

Notes:

- Direct pass through from bays to north exterior. A bit tight.
- Residential washer/dryer stacked on housekeeping pad (electric).
- Hydronic snow melt system behind washer. Brand new. Well organized.
- (3) gas fired boilers to the east. Check age and life expectancy.
- BBQ and propane stored in aisle.
- Siren control
- Plymovent controls – Newly installed system.
- Water service entrance and RPZ. Wet functions east of passthrough aisle.
- Electric service and Onan generator controls west of passthrough aisle. 400-amp service.
- Ladder to mezzanine. Sturdy. Small diameter rungs.
- Is lighting adequate?
- Should washer/dryer, BBQ and de-icing product be relocated?

Mezzanine

Intended use(s):

- West end of mezzanine – Miscellaneous storage, house air compressor, fire suppressant exhaust fan, FM200 charge tank for IT/Radio room below. App. bay restroom exhaust fans.
- East end of mezzanine – Plymovent fan and ductwork, water heaters, AHU



MISCELLANEOUS SPACES/ITEMS

Display		
Items	Description/Quantity	Preferred Location(s)
Exterior message board	Electronic message board above brick monument east of apron.	Is resolution adequate?
Antique apparatus	Carriage house north of station.	
Historic Memorabilia	Jeremy Lusk #145 turnout locker (in use) West and East Stairs plaques and prints.	
Trophies	Dayroom – Second floor	

Generator		Turnout Access		Notes:
interior	No	Firepole	Yes	
exterior	Yes	Fire slide	No	

- Flag in island in front of Radio Room
- Transformer, generator, and condensers off NW corner.



3 Station 2 - Facility Assessment

ASSESSMENT DATE: MAY 12, 2021

CAMPUS: 465 MENDON ROAD, PITTSFORD, NY 14534

BUILDING: STATION NO. 2

CONSTRUCTION DATE: 1971

BUILDING AREA: 20,000

FLOORS: 2

RENOVATION DATES: 2003 (ADDITION), 2010 (LOWER LEVEL), 2018 (MEETING ROOM AND RESTROOMS)

General Building Comments:

- Generally, well maintained. Core area including gear lockers, toilet rooms, corridor, department office and radio room appear to be original and need to be updated. Fitness room on the main level in the SW corner is well outfitted with athletic flooring but walls, windows, ceiling, and fixtures also should be updated. Fitness space could use higher ceiling (possibly expose mechanicals).
- No interior accessible route between lower level, main floor, and addition training space exists. Exterior routes provide access to all but the addition upper-level training space. The main stair guardrail spacing does not meet current NYS Building Code but are allowable if not altered as part of a renovation project. Addition and lower-level accessible restrooms are provided. Original station upper-level restrooms are not fully accessible.
- Roofing and masonry appear to be in good condition. Roof drains should be monitored for collection of debris and minor clogging. Precast concrete panels show staining and streaking. Cleaning and sealing may be warranted. Fractured masonry at upper-level bay door opening.



Facilities Assessment Report

- Exterior hollow metal doors and frame require painting or possible replacement with FRP doors to match Station No. 1.
- Lower-level meeting room, commercial kitchen and restrooms are in excellent condition. The A/V microphone system needs to be upgraded. Cracking in coffered gyp. bd. ceiling members is likely due to floor deflection.
- The south bay of the upper apparatus bay is constructed of 8" precast concrete plank with a 2" – 4" topping slab. Joints between the concrete planks were recently sealed to stop leaking into basement storage space and a new epoxy floor was installed throughout the apparatus bay. The district concerned about the loading capacity of concrete plank and limits apparatus parking in this bay. A structural load rating study should be completed determine allowable loading in this bay.
- The basement mechanical room is congested with general storage. Combustible and unrelated storage should be removed from the mechanical room(s).
- We recommend testing of the original 1971 station construction for hazardous materials prior to any construction projects in these areas.
- A limited amount of step cracking was observed in the NW corner of rear addition apparatus bay masonry.
- Full transition to LED general lighting throughout station is recommended.
- Radiant heating in apparatus bays along west wall storage mezzanine should be reworked to improved safety.
- Technology, communications panels, punch boards, systems transitions could benefit from a refresh. Some systems add clutter to a generally organized and very well-maintained facility. Components located in Laundry, Hose Room, and Mezzanine Access.



Facilities Assessment Report

Rating	Description	Notes
0	Missing and needed / ADA-not compliant	System missing but required in facility. For ADA compliance, DOES NOT comply.
1	Unreliable	System needs to be fixed.
2	Poor	System barely operating. Repair/replace in next renovation.
3	Adequate / ADA- compliant when built	System functioning, but review for repair/replacement in next renovation. For ADA accessibility, was compliant when constructed,review compliance for next renovation
4	Functional / ADA- currently compliant	System functioning well and maintained as intended, no major reported issues. For ADA compliance, item complies with current codes.
5	Excellent	System in excellent operating condition. No reported issues.
NA	Not Needed	System not required for this facility.



Facilities Assessment Report

Codes - ADA, elevator, life safety, stairs:

Rating: Varies

ADA		Condition: 2 Overall
Parking	4 - Provided	
Ramps/curbs	4 - Provided	
Entrances	4 - Provided	
Toilet rooms	<p>3 – Partially compliant</p> <ol style="list-style-type: none"> 1. No accessible showers. 2. Lower-level and Back Apparatus Bays Unisex toilet rooms compliant. 3. Not all accessories are accessible. 4. Main level Unisex shower not accessible. 5. Main level Toilet Room could use a total renovation. 	
Door Hardware	<p>2 – Main Level, 1971 Building interior doors generally non-compliant.</p> <p>4 – Lower level and 2003 addition generally compliant.</p> <ol style="list-style-type: none"> 1. Replace all Lock/Latch sets with knob trim. 2. Verify closer strength on interior doors. 	
Door swings	3 – generally compliant to accessible primary function spaces and accessible unisex toilet rooms.	
Elevator	3 – Next major renovation should explore addition of an elevator. All primary functions currently provided with exterior accessible entries.	
Life safety	4 – Overall. Constructed under adopted code at time of construction. New work to be permitted under currently adopted 2020 NYS Existing Building Code based on the ICC family of codes (IEBC 2018).	
Dead-end corridors	None. Verify length and hardware at hallway from SW stair to Meeting Room.	
Blocked doors	None	
Backward Door swings	None	
Stairs	Good condition. Rubber stair treads and risers are beyond useful service life.	



Facilities Assessment Report

Site

Rating: 4

Adjacent walks	Concrete – Good Condition with no significant trip hazards/heaving/settling. Appears to meet ADA requirements (was not measured) Ramp/Stairs – Good Condition
Asphalt Driveway / Parking	Asphalt Pavement – Good Condition. Good sight lines for driveway width at entrances. Apparatus trucks and passenger vehicles use both entrances. Concrete curbing – Functional Condition
Drainage	Catch Basins - Functional Condition as grates have some rust and concrete aprons have some cracking and spalling. Potential stormwater ponding at south corner of parking lot. Low area in grass adjacent to pavement with dead spots in lawn and no inlet. Trench drain and stormwater pump – Functional Condition. Pump runs often according to staff, likely due to water from foundation drains.
Retaining Wall	Concrete Block - Good Condition with no significant visible concerns
Lighting	Building mounted, pole mounted, accent lighting – Functional Condition, however, observation done during the day when site lights were off
Landscaping	Site amenities and Landscape Plantings – Functional Condition as there are some areas where grass is sparse possible due to standing water. Remaining plantings in good condition.

NOTES:

Station #2 has no traffic controls. Only uses apparatus truck lights and sirens when leaving station.

According to PFD there are no sewer/water capacity issues at the station.

According to PFD there has been previous flooding at the southeast building entrance at the bottom of the concrete ramp. However, it is our understanding that this area has not flooded since the trench drain was installed.

Grease trap and O/W separator are located inside the building.

Parking is adequate for meetings, response and voting / polling place.

Structure

Rating: 4

Structure type?	Masonry load bearing, steel joist, concrete deck, structural tees, structural plank.	Good
Foundation?	Slab on grade	Good
Water infiltration?	None observed. Aggressive ground water mgmt. system in place. South bay can leak into storage area.	



Facilities Assessment Report

Settlement?	NW corner of high bay addition shows step cracking in CMU.
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NOTES:

- Client interested in load rating of south apparatus bay over storage.
- Assess deflection of fitness floor contribution to meeting room coffered ceiling cracking.
- Assessment step cracking in NW corner of addition high bay.

Roof: 14 / 25 years (installed 2007)

Rating: **3**

Type(s)?	Single ply rubber membrane fully adhered with pavers and fall protection in designated training area.			Good
Installed:	2007	Service Life:	30 yrs	
Leaks:	None observed or known.			
Venting:	Not applicable			

NOTES:

- Are there any known leaks?
- Is ladder access to lower roof adequate?
- Is tilt up fall protection adequate and functional?
- Verify screen fall protection over skylights is adequate.
- Moss buildup around roof pavers and drains.

Glazing: 15 / 30 years (installed 2006)

Rating: **3**

Type?	Double pane, aluminum frame fixed lites			Good	
Frame?	Aluminum			Dark bronze	
Sills?	Varies – alum., solid surface, laminate			Casing: Brick & gypsum	
Condition?	Hardware: 3	Seals: 3	Blinds: 3	Fogging:	None



Facilities Assessment Report

NOTES:

- Windows appear to be in good condition. Installed 2006.
- Intermittent application of blinds.

Cladding: 50 / 100 years (original)

Rating: **4**

Material(s)?	Brick	Pre-cast	HM Doors & Frames	Overhead Doors
Condition?	Good	Good	Fair	Good
Problems?	Staining of precast panels. Verify sealant condition at openings.			
Settlement?	NE corner of high bay addition.			

NOTES:

- Plan minor painting, sealant replacement, pre-cast cleaning and sealing for next minor renovation.

Ceilings: 50 / 25 years (portions original)

Rating: **3**

Types:	Condition:	Notes:
2x2 ACT (Original fissured)	Fair	Original dark grid with tegular fissured tile. Original fluorescent lighting. Updated in Ready Room. No staining of tile observed.
2x2 ACT (Lower level)	Good	Recently replaced ceiling grid and tile. Tegular with fine finish. LED lighting. Vinyl faced kitchen tiles.

Notes:

- Ceiling systems is in generally good condition. Ceilings in unrenovated areas of main level including entry lay-in egg crate panels contribute to generally dated and aged facility appearance.

Walls and Casework/Service Life

Rating: Varies

Partitions: 50/30 yrs – 1971 Admin.	Gypsum board on steel stud (partitions) and furring (walls) in the original 1971 building.	3 - Sound and flush.
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Facilities Assessment Report

6/30 yrs – 2015 Mtg. Rm.		
CMU Walls: 50 / 100 yrs – 1971 18 / 100 yrs - 2003	Painted CMU throughout 1971 main level operations areas and 2003 addition.	4 – Paint CMU every 15 years.
Finishes: Latex Paint: 5 yrs. Epoxy Paint: 15 yrs. VWC: 10 yrs. Wood Finish: 15 yr. Ceramic Tile: 30 yr.	Paint with Rubber Wall Base. Ceramic Tile in Toilet Rooms & Kitchen. Painted CMU. Wainscot in Mtg. Rm.	2 – Replace base with next coat of paint. 2 – Jan. Clos. & Main Floor Toilet (dated) 5 – Kitchen and lower-level Toilets 4 – Good condition. 5 – Good condition.
Lower-level and Kitchenette Cabinets: 11 / 15 yrs.	Lower-level toilets - flush panel wood grained plastic laminate with cast pulls & solid surface counters Kitchen – flush panel lam. w/ lam. tops. Kitchenette – Wood raised panel natural finish w/ solid surface counter.	4 - Good Condition. 4 - Good Condition. Check for minor adjustments and maintenance. 5 - Good Condition.
Radio Room Casework: 11 / 15 yrs.	Flush panel lam. w/ lam. tops.	4 - Good Condition. Check for minor adjustments and maintenance.
Misc. Steel Railings	Stairs	2 – Refinish with next refresh/remodel.

NOTES:



Doors

Rating: Varies

EXTERIOR		4
Aluminum 15 / 30 yrs.	East and south entries. Dark Bronze Anodized with Insul. Glazing. Installed 2006.	Good
Insulated Steel Overhead 18 / 30 yrs.	(4) Back Apparatus Bays. Original in 2003.	Good
Aluminum Overhead 2 / 30 yrs.	Front Apparatus Bay doors. (4) dark bronze glazed. Solid top and bottom panels. Installed 2019.	Good. Cast in place steel sills replaced in 2021.
Hollow Metal Doors and Frames 50 / 30 yrs. 11 / 30 yrs.	1971 Bldg. – Apparatus Bay door 2003 Bldg. – Multiple Doors	2 – Rusted frame base. Repair or replace 4 – Paint every 5 years
Door Hardware Exit Devices: 10 Locksets: 10 yrs. Closers: 10 yrs. Stops/Silencers: 5 yrs. Pulls: 30 yrs.	Mechanical door hardware including hinges, pulls, locksets, exit devices & closers.	Service annually to extend service life and maintain operations. <i>Grade 1 devices can be expected to operate nearly three times as long as Grade 2 units, they typically cost between 25 and 50 percent more. - FacilitiesNet</i>
INTERIOR		3 / 4
Hollow Metal - 2003 18 / 30 yrs.	Located in original 2003 Addition.	Paint doors & frames. Survey overall condition to plan replacements (if any).
Interior Hollow Metal - 1971 36 / 30 yrs. Exit Devices: 10 Locksets: 10 yrs. Closers: 10 yrs. Stops/Silencers: 5 yrs. Pulls: 30 yrs.	Mechanical door hardware including hinges, pulls, locksets, exit devices & closers.	Replace non-accessible (w/ doorknobs) latch/lock sets. Maintenance and replaced failed hardware. Service annually to extend service life and maintain operation.



Facilities Assessment Report

Floors

Rating: Varies

<p>Ceramic Tile</p> <p>50 / 30 yrs. 6 / 30 yrs.</p>	<p>Main level toilet room and JC. Lower-level kitchen, toilet rooms and hallway. Installed 2015.</p>	<p>3 – Good but dated. 4 – Good</p>
<p>Quarry Tile</p> <p>50 / 50 yrs.</p>	<p>Main Entry. Original 1971.</p>	<p>4 – Good</p>
<p>VCT</p> <p>50 / 12 yrs. 18 / 12 yrs</p>	<p>Back Stair, Radio Room Laundry, Hallway</p>	<p>2 – Replace as part of refresh. 3 – Replace as part of refresh.</p>
<p>Rubber Wall Base, Stair Treads & Risers</p> <p>50 / 12 yrs. 18 / 12 yrs.</p>	<p>1971 Building 2003 Addition</p>	<p>2 – Replace as part of refresh. 2 – Replace as part of refresh.</p>
<p>Carpet</p> <p>Tile: 5 yrs. Loop: 15 yrs.</p>	<p>Department Office (original 1971?) Meeting Rm. Installed 2015.</p>	<p>2 – Fair 4 – Good</p>
<p>Epoxy Flooring</p> <p>0 / 12 yrs. 0 / 12 yrs</p>	<p>Back Apparatus Bays and Shops Front Apparatus Bays</p>	<p>Replaced in 2021. 5 5</p>
<p>Concrete</p> <p>50 yrs.</p>	<p>Service areas</p>	<p>3 – Sealing or epoxy painting some rooms could improve appearance and reduce maintenance efforts.</p>

NOTES:



HVAC

Rating: 2

<p>Supply/Ventilation Air</p>	<p>Supply air to the Lounge, Fitness Room, and Training Room is provided by a packaged, rooftop mounted air handling unit dedicated to each for a total of three (3) units. The units are gas-fired for heating and air-cooled direct expansion for cooling.</p> <p>Supply air to the meeting room on the basement level is provided by an air handling unit located within the mechanical room on the same level. The basement air handling unit is provided with cooling by a rooftop mounted condensing unit and provided with heater by a duct furnace located adjacent to the air handler. Outside air is provided through louver on the west side of the building. The duct furnace is vented through the roof.</p>
<p>Hot Water Heating System</p>	<p>Heating is provided to the occupied, finished spaces of the building by a hot water system. Hot water is heated by one (1) - 280 MBH, non-condensing boiler installed within the Basement mechanical room. Hot water is circulated throughout the building to baseboard radiators.</p>
<p>Supplemental Cooling</p>	<p>Supplemental cooling within the dispatch room is provided by a mini-split system with evaporator ceiling mounted within the space. An air-cooled condenser is installed on the roof above.</p>
<p>Truck Bay Heating</p>	<p>Heating is provided within the fire truck bays by overhead gas fired infrared tube heaters.</p>
<p>Truck Bay Exhaust</p>	<p>Truck Bay exhaust is not provided within either truck bay.</p>
<p>Truck Bay Vehicle Exhaust System</p>	<p>A Plymovent vehicle exhaust system is installed within the main, "front" Truck Bay. The exhaust fan is located in roof and discharges vertically to open air.</p>
<p>Bathroom Exhaust</p>	<p>Toilet exhaust is provided by rooftop mounted fans. There are two fans installed.</p>
<p>Kitchen Hood Exhaust</p>	<p>The kitchen hood within the basement kitchen is provided with a rooftop mounted fan and is ducted up to such fan. Kitchen make-up air is provided by transfer air from the meeting room.</p>



Facilities Assessment Report

NOTES:

Based on current Energy code requirements and sizing of existing AHUs, all individual fan systems greater than 54,000 BTU capacity are required to utilize air-side economizers. These are currently not provided.

Most of the HVAC equipment has exceeded its useful life span. Specifically, the following is a summary of such equipment:

Equipment Tag	Equipment Type	Service Area	Age	Typical Useful Lifespan
RTU-1	Gas fired, Packaged Rooftop Unit	Training Room	17	15
RTU-2	Gas fired, Packaged Rooftop Unit	Fitness Room	23	15
RTU-3	Gas fired, Packaged Rooftop Unit	Lounge	23	15
AHU-1	Air Handling Unit	Meeting Room	23	15
	Rooftop Condensing Unit		23	20
	Duct Furnace		23	18
B-1	Gas-fired, Non-condensing Boiler	Radiators	23	24

Building is provided with connectivity to a Roth Building management system.

The Laundry Room is not provided with any apparent mechanical ventilation, cooling, or heating. IT is recommended that this space be provided with these items to help better support the number of uses currently housed there.



