

Rocky Point Fire District



Public Information Session
Bond to replace the
North Shore Fire Company Building
& New Aerial Fire Apparatus
August 03, 2017, 7pm

Tonight's Presentation

- History and Purpose
- Tasks Performed
- Results of Existing Building Study
- Renovated Facility
- Assessment of Options
- Proposed New Facility
- Steps Forward
- Costs and Bonds
- Q&A

History and Purpose

- 30,000 Residents in the RPF, over 48 square miles, started at the North Shore Fire Company in 1930, growing to 5 Emergency Companies
- Mutual Aid calls to 6 adjoining Fire Districts (sharing of resources)
- District and Department responds to over 2000 emergency calls a year, and rising each year.
- North Shore Fire Company responds to each and every call along with the other Companies.
- 3 Fire Companies strategically located for the rapid response of the Volunteer Corp. – Less loss of life and structures, lower property insurance
- Last New Building – 1956
- Last Addition – 2004 to the Admin Building for First Responder vehicles

Tasks

- Nelson & Pope along with their affiliates, HWJ, were to study the limitations and high cost of operations of the Company #2.
- Analyzed existing Fire House for:
 - Violations with building code, NFPA, ADA
 - Inefficient and aging HVAC
 - Inefficient or lacking building insulation
 - Inefficient bay floor area
 - High cost of utilities
 - Aging building (deterioration and cost of upkeep)

Results of the Study

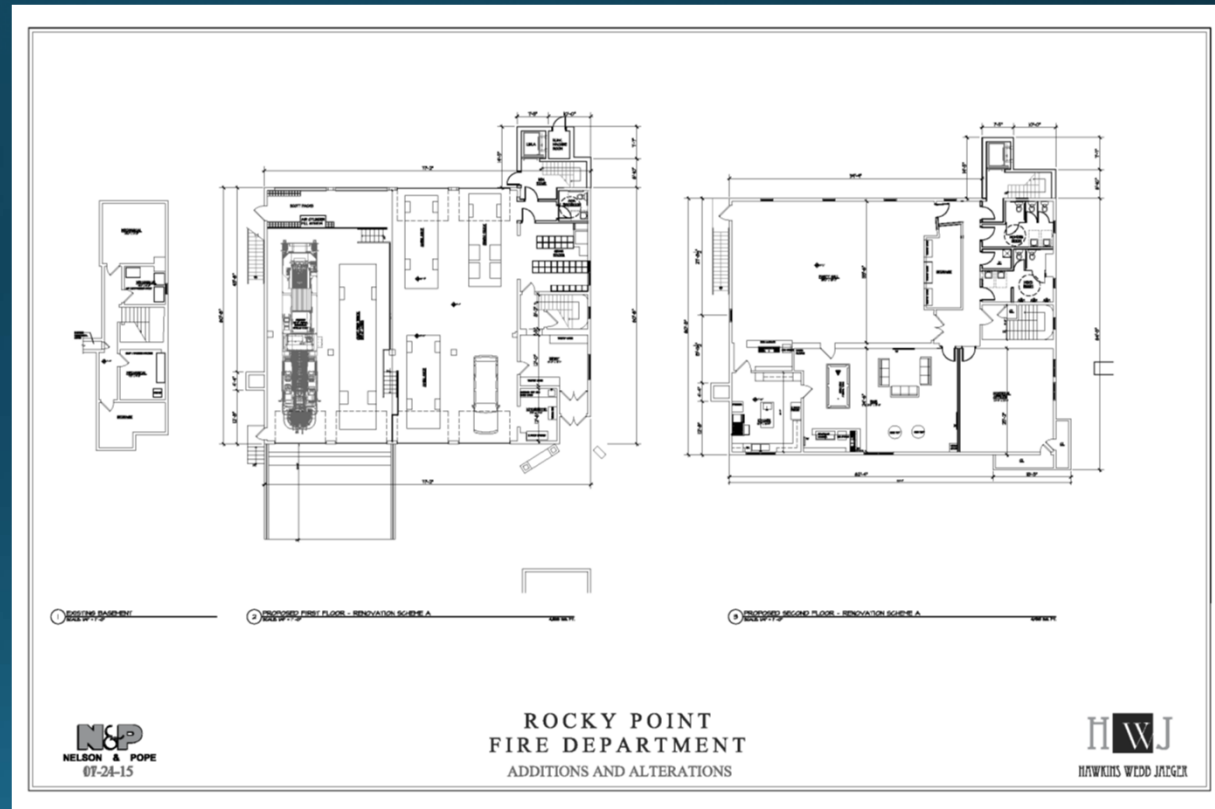
- Bay Space limited (Narrow and dangerous)
- No insulation – high cost to heat and cool
- No ADA facilities, access to 2nd floor
- Expensive upkeep
- Inability to keep standard size apparatus
- Building not in keeping with character of the community





