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Existing Building Assessment East Greenbush FD Main Station March 29, 2024 - DRAFT

H2M Architects & Engineers, Inc. performed a visual assessment of the existing fire station building and site on March 20th, 2024. We evaluated the following areas of concern:

- **Site** – walks, landscape, parking, drainage, access, aprons, and appurtenances
- **Building Envelope** – floors, roofs, walls, doors, windows
- **Interiors** – finishes, materials, rooms, and appurtenances
- **Life Safety/Code/ADA Compliance**
- **MEP** - Heating, Ventilation, and Air Conditioning (HVAC), Electrical, Plumbing/Sprinklers

Site

The East Greenbush Main Fire Station, located at 1 Hays Road, East Greenbush, NY 12061, is a two-story building of approximately 8,000SF. Located on the corner of Hays Road and U.S Route 9 & 20, Boston-Albany S.H. 202 (Columbia Turnpike). This 0.63 acre lot also maintains a 1 story block storage garage directly adjacent to the east of the Fire station, as well as a few hardscapes for parking and equipment. The overall site is accessible from Hays Road and is relatively flat. There is no opportunity for expansion into the adjacent properties. There are (2) two back-in bays that respond from Hays Road and have good visibility of the road in both directions. The 5' concrete apron and remaining asphalt drive is roughly 28' to the road and is in average condition with minimal cracking. The firefighter parking is very limited to approximately 6 spaces (unmarked) to the South. All site lighting is off the building.

Building Envelope

Overall, the building envelope is in poor condition. The building appears to be load bearing masonry with a brick façade. The brick veneer is deteriorating and shows signs of water and salt damage toward the base. Structural settlement has resulted in significant fissures within the block masonry on the North Side of the building. There are no control joints in the masonry. The overhead doors (approximately 14' x 12') on the South side are in average condition.

Interiors

The apparatus bays overall are in poor condition, and they are very crowded. The exposed concrete floor has significant cracking running East to West. The facility lacks both a gear extractor and a dryer, because of lack of space and not having the electrical service capacity. The rooms on the second floor show average signs of wear and deterioration. There is no real office space or living quarters. The kitchen on the second floor is not in use apart from a microwave. The ceiling exhibits significant evidence of moisture penetration.

Life Safety/Code/ADA Compliance

The building itself is not accessible at two of the three exterior doors, although the third door has a ramp. There are no ADA marked parking spaces. There is currently no proper transition from hot (working areas) to cold (clean, living areas) zones allowing for potential cross-contamination with building inhabitants. The gear lockers are stored in the bay, causing both ADA and non-ADA circulation issues. Any significant renovation would require upgrading the facility to meet current accessibility regulations. The bathrooms are outdated and would need to be upgraded to conform to the current accessibility requirements. They do not currently have drench/decon or residential shower facilities. The building does not have an interior ramp or elevator, making accessible access not possible to the second floor. The split level between the apparatus and the Dayroom/Member's room is inefficient for response time and accessibility.

MEP

The mechanical, electrical, and plumbing systems overall are inadequate for the station's needs. The Main service entrance for the Fire Station is 200A. The facility is unable to provide adequate service for a proper decon washer and dryer. Interior lighting levels are average to low. Emergency lighting was not observed, however, exit signs were observed in the building. There is a concrete pad with a backup generator outside the North wall. The building is not sprinklered.

Overall Recommendations

The East Greenbush Main Fire Station faces significant infrastructure and operational challenges that greatly limit its functionality and safety. The building is in poor condition, as it has notable structural issues and deteriorating masonry, and is not compliant with modern accessibility standards. The most viable and cost-effective recommendation is to demolish the existing structure and rebuild a code-compliant modern station on the same site. This approach allows for the design of a fire station that not only meets, but exceeds current operational, safety, and accessibility standards.