

**Halfmoon – Waterford Fire District No. 1**  
**Halfmoon, New York**

Earl McMahon,  
Chairman  
  
Rick Gaudette  
Chief



**Commissioners:**  
Andy Buonanno  
Dave Cuoco  
John D'Alessandro  
Peter Semenza

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## **New Station Project (Revised)**

### **Frequently Asked Questions (FAQ's)**

**Q: What is the Halfmoon-Waterford Fire District #1?**

**A:** The Fire District is the municipal entity that provides fire and emergency response to portions of the Towns of Halfmoon and Waterford. It is home to the C.S. Hawley Chemical Company, more commonly known as Halfmoon Fire Department or HMFD. The HMFD is an, **all-volunteer** department that strives to deliver the highest level of response to the residents of our District and neighboring communities.

The department is led by Chief Rick Gaudette, Deputy Chief Jim Mulligan and Assistant Chief Tony Bonventre. As our community continues to grow, so does the scope and complexity of our mission. Currently, we respond to approximately 800 fire, rescue & emergency medical calls per year. By utilizing rigorous training, proven tactics and appropriate technology, the HMFD provides professional and effective protection to the residents of the fire district.

**Q: Who runs the Halfmoon-Waterford Fire District #1?**

**A:** The Fire District was established in 1948 pursuant to NYS laws. As a municipal entity, it owns, maintains and administers the land, buildings and equipment used for emergency response in the District's defined geographic area. There are Five (5) elected Fire Commissioners who are Responsible for the District and its operations.

**Q: Who was involved in the process and what did they do?**

**A:** The proposed project is the result of several years of careful discussion and study. A committee was formed to look at the current facility and future needs.

**Q: Why does the District need a new Station?**

**A:** For the past seven years, the Fire District has explored numerous options to deal with the inadequate and aging facility (Station #1) at 315 Middletown Road. The primary structure dates back over 56 years to 1961, with an addition completed in 1988. The existing station is too small, inefficient and does not meet the current building codes, accessibility standards and response requirements.

- **Non-conformance with standards and regulations:**

- ▶ FEMA FA 168 and NFPA: The current fire facility does not conform to health and safety recommendations;
- ▶ FEMA, NFPA, OSHA, Homeland Security, and the Building Code: Inadequate or non-existent decontamination facilities and fixtures for personnel, fire equipment, emergency medical service equipment and personal protective clothing;
- ▶ NFPA 1581 and FEMA FA 168: Adequate storage for equipment in dedicated rooms. Separated rooms for infectious disease control

- ▶ Federal Civil Rights Legislation (ADA), IEBC, FEMA FA-168, and IBC: Facility is not ADA compliant, which prevents hosting of training programs, makes attendance at public meetings difficult for residents with limited mobility and requires firefighters to travel out of town to obtain many types of state sponsored training.
- ▶ FEMA FA-168 and US Fire Administration: Accommodation for female emergency responders
- ▶ US Fire Administration advocates that all stations be equipped throughout with automatic sprinkler systems;
- ▶ Non-conformance with FEMA FA 168 and NFPA 1500: Prevent contamination of living areas by vehicle exhaust and noise. Positive pressure in living and work areas to prevent vehicle exhaust from entering. Proper heating and ventilation of all areas;
- ▶ Not compliant with current State Building Code requirements for fire stations as “essential facilities” capable of withstanding greater structural loads;
- ▶ Reduced clearance around apparatus parked in station creating operational and safety issues;
- ▶ No oil / water separator to separate effluent, oil and water during cleaning.
- ▶ Some public access to building leads directly into secure portions of the building creating safety & security concerns;
- ▶ Inadequate security system;
- ▶ Cross contamination;
- ▶ Building is under-insulated and does not meet current NYS Energy Standards.
- **Additional Concerns:**
  - ▶ Modern emergency response apparatus do not fit into most bays;
  - ▶ The current facility contains wood framing that has suffered damage from termite
  - ▶ Under NYS municipal finance law, wood framing limits the funding and finance term for renovations;
  - ▶ There is asbestos in the building;
  - ▶ The facility was not designed to handle today’s equipment, response, training, contamination, access, security or administrative requirements;
  - ▶ There is no segregated space for storage and cleaning of contaminated gear;
  - ▶ Cool zone (living / office areas) is between two hot zone contaminated areas which results in the spreading of contaminants throughout the living / office areas;
  - ▶ Front apron size and location does not meet standards and poses safety risks to firefighters and the driving public.

**Q: How is the proposed facility going to meet the community’s needs?**

**A:** A dedicated Building Committee has been looking at the best way to economically upgrade our emergency response capabilities for today and well into the future. After an extensive multi-year programming, space-use and site needs assessment process, it was determined that a new facility that safely meets the needs of today’s emergency responders was needed.

The proposed facility includes five (5) drive-through apparatus bays, firematic support spaces, a decontamination turnout gear room, hot-zone decontamination stations, training/meeting room, storage space and rooms for district fire department operations.

**Q: What has the Fire District done to reduce project costs?**

**A:** Over the years, the District has evaluated numerous options, sites and designs. It has explored ideas such as addition/renovations, new locations, consolidation of facilities and the currently recommended new facility. We have eliminated square footage from the project without eliminating station functionality. At every step, the Building Committee and District has sought to balance public safety needs with the best long-term value.

