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MELROSE FIRE DISTRICT
FIREHOUSE CAPITAL PROJECT
PUBLIC PRESENTATION
November 18, 2025



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Melrose Fire District

- Melrose Fire District – Municipal entity formed under NYS Town Law, separate from the Town of Schaghticoke and the Town of Pittstown. The District is governed by Board of five elected Commissioners (5 year terms, unpaid).
- The District has a duty to the community to provide effective fire protection!

Board of Fire Commissioners:

Kenneth Fleming – Chairman
David Beaudoin
Paul Messick, Jr.
Melvin Miller
Heidi Renaud

Officers:

Patrina Beaudoin - Secretary
Michael Ouimet, CPA - Treasurer

- Melrose Fire District contracts with the Melrose Fire Co. to provide fire & rescue services.
- The Board of Fire Commissioners are “Employers”.
- Employers have a legal & moral responsibility to their “Employees”; safe & healthy workplace is imperative to recruit & retain volunteers.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Fire District Important Facts

- Fire District covers 55 sq miles in the Town of Schaghticoke & Town of Pittstown
- Tomhannock Fire Protection District dissolved in 2025, 72 new properties were added to the Melrose Fire District from the TFPD dissolution (19 sq miles added)
- Approximately 4,900 residents
- 1,143 taxable properties, comprised of residential, commercial & agricultural
- \$69.1 million of taxable assessed value = about \$342 million of full value property
- City of Troy – Municipal Water Chlorination Station housing liquid and gas chlorine used for processing 22-24 million gallons of water per day
- 4,500 passenger & commercial vehicles travel NY Route 40 daily
- Incorporates sections of the Tomhannock Reservoir, Hudson & Hoosic Rivers and 2 miles of Norfolk Southern Railroad track

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Melrose Fire Company

- Melrose Fire Company – provider of fire & rescue services for the Melrose Fire District is governed by a Board of Directors and a Fire Chief who is elected by the company membership and approved by the Fire District's, Board of Fire Commissioners.

David Valyou - Fire Chief

Dominic Pasinella - Deputy Fire Chief

Brett Blanck - Assistant Fire Chief

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Fire Company Important Facts

- 30 Volunteer firefighters (**Employees**), including 11 Emergency Medical Technicians
- Respond to 310 calls per year of which about 125 are medical emergencies, often at their own peril and exposure to very traumatic events.
- Company firefighters certified in swift water rescue provide swift water and watercraft aided rescue services locally and have been deployed by NYS to assist in flooding rescues on Long Island and in the Southern Tier
- The Company provides the sole Heavy Rescue squad in the Town of Schaghticoke and has cooperating mutual-aid agreements with 11 other fire service organizations across Rensselaer, Saratoga and Washington Counties.
- Firefighters participate on a FAST team (Firefighter Assistance Team) comprised of firefighters from the towns of Schaghticoke and Pittstown and the City of Mechanicville
- Firefighters perform high & low rope rescues, DECON services, the company provides wildland fire & rescue services using off-road fire equipment and company firefighters have specialized training and are equipped for responding to lithium battery emergencies.
- Firefighters provide community service at the Hoosic Valley & Mechanicville School Districts and the Company has been the supporting organization for Melrose Cub Scout Pack 680 since 1963, serving 60 youths in the Melrose community

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“Volunteer” Firefighter - Important Facts

- Melrose Fire Company members devote countless “volunteer” work hours away from their families obtaining:
 1. Basic exterior firefighting operations certification (80 hours)
 2. Interior firefighting certification (50 hours)
 3. Emergency Medical Technician (EMT) certification (170 hours)
 4. Other Advanced Training:
 - Ropes rescue
 - Swift/Cold water rescue
 - Emergency vehicle operations
 - Lithium battery fire control
- Volunteers also attend weekly drills honing their firefighting and medical skills in order to prepare themselves for their next call to service. And that’s just the “volunteer” training.

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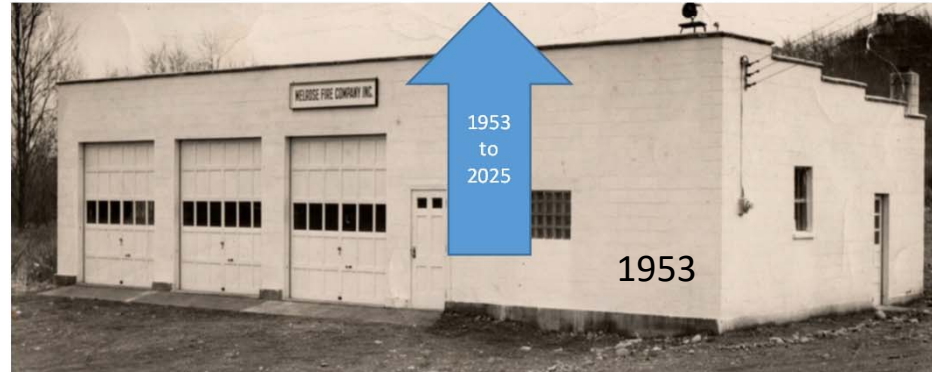
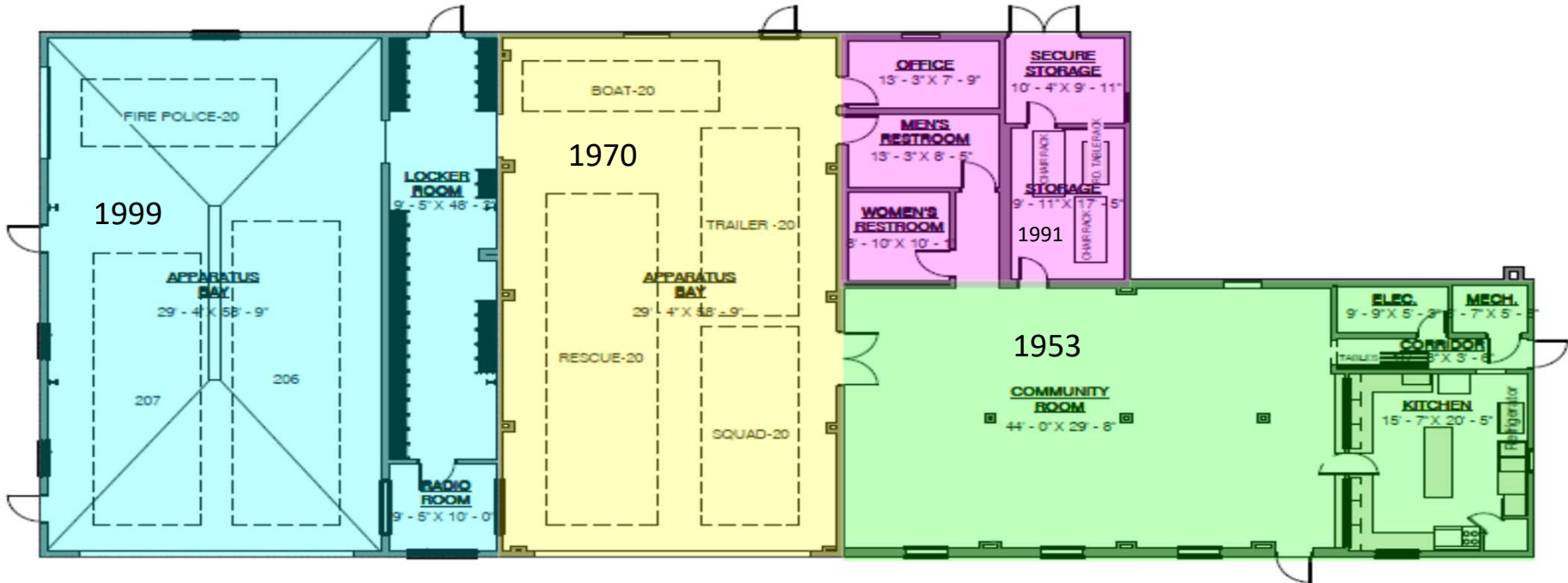
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Building History

- Original building section, 1953 (72 years old)
- Apparatus bay addition, 1970 (55 years old)
- Wood frame office, restroom & storage area addition, 1991 (34 years old)
- Apparatus bay, radio room & gear storage area, 1999 (26 years old)
- Metal roof added over existing roofs, 2006
- Purchased adjacent property at 796 NY 40, 2018

MELROSE FIRE DISTRICT
FIREHOUSE EXISTING DESIGN



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Multiyear Capital Planning

NYS Comptroller, Thomas DiNapoli

Local Government Management Guide, Multiyear Capital Planning

“New York’s local governments are responsible for maintaining and improving a substantial portion of our public infrastructure. A safe and reliable transportation network, clean and abundant water, modern educational facilities and other capital assets form the foundation for successful communities.”

