

# Jamestown Fire Station



# PROJECT SUMMARY

## Preliminary Planning

- Project Committee (Town and Fire Dept. representatives)

- Assessment of Fire/EMS Equipment

- Assessment of Existing Facilities (Fire Station and EMS Barn)

- Space Needs Analysis and Assessment

- Facility Concerns/Deficiencies

## FY2014-2015 Capital Program for Design Services

- Budget Approval for Architectural Services

- Town Council and FTM Approval - \$100,000

- Aharonian and Associates Design Award - \$88,500

## Review and Design Options - Adjustments to Proposed Plan

## Findings and Recommendations

- Apparatus Replacement Impact on Infrastructure

- Facility Improvements and Consolidation

## Conclusions

*Since 2010 there have been 26 separate Town Council discussions on Fire equipment replacement, space needs, and a facility expansion project.*

# Project Overview

Proposed New Addition 7,970 sf.

Proposed Renovation 3,740 sf.

Total Project area 11,710 sf.

Existing Building 8,580 sf.

Total Area: 16,550 sf.

Estimated cost = \$178 sf.

Addition: (3) full truck bays, (2) vehicle bays

Bays designed to accommodate standard size fire truck, with ALS vehicle and Rescues (1-3) to be housed in smaller existing bays.

Addition: Laundry area, storage, elevator, lobby, stairway mechanical room, attic storage, day room/training, multi-purpose meeting room, relocation of fire offices, EMS suite area including offices, EMS storage, restrooms/showers, bunk rooms.

EMS Barn on Knowles Court to be vacated – future decision of Council to either repurpose the existing building and/or land or sell property.



GRINNELL ST

GRINNELL ST

Fire Station

NARRAGANSETT AVE

CORONADO ST

CLINTON AVE

HAMMETT CT

KNOWLES CT

NARRAGANSETT AVE

GREEN LN

UNION ST

Ambulance Barn

HOLMES CT

NARRAGANSETT AVE



**SCHEMATIC SITE PLAN**

SCALE: 1/8"=1'-0"

LEGEND	
	WALL
	PROPERTY LINE
	SETBACK
	EXISTING FENCE



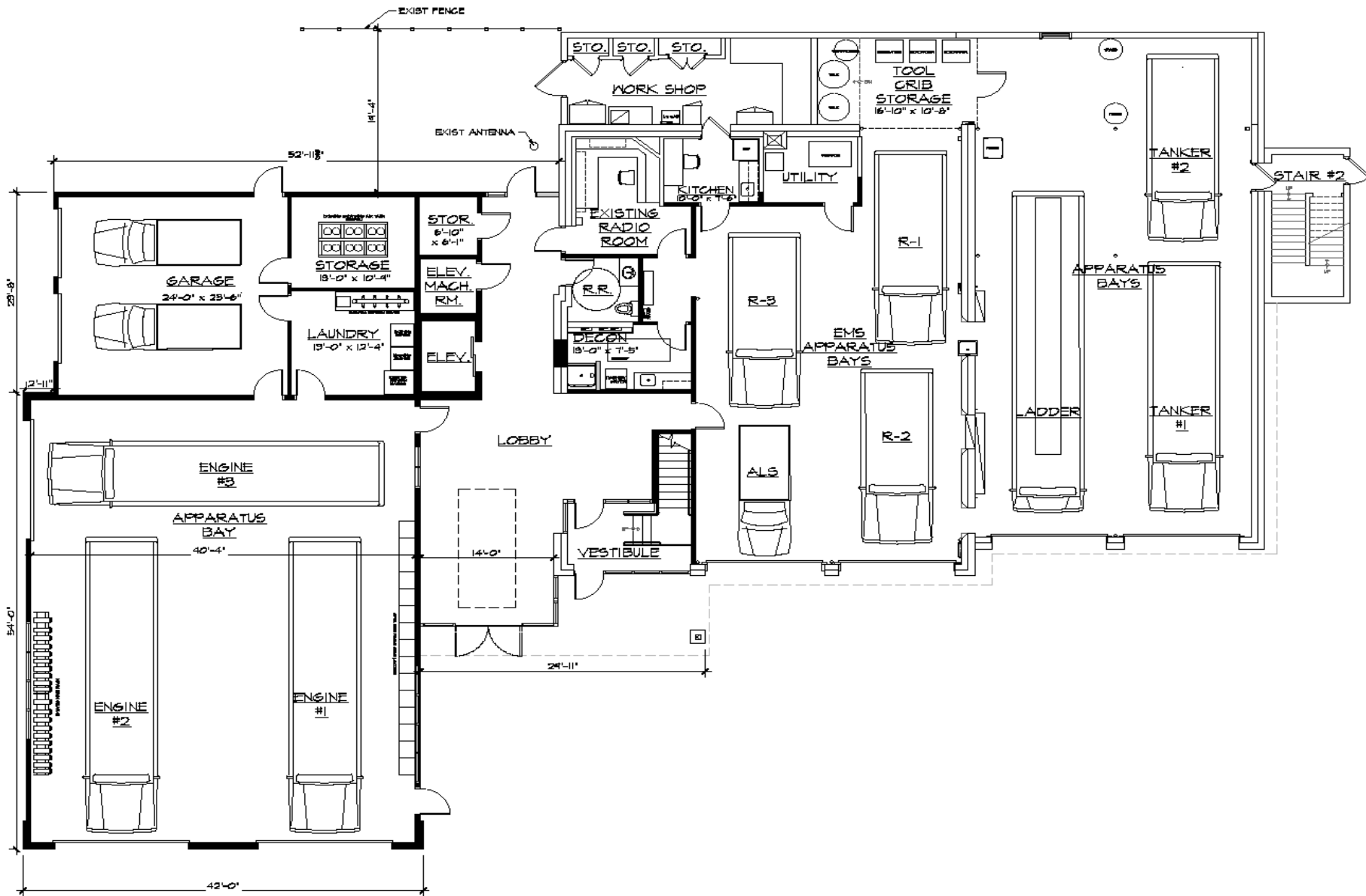
50 NARRAGANSETT AVE  
 JAMESTOWN, RI  
 MARCH 30, 2018