Results of the Existing Building Study

- Dig down to fit two bays of standard apparatus
- Insulate where we can
- New ADA bathrooms and addition of small elevator to 2nd floor
- Replace existing HVAC units and windows
- Other bays stay limited
- Expensive to operate
- New lighting
- Updated sanitary system
- New fuel system
- Cost \$3m+ soft costs, contingency



Assessment of Options

Old and Renovated vs. New?

Renovation:

- Limited options for efficiency (high operations costs/sf)
- Buildings designed for 50 years max (now 64)
- Aisles remain narrow or worsen
- Same old building

New:

- High performance Building
- Design a 100 year building
- Aisles compliant with Codes
- Residential and neighborhood feel (and move south)
- Cheaper to operate/ sf

Sustainable Design - LEED

LEED – Leadership in Energy & Environmental Design – System developed by the US Green Building Council

Smart Buildings, efficient HVAC, lighting controls, LED Lighting, high performance building and insulation, lower operation costs, air quality and control, reduced heat island effect, storm water control.

Real 'return on investment'

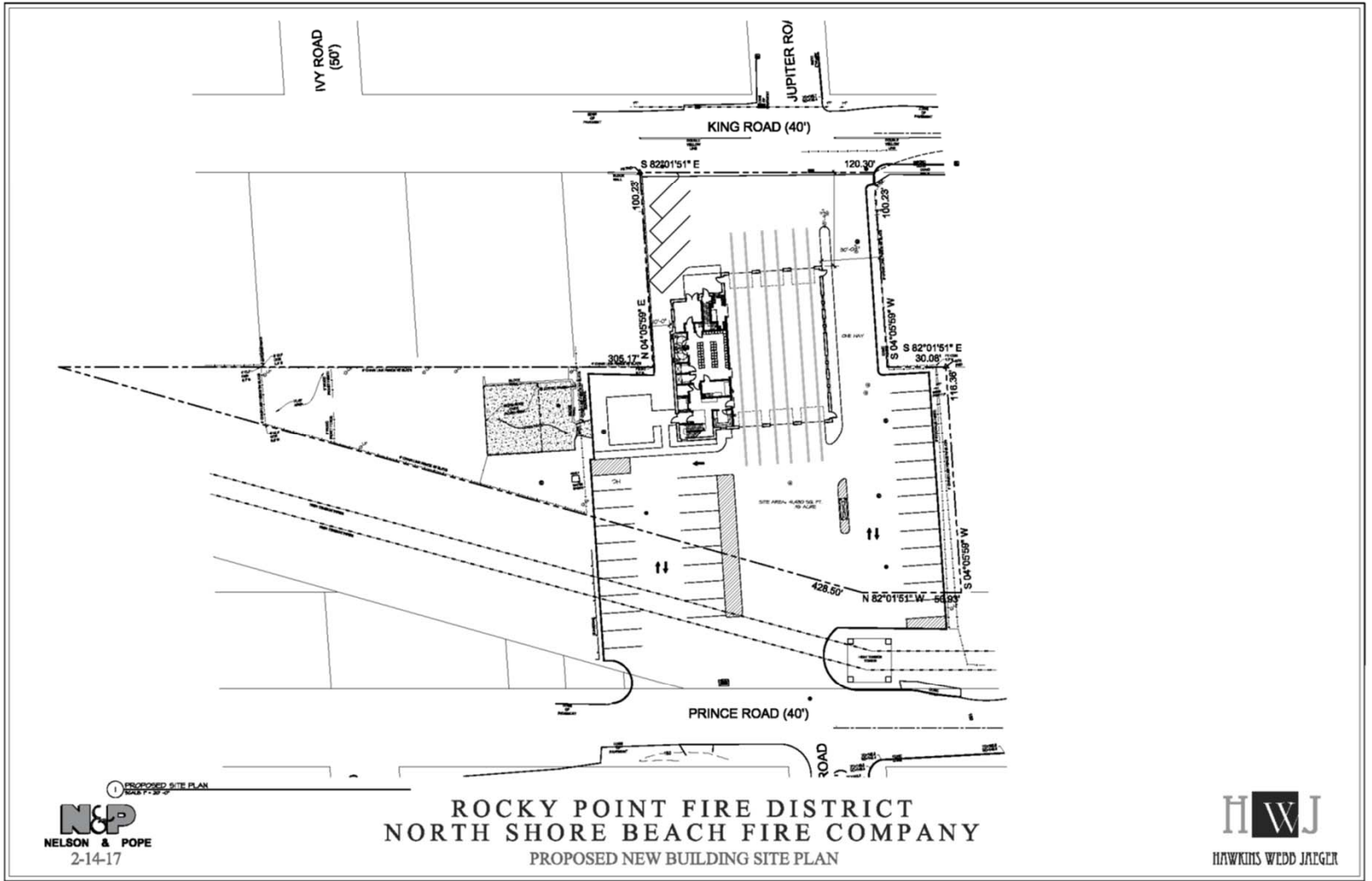
New Facility

Neighborhood Appropriate Sustainable Design (LEED)



