WELCOME

Grand Ledge Area Emergency Services Authority

Community Forum

March 30, 2026

History of the Station

Constructed in 1952 as a city garage.

Became Grand Ledge Fire Station in the early 1960's.

A 1970s pole barn addition was later connected to the main structure.

1986 major renovation for fire department use.

1990s interior modifications when Fire and EMS operations merged.

Building a Foundation for the Future

Initiated February 2025: Effort to assess current facilities and define a long-term infrastructure vision.

Service Area: Serving the City of Grand Ledge and Oneida Township.

Goal: Inform a potential **May 2026 bond proposal** to meet growing public safety needs.

The "Bond Team": Formed a multidisciplinary group of experts and stakeholders to guide a data-driven process for scope and budget.

Introductions: The Bond Team

Veridus Advisors
Owner's Representative

The Christman Company
Cost estimating & bond campaign support

Williams Architects
Facility assessments, space programming, and conceptual design

Prein & Newhof
Engineering and site feasibility, surveys, geotechnical and environmental testing

Miller Canfield
Legal compliance and ballot language

Baker Tilly
Financial strategy and tax impact modeling

ETC Institute
Statistically valid community surveying

Stakeholder Input

Collaborative Kickoff Meeting: Aligned leadership, staff, and consultants on goals, schedule, and budget.

Operational Focus: Ongoing engagement with personnel to identify space needs and growth requirements.

Benchmarking: Toured comparable fire stations to identify modern best practices.

Community Survey

Survey feedback shows residents want a solution that balances **strong coverage**, **fiscal responsibility**, and **respect for the community's history**.

57% of survey respondents preferred building the new station on Hartel and renovating the current station.

Renovation costs could exceed $5 million, while the new station in the current location is budgeted at $6.4 million.

Ultimately the GLAESA Board felt renovating the existing station would come at a cost close to building new, without delivering the same efficiency or lifespan. A new main station paired with a right-sized substation ensures better service today and a smarter use of taxpayer dollars moving forward.

Facility Assessment

CONCLUSION

- The facility exhibits significant age-related deficiencies, operational limitations, and code compliance challenges.
- While some improvements could allow short-term continued use or limited satellite operations, the scale of repairs and upgrades required may approach or exceed the cost of new construction.
- Further cost analysis and planning will help determine whether renovation, partial reuse, or full replacement is the most prudent long-term solution for the Grand Ledge Area Emergency Services Authority.

TOTAL FACILITY CONDITION INDEX SCORE

Our team's methodology to create an overall Facility Condition Index is to assign an adjustment factor to each component of the facility assessment according to its relative cost and complexity to address to develop a Total Facility Condition Index Score for the entire property.

Facility Component	Condition Index Assigned	Adjustment Factor	Adjusted Condition Index
Site	3	0.9	**2.7**
Accessibility	2	1.0	**2.0**
Life Safety	2	1.0	**2.0**
Decontamination	1	0.6	**0.6**
Building Envelope	2	0.7	**1.4**
Roofing	3	0.8	**2.4**
Mechanical Systems	2	0.7	**1.4**
Electrical Systems	3	0.6	**1.8**
Plumbing/Fire Prot. Systems	2	0.8	**1.6**
Building Interior	2	0.9	**1.8**
Structural	2	0.6	**1.2**
		Total Facility Condition Index Score (Average of Adjusted Condition Indices)	**1.7**

Non-functioning sprinkler system.

Gutter and downspout pulled away from roof edge. Plant material growing in gutters in need of repair and cleaning. Undersized downspout.

Patched in metal runners over grate at drainage pit is not structurally sound enough to hold the weight of the tanker truck- deflects significantly.

Storage: Clean PPE is stored separately from dirty gear, but this again is directly within the apparatus bay, and in plywood (porous material) cubbies that can hold onto contamination.