AHARONIAN  
 & ASSOCIATES, INC.  
 Architects  
 401-222-4010  
 www.aaacog.com



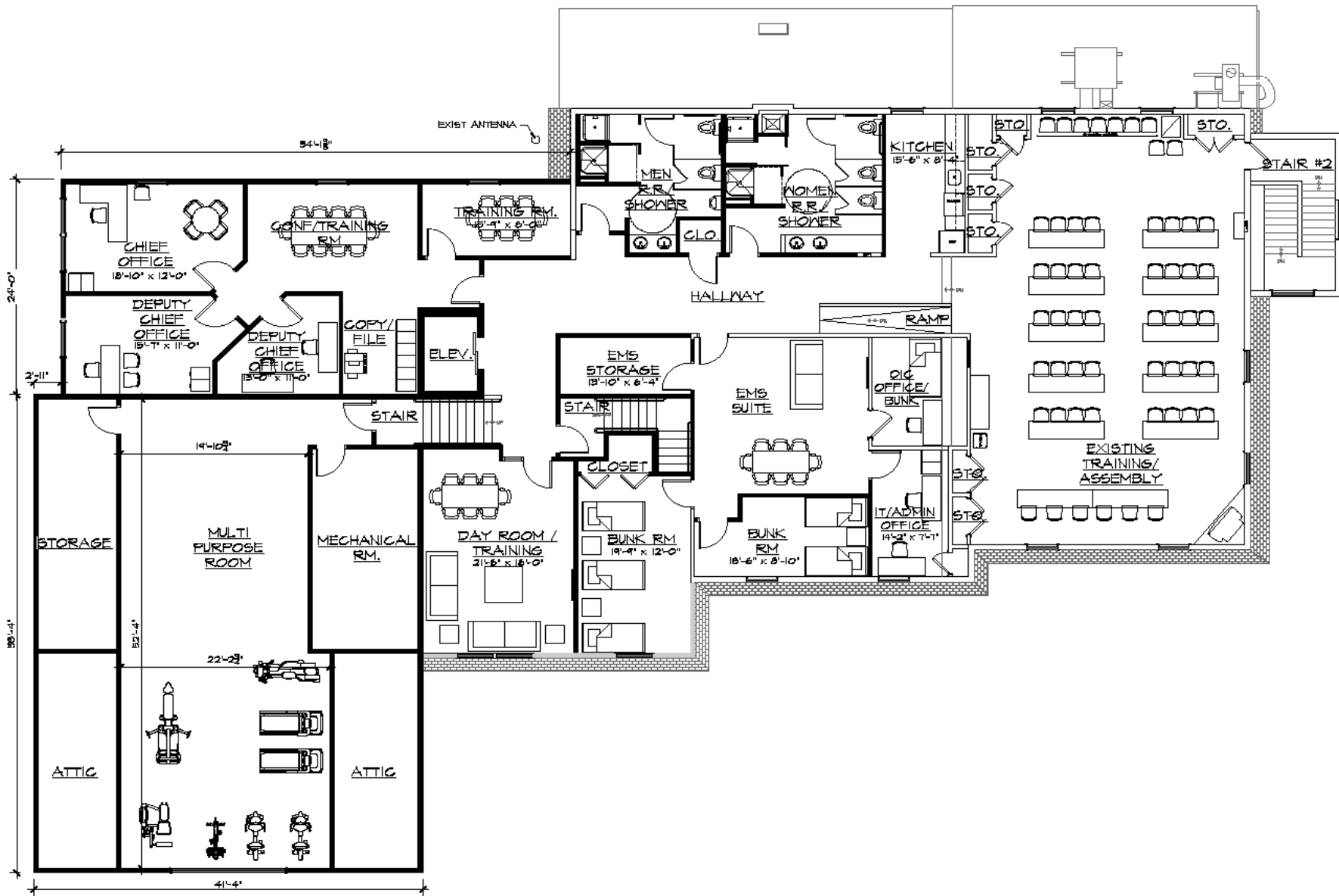




SCHMATIC FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"





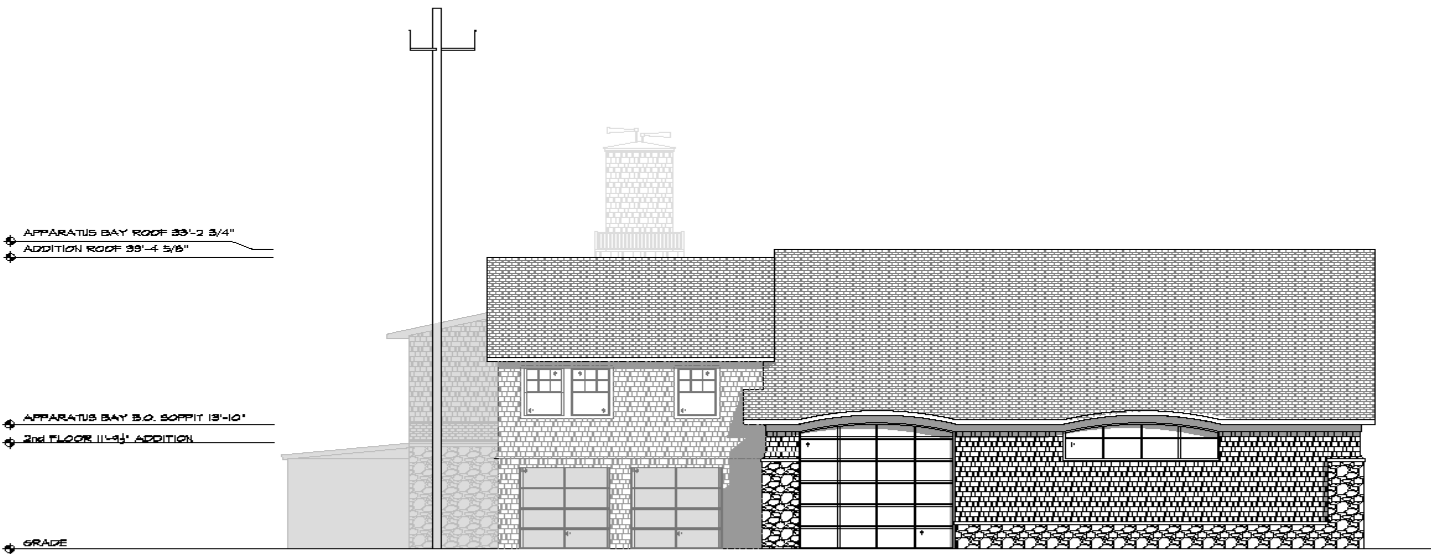
**SCHEMATIC SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0"