“Unfortunately, numerous studies have pointed out that New York’s local governments have been underfunding their capital needs over the last several decades. In order to reverse this trend, additional federal, State and local resources may need to be dedicated for sustained investment. Equally important is a commitment by local governments to engage in effective multiyear capital planning.”

“There are many benefits to a robust capital planning process. Local governments should, and in some cases must, create a comprehensive inventory of their capital assets and “know what they own.” The process of prioritizing capital investments can make sure key assets are repaired or replaced before an emergency occurs. Finally, local government leaders can engage their community in understanding the costs and benefits of maintaining capital infrastructure.”

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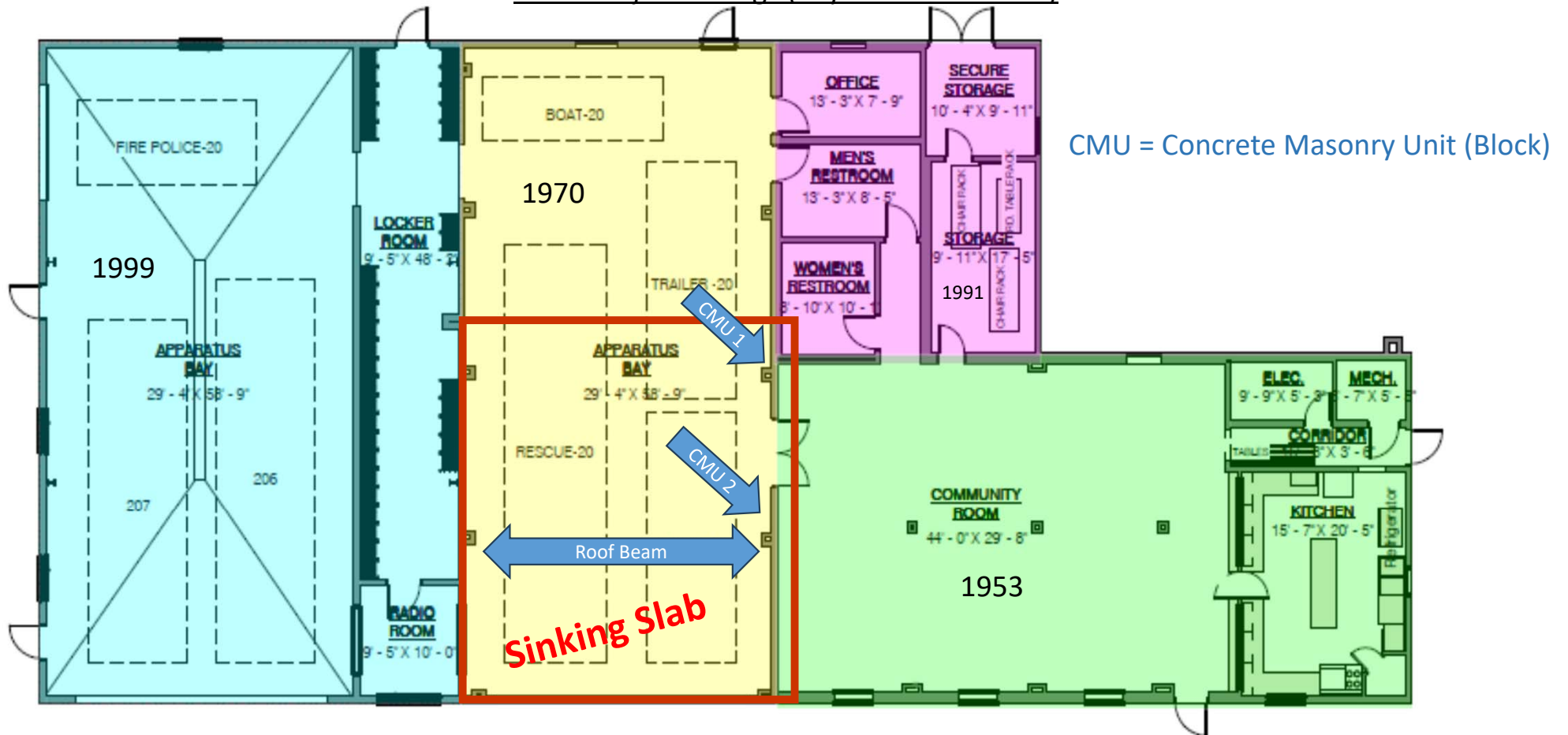
Building Condition Survey (BCS)

The Fire Commissioners recognizing the antiquated and deteriorating conditions of the firehouse facility and acknowledging their fiduciary responsibility to safeguard the community's assets and to provide a safe and effective environment for the delivery of fire and rescue services to the Melrose Fire District residents undertook a building condition survey.

- Commissioners engaged Pacheco Ross Architects (H2M), 2016 - Report 2017
- Assessment of the existing fire station building:
 1. Site – parking, drainage, access, aprons and appurtenances
 2. Building envelope – roofs, walls, doors and windows
 3. Interiors – materials, rooms and appurtenances
 4. Life Safety/Code/ADA
 5. Structural – structural systems and foundations
 6. Heating, Ventilating and Air conditioning (HVAC)
 7. Electrical
 8. Plumbing

MELROSE FIRE DISTRICT
FIREHOUSE EXISTING DESIGN

BCS – Major Findings (Bay Slab Movement)



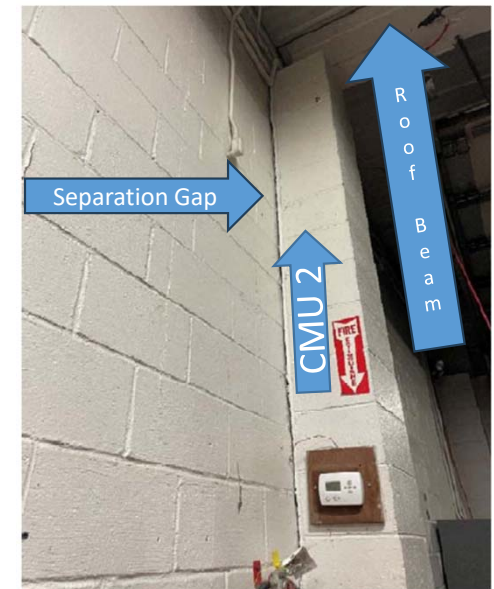
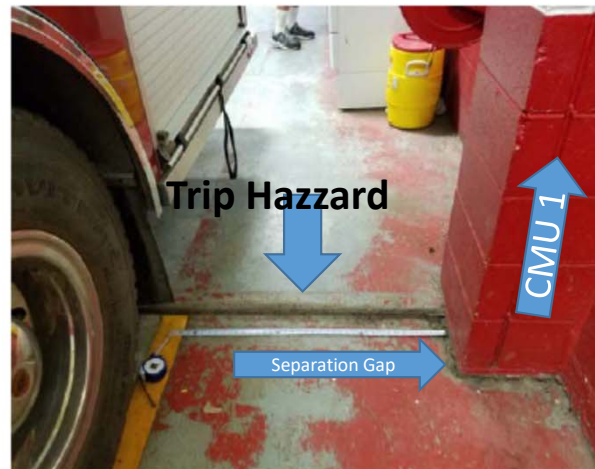
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BCS – Major Findings (Bay Slab Movement)

The most pressing issue needing repair is the bay floor and structural pilasters in the bays.



