

Meeting Format

- Introductions
- 30-minute presentation
- 30-minute Questions/Answers
 - Please submit your name and address on a card during the presentation if you would like to ask a question, to be addressed in order received.
 - 3-minutes per question limit please.

MANHASSET-LAKEVILLE WATER / FIRE DISTRICT

Proposed Cumberland Avenue Ambulance Unit Building



Serving Our Community Since 1912



May 2023

Purpose of Meeting

- Introduction of Team Members
- Overview of the Fire District and Ambulance Unit
- Discuss Challenges
- Discuss Proposed Design and Solutions
- Timeline
- Questions/Comments

Team Members

Manhasset-Lakeville District

Board of Fire Commissioners

Steven Flynn, Commissioner

Mark Sauvigne, Commissioner

Brian J. Morris, Commissioner

District Personnel

Hilary Grossman, Fire District Manager

Tim Gould, Fire District Supervisor

Kyle Dugger, Assistant Supervisor – Maintenance

Ken Krupski, Assistant Supervisor – Fleet Services

Scott Chen, Assistant Supervisor – Dispatching

Manhasset-Lakeville Department

Department Chiefs

Michael Farrone , Chief of Department

Joe Antonelli, 1st Deputy Chief

David Porras, 2nd Deputy Chief

Mike Rice, 3rd Deputy Chief

Greg Weisburd, 4th Deputy Chief

Ambulance Unit Officers

Lee Genser

Josh Prisamt

Company 3 Officers

Kevin Lee

Jon Yang

Francisco Flores

Project Team

Hawkins Delafield and Wood, LLP

William J. Jackson, ESQ, Bond Counsel

Munistat Services, Inc.

Noah Nadelson, CEO, Bond Financing

H2M Architects + Engineers

Joseph M. Mottola, AIA, COO

Eric Maisch, AIA, LEED AP, Assistant Vice President

Timothy Schultz, RA, Project Architect

Erik Heuler, RA, LEED AP, Project Architect

District & Ambulance Unit Overview

District History

- 1912: District established with 4 original Companies.
- 1929: First Ambulance added.
- 1933: Fire Police added.
- 1947: In response to growing community needs, 5th Company added.
- 2011: Training Center opened.
- Current fleet includes 18 Fire, EMS, and Rescue Apparatus.

