

FIRE STATION FEASIBILITY STUDY EXECUTIVE SUMMARY

York Township Fire Station



May 25, 2023



EXECUTIVE SUMMARY



Facility & Site Assessment

8,120sf building shared with Township offices. Overall good condition, lack of adequate space for Fire Department.

Facility Space Needs

21,800sf building
2.4-acre site

Site Analysis

Recommended site: West of existing station

Conceptual Planning

Site Plan and Floor Plan Layouts

Recommendations

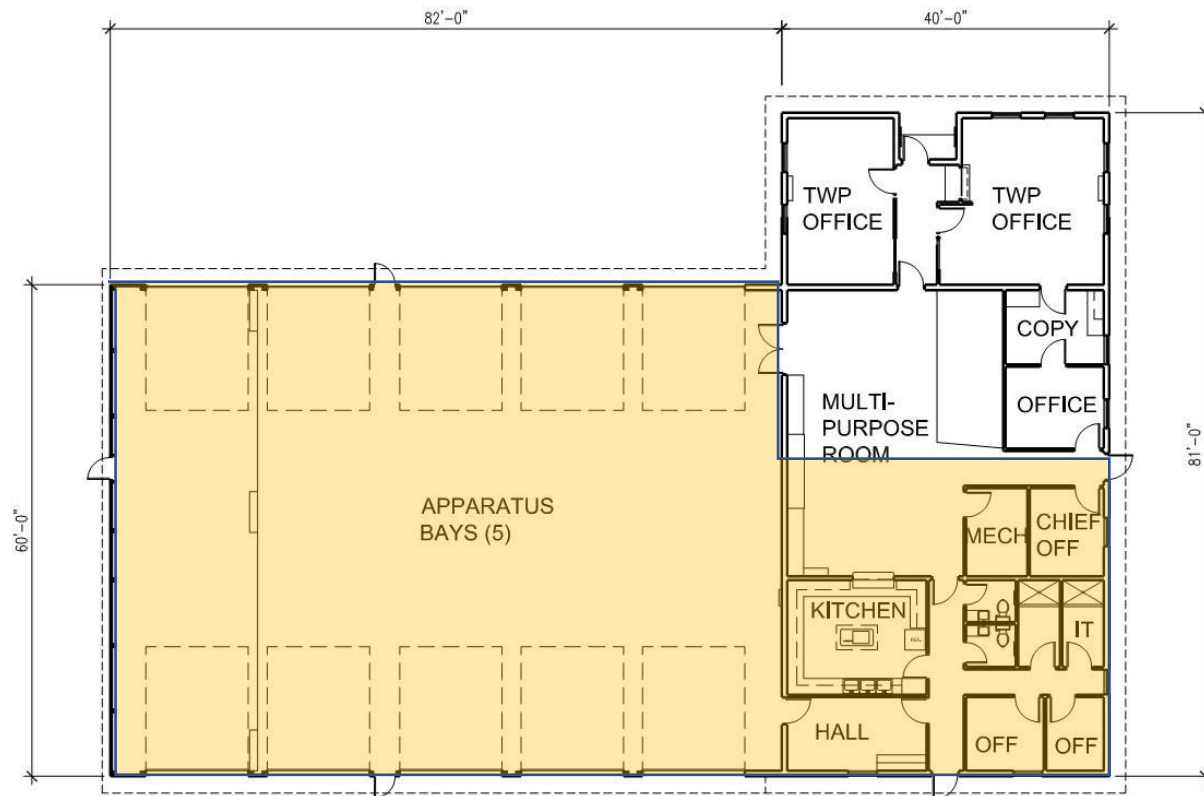
New Facility
\$11,335,500

To meet current and future needs of the York Township Fire Department, a new 21,800sf Fire Station is recommended on the site west of the existing Fire Station with an anticipated project cost of \$11,335,500.

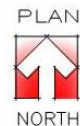
FACILITY ASSESSMENT

8,120 sf total

6,500 used by Fire Dept



EXISTING FLOOR PLAN



FACILITY ASSESSMENT



Generally good condition.

Minor issues with site and building.

Lack of adequate space.

Shared space with Township.

No gear storage isolation/ventilation.