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BCS – Major Findings (Bay Slab Movement)

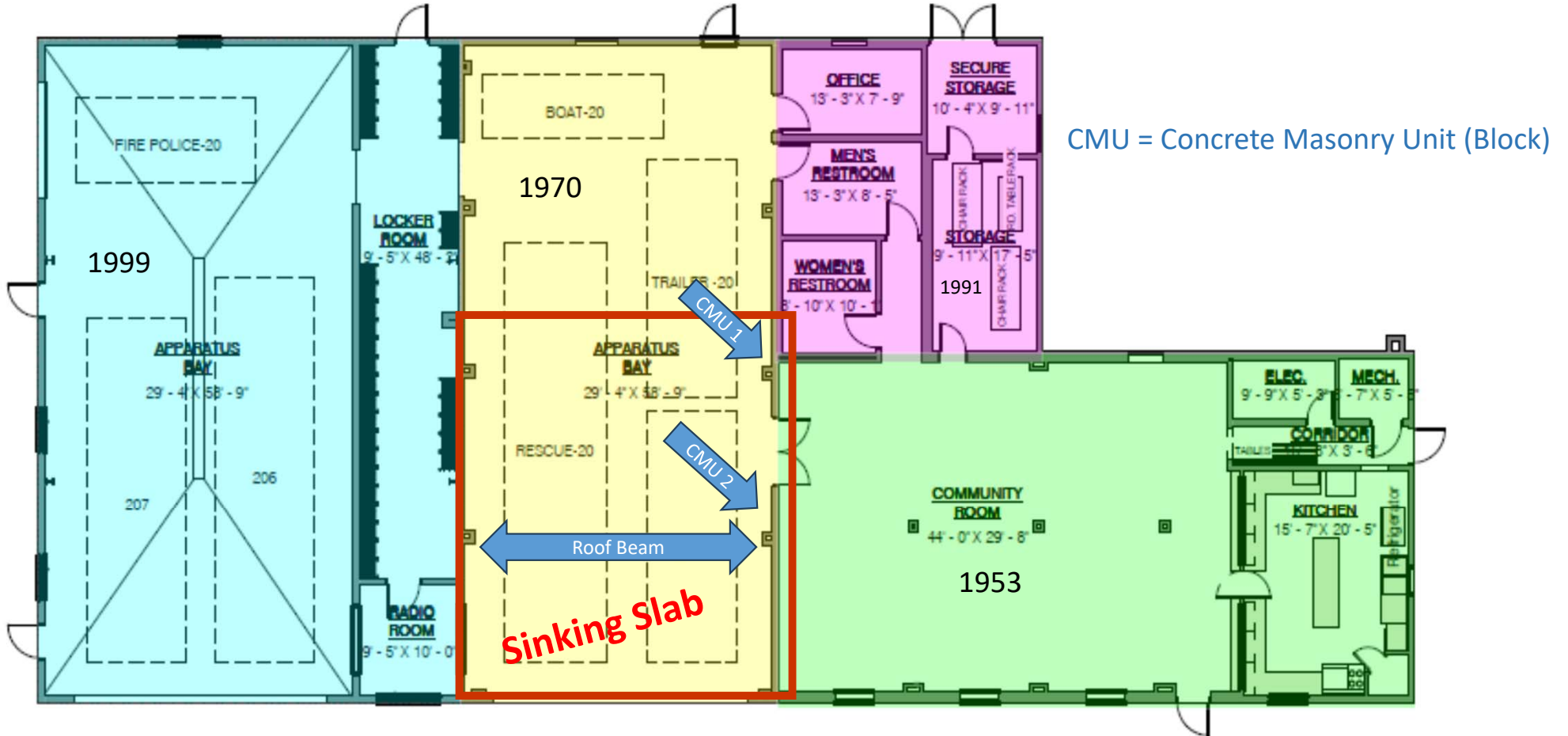
The most pressing issue needing repair is the bay floor and structural pilasters in the bays.

The floor is a trip hazard and will continue to deteriorate. The pilasters should be pinned back to the CMU wall before there is structural movement of the support beams resting on them. There are several methods to repair the floor.

A permanent fix involves removal and replacement of all unsuitable soil and organics under the slab. The only way to do this is to remove the slab and replace it onto proper compacted base. There is an unknown factor of how much and how deep the unsuitable materials are. Imagine excavation of many feet of materials to try and reach virgin ground. The unknowns associated with this type of fix could present untenable budget problems.

MELROSE FIRE DISTRICT
FIREHOUSE EXISTING DESIGN

BCS – Major Findings (Bay Slab Movement)



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



BCS – Major Findings (Hot Zone/Cold Zone)

- New York State requires fire districts and departments to provide eligible volunteer firefighters with enhanced cancer insurance, mandated by [General Municipal Law 205-cc](#)
- Harmful carcinogens and toxins include dust, asbestos, diesel fumes, bacterium, and other chemicals that burn when fires catch, all of which can cause heart problems and increased risks of cancer.
- Cardiac-related events account for 44% of on-duty firefighter fatalities.
- Firefighters also face a 9% increase in cancer diagnosis compared to the general population.
- “Hot zones” are becoming widely used to prevent prolonged and unnecessary exposures. Hot zones are spaces within your station that may be contaminated, while cold zones are free from risks.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



BCS – Major Findings (Hot Zone/Cold Zone)

- Firehouse “Hot Zone/Cold Zone” cross-contamination was also identified as a significant concern by the BCS.
- Cross-contamination in a firehouse occurs when contaminants from a [hot zone](#) (the area with the highest exposure) are transferred to the [cold zone](#) (safe living and administrative areas) through a failure to follow proper decontamination procedures, often via equipment, clothing, or personnel.
- Currently, the turnout gear & SBCA storage area and the decontamination & laundry facilities are not separate from other spaces in the building, especially the apparatus bays.