Ambulance Unit History

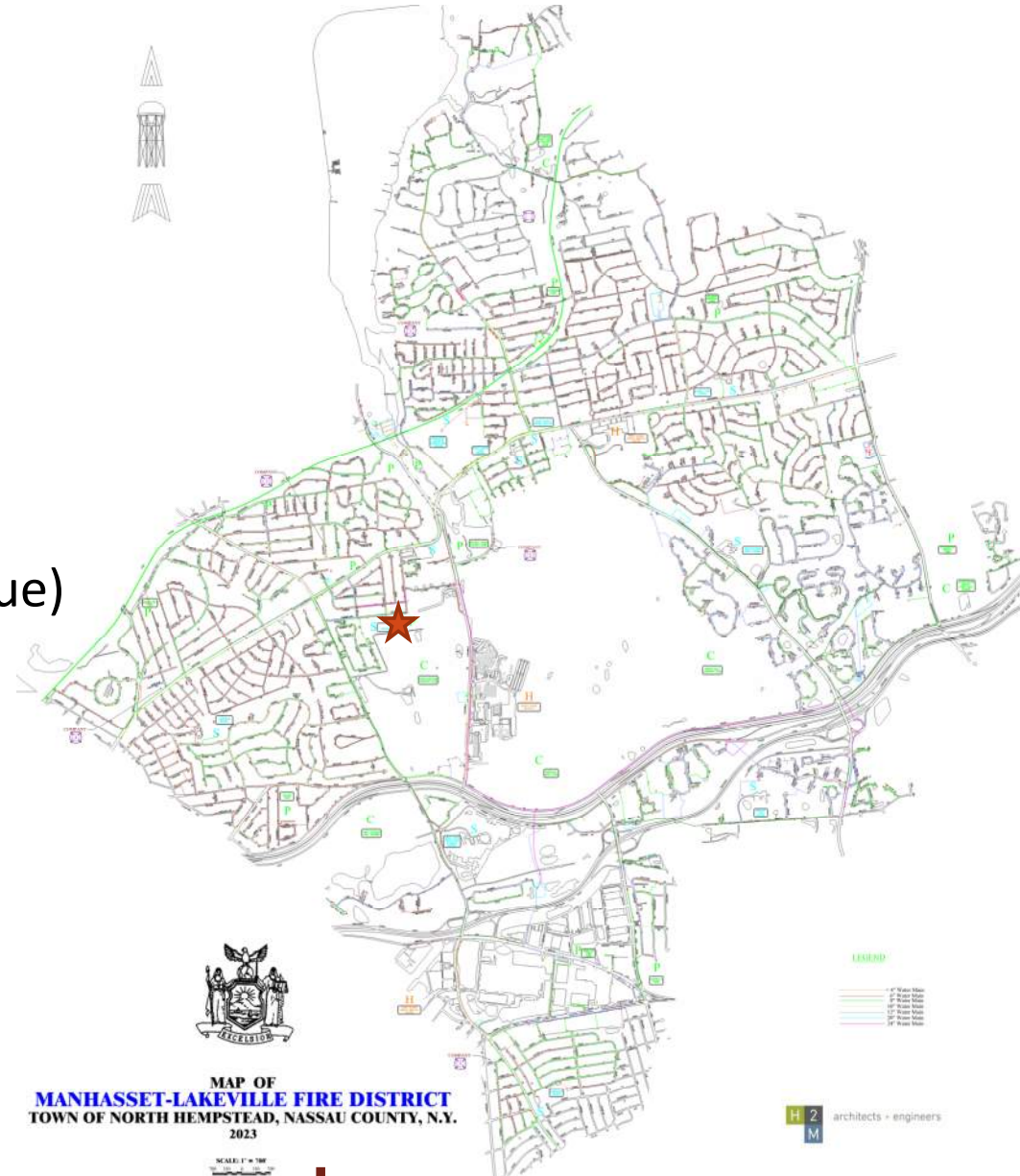
- 1929: First Ambulance added.
- 1929 – 1960: approximately 5,000 emergency calls.
- 1959: Ambulance began responding from Company 1.
- 1988: Ambulance Unit created – there were 22 original members.
 - Moved to Company 3 (Thomaston) current home.
- Unit currently includes 40 members.
- Current apparatus totals 4 vehicles:
 - 3 Ambulance (8769, 8767, & 8768), 1 Fly Car (8799).

Responsibilities / Capabilities

- Ambulance Unit responds to all working fire and rescue incidents, and 911 emergency calls. The unit also provides coverage during many community special events.
- There were 1,230 calls responded to in 2022.
- Members of the Ambulance Unit are certified NYS Emergency Medical Technicians (EMT's), Advanced Emergency Medical Technicians (A-EMT's), Advanced Emergency Medical Technicians-Critical Care (EMT-CC's), or Paramedics.
- Ambulance Unit ensures its facilities and equipment are in working condition and that maintenance is performed as needed.
- Unit ensures regulatory compliance (FEMA, NFPA), training management and record keeping.

District Service Area

- 10.2 Sq. Miles
- 11 Villages
- 45,000 residents
- Over 600 Commercial Properties
- 2.25 miles of Shoreline (water rescue)
- Multiple Schools
- Various Places of worship
- Hospitals