Relocated South on the site
Fewer bays
Same occupancy

PROPOSED SITE PLAN



PROPOSED SITE
RENDERING

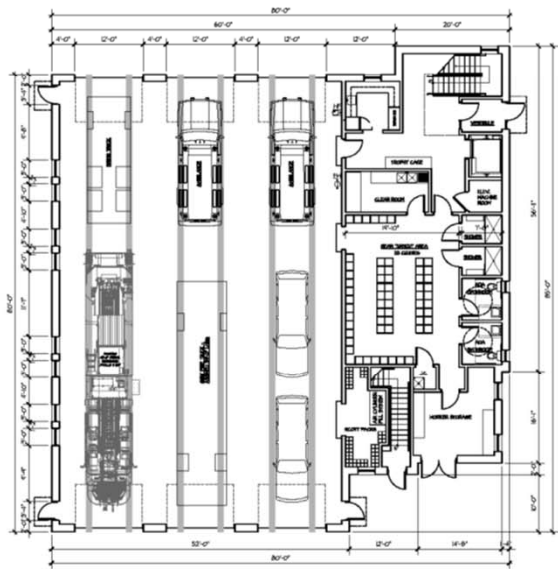


N&P
NELSON & POPE
8-3-2017

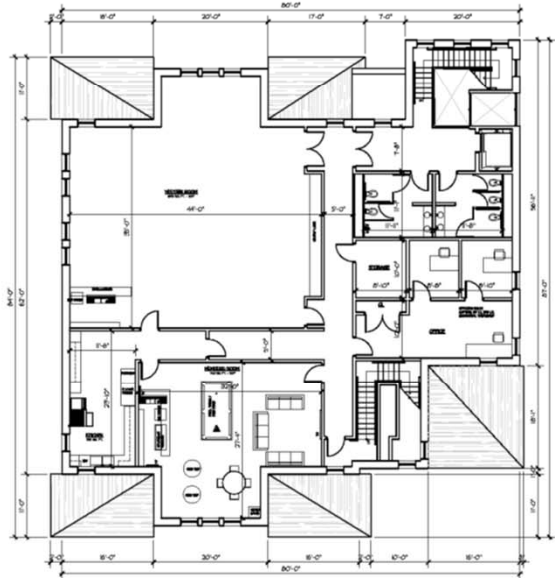
ROCKY POINT FIRE DISTRICT
NORTH SHORE BEACH FIRE COMPANY
PROPOSED SITE PLAN

H W J
HAWKINS WEDD JAEGER

PROPOSED
FLOOR PLANS



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



ROCKY POINT FIRE DISTRICT
NORTH SHORE BEACH FIRE COMPANY
PROPOSED NEW BUILDING FLOOR PLANS



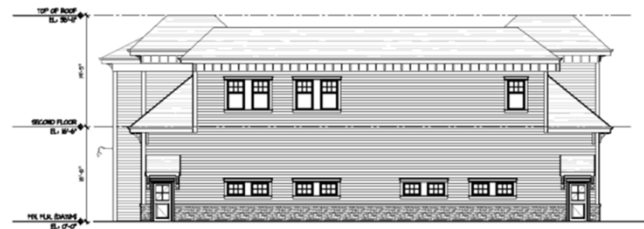
PROPOSED
ELEVATIONS



1 EAST ELEVATION
SCALE 3/4\"/>



2 SOUTH ELEVATION
SCALE 3/4\"/>



3 WEST ELEVATION
SCALE 3/4\"/>



4 NORTH ELEVATION
SCALE 3/4\"/>



ROCKY POINT FIRE DISTRICT
NORTH SHORE BEACH FIRE COMPANY
PROPOSED ELEVATIONS



Existing vs. New Building Comparisons

Existing:

Apparatus Bay Room - 3,505 sf

Apparatus Bay Height – 10'-6"

Meeting Room – 1,648 sf

Members Room - 1,549 sf

Overall Building Area – 10,384 sf

Distance to Prince Road – 24'-9"

Overall Building Height – 31'-1"

New:

Apparatus Bay Room – 3,815 sf

Apparatus Bay Height – 14'-6"

Meeting Room – 1,655 sf

Members Room – 742 sf

Overall Building Area – 11,422 sf

Distance to Prince Road – 48'-4"

Overall Building Height 35'-0"

Costs and Bonds

Bonds & Costs

Why Bonds?

Why August?

Breakdown of Project:

Building

- \$7.25 Million (hard and soft costs)
- 20 year

Aerial Apparatus

- \$1.25m
- 20 year

Bonds

ESTIMATED DEBT SERVICE SUMMARY							
ROCKY POINT FIRE DISTRICT							
\$1,250,000 TRUCK ACQUISITION - 20 YEARS							
\$7,250,000 BUILDING PROJECT - 20 YEARS							