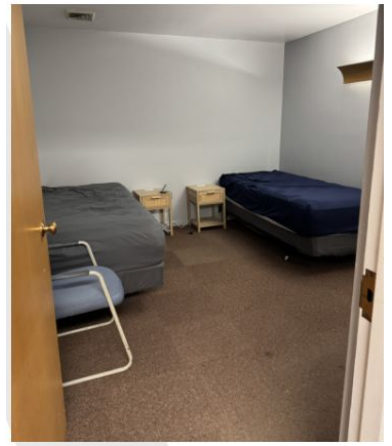
Facility Assessment

DECONTAMINATION DESIGN & PRACTICES

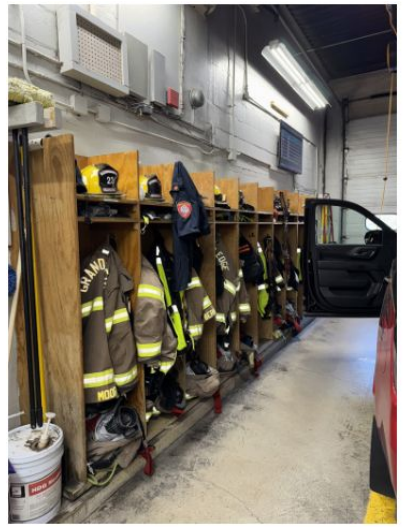
TOTAL CI SCORE = 1

The decontamination design of the station, critical for firefighter health, was evaluated for its physical layout for Red/Yellow/Green zones to contain carcinogens, ensuring dedicated cleaning spaces (sinks, extractors) and proper ventilation, using non-porous materials (no carpet) in transition zones, and supporting clear workflow for gear and personnel decon to protect living areas from contamination, adhering to standards like NFPA 1851\n.

- **Zoning Implementation:** There is no 'yellow' zone area separate from the apparatus bay with boot wash, hand sinks, decon showers, washer/extractors, before leading to the clean zone- living quarters, offices, kitchen – which must be protected from contaminants.
- **Circulation, Separation:** There is not a clear, linear path from contaminated (red) to clean (green) areas, preventing backtracking. There also are no negatively pressured airlocks or vestibules at entry points between zones to control airflow and contaminants. The workout space is also within the apparatus bay, which is not an ideally ventilated space for physical exercise.
- **Apparatus Bay:** There is a new and well-functioning exhaust capture system in place.
- **Decon Room:** There is not a dedicated Decon Room with sinks, tubs, high-volume sprayers for gear/tools.
- **Laundry:** There are separate washers/dryers for turnout gear and rags, away from living areas, but they are within the apparatus bay itself. There is no separate laundry facility within the living space, so bedding and towels and workout or off-duty clothing must also be washed in the apparatus bay laundry machines.
- **Storage:** Clean PPE is stored separately from dirty gear, but this again is directly within the apparatus bay, and in plywood (porous material) cubbies that can hold onto contamination.
- **Ventilation & Air Quality:** The building generally has poor ventilation in the office and living spaces, and there is no opportunity to provide negative or lower pressured containment spaces to prevent cross-contamination of ventilation between red/yellow/green zones. Mechanical air handler units that contain filters and supply air for the living space are located in the apparatus bay mechanical mezzanine which has no separation from the apparatus bay functions.
- **Material Choices:** There are many hard to clean surfaces including a lot of carpeted spaces in the office and living areas.



Egress path through sleeping room.



Storage: Clean PPE is stored separately from dirty gear, but this again is directly within the apparatus bay, and in plywood (porous material) cubbies that can hold onto contamination.