MANHASSET-LAKEVILLE
WATER / FIRE DISTRICT

Challenges

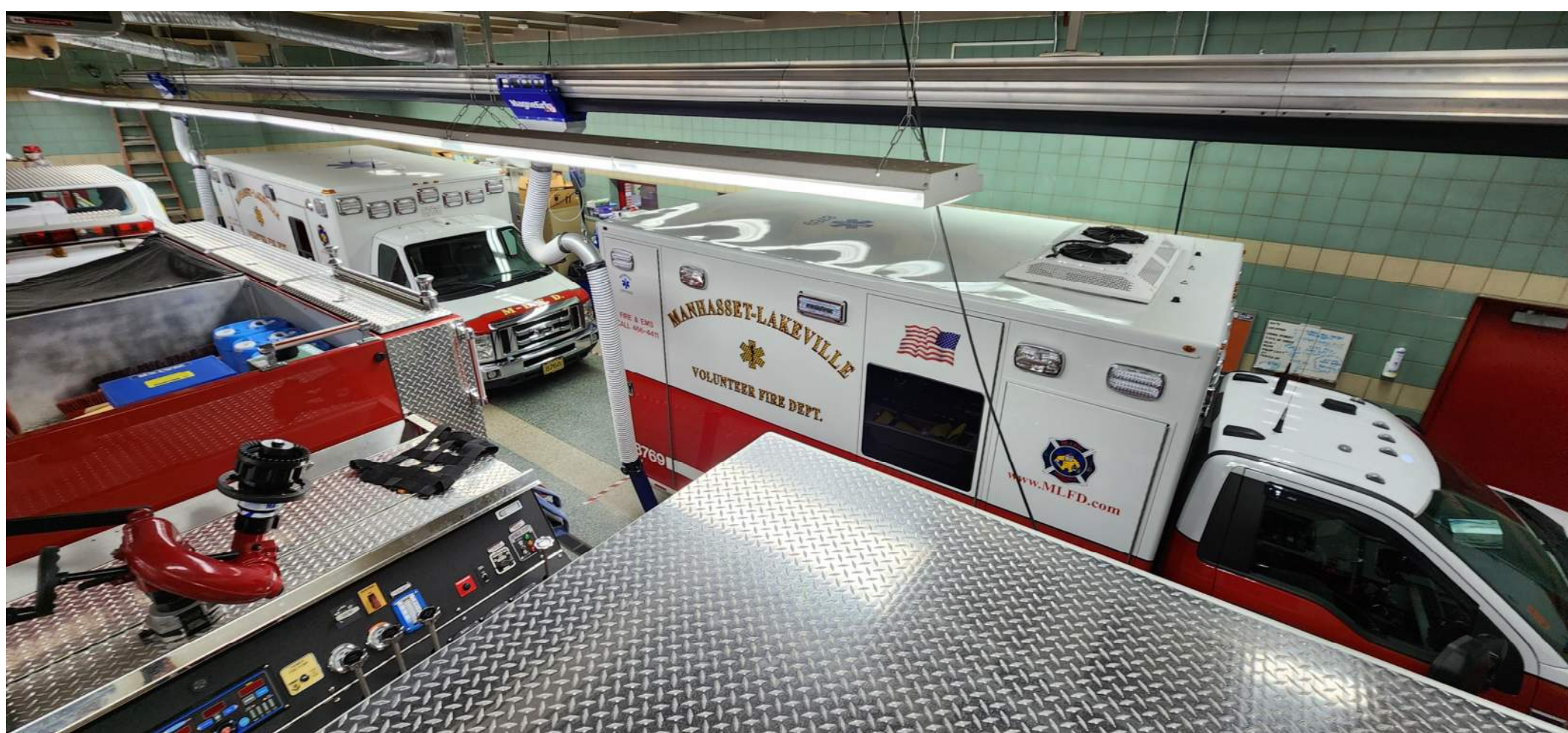
EXISTING CONDITIONS

Our Challenge

- The Manhasset-Lakeville Fire District, incorporated in 1912, has served the community for 110 years.
- Ambulance Unit does not have a dedicated facility: Unit currently responds from the Company 3 station, sharing apparatus and support spaces with the Fire Company, which presents numerous challenges.
- Company 3 originally designed for Fire Company only, not intended to also house Ambulance Unit.
- The proposed facility is designed for safety, functionality, and efficiency.
- In recent years, the Manhasset-Lakeville Water / Fire District has researched its options of adding a new dedicated facility for Ambulance Services.

Existing Ambulance Unit Conditions

- Existing facility provides the Ambulance Unit with only 1-bay.