Fiscal Year	Estimated Building Debt Service	Estimated Truck Debt Service	Estimated Total Debt Service	Estimated Tax Rate Per \$100 Assessed Value *	Estimated Tax Increase On Assessed House at 2,000	Estimated Tax Increase On Assessed House at 2,500	Estimated Tax Increase On Assessed House at 3,000
2018	\$ 253,875	\$ 0	\$ 253,875	1.2191	\$ 24.38	\$ 30.48	\$ 36.57
2019	508,875	43,875	552,750	2.6542	53.08	66.36	79.63
2020	509,313	88,875	598,188	2.8724	57.45	71.81	86.17
2021	509,375	87,188	596,563	2.8646	57.29	71.62	85.94
2022	509,063	90,500	599,563	2.8790	57.58	71.98	86.37
2023	508,375	88,625	597,000	2.8667	57.33	71.67	86.00
2024	507,313	91,750	599,063	2.8766	57.53	71.92	86.30
2025	510,875	89,688	600,563	2.8838	57.68	72.10	86.51
2026	508,875	87,625	596,500	2.8643	57.29	71.61	85.93
2027	506,500	90,563	597,063	2.8670	57.34	71.68	86.01
2028	503,750	88,313	592,063	2.8430	56.86	71.08	85.29
2029	500,625	86,063	586,688	2.8172	56.34	70.43	84.52
2030	502,125	88,813	590,938	2.8376	56.75	70.94	85.13
2031	498,063	86,375	584,438	2.8064	56.13	70.16	84.19
2032	498,625	83,938	582,563	2.7974	55.95	69.93	83.92
2033	493,625	86,500	580,125	2.7857	55.71	69.64	83.57
2034	493,250	83,875	577,125	2.7713	55.43	69.28	83.14
2035	502,313	81,250	583,563	2.8022	56.04	70.05	84.07
2036	500,438	83,625	584,063	2.8046	56.09	70.11	84.14
2037	498,000	80,813	578,813	2.7794	55.59	69.48	83.38
2038	498,000	83,000	581,000	2.7899	55.80	69.75	83.70
2039	0	83,000	83,000	0.3986	7.97	9.96	11.96
Total	\$ 10,321,250	\$ 1,774,250	\$ 12,095,500	2.7077	\$ 54.15	\$ 67.69	\$ 81.23
				Average	Average	Average	Average
Prepared by: Munistat Services, Inc.							
Port Jefferson Station, N.Y.							