Plumbing

Rating: 3

<p>Combined Domestic/Fire Water Supply</p>	<p>A 6" Combined water service is supplied to building from water main under West Bloomfield Road. The service consists of ductile iron pipe. The Domestic water supply to the building is 2" and is protected by a reduced pressure zone backflow preventer. The Fire water supply to the building is protected by a double check valve detector assembly backflow preventer.</p>
<p>Sanitary/Waste System</p>	<p>A 6" Sanitary waste lateral exits the building towards Pittsford-Mendon Road. The existing piping within the building is service weight cast iron. An oil-water separator exists in the 2003 expansion garage and takes in effluent from both truck bays. Truck bays are provided with drainage by linear trench drains with ductile iron grates. The basement kitchen is provided with a recessed grease interceptor which serves grease-waste producing fixtures.</p>
<p>Storm Water System</p>	<p>Storm Water is conveyed from gutters and roof drains by a 10" building drain which discharges into the site storm water system. The storm water is discharged to an existing drywell in the rear of the building.</p>
<p>Domestic Water System</p>	<p>The domestic water system supplies plumbing fixtures within the building, including toilets, sinks, drinking fountains, laundry machines, hose bibs, 1-1/2" tanker re-fill hose connections, and connections to mechanical equipment. Backflow preventers are provided where required per current code. Hose Reels within the service bay are provided with cold and hot water connections. Domestic hot water is provided by a gas-fired water heater located on the basement mechanical room.</p>
<p>Natural Gas System</p>	<p>Natural gas is provided to the building by a high-pressure service which is supplied to the building from the gas main under West Bloomfield Road. The meter/regulator assembly is installed along the northeast side of the building. Gas is distributed throughout the building by schedule 40 black steel pipe to usage points including kitchen equipment, heating boiler, domestic water heater, roof top units, duct furnaces, infrared truck bay heaters, and the exterior generator.</p>



Facilities Assessment Report

Compressed Air System	Compressed air is provided to the truck bays by a tank mounted, reciprocating air compressor located on the Mechanical Mezzanine. Air passes through a particulate filter, oil mist filter, and then is distributed through Type 'L' copper tubing to points within the truck bay.
Plumbing Fixtures	Bathroom fixtures, including lavatory sinks, urinals, and water closets are vitreous china. Urinals are provided with flush valves; water closets are flush tank-type. Lavatory sinks are provided with mixing faucets. Drinking fountains are provided with bottle fillers and are constructed of stainless steel. The service bay sink and kitchen sink are constructed of stainless steel. The service bay sink has a hand sprayer attachment. Plumbing fixtures did not appear to be low flow type. The kitchen is provided with a stainless-steel scraper sink with hand sprayer, a three-compartment sink with faucet and hand sprayer, and a commercial dishwasher.

NOTES:

[Oil / Water separator in 2003 addition equipment storage bay repaired during 2021 epoxy flooring replacement. Cover removed, sand blasted, and powder coated. Check valve not working. One side of separator completely dry.](#)

The piping and attached devices within the building is assumed to have been installed at the time each portion of the building was constructed; 1971 for the main building and 2003 for the expansion. Generally, piping has a useful lifespan of up to 50 years. Observed piping did not exhibit excessive corrosion relative to its age. As it could not be observed during our site visit, it is recommended that underground piping be scoped by a licensed plumber to verify if existing piping maintains pitch and is structurally satisfactory.

The domestic water heater was installed in 2008 and is nearing the end of its lifespan as water heater tanks typically begin to corrode and leak around 15 years old, if not sooner depending on water quality. No leaks were seen during our field visit. In addition, no master mixing valve was provided as part of the installation which is not in compliance with current code. This results in the potential for scalding as 140°F+ is being provided to all fixtures within the building. It should be noted that the water heater is non-condensing type with a thermal efficiency rating of 80%. There are condensing/instantaneous options on the market which would provide efficiencies up to 99%.

The air compressor installation date could not be verified, however the Emglo brand was purchased and transitioned to Jenny Air Compressors in 2003, thus the youngest this air compressor could be is 18 years old. As there are oil stains nearby indicating a potentially leaking seal, and the typical lifespan of air compressors is 20 years, we would recommend replacement.



Facilities Assessment Report

According to the 2015 drawings, the grease trap was replaced with a new, steel unit with 40 GPM and 180 lbs grease capacity. Depending on the use of this kitchen, it is advisable to verify the grease interceptor's internal condition. Due to the corrosiveness of the waste, grease interceptors may rot out within 10 years.

It is required that all backflow preventers be tested annually. PFD to confirm this process has taken place.

Per current code, roofs on which it is possible for the accumulation of water shall be provided with a secondary, emergency overflow roof drain system which would discharge above grade and alert building maintenance staff of a potential primary drain clog. This also acts to protect the structure. This building has not been provided with a secondary, emergency overflow roof drain system.

Fire Protection

Rating: **2 (1971), 4 (2003)**

Wet Sprinkler System	<p>The building is provided with fire water through a 6" ductile iron water service. In the utility space at the rear of the truck bay, a 6" sprinkler riser consisting of a shut off valve, double check detector assembly backflow preventer, riser check valve, and water flow switch has been installed. A sprinkler system throughout the occupied spaces, including the Basemen, 1st and 2nd floors.</p> <p>A fire department connection has been provided on the northeast side of the building facing West Bloomfield Road.</p> <p>Per the system placard attached to the riser, the existing sprinkler system has been designed and installed to meet a flow of 0.15 GPM per square foot over the most hydraulically remote 1,500 square feet. Per the 2003 expansion design drawings, the expansion sprinkler system has been designed and installed to meet a flow of 0.20 GPM per square foot over the most hydraulically remote 1,500 square feet</p> <p>Sprinkler heads installed throughout the building are standard response, ceiling-mounted pendant or upright sprinklers.</p>
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NOTES:

The piping and attached devices within the building is assumed to have been installed at the time each portion of the building was constructed; 1971 for the main building and 2003 for the expansion. Generally, piping has a useful lifespan of up to 50 years. Observed piping did not exhibit excessive corrosion relative to its age, however some piping did show its age.



Facilities Assessment Report

Per NFPA 25, existing sprinkler systems are required to be tested, including hydrostatic testing as well as Fire Alarm device testing. Based on the tags attached to the sprinkler riser, it appeared that some maintenance has been performed on the sprinkler system, however it should be confirmed that all NFPA 25 required testing has been performed.

Per current code, several issues were noted:

- There is no sprinkler coverage below the garage doors within the truck bay. While sprinkler coverage appears adequate while doors are closed, they are obstructed while doors are held open.
- In the basement storage room, open frame racking is being used to store a variety of materials, including plastic coolers, boxes, tables, etc. Assuming the existing sprinkler system within this space has been installed as per Ordinary Hazard Group 1 criteria (0.15 GPM per sq. ft. over 1,500 sq. ft.), storage of plastic items is not permitted. To meet the requirements indicated in NFPA 13, the sprinkler system for this space should be recalculated to meet Ordinary Hazard Group 2 criteria (0.20 GPM per sq. ft. over 1,500 sq. ft.).

Electrical - Service Equipment

Rating: 2

Power source	RG&E, 150 KVA pad mount transformer with underground primary to utility pole and underground secondary into building.
Power Capacity	Utility recorded demand data indicates loading at xx-xx% of total capacity.
Power quality	No reported power quality issues.
Main panelboard	"Panel D" - Westinghouse 500A main circuit breaker panel, 208/120V, 3P, 4W approximately 50 years old.
Location	Main panel is in the ground floor existing truck bay electrical area. Main transformer is outside at the northwest corner.
Recommendation	Maintenance service for the main panel. Replacement of panel within ten years.

NOTES:

The facility electrical service is provided by RG&E with an underground primary feed to a ground mounted 150 KVA medium voltage transformer located at the exterior northwest corner of the facility. The service from the transformer into the facility is 208/120V, 3P, 4W, 400A, grounded wye underground feeder to the Westinghouse 600A panel with a 500A main circuit breaker. The feeder is routed through an automatic transfer switch and into the Westinghouse panel. (The ATS is discussed in another section).

The main panelboard and main circuit breaker are 50 years old and functional. The useful life of this equipment is typically 50+ years of adequate service before replacement is mandatory. The main panel and the main circuit breaker have no labels indicating that maintenance service has been performed recently, service should be performed every two years at this point. Service should consist of an infrared



Facilities Assessment Report

scanning, busbar/interior cleaning and breaker exercising. Because of the age of this equipment replacement is recommended in the next five years.

The capacity of the equipment is adequate for the electrical loads experienced at the facility, a service upgrade is not required at this time.

Electrical - Lighting and Appliance Branch Circuit Panelboards

Rating: **2**

Panelboards	Panel A, B, C, E and F are Westinghouse panels that are 50 years old. Panel G is a Square-D panel that is 17 years old.
Location(s)	Panel A, B, C, D, E and F are in the original building garage bay area. Panel G is in corridor 103 leading to garage 100 in the addition.
Recommendation	Maintenance service for the Westinghouse panels. Replace Wesinhouse panels within 10 years.

NOTES:

The Westinghouse panelboards are the same age as the main panelboard and main circuit breaker indicated in the previous section. These panels should also be serviced as indicated in that section. Because of the age of this equipment replacement is recommended in the next ten years.

Electrical – Standby Generator

Rating: **4**

Generator	Onan Cummins 80 KW/100 KVA ?? 208/120V, 3P 4W natural gas
Transfer Switch	Onan 800A, 250V, 3P, 4W automatic with a battery float charger for the generator battery.
Annunciator	Onan LED
Location(s)	Generator: North exterior yard. Transfer Switch: Garage Bay 001. Annunciator: Main control room.
Recommendation	Continue to perform annual routine maintenance. The generator should be exercised monthly at no-load and yearly under full building load.

NOTES:



Facilities Assessment Report

The generator and automatic transfer switch appear to be 15-20 years old and in good condition. The transfer switch appears in good condition.

The generator provides complete back-up of the fire station during a power outage.

Electrical - Lighting

Rating: **2**

Type(s)	Interior: Fluorescent and LED. Exterior: LED and some HID.
Interior Controls	Standard toggle switches, dimmers and occupancy sensors.
Exterior Controls	Timeclock and photo-cells.
Egress Lighting	Remote battery back-up fixtures.
Recommendation	Replace exterior HID fixtures. Upgrade interior fluorescent fixtures to LED in the next ten years. Remove occupancy sensors from firefighter's locker room (Laundry Rm 006) and the Garage Bay.

NOTES:

Most of the lighting in the facility is fluorescent. There appears to be some LED fixtures that were installed during the Meeting Room/Kitchen 2010 renovations. LED lighting is rapidly replacing fluorescent lighting worldwide because of the improved energy efficiency. A program should be put in place to phase in LED lighting throughout the facility.

Emergency egress lighting is present throughout the facility. Most of these fixtures are wall mounted, remote battery back-up.

The truck bays are well lit and adequate for fire fighters in an emergency situation.

Most of the lighting controls are simple on-off switching. There are dimmers that control the Meeting Room 015 LED fixtures.

Occupancy sensors are present in restrooms, offices, janitors' closets, Firefighters Locker Room (Laundry Rm 006) and Garage Bay 100. The occupancy sensors in the laundry room and Garage Bay should be removed; a failure of the sensor could potentially leave a firefighter in the dark during an emergency call.



Facilities Assessment Report

Exterior lighting consists of mainly HID fixtures with several building mounted LED area lights. The parking lot has pole mounted HID fixtures. Entrances to the facility have wall mounted HID fixtures. There are also some HID wall sconces above the garage fire truck bay entrances.

Exterior lighting is controlled by either a photocell or a time-clock.



Electrical – Fire Alarm

Rating: 5

Panel	FCI FACP connected to existing Gamewell transmitter panel.
Initiating Devices	Smoke and heat detectors, manual pull stations, tamper and flow switches
Indicating Devices	Visual and audio-visual devices
Location	Fire Alarm Control Panel: Main control room. Gamewell Transmitter Panel
Monitoring	Integral digital communicator to a monitoring company?
Recommendation	Yearly testing of all devices and functions.

NOTES:

The building is protected fire by a standard fire alarm system which supplements the buildings sprinkler system. The fire alarm control panel is in the main control/radio room on the ground floor.

Electrical – Fire Suppression

Rating: 5

Panel	Range Clear Ansul System Control Panel and gas cannister
Location	Kitchen
Monitoring	Fire alarm control panel monitors the system.
Recommendation	Yearly testing of all devices and functions.

NOTES:

The Kitchen room has an Ansul fire suppression system with flame detecting heads and a mechanical pull station that can trip the system and release the Ansul liquid.

The system is monitored by the main fire alarm control panel which will initiate a general alarm if the gas is released.



Electrical – Radio Communications

Rating: 5

System	Digital transmitters with base communicator (dispatch center) and antenna.
Location(s)	Digital Transmitters: Laundry Room 006. Base Communicator: Radio Room. Main Handset: Radio Room. Antenna: Roof
Recommendation	None

NOTES:

The station is equipped with a radio communication system to allow direct communication to fire trucks and other emergency personnel via a digital radio system.

The main system transmitters are in the Laundry Room 006.

The base communication station in the control room has a PC, microphone, multiple speakers and two viewing monitors.

The system is interconnected to the building paging system so that station calls are heard throughout the facility.

Electrical – Voice Communication

Rating: 3

System	Copper hardwired telephone system and Panasonic TDM voice processing intercom system with telephone handsets and paging speakers.
Location	Head End: Hose Tool Room 002.
Recommendation	Obsolete?

NOTES:

The station has a central internal telephone and voice communication system. The system has a copper telephone service into the server room from the local communications utility provider.

There is a central processor in the server room that is interconnected to telephone handsets and paging speakers in each room in the facility. Each paging speaker has a separate volume control within the room.



Facilities Assessment Report

The telephone handsets can be used to make telephone calls outside of the facility or to make intercom calls to other rooms within the facility. The handsets can also be used to make all-call announcements on the central paging system.

As mentioned in the Radio Communications section the paging system speakers are connected to the digital transmitter system so that station emergency calls/communications are heard throughout the facility.

Electrical – CATV and Internet

Rating: **4**

System	CATV & Internet service from a local utility provider.
Location	Head End: Storage Room 208.
Recommendation	None

NOTES:

The station has cable TV and internet service from a local utility provider. The system enters the main server room and is distributed from there.

Cable TV is distributed throughout the facility over coaxial cable.

Internet service is distributed from a rack mounted router via Category 5 cables.

WIFI is available throughout the facility via hardwired WIFI routers.

Greenlight high speed internet provided by District. Spectrum cable TV provided by Department.

Electrical – Access Control and Security

Rating: **4**

System	Access Control: Lenel Access control panel. Security: Dell CCTV system accessible from Administrator's office at Station No. 1.
Location	Access Control: Accessible from Administrator's office at Station No. 1. CCTV: Storage Room 208 Server location.
Recommendation	None



Facilities Assessment Report

NOTES:

Access controlled doors are located at the following doors:

1. Main entrance door
2. Rear Bays personnel door.
3. Lower-level ramp door.
4. Rear stair doors to addition and original building.

CCTV cameras at multiple locations on the exterior and interior of the building. The system is capable of 30 days of video storage for all Cameras via the ??? storage unit in the main server room rack???

Electrical – AV Presentation System

Rating: **4**

System Components	Media Player: CATV: Sound: Video:
Location	Meeting Room.
Recommendation	None

NOTES:

The Meeting room has a small presentation system with a DVD/VHS video player, CATV and an overhead sound system. The sound system consists of multiple ceiling mounted speakers within the Meeting Room. Improve microphone system in meeting room.

Electrical – Entertainment Centers

Rating: **4**

System	Digital televisions with CATV
Locations	Kitchen/Dining Room: TV with cable. Main Break Room
Recommendation	None



Facilities Assessment Report

NOTES:

The Kitchen/Dining Room has a television with CATV.

The Main Break Room has a television with CATV and a DVD media player.

Electrical – Miscellaneous Recommendations

Rating: **4**

Item 1	IT Equipment in Multiple locations.
Recommendation	Consolidate IT equipment to a dedicated server room.
Item 2	Truck Bay Cord Drops
Recommendation	Add break-away cord sections.
Item 3	Break room “Zoom Meeting” station
Recommendation	Add a PC in the break room.

NOTES:

The facility's voice, radio and internet service equipment are scattered in multiple locations throughout the facility. This equipment should be consolidated in one server room.

Each truck bay has a separate cord drop used to charge the truck's portable equipment batteries. This presents a hazard during emergencies when fire crews are rushing to leave the station and the cords are not disconnected. Break-away cords would prevent damage to the cord drops.

PC for staff located in Members' Lounge.



4 STATION 2 – EXISTING PROGRAM

Client: Pittsford Fire District

Date: November 16, 2021

Project: 191506509 - Station No. 2 Existing Conditions Survey

SITE ANALYSIS / REQUIREMENTS

Existing Site - Vehicular Access	Rating		
	Poor	Adequate	Excellent
Access from apron to road – Good available space			X
Traffic levels at access points during “rush hour” – Sandwiched between High School and Middle School.		X	
Control of traffic signals – N/A.			
Site lines at apron/road intersection – Good in all directions.			X
Overhead electric across road access – None			X
Segregation of apparatus access from non-apparatus access – Apparatus, responder and passenger vehicles utilize both entrances. Access to Pittsford Mendon Rd & W Bloomfield Rd		X	

Existing Site - Other Elements

Apron depth - **38’ concrete + 20’ asphalt. 58’ total plus driveways**

Snow storage space – Nothing dedicated at front but adequate lawn area is available. Significant yards and back of house snow storage.

Parking		Recreation Activities			Outdoor Training Activities	
Responder Spaces	19	Grille	Loose	1	Vehicle Rescue enclosure	
Administrative Spaces	7	Picnic Table	1	2		
Bunk Spaces	-	Covered Entries	2	3		
Visitor Spaces	43	Walking Trail	1	Outbuildings		
Other	3 ADA	Large Lawn	4 acres	0		



NOTES:

Well sized triangular lot located at intersection of two-lane highways with good access to the south and adequate access to the north. Traffic may be a problem responding to the north. Good sight lines and level street access. High school student, staff, and rush hour traffic may complicate response. No power lines cross either road access. Rear bays do not appear to be utilized for response and would present a circuitous response path through entire site parking facilities.

Entire lot is visible from surrounding highways, schools, and neighbors. Lot is very well maintained. Vehicle rescue training may be an aesthetic concern, but vehicles are stored in a fenced enclosure with limited space. Property requires considerable lawn, tree and plantings maintenance supported by the membership and equipment stored on site. Some of the equipment may require training that should be documented for use by qualified staff.

Lot is low lying resulting in some standing water in lawn areas during wet periods. Redundant pump systems on emergency power backup with alarm system runs constantly at lower-level egress. Lot south of facility typically wet in the Spring.



