



Mastic Beach Ambulance Company
New Headquarters
Information Guide

AMBULANCE COMPANY

Mastic Beach Ambulance Company
P. O. Box 513
Mastic Beach, NY 11951
(631) 399-1376
www.masticbeachambulance.com

Chief Charles Voelger
chief@masticbeachambulance.com

DESIGNERS

L.K. McLean Associates PC
437 South Country Road
Brookhaven, NY 11719
(631) 286-8668
www.lkma.com

Christopher F. Dwyer, Associate
cdwyer@lkma.com

OWNER

Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738
(631) 451-9100

Matthew Miner, Chief of Operations (Supervisor's Office)
mminer@brookhaven.org

Table of Contents

4	About the Mastic Beach Ambulance Company
5	Building & Site Features
6	Existing Facility
7	Proposed First Floor
8	Apparatus Room
9	Storage Areas
10	Bunk Rooms
11	Lounge
12	Proposed Second Floor
13	Offices
14	Second Floor Lobby
15	Training Room
16	Apparatus Roof

About The Mastic Beach Ambulance Company

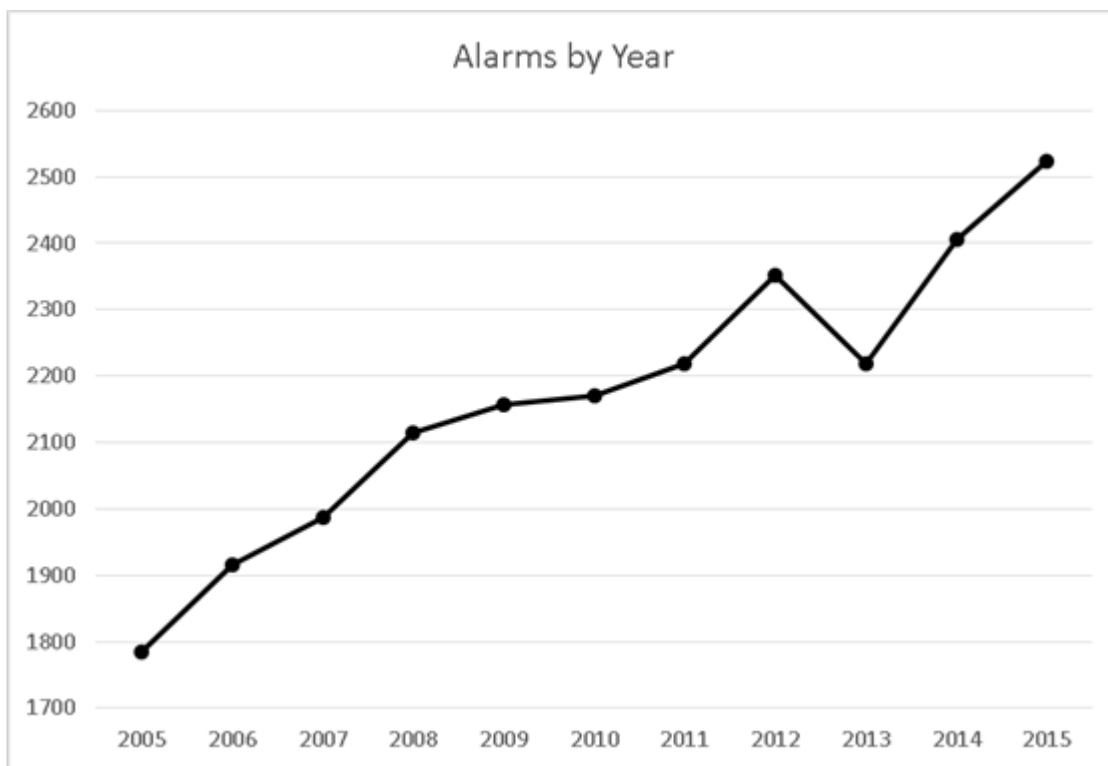
The Mastic Beach Ambulance District covers an area approximately 11.8 square miles, covering Fire Island on the south from Moriches Inlet to Old/New Inlet, and north to Wavcrest Drive.

