

TOWN OF PLYMOUTH, NH FACILITIES ASSESSMENTS

PLYMOUTH FIRE & RESCUE AND POLICE DEPARTMENT

2.0 EXECUTIVE SUMMARY

Fire & Rescue Facilities

The current property and building are inadequate for the current needs of a modern fire and rescue facility. The building site contains less than 1/2 acre and is entirely occupied by the building, pavement, or other infrastructures.

In its' current condition, the existing building requires significant repairs and improvements to correct life safety issues, building code deficiencies, and the necessary replacement or maintenance of numerous items throughout the building.

The following code violations need to be resolved in the Fire & Rescue Facility building as well as the adjacent building containing sleeping quarters and accessory uses for firefighters.

- A fire separation is required between the apparatus bays and any accessory spaces.
- Sleeping quarters require fire and smoke separation construction.
- Sleeping quarters require a primary and a secondary means of egress.
- An eye-washing receptacle adjacent to the apparatus bays is required.
- The hydronic system piping needs to be insulated.
- Mechanical ventilation rates are not currently code compliant.
- There is neither carbon dioxide nor nitrogen dioxide detectors.
- A fire alarm system is required.
- Insufficient emergency egress lighting and exit signs.
- Insufficient quantity of power receptacles and dedicated circuits in the kitchen.
- A convenience receptacle in the dining room is not grounded.
- Bathrooms without windows are required to have mechanical ventilation.
- The buildings are missing emergency egress lighting and exit signs.
- Accessible parking is required to comply with the Americans with Disabilities Act.
- Public entrances, office areas, and restrooms are also required to comply with ADA.

The following operational deficiencies need to be resolved in the Fire & Rescue building.

- A decontamination area with the uniform washing extractor is recommended.
- A separate area for Emergency Medical Services equipment.
- A separate area for storage and recharging self-containing breathing apparatus.
- A separate areas for small repairs, maintenance and a workshop space.
- The quantity of vehicles requiring protective enclosure exceeds what the facility can accommodate.
- There is inadequate work and office space.

The following building items need to be replaced or repaired in the Fire & Rescue building.

- The roof of the main building needs to be replaced.
- The roof insulation needs to be replaced.
- The crack in the exterior masonry wall above one of the apparatus bay doors needs to be repaired.
- The metal siding on the main building needs to be replaced.
- The boiler and temperature control systems need to be replaced.
- The seams in the flue vent for the boiler need to be replaced with fire rated foil tape.
- A majority of the hot water and heating pipes need to be insulated.

The property has very limited capabilities to accommodate building expansions.

The connector between the main fire station building and the adjacent accessory building is being used as an office for the Code Enforcement Officer

Police Department Facility

The building site is inadequate for the current needs of a modern law enforcement facility. The building site contains over 4 acres of land but the majority of the property has a steeply sloped terrain that the current building backs up to. The usable portion of the property is occupied by buildings, pavements, or other infrastructures. There is no room on site for any expansion.

The Plymouth Police Department building is functionally inadequate to serve as a modern law enforcement facility.

In its' current condition, the existing building requires repairs to correct life safety and building code deficiencies and perform the maintenance for numerous items.

The following code violations need to be resolved at the Police Department Facility.

- Accessible parking is required to comply with the Americans with Disabilities Act.
- Door latch mechanisms are required to be operated with a closed fist or loose grip.
- Room signs are not allowed to be installed on door panels.
(Signs are required to be mounted on wall surfaces adjacent to the latch side of the door).
- Accessible toilets are required to have three compliant grab bars.
- Pipe insulation is required at accessible sinks to protect against contact.
- There is missing emergency egress lighting with battery backup capabilities.
- Visual fire alarm strobe lighting is required in locker rooms, restrooms, and the hallway adjacent to the call center.

The following operational deficiencies need to be resolved at the Police Department Facility.

- There is insufficient on-site parking especially during peak staffing events.
- The roofing on both the original building and the addition is nearing the end of its useful life.
- Some vinyl siding is damaged or has missing fasteners that need to be replaced or corrected.
- The lower portion of the siding along the back of the building has formed moss.
- Adequate drainage at the back of the building is required to mitigate moisture infiltration and structure rot.
- The current staff operations of the Police Department require additional space. (The facility also serves as a Regional Dispatch Center to neighboring communities).
- There is a lack of staff work stations and the building space is currently maximized to its' fullest extent to include the conversion of closets and storage spaces into personnel office space. There is also a lack of adequate police training or a conference area.
- A room directly adjacent to the Sallyport contains active computer and telephone equipment that is susceptible to malfunction due to dust and excessive heat. A stand-alone mini-split mechanical unit has been installed to regulate room temperature and humidity.
- There is a sensitive intoximeter that needs to be stored in a detention cell to mitigate any radio interference that would require recalibration.
- The juvenile detention cell does not maintain the required sight and sound separation from adults.

The following building items need to be replaced or repaired at the Police Department Facility.

- Damaged, loose, worn or stained flooring needs to be replaced.
- Closet areas need finish flooring.
- Flooring transitions between dissimilar floor finishes are required.
- Thresholds are required at intersections of flooring to conceal the exposed concrete floor slab.
- Wall finishes are needed on exposed framing of the walls in the interior of closets.
- Cracked, broken, missing or water-stained ceiling tiles need to be replaced.

Conclusion

The construction of a new Public Safety Building is the most cost-effective option for serving the need for a modern firefighting and police facility. The shared use of common areas used for training, recruitment, locker and shower facilities, will provide the most efficient use of required space in a combined facility. The cost effectiveness of shared utilities, maintenance and operations services will also provide more economic benefits than separate facilities.

The opportunity to expand the services being provided to neighboring communities through a Regional Dispatch Center will result in increased revenue. A new building can also provide the community with spaces for purposes such as voting as an alternative to public school buildings.

Construction of a new Public Safety Facility housing both the Fire and Police Departments is the best long-term solution for the Town of Plymouth.