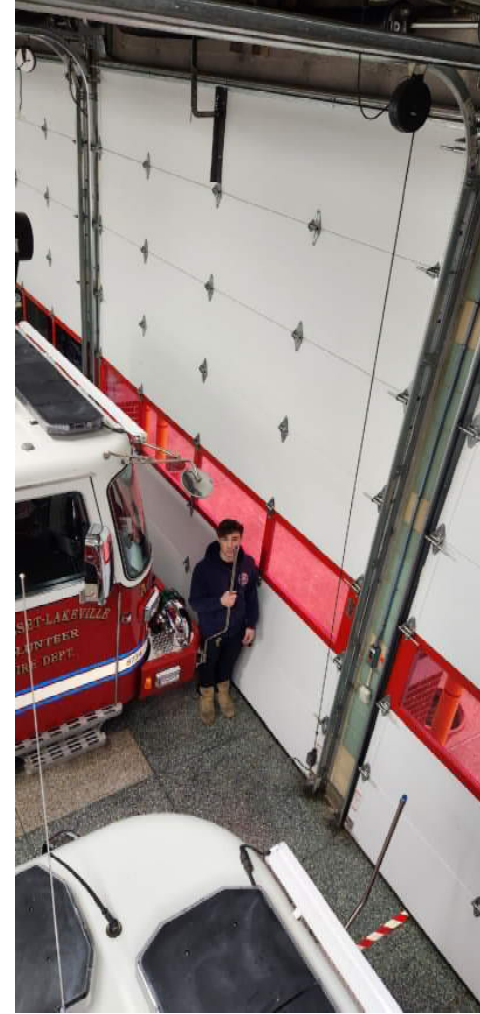
Existing Ambulance Unit Conditions

- Double stacked bays can impact response time when multiple calls are received, this impacts both the Ambulance Unit and Fire Company



Existing Ambulance Unit Conditions

- Tight space creates unsafe workplace.



Existing Ambulance Unit Conditions

- Tight space makes creates unsafe workplace.



Existing Ambulance Unit Conditions

- Ambulance or door malfunction could significantly impact response time of the Unit
- Critical as both Ambulance Unit and Fire Company have double stacked bays (Ambulance Unit responds from only 1 bay)



Existing Ambulance Unit Conditions



- Lockers and gear located on the apparatus floor with limited access.



Existing Ambulance Unit Conditions



- No dedicated space for gear wash.
- No dedicated decontamination space for use after calls.
- No dedicated waste storage, including for biohazard.

Existing Ambulance Unit Conditions



- Limited storage off bay floor.
- No refrigerated storage for medication.



Existing Ambulance Unit Conditions

- Limited office space. Currently in an old storage closet.
- No private meeting space.
- Limited files/record storage space.



Existing Ambulance Unit Conditions

- Limited bunk room space, shared with Fire Company.
- Male bunk room in basement.
- Female bunk room is currently an old conference room.



Existing Ambulance Unit Conditions

- Shared training room = conflicts.



Existing Ambulance Unit Conditions



- Limited site parking
- Can impact response time with multiple calls or calls during training, meetings, and events.

Existing Ambulance Unit Conditions



- Fly car stored currently housed outside
- Can pose a response and maintenance issue.

Proposed Design

SOLUTION

Essential Facilities of Today

- Typically built to last 50-75 years
- Designed to accommodate current and future needs
- Intended to be resilient to withstand the kind of use and daily service they will be subjected to over the decades they are in service
- They are meant to stay in operation during any type of event (weather, blackout, or crisis) as these buildings are considered essential to the community
- Adequate storage of equipment and files for mandatory training, vehicle maintenance, gear maintenance, etc. which are documented, tracked, maintained, and stored on site
- Be sustainable for current and future generations