APPARATUS BAY / OPERATIONS

Apparatus								
Vehicle	Vehicle Type	Length	Power Drop	Air Drop	Vehicle Exhaust (Plymovent)			
386	F550 Crew Cab		manual	manual	Right rear tail pipe connection			
385	Pierce Engine		manual	manual	Right rear tail pipe connection			
381	Pierce Tower		manual	manual	Right rear tail pipe connection			
383	American LaFrance		manual	manual	Right rear tail pipe connection			
Upper Bays – 3,192 SF			<i>Located near: Potential for responder/apparatus conflict from front drive parking. Most PPE stored in separate adjacent room. Adjacent to Radio Room. Remote to central Toilets. Bays open to lobby, and station hallways (potential for exhaust contamination).</i>					
Qty.	Bay Type	Assigned Apparatus	Door Size	Features			Panels	
				Sectional Overhead	Air	Power	Glass (rows)	Solid (rows)
1	Single (lite)	386	12'x12'	X	Manual	Manual	4	2
3	Single (heavy)	385, 381, 383	12'x12'	X	Manual	Manual	4	2
Vehicle Exhaust System Type:			Plymovent					

NOTES:

- Overhead doors and operators in excellent condition (not original).
- Painted CMU walls, epoxy flooring, exposed concrete structural tees @ ceiling.
- Overhead door steel sills repaired with install of new epoxy flooring in 2021.
- Base of NE exterior man door frame rusted. Prepared and paint door and frame.
- Epoxy flooring replaced 2021. Joints sealed at south (lite) bay 2021.
- Apron protected by deep arched overhang with painted plaster soffit.
- Covers removed for exterior fluorescent twin tube light fixtures in bays. Replace with LED lighting.
- Repair trench drains and replace covers.
- Some PPE is stored on movable racks in the bays. (3) six pack racks plus miscellaneous.
- No door to primary gear storage/laundry opening.
- Larger ceiling fans may be appropriate. Bays need more air movement outside of heating season.
- Radiant heat shields could be aligned, repaired, and made more presentable.
- Tower 381 fits door opening. 14' doors preferred.
- Add electric & air reels to Bays 1 - 4.
- Some damage to brick masonry at overhead door piers.
- *Could first bay become separated gear storage if 383 LaFrance relocated?*



Facilities Assessment Report

Back Bays – 2,010 SF			Located near: Rear of station. Used for storage, wash and minor maintenance. Adjacent to shops, storage and toilet room. Stair to training space. Separation provided to occupied spaces.					
Qty.	Bay Type	Assigned Apparatus	Door Size	Features			Panels	
				Sectional Overhead	Air	Power	Solid (rows)	Lites (rows)
2	Single x 58'	None	12'-0" x 13'-4"	X	Manual	Reel	6	1
2	Small storage	None	8'-8" x 8'-8"	X	Manual	Reel	3	1
Vehicle Exhaust System Type:			Central Plymovent reel for maintenance					

NOTES:

- Original overhead doors and operators from 2003.
- Painted CMU walls with QT wainscot, epoxy flooring, painted concrete structural plank @ ceiling.
- Step crack in CMU at NW man door to exterior.
- Exterior man doors and frames paint faded and chalky. Prepared and paint doors and frames.
- Epoxy flooring at end of service life. Provide long term solution to leakage into basement at south (lite) bay.
- Original exposed bulb fluorescent twin tube light fixtures in bays. Replace with LED lighting.
- Trench drains and covers in good condition.
- Larger ceiling fans may be appropriate due to height and volume.
- Gas fired radiant heat.
- Add electric & air reels to two large bays.
- No bollards at door openings.

Turnout Gear – Distributed			Locate near: Racks located in back of front apparatus bay. Lockers located in Laundry adjacent and south of front bays and in Lobby also south of front bays.				
Qty.	Type	Size	Wall Mtd.	Mobile	Electrical @ ea. unit	Dedicated Room	Dedicated Humidity Control
(28) Single	Lockers	15"w x 24"d	recessed	0	No	Yes	No
(4) Single	Lockers	15"w x 24"d	recessed	0	No	Lobby	No
18	Racks	20"w x 20"d	0	18	No	No	No

Notes:

(32) lockers are full. (10) of (18) mobile racks full plus (2) mobile end caps utilized for dry suits. Mobile racks located behind major apparatus and unseparated from bays/exhaust. Impact risk minimal. Exposure to vehicle exhaust likely. Cross contamination of clean and dirty gear possible depending on procedures. Front lobby lockers also exposed to exhaust.



Facilities Assessment Report

Radio Room – 228 SF			Locate near: Main west side entry and apparatus bay			
# of Occupants	LF of Work Surface	LF of Wall Cabinets	LF Base Cabinets	LF of Wall Shelves	Direct Access to:	Direct View to:
3 chairs	24' low	0	18	0	Main entry and front bays	Apparatus bay and apron
Notes: <ul style="list-style-type: none"> • Original ceiling grid, lighting, VCT flooring, cabinets, laminate counters and sills. One file cabinet. • ACT grid & tegular fissured tile in fair condition but dated. • Roller shades and vallances operable. • Repair wood trim between exterior windows. • Casework lacks knee space for (3) chairs. Computers and trash bins stored in openings. • Aluminum Storefront interior and exterior windows and door. Push/pull with closer. • Fire Alarm system cabinet on south wall. • Radio charging station and login station in SW corner on/next to filing cabinet. • Ceiling mounted Carrier A/C unit yellowed. Ask about operation. • Sprinkler heads could be modernized. • No mail slots observed • Replace devices, switches, motion sensors and cover plates? Yellowed, old, and dirty. Are receptacles still holding plugs? • Radio room could use a complete refresh and validation of functionality. 						

Laundry/Decon – 33 SF							Locate near: North/back side of apparatus bay.
Laundry Sink	Hand Sink	Floor Sink	Gear Washer Extractor	Resident Wash Dry	Safety Shower	Haz. Mtl. Storage	Storage Needs
Yes	No	No	Yes	Stacked	No	No	<p><i>Do radio, gear and laundry co-exist well?</i></p> <p><i>What are the decon requirements of the department in this location?</i></p> <p><i>Are face mask / PPE cleaning facilities provided elsewhere?</i></p>
Notes: <ul style="list-style-type: none"> • Stacked elec. res. front load Frigid Air washer & dryer. • Uni-Mac pad mounted Extractor. Only unit in district. • Portable gear dryer located in Upper Bays. • Radio system headend floor mounted in NW corner. • Typical two basin kitchen sink in laminate 6 LF base cabinet. • Floor drains to sanitary • No storage shelf, drip hangers over sink for PPE drying. • VCT floor, gypsum board walls and ACT tegular ceiling. 							



Facilities Assessment Report

SCBA - None		Locate near: Storage for (9) bottles on moveable rack located in Hose Room behind apparatus bay.			
# LF Countertop	# Sink Compartments	Material	# LF Drying Racks	Material	Storage
None	-	-	-	-	(9) bottles
Compressor		Fill Station		Air Cylinders	
Size	Location	Size	Location	Qty	Storage Type
None	Use Vendor	-	None	(2)	Steel wire shelving
Notes:					
<ul style="list-style-type: none"> Confirmed vendor supplied air the preferred method moving forward. 					

Maintenance/Workroom – 299 SF + 107 SF Storage			Locate near: South of Back Bays				
Workbench(es)	# LF	Shelving	# LF	Cabinets	# LF	Sink	Utilities
2	21'	Y	8'	4		N	<i>Natural light. Well organized and open.</i>
Notes:							
<ul style="list-style-type: none"> (4) Vidmar style cabinets plus base units at (2) of (3) workbenches (1) flam. storage cab. (unvented) (1) wheel tool chests, (3) step ladders Storage room to east with steel shelving units and small equipment. Extensively reorganized with 2021 bay floors refinishing. 							

FIREFIGHTER ACCOMMODATIONS

Day Room – 722 SF			Locate near: Main floor, southeast corner with good access to radio room, gear, and front bays.		
# Chairs	Chair Type	# Tables	Table Types	Other	Storage
7	recliners	1 + 3	Coffee + end tables	couch	10 LF display case w/ base cabinets
Notes:					
<ul style="list-style-type: none"> 2012 renovation. Warm, comfortable, and well lit. Full residential kitchen, computer workstation, and dining table for (6). TV, seating and end tables on south wall. <i>Non-accessible door hardware.</i> 					



Facilities Assessment Report

Dining – See Day Room			Locate near: Integral to Day Room		
# Seats @ Table	# Seats @ Counter	# Tables	Table Types	Other	Storage
6	0	1	Dining	Counter	Kitchen cabinets
Notes: <ul style="list-style-type: none"> • 2012 renovation • Recently remodeled and in excellent condition. • Upgrade to LED lighting. • <i>Non-accessible door hardware.</i> 					

Kitchen(ette) – See Day Room			Locate near: Integral to Day Room				
# Occupants in prep area	# LF Countertop	Counter Seating	Island	# LF Cabinets	Pantry	Vending	
2 - 3	15	0	small	8' base/15' overhead	0 LF	0	
# Sink Compartments	Oven	Cooktop	Microwave	Fridge	Dish Washer	Ice Maker	Other
1	1	1	1	1	1	0	1 toaster oven
Notes: <ul style="list-style-type: none"> • 2012 renovation w/ dedicated HVAC unit. • Small, uncoordinated moveable "island" in kitchen area. What is the intent here? • Commercial coffee station, sink, cook top, oven, microwave/hood, dishwasher, and toaster oven. • Wood flooring and base. Stainless appliances. Verify hood type. • Confirm adequate capacity for desired day room functions. • <i>Non-accessible door hardware.</i> 							



Facilities Assessment Report

Bunks - None			Locate near:		
# Beds	# Rooms	Bed type	Bed size	Desk	Storage type
Natural light required	Dedicated Kitchen/eating	Dedicated Living area	Dedicated Laundry	Dedicated Entrance	Other
Notes: <ul style="list-style-type: none"> • How is bunking accommodated? • Is dedicated bunking space desired? 					

Fitness Room – 960 SF			
Qty.	Equipment Type	Dimensions (WxH)	Location
2	Recumbent bikes		SW corner of main level adjacent to Day Room and back stair.
1	elliptical		Other
1	Rowing machine		<ul style="list-style-type: none"> • Wall mount TV in SE corner • Rubber floor
2	Treadmills		Storage
2	Stair master/Jacob's Ladder		<ul style="list-style-type: none"> • Fitness mats hung on wall
3	bikes		
1	Crunches/pull ups stand		
3	Free weights & benches		
Notes: <ul style="list-style-type: none"> • Verify ventilation / AC. Dedicated unit provided. • Roller shades managing southern exposure. Verify % shading with next remodel. • New tiled rubber floor in past 5 years. • <i>Non-accessible door hardware.</i> • Upgrade lighting to LED. • Paint as part of future refresh. 			



ADMINISTRATIVE SPACES

Offices								
Name	Occ(s)	Desk(s)	# of Chairs	Other	Table(s)	Book Shelves	Area (SF)	Locate Near:
IT	1	1	1	0	0	0	40	Main flr off Fitness
Department	2	2	2	-	-	(2) ovrhd.	132	Main flr. west
Features								
Doors	Painted hollow doors & steel frames							
Hardware	Non-accessible knobs with fob access							
Site-lites								
Integral lites	Department office							
Notes:								
<ul style="list-style-type: none"> • <i>IT office - Overpacked. Includes some hardcopy storage.</i> • <i>Does this space require expansion or reduction of contents and revised layout?</i> • Fob access. • <i>Additional cooling required.</i> • <i>Depart office – Upgrade lighting to LED. Overall ‘muddy’, likely original finishes. Fob access.</i> • <i>Non-accessible door hardware.</i> • <i>Is capacity of office space(s) adequate?</i> • <i>Is cooling adequate in IT office?</i> 								



Meeting Spaces							
Conference/Meeting Room(s)							
Room	Max Occ Seated	w/ tables	Counter Surface	AV Equip.	Storage	Area (SF)	Located Near
Meeting Room	345	161	0 LF	PC on side surface	10' base cabinets	2,420	Lower-level south

Notes:

- Renovated 2015. Microphone system upgrade needed.
- Accessible from exterior ramp with accessible unisex restroom.
- Recently fully renovated. All finishes new. Carpet tile, wainscot, gypsum coffered ceiling w/ inset ACT.
- New LED lighting.
- Polling place for community.
- Members only event space.
- New flexible tables on wheels. Reupholstered stackable steel chairs.
- Adjacent to commercial kitchen and remodeled toilet rooms.
- Clear story window along east wall.
- Gypsum board coffered ceiling soffits cracking at intersections. Located below Fitness and Day Room with 42' clear span.
- *Is there a set of drawings for the most recent renovation?*
- A/V closet in NW corner. Flat panel display on west wall.
- Coat rack along east wall.

Training Room – 1,244 SF				Located near: Upper floor off SE corner Front Bays and south of Back Bays.	
# Seats w/ tables per code	Allowable seats w/o tables	Max. Seating w/o Tables	Operable Partition	Public Entrance(s)	Storage Needs
None	177	177	No	Department use only for response training.	None provided

Notes:

- Space used for smoke and water training scenarios.
- CMU walls, concrete topped plank floor & ceiling – All painted.
- Windows on south and west walls.
- Smoke exhaust system.
- Upgrade fluorescent lighting.
- Verify and program space for training plan.
- Does space work for training with water. Floor drains and openings to stairs seem inadequate.

Types of Training Events
Response training for fire fighters.



Facilities Assessment Report

Kitchen – 455 SF				Locate near: Lower level adjacent to Meeting Room			
# Occupants in prep area	# LF Countertop	# LF Island	# LF Cabinets		# of Compartments		
			Base	Wall	Sink 1	Sink 2	Sink 3
(3) occ. load	27	8	27	27	3 basin	Prep sink	Hand
Appliances (note quantity and C = Commercial Grade, R = Residential)							
Oven(s)	Cooktop (# burners)	Grille	Microwave	Refrigerator	Freezer	Dish Washer	Ice Maker
C	C	C	R	C	C	C	C
Coffee Maker	Sterilizer	Hood	Fire Suppression	MAU	# LF Serving Line	Pantry	LF Pantry Shelves
C	C	C	C	??	16	Yes	8
Notes: <ul style="list-style-type: none"> • Recently renovated. Excellent condition. • (2) ovens + (2) steamer/warming ovens • No conditioned makeup air unit (MAU). • Ice maker in lower-level Storage Room behind Kitchen. 							

Copier/Fax/Mail – Radio Rm.				Locate near: Confirm primary function provided at Station No. 1. Small capability in Radio Room.		
# LF Counter	# LF Cabinets	# LF open shelf	# mail slots	Copier dims.	Other equipment	
0	0	0	0	Countertop	Printer	
Notes: <ul style="list-style-type: none"> • Small multi-function unit on work surface in Radio Room. • Printer at workstation in Lounge. 						



UTILITY SPACES

Toilet/Shower Facilities							
User	Gender /Area	Lockers	# toilets	# urinals	# sinks	# showers	Notes:
Public (P) Lower Level @ Meeting Room	M 105 SF	0	1	2	2	-	Non-accessible. Recently renovated. Excellent condition. Tight.
	W 120 SF		2	-	2	-	
Public (P) Lower Level	Unisex	0	1	-	1	-	Accessible. Recently renovated. Excellent condition.
Staff (S) Main Level	Unisex	0	1	2	2	1	Accessible toilet and sink. Non-accessible shower. Original tile work.
Staff (S) Back Bays	Unisex	0	1	-	1	-	Accessible toilet and sink.
Notes: <ul style="list-style-type: none"> • Lower-level Toilet Rooms recently renovated and in excellent condition. JC closet in Men's Room is very tight. • Main-level Toilet Room – recommend moderate renovation for finishes, lighting & accessibility. • Back Bays Toilet Room – upgrade lighting and paint periodically. 							

Personal Lockers						
User	men/ women	# full ht. lockers	# half height lockers	benches/ stools	locate in Toilet/Shower room?	Locate Near:
Staff (S)	M					None
	W					
Apparatus Bays (A)	M					None
	W					
Fitness Room	M					None
	W					
Notes: <ul style="list-style-type: none"> • Personnel lockers for full time staff preferred. 						



Facilities Assessment Report

Storage			
Designation	Type/Quantity of Items	Approx. Room Size	Located near:
Apparatus Areas			
SCBA Tanks	Personnel tanks, Racks for (9)	Inc. in Hose Room	Hose Room
Hose Room	Multiple racks in Hose Room	160 SF	Behind Front Bays
General 003	Educational materials	9 SF	SW corner Front Bays
General 004	Bldg. maintenance + first aid	15 SF	SW corner Front Bays
New Garage Bay	Grounds keeping, lawn mowers, oil separator	613 SF	SW corner of addition
Mezzanine	Air compressor, light covers, miscellaneous	160 SF	Half height space with lower radiant heat. Consider removing heating runs from this space.
Janitor's Closet	Mops, floor sink, mop bucket, limited shelving.	Included in Back Bay	Under stair to Training Room.
Administration Area			
Storage 008	Beverages, coolers, ice machine tables & chairs	435 SF	Lower-level north of Kitchen
Janitor's Closet	Mop closet, floor sink, shelving for paper products.	32 SF	Main level
Janitor's Closet	Mop closet, floor sink, shelving for paper products.	6 SF	Lower level inside Men's Toilet Room.
Radio Equipment			Located in Laundry on main floor.
Notes:			
<ul style="list-style-type: none"> Storage spaces adjacent to apparatus bays extensively reorganized in 2021 with epoxy flooring replacement. 			

Mechanical Room – 384 SF

Locate near: Lower level behind Kitchen and accessed through Storage Room 008.

Notes:

- Consider rework of mechanical space and separation of significant miscellaneous storage.
- Verify all mechanicals still utilized. Remove abandoned equipment.
- Pair systems updates with reconfiguration and development of dedicated storage space.
- Upgrade lighting and lighting controls.
- Drainpipe tripping hazard outside door in Storage Room 008.



Mezzanine

Intended use(s):

- Behind Front Apparatus Bay. 160 SF above Hose Room. Hose air compressor and misc. storage. Low ceiling with radiant heat. Consider removing gas radiant heat runs from this area as they are very low in this half height space.

MISCELLANEOUS SPACES/ITEMS

Display

Items	Description/Quantity	Preferred Location(s)
Exterior yard storage fence.	Repair, power wash and stain.	

Generator		Turnout Access		Notes:
interior	No	Firepole	No	
exterior	Yes	Fire slide	No	

- Flag and bench in island in front of Radio Room
- Exterior generator off north elevation
- Fuel island NE of apron adjacent to drive lane.
- Pump and below grade tank replaced 15 – 20 years ago. Prefer to install above grade tank system to reduce annual inspection requirements.