1 SCHEMATIC FRONT ELEVATION - NARRAGANSETT AVENUE  
 SCALE: 1/8"=1'-0"



2 SCHEMATIC SIDE ELEVATION - GRINNELL STREET  
 SCALE: 1/8"=1'-0"

# Existing Front Elevation



EXISTING FRONT ELEVATION - NARRAGANSETT AVENUE

SCALE: NTS

# Proposed Front Elevation



SCHEMATIC FRONT ELEVATION - NARRAGANSETT AVENUE

SCALE: NTS



# Proposed Side Elevation – Grinnell St.



SCHEMATIC SIDE ELEVATION - GRINNELL STREET

SCALE: NTS

# West View – Existing



EXISTING VIEW - TRAVELING WEST ON NARRAGANSETT AVE

SCALE: NTS



# Proposed West View



PROPOSED VIEW - TRAVELING WEST ON NARRAGANSETT AVE

SCALE: NTS

# Existing View – East



EXISTING VIEW - TRAVELING EAST ON NARRAGANSETT AVE



# Proposed View - East



PROPOSED VIEW - TRAVELING EAST ON NARRAGANSETT AVE

SCALE: NTS



# Proposed View – East



PROPOSED VIEW - TRAVELING EAST ON NARRAGANSETT AVE

SCALE: NTS

# Community Demographic Information

Population	<u>1990</u>	<u>2000</u>	<u>2010</u>	
	4,999	5,622	5,405	(3.8% decrease)

Overall Newport County's population has remained consistently below 1990 levels. Seasonal change is estimated to account for a 1,400-1,500 influx or 27% increase for a 6,800-6,900 total population

Median Age: Jamestown (49.8), while in U.S. (37.3) and in Newport County (43.7)  
Increase in population in age brackets: (55-59), (60-64), (65-74), and (85+), decrease in (Under 5), (5-9), (10-14), (25-34), (45-54) and (75-84).

Education Attainment: H.S or above – 98.3%, Bachelors or above 62.1%, while correspondingly in Newport County it is 92.7% and 44.7%

Unemployment Rate Nov. 2014: Jamestown 4.4%, Newport County 6.0%, R.I. 6.6% and in the U.S. overall 5.5%

# Existing Debt Capacity

As of June 30, 2014

Grossed Assessed Value	\$2,208,422,858
Less: Exemptions	<u>43,082,020</u>
<b>Total:</b>	<b>\$2,165,340,838</b>

Debt Limit – 3 Percent of total assessed value

	\$ 64,960,225
Total Bonded Debt:	<u>\$9,049,517</u> (.004179%)
	<b>\$ 55,910,708</b>

- Less than ½ of one percent
- Additional \$2.2 Million in debt totals 11,249,517 (.005195%)
- Additional \$7 million in debt totals \$16,049,517 (.007412%) of total role value  
approximately 3/4 of one percent - (not including, Golf Course, Library, Fire Equipment, Recreation Center, and other major Town Projects)

Bond Rating      Aa2

# Proposed New Projects/Debt Assumptions

**\$2,200,000** Fire Station

\$3,329,000

Financed over 25 years

4.00% - 25 Year (2041)

**\$7,000,000** Fire Station

\$11,211,000

Financed over 25 years

4.00% - 25 Year (2041)

**\$300,000** Fire equipment (Pumper Truck)

- Financed over 10 years (2026) 2.5% - 10 Years (2026)

- **Additional Costs:**

\$300,000 Proposed Pumper Truck in Year FY 2018-19 (10yrs.)

\$200,000 Proposed Rescue replacement FY 2016-17(7 yr. Lease)

\$200,000 Proposed Rescue replacement FY 2020-21(7yr. Lease)

