

**MELROSE FIRE DISTRICT
BOARD OF FIRE COMMISSIONERS
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PRESS RELEASE

September 22, 2021

The Melrose Fire District (District) is presenting a \$4.5 million firehouse replacement project for consideration by a vote of eligible District residents on Tuesday, October 19, 2021 from 12:00 pm to 9:00 pm at the Melrose firehouse, 784 NY Route 40, Melrose, NY 12121. The new firehouse will provide current and future generations of the Melrose community with a modern firehouse facility that is operationally effective, energy efficient, safety focused, structurally sound and ADA compliant.

The Board of Fire Commissioners (Commissioners) have systematically evaluated over the past four years the most economical long-term solution for resolving significant issues that have arisen on the building site and throughout the firehouse building, a structure which is actually the product of four separate construction projects including the original firehouse built in 1953 and three additions built in 1970, 1991 and the last in 1999.

The Commissioners began the evaluation process in 2016 when they engaged an architectural and engineering firm to perform a Building Condition Survey (BCS). The BCS was designed to evaluate facility conditions, identify any deficiencies and evaluate potential future needs. The results of the BCS cited several negative findings related to structural, mechanical, electrical, plumbing, septic system and building code & ADA compliance matters, all issues consistent with the lifecycle stage of the various building sections.

Most notably, two extremely critical life-safety concerns emphasized in the BCS report are the significant settling of the south bay slab and the separation of the concrete masonry unit (CMU) pilasters in that bay from their CMU anchor walls. Decaying in the original foundation base fill is causing settling and separating in the south bay from other slab sections resulting in a substantial trip hazard. Furthermore, this worsening condition has created voids under the bay

slab causing the CMU pilasters that support the structural roof beam to separate from the CMU wall. Continued movement or a complete collapse of the CMU pilaster would create a dangerous safety condition and weakening of the roof support beam system. Following the BCS, a site assessment performed by the environmental engineering firm CT Male, revealed a leaking underground fuel oil storage tank causing soil contamination. The fuel oil leak was deemed to be reportable as a spill incident to the NYS Department of Environmental Conservation, necessitating an ongoing remediation plan.

The Commissioners, with guidance from Balzer and Tuck Architecture, reviewed multiple options to appropriately resolve these serious site and building issues, ranging from staged repairs over multiple years using operating budget funds, to a partial facility replacement, to a complete demolition and reconstruction of a new firehouse facility. After thorough consideration, the Commissioners have determined the most cost effective and best long-term solution to correct these conditions and to provide the community with a suitable firehouse well into the future, is to fully remove the existing facility and to reconstruct a new firehouse on the same site.

The estimated \$4.5 million project budget includes existing facility demolition, temporary relocation & reoccupation, project design, site development, building construction, project management, administrative services & fees and project contingency costs. The District will leverage historically low municipal financing rates, along with \$600,000 of reserve funds to lessen the budget increase needed to fund this project. The Commissioners have determined that an additional budget amount of \$18,086, or about a 3.54% budget increase, spread over the 2022 and 2023 budgets is needed to fund this new firehouse construction project.

It is anticipated that the \$18,086 budget increase will result a tax increase for Melrose Fire District residents in the Town of Schaghticoke based on the property's **taxable assessed value** as illustrated below:

<u>Taxable Assessed Value</u>	<u>Projected Tax Increase</u>
\$30,000	\$12.27
\$42,000 (Average Property Assessment)	\$17.18
\$75,000	\$30.68

The Commissioners will be holding a public informational meeting and open house at the firehouse, 784 NY 40, Melrose, NY 12121 on October 4, 2021 at 7:00 pm. For more information on this project please visit www.melrosefire.net or contact the District's Treasurer, Michael J. Ouimet, CPA at mouimet@yahoo.com.