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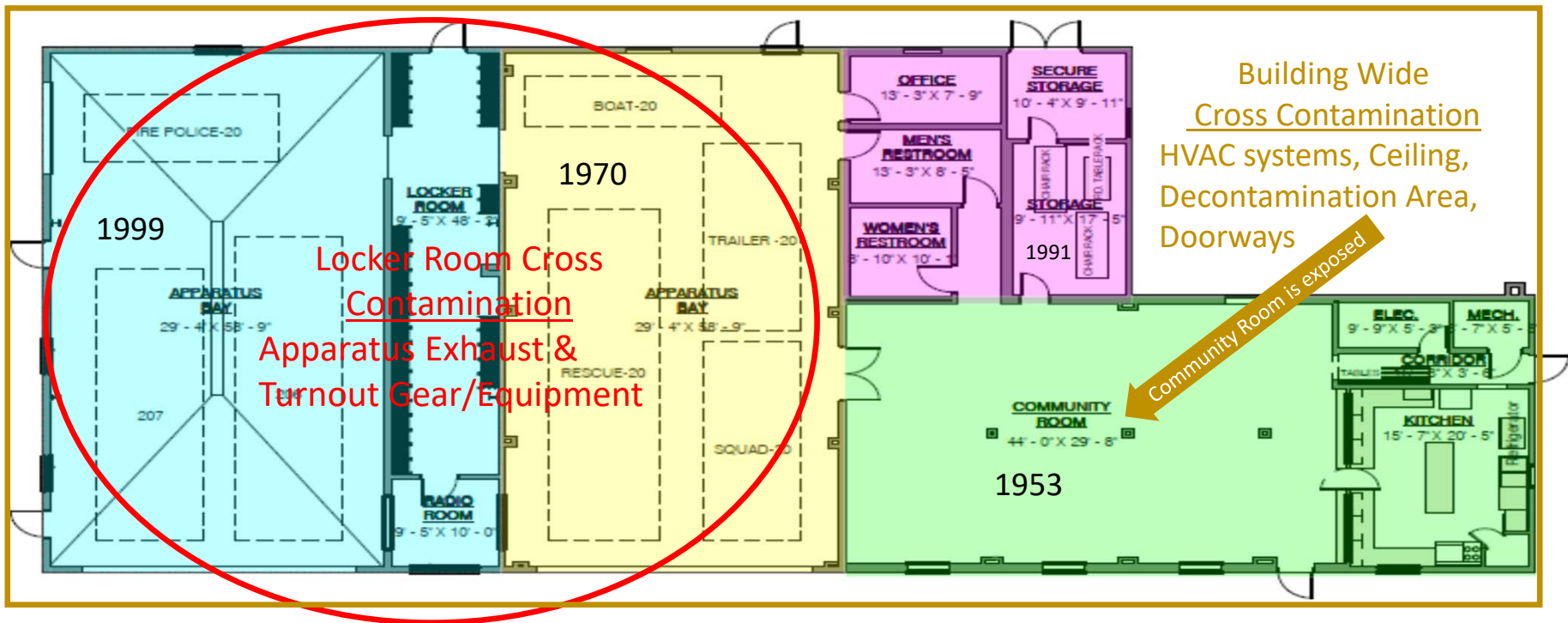
BCS – Major Findings (Hot Zone/Cold Zone)

- Exposure to unfiltered apparatus exhaust has proven to be a carcinogen.
- Chemicals and materials from firefighting can be being inhaled, carried on their clothing, transmitted into the apparatus and transported into their living/working environment back at the station or even into their personal cars and homes.
- Constant interaction with such chemicals, materials, exhaust, and carcinogens have been shown to directly relate to respiratory disorders, pulmonary diseases, and cancer for firefighters.
- Community members who frequently use the firehouse facility also need to be protected from the Hot Zone.



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BCS – Major Findings (Hot Zone/Cold Zone)



There is currently no Apparatus Bay exhaust extraction system

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BCS – Major Findings (Hot Zone/Cold Zone)

- Consider adding hot-zone cleaning stations at each major entry/exit point of the bays.
 1. Hand Sanitizers
 2. Washable rubber shoe scrubber mats (must maintain)
 3. Bench to change shoes and possible box of disposable shoe covers
- Separate room functions per NFPA 1581, FEMA, codes and standards
 1. DeCon/Laundry
 2. Storage
 3. SCBA

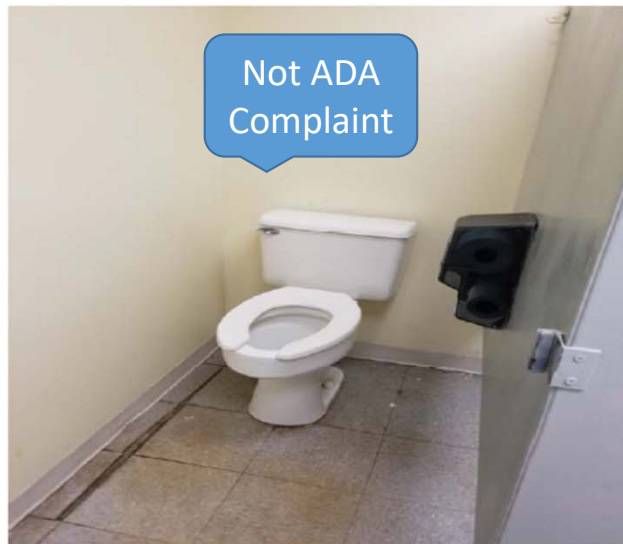
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BCS – Findings (Life Safety/Code/ADA Non-Compliance)

- Widen south hallway along kitchen to allow ADA access. Replace exit door to meet minimum ADA width requirements.
- Install a kitchen hood with grease rated ductwork and fan, fire suppression system, and make-up air capacity. The hood must be tied into the fire alarm system



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BCS – Findings (Life Safety/Code/ADA Non-Compliance)



imginarc

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BCS – Findings (Life Safety/Code/ADA Compliance)

- Install exit signage, proper panic door hardware for egress doors, repair any trip hazards (such as differential settlement in bays, remove step at south egress door (see south elevation) and repair accessibility issues at egress doors such as grade differences, width, approach, etc.
- Other ADA compliance issues (door approach, signage, encroachment, doors and hardware, etc.) that will need to be addressed as repair and renovation work is undertaken.
- Change out all other door hardware to meet ADA requirements.
- Move exterior ADA parking space as A/C unit protrudes into the space.
- Create accessible bathrooms.
- Install a building-wide fire alarm system.

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BCS – Findings

Building Interior

- Structurally pin the CMU pilasters along the south bay to the wall. Check for proper beam bearing. The movement is believed to be a function of the voids created under the bay slab.
- Remove access from the bays to the restrooms.
- New insulated doors with closers, double pane glazing, weather stripping, thresholds and door sweeps at all openings between the clean spaces and dirty spaces.
- Separate with walls to ceiling the turnout gear storage room, from other spaces in the building.
- Add exhaust fan and 24/7 hospital-grade particle/gas/VOC filtration system to the turnout gear storage room, similar to Honeywell F111C1012W-3S 95% (0.3 micron) ceiling mounted unit.
- Upgrade bathrooms and fix or replace non-working fixtures.
- Upgrade kitchen. Install Ansul hood over stove in accordance with NYS building code requirements.
- Upgrade offices, storage as money is available. These are not critical functions to response.

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BCS – Findings (Site)

East Elevation:



Roofs: # of Different Roofs **Two distinct roofs with multiple layers – 5 year old ribbed metal installed directly over Bitumen Roof.**

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BCS – Findings (Site)



EAST ELEVATION

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BCS – Findings

Site

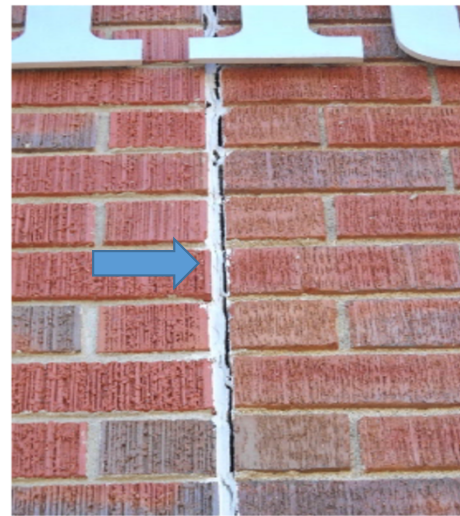
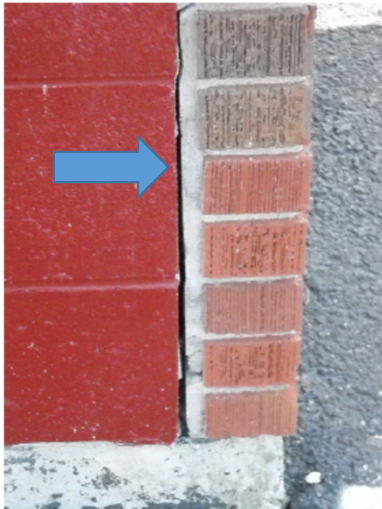
- Protect East bay wall from surface drainage – Create an earthen swale and berm to protect the east wall from surface drainage off the hill in the rear. Recreate the French drain in the swale.
- Clean and repair the base of the east wall.
- Follow the recommendations of the Phase I report to remove the underground tank connected to the bay drains. This should be replaced by an oil/water separator that flows into a storage tank that can be pumped out on a contractual basis. It should not go to the septic system as it could overwhelm the septic system.
- Remove existing septic tank and field. Install a new tank and field to accommodate higher usage.
- Mill paving and repave all asphalt. At ruts in front of bays: remove asphalt and 18” of base. Install new properly compacted base with a 5’ concrete apron across all bays.