# Fire and EMS Services

General Fund	Fiscal Year 2014-2015	Fiscal Year 2015-2016	Fiscal Year 2016-2017	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021	Six Year Total
<b><i>Fire Services</i></b>								
Radio/Pager Replacements		\$6,000						\$6,000
Facilities Improvements - Main Station								\$0
A&E Design - Station Expansion	100,000							\$0
SCBA 45 Minute Bottles	12,000	10,000						\$10,000
Personal Protective Equipment (PPE)	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$96,000
Replace vehicle extrication equipment	38,000							\$0
Pumper Replacement 1992 KME Pumper					300,000			\$300,000
Replace Protector Fire Boat					30,000	30,000		\$60,000
Hose Replacement		5,000					5,000	\$10,000
<b>Fire Services - Subtotal</b>	<b>\$166,000</b>	<b>\$37,000</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>\$346,000</b>	<b>\$46,000</b>	<b>\$21,000</b>	<b>\$482,000</b>
Facilities Improvements - EMS								\$0
ALS Defibrillators - Medication Kits	15,000			30,000			30,000	\$60,000
Automated CPR Machine		15,000						\$15,000
Patient Stretchers (2)		30,000						\$30,000
Replace Car 5 - OIC Intercept Vehicle	31,000							\$0
EMS Rescue Replacement #2 1998-Ford			200,000				200,000	\$400,000
<b>EMS Services - Subtotal</b>	<b>\$46,000</b>	<b>\$45,000</b>	<b>\$200,000</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$230,000</b>	<b>\$505,000</b>
<b>Fire and EMS - Subtotal</b>	<b>\$212,000</b>	<b>\$82,000</b>	<b>\$216,000</b>	<b>\$46,000</b>	<b>\$346,000</b>	<b>\$46,000</b>	<b>\$251,000</b>	<b>\$987,000</b>

# Potential Impact on Tax Rate Impact

Examples use a 4% rate over a 25 year period (2016-2041)

- **\$2,200,000 Project** - Averages \$140,000 annually or \$.07 cents on tax rate

(additional \$35 to homeowner with property valued at \$500,000)

- **\$6,000,000 Project** - Averages \$380,000 annually or \$.19 cents on tax rate

(additional \$95 to homeowner with property valued at \$500,000)

- **\$8,000,000 Project** - Averages \$505,000 annually or \$.25 cents on tax rate.

(additional \$125 to homeowner with property valued at \$500,000)



<b>2 Fire Trucks</b>											
<b>2 Rescue Vehicles</b>											
	<b>2.2 mil.</b>	<b>w/equip.</b>	<b>5 mill.</b>	<b>w/equip.</b>	<b>6 mill.</b>	<b>w/equip.</b>	<b>7 mill.</b>	<b>w/equip.</b>	<b>8 mill.</b>	<b>w/equip.</b>	
2016	0.00	0.02	0.02	0.05	0.05	0.06	0.06	0.07	0.07	0.08	0.08
2017	0.02	0.09	0.11	0.16	0.18	0.19	0.21	0.22	0.24	0.25	0.27
2018	0.04	0.09	0.13	0.16	0.20	0.19	0.23	0.22	0.26	0.25	0.29
2019	0.04	0.08	0.12	0.16	0.20	0.19	0.23	0.22	0.26	0.25	0.29
2020	0.05	0.08	0.13	0.16	0.21	0.19	0.24	0.22	0.27	0.25	0.30
2021	0.05	0.08	0.13	0.16	0.21	0.19	0.24	0.22	0.27	0.25	0.30
2022	0.07	0.08	0.15	0.16	0.23	0.19	0.26	0.22	0.29	0.25	0.32
2023	0.06	0.08	0.14	0.16	0.22	0.19	0.25	0.22	0.28	0.25	0.31
2024	0.06	0.08	0.14	0.16	0.22	0.19	0.25	0.22	0.28	0.25	0.31
2025	0.05	0.07	0.12	0.16	0.21	0.19	0.24	0.22	0.27	0.25	0.30
2026	0.05	0.07	0.12	0.16	0.21	0.19	0.24	0.22	0.27	0.25	0.30
2027	0.03	0.07	0.10	0.16	0.19	0.19	0.22	0.22	0.25	0.25	0.28
2028	0.03	0.07	0.10	0.16	0.19	0.19	0.22	0.22	0.25	0.25	0.28
2029	0.02	0.07	0.09	0.16	0.18	0.19	0.21	0.22	0.24	0.25	0.27
2030		0.06	0.06	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2031		0.06	0.06	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2032		0.06	0.06	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2033		0.06	0.06	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2034		0.06	0.06	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2035		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2036		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2037		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2038		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2039		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2040		0.05	0.05	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
2041		0.04	0.04	0.16	0.16	0.19	0.19	0.22	0.22	0.25	0.25
<b>Average</b>	<b>0.04</b>	<b>0.06</b>	<b>0.09</b>	<b>0.16</b>	<b>0.18</b>	<b>0.19</b>	<b>0.21</b>	<b>0.21</b>	<b>0.24</b>	<b>0.24</b>	<b>0.27</b>

## Alternate Station Sites

### **Optimal Locations for Fire House**

- Proximity to Commercial Core and major population area
- Ease of access through community
  - North/South: North Rd., Southwest Ave., Beavertail Rd.  
East Shore Rd., Conanicus Ave., Walcott Ave., Fort Wetherill Rd.,  
Highland Dr.
  - East/West: Hamilton Ave, Narragansett Avenue, Rt. 138

### **North End Equipment Storage/Secondary Station:**

- Ongoing Discussion - no decision made on future of facility or possible location
  - Existing call, response and population data does not warrant a second station
  - Discussion regarding northern storage facility is predicated on the pre-positioning of emergency equipment and first responders North of the Creek should that section of the community be cut-off by flooding or other emergency circumstances
  - No discussion has occurred regarding a North end station or the manning of any such facility

# Existing Facilities

## Capital Needs of Existing Facilities

- Not listed in Capital Program due to ongoing planning for improved consolidated facility on Narragansett Ave.
- **EMS Barn (2-Bay) 2,290 sf. living area, Lot 13,309 sf.**
- Assessed Value: Net \$477,000
  - EMS division currently based on Knowles Ct, staffed 24/7/365
    - Require bunk room expansion (no separation for male/female)
    - No separate showers or bathroom
    - Minimal storage
    - Kitchen is inadequate
    - Minimal Training room availability
    - Require two additional Bays for 3<sup>rd</sup> Rescue and ALS Interceptor Vehicle
    - Require improved ADA Accessibility
    - Separated from EMS Command Staff and Fire Department