FACILITY SPACE NEEDS

Common Areas

Public Vestibule
Triage Room
Classroom/Training Room for 40
Public Restrooms

Fire Station

Administration: 4 offices, records, supplies
Station Support:
 Kitchen/Dining
 Day Room
 Study/Library/Media Room
 Bunk Rooms (5)
 Showers/Restrooms/Locker Rooms

Apparatus Bays: 6 at 18'x80'
Gear Storage
Decon, Work Room, SCBA, Gear Wash
Training Tower

Building Support

Mechanical, Electrical, IT, Radio, Storage



Site Development

Front apron

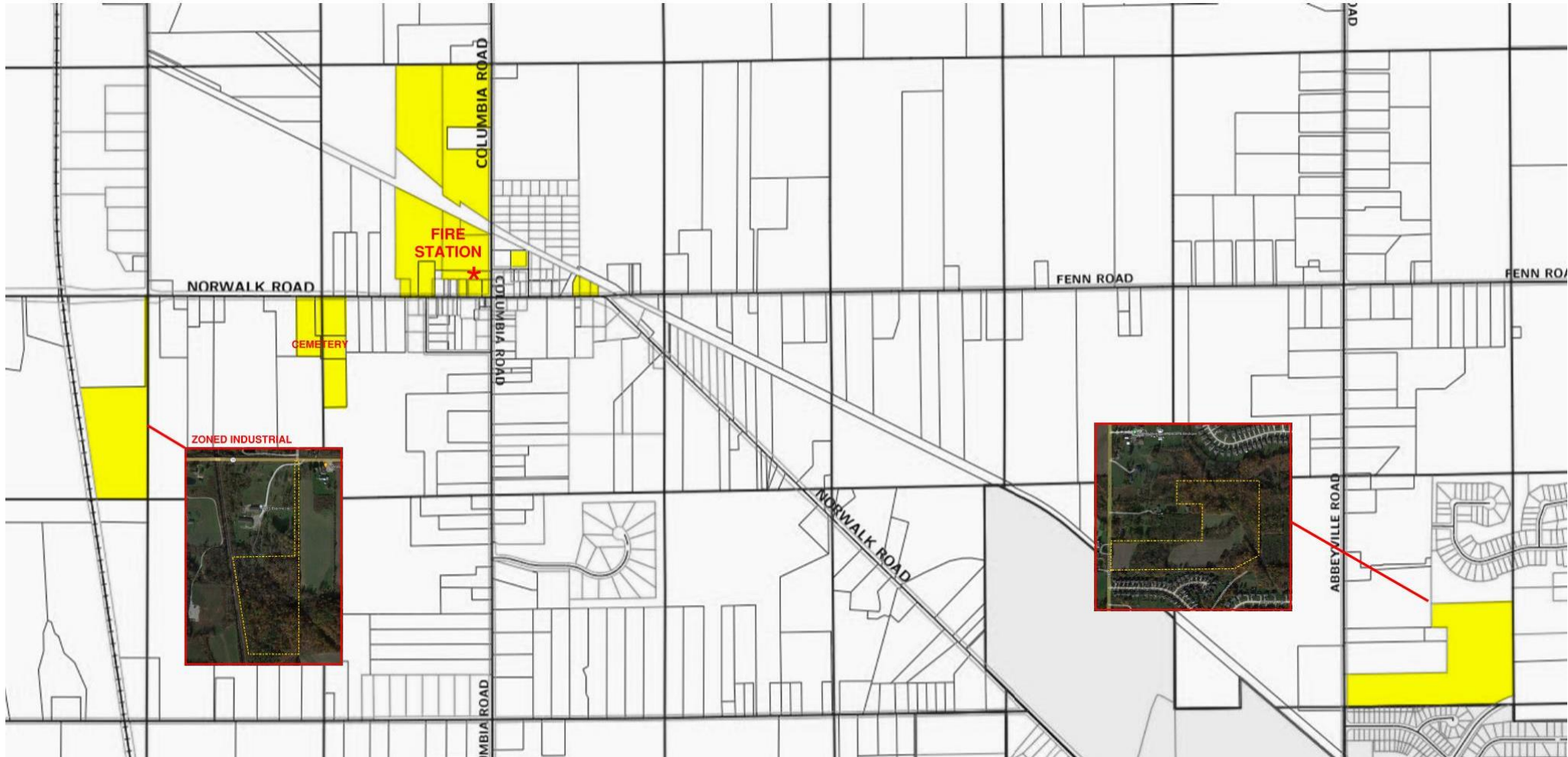
Access to rear bays

Public parking: 12 spaces

Fire Dept parking: 9 spaces

Access to Salt Barn

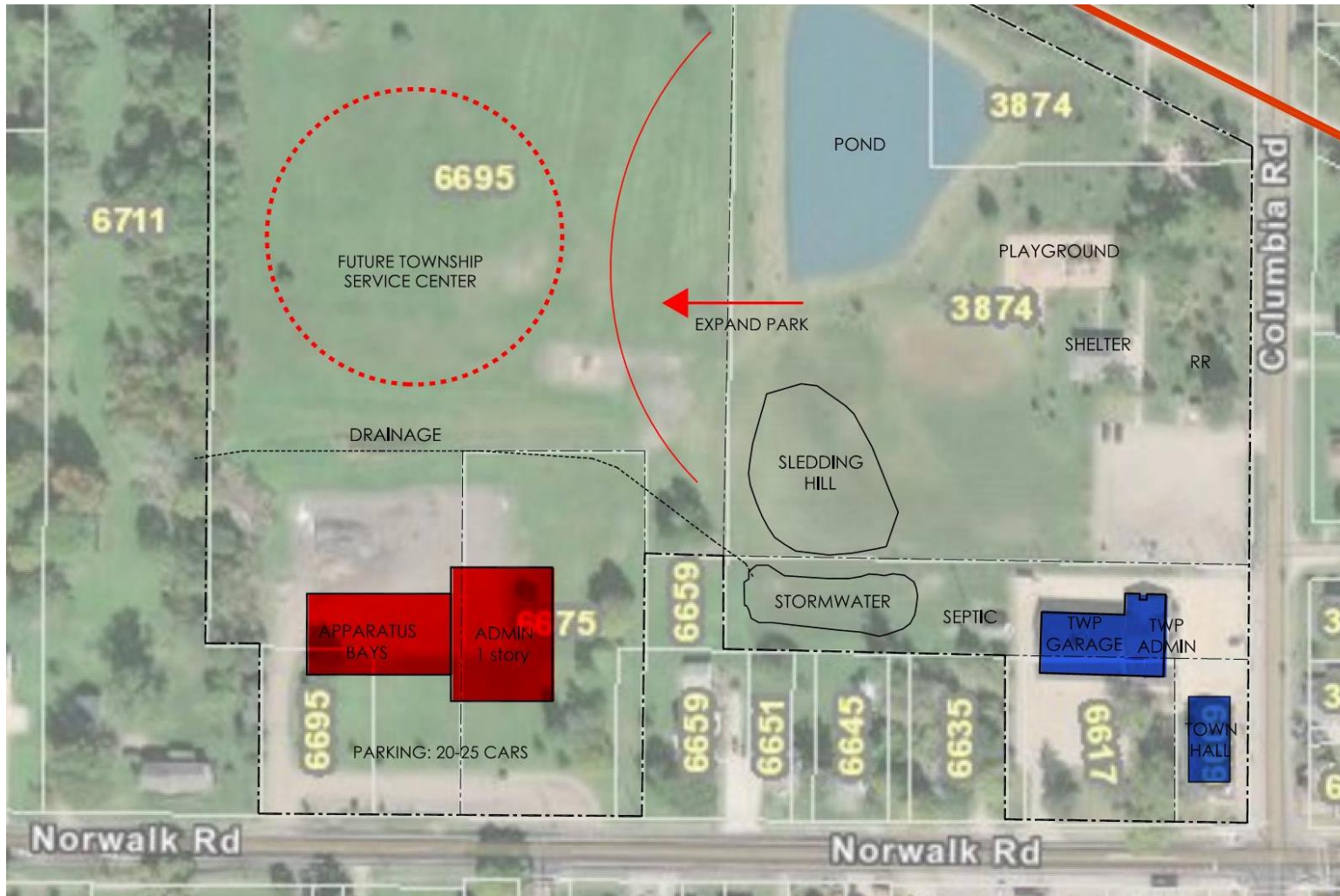
SITE ANALYSIS



TOWNSHIP-OWNED LAND



SITE ANALYSIS