5 Programming Survey

Reference: Stations No. 1 & No. 2

Hello, thank you for your interest in the continued development of the Pittsford Fire District Facilities to support the efficient, safe, sustained quality, and dedicated delivery of fire protection services to the Community of Pittsford. The District Commissioners are interested in understanding your aspirations, needs, visions and frustrations with respect to the existing fire stations, sites, and their condition. The district recognizes that sustained maintenance and repair of the facilities is necessary to support the firefighters and team members. Investments are made annually sustaining and improving the stations such as the installation of a snowmelt system and vehicle exhaust extraction system at Station 1 and the replacement and repair of the apparatus flooring systems at Station 2.

Opportunities for improved facilities can and often do expand beyond direct replacement solutions into complex investigations, designs, and reconstruction projects. The final resolution of wall staining and attic heat loss at Station 1 are examples of these challenges. Improved functionality of training, fitness, and meeting space at both stations and accessibility improvements at Station 2 also require a deeper effort. Challenges like these can be better addressed with an understanding of your interests.

At the level of significant capital improvements projects, the necessity to align aging facilities, designed and constructed decades ago, with the safe delivery of modern fire protection services exists. As an example, moving clean PPE to safe separate positively pressurized spaces arranged to prevent contamination with apparatus exhaust while providing safe clear path to the apparatus. Additionally, the development of PFD support spaces and programs that encourage members to spend more time on site prepared and preparing to deliver fire protection services.

What should fitness, dayroom, bunkroom, training, and socializing spaces look and feel like to encourage volunteerism, strengthen teams, facilitate development, and serve the protection district? In short, what is missing and what benefits could be realized? The Commissioners have asked Stantec to meet with team leaders to collect, summarize and report on the needs of the team to support its members while providing high quality fire protection services. Please take some time to review the following questions to facilitate a discussion focused on facilities improvements.

Thank you,

Stantec Consulting Services Inc.



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GENERAL – PLEASE NOTE IF YOUR THOUGHTS APPLY TO A SPECIFIC STATION

G1. What do you like about the two facilities?

G2. What don't you like?

G3. What safety issues need to be resolved?

G4. What visionary idea do you have for the PFD facilities?

G5. What programmatic functionality should be provided that is currently absent?

G6. What community or fire protection service(s) should the district initiate or discontinue providing?



SITE – PLEASE NOTE IF YOUR THOUGHTS APPLY TO A SPECIFIC STATION

S1. What works well on the properties at each of the fire stations?

S2. What does not work well?

S3. Are the fire stations in the correct locations within the protection district?

S4. Is parking adequate?

S5. Is response to and from the station safe and efficient?

S6. What features would you like added to or removed from each site?



Facilities Assessment Report

FIRE STATION NO. 1

- FS1-1. What are you most proud of at Station 1? What needs to be improved?
- FS1-2. In the delivery of fire services what does not currently work as well as it should?
- FS1-3. Does Station 1 support the safe delivery of fire protection services?
- FS1-4. What functionality and spaces should be added or removed?
- FS1-5. Describe what a Dayroom / Lounge / Dining facilities should be like.
- FS1-6. Describe what Training / Fitness / Meeting / Office facilities should be like.
- FS1-7. Describe what the Operational facilities (Bays, Gear, etc.) should be like?
- FS1-8. Are you satisfied with the quality and appearance of the station?



Facilities Assessment Report

FIRE STATION NO. 2

- FS2-1. What are you most proud of at Station 2? What needs to be improved?
- FS2-2. In the delivery of fire services what does not currently work as well as it should?
- FS2-3. Does Station 2 support the safe delivery of fire protection services?
- FS2-4. What functionality and spaces should be added or removed?
- FS2-5. Describe what a Dayroom / Lounge / Dining facilities should be like.
- FS2-6. Describe what Training / Fitness / Meeting / Office facilities should be like.
- FS2-7. Describe what the Operational facilities (Bays, Gear, etc.) should be like?
- FS2-8. Are you satisfied with the quality and appearance of the station?



Appendix B - Interviews

With the guidance of the district, Stantec developed a survey that was shared with department and district staff to facilitate input prior to completing fourteen separate **Interviews**. The survey is included at the end of the end of the previous Facilities Assessment section of this report. Stantec met with department and district staff in fourteen meetings ranging in length from 45 to 120 minutes. The comments collected during these meetings are included here and are organized by station and question number. These responses are available in MS Excel format. A summary of consensus positions and additional opinions is presented here prior to the needs assessment comments.

Consensus, alignment of the majority of comments received

- 1 Stations are in the correct locations
- 2 Full renovation/reconfiguration of Station No. 1 as a minimum
- 3 Staff are proud of Station No. 2 including meeting room & kitchen
- 4 Divest of 19 North Main
- 5 Acquire property east of Station No. 1
- 6 Stations should feel like home to keep team on site
- 7 Improve Ladder Truck bays at both stations.
- 8 Improve office facilities but not everyone needs an office
- 9 Provide pavilion, picnic, post drill space at both stations
- 10 Provide flexible bunking with "work at home" functionality
- 11 Provide large comfortable day rooms to keep staff on site
- 12 Improve fitness on site to keep staff on site, renovate at a minimum
- 13 Display more of our history within the stations
- 14 Separate gear storage and improve response paths to trucks
- 15 Provide more heated sidewalks and aprons where appropriate
- 16 Traffic is manageable
- 17 Improve the appearance of or replace Fort Schuyler
- 18 Provide yard storage at Station No. 1., free up safety trailer.
- 19 Provide office privacy for Administrator and Manager
- 20 Get more utility out of existing radio room spaces
- 21 Upgrade security / camera systems
- 22
- 23
- 24
- 25
- 26
- 27
- 28

Additional opinions and requests

- 1 Parking at Station No. 1 is/isn't adequate
- 2 Amount of total space. Need more vs. have enough
- 3 Apron safety is appropriate but may be made safer
- 4 Full laundry capability is/isn't required at both stations
- 5 Develop a Training Facility plan
- 6 Acquire site
- 7 Training pad
- 8 Storage building - pole barn
- 9 Hydrants & utilities
- 10 Plan for future classroom, maze, tower
- 11 Establish an air systems/cascade plan
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Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
6	27-Apr	3:00 PM	FS1-1	B	Acquire more land or move.				✓	
2	25-Apr	4:00 PM	FS1-1	1	Location, visible, village anchor. Lots of Bays & Windows. Looks really good.					
3	25-Apr	5:00 PM	FS1-1	1	Firefighters not proud of Station 1. Whole building needs an upgrade. FF say building is embarrassing, needs more than a spruce up.		✓			
4	25-Apr	6:15 PM	FS1-1	1	Great location, people/volunteers can get here. Love character of outside, trucks visible from the street. Like co-location of fitness.					
4	25-Apr	6:15 PM	FS1-1	1	Location in the village					
5	27-Apr	2:00 PM	FS1-1	1	Location - Heart of Village, seen and accessible, appearance is fine.					
5	27-Apr	2:00 PM	FS1-1	1	Improve interior and functionality, gut it, embarrassing, paint stains and peeling, parking is terrible. Out grown bays, no expansion ability, need more room, living quarters needed. No room for History of firehouse. No public access.		✓	✓		
6	27-Apr	3:00 PM	FS1-1	1	Current location supports response.					
6	27-Apr	3:00 PM	FS1-1	1	What is the decision on Station 1? Sometimes you outgrow spaces. Station 1 location did make sense. Village getting more congested. Needs: storage space, expansion for future, firefighter gear space & amenities, get the plan first, where are we going to be? Always been in this place. Do it right the first time. Acquire property or move.				✓	
7	27-Apr	4:30 PM	FS1-1	1	We can make it work here I think. Bay 1 become usable gear space, Do we need large meeting room? Add bunk space. Extend one aerial bay with second floor. Back hallway serves no purpose. Move core spaces to interior and add windows.			✓	✓	
8	27-Apr	6:00 PM	FS1-1	1	Shines great (view from apron with lighting).					
8	27-Apr	6:00 PM	FS1-1	1	Had pool table and large screen TV. People were always here. Sat on apron with chairs. Got concerned with image. Lost some of the fun. Improve: Interiors not touched since 1987, constant waste of space, needs are different. Too sterile, bar area was locked, like ER put truck up front. Be Innovative, get outside the box, be brave.		✓			
10	28-Apr	4:30 PM	FS1-1	1	Looks great outside, not inside.		✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
10	28-Apr	4:30 PM	FS1-1	1	Improve: Need to be in the building (to do my job), closing door does not work (provide privacy). Office setup is inadequate. Countless interruptions all day. Office layout need isolation. Need to be in the building but separate.		✓			
11	28-Apr	5:30 PM	FS1-1	1	Improve: HVAC at end of life. Plan for career future, provide bunking.	✓	✓			
12	28-Apr	7:00 PM	FS1-1	1	The building is beautiful from the outside that's about it.		✓			
12	28-Apr	7:00 PM	FS1-1	1	Needs major improvements with recommendations documented above, looks great on the outside, need more room inside.		✓			
13	3-May	1:30 PM	FS1-1	1	Appearance, glass doors look good at night, apparatus bay brick floor is nice, good location.					
13	3-May	1:30 PM	FS1-1	1	Station 1 needs updating. Moved station #1 manager to conference room from radio room, now there are conflicts in scheduling the conference room.		✓			
13	3-May	1:30 PM	FS1-1	1	Like look of Station 1 but too small, tool room too small.		✓			
14	3-May	3:20 PM	FS1-1	1	HVAC - complete replacement/boilers/AHU's /zones/controls - more zones & systems. Not enough space to clean up after a fire. Trucks on apron, traffic, lack of hose storage, small tool room, more storage than tool room needed. Apparatus space, gear washing, extra PPE stored under stairs.	✓			✓	✓
2	25-Apr	4:00 PM	FS1-2	1	Gear storage. Space to put gear on.		✓			
3	25-Apr	5:00 PM	FS1-2	1			✓			
4	25-Apr	6:15 PM	FS1-2	1	Add high pressure wash hose, add 2 more hose reels. After calls- all have air and power now. Planning of appropriate storage. Response planning location appropriate.	✓	✓			
4	25-Apr	6:15 PM	FS1-2	1	Traffic, apparatus space			✓		
5	27-Apr	2:00 PM	FS1-2	1	Location limits size of events					
7	27-Apr	4:30 PM	FS1-2	1	Parking has always worked out, drying frozen hose, gear, cold water rescue suits strewn across apparatus bay floor.		✓			
8	27-Apr	6:00 PM	FS1-2	1	Don't need: U-shaped hallway, tool room, radio room. Relocate offices. This is the right location. What can we salvage?		✓			
9	28-Apr	3:30 PM	FS1-2	1	Responders getting to station at peak traffic. Traffic light control in radio room, (no one sits there.)		✓			
12	28-Apr	7:00 PM	FS1-2	1	Just about everything needs improvement. Station needs more room for equipment and membership spaces.		✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
13	3-May	1:30 PM	FS1-2	1	Gear room, gear in bays, need space for gear, Power wash system		✓			
2	25-Apr	4:00 PM	FS1-3	1	Yes					
4	25-Apr	6:15 PM	FS1-3	1	Traffic is a concern. Paid staff not a concern of yet. Decline in hours per volunteer. Not the same commitment but a bigger requirement.		✓			
6	27-Apr	3:00 PM	FS1-3	1			✓			
9	28-Apr	3:30 PM	FS1-3	1	Consider improved entry to the station.		✓			
10	28-Apr	4:30 PM	FS1-3	1	Parking is tight and not as safe as it should be. Safety issue on apron. Dangerous for Officer getting out of the truck and standing in traffic to back in trucks.				✓	
10	28-Apr	4:30 PM	FS1-3	1	Plymovent is a welcome addition.					
12	28-Apr	7:00 PM	FS1-3	1	Safety is the wrong aspect to look at. Is it safe, yes. Is it ideal? Far from it.				✓	
1	25-Apr	3:00 PM	FS1-3	2	Serves the district fairly well.					
1	25-Apr	3:00 PM	FS1-4	1	Add storage		✓			
1	25-Apr	3:00 PM	FS1-4	1	Add office space		✓			
1	25-Apr	3:00 PM	FS1-4	1	(2) story addition to the east with museum for (2) apparatus + (2) hose carts, office on floor 2 and connecting bridge.			✓	✓	
1	25-Apr	3:00 PM	FS1-4	1	Public do not come to district meetings		✓			
2	25-Apr	4:00 PM	FS1-4	1	Need general meeting space.		✓			
2	25-Apr	4:00 PM	FS1-4	1	Improved lounge to support brotherhood feel. Improve kitchen, fitness office, large meeting space, fitness classes.		✓			
3	25-Apr	5:00 PM	FS1-4	1	Larger Kitchen/Day Area. No need for Comm. Kitchen, remove wall between kitchen and lounge. Need bunking.		✓			
4	25-Apr	6:15 PM	FS1-4	1	Needs murphy beds in training rooms, knockout wall, kitchen /lounge, remove back hall loop, traffic a problem as is all of Pittsford. Could have drills and big meetings at station 2.		✓			
4	25-Apr	6:15 PM	FS1-4	1	Need better tool room & storage areas		✓			
4	25-Apr	6:15 PM	FS1-4	1	Improve kitchen, lounge, meeting space for catered food. (10) large pizza's laid out, drinks, and seating. Buffet and order out. We always have food.		✓			
4	25-Apr	6:15 PM	FS1-4	1	Apparatus space, better tool room & storage areas			✓	✓	
4	25-Apr	6:15 PM	FS1-4	1	Station #1 does not have enough space, not set up for long term events, no where to rest, HVAC is a disaster. Need bunk rooms, lockers, and showers. Showers & toilets are inadequate.			✓	✓	

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
5	27-Apr	2:00 PM	FS1-4	1	Work station out of District conference room. Too tight downstairs, lockers too tight. ATV/PU too tight for equipment.			✓	✓	
5	27-Apr	2:00 PM	FS1-4	1	Provide bunking for students, volunteers, careers, and storm events. We can't exist on this footprint. Expand or move. Challenge to house equipment, 4" clearance on bucket. Add an outdoor shed?			✓	✓	
6	27-Apr	3:00 PM	FS1-4	1	Lack of space, not good use of space, looping hallway upstairs.		✓			
9	28-Apr	3:30 PM	FS1-4	1	District and Department offices set up is not working. Department didn't use dept office. District Secretary office use is very limited. Department office work is done remote.		✓			
10	28-Apr	4:30 PM	FS1-4	1	Add day room at first floor. Add locked gear storage. Expand maintenance room for pump, chainsaw, hose storage. Add SCBA capability including storage, mask cleaning, cascade space and fill station.			✓		
11	28-Apr	5:30 PM	FS1-4	1	Decontamination/mask wash works - improve it. Gear lockers with power /USB, located in separate space.		✓			
11	28-Apr	5:30 PM	FS1-4	1	Not enough room for needed functionality.				✓	
13	3-May	1:30 PM	FS1-4	1	Station managers, business manager, treasurers, chiefs need offices. Does civil office need to be here? Need a couple workstations with 2 monitors and docking station.		✓			
1	25-Apr	3:00 PM	FS1-5	1	Provide food after drills. Food is part of the culture.		✓			
2	25-Apr	4:00 PM	FS1-5	1	Family great room feel, knock down wall between kitchen and living room.		✓			
3	25-Apr	5:00 PM	FS1-5	1	Kitchen not compliant. Conversation table, big enough to be comfortable but not a barn. Everyone moves to kitchen after meetings at station 2. Cozy kitchen/great room. Single man door does not work.	✓	✓			
4	25-Apr	6:15 PM	FS1-5	1	Larger comfortable kitchen area, space where firefighters want to be.		✓			
4	25-Apr	6:15 PM	FS1-5	1	Need living space, tear out lounge/kitchen wall and combine, floor in kitchen coming up.		✓			
5	27-Apr	2:00 PM	FS1-5	1	Open, more welcoming, improved flow		✓			
6	27-Apr	3:00 PM	FS1-5	1	Kitchen-cramped, focal point, expand with lounge and hall.		✓			
11	28-Apr	5:30 PM	FS1-5	1	Convert maintenance room to day room.		✓			
11	28-Apr	5:30 PM	FS1-5	1			✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
11	28-Apr	5:30 PM	FS1-5	1	Add bunk rooms to extend volunteers' time on site and to support storm events. Could be multi-purpose spaces. Move mechanical to mezzanine and duct to make room for bunks in storage space. Provide gender diverse single user shower rooms.		✓			
12	28-Apr	7:00 PM	FS1-5	1	Lounge and kitchen need to increase in size but also not feel institutional. Kitchen should have large table and potentially seating at an island to accommodate large numbers of people gathering after calls, trainings, etc.		✓			
13	3-May	1:30 PM	FS1-5	1	5-6 chairs in lounge, bigger kitchen and table plus island w stools. Sunday football game watching. Kitchen is beat, should be a focal point.		✓			
14	3-May	3:20 PM	FS1-5	1	Better dayroom with kitchen		✓			
14	3-May	3:20 PM	FS1-5	1	Need bunk space. Pretty basic male / female - 4 per room w /personal closets. Shower / Bath areas back to back.		✓			
1	25-Apr	3:00 PM	FS1-6	1	Fitness room located on outside wall with windows.		✓			
2	25-Apr	4:00 PM	FS1-6	1	Fitness - larger, sperate, and state of the art equipment. Need more natural light.		✓			
3	25-Apr	5:00 PM	FS1-6	1	Too much equipment, not enough air. Secretary's office is wasted space.		✓			
4	25-Apr	6:15 PM	FS1-6	1	Larger & separated fitness room from meeting space. State of the art.		✓			
5	27-Apr	2:00 PM	FS1-6	1	More room for fitness classes, don't use meeting room a lot, no need for community kitchen. Could reduce meeting room to improve fitness.		✓			
6	27-Apr	3:00 PM	FS1-6	1	Current conference room for executive session, (7) Commissioners with (5) year terms. Cut meeting room in half and use for something different. We don't get (85) members at a meeting.		✓			
10	28-Apr	4:30 PM	FS1-6	1	Offices could share office equipment. Do not layout offices to put backs to door, keep monitors not visible from door. More desk space. Remove round table. Quiet space, sometimes insanely loud, separate offices for Business Manager and Administrator.		✓			
11	28-Apr	5:30 PM	FS1-6	1	Dedicated office for treasurer, security / privacy.		✓			
11	28-Apr	5:30 PM	FS1-6	1	Where do we support fitness classes that expand into meeting room if Station 1 is reconfigured and the meeting room is reduced?			✓		
12	28-Apr	7:00 PM	FS1-6	1	Training facilities should be primarily housed off site at a 3rd location to be purchased.					✓