The Mastic Beach Ambulance Company was founded in 1948, as part of the Mastic Beach Fire Department. In 1987, we separated from the Mastic Beach Fire Department. Our current facility was completed in 1990.

We currently have 60 active riding volunteers, approximately 30 life members and / or associate volunteers who do not actively respond to EMS alarms but assist the company in other ways. We have 5 full-time paid providers as well.

Our department leadership consists of a Board of Directors of 7 members, 3 company Chiefs, 3 Captains, and 2 administrative officers. All officers and directors are volunteers.

Each year of the last 10 years we have averaged a 5% increase in call volume.



In 2016:

Through October 30, 2016 we have answered 2154 alarms.

Building Features

The proposed first floor area is 11,902 square feet and the second floor is 6,006 square feet. The total building area is 17,908 square feet. The proposed headquarters floor area has been reduced by A 2700 square feet; 13%, from the original concept without sacrificing building program. The new headquarters is within the construction budget previously established and estimated for the 2017 construction year.

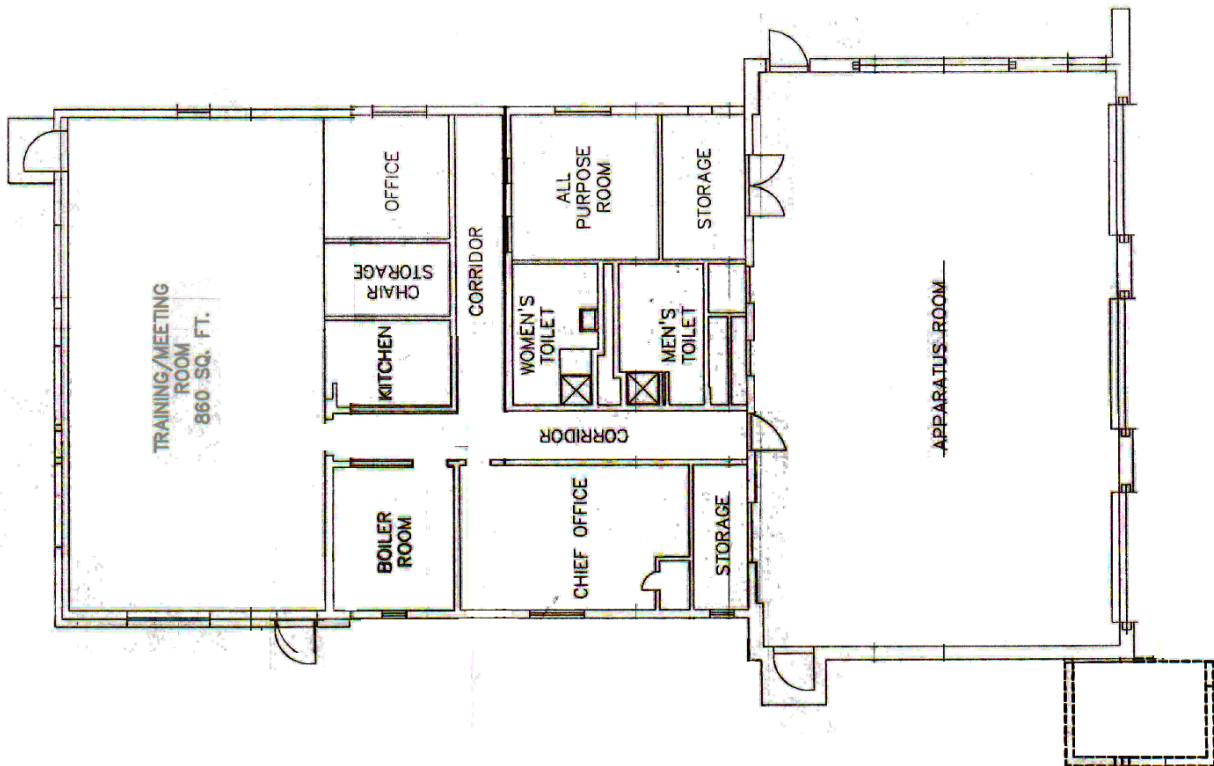
The proposed new headquarters building was designed in conformance with the program established by the Mastic Beach Ambulance Company. The building was designed with the safety of Ambulance Company personnel and the public. When completed, the new headquarters building will conform to the recently adopted International Building Codes of New York State for life safety, mechanical, electrical, plumbing and fire safety. The facility and site will also be in compliance with the federal requirements for ADA accessibility.