GRINNELL ST

GRINNELL ST

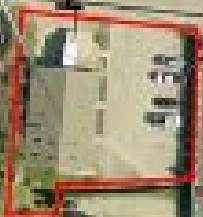
Fire Station



CORONADO ST

KNOWLES CT

Ambulance Barn



HOLMES CT

NARRAGANSETT AVE

NARRAGANSETT AVE

NARRAGANSETT AVE

CLINTON AVE

GREEN LN

HAMMETT CT

UNION ST

# Existing Facilities

## Fire Department

- **(5-Bay) 8,580 sf. living area, Lot 17,520 sf.**
- **Assessed Value: Net \$1,428,700**
  - Fire division currently based on Narragansett Avenue
    - Full Modernization of facility required
    - Require bunk room expansion
    - Require improved shower and restroom facilities
    - Require improved equipment storage
    - Require improved bays adding depth and width to allow for the storage of modern fire apparatus
    - Require improved ADA Accessibility for staff and general public
    - Require exterior improvements to shell of facility
    - Require improved controlled access for general public into station
    - Need indoor storage for Fire boat and bucket truck

# Ongoing Rhode Island Projects

## Warwick Fire Department 2014

- 9,500 sf. 2-apparatus bays full-time manned station - \$2.8 million, sleeps (5) – lockers for (20), kitchen, showers, New construction at \$300 sf.

## South Kingstown 2014

- 2,500 sf. 1-bay addition to existing station - \$1.1 million

## Middletown 2015 (add – 3-double bays), already in use

### 5-double bays

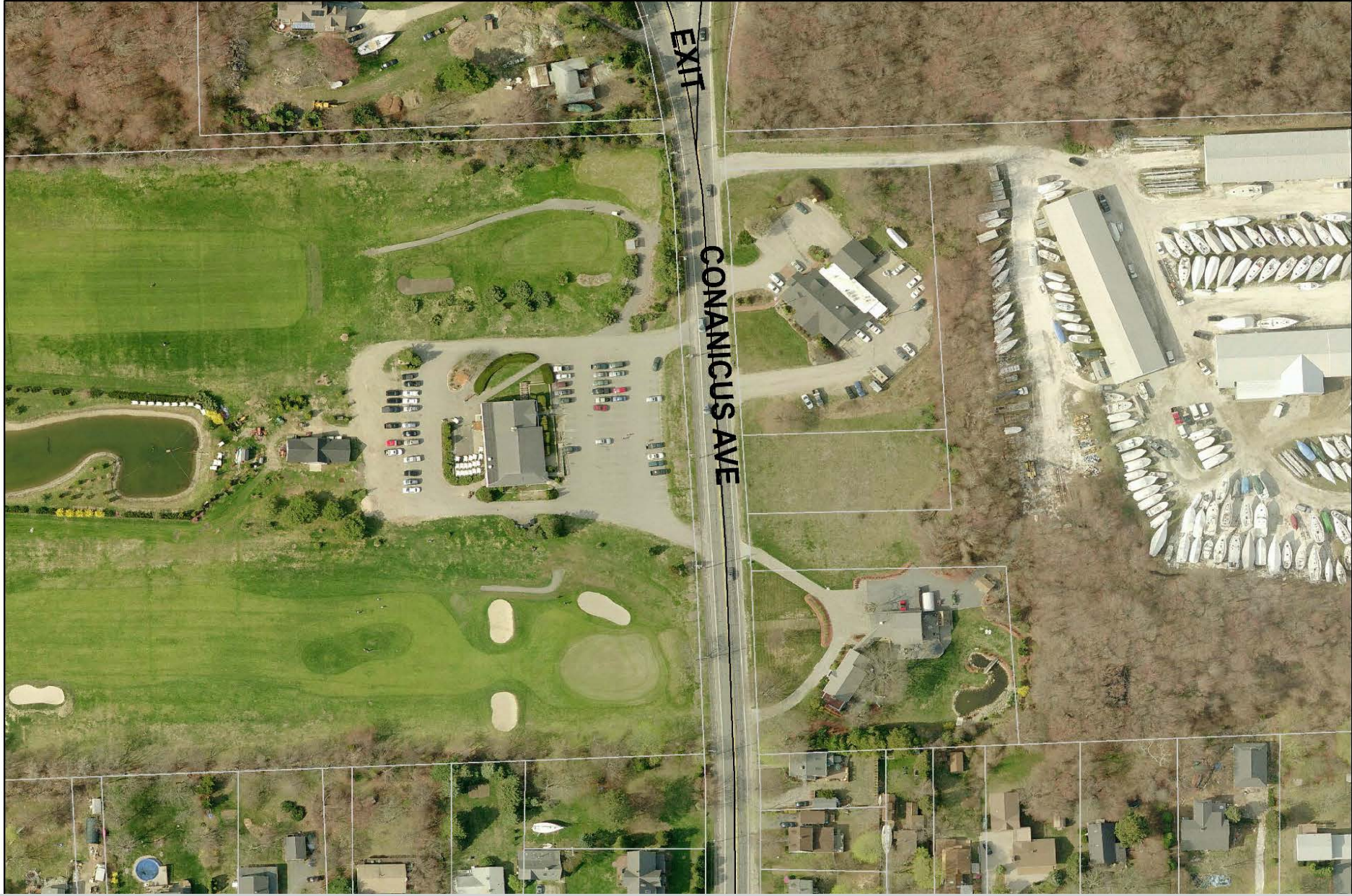
- 13,000 sf addition to existing 11,000 sf. facility on first floor with 1,650 sf. basement
- Full project including design at **\$8 million**
- Building cost base bid at \$6.6 million
- Contingency at \$800,000 and design/engineering and construction management at \$600,000