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
12	28-Apr	7:00 PM	FS1-6	1	Meeting rooms need much better TV/IT infrastructure to allow delivery of video/PowerPoint training. Projector is terrible.	✓				
12	28-Apr	7:00 PM	FS1-6	1	Fitness area should be much larger to accommodate the fitness equipment we'd like to purchase. It also should allow dropping of weights when training.					✓
12	28-Apr	7:00 PM	FS1-6	1	Office space should be larger and split up by line/civil/district uses. District admin. and district manager need separate offices, as do station managers.		✓			
13	3-May	1:30 PM	FS1-6	1	Fitness - twice as big, provide a training room or space in bays like Hilton FD. Could have a large space at one station and smaller space at the other. Eliminate hallway.		✓			
1	25-Apr	3:00 PM	FS1-7	1	Separate gear storage in ventilated room.		✓			
1	25-Apr	3:00 PM	FS1-7	1	Provide weather event facilities. (1,000) calls in (1) week. Feeding FD and Utility Dept. staff. Provide separate sleeping quarters, cots, blankets.		✓			
2	25-Apr	4:00 PM	FS1-7	1	More space would be great. Separate gear area, but gear does look good behind trucks.		✓			
3	25-Apr	5:00 PM	FS1-7	1	Station 1 needs storage/ space. May not need all these trucks up here?		✓			
4	25-Apr	6:15 PM	FS1-7	1	Waste of a beautiful truck to be hidden behind fire station. Bring upfront like ERFD.			✓	✓	
4	25-Apr	6:15 PM	FS1-7	1	Larger, to handle apparatus, professional locker room			✓	✓	
5	27-Apr	2:00 PM	FS1-7	1	Outgrown apparatus bays in 1987, parking horrible, traffic horrible, can't get to station, ladder too large for station, ready racks to tight.			✓	✓	
6	27-Apr	3:00 PM	FS1-7	1	Inconvenient to transport gear to Station 2 to clean. Is it necessary? We have equipment housed but could use (1) more bay for response. Improve access to and from station.			✓	✓	
9	28-Apr	3:30 PM	FS1-7	1	Bays are small now. Remove gear from behind ladder truck.			✓	✓	
10	28-Apr	4:30 PM	FS1-7	1	Does tool room need to be as big and where it is? Need bigger bays - Bucket truck clearance.			✓	✓	
11	28-Apr	5:30 PM	FS1-7	1	Provide EMS storage downstairs.		✓			
12	28-Apr	7:00 PM	FS1-7	1	A separate gear room makes great sense. A well-designed, nice room people can take pride in. It should include gear laundering equipment as at Station 2.			✓	✓	

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
12	28-Apr	7:00 PM	FS1-7	1	The bays need to be bigger, taller and longer with space behind the apparatus for training on small equipment and a work/coffee table.			✓	✓	
13	3-May	1:30 PM	FS1-7	1	Get gear out of bays, (40) sets required. Ladder/Banana boat training space in bays. Provide 1/2 bay length behind trucks.			✓	✓	
13	3-May	1:30 PM	FS1-7	1	Extractor and w/d at each station. Air drying gear in place. Decon room (face masks) for gear only.			✓	✓	
14	3-May	3:20 PM	FS1-7	1	Need space in the bays, everything in the way.			✓	✓	
2	25-Apr	4:00 PM	FS1-8	1	Most part yes, outside looks good, maintain property.					
3	25-Apr	5:00 PM	FS1-8	1	No		✓			
4	25-Apr	6:15 PM	FS1-8	1	For the most part , yes.		✓			
5	27-Apr	2:00 PM	FS1-8	1	Station needs a lot of work, but need plan first.		✓			
6	27-Apr	3:00 PM	FS1-8	1	Everything is spread out and tucked away. Pushed all over the place.			✓	✓	
					External, yes. Internal, no. The outside needs cleaning up, the inside needs a lot of work. Needs new paint, floors, carpet, etc. The outside doesn't match the inside, we take care of the outside for public image but our members aren't provided the same experience.		✓			
12	28-Apr	7:00 PM	FS1-8	1	Outside, yes. Inside, no. Interior - Reorganize/Reconfigure. Carriage House patio falling apart.		✓			
13	3-May	1:30 PM	FS1-8	1			✓			
2	25-Apr	4:00 PM	FS1-9	1	Ventilation air, movement of air.	✓				
3	25-Apr	5:00 PM	FS1-9	1	Energy efficiency, equipment, access and security	✓				
4	25-Apr	6:15 PM	FS1-9	1	Need plan at 19 N. Main. Stay in control of the property.				✓	
6	27-Apr	3:00 PM	FS1-9	1	All district staff at one place would be nice. Walk behind floor cleaner.		✓			
9	28-Apr	3:30 PM	FS1-9	1	Fire prevention requires setup of meeting room with 30 chairs. Is there an easier way to simplify setup?		✓			
					HVAC is a terrible system. Condenser dies. Boilers don't respond. Need complete replacement with reliable, and energy efficient system.	✓				
12	28-Apr	7:00 PM	FS1-9	1	Move to different location, basement of addition to free up more space.			✓		✓
					Hot water circulation system, it takes a few minutes to get hot water to kitchen and remote areas of building	✓				
12	28-Apr	7:00 PM	FS1-9	1	Replace generator. Unit is end of life. Parts are unavailable.	✓				
12	28-Apr	7:00 PM	FS1-9	1	Computer and radio equipment set up in board meeting room (small room 2nd floor by flagpole) to allow us to dispatch from there during storms		✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
12	28-Apr	7:00 PM	FS1-9	1	Floor drain system leaks and needs massive updating	✓				
12	28-Apr	7:00 PM	FS1-9	1	Carriage house needs hot water system as it sees so little usage. The current 40 gallon water heater dies every few years and is an issue because it's upstairs, Maybe small electric tankless unit only need hot water in bathroom and kitchen sinks. Carriage house has radiant floors but HVAC needs interlock. We shut the boiler power off in the summer so it doesn't run when the A/C is on.	✓				
12	28-Apr	7:00 PM	FS1-9	1	Consider/ price adding of solar to front of roof of station as it faces south with no obstructions but would have to price to ensure viability.	✓				
12	28-Apr	7:00 PM	FS1-9	1	Phone system needs updating, Replace camera system, Redundant/ Backup Internet- During storms more robust.	✓				
12	28-Apr	7:00 PM	FS1-9	1	Heated sidewalk is a great update.					
13	3-May	1:30 PM	FS1-9	1	HVAC at Station 1 and the carriage house never work.	✓				
2	25-Apr	4:00 PM	FS2-1	2	Improve office, fitness & lockers		✓			
2	25-Apr	4:00 PM	FS2-1	2	Meeting room, kitchen & common space are nice.					
3	25-Apr	5:00 PM	FS2-1	2	Proud of new apparatus bay floor.					
3	25-Apr	5:00 PM	FS2-1	2	Need: Training facility, first bay floor structural validation or improvements, first floor toilet rooms for both genders, separation of exhaust, elimination of (1) of (2) doors between lounge and radio room. Station 2 needs a spruce up.		✓			
4	25-Apr	6:15 PM	FS2-1	2	Prepare for career staff at both stations. Bigger bathrooms, upper level training room not used, can't house paid crew, meeting room to big to be comfortable.		✓			
4	25-Apr	6:15 PM	FS2-1	2	Proud of meeting, kitchen & common space.					
4	25-Apr	6:15 PM	FS2-1	2	Improve offices, fitness, apparatus space, storage and lockers		✓			
5	27-Apr	2:00 PM	FS2-1	2	Good parking, great location, operationally strong.					
5	27-Apr	2:00 PM	FS2-1	2	Needs full paint job.	✓				
5	27-Apr	2:00 PM	FS2-1	2	Station 2 is in good shape.					

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
5	27-Apr	2:00 PM	FS2-1	2	Provide bunking for students, volunteers, careers, and storm events. Provide living quarters in the upstairs training area. Circulation within the building needs to be reworked. Back stairs collect excessive heat. Need office space. Need workstations.		✓			
6	27-Apr	3:00 PM	FS2-1	2	Serves it's purpose, promote both stations, both can be used.					
6	27-Apr	3:00 PM	FS2-1	2	Add rear bay vehicle exhaust system. Resolve moisture saturation during washing.	✓				
6	27-Apr	3:00 PM	FS2-1	2	Improve or repurpose upper level training area.		✓			
6	27-Apr	3:00 PM	FS2-1	2	Provide out building or training facility.			✓		✓
6	27-Apr	3:00 PM	FS2-1	2	Replace Fort Schuyler					✓
7	27-Apr	4:30 PM	FS2-1	2	Fix south bay for loading and rear stair circulation to get to lower bays.		✓			
9	28-Apr	3:30 PM	FS2-1	2	Nice piece of property.					
9	28-Apr	3:30 PM	FS2-1	2	Needs office/work space, small meeting place, dayroom gets taken over. Improve yard, level lawn, grading along W. Bloomfield. Improve drainage. Snow removal on steps to meeting room is difficult, there is no where to go with it and keep salty snow off gardens. Ramp is tough to clear as well with rails & walls on both sides, add heated sidewalks. Repurpose the radio room as it does not get used.		✓			
11	28-Apr	5:30 PM	FS2-1	2	Improve - HVAC at end of life, replace rooftop units. Ensure structural integrity of first bay floor.	✓				
12	28-Apr	7:00 PM	FS2-1	2	Station 2 is in better shape than Station 1, Station 2 needs much less than Station 1.					
12	28-Apr	7:00 PM	FS2-1	2	Radio room/Main Entrance needs to be renovated.		✓			
12	28-Apr	7:00 PM	FS2-1	2	Add outdoor pavilion and fire pit area.			✓		
13	3-May	1:30 PM	FS2-1	2	Proud of the Meeting room, station is open to volunteers use. Good size compared to other departments' second stations.					
3	25-Apr	5:00 PM	FS2-2	2	All seems to work. Hose room upper floor changed to main floor maintenance room.					
4	25-Apr	6:15 PM	FS2-2	2	Radio rooms are large spaces that we don't use anymore		✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
5	27-Apr	2:00 PM	FS2-2	2	The open foyer design to the radio room, dayroom, apparatus bay is not working. Department outgrew gear closets and is using ready racks and tiny lockers. Ready racks are bigger than built in lockers. Traffic using driveways as a cut through to bi-pass congestion is dangerous.		✓			
9	28-Apr	3:30 PM	FS2-2	2	Shorter traffic periods 7:20-7:40am + 3:00pm than as Station 1 but still impact response times and safety.					
12	28-Apr	7:00 PM	FS2-2	2	Need larger, taller bay upstairs at Station 2 The longest bay closest to W. Bloomfield Rd. would be ideal., The gear room is full, There is no space for bunk rooms as currently set up.			✓		
13	3-May	1:30 PM	FS2-2	2	Cars coming and going/ Gear room to small/ Decon Room/ Bathroom off truck bay/ Storage - Need a little, not a lot. Explorer space needed, huge for recruitment.		✓			
2	25-Apr	4:00 PM	FS2-3	2	Wide open visibility helps at apron and road access.					
2	25-Apr	4:00 PM	FS2-3	2	Yes					
3	25-Apr	5:00 PM	FS2-3	2	Except separation of gear.		✓			
4	25-Apr	6:15 PM	FS2-3	2	Yes					
5	27-Apr	2:00 PM	FS2-3	2	7:15 - 7:45 a.m. congestion & 2:15 - 2:45 p.m. gridlock. Mendon and Barker Roads are worse with the pandemic.					
9	28-Apr	3:30 PM	FS2-3	2	Driveway cut through. Speed advantage, worry about getting hit while doing lawn, equipment & hose maintenance. Curtail cut through. Pay more attention to gear washing safety process, Firefighters rinse and prepare gear for washing but not everyone does. Contaminated bags opened in room with clean gear, wear gloves. Carry wet gear through bays to drying rack. Increase gear cleaning capacity for larger events, currently limited to 1 1/2 sets per dryer cycle, 1 set per wash, 2 sets washed dried in a day or 6 sets washed and hung.		✓			
12	28-Apr	7:00 PM	FS2-3	2	Safe is the wrong way to look at it, it's safe yes, but some efficiency and design changes are warranted. Potentially unsafe condition is the first bay weight restriction which limits it to smaller/lighter equipment. Needs signage or reinforced slab to hold full size apparatus. Issue is when neighboring departments cover our station, they might put a full size apparatus there. We need an answer on what it can hold.		✓			

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
2	25-Apr	4:00 PM	FS2-4	2	Need general meeting space.		✓			
2	25-Apr	4:00 PM	FS2-4	2	None					
3	25-Apr	5:00 PM	FS2-4	2	Both stations need bunking for events and paid combined staff. Prepare for career staff. Connect toilet to ready room. Move all administration to Station 2.		✓			
4	25-Apr	6:15 PM	FS2-4	2	Potential addition in the "L" behind the station. Need one nice workout facility somewhere, not two.		✓			
4	25-Apr	6:15 PM	FS2-4	2	Work stations for staff, currently in radio/dayrooms. Radio room casework not conducive to work station. Concrete steps to lower level tough to keep clear of snow, challenging.		✓			
5	27-Apr	2:00 PM	FS2-4	2	Outdoor patio grill and community space.			✓		
7	27-Apr	4:30 PM	FS2-4	2	Better interior vertical circulation.		✓			
7	27-Apr	4:30 PM	FS2-4	2	Pavilion in the "L" where Farnum Memorial Tree is located. Name pavilion for Farnum Family. Connect to inside space with some vegetation screening.			✓		
9	28-Apr	3:30 PM	FS2-4	2	If we obtain an off site training location the line would be open to the idea of freeing up the current training room. Workout room could move to former training room, Spancrete floors may allow for high loads and dropped weights, also being away from lounge / offices would be ideal. Current workout room could be offices, bunk room and or conference room to end meetings in day room/radio room.		✓			
12	28-Apr	7:00 PM	FS2-4	2	Training room, explorer room, station managers space, bunking, bigger lounge, and better use of radio room.		✓			
13	3-May	1:30 PM	FS2-4	2	Provide privacy for station managers.		✓			
13	3-May	1:30 PM	FS2-4	2	Basement meeting room is adequate. Size of lounge is adequate for now but spruce it up, deep maroon color is traumatic.		✓			
3	25-Apr	5:00 PM	FS2-5	2	Station 2 is the minimum for the size, quality and feel of a dayroom.		✓			
4	25-Apr	6:15 PM	FS2-5	2	Needs paint, good dayroom location, move workstation elsewhere but keep video/security monitoring in dayroom. Radio room better place for workstation plus base radio. Good A/C in summer in radio room for workstations.		✓			
5	27-Apr	2:00 PM	FS2-5	2						

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
9	28-Apr	3:30 PM	FS2-5	2	Fix entry lighting - old , dim, egg crate with fluorescent tubes. Treasurer's office is the only office. Need smaller meeting room/ touch down/ office space.		✓			
12	28-Apr	7:00 PM	FS2-5	2	Not a bad setup with small kitchen upstairs and large one downstairs. Need a better place to hangout for big drills.		✓			
13	3-May	1:30 PM	FS2-5	2	Not easy to access radio room from lounge		✓			
14	3-May	3:20 PM	FS2-5	2	Exercise room would be ideal bunk space.		✓			
1	25-Apr	3:00 PM	FS2-6	2	Add training facilities at "Fort Schuyler".			✓		✓
2	25-Apr	4:00 PM	FS2-6	2	All need improvement, meeting room too small		✓			
3	25-Apr	5:00 PM	FS2-6	2	Update radio room. Fitness not in appropriate location. Need better PC based training station. Managers need access to work stations. Improve security and access issues. Training used 1-2 times per year - repurpose. Prepare for career spaces. Fitness is 5 feet from coffee crew. HVAC system is poor. Floor bounces in fitness area, move to upstairs training area.		✓			
4	25-Apr	6:15 PM	FS2-6	2			✓			
4	25-Apr	6:15 PM	FS2-6	2	Training - Provide better facilities. Fitness- provide state of the art equipment. Improve meeting room A/V, add white boards. More offices needed.		✓			
9	28-Apr	3:30 PM	FS2-6	2	Improve path between basement meeting room and addition to eliminate up/over/down or outside.		✓			
9	28-Apr	3:30 PM	FS2-6	2	Stand alone building for exercise with fitness classes. Neither building fills the full need for fitness. YMCA memberships move firefighters off site, what is the fitness solution? Does department have adequate offices? Do some administration spaces move to No. 2			✓		✓
11	28-Apr	5:30 PM	FS2-6	2	to make space at Station 1.					
12	28-Apr	7:00 PM	FS2-6	2	Fitness room - larger and able to handle dropped weights. Fitness room ceiling should be higher to allow Stairmaster.			✓		✓
12	28-Apr	7:00 PM	FS2-6	2	Meeting room is good as is. Provide office space for managers.		✓			
13	3-May	1:30 PM	FS2-6	2	Training - fix it or lose it. Line officers would give up if they had a training space.			✓		✓
14	3-May	3:20 PM	FS2-6	2	Fitness is not upstairs as line officers did not want to lose upstairs training space.			✓		✓

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
1	25-Apr	3:00 PM	FS2-7	2	Resolve bay 1 loading.		✓			
2	25-Apr	4:00 PM	FS2-7	2	Back bays used for vehicle wash, take trucks out for maintenance. Laundry and lockers are not adequate.		✓			
4	25-Apr	6:15 PM	FS2-7	2	Bays need enlarging. Lockers are old and need improvement. Provide separate gear wash area.			✓		
5	27-Apr	2:00 PM	FS2-7	2	Storage trailer for "fire prevention equipment" filled with lawn maintenance equipment for Station 1, trailer stored at Station 2 in winter but moves to Station 1 carriage house parking lot growing season.			✓		
5	27-Apr	2:00 PM	FS2-7	2	Use radio room for work stations, Relocate file cabinet documents. Provide direct connection from lounge to radio room workstations but with door to reduce distractions. Improve gear laundry facilities, can only clean (1) set of PPE at a time./ 24 hour process to clean gear, (5) hours on drying rack, house fire (20) sets cleaned over (4) days.		✓			
9	28-Apr	3:30 PM	FS2-7	2	Improve bays. Still have some low spots, grates still getting stuck, hard to keep clean, are we using the right equipment? Laundry room waxed VCT is a slip hazard, remove all waxed floors for lower maintenance and more slip resistance similar to Lounge tile?		✓			
10	28-Apr	4:30 PM	FS2-7	2	Bucket truck would not fit in deep bay as it is too tall. Fix weight restrictions in first bay. The bays are fine but could be larger. Gear room is too small, has slippery flooring, needs ventilation.			✓		
12	28-Apr	7:00 PM	FS2-7	2	Radio Room at Station #1 used during storms. RR at Station # 2 never used. Could be offices or conference room.			✓		
14	3-May	1:30 PM	FS2-7	2	Back bays are available for training but were built for maintenance, went back to off site maintenance. All trucks washed in their bays, back bays used for personal car wash.		✓			
2	25-Apr	4:00 PM	FS2-8	2	Yes					
4	25-Apr	6:15 PM	FS2-8	2	Yes					
12	28-Apr	7:00 PM	FS2-8	2	Inside, yes. A few things need updating. Outside, yes but not as aesthetically pleasing as Station 1.					
2	25-Apr	4:00 PM	FS2-9	2	Lighting, diesel exhaust, ventilation	✓				
5	27-Apr	2:00 PM	FS2-9	2	HVAC system doesn't work consistently across spaces and seasons.	✓				