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BCS – Findings (Building Envelope)



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BCS – Findings

Structural and Foundations

- Foundations under the portions of the south, east and west walls need to be uncovered and assessed. The ground along the wall should be excavated and a structural engineer should assess the foundations. Destructive or other types of testing may be required.



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BCS – Findings (Building Envelope)

North elevation

- Repoint CMU as necessary (**typical entire building**)
- Remove eastern most door and frame, replace in its entirety.
- Sealants and caulk to be removed where deteriorated and replaced (**typical entire building**)

East elevation

- Clean base of building along all stained CMU and then repoint joints. Apply masonry sealer to entire unpainted walls.
- **Dig several areas along the original and addition to inspect the foundation for deterioration.**
- Install gutter with downspouts along the entire east roof eave on both buildings. Downspouts should have adequate surface drainage away from the building or discharge to underground pipes that lead to the French drain.
- Remove and replace wood vented soffit at both buildings. Replace with new aluminum vents at the bottom of the eave.

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BCS – Findings (Building Envelope)

East elevation

- Scrape and sand paint from original 1953 building. Reseal with protective coating that is compatible with remaining paint.
- Remove and replace single door and frame.
- Remove and replace and windows in original 1953 building.
- Remove double doors to storage and permanently seal the opening.
- Sealants and caulk to be removed where deteriorated and replaced
- Repoint CMU as necessary

South elevation

- At the base of the 1970 building CMU wall with wood siding, there is separation of the wall from the foundation. The wood wall sits on open cell CMU foundations. The open cells allow water to fill the cells in the block and can cause freeze/thaw, deterioration, etc. Dig along several areas along the west portion of the wall to inspect the foundation for deterioration. After inspection of the foundation, we will make recommendations for repair at the base of the wall.
- Repoint CMU as necessary

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BCS – Findings (Building Envelope)

South elevation

- Sealants and caulk to be removed where deteriorated and replaced
- Seal junction of wall to asphalt paving at the 1953 building
- Create ADA accessible ramp at the South exit door in the 1953 building

West elevation

- Clean loose debris at base of the 1953 building along the bottom of the wall. Dig along the entire 1953 wall to inspect the foundation for deterioration or structural damage. After inspection of the foundation, we will make recommendations for repair of deterioration at the base of the wall and/or foundation.
- Repoint CMU as necessary
- Sealants and caulk to be removed where deteriorated and replaced
- There are areas of brick veneer separating from the CMU backup wall. These may require pinning to the CMU wall in addition to repointing.

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BCS – Findings

Mechanical, Electrical & Plumbing

Mechanical

- A forced air heating system is wasteful and inefficient as a heating method for the bays. Replace with either in-floor or overhead radiant heat.

Electrical

- There are two (2) 200 amp services entering the building. If renovation is commenced, combine to a single 400amp service. The service entrance grounding system will need to be upgraded to comply with current National Electric Code requirements.
- Upgrade wiring and subpanels as work appropriate.
- Upgrade lighting as appropriate.
- Install GFI outlets in the kitchen.
- Cover all exposed electrical boxes.

Plumbing

- Upgrade men's and women's bathrooms to be ADA compliant
- Insulate hot water piping for plumbing and boiler.



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Emerging Issue- Culvert/Parking Lot **Site**

- Subsequent to the BCS; culvert & drainage pipe collapsing at parking lot south end.
- The result is significant ongoing parking lot erosion.
- Obtain assessment & corrective action plan from LaBella Associates.



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Additional Site Issues

- Commissioners engaged Balzer & Tuck Architecture to provide conceptual design and cost estimates of a new firehouse – May 2020
- Commissioners engaged CT Male to perform a Phase I & Phase II Environmental Assessment, the purpose of this Phase I ESA was to reasonably identify Recognized Environmental Conditions (REC) on the property. A REC is defined as the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

IMPORTANT FINDING

The Phase II ESA study completed at the site identified impacts to soil and groundwater in the vicinity of the 500 gallon UST which resulted in a spill being listed for the site. The spill was reported to the NYS Department of Environmental Conservation on October 26, 2020 (Spill No. 2006771) and is currently active. The recommended fuel oil, tank and soil removal was performed, but the spill has not been closed due to potential additionally contaminated soil under the firehouse building foundation.



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Major BCS Building Repairs: 2021-2025

• Engine Room Heating System, 11/2023	\$12,600
• Exterior Door Replacement, 10/2024	5,950
• Door Entry System, 9/2024	5,500
• Exterior Door Replacement, 3/2021	3,224
• Overhead Door Repairs, 11/2022	2,931
• Roof Repairs, 11/2021	1,500
• Roof Repairs, 8/2025	1,500
• Oil Tank, 11/2021	1,189
• Roof Repairs, 9/2024	<u>800</u>
Total	\$35,194

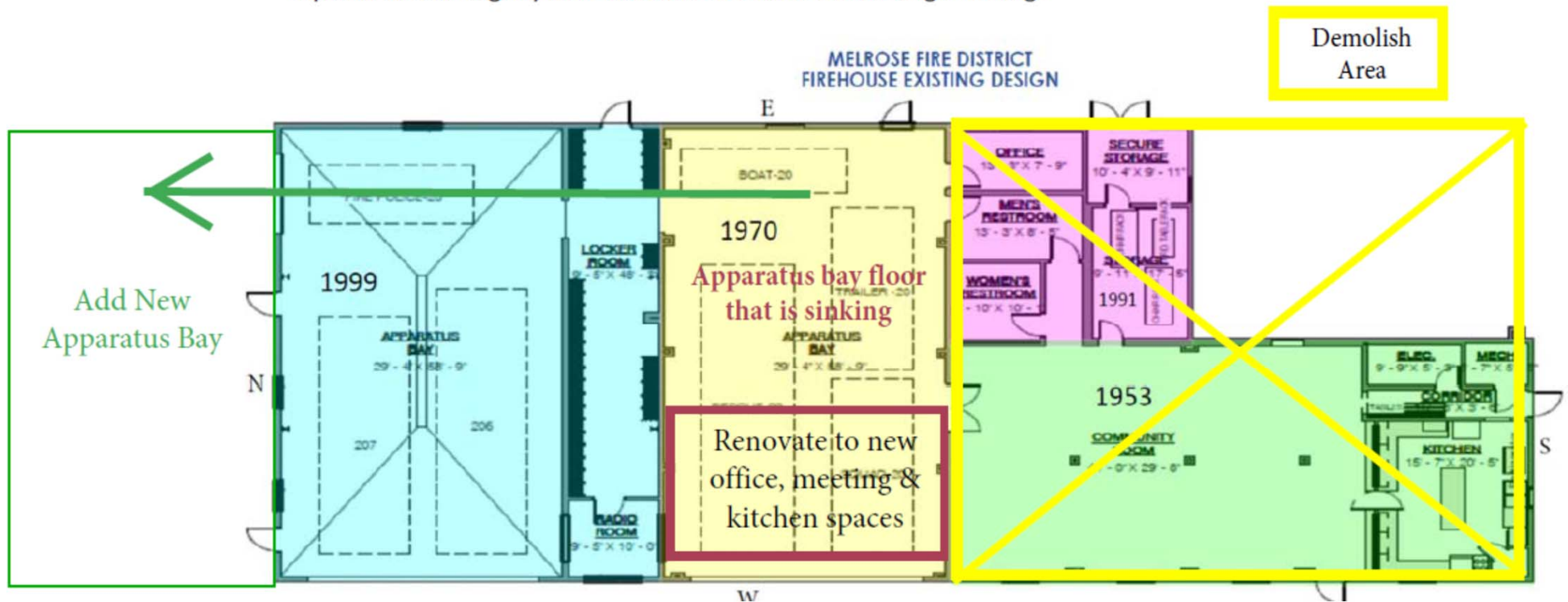
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BCS – Conclusions Option 1 - Renovation