## Existing Police Station Property - Lot 582 – 1.38 acres

- Private Lot 833 – 20,000 sf. Assessed value: \$192,400  
- (Market value ?)
- Private ROW to Lot 278 (60' wide by 200' deep)  
- Provides access to Lot 278 (Market value ?)
- Private Lot 493 – 43,560 sf. Assessed value \$778,400  
- (Market value ?)
- Town has not been officially approached or received communication from owners regarding property availability



# Lots 833 and 493 Conanicus Ave.



# Town Properties and Buildings

## Year Round Resident Occupied Properties

■ Est 5% error +/-			Add multi-unit impact
■ 979 N of 138	44%		40%
■ 1,234 S of 138	56%		60%

## Buildings

■ Est 6.5% error +/-			
■ 1184 buildings N of 138	43%		40%
■ 1,572 buildings S of 138	57%		60%



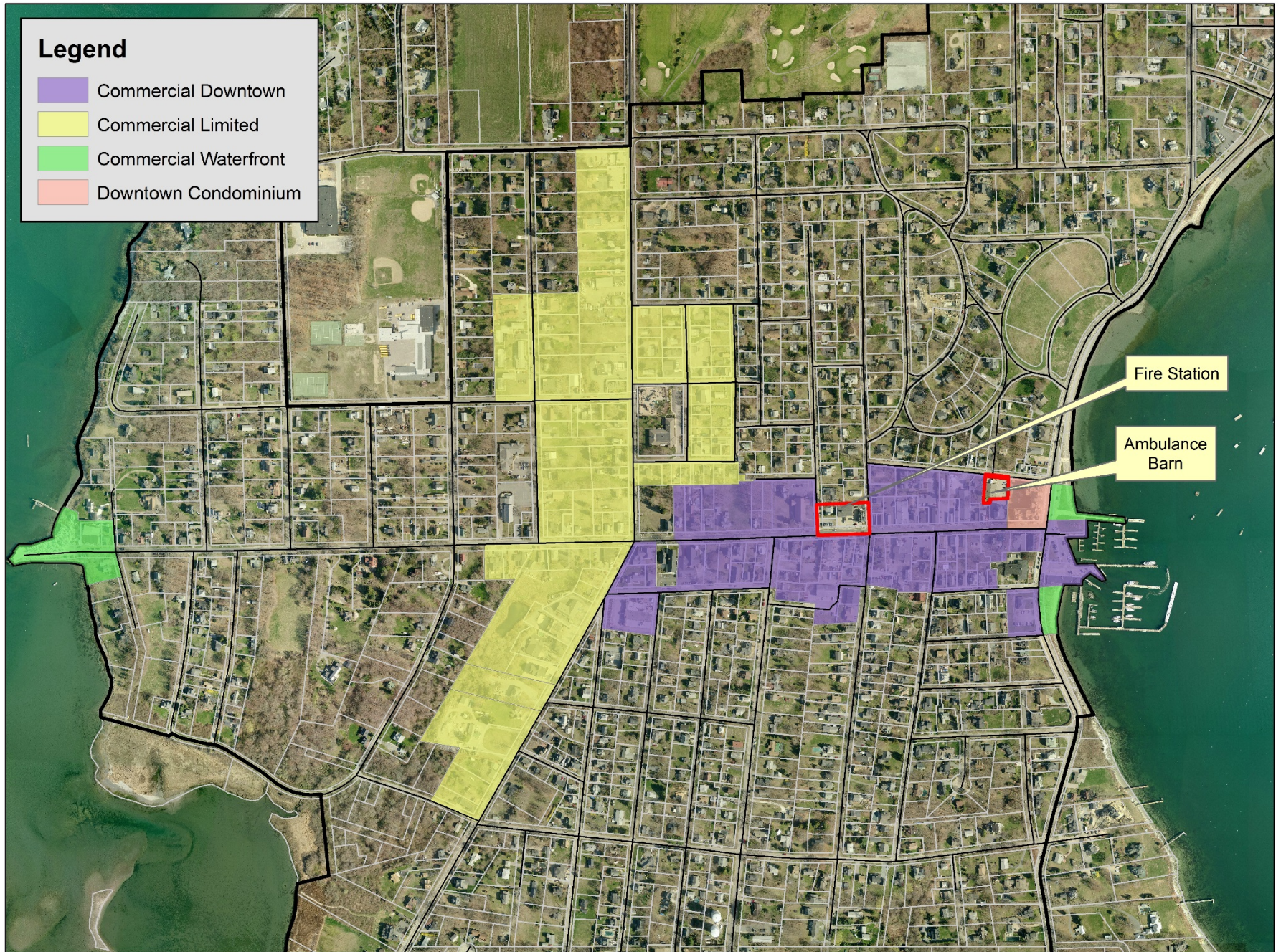
# Multi-family Influence On Totals

Multi-family Dwellings		
Apartments	Location	# Units
Pemberton Apartments	45 & 57 Pemberton Avenue	47
Jamestown Village (Acrefair)	21 Pemberton Avenue	20
Bayshore Apartments	10 Narragansett Avenue	10
Bayside Apartments (Church Comm)	169 & 171 Conanicus Avenue	19
Harborview Apartments	63 Conanicus Avenue	5
Two Family Dwellings	Various	130
	<b>Total Apartment Units</b>	<b>231</b>
Residential Condos	Location	# Units
Bay View Condos	53 Conanicus Avenue	36
Harborview Condos	73 Conanicus Avenue	5
Bay Isle Condos	95 Howland Avenue	6
Sea Chalet Condos	3 Conanicus Avenue	4
Jamestown Place Condos	35 Knowles Court	10
Harmony Villa Condos	9 Union Street	3
East Ferry Condos	47 - 49 Conanicus Avenue	4
	<b>Total Condo Units</b>	<b>68</b>
	<b>Total Apt &amp; Condo Units</b>	<b>299</b>
	<b>Less 79 already counted</b>	<b>220</b>



