



Fire Station/Administration Building Proposal

March 1, 2021

Northfield Center Township

Project Proposal

Overview:

Our current Fire Station located on Route 82 just west of Brandywine Rd has fallen in disrepair. The building, which was built in the 1960s has been added on several times including an old barn that was added to it. Multiple electrical panels, nonexistent insulation, cracking concrete and inadequate washroom facilities have extended its life span. The building which is not centrally located within the township is not up to code and is falling apart at the foundation.

It is time for the township to address its Safety Facility.

Back in August of 2020, a project committee was formed to address the need of the building. The committee was tasked with coming up with a solution that makes sense operationally and financially that will serve our residents for the next 100 years.

The committee is made up of the following personnel:

Township Zoning Inspector, Don Saunders

Township Service Department, Rick Youel/Frank Buehner

Trustee Russ Mazzola

Fire Chief, Brian Ripley

Safety Committee

Township Administrator Helen Humphrys

The project team met over the course of the last several months and felt that the best approach was to move out of the existing location and build a new fire station on property the township currently owns where our service garage is- Highland and Olde Eight. The committee felt this was the best approach for the following reasons:

- Location-centralized location given the growth of the Township.**
- Operational Efficiency- Service and Fire departments work together on all fire equipment maintenance.**
- Northfield Center Township Campus- all departments would be together.**
- Sale of the current property on Route 82 will help fund new station.**
- Existing station estimated to cost over \$1 million to knock down and build a new (current building unable to be repaired appropriately)**

The following pictures are from the existing station which show the following:

- **View from S.R. 82 Entrance**
- **Work area to repair small equipment and vehicles**
- **Rear of building**
- **Rear building – siding patched to prevent water infiltration**
- **Backup power and generator**
- **Rear bay door**
- **Air conditioner walled over in the interior of building**
- **Air intake on rear of building and live power lines**
- **One stall bathroom**
- **Data and telecommunications cabinet**
- **Office area with inward opening door that is not up to code**
- **Heating air Unit in Communications Room for Police and Fire**
- **Communications Room open to bays**
- **Rear of building southwest corner**
- **Rear entrance to the day room (towels blocking snow and air)**
- **Steps from communications room to the day room**
- **Communications Room**
- **Front of building**







































What is the township's vision-why is this a good idea?

The Township at some point must address the aging building that is not up to NFPA & Building Standards' Codes. The existing station is essentially four different structures, attached ineffectively, so structurally it is not where it should be, which causes leaking roof issues. The cost to do nothing adds up every year. Our service department personnel spend a fair amount of time trying to fix what they can (versus spending time repairing roads and ditches) or the township in many instances must call on professionals. Items such as HVAC, electrical, plumbing have all been constant issues but more importantly the station does not function as it should operationally, given the inadequate layout with the add-ons over the last 50 years, the lack of facilities for both female and male locker rooms, inadequate decontamination facilities- the list goes on and on. Additionally, due to the Summit County Sheriff's office use of the facility it was determined there is a significant gap for a secure separate entrance, a holding room and separate bathroom facilities for their use versus using the fire personnel bathroom.

Why not just “Fix” what we have?

Ultimately putting money into a 65-year-old structure that is the wrong layout/overall size and not ideally located to serve our residents. Route 82 is heavily congested especially at the Olde Eight intersection, which does not make sense both fiscally and operationally. In addition, the Ohio Department of Transportation has plans to widen S. R. 82 which it will take the majority of the only designated parking area in the front.

Why has the board decided to pursue this project?