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
5	27-Apr	2:00 PM	FS2-9	2	Need space for exempts, explorer's, and band. Holiday supplies stored in mechanical space.		✓			
5	27-Apr	2:00 PM	FS2-9	2	Need dedicated training facilities and a pavilion.			✓		
9	28-Apr	3:30 PM	FS2-9	2	Default set up for Meeting Room is half tables & half chairs. This is better than Station #1 meeting room but could we do better?		✓			
12	28-Apr	7:00 PM	FS2-9	2	The current 1000 gallon diesel tank (for apparatus use feeds the on-site generator) needs to be redone and placed above ground, DEC testing is cumbersome and the tank is over 20 years old, could we do a new N.G. generator?	✓				
12	28-Apr	7:00 PM	FS2-9	2	Radiant tube heating for upstairs apparatus bays is a 1972 system that is no longer supported, we need a modern system.		✓			
12	28-Apr	7:00 PM	FS2-9	2	Epoxy floor sealing system is nice when it needs to be redone, consider replacing it with Quarry tile.		✓			
12	28-Apr	7:00 PM	FS2-9	2	Living area HVAC is far better than Station 1 but needs work, fan in ceiling of the lounge is quite loud when it starts up. Is fresh air ventilation working against radiant heat in lounge? Hot water recirculation system needed.		✓			
12	28-Apr	7:00 PM	FS2-9	2	Apparatus floor drain system upstairs has propensity to get jammed up in winter with debris.		✓			
12	28-Apr	7:00 PM	FS2-9	2	Provide heated sidewalk immediately in front of main upstairs door, would love heated stairs and ramp out front and in front of bays.		✓			
12	28-Apr	7:00 PM	FS2-9	2	Replace phone system. Replace cameras.		✓			
2	25-Apr	4:00 PM	G-1	1	Station #1 looks good from the outside					
4	25-Apr	6:15 PM	G-1	1	Station #1 exterior is special with glass doors and iconic design.					
9	28-Apr	3:30 PM	G-1	1	There is a lot of potential at Station 1					
2	25-Apr	4:00 PM	G-1	2	Nice condition, excellent commercial kitchen, large meeting space					
4	25-Apr	6:15 PM	G-1	2	Ready room near truck floor. Nice flow. Ready Room feels like house great room.					
13	3-May	1:30 PM	G-1	2	Like the addition at Station 2 and the downstairs meeting room area, the layout is nice.					
2	25-Apr	4:00 PM	G-1	B	(2) stations provide good coverage					

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
3	25-Apr	5:00 PM	G-1	B	Locations are good, Station 2 is well positioned for mutual aid and to avoid gridlock. Station 1 is well located for community presence, tours, recruiting, tax payer engagement and is a beautiful station in the heart of community. Station 2 accommodates large gatherings.					
4	25-Apr	6:15 PM	G-1	B	Love having 2 stations to better cover and serve Pittsford.					
8	27-Apr	6:00 PM	G-1	B	Locations are good.					
10	28-Apr	4:30 PM	G-1	B	Exterior appearance, especially Station 1. Location are good.					
11	28-Apr	5:30 PM	G-1	B	Nothing sacred w.r.t. facilities, except, lawn/fire pit space, extend season of this function.		✓			
					Geographically they are nearly ideally situated in the town. Both sites offer great access to volunteers responding from their homes. Both sites currently allow us to conduct business in a reasonably efficient manner. Both sites offer many options for future growth and changes. Both sites allow for ease of access to both sides of district. Having a village firehouse gives optimal access to main routes in Pittsford. Two stations allows for redundancy of some operations.					
12	28-Apr	7:00 PM	G-1	B	Locations are good					
13	3-May	1:30 PM	G-1	B	Locations are good					
2	25-Apr	4:00 PM	G-2	1	Total update needed including line officers' space.		✓			
2	25-Apr	4:00 PM	G-2	1	Drive through bays preferred.		✓			
					Impressive but not a show piece. Provide a welcoming, professional environment where members are proud of "their" station. FF & Commissioners want to be here. Show off history. Professional space with combined services in mind but not sterile.		✓			
3	25-Apr	5:00 PM	G-2	1	Public should be Impressed.		✓			
2	25-Apr	4:00 PM	G-2	2	Add small conference rooms		✓			
2	25-Apr	4:00 PM	G-2	2	Add office space		✓			
5	27-Apr	2:00 PM	G-2	2	Training center should be separate, small building.			✓		✓
					Living quarters upstairs. Circulation is a mess. Hose testing out back. Need office spaces. Need work stations.		✓			
5	27-Apr	2:00 PM	G-2	2	Improved fitness facilities		✓			
2	25-Apr	4:00 PM	G-2	B	Prepared for career staff. Make space convenient, conducive to remote workers operating out of stations. Great room feel, warm comfortable space, kitchen & great room.		✓			
4	25-Apr	6:15 PM	G-2	B						

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
4	25-Apr	6:15 PM	G-2	B	Provide a pavilion.			✓		
4	25-Apr	6:15 PM	G-2	B	Training, state of the art facilities, meeting rooms.		✓			
8	27-Apr	6:00 PM	G-2	B	Share ideas but rely on consultants. Traditions are great but can hold us back. Position the organization to be forward thinking, career but keep volunteers we have. Provide space for bunking. Draw people in with facilities such that volunteers want to be here. Wowed by facilities and design. Attract volunteers to stay and be at the Station. Work from home hoteling at the station double as bunk space for storms but provide defined flexible focus space.			✓		
9	28-Apr	3:30 PM	G-2	B	Space for cub scouts, schools & fire prevention education space.		✓			
10	28-Apr	4:30 PM	G-2	B	Acquire another piece of property for hands on training, something simple, a space with a hydrant, drainage and gravel pad. Provide touch down stations for "work from home" firefighters.			✓		✓
					Add a bay with 13'-14' door with basement for gear storage & mechanical. Provide Cascade System. Plan for electric vehicles. Capture boiler space for gear washer. Remote compressor for cascade to minimize noise building. Take NE stair to basement with elevator. Add one bay at Station 2 with 13'-14' door for Quint. Get ahead of long term needs, we have one shot.			✓		
11	28-Apr	5:30 PM	G-2	B	Both facilities Station 1 especially need massive updating to better fit our current and anticipated future needs, These stations should offer a place for efficient apparatus and gear storage to facilitate responses. We should also have state of the art training areas, workout space, modern kitchens, areas to hangout and bunk rooms (with room for workstations for members who choose to work remotely at the fire stations). Both facilities need to be places people want to be. (6) bunk rooms at each station. Touch down spaces for remote work. We need larger apparatus bays at each station (14' h doors minimum). The bank property could offer the ability to add an additional bay at Station 1 to the east. Need major updating as the firehouses have been pieced together for years instead of looking at the bigger plan. There has been multiple concept drawings developed for the past several years but no action. Need to take action, make the big decision, plan for the future and adopt to current needs.			✓		
12	28-Apr	7:00 PM	G-2	B						

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
13	3-May	1:30 PM	G-2	B	Work Stations for managers. Bunk rooms, Career or Volunteer with work stations post pandemic. Really good workout facility, LA fitness style, off hours & daytime. More space in truck bays, train in bays in winter. Bigger kitchen, Individual bunk rooms, bunk/office suites.			✓		
14	3-May	3:20 PM	G-2	B	Two story addition out the back of Station #1, one parking spot deep.			✓		
					The Carriage House is a nice "hangout area" and provides storage for one of our antique trucks, albeit less than ideal storage space given the small width of the bay doors. The outdoor patio is nice in the warm weather as well which is the biggest benefit. Overall it's not a major asset but also not a major liability. I would keep it but consider options to allow the expansion of Station 1 while maintaining the needed parking without destroying the carriage house. I consider it an asset from a social aspect only. Operationally it serves no purpose, however we do utilize it socially. Not sure how it can be improved but at this point it is too vested in our organization to change it. The building should've been relocated to the sidewalk and act as a museum for those passing by. Antique trucks facing N. Main St., New Pavilion in back			✓		
12	28-Apr	7:00 PM	G-3	B	Value the investment in history at the Carriage House.					
1	25-Apr	3:00 PM	G-3	CH	Widen antique doorway.		✓			
1	25-Apr	3:00 PM	G-3	CH	Nice, but just for us. Limited use after drills May - Aug. Is it an asset?					
2	25-Apr	4:00 PM	G-3	CH	Social gathering space in the Summer, need covered area. Museum goes to waste. Can't get antique in or out. Move to Station 2 for summer. Community engagement- could this help? Need better lounge space.			✓		
3	25-Apr	5:00 PM	G-3	CH	Not really an asset. What to do with it? Lawn gets used. Too far from station to be used like a day room.					
4	25-Apr	6:15 PM	G-3	CH	Don't use, wasted space. Need space for lawn care equipment other than fire safety education trailer.			✓		
5	27-Apr	2:00 PM	G-3	CH	Property in village has value. It's a limited resource. Only green space we have. Access to Main St. is valuable. CH is not viewed as a museum.			✓		
6	27-Apr	3:00 PM	G-3	CH	Like it the way it is. Provide wider glass doors out front.			✓		
7	27-Apr	4:30 PM	G-3	CH				✓		
8	27-Apr	6:00 PM	G-3	CH	What if we moved the truck to be displayed in one of the fire stations like ERFD?			✓		

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
9	28-Apr	3:30 PM	G-3	CH	Back half of CH den-like area and kitchenette and patio support comradery sometimes. Museum concept never materialized, public can't see it to appreciate it much.					
11	28-Apr	5:30 PM	G-3	CH	Sacred spot for some. Outside space is the nicest part o the CH. Improve outdoor space with BBQ.		✓			
13	3-May	1:30 PM	G-3	CH	Not an asset, use outside more than the CH. Holds old truck. Incorporate functions in nice firehouse renovation. Do not see Station #1 leaving village. Need to knock down carriage house.		✓			
10	28-Apr	4:30 PM	G-3	CH	Social asset only, nice to have.					
4	25-Apr	6:15 PM	G-4	1	Can we justify 19 N. for fire taxes? Can we move it? This is are only controlled access to N. Main Street.					
14	3-May	3:20 PM	G-4	CH	Sell It. District office don't work there. Don't see how you get rid of house and keep the land. Could lease as a professional office and keep R.O.W. to N. Main St. If kept, have zoning changed to commercial so late night activity not a disturbance. Membership split on selling the property and ended taking no action. Need to make some compromise, unify and stick to it. Bunking and Toilet/Shower Rooms?					
1	25-Apr	3:00 PM	G-4	NM	Any expenditure on 19 N. Main should provide value to tax payers.					
2	25-Apr	4:00 PM	G-4	NM	Give it away. Use it or get rid of it.					
3	25-Apr	5:00 PM	G-4	NM	Use it or lose it. Use as a swing space during construction. Explorers program, Fireman's Exempts Hall. Bunk In program as house, safe and usable. Determine use and follow through.					
4	25-Apr	6:15 PM	G-4	NM	No purpose, what can be separate from the fire station and still work? Administration and District Offices could be elsewhere. Need showers, you have to workout elsewhere.					
4	25-Apr	6:15 PM	G-4	NM	Two options, sell or turn into offices, meeting space, or fitness area.					
5	27-Apr	2:00 PM	G-4	NM	Bought for expansion, historical society against removal, decomposing in place, not for operations, to far for bunking.					
6	27-Apr	3:00 PM	G-4	NM	Access & Real Estate are valuable. The structure is not an asset. Having tenants is not rewarding to district. Is a land swap possible? Donate house and retain property.					

Interview	Date	Time	Question #	Location	Comments	Maintenance &	Systems	Renovation	New Construction	Acquire Adjacent	Land	New Land
7	27-Apr	4:30 PM	G-4	NM	19 N. Main is not a wise use of tax dollars, hate seeing it vacant. Creating tension with historic preservationists. PFD invested in schematic designs for offices and fitness facilities with a estimated construction cost of \$3 million but the concept lacked BOFC consensus support. Can we live without N. Main St.? Property appraisal in process.							
9	28-Apr	3:30 PM	G-4	NM	Disappointment, don't know what to do with it but access to N. Main is huge.							
10	28-Apr	4:30 PM	G-4	NM	Can't see anyway to justify spending more on 19 N. Main. New use would be separate. Would not want to be "over there". Don't start spending again, unload it. Keep some of the property. There is a packet with the history of 19 N. Main.							
11	28-Apr	5:30 PM	G-4	NM	Couldn't justify money for Fitness/Office. Provides only drive access to N. Main Absolutely, 100% NOT. The district should not invest in 19 N. Main. It's acquisition was only necessary to obtain the parking and land we needed.							
12	28-Apr	7:00 PM	G-4	NM	Every idea has been less than ideal. Examples: Workout facility - discourages members working out on a 10 degree day from walking outside in the cold up to the station for calls, also separates operations so members working out may be unaware of what's going on in the station (ex. call into the base crews getting ready to leave). Office space, better than the idea for workout space, but still separates the operation unnecessarily.							
12	28-Apr	7:00 PM	G-4	NM	Ideal solution: Bulldoze the house. Move the carriage house to the plot where the 19 N. Main St. house sat, and put on a small shed roof addition on the side to allow both the 1979 and the 1925 antique engines to be in there, glass bay doors and tasteful lighting so they can be viewed from the street and sidewalk. This has the added advantage of opening up the property behind Station 1 dramatically, allowing a major addition or change.							
12	28-Apr	7:00 PM	G-4	NM	Should be torn down, not worth investing any money. Money should be invested in day to day operations at the firehouse. Any investment should be made with Station 1 expansion in mind.							
13	3-May	1:30 PM	G-4	NM	Knock it down, back (3) sections aren't historic. Use for short term offices - not long term. Keep the land and lose the house.							

Interview	Date	Time	Question #	Location	Comments						Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
2	25-Apr	4:00 PM	G-5	1	Buy more property at Station 1. Visibility of location is good for response, fund development and recruitment.									✓	
2	25-Apr	4:00 PM	G-5	1	Invest in corner property.									✓	
2	25-Apr	4:00 PM	G-5	1	Getting to the station can be a problem but once on truck we always get out.									✓	
3	25-Apr	5:00 PM	G-5	1	Yes!									✓	
3	25-Apr	5:00 PM	G-5	1	Acquire bank property.									✓	
					We have great real estate and not using it, what justifies fixing 19 N. Main? Average age 51. Prepare for combination department. Would a combination lounge, fitness, and work-at-home cubicles make sense (functional with quiet areas).									✓	
4	25-Apr	6:15 PM	G-5	1	Yes. Acquire the bank property if available.									✓	
7	27-Apr	4:30 PM	G-5	B	Less of an academic project, more of a call to action.									✓	
12	28-Apr	7:00 PM	G-5	B	Acquiring the bank property (not the buildings, just the parking lot) would make sense. Acquire land for future training facility (Willard Rd. Water Tower). Gravel pad with (2) hydrants, concrete slab and pole barn. Not worth fixing Station 2 second floor training space.									✓	✓
12	28-Apr	7:00 PM	G-5	B											
2	25-Apr	4:00 PM	G-6	1	Traffic is a safety issue.										
2	25-Apr	4:00 PM	G-6	1	Backing-in at busy apron frontage can be unsafe. Never had an accident.										
2	25-Apr	4:00 PM	G-6	1	Trucks back up to lockers.										
					Backing Trucks in at station is a problem without solution. Ventilation and separation between apparatus & gear lockers. Bays could be deeper. Improved HVAC and separation design (discolored ceilings).										
4	25-Apr	6:15 PM	G-6	1	Traffic, parking, and lockers behind trucks.									✓	
4	25-Apr	6:15 PM	G-6	1	We need a gear washer and dryer at Station 1 (and room for them), Universal washer (SCBA/ Tools) like a dishwasher., a separate gear room with proper venting, more parking at Station 1. Address backing in apparatus concerns, Apron space is a challenge, not critical, bring backing line out on apron. Can add bay setback, bucket on apron extends to sidewalk.									✓	
12	28-Apr	7:00 PM	G-6	1	Provide security camera screen at Station 2 in lounge. Cut through traffic due to school back up at Station 2.									✓	
3	25-Apr	5:00 PM	G-6	2											

Interview	Date	Time	Question #	Location	Comments		Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
5	27-Apr	2:00 PM	G-6	2	Congestion, getting out and is regularly difficult. Backing off Monroe Avenue with traffic is challenging. Some drivers put responders at risk.						
2	25-Apr	4:00 PM	G-6	B	Traffic cutting through property						
3	25-Apr	5:00 PM	G-6	B	Security at both Fire Houses. Visibility & controlled access. After hours supervision.						
12	28-Apr	7:00 PM	G-6	B	Separation of clean area/gear.		✓				
3	25-Apr	5:00 PM	G-7	1	Better gear storage rooms at both stations.			✓			
4	25-Apr	6:15 PM	G-7	1	Hose storage & drying. Improved decontamination facilities and laundry.		✓	✓			
4	25-Apr	6:15 PM	G-7	1	Turnout gear extractor.						
4	25-Apr	6:15 PM	G-7	1	Lots! (of functionality needs to be added at station 1).				✓		
6	27-Apr	3:00 PM	G-7	1	Station 1 as headquarters based on history. Some functions could move but staff might not buy in to it.			✓			
13	3-May	1:30 PM	G-7	1	Gear wash. Gear out of sunlight not in gear room.			✓			
					Training Area: I believe the line officers are in 100% agreement that we need an offsite training area. It needs to have the following functionality (steps can be implemented over time). Very large gravel or concrete pad - to allow cutting of cars for extrication, as well as burning of them for training. Two fire hydrants. A decent size pole barn for storage and search scenarios. Eventually our own burn building for live fire exercises. Last and least important, a training room with seating and a projector/TV, bathrooms, maybe a bay or 2 for storage.				✓		✓
12	28-Apr	7:00 PM	G-7	2	Station 2 toilet room in the truck bay.						
13	3-May	1:30 PM	G-7	2	Provide quality laundry facilities at both stations			✓			
2	25-Apr	4:00 PM	G-7	B	District training facilities. Improved Fitness Facilities.			✓			
4	25-Apr	6:15 PM	G-7	B	Fill Station vs. Fresh Air Fred mobile service, cascade system might be nice. Gear cleaning at station 2 seems to work.		✓				
7	27-Apr	4:30 PM	G-7	B	Remove Fort Schuyler from Station 2 to be respectful to the community. Add a place for water ball. Provide space at Station 2 for Explorers program.			✓			
8	27-Apr	6:00 PM	G-7	B	Plot of land with a foot of gravel (Willard Rd. by water tower), extraction, burn, flash over simulator would be great, nice to have a structure someday.				✓		✓
8	27-Apr	6:00 PM	G-7	B	We can accommodate every task we need to do, but some things could be more convenient.			✓			
10	28-Apr	4:30 PM	G-7	B							