Proposed Ambulance Unit Building

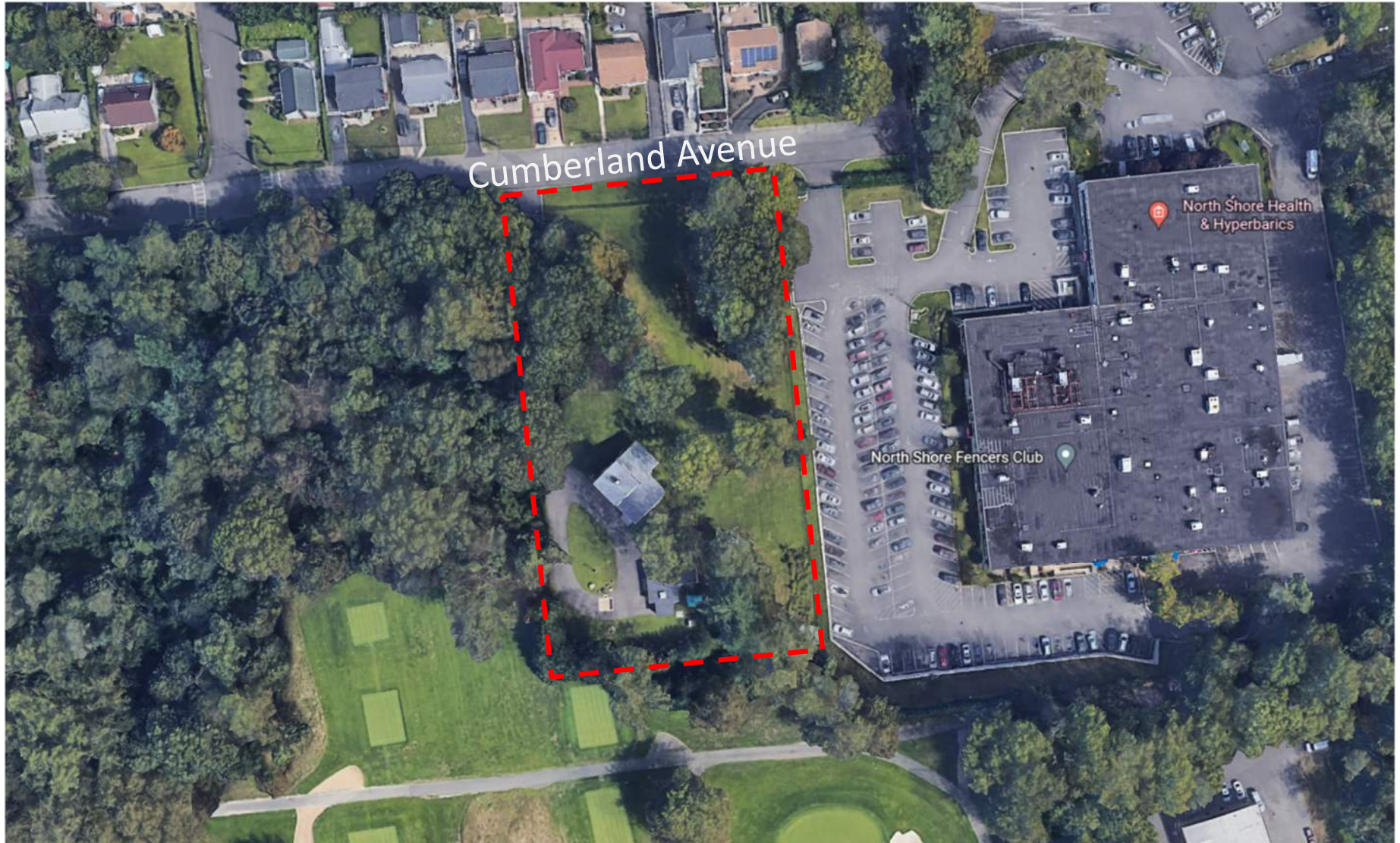
PROPOSED BUILDING AREA

First Floor	5,168 SF
Second Floor	5,168 SF
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Total Gross Building Area:	10,366 SF