The new headquarters will be constructed as a non-combustible building type, as described within the building codes. The main structural “skeleton” will be steel columns and beams. The first floor will be concrete slabs on a prepared sub grade. The second floor structure will be steel bar joists, metal floor decking and poured concrete floor. The roof structure will be steel framing with a metal deck. The exterior walls will be comprised of steel studs, insulation between, exterior wall board and a gypsum interior wallboard. The exterior materials are to be non-combustible utilizing cementitious horizontal siding and trim, fiberglass roof shingles, FRP exterior doors and insulated steel overhead doors. The interior finishes, selected for longevity and low maintenance, will be conventional materials for floors and ceilings that are within the established budget. All exterior and interior materials will be required to be covered under a manufacturer’s warrantee / guarantee at the close of the project to provide long term coverage for the Ambulance Company and the Town of Brookhaven.

Site Features

- Estimated project construction cost of \$8,275,000
- 1.17 acres
- Off street parking for 33 vehicles
- ADA compliant sidewalks, aprons and ramps
- Improved streetside appearance
- Screened dumpster enclosure
- Accessway to adjoining property for additional parking
- Pass through access for ambulance
- Screening from neighboring properties
- Upgraded SCDHS compliant sanitary system

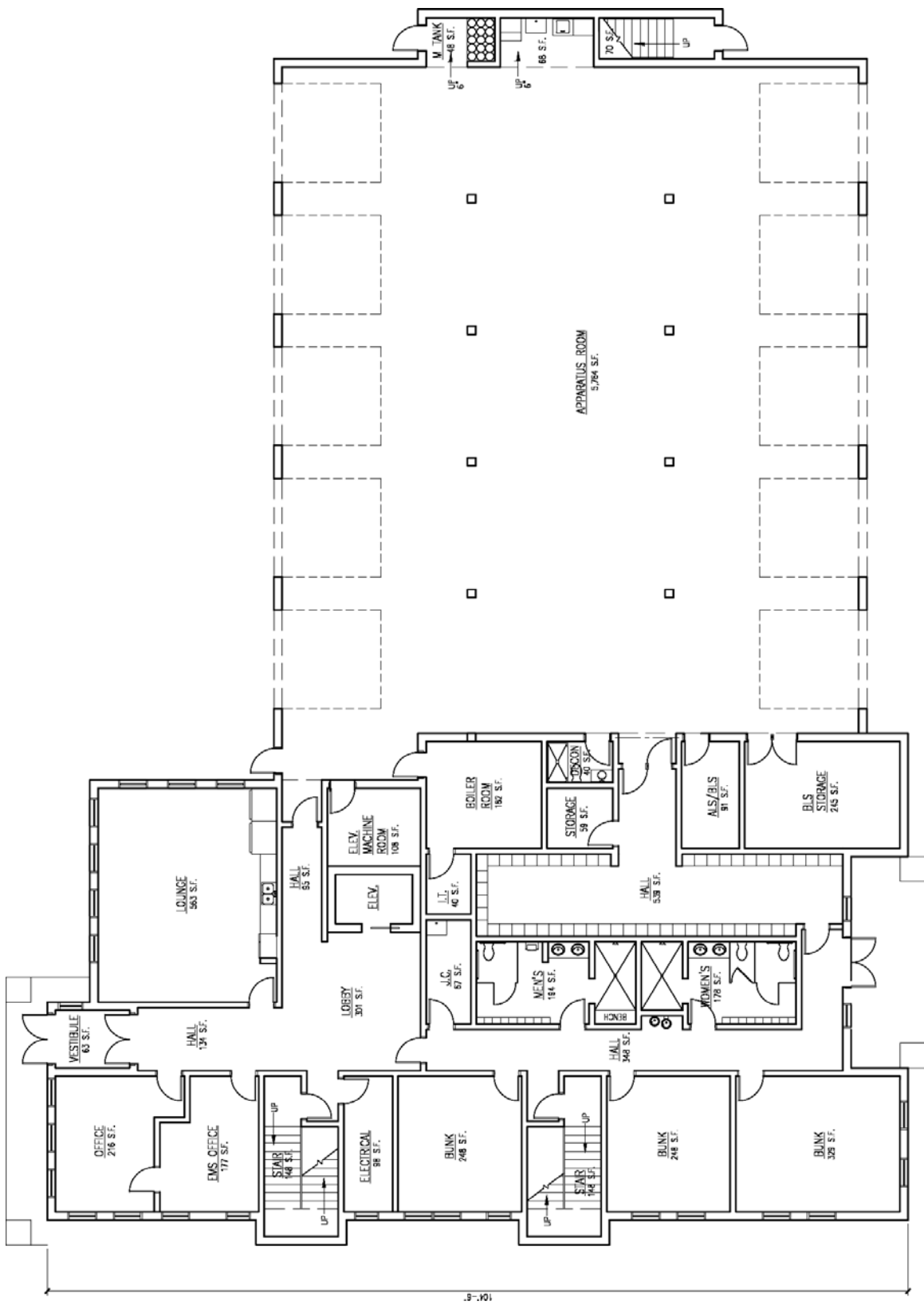
Existing Building



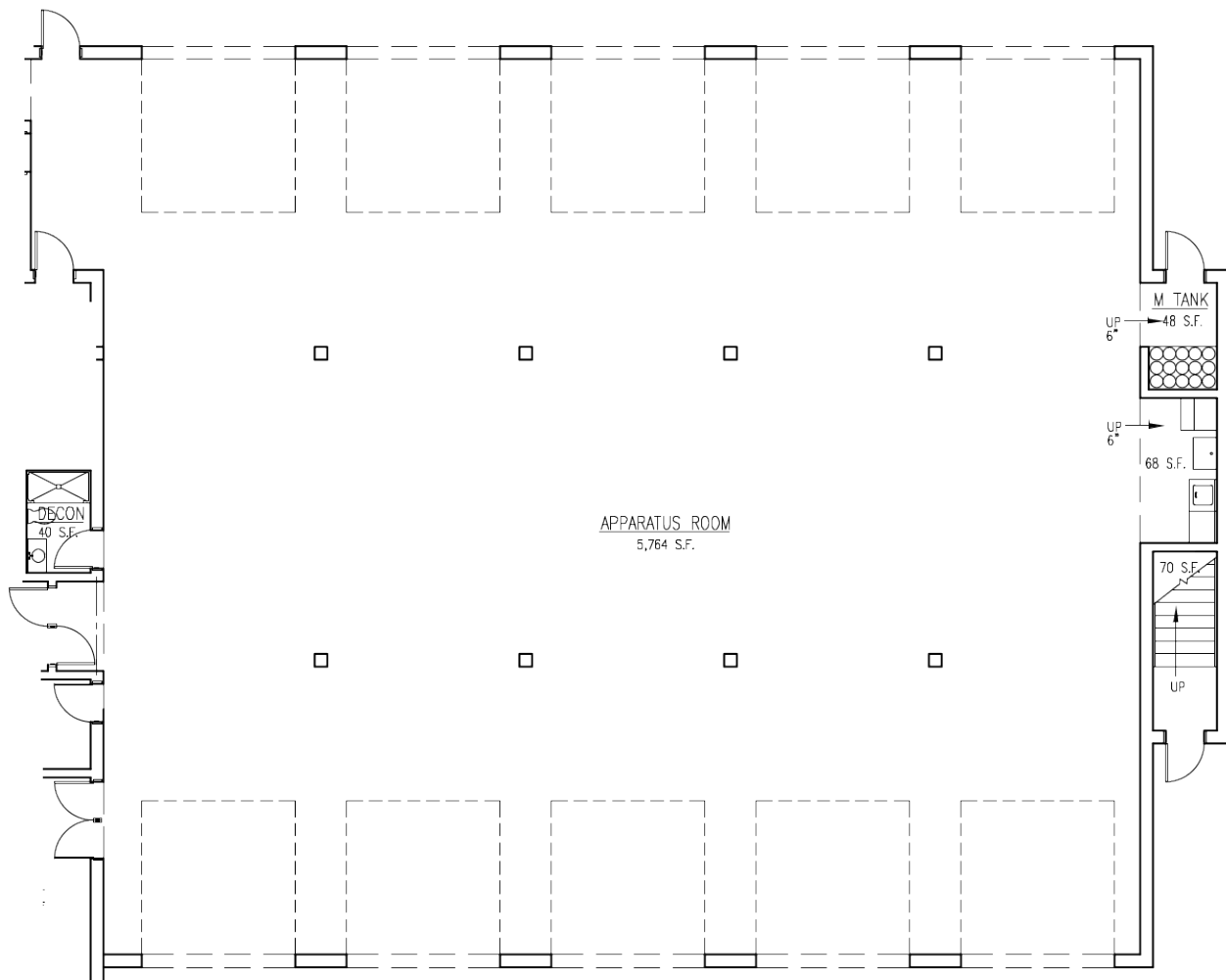
The Mastic Beach Ambulance Company is currently housed at 180 Whittier Dr, in a facility built for the company in 1990. On this diagram, the room labeled “Office” is currently used as a bunk room with a single set of bunk beds in it. The room labeled “All Purpose Room” functions as a board room. As you can see the single “Chief Office” room has to serve as