**Q: How was the size, scope and location of the proposed station determined?**

**A:** A detailed programming process was conducted by the committee and a qualified architectural firm, H2M Architects + Engineers

**Considerations:**

- Operational and community needs;
- Cost
- Alternative Site Analysis
- Support spaces associated with response;
- Active and classroom training;
- Industry standards, recommendations and regulatory requirements;
- Building systems and infrastructure;
- Multi-use areas;
- Firefighter and public safety;
- Age and condition of existing building systems

**Q:** What considerations were given in the Alternative Site Analysis

- A:** Turn radius when entering and leaving the roadway  
 Turn radius for apparatus on the site  
 Number of parking spots and proximity to equipment  
 Response time to district borders  
 Response time of volunteers to the station  
 Availability of infrastructure connections  
 Site Conditions (environmental and topography)  
 Surrounding road and traffic conditions

**Q: How much will the revised project cost?**

**A:** The District has completed the design phase of the project. An independent construction estimator has provided a revised estimate of cost. The amount to be bonded for the revised proposed station is \$10,700,000. A reduction of \$ 1,631,563 or 13.2% from the previous proposed bond of \$12,331,563./

2018 Proposal	Description	Revised Proposal	Amount Reduced
\$12,331,563	Total Bond	\$10,700,000	(\$1,631,563)
\$11,800,000	Hard Costs	\$10,700,000	(\$1,100,000)
\$1,575,000	Soft Costs	\$1,350,000	(\$225,000)
\$13,375,000	Total Project	\$12,050,000	(\$1,325,000)

**Q: What is the cost to each taxpayer?**

**A:** Your fire tax is calculated on the assessed value of your property. Based on the above amount to be bonded, the revised fire tax increase for a property owner in the Town of **Halfmoon** is \$.66 per each \$1,000 of assessed value. The fire tax increase for a property owner in the Town of Waterford would be \$.38 per each \$1,000 of assessed value. The revised proposal represents a 24% drop in direct cost to taxpayer from previous the proposal.

Home Value	Waterford 2018 Proposal	Waterford Revised Proposal	Amount Reduced	Halfmoon 2018 Proposal	Halfmoon Revised Proposal	Amount Reduced	% Difference
\$100,000	\$50.00	\$38.00	\$12.00	\$87.00	\$66.00	\$21.00	(24%)
\$150,000	\$75.00	\$57.00	\$18.00	\$130.00	\$99.00	\$31.00	(24%)
\$200,000	\$100.00	\$76.00	\$24.00	\$174.00	\$132.00	\$42.00	(24%)
\$250,000	\$125.00	\$95.00	\$30.00	\$217.50	\$165.00	\$52.50	(24%)

\*sums represent a valuation of \$988,767,488 and equalization rates of 57.25% Halfmoon and 100% for Waterford as prepared by Fiscal Advisors and Marketing Inc.

**Q: How will the portions of the two towns served by the District share the costs?**

**A:** Project costs will be divided between **all taxpayers in the District** in the same proportion as their existing taxes based on your homes assessed value.

**Q: Are there grant monies available for the construction?**

**A:** Not for construction. The District has secured grant funding for equipment that can be utilized in the new station and will continue to look for additional grant opportunities.

**Q: How will this project improve emergency services to our residents? What are some of the benefits of the proposed new facility?**

**A:** Improved emergency response times, reduced work place hazards, improved community access and use by residents and organizations.

- Contamination mitigation area to help combat the documented increased incidents of cancer in emergency responders;
- Handicapped accessibility compliance with the Americans with Disabilities Act (ADA) Title II regulations for full accessibility;
- Improved vehicle apron and egress of apparatus onto Middletown Road;
- Expanded responder parking allowing for immediate and safe access to equipment bays;
- Lower maintenance and operations costs;
- Increased energy efficiency and incorporation of modern sustainable and green technologies;
- Enhanced building security, public interface and separation of functions;



- Ability to relocate apparatus as needed to maximize the effectiveness and efficiency of our emergency response and ability to fit standard size apparatus in all bays;
- Updated training facilities that support both hands-on and classroom training;
- Adequate workspace, secure record storage (HIPPA Compliant) .
- Adequate storage for necessary equipment and supplies complying with guidelines for separation and safety;
- Lower risk of structure loss and loss of life with improvements such as sprinkler system, smoke, CO and security alarm, egress enhancements, building wide emergency generator, and protection of vital records;
- A flexible design that will accommodate future changes and multi-use within the emergency services community.
- Environmental improvements such as an oil/water separation device that empties all apparatus bay drains to a treatable sanitary line and on-site detention for storm water management.
- Increased ability to accommodate mutual aid fire apparatus and personnel for improved coverage of all of our residents;



**Q: Whom do I contact for more information on the project?**

**A:** The public is encouraged to contact the Building Committee for any questions regarding the project. Please e--mail: [Buildingcommittee@halfmoonfire.org](mailto:Buildingcommittee@halfmoonfire.org) and our volunteers will work to get an answer back to you. We will also post these frequently asked questions on our website at [www.HalfmoonFire.org](http://www.HalfmoonFire.org).

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