PROPOSED BUILDING COVERAGE

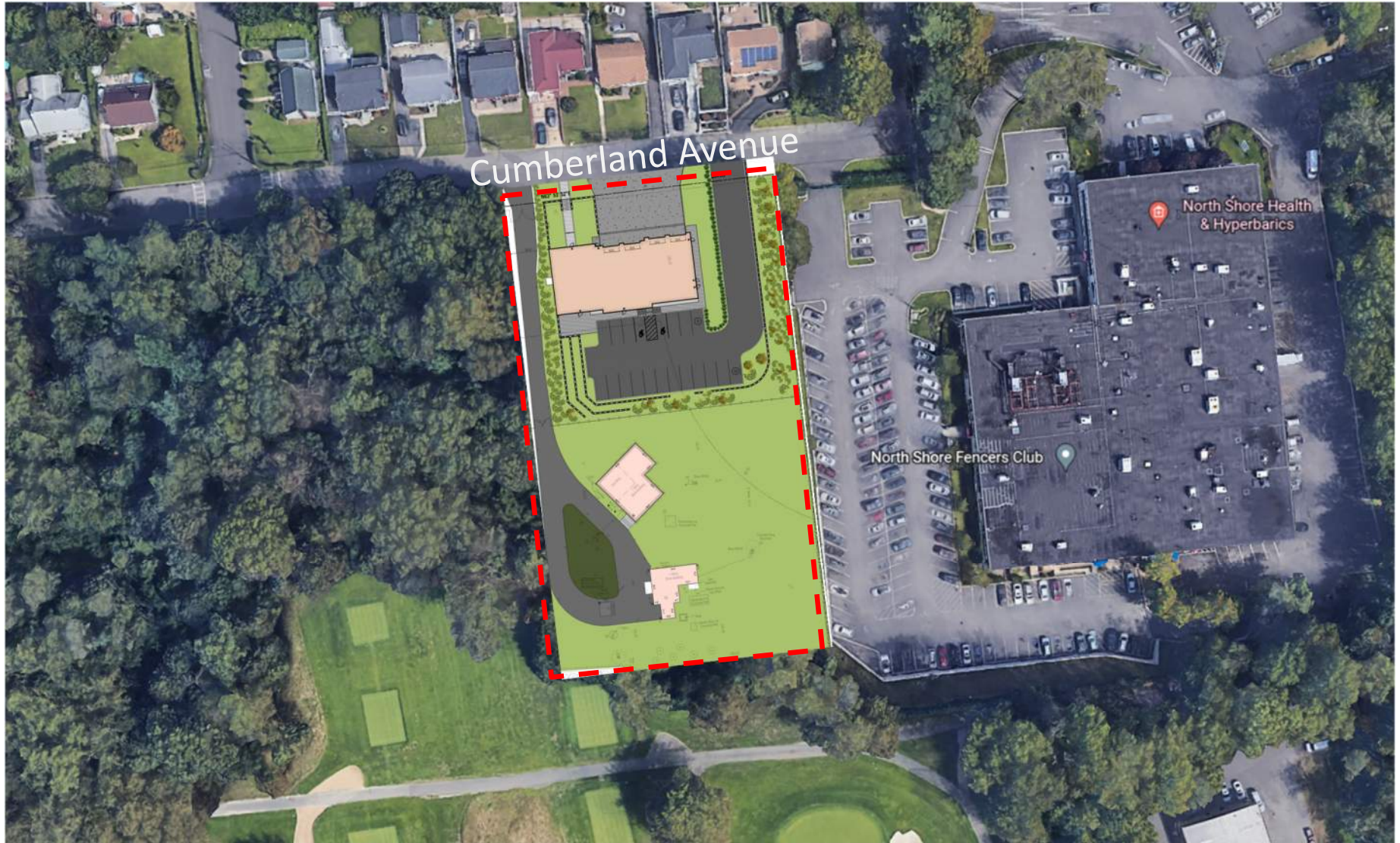
Lot Coverage	5,168 SF
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Aerial Site Plan