office space for all 8 company officers. The apparatus room has three garage doors and room for three vehicles. With the current building, we typically house three ambulances inside, with two ambulances and our primary first responder outside. During inclement winter weather, we will sometimes house the first responder inside the bay moving the third ambulance to the parking lot. The temperature and weather conditions outside present risks to our equipment and a delay to our response capability.

The current size of the department necessitates holding our company meetings inside the apparatus bay, moving the ambulances to the apron on those nights.

NEW HEADQUARTERS - Proposed First Floor



First Floor: Apparatus Room

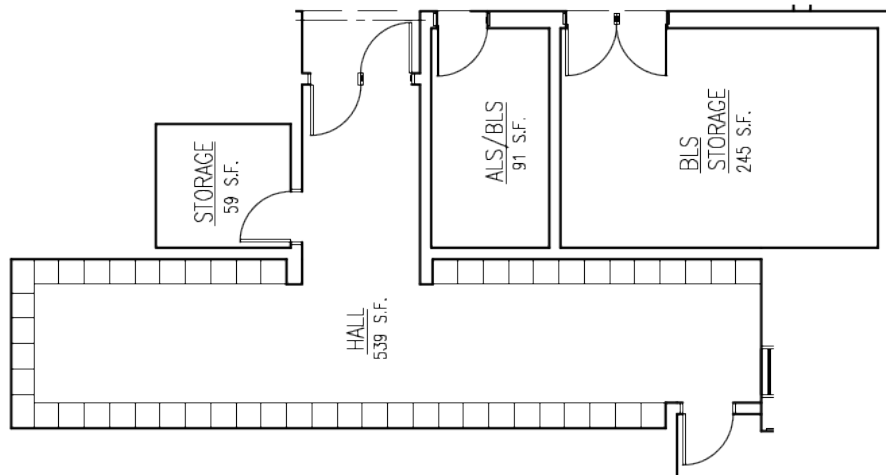


The primary functional room of the new facility is the large apparatus bay. The current home of the MBAC has a 3 bay garage capable of housing three vehicles, which must be backed into the garage upon entry.