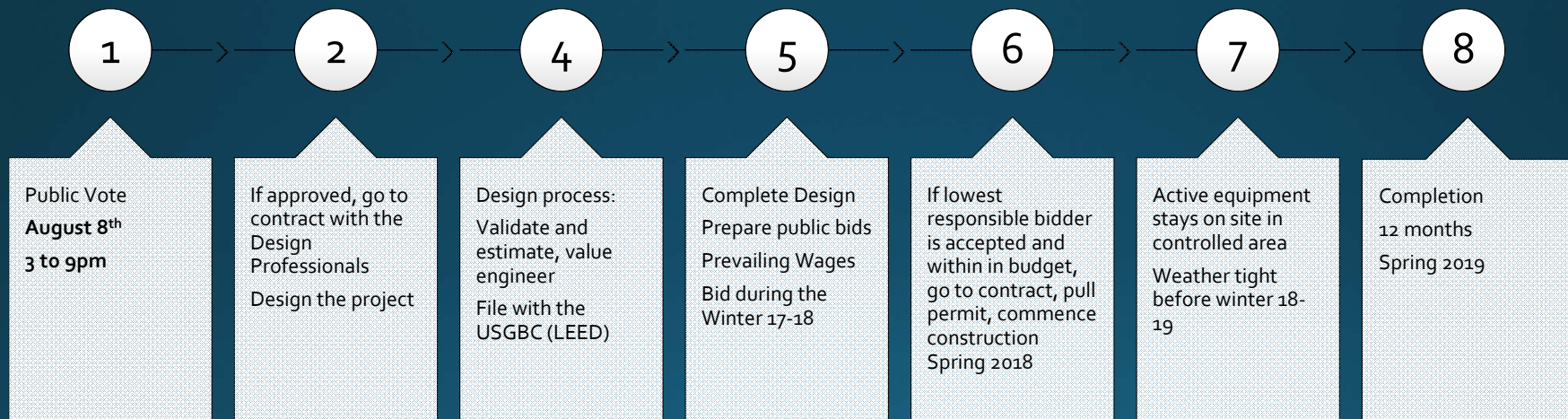
Bonds

Average Dollar Impact on a Home

(* if full \$8.5m is utilized)

Amount of Taxes Paid on a Home	Approximate Assessed Valuation	Approximate Tax Increase (per year)
\$5,000	\$1,600	\$43.52
\$7,500	\$2,200	\$59.57
\$10,000	\$3,300	\$86.65
\$12,500	\$3,500	\$94.77
\$15,000	\$4,800	\$129.97

Next Steps



Thank you for your support

Board of Fire Commissioners

Commissioner A. Gallino

Commissioner J. Buchner

Commissioner D. Brewer

Commissioner G. Buchner

Commissioner K. Johnson

Fire Dept Chief's

Chief M. Yacubich, Chief

A. DeLumen, 1st Asst. Chief

C. Susskraut, 2nd Asst. Chief

F. Hess, 3rd Asst. Chief



Q&A