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
11	28-Apr	5:30 PM	G-7	B	Electrical provisions for apparatus charging with batteries in basement to avoid demand charges. Storage for chain saws, generators, and pumps. First floor maintenance room for call response, during a storm every truck is on the road. Don't have the pumps at Station 2 - Need pump, hose, crate and instruction to leave with homeowners. Bunk rooms with incorporated remote work stations. Larger workout rooms. Space for training off-site (additional piece of property) for hands on firefighting, extrication training, etc. Far enough away from residential areas to allow us to burn cars and do live simulations.			✓		
12	28-Apr	7:00 PM	G-7	B	Larger offices to accommodate the line and civil side of the organization. Not a desk for every line officer. Break out spaces might work.			✓		✓
12	28-Apr	7:00 PM	G-7	B	Just space. Cascade would be helpful.		✓			
13	3-May	1:30 PM	G-7	B	Invest in Explorer program facilities. Excellent recruiting tool. Approximately (15) active members.		✓	✓		
2	25-Apr	4:00 PM	G8	2	Child seat install, don't open up meeting space as it conflicts with response and extended emergencies.		✓			
3	25-Apr	5:00 PM	G-8	1	Fortunate that we do not need to do fundraisers. Updated F.D. website. https://pittsfordfd.org/		✓			
4	25-Apr	6:15 PM	G-8	1	Is it necessary to have large meetings at both stations?					
6	27-Apr	3:00 PM	G-8	B	Get back engaged in recruitment in the community post pandemic.					
10	28-Apr	4:30 PM	G-8	B	Initiate recruitment, although this should not need additional space (update spaces). Part time fire prevention / community outreach lead, presentation to kids, storage space, more space on bay floors.		✓			
12	28-Apr	7:00 PM	G-8	B	Truck bays function fairly well, great location, prefer quarry tile truck bay floors over epoxy.		✓			
3	25-Apr	5:00 PM	S-1	1	Adequate space					
12	28-Apr	7:00 PM	S-1	1	Large meeting room					
2	25-Apr	4:00 PM	S-1	2	Lounge space supports sense of brotherhood/sisterhood					
2	25-Apr	4:00 PM	S-1	2	Diesel fuel filling station is an asset. Gas is off site at Mendon Center Elementary					
4	25-Apr	6:15 PM	S-1	2	Good Visibility, need to really watch, can see who pulls in.					

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
4	25-Apr	6:15 PM	S-1	2	Meeting room commercial kitchen Overall ample room, great space in the large maintenance bays, maintenance bays location bad for responding, great meeting/training room and a reasonable lounge set up.					
12	28-Apr	7:00 PM	S-1	2						
7	27-Apr	4:30 PM	S-1	B	Both Stations are in the correct spot. Station 2 still looks great, fits the site.					
13	3-May	1:30 PM	S-1	B	Possibly connect to Village lot to the north? Good site lines at Station 2.		✓			
2	25-Apr	4:00 PM	S-2	1	Parking, traffic and backing in conflicts.				✓	
3	25-Apr	5:00 PM	S-2	1	Site is tight. Bay access tough.				✓	
4	25-Apr	6:15 PM	S-2	1	Can't see side gear lockers. Don't control parking or access from North Main St. More camera's. Hard to see station mounted monitor from trucks. Provide some way of communication.	✓	✓			
4	25-Apr	6:15 PM	S-2	1	Meeting room, common space, offices, fitness, lockers, parking and kitchen Canal response with ATV. Connect trailer to pick up, move to apron. Unload, take off with ATV to canal trail.		✓			
6	27-Apr	3:00 PM	S-2	1						
8	27-Apr	6:00 PM	S-2	1	Draw, convenience and comfort of being here. Improve facility to increase odds of being on site to respond with a full truck response without fighting traffic to get here.		✓			
8	27-Apr	6:00 PM	S-2	1	Better flow for response, Safety: park - gear- truck- apron, make truck floor safe.				✓	
9	28-Apr	3:30 PM	S-2	1	Back property - huge asset, but neither building optimized or core to operations. Where do you display but isolate 1925 Lafrance?, Would be better to have Carriage house at Main.		✓			
11	28-Apr	5:30 PM	S-2	1				✓		
					Interior design is largely dated and in need of major updates and modernization. Needs: Larger bays (one taller), smaller meeting room (33% smaller), offices for paid staff, bunk rooms, much larger workout area, gear storage room, more office space for line officers and civil and district officials, Separate offices for Bob and Mike, one dedicated line office & one training office for testing, more storage for equipment, much larger tool room/workshop, turnout gear washing and drying set up, ice machine, better visibility to camera system.			✓		
12	28-Apr	7:00 PM	S-2	1						

Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
13	3-May	1:30 PM	S-2	1	More parking at Station 1. Company meetings = 60 spaces.				✓	
3	25-Apr	5:00 PM	S-2	2	Station 2 training not appropriate. Glass, metal and cars torn apart and sit there. Need a training space. Use Perinton/Egypt.			✓		✓
3	25-Apr	5:00 PM	S-2	2	Wet lots. Need to place tent in parking lot. No exterior gathering space/pavilion.			✓		
4	25-Apr	6:15 PM	S-2	2	Training room, fitness and lockers		✓			
					Needs much improved workout room, bunk rooms, an above ground diesel tank, trailer bay for future taller ladder, potential expansion (twice as big) of fenced in area at back of property. More storage for short term storage of cars			✓		
12	28-Apr	7:00 PM	S-2	2	Replace buried fuel tank with above grade unit.	✓				
13	3-May	1:30 PM	S-2	2	Station 1 looks tired. Need more space. Build for the future including career, combination, and bunking. 19 N. Main to far removed for bunk house. Plan for career facility at both stations - toilets, showers, lounge, bunks.			✓	✓	
7	27-Apr	4:30 PM	S-2	B	Apron and response safety.					
10	28-Apr	4:30 PM	S-2	B	Traffic and pedestrians at Station 1. No space for drive thru. A lot of kids at Mendon H.S. walking. Station 1 difficult to back up without spotter.					
13	3-May	1:30 PM	S-2	B	Not suitable for everything we need. If we fail to get bank property move services to Station 2. Reduce program at Station 1.				✓	
14	3-May	3:20 PM	S-2	B	Station 2. Reduce program at Station 1.				✓	
4	25-Apr	6:15 PM	S-3	1	Yes					
4	25-Apr	6:15 PM	S-3	1	Basically, yes					
2	25-Apr	4:00 PM	S-3	B	Yes					
7	27-Apr	4:30 PM	S-3	B	Yes					
10	28-Apr	4:30 PM	S-3	B	Yes, we don't need to be looking at different locations.					
12	28-Apr	7:00 PM	S-3	B	Yes, as good as they can be					
13	3-May	1:30 PM	S-3	B	Yes					
1	25-Apr	3:00 PM	S-4	1	No, secure bank parking				✓	
2	25-Apr	4:00 PM	S-4	1	No, parking is not adequate				✓	
3	25-Apr	5:00 PM	S-4	1	No, reconfigured even tighter. Need wider drive lane.				✓	
					No, but there's usually a spot available on the bank property. Not enough during day calls.				✓	
4	25-Apr	6:15 PM	S-4	1	No				✓	
4	25-Apr	6:15 PM	S-4	1	No				✓	

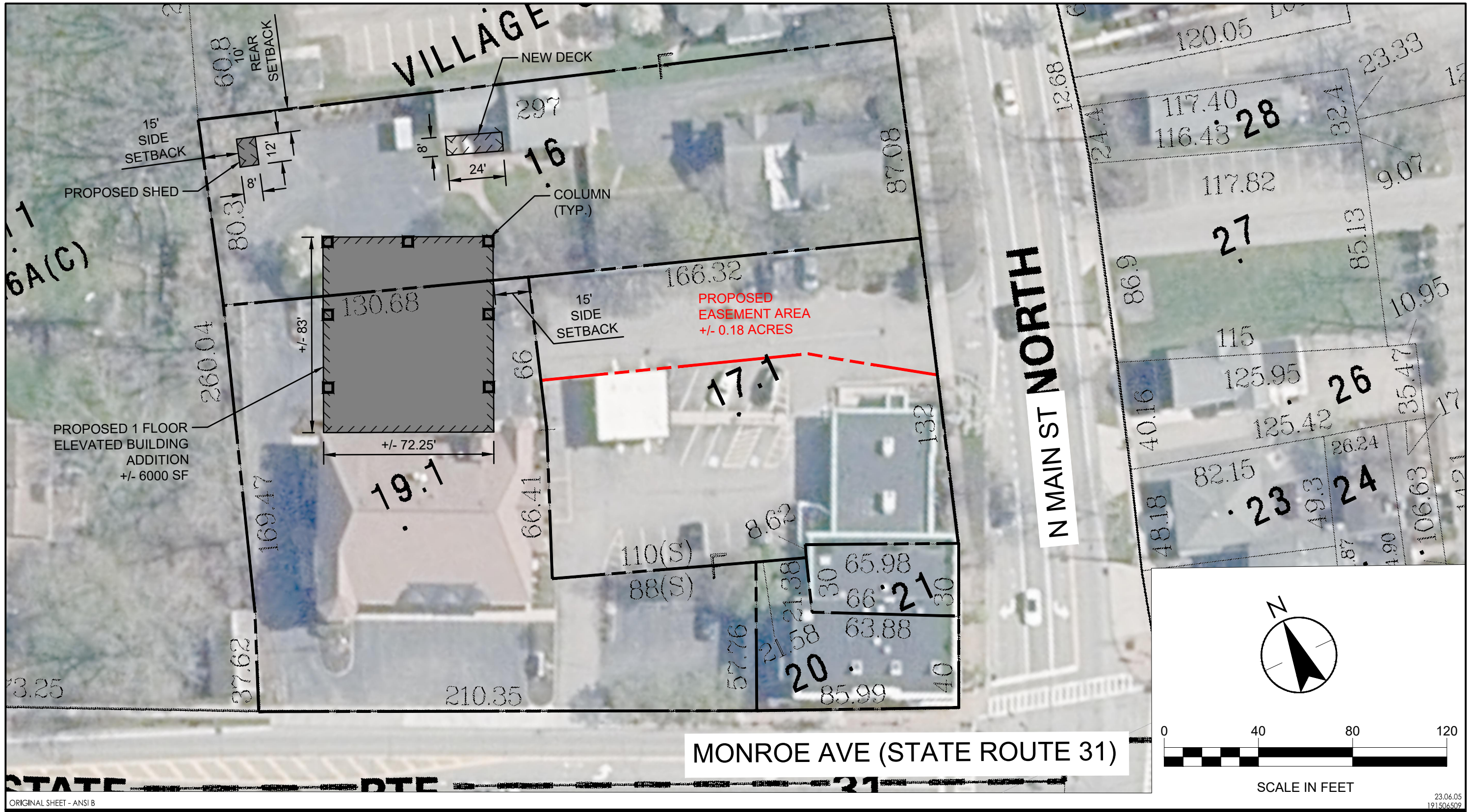
Interview	Date	Time	Question #	Location	Comments	Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
7	27-Apr	4:30 PM	S-4	1	Don't go backwards with Station 1 site improvements, but we can do more.		✓			
9	28-Apr	3:30 PM	S-4	1	(75) Members - Dept. Meeting (50-60). Parking not adequate during active bank hours.				✓	
10	28-Apr	4:30 PM	S-4	1	Can't park a majority of members but with bank and town lots we're ok.		✓			
12	28-Apr	7:00 PM	S-4	1	No, spaces are tight here. Some trucks park diagonally and "Come in hot".				✓	
13	3-May	1:30 PM	S-4	1	Fairly adequate at Station 1. Bank parking lot works, all night restaurant would be a problem.				✓	
3	25-Apr	5:00 PM	S-4	2	No, but bank helps				✓	
12	28-Apr	7:00 PM	S-4	2	Yes!					
2	25-Apr	4:00 PM	S-5	1	More than adequate at Station 2.					
3	25-Apr	5:00 PM	S-5	1	Yes, rush hour is not that bad.					
4	25-Apr	6:15 PM	S-5	1	Trying to get in station is challenging, and will get worse.					
4	25-Apr	6:15 PM	S-5	1	Concerned about median calming measures proposed by NYS DOT.					
12	28-Apr	7:00 PM	S-5	1	Yes					
2	25-Apr	4:00 PM	S-5	2	Both are safe. Station 1 response causes some issues with tight streets and village traffic, but the benefits of the location outweigh the cons.					
2	25-Apr	4:00 PM	S-5	2	Yes, drive way is wide with good visibility. You can see who is coming.					
3	25-Apr	5:00 PM	S-5	2	7:15 AM to 8:00 AM & afternoon school let out is crazy.					
12	28-Apr	7:00 PM	S-5	2	Congestion at peak times. Use back roads, avoid village between stations.		✓			
13	3-May	1:30 PM	S-5	B	Rear access to Station 2 from Barker (gate controlled for members responding)					
1	25-Apr	3:00 PM	S-6	1	Traffic & pedestrians are challenging.					
1	25-Apr	3:00 PM	S-6	1	Corner lot (bank) would be a huge addition.		✓		✓	
2	25-Apr	4:00 PM	S-6	1	Gathering place after drills					
3	25-Apr	5:00 PM	S-6	1	Improve everything including general meeting room, common space, kitchen, office, conference space, offices, fitness, gear locker room, parking, and larger apparatus space.			✓		
4	25-Apr	6:15 PM	S-6	1	Covered gathering spaces and Memorial at Station 1			✓		
10	28-Apr	4:30 PM	S-6	1	Improved meeting space, common space, kitchen, offices, fitness, lockers, parking, kitchen, apparatus space.			✓		
					Pen could be bigger and look better. Could still have Pen even with off site facilities, dumpsters.			✓		

Interview	Date	Time	Question #	Location	Comments	Interview Comments				
						Maintenance & Systems	Renovation	New Construction	Acquire Adjacent Land	New Land
2	25-Apr	4:00 PM	S-6	2	Provide better fitness, training, gear lockers and offices. Station 2 functions well. Great real estate but under utilized. Covered pavilion with a fire pit in "L" of building.		✓			
4	25-Apr	6:15 PM	S-6	2	Better fitness, training, lockers, and offices. Display our history throughout. Prepare for sustained storm response. Bring people in.		✓	✓		
4	25-Apr	6:15 PM	S-6	2	Be prepared for career staff. Not interested in saving anything.		✓			
8	27-Apr	6:00 PM	S-6	B	Remove Carriage House & 19 N. Main but keep the land.					
13	3-May	1:30 PM	S-6	CH	Remove Carriage House & 19 N. Main but keep the land.					
13	3-May	1:30 PM	S-6	NM	Remove Carriage House & 19 N. Main but keep the land.					
2	25-Apr	4:00 PM	S-6	TR	Provide separate training facility. Do we need training space elsewhere? Offered up town facilities. Do we have a space to burn, cut cars? Work with town. Egypt/Perinton - What is the cost benefit in building our own?			✓		✓
7	27-Apr	4:30 PM	S-6	TR						

Appendix C - Concept Site Plans

The following concept site plans show the relationship of major improvements proposed in at both Stations.