The new facility will have 5 drive through bays capable of housing 10 vehicles. Features of the garage include a decontamination room for personnel, an oxygen storage room, and a closet for a clothes washer and dryer. Driving through the bays affords us the ability to respond out of the building onto both Neighborhood Road and Diana Drive. It also allows us to return back to the building without backing into a garage, a potentially dangerous procedure that is prone to both property damage and risk to personnel due to the limited sight lines in an ambulance.

The current fleet operated by the MBAC will fill this apparatus bay.

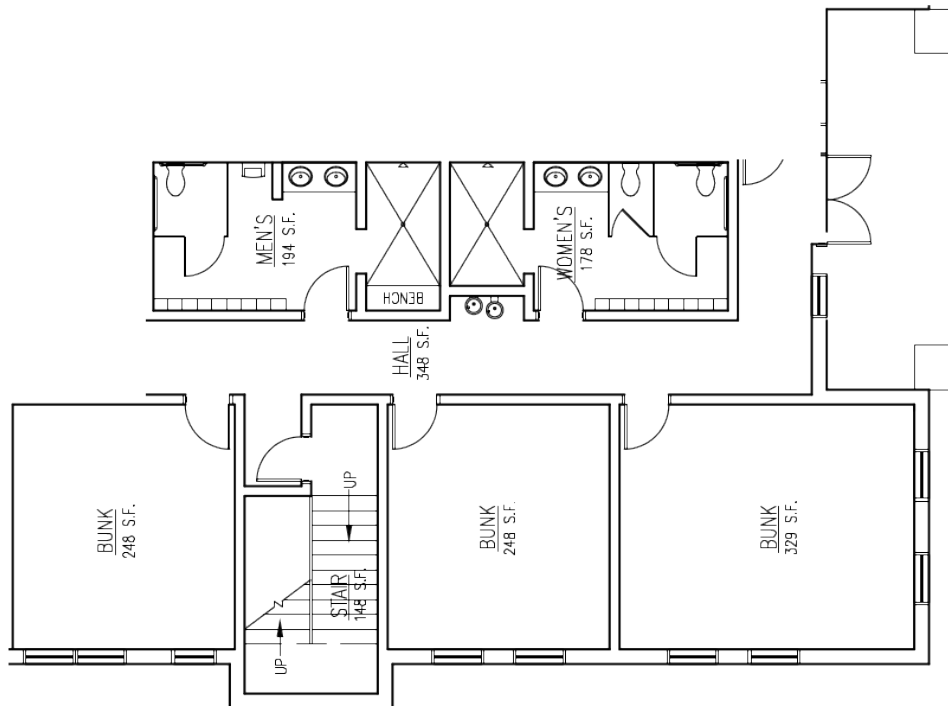
First Floor: Storage



Off of the apparatus room on the south side first floor are several storage rooms and a locker room. The storage rooms provide ample space to house medical equipment, and restock supplies for our ambulances, with easy access off of the apparatus room. The locker area affords a location for volunteer and paid staff to store equipment used for response on site. EMS personnel are required to wear a variety of safety gear including boots, safety jackets, and vests as well as personal medical equipment such as stethoscopes. Having locker space in the new facility will allow staff to keep potentially contaminated articles out of their personal vehicles and homes, increasing safety for their families.

Our current facility provides no rooms for such amenities. This increases the risk of contamination spreading and the chance that a needed piece of equipment may be left behind when responding.

