



# Town of Falmouth

## Fire-EMS Department

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**TO:** Nathan Poore, Town Manager

**FROM:** Howard Rice, Jr., Fire Chief

**DATE:** 05/06/09

**RE:** Follow-up to Council Questions on Pleasant Hill Fire Station

At the Town Council meeting on 04/27/09 a request was made to contact MMA to find out what was the minimum amount of work that needed to be done to maintain the Pleasant Hill Fire Station as a cold storage facility for four months, through October 31<sup>st</sup>. A later request from a Town Councilor was made to compare these costs of the Pleasant Hill Fire Station as a cold storage facility with the costs of operating the station as an active fire station for the same four-month time frame. Given the discussion at the meeting about possibly operating the fire station as an active fire station for one year, and the earlier analysis showing the proposed costs to fully update the station to the level of the other fire stations in town, I have created a chart that compares four scenarios.

I had a conversation with John Waterbury from MMA, who performed the risk management analysis of the Pleasant Hill Fire Station and asked him what the minimum steps would need to be to operate the Pleasant Hill Fire Station as cold storage, and also to use it as a temporary fire station for four months. I also met with representatives from the State Fire Marshal's Office, who were brought in to provide an additional analysis of the life safety code issues at the facility.

All of their recommendations were then gone over with Randy Davis from Finance to come up with a fiscal analysis of the four scenarios for the Pleasant Hill Fire Station. Here are those scenarios:

Option #1 - Pleasant Hill Fire Station is open for cold storage only for four months (through October 31<sup>st</sup>). The assumptions are that there will be no heat, no use of the 2<sup>nd</sup> floor for any meetings, and that access to the building will be very limited.

Option # 2 - Pleasant Hill Fire Station is open as an active fire station for four months (through October 31<sup>st</sup>). The assumptions are that we will not use the heat during this time.

Option # 3 - Pleasant Hill Fire Station is open as an active fire station for the entire year, without making changes not directly related to risk management or fire code issues. The kitchen would not be used.

Option # 4 - Pleasant Hill Fire Station is open beyond 1 year. All proposed changes that update the building to a level consistent with the other fire stations in town are completed (new heating system, vehicle exhaust system, new bathrooms, etc.).

<b>Expenses</b>	<b>Option # 1 Cold Storage only</b>	<b>Option # 2 Station for 4 months</b>	<b>Option # 3 Station for 1 Year</b>	<b>Option # 4 Station for Future</b>
<b><u>Operating Expenses</u></b>				
Electricity	400	400	1,200	1,200
Fuel Oil	0	0	3,600	3,600
Water	32	32	96	96
Insurance – Building	300	300	300	300
Fire Alarm Monitoring	120	120	360	360
Internet	460	460	1,380	1,380
Telephone	109	109	328	328
Insurance – Engine 3	1,000	1,000	1,000	1,000
Fuel – Engine 3		600	1,800	1,800
Maintenance – Engine 3		2,000	6,000	6,000
Generator Maintenance			300	300
Subtotal Operating Expenses	2,421	5,021	16,364	16,364
<b><u>Capital Improvements</u></b>				
Remove Trees	6,000	6,000	6,000	6,000
Add Interior Egress Lighting	500	500	500	500
Chimney Demolition	500	500	500	500
Block LP Gas tanks	100	100	100	100
Cover insulation in upstairs closet		100	100	100
Install Fire barrier - Garage to 2 <sup>nd</sup> floor and interior stairwell		20,000	20,000	20,000
Asbestos Abatement		5,000	5,000	5,000
Repair / Reinforce outside stairwell / add railing / step		450	450	450
Add door to inside stairwell		500	500	500
Build fire barrier to hose tower		300	300	300
Create fire barrier over windows under stairwell		300	300	300
Replace Boiler			30,000	30,000
Replace Air Compressor			300	300
New windows/doors				10,000
Install floor drain				5,000
Fire Alarm upgrade				4,000
Upgrade interior stairs				8,000
Update kitchen (hood)				10,000
New finishes (flooring/paint)				5,000
Upgrade bathrooms (add shower)				5,000
Install Vehicle exhaust system				13,000
Re-wire building (lighting)				5,500
Install Sprinkler system				25,000
Install Septic System				25,000
Subtotal Capital Improvements	7,200	33,750	64,050	179,550
<b>TOTAL EXPENSES</b>	<b>9,621</b>	<b>38,771</b>	<b>80,414</b>	<b>195,914</b>