Facility Programming & Site Analysis

New Main Station Target Program - Hartel Road

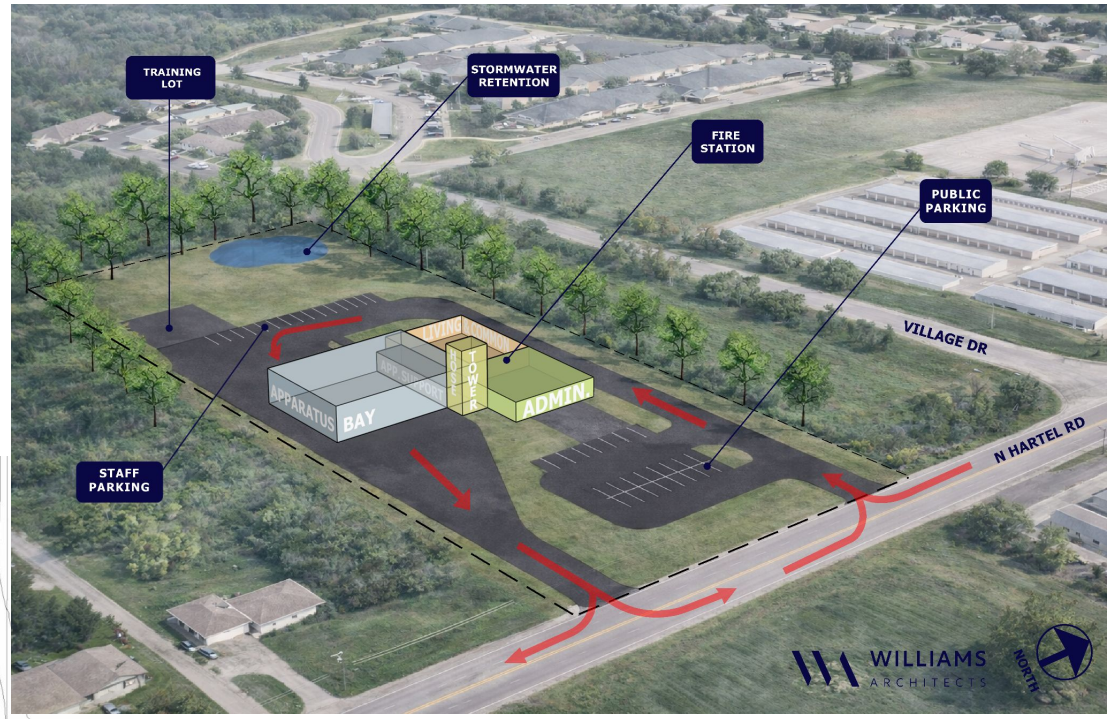
Zone	Description	Program Range Square Feet	Target SF
100	Administration	2,020 - 4,530	3,785
	Circulation or Common Space	680 - 1,770	1,415
		2,700 - 6,300	**5,200**
200	Living Quarters	2,152 - 3,312	3,034
	Circulation or Common Space	748 - 1,288	1,166
		2,900 - 4,600	**4,200**
300	Common Areas	975 - 1,920	1,170
	Circulation or Common Space	325 - 780	430
		1,300 - 2,700	**1,600**
400	Apparatus and Support	9,100 - 11,680	10,210
	Circulation or Common Space	1,700 - 2,520	1,990
		10,800 - 14,200	**12,200**
Net Programmed Square Foot Area		**14,247 - 21,442**	**18,199**
% of Gross Area that is Circulation or Common Space		10.96% - 15.18%	21.56%
Circulation or Common Space [1]		**1,753 - 3,838**	**5,001**
Gross Square Footage Needs		**16,000 - 25,280**	**23,200**