# Legend

- Commercial Downtown
- Commercial Limited
- Commercial Waterfront
- Downtown Condominium





# Jamestown Fire Department

## Map of Major Response Routes



### Map Legend

- Major\_Response\_Routes
- ★ High Density Housing
- ◆ Municipal Buildings
- Roads
- Water
- Jamestown Village



0 0.5 1 Miles

Source:  
RIGIS  
The Town of Jamestown

Justin Jobin,  
Jamestown GIS Dept.  
May 2015

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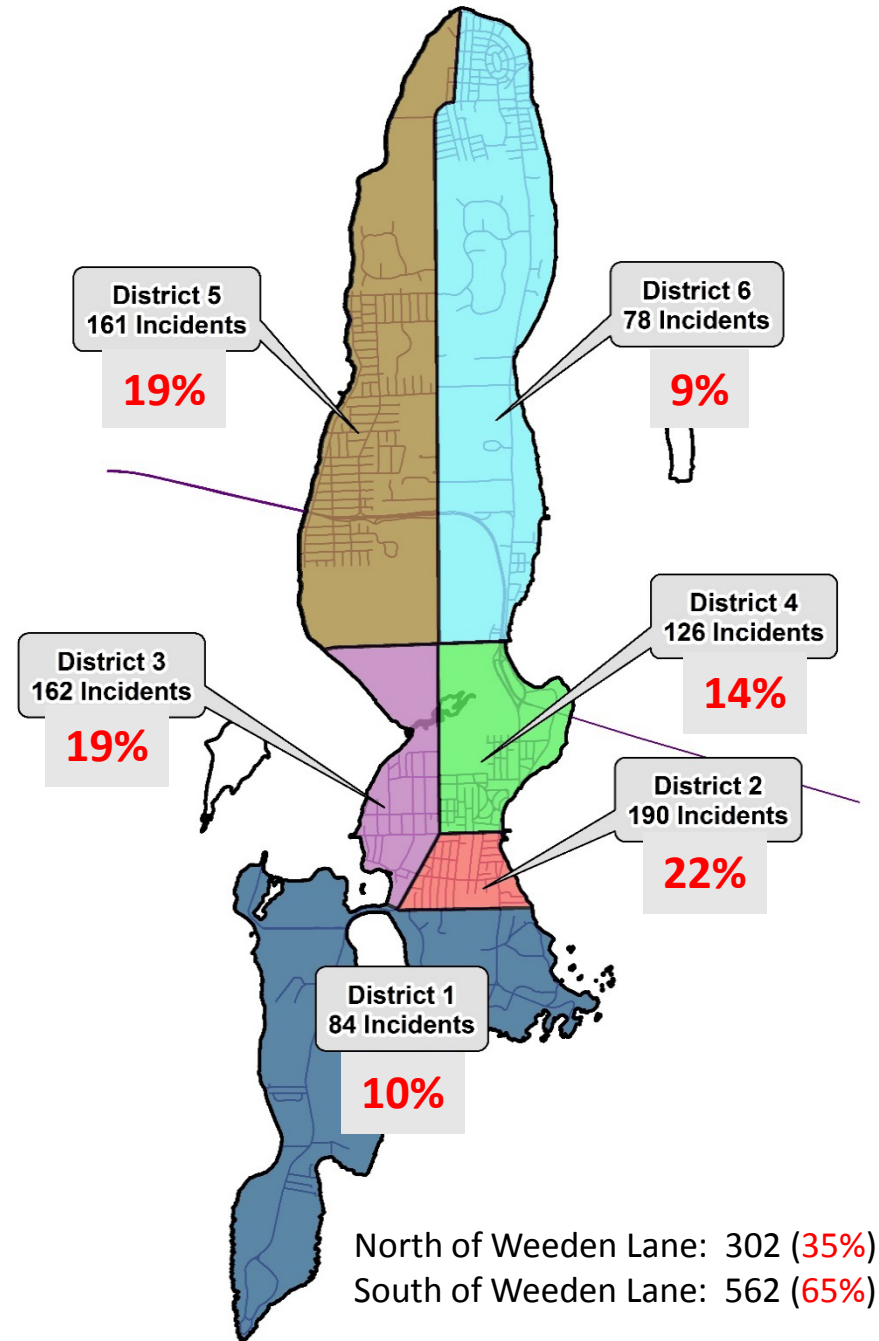
**RIGIS**



# 2014 Fire Department Statistics By Location

District	Boundary Specification	Number of Incidents
1	▪ South of Hamilton Ave	84 10%
2	▪ South of Narragansett Ave to Hamilton Ave ▪ East of Southwest Ave to Conanicus Ave	190 22%
3	▪ West of Southwest Ave and North Road to Hamilton Ave ▪ Spring Street north to Water Treatment Plant	162 19%
4	▪ Narragansett Ave noth to Weeden Lane ▪ North Road east to Bay view Drive ▪ Concanicus Ave north to Freebody Drive	126 14%
5	▪ Weeden Lane north to Summit Ave ▪ West of North Road to Seaside Drive	161 19%
6	▪ Freebody Lane North to summit Ave ▪ North Road east to East Shore Road	78 9%
7	Out of Town (mutual aid, marine rescue incidents, non-emergency transports, incidents on either bridge	63 7%