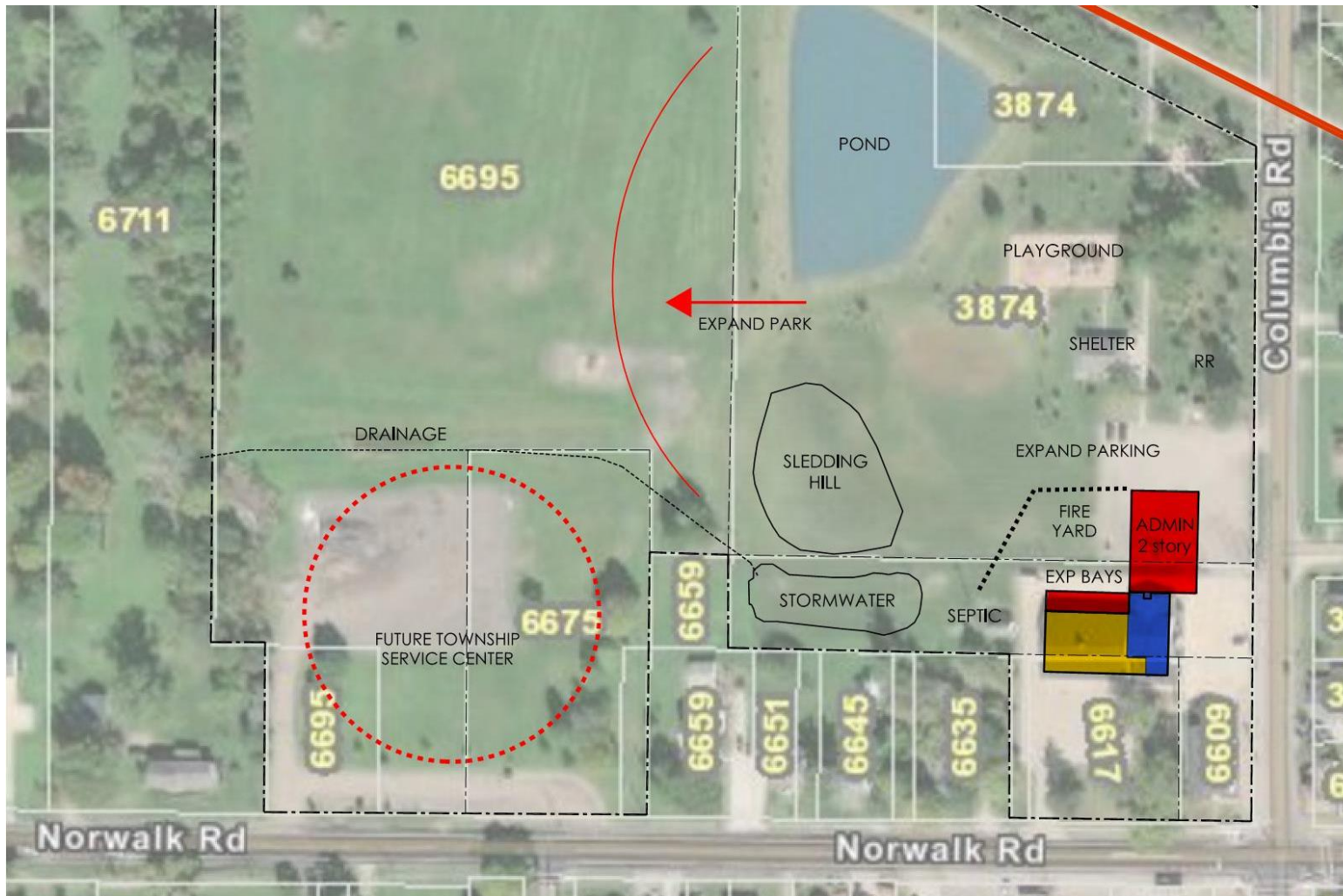


- New facility to the west.
- Access off Norwalk Road.
- Maintain Salt Barn access.
- Future Township Service.
- Existing Fire Station used for Township Offices and Garage.

SITE CONCEPT 1



SITE ANALYSIS



- Expand existing facility.
- Encroach on Park.
- Difficult bay access.
- Need 2-story footprint.
- Limited parking.