Existing Conditions

Aerial Site Plan

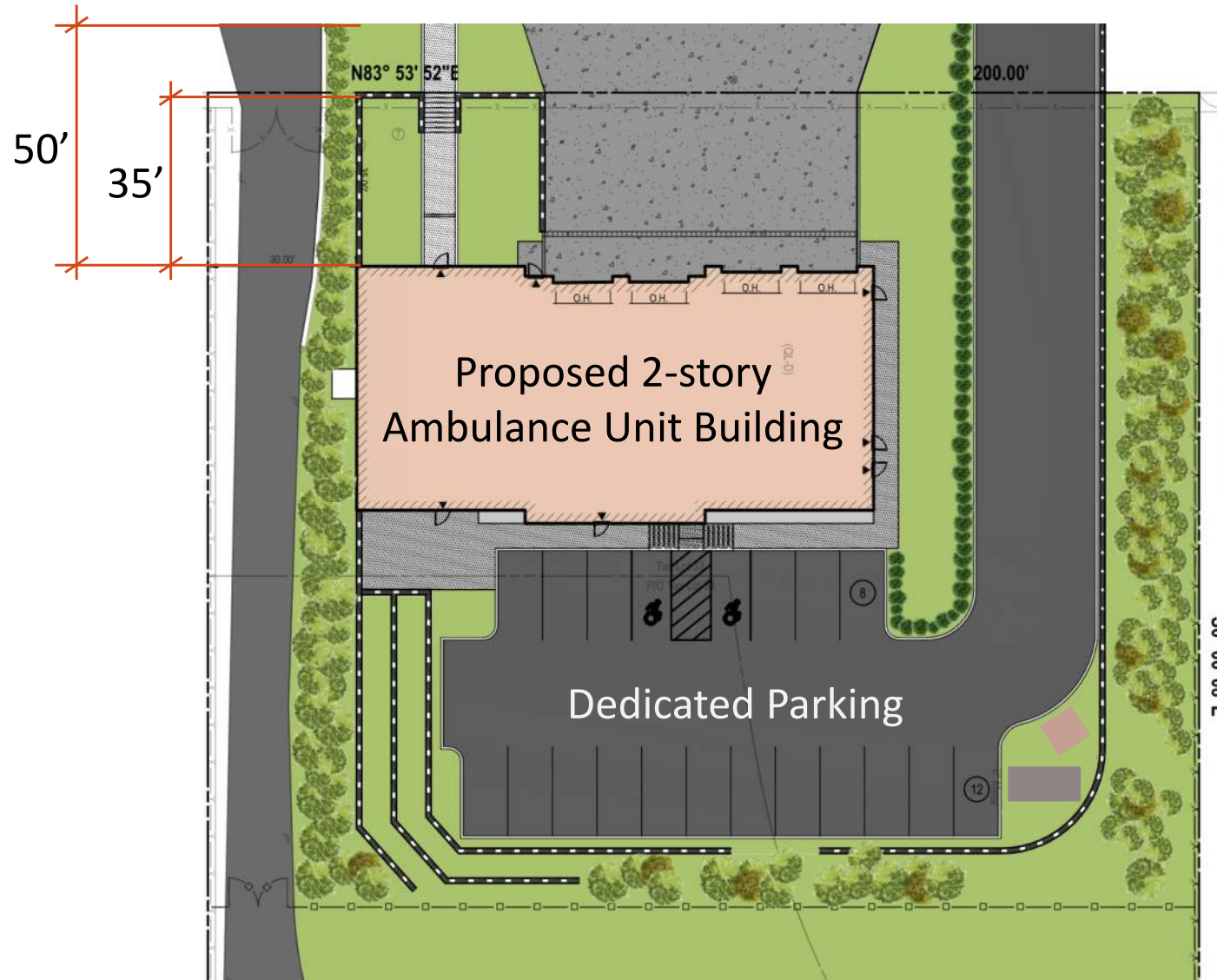


Proposed

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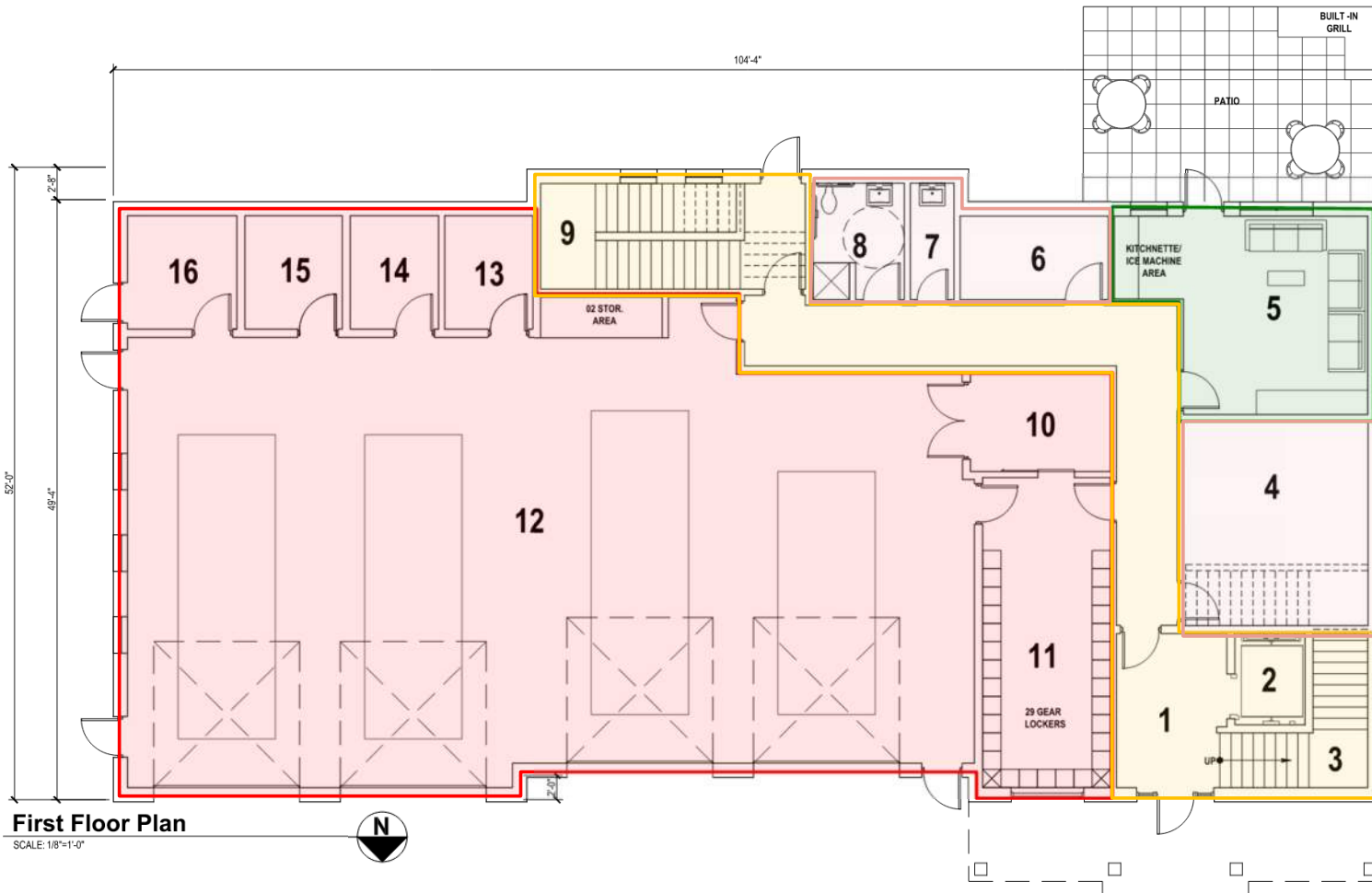


Aerial Site Plan



Proposed

First Floor Plan



- 1 Lobby
- 2 Elevator
- 3 Stair
- 4 Mechanical
- 5 Ready Room
- 6 Storage
- 7 Janitor
- 8 Bathroom
- 9 Stair
- 10 Training
- 11 Gear
- 12 Apparatus
- 13 BLS
- 14 ALS
- 15 Laundry
- 16 Decon

- Apparatus & support
- Service
- Member
- Circulation

Second Floor Plan



- 17 Office
- 18 Office
- 19 Conference
- 20 Restroom
- 21 Restroom
- 24 Meeting Room
- 25 Storage
- 28 IT
- 29 Janitors
- 30 Kitchen
- 31 Pantry
- 32 Lounge/Dining
- 33 Fitness
- 34 Restroom
- 35 Restroom
- 37 – 40 Bunk

- Apparatus & support
- Service
- Member
- Circulation

Cumberland Avenue Perspective



Proposed Design

Cumberland Avenue Perspective



Proposed Design

Aerial View



Proposed Design

Aerial View



Proposed Design

Project Schedule

Preliminary Schedule Projections

- Bond Vote: June 6
- Construction Documents: +/- 5 months
 - Permitting: +/- 4 months (concurrently)
- Bidding and Negotiations: 2 months
- Contract Award: 1 month
- Building Construction: +/- 18 months

Project Costs

Anticipated Cost Projections

HARD COSTS (including Contingencies and Escalation)

Proposed Ambulance Building	\$ 6,590,544
Site Work	\$ 3,000,000
Anticipated Hard Cost:	\$ 9,590,544
Anticipated Soft Cost (22%):	\$ 2,115,500
Anticipated Maximum Project Cost	\$ 11,706,044
TOTAL BOND	\$ 10,000,000
Other Funding Sources	\$ 1,706,044

Public Bond Vote

Tuesday, June 6, 2023
12:00 pm to 9:00 pm

Company No. 2
2 Community Drive E.
Manhasset

Questions / Comments