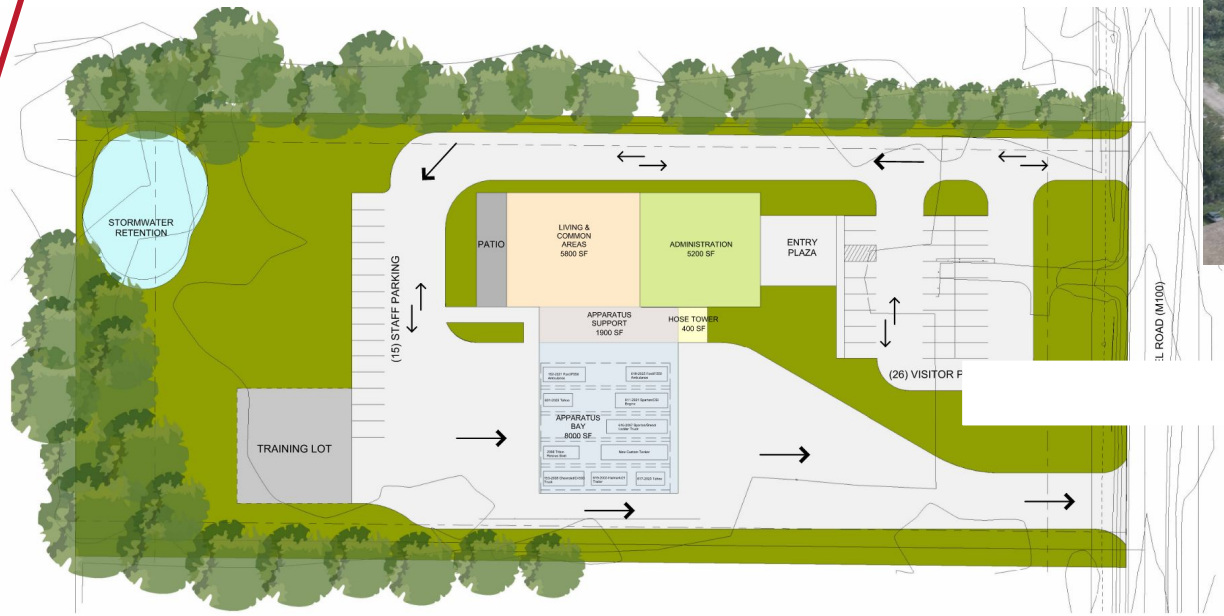
Facility Programming & Site Analysis

New Satellite Station Target Program - Clinton Street

Zone	Description	Program Range Square Feet	Target SF
100	Administration	600 - 1,740	720
	Circulation or Common Space	200 - 660	280
		800 - 2,400	**1,000**
200	Living Quarters	1,982 - 2,839	2,023
	Circulation or Common Space	718 - 1,061	777
		2,700 - 3,900	**2,800**
300	Common Areas	885 - 1,920	1,050
	Circulation or Common Space	315 - 780	350
		1,200 - 2,700	**1,400**
400	Apparatus and Support	4,820 - 6,820	4,540
	Circulation or Common Space	880 - 1,480	860
		5,700 - 8,300	**5,400**
Net Programmed Square Foot Area		**8,287 - 13,319**	**8,333**
% of Gross Area that is Circulation or Common Space		12.95% - 15.81%	21.39%
Circulation or Common Space [1]		**1,233 - 2,501**	**2,267**
Gross Square Footage Needs		**9,520 - 15,820**	**10,600**

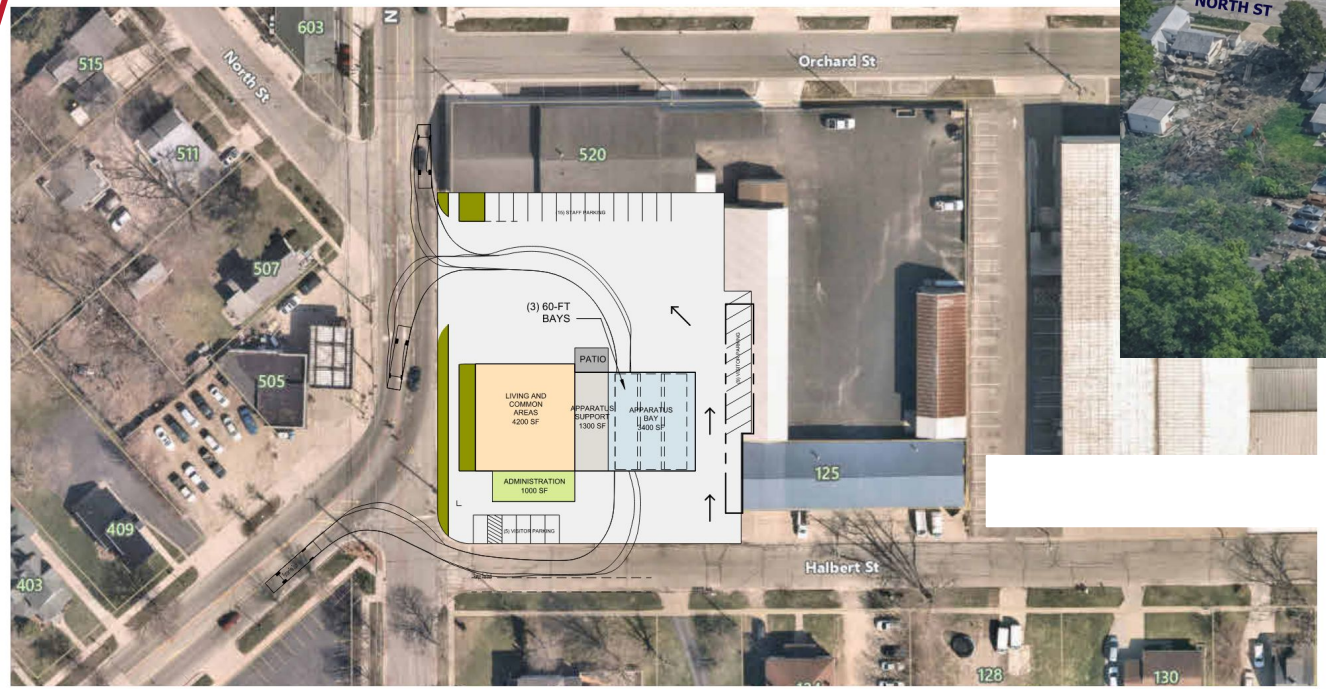
Site Plan Concept: Main Station on Hartel Road





1 \ PLAN SITE PLAN - UPDATE
SCALE: 1" = 50'-0"

Site Plan Concept: Satellite Station on Clinton Street



1 \ PLAN SITE PLAN - NEW SATELLITE STATION LAYOUT
SCALE: 1" = 50'-0"

0' 25' 50' 100'

Cost Estimate

23,200 s.f. Main Station (Hartel Road):

$16.1 MM Total Station Cost

10,600 s.f. New Satellite Station (existing Clinton Street site):

$6.4 MM Total Station Cost

PLUS Fire Apparatus

$22.59 MM Total Bond Request

Would you like a tour?