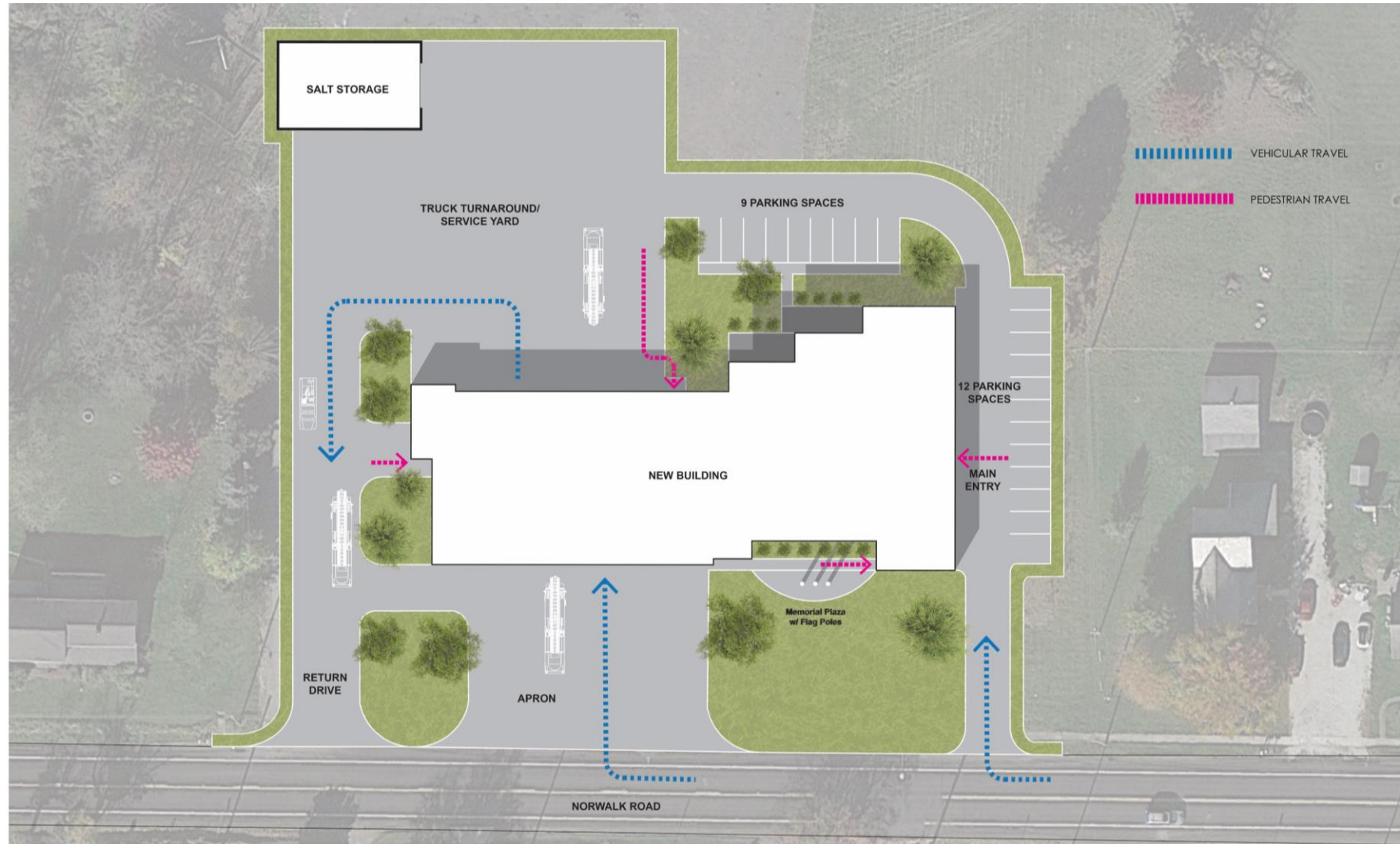
SITE CONCEPT 2



CONCEPTUAL PLANNING



CONCEPTUAL PLANNING

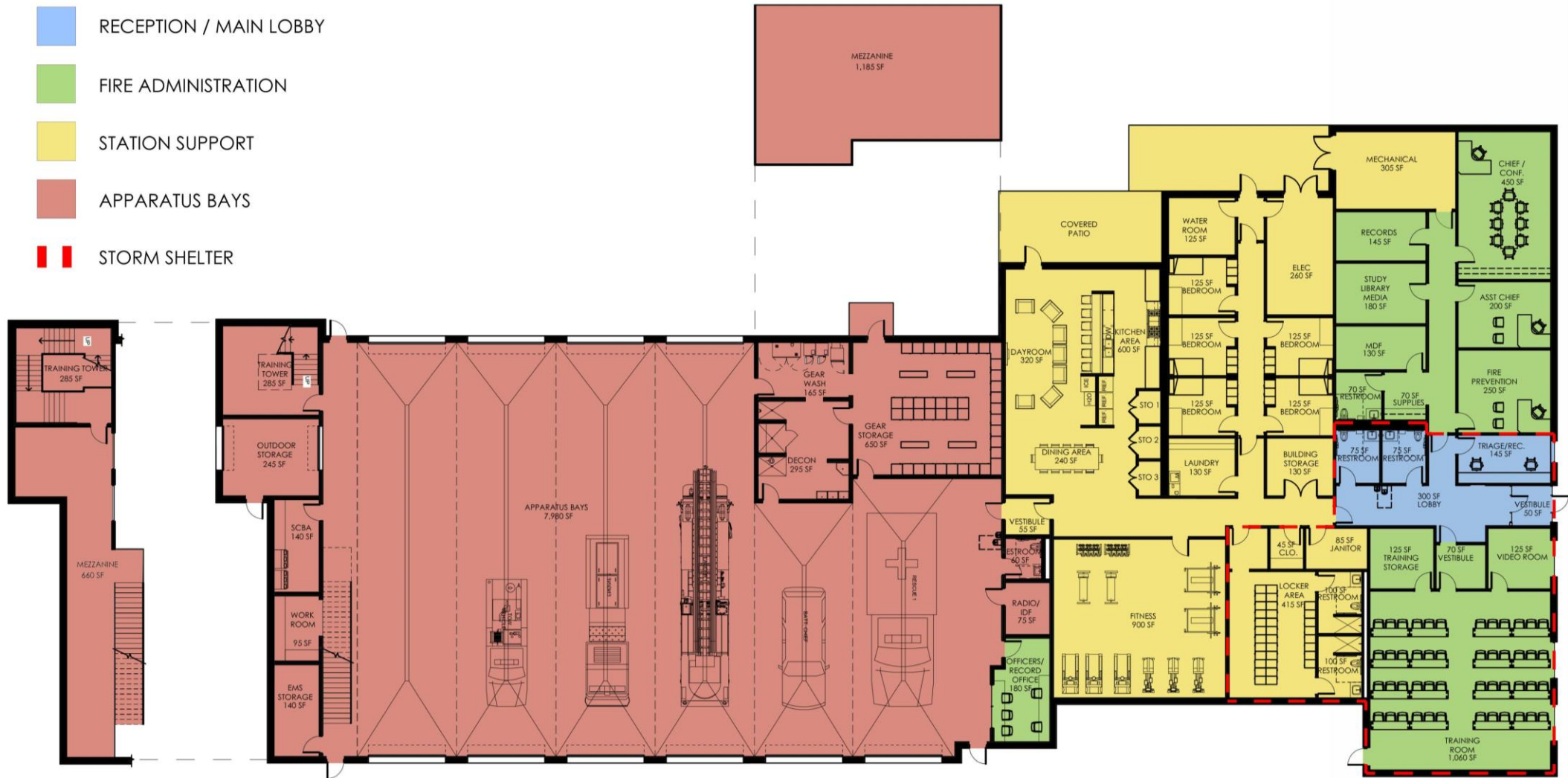


CONCEPTUAL SITE PLAN



CONCEPTUAL PLANNING

- RECEPTION / MAIN LOBBY
- FIRE ADMINISTRATION
- STATION SUPPORT
- APPARATUS BAYS
- STORM SHELTER



CONCEPTUAL FLOOR PLAN



ANTICIPATED PROJECT COST



Building Construction:	\$8,925,000
Contingency/Soft Costs:	\$1,338,750
Furniture, Fixtures, Equipment Market Conditions Allowance 10%	
Owner Costs:	\$1,071,750
Plan Review Fees Commissioning Administrative/Legal/Design Fees Utility connection fees Special Inspections	
TOTAL	\$11,335,500

WHY?



Meet both current and future needs of the Fire Department.

Township can utilize the existing building at no cost.

Cost of office space if new: \$525,000

1,500 sf @ \$350/sf

Cost of new Township Service Garage: \$1,500,000

5 bays, 5,000 sf @ \$300/sf

TOTAL \$2,025,000

NEXT STEPS

1

Decision to place Levy on the ballot.

When?

Dates for Trustee reading/approval

2

Community Input

- Stakeholder meeting with Community Group
- October 14, 2023 Fundraiser