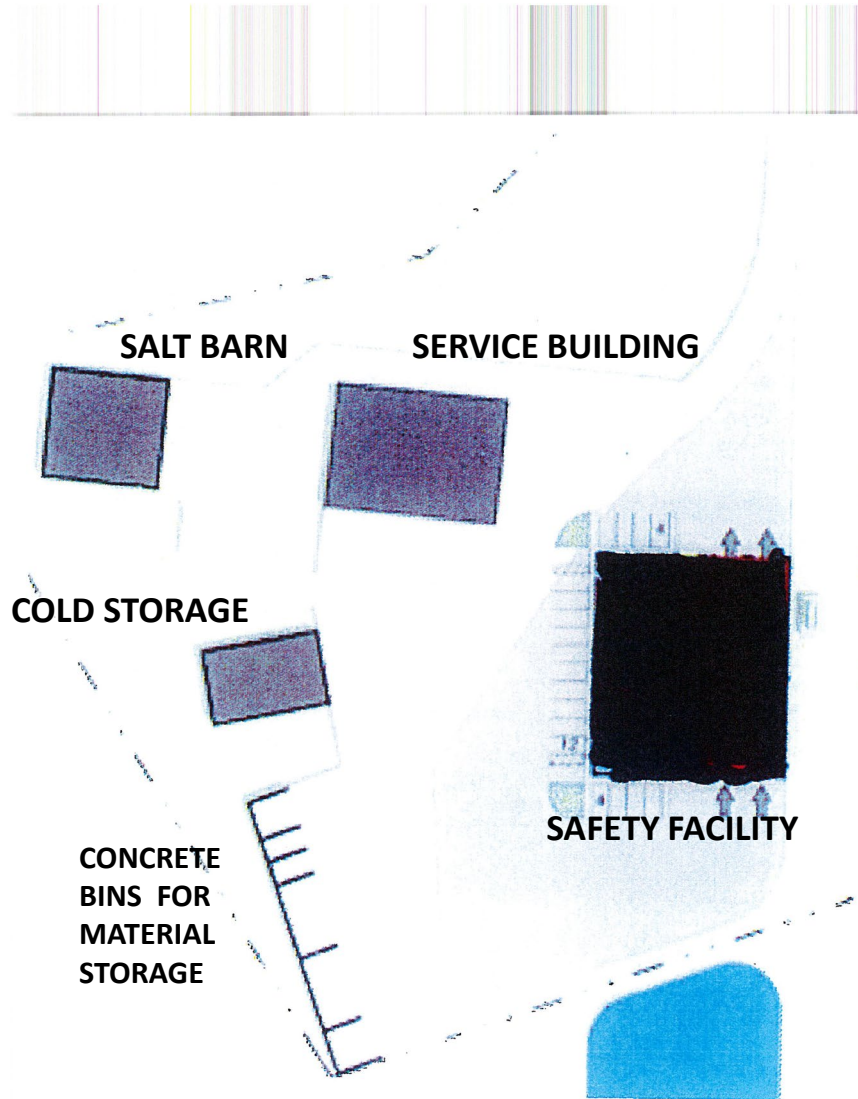
The township is looking into building a new fire station on the current lot our service department is on (off Olde Eight and Highland Rd). Included in the building will be fire station/dedicated space for Summit County Sheriff Office who provides policing protection and administration offices so the township departments can operate out of one centralized location.

“The current condition of the fire station is in disrepair including mechanical and structural deficiencies, issues with floor drains, restroom/shower facilities inadequate (no locker room), roof is in disrepair and the bays themselves are not adequately sized. Electrical issues, structural soundness (buildings add-ons). It served a need for many years, but at this point, it would take a lot of money to get it up to code. Actually, the building is larger than what is needed. ”

Chief Brian Ripley

The building would create a “campus” feel for the Township.

Fire, Police, Administration, and Service- all together to service the needs of the Township.



FAQ

What does the project entail?

The Township is looking into building a new fire station on the current lot our service department is on (off Olde Eight and Highland Rd). Included in the building will be fire station/township administration and dedicated space for Summit County Sheriff's Office who provides policing protection.

Why is the township pursuing this project? Why now?

- The current condition of the fire station is in disrepair including mechanical and structural deficiencies, issues with floor drains, restroom/shower facilities inadequate (no locker room), roof is in disrepair and the bays themselves are not adequately sized. Electrical issues, structural soundness (buildings add-ons), it is time to start new.
- The current layout of the building is not operationally efficient and does not function as it should.
- Given the growth of the Township, the location of the fire station should be more centralized within the township borders.

Were meetings held to get township resident input?

- **Yes.** This topic has been discussed at multiple regular trustee and work session meetings where residents have a chance to ask questions and voice concerns.

How much will this cost the township?

- Proposals for the 11,000 Square Foot building were received on 2.1.2021. Estimates range from \$1.7M to \$3.5M dollars

Are my taxes going up because of this?

- **No.** Tax increases are not needed to fund this specific project.

How is the township going to pay for it?

- The township would pay for it through a combination of using existing General Fund dollars, a potential bond sale, and liquidating the property owned by the Township where the current station is located on Route 82.

What benefits will this have for residents?

- Residents will have a fire station that will last the next 75-100 years
- A centralized fire station means better response times for emergency calls
- The Service Dept will see huge operational efficiency due to being in same location as they service our emergency equipment-saving tax dollars.

Does building a new fire station have any impact to our current Townhall Building?

No. While the new fire station building will accommodate administrative staff that currently occupies the townhall (fiscal officer, administrator, secretary, and zoning inspector) the Townhall building will still be utilized for board meetings etc. There is work being done to try and secure grant funding to fix up the building starting with the roof and gutters.

What is Next?

Status

The Board of Trustees awarded the Design Phase to Infinity Construction for \$46,400 on March 1, 2021

Stakeholder Presentation meeting
April 5, 2021 at 7:00 p.m. and on
May 3, 2021 at 7:00 p.m.

Work with firm for final design and cost approval. Final approval.

Pending

Groundbreaking/Ownership

Pending