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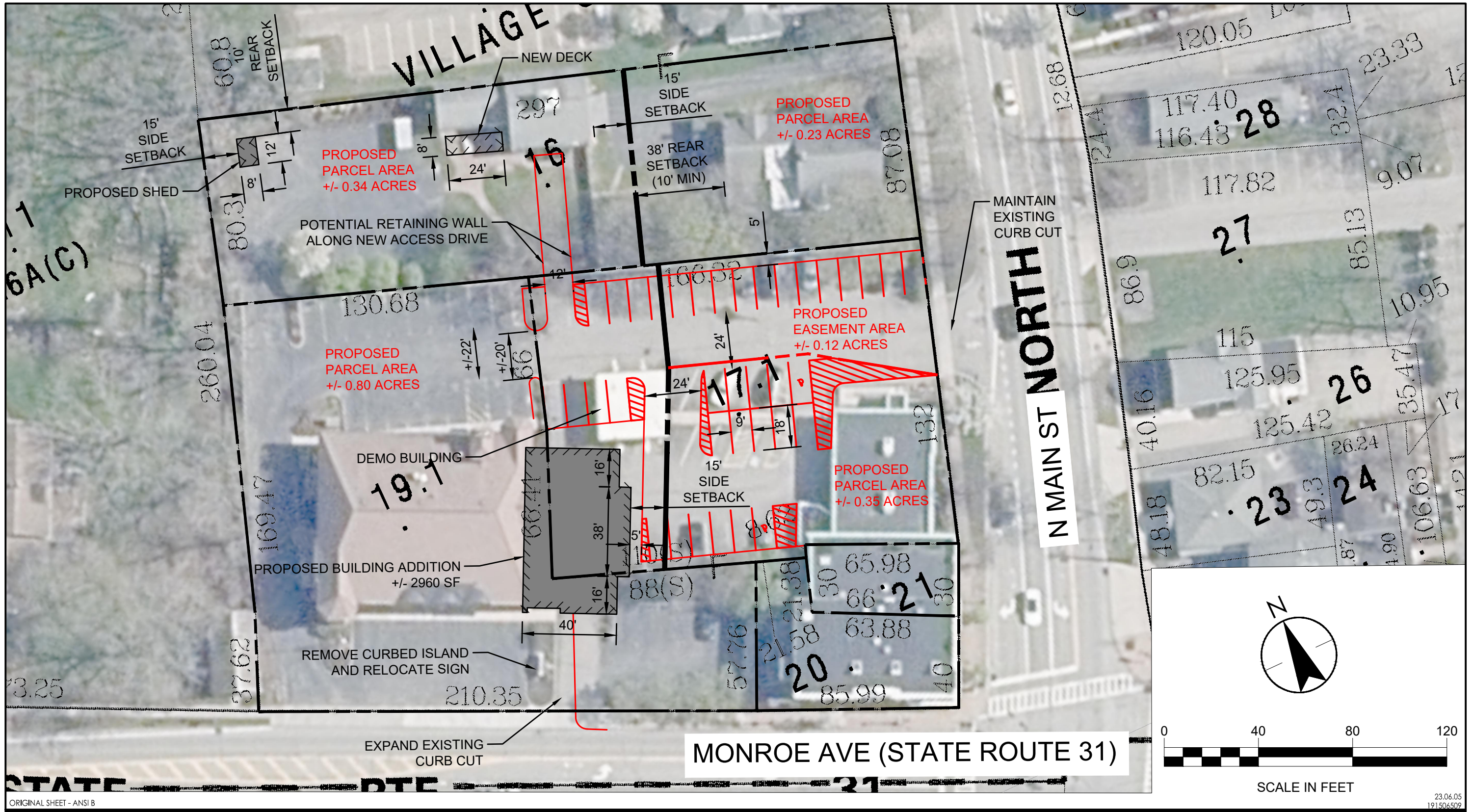


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Revision	By	Appd.	YY.MM.DD
File Name: SK1-A.dwg	LAD	MDM	23.06.05
	Dwn.	Chkd.	YY.MM.DD

Client/Project
 PITTSFORD FIRE DISTRICT
 PITTSFORD FIRE DISTRICT STATION 1
 TOWN OF PITTSFORD, MONROE CO., NY
 Figure No.
 SK-1A
 Title
 STATION #1 ALTERNATIVE #3 SKETCH

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ORIGINAL SHEET - ANSI B

23.06.05
 191506509



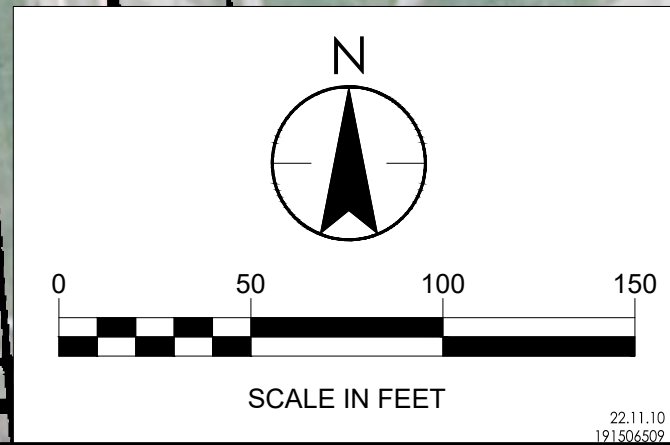
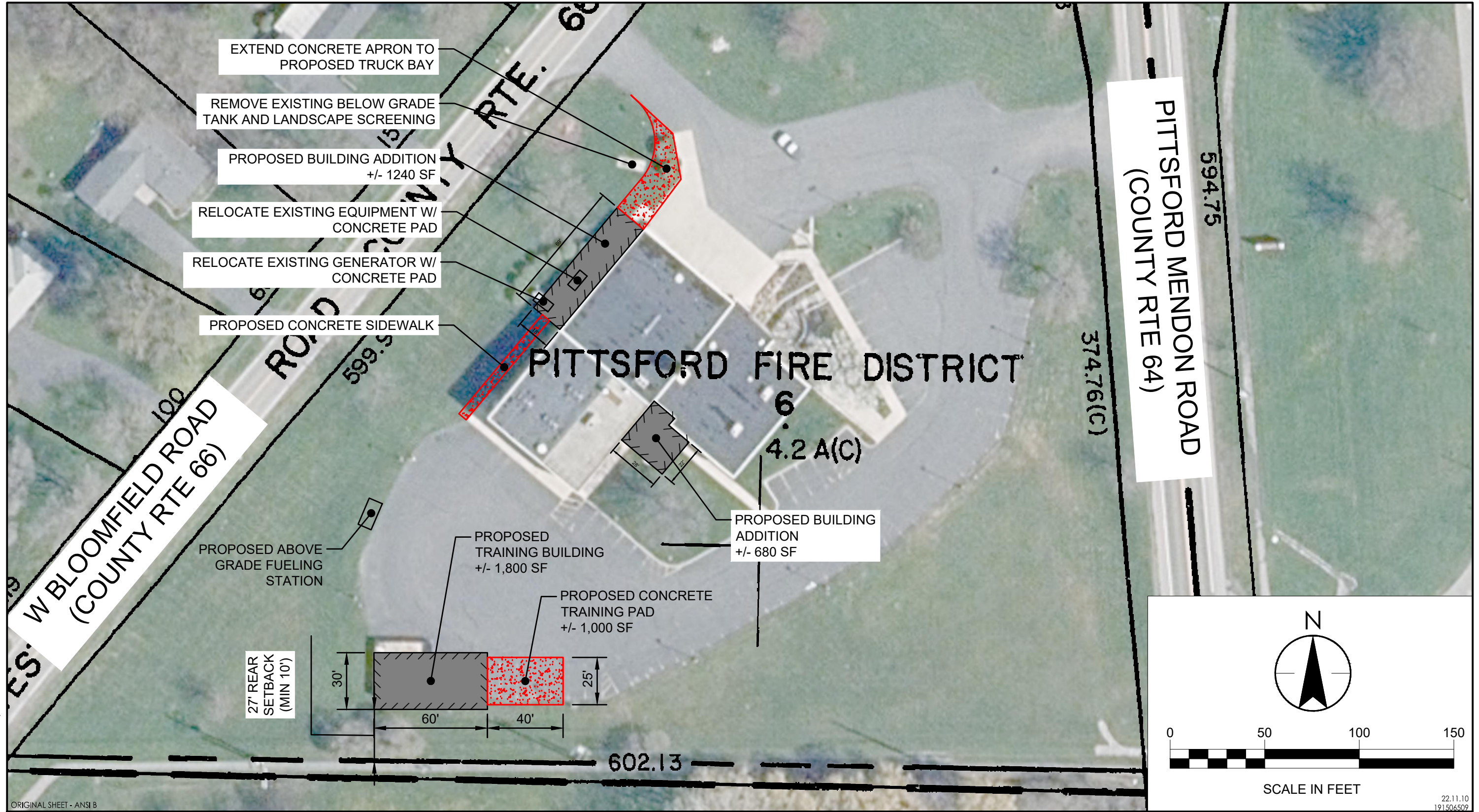
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NOTES:
 36 TOTAL PARKING SPACES IN NEW DEVELOPMENT
 (INCLUDING 2 ACCESSIBLE SPACES)

Revision	By	Appd.	YY.MM.DD
File Name: SK1_B.dwg	LAD	MDM	23.06.05
	Dwn.	Chkd.	YY.MM.DD

Client/Project
 PITTSFORD FIRE DISTRICT
 PITTSFORD FIRE DISTRICT STATION 1
 TOWN OF PITTSFORD, MONROE CO., NY
 Figure No.
 SK-1B
 Title
 STATION #1 ALTERNATIVE #4 SKETCH

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 2023/02/23 2:50 PM By: Mamtell, Mike



ORIGINAL SHEET - ANSI B

22.11.10
191506509



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Revision	By	Appd.	YY.MM.DD
File Name: SK2_11x17.dwg	LAD	MDM	23.02.23
	Dwn.	Chkd.	YY.MM.DD

Client/Project
 PITTSFORD FIRE DISTRICT
 PITTSFORD FIRE DISTRICT STATION 1
 TOWN OF PITTSFORD, MONROE CO., NY
 Figure No.
 SK-2
 Title
 STATION #2 ALTERNATIVE #4

Appendix D - Opinions of Probable Cost

Opinions of Probable Costs for each option at each station are presented in this section. The budgets capture hard cost (construction) and soft costs (other) associated with each option. Stantec endeavored to capture known costs, provide allowances for anticipated costs, and provide line items for costs not yet determined such as property acquisitions and divestments. Other costs may be incurred throughout the proposed capital improvements projects. The opinions of cost are provided as the basis for determining an associated funding program but should be vetted by the district to develop an understanding of additional costs that may be funded through a potential bond. Inclusion of an overall project contingency may be warranted.

Opinion of Probable Cost

Pittsford Fire District

Station No. 1, Option 1

Stantec Project No.: 191506509

Date: December 7, 2022

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS		\$ 250,000
02	Carriage House site construction, patio and memorial	1	LS		\$ 90,000
03	Addition - New Construction	5,500	SF	494	\$ 2,714,816
04	Full renovation & reconfiguration (includes MEP)	8,458	SF	312	\$ 2,640,111
05	Limited renovation & finishes (includes MEP)	4,042	SF	196	\$ 794,085
06	Carriage House Museum renovations (new door opening)	1	Allow	100,000	\$ 100,000
07	Porch addition at Carriage House	192	SF	500	\$ 96,000
08	Replace generator and systems	1	Allow	50,000	\$ 50,000
09	Replace elevator	1	Allow	150,000	\$ 150,000
10	Apparatus bay floor replacement and drain repair	4,000	SF	50	\$ 200,000
Sub-Total		18,000	SF	\$394	\$ 7,085,012
Pre-Design Contingency				10.0%	\$ 709,000
Post Bid Construction Contingency				10.0%	\$ 709,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 425,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$ 8,928,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 100,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 90,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 190,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Property acquisition (charge)				TBD	\$ -
Property divestment (credit)				TBD	\$ -
Property legal and subdivision consulting fees				TBD	\$ -
Geotechnical Investigation & Report					\$ 7,500
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 7,500
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 67,000
Commissioning					\$ 45,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 567,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 6,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 757,500
Opinion of Probable Cost					\$ 9,875,500

Opinion of Probable Cost

Pittsford Fire District

Station No. 1, Option 2

Stantec Project No.: 191506509

Date: December 7, 2022

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS		\$ 230,000
02	Carriage House site construction, patio and memorial	1	LS		\$ 90,000
03	Addition - New Construction	0	SF	494	\$ -
04	Full renovation & reconfiguration (includes MEP)	8,458	SF	312	\$ 2,640,111
05	Limited renovation & finishes (includes MEP)	4,042	SF	196	\$ 794,085
06	Carriage House Museum renovations (new door opening)	1	Allow	100,000	\$ 100,000
07	Porch addition at Carriage House	192	SF	500	\$ 96,000
08	Replace generator and systems	1	Allow	50,000	\$ 50,000
09	Replace elevator	1	Allow	150,000	\$ 150,000
10	Apparatus bay floor replacement and drain repair	4,000	SF	50	\$ 200,000
Sub-Total		12,500	SF	\$348	\$ 4,350,196
Pre-Design Contingency				10.0%	\$ 435,000
Post Bid Construction Contingency				10.0%	\$ 435,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 261,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$ 5,481,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 100,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 90,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 190,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Property acquisition (charge)				TBD	\$ -
Property divestment (credit)				TBD	\$ -
Property legal and subdivision consulting fees				TBD	\$ -
Geotechnical Investigation & Report					\$ -
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 4,000
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 14,000
Commissioning					\$ 27,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 370,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 4,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 476,500
Opinion of Probable Cost					\$ 6,147,500

Opinion of Probable Cost

Pittsford Fire District

Station No. 2, Option 1

Stantec Project No.: 191506509

Date: December 7, 2022

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS	80,000	\$ 80,000
02	Training and Storage Building site construction	1	LS	90,000	\$ 90,000
03	Addition - New Construction	2,542	SF	494	\$ 1,254,739
04	Full renovation & reconfiguration (includes MEP)	5,200	SF	312	\$ 1,623,147
05	Limited renovation & finishes (includes MEP)	3,368	SF	196	\$ 661,672
06	Training and storage building	1,800	SF	350	\$ 630,000
07	Pavilion (not shown in site plan)	600	SF	500	\$ 300,000
08	Relocate generator	1	Allow	10,000	\$ 10,000
09	New elevator	1	Allow	150,000	\$ 150,000
10	Replace and relocate fuel island (above ground tank and containment)	1	LS	250,000	\$ 250,000
Sub-Total		11,110	SF	\$455	\$ 5,049,558
Pre-Design Contingency				10.0%	\$ 505,000
Post Bid Construction Contingency				10.0%	\$ 505,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 303,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$ 6,363,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 60,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 20,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 80,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Geotechnical Investigation & Report					\$ 7,500
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 7,500
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 48,000
Commissioning					\$ 32,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 429,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 4,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 585,500
Opinion of Probable Cost					\$ 7,028,500

Opinion of Probable Cost

Pittsford Fire District

Station No. 2, Option 2

Stantec Project No.: 191506509

Date: December 7, 2022

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS	20,000	\$ 20,000
02	Training and Storage Building site construction (omitted)	1	LS	0	\$ -
03	Addition - New Construction (new truck bay omitted)	1,434	SF	494	\$ 707,827
04	Full renovation & reconfiguration (includes MEP)	5,200	SF	312	\$ 1,623,147
05	Limited renovation & finishes (includes MEP)	3,368	SF	196	\$ 661,672
06	Training and storage building (omitted)	0	SF	350	\$ -
07	Pavilion (omitted)	0	SF	500	\$ -
08	Relocate generator	1	Allow	10,000	\$ 10,000
09	New elevator	1	Allow	150,000	\$ 150,000
10	Replace and relocate fuel island (above ground tank and containment)	1	LS	250,000	\$ 250,000
Sub-Total		10,002	SF	\$342	\$ 3,422,646
Pre-Design Contingency				10.0%	\$ 342,000
Post Bid Construction Contingency				10.0%	\$ 342,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 205,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$ 4,312,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 60,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 20,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 80,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Geotechnical Investigation & Report					\$ 7,500
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 7,500
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 32,000
Commissioning					\$ 22,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 291,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 3,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 420,500
Opinion of Probable Cost					\$ 4,812,500

Opinion of Probable Cost

Pittsford Fire District

Station No. 1, New Build

Stantec Project No.: 191506509

Date: March 8, 2023

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS		\$ -
02	Carriage House site construction, patio and memorial	1	LS		\$ -
03	Addition - New Construction	18,000	SF	500	\$ 9,000,000
04	Full renovation & reconfiguration (includes MEP)	0	SF	312	\$ -
05	Limited renovation & finishes (includes MEP)	0	SF	196	\$ -
06	Carriage House Museum renovations (new door opening)	0	Allow	100,000	\$ -
07	Porch addition at Carriage House	0	SF	500	\$ -
08	Replace generator and systems	0	Allow	50,000	\$ -
09	Replace elevator	0	Allow	150,000	\$ -
10	Apparatus bay floor replacement and drain repair	0	SF	50	\$ -
Sub-Total		18,000	SF	\$500	\$ 9,000,000
Pre-Design Contingency				10.0%	\$ 900,000
Post Bid Construction Contingency				10.0%	\$ 900,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 540,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$11,340,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 100,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 90,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 190,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Property acquisition (charge)				TBD	\$ -
Property divestment (credit)				TBD	\$ -
Property legal and subdivision consulting fees				TBD	\$ -
Geotechnical Investigation & Report					\$ 7,500
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 7,500
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 85,000
Commissioning					\$ 57,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 720,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 7,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 941,500
Opinion of Probable Cost					\$12,471,500

Opinion of Probable Cost

Pittsford Fire District

Station No. 1, Reconstruction (Elevated Addition)

Stantec Project No.: 191506509

Date: March 8, 2023

Item	Building Construction Costs	Qty.	Unit	Cost/Unit	Total
01	Station site construction, lighting, landscaping, concrete, & storm water	1	LS		\$ 250,000
02	Carriage House site construction, patio and memorial	1	LS		\$ 90,000
03	Addition - New Construction	6,000	SF	750	\$ 4,500,000
04	Full renovation & reconfiguration (includes MEP)	8,458	SF	312	\$ 2,640,111
05	Limited renovation & finishes (includes MEP)	4,042	SF	196	\$ 794,085
06	Carriage House Museum renovations (new door opening)	1	Allow	100,000	\$ 100,000
07	Porch addition at Carriage House	192	SF	500	\$ 96,000
08	Replace generator and systems	1	Allow	50,000	\$ 50,000
09	Replace elevator	1	Allow	150,000	\$ 150,000
10	Apparatus bay floor replacement and drain repair	4,000	SF	50	\$ 200,000
Sub-Total		18,500	SF	\$479	\$ 8,870,196
Pre-Design Contingency				10.0%	\$ 887,000
Post Bid Construction Contingency				10.0%	\$ 887,000
Inflation Contingency - Spring 2024 Construction Start included in unit costs				0.0%	\$ -
Construction Manager (allowance)				6.0%	\$ 532,000
Winter Conditions/Utilities				0.0%	\$ -
Construction Sub-total					\$11,176,000
FURNITURE, FIXTURES & EQUIPMENT ALLOWANCES					
Furniture - Office, conference, kitchen, lockers, bunk room				Allowance	\$ 100,000
Equipment - Kitchen appliances, fitness equipment, TV's				Allowance	\$ 90,000
Phones incl. hardware, wiring & devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Network/Server/Router/Wiring & Devices - conduit, boxes and pulls in "Construction \$"				PFD	\$ -
Security, access control, CCTV and A/V				PFD	\$ -
Radio, dispatch, I am responding, equipment specification and installation				PFD	\$ -
Eqmt. - Racks, extractor, drying, haz. cab., benches, cascade, ice, compressor, tool & mtl. cab.				PFD	\$ -
Computers, Copiers & printers				PFD	\$ -
FFE Sub-Total					\$ 190,000
CONSULTANT FEES AND PERMITTING ALLOWANCES					
Credit Rating, Bond Consultant and Bond Counsel - (Split with Station No. 2 Budget)					\$ 50,000
Counsel Fees Allowance - (Split with Station No. 2 Budget)					\$ 7,500
Property acquisition (charge)				TBD	\$ -
Property divestment (credit)				TBD	\$ -
Property legal and subdivision consulting fees				TBD	\$ -
Geotechnical Investigation & Report					\$ 7,500
Contaminated Site Soil clean-up investigation & design					\$ -
Asbestos / Lead Survey, Testing, Report					\$ -
Topographical & Boundary Survey					\$ 7,500
Builder's Risk Insurance & Owner's Interest Policy - as recommended by PFD's agent				TBD	\$ -
Construction Testing and Special Inspections					\$ 84,000
Commissioning					\$ 56,000
Architecture, Engineering, and Specialty Consulting Fees					\$ 710,000
Reimbursable Expense - Deliveries, Mileage, Printing of Permit Documents. Bid documents issued electronically					\$ 7,000
Permit Fees (if any). Will the Town charge the District? District or contractor to pay fees?				TBD	\$ -
Consultant Fees Sub-total					\$ 929,500
Opinion of Probable Cost					\$12,295,500