1. Building all new bays onto the north side of the existing bays. Demolish the entire south non-bay portion of the existing building and create offices, meeting, kitchen and other space within the existing bay space. This would include repair of the existing bay floor and structure where the building is settling.



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Option 1 - Renovation

Major Pros:

- Less expensive than a complete rebuild, estimated \$3.5-\$4.0 million
- No need to relocate during construction
- Situates all the hot zone apparatus by areas of the firehouse separately away from the office, public and kitchen cold zone areas.

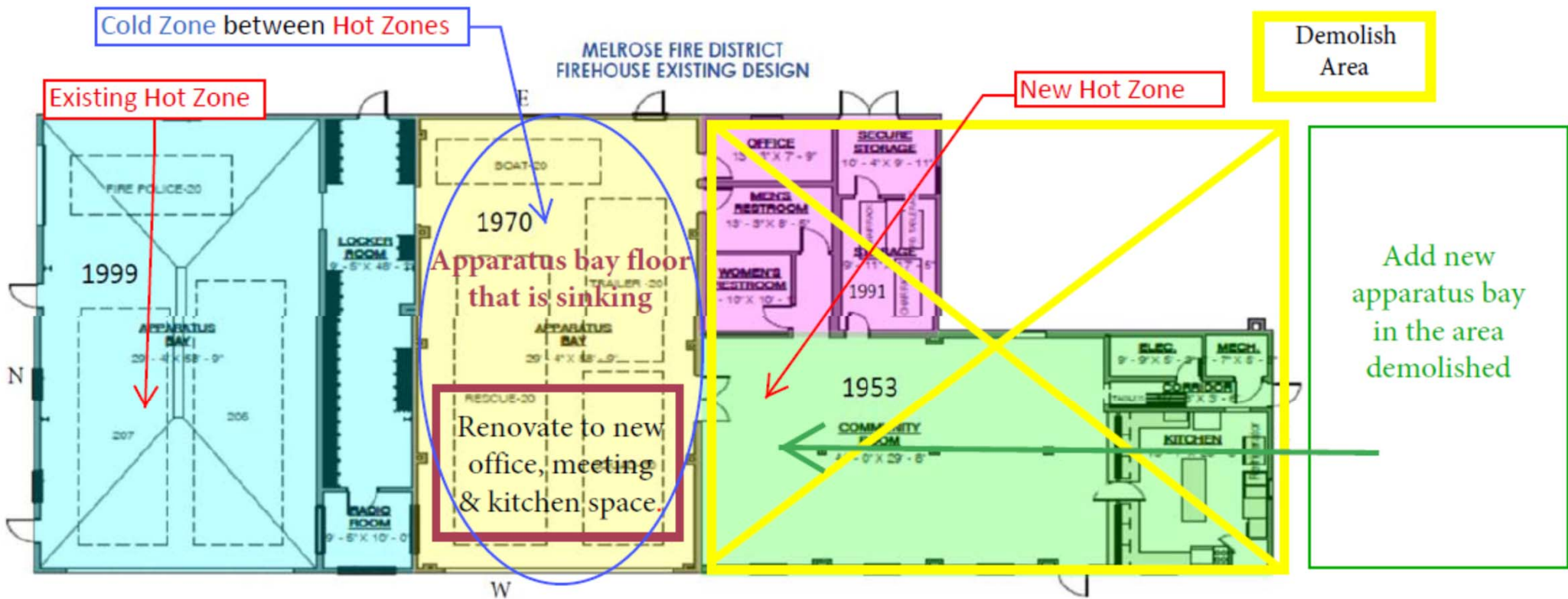
Major Cons:

- Extent of condition beneath the sinking slab is unknown making constructing, even office, meeting space and a kitchen susceptible to future slab movement. As noted in the BCS, "While the voids and decay under the slab will continue, the parging and crack healer should last several years because the extreme truck loads and vibration will cease." "Several years" is considerably less definitive useful life that would be obtainable through a rebuild which should yield minimally 50 years.
- Continues the fragmented approach of connecting building wall sections and roofs from substantially different construction eras together with differing lifecycles.
- The potential cost of unknown site, structural and other building conditions that could increase renovation costs.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT

BCS – Conclusions
Renovation Option 2



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Option 2 – Renovation

The major pros and cons of Option 2 are the same as Option 1 with one additional major con.

Option 2 also adds a significant con by locating the apparatus bay “hot zones” on each end building end, with the administrative, public and kitchen space “cold zone” situated between the two hot zones. Ideally, the hot zone should be isolated from the cold zone to prevent the firefighting related contaminates from infiltrating the cold zone.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



BCS – Option 1 or Option 2 Cost

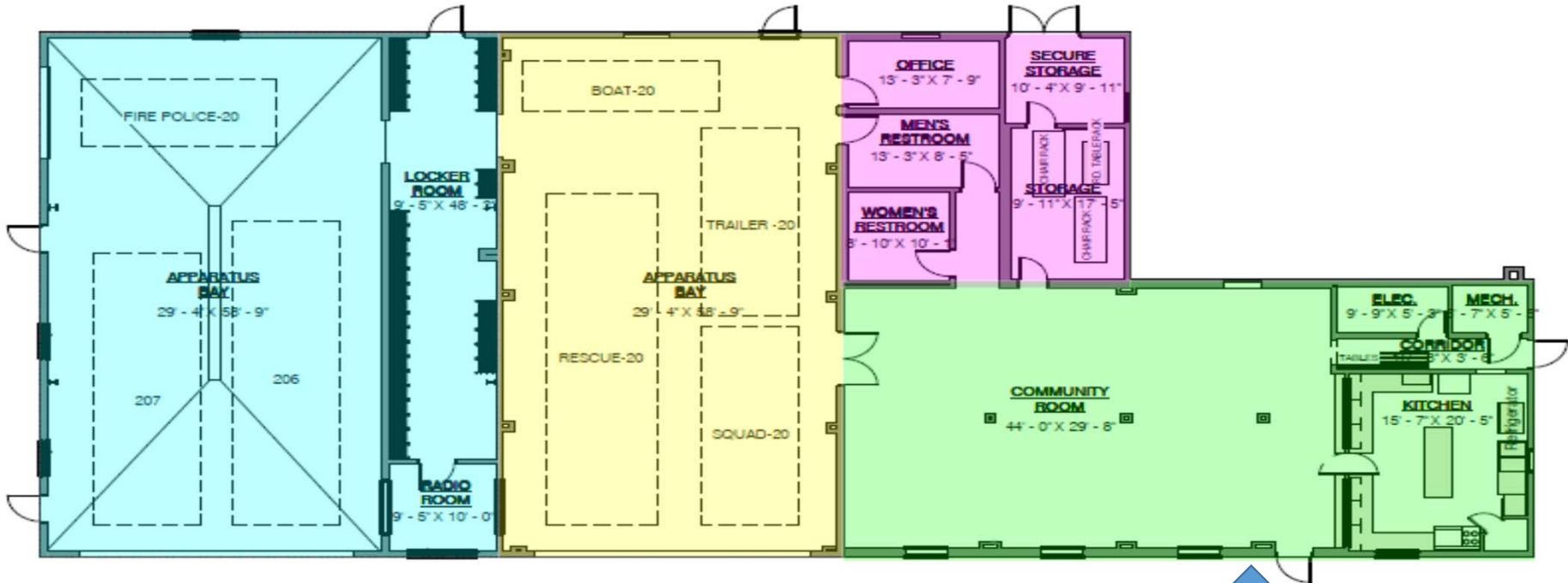
- Estimated Cost \$3.5-4.0 million (Numerous unknowns)
- Renovation, reconstruction, partial new construction = 20 year max period
- \$4.0 million construction, \$2.8 million financed, \$1.2 million from Building Reserve