total= 864

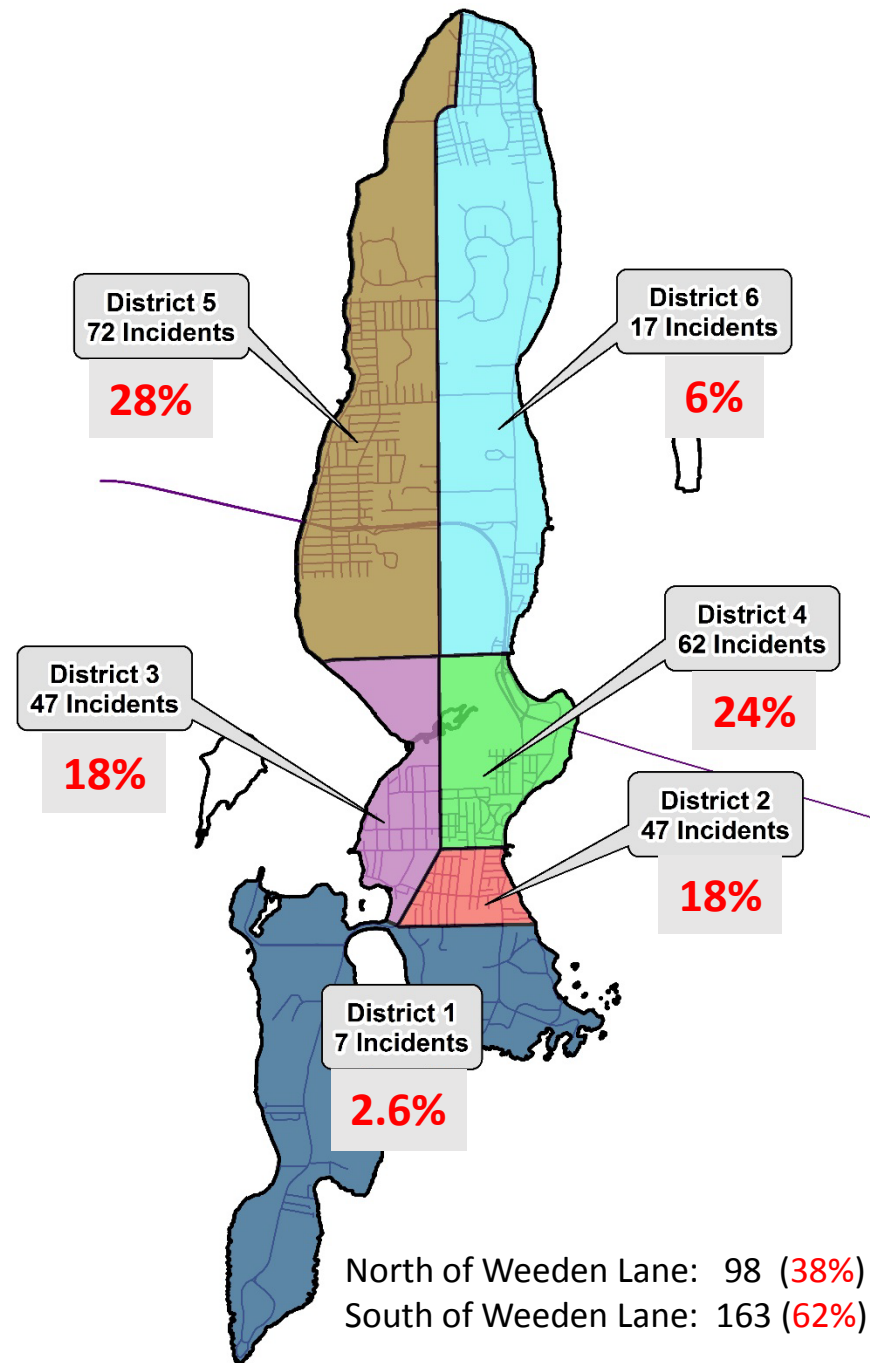


# 2015 Fire Department Statistics By Location

Jan. 1<sup>st</sup> – April 30<sup>th</sup>

District	Boundary Specification	Number of Incidents
1	▪ South of Hamilton Ave	7 2.6%
2	▪ South of Narragansett Ave to Hamilton Ave ▪ East of Southwest Ave to Conanicus Ave	47 18%
3	▪ West of Southwest Ave and North Road to Hamilton Ave ▪ Spring Street north to Water Treatment Plant	47 18%
4	▪ Narragansett Ave north to Weeden Lane ▪ North Road east to Bay view Drive ▪ Concanicus Ave north to Freebody Drive	62 24%
5	▪ Weeden Lane north to Summit Ave ▪ West of North Road to Seaside Drive	72 28%
6	▪ Freebody Lane North to summit Ave ▪ North Road east to East Shore Road	17 6%
7	Out of Town (mutual aid, marine rescue incidents, non-emergency transports, incidents on either bridge)	9 3.4%

total= 261





# Fire Department Volunteer Information

## Active Firefighter Volunteers

**78**

- Members who reside north of RT 138 32 (41%)
- Members who reside south of RT 138 40 (54%)
- Members who reside out of Town 6 (5%)

\*note – 34 firefighters are also EMS volunteers but are not counted below

## Active EMS Volunteers

**33 (67)**

- Members who reside north of RT 138 10 (30%)
- Members who reside south of RT 138 13 (40%)
- Members who reside out of Town 10 (30%)

# Fire Department Volunteer Information

<b>Total Volunteer Members</b>	<b>111</b>
• Fire only	44
• Fire & EMS	34
• EMS Only	33
Members who reside north of RT 138	42 (38%)
Members who reside south of RT 138	53 (48%)
Members who reside out of Town	16 (14%)

\*Note – of the 32 volunteer firefighters who live North of RT 138, 23 work out of Town during the day (6am -6pm), 2 are retired, and 7 work in Town (7am – 5pm)

# Jamestown Fire Station

