



September 12, 2019

Re: Proposed Fire Station #3 – Center Road
Certificate of Survey & Conceptual Site Plan

Dear Planning Commission Members,

GFA is pleased to assist the Township with providing services that will provide improvements to the Fire Department and emergency services they provide to the residents. To assist the Planning Commission with the process of construction of a new fire station, this memo is being provided to offer some background information and overall scope of the project. Unfortunately, I am unable to attend the meeting tonight as it is my 10 year olds first Pop Warner Football Game which took priority and hope the Board Members accept my apologies.

Project Background

Fire Chief Fred Gilstorff has been working on improving the ISO ratings for Peninsula Township. ISO (aka- Insurance Service Office) - is a, for profit, organization that provides statistical information on risk and level of service. This is a standard that all fire departments try to meet and what insurance companies use to calculate rates. The ISO (PPC) rating is from 10 - 1. With "1" being the best. Points are given from anything from the training aids a fire department owned to the distance between fire hydrants.

Results from the recent survey indicated a need for some significant areas of improvement to the existing facilities and need for services that were lacking in the northern region of the Township as demonstrated by some of the high ISO values. This information was presented to the Township and a unanimous support was received by the Board to move forward to improve the overall fire department performance. The scope of work identified to do this was:

1. Conduct and evaluation of the existing fire station #1 and #2 to evaluate compliance with current NFPA standards for housing.
2. Need for additional storage facilities and

The Fire Chief with direction from the Board has taken the initiative to start and is proud to report the following items have been completed to date:

1. Improvements to Fire Station #2 to provide interior fire suppression to accommodate. Completed in June 2019.
2. A Certified Fire Consultant is under contract to conduct evaluation of Fire Station #1 and #2
3. Demolition of existing building on Swaney Road. Completed with the assistance of GFA in August 2019.
4. Acquisition of a 2-acre parcel on Center Road for future site of Station #3 with the assistance of GFA and completed in August 2019.

Project Scope

GFA was retained by the Peninsula Township Board as the Engineer of Record earlier this year in June to assist the Township with the purchase a 2-acre parcel located on Center Road for use to construct a 2900 square foot fire station. In addition, GFA was also retained to assist with the preparation and submittal of a Special Land Use Permit Application as the Parcel is currently zoned Agricultural. These services were



to include preparation of conceptual drawings for Introduction, final SUP drawings for consideration and approval by PC and Township Board.

Initially the project was intended to be constructed for use as a storage facility however with overwhelming support and interest from the Township Board and residents alike, the project has evolved into storage PLUS living quarters including bathroom, bedrooms, common area and kitchen. The layout for the facility as presented illustrates full build-out however has the ability to be phased with several building styles for review and consideration. The Township Board is currently reviewing costs and funding options. The general components of the facility including budget pricing are provided below:

Storage Building Amenities:

1. 2,000 Square feet steel building construction
2. Lighted, Heated and insulated walls and ceiling
3. Floor drain system with oil / grease separator
4. Two (2) 12'x12' Electric overhead garage doors with service doors

Budget: \$85 to \$100 per Square Foot

Living Quarters Amenities:

1. 900 Square feet (total) steel building construction
2. Lighted, Heated, A/C and insulated ceiling and walls
3. Two (2) Bedrooms, two (2) offices, large common room, kitchen, bathroom and patio

Budget: \$150 to \$185 per Square Foot

Site Improvements:

1. Potable well and septic system
2. Storm Water Management System (Retention Basin and conveyance piping)
3. Paved Service Drive and Parking lot including handicap spot
4. Landscaping
5. Sign and Flag

Budget: \$75,000 to \$120,000