	Annual	Number	# Pmts	Total	
<u>Principal</u>	<u>Int Rate</u>	<u>Years</u>	<u>Annually</u>	<u>Pmts</u>	<u>Payment</u>
\$2,800,000	4.25%	20	1	20	\$210,616

Reconstruction/Renovation/Partially New Option

- Spend \$4.0 million on 50+ year old building with a substantial number of deficiencies, solving some immediate issues, but leaving additional issues to be addressed into the future

MELROSE FIRE DISTRICT
FIREHOUSE EXISTING DESIGN

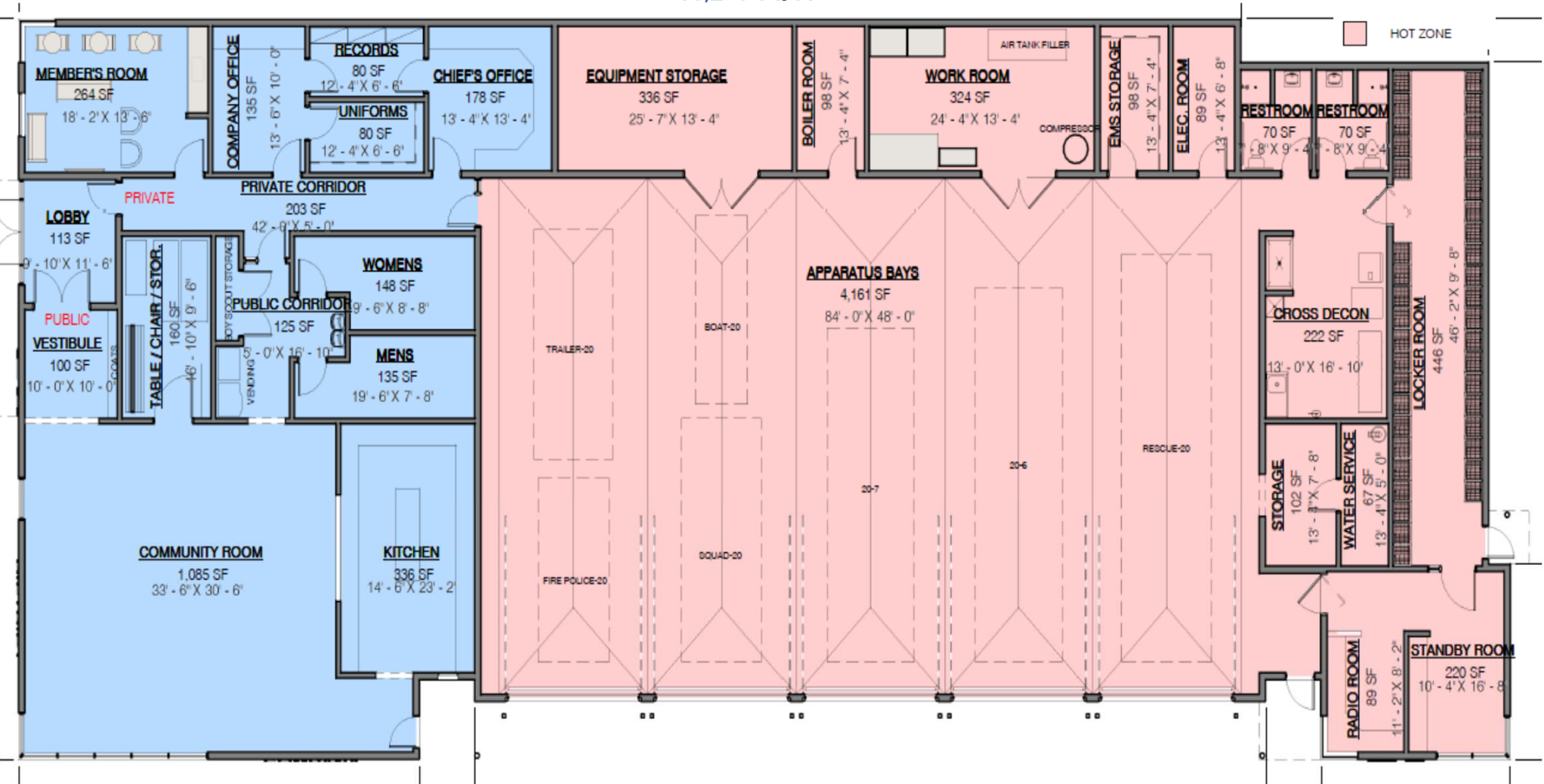


MELROSE FIRE DISTRICT FIREHOUSE CONCEPTUAL DESIGN 10,276 SQ FT

ZONE DESIGNATION

■ COLD ZONE

■ HOT ZONE



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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



BCS – Rebuild New Firehouse

Major Pros:

- Resolves all issues related to the apparatus bay slab conditions, eliminates the possibility that future movement below the slab will cause structural issues.
- Establishes the firehouse as one complete structure with a singular lifecycle, rather than a combination of four structures built in three different decades.
- Incorporate the latest technology, provide an opportunity for the inclusion of the newest technology and best practices for fire station design, including “hot zone/cold zone” separation.
- New construction allows for less costly compliance with current building codes and ADA regulations which can be difficult and costly to achieve in older buildings.
- Provides enhanced firefighter health and safety features like decontamination zones and shower facilities.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



BCS – Rebuild New Firehouse

Major Cons:

- More expensive than renovation, estimated cost of \$6.95 million.
- Tax levy increase needed to fund the project.
- Requires relocation during construction period.

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FIREHOUSE CAPITAL PROJECT



New Firehouse – Project Cost Estimate

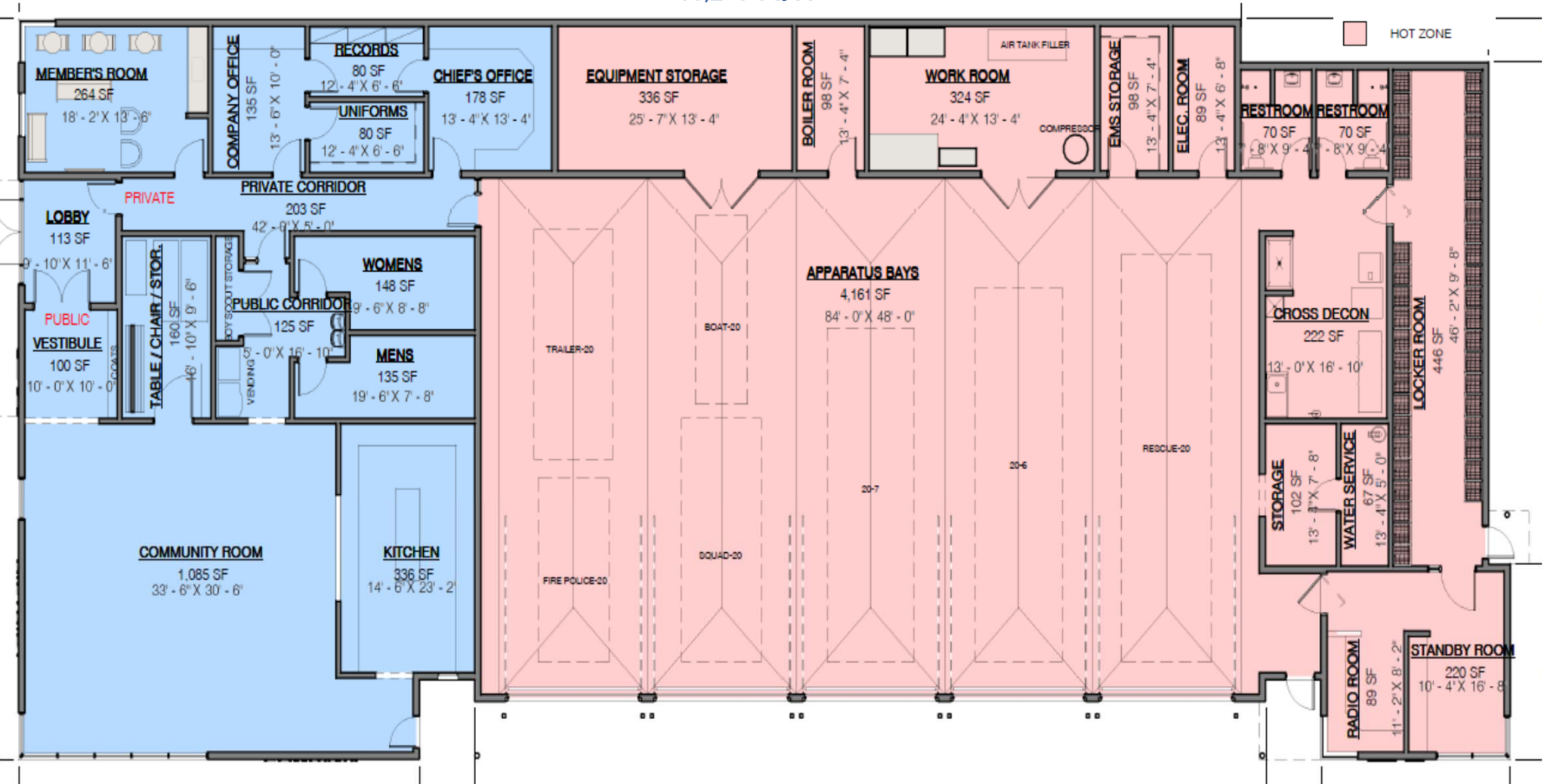
Construction Cost (General Contractor, Electrical, Plumbing, Mechanical)	\$ 6,099,200
Project Management	75,000
Temporary Relocation: Rent, moving expense (move out/move back)	90,000
Administrative Cost: SEQRA, Architect, Bond Counsel, Insurance	144,148
Bid Contingency	250,000
Project Contingency	91,652
Site Work	200,000
	<hr/>
TOTAL	<u>\$ 6,950,000</u>

MELROSE FIRE DISTRICT FIREHOUSE CONCEPTUAL DESIGN 10,276 SQ FT

ZONE DESIGNATION

■ COLD ZONE

■ HOT ZONE



MELROSE FIRE DISTRICT FIREHOUSE CONCEPTUAL DESIGN



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	<hr/>
TOTAL	<u>\$ 6,950,000</u>

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



New Firehouse – Project Cost Estimate

- Construction Project Cost Drivers:
 1. Market Conditions – Labor & Materials cost and availability
 2. Wicks Law - Requires that the contract documents be subdivided into the following major Prime Contracts to permit separate and independent bidding and award: a. Construction b. Heating Ventilation and Air Conditioning (HVAC) c. Plumbing d. Electrical
 3. Prevailing wage - The rate of pay that contractors in New York public worksites have to pay their workers. It is a much higher rate than the regular minimum wage rate that applies to other workers, because the prevailing wage rate is based on the hourly rates that unions pay specific types of workers in a given market.

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NYS Comptroller, Thomas DiNapoli

Local Government Management Guide, Multiyear Capital Planning

“There are many benefits to a robust capital planning process. Local governments should, and in some cases must, create a comprehensive inventory of their capital assets and “know what they own.” **The process of prioritizing capital investments can make sure key assets are repaired or replaced before an emergency occurs.** Finally, local government leaders can engage their community in understanding the costs and benefits of maintaining capital infrastructure.”

Melrose Fire District – Capital Planning/Financial Condition

- The 2016 Melrose Fire District budget was only \$308,400, primary budget over the past 10 years has been capital planning (Firehouse & Apparatus Replacement) SCBA \$186k grant. 2010-2016 budget increased only \$20,549
- The 2016 Melrose Fire District - Operating Budget allocated only \$5,850 for building repairs and maintenance for facilities exhibiting significant deteriorating conditions, the oldest section of which was 63 years old at that time.
- The 2017 Melrose Fire District - Operating Budget included only a small transfer to the Building Reserve for future capital needs of \$27,554.
- **2016 Building Reserve balance \$66,969.**

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



PROJECT FINANCING PLAN

- \$6.95 million project cost
- \$5.75 million – Serial Bonds, 30 Years, Estimated 4.25% interest rate
- \$1.2 million from Building Reserve funds
- **\$258,460, current budget line item for debt service**
- **\$342,960 annual debt service payment needed for \$5.75 million borrowing**
- **\$84,500 budget increase, spread over the 2027, 2028 and 2029 budgets**
- \$1.73 tax increase per \$1,000 of assessed value for District properties in the Town of Schaghticoke
- \$.25 tax increase per \$1,000 of assessed value for District properties in the Town of Pittstown
- \$4.75 million – Serial Bonds if awarded max \$1 million NYS-DHSES, Volunteer Infrastructure Grant

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MELROSE FIRE DISTRICT
FIREHOUSE CAPITAL PROJECT



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The table below illustrates the projected annual tax increase for Schaghticoke properties with assessed values above and below the average assessed value.

Town of Schaghticoke

<u>Taxable Assessed Value</u>	<u>Full Value**</u>	<u>Projected Tax Increase</u>
\$30,000	\$197,628	\$51.90
\$42,565*	\$280,402	\$73.64
\$75,000	\$494,071	\$129.75

* \$42,565 is the average assessed value for Schaghticoke properties in the District.

** Schaghticoke assesses property at 15.18% of full value.

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The table below illustrates the projected annual tax increase for Pittstown properties with assessed values above and below the average assessed value.

Town of Pittstown

<u>Taxable Assessed Value</u>	<u>Full Value**</u>	<u>Projected Tax Increase</u>
\$200,000	\$200,000	\$50.00
\$308,062*	\$308,062	\$77.02
\$500,000	\$500,000	\$125.00

* \$308,062 is the average assessed value for Pittstown properties in the District.

** Pittstown assesses property at 100% of full value.

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MELROSE FIRE DISTRICT FIREHOUSE CAPITAL PROJECT



Vote

- Melrose Firehouse
- December 9, 2025
- 12:00 pm – 9:00 pm
- Registered voters residing in the Melrose Fire District for 30 days prior to the vote

For More Information Visit
melrosefireco.org/capital-project



Questions ?