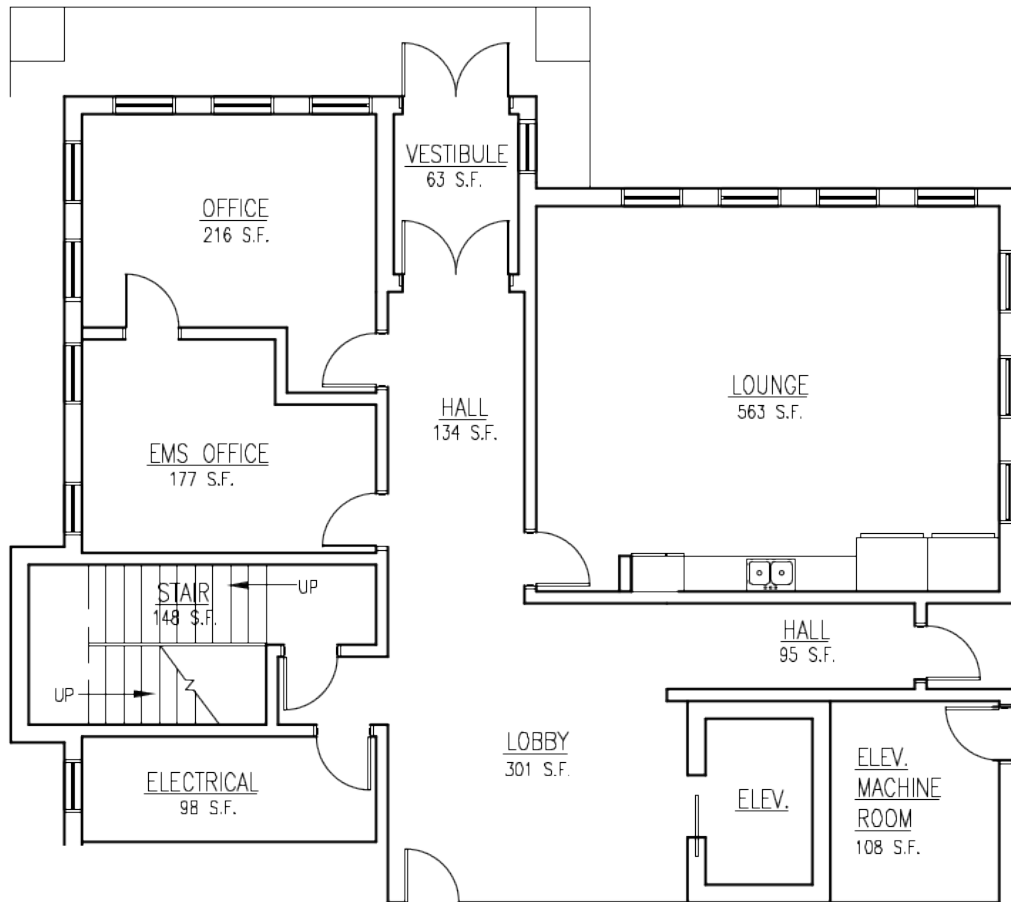
First Floor: Bunk Rooms & Showers



Located on the west side of the first floor are bunk rooms and restroom facilities that include showers. Every night, volunteer crews sleep in our building awaiting the alarm that their service is needed in the community.

During many standby events at our headquarters, volunteers are required to stay in-house for extended periods of time, necessitating sleeping facilities. Events such as hurricanes, large winter storms, and any time that travel is excessively dangerous, it is important to keep required staff on hand and well rested. One example of this was during the landfall of Super Storm Sandy in 2012. We needed to keep four complete ambulance crews in house during this storm, and at our present facility, this meant people sleeping on air mattresses and floors wherever they could find space. During the Sandy event we had all of our apparatus out responding to EMS alarms, assisting with evacuations, and providing rehabilitation for the Mastic Beach Fire Department during their response to multiple working structure fires. We responded to at least 36 separate calls for medical assistance in the first 24 hours after Sandy made landfall. Having proper sleeping facilities will reduce strain and provide adequate rest for our volunteer and paid staff during future such events.

First Floor: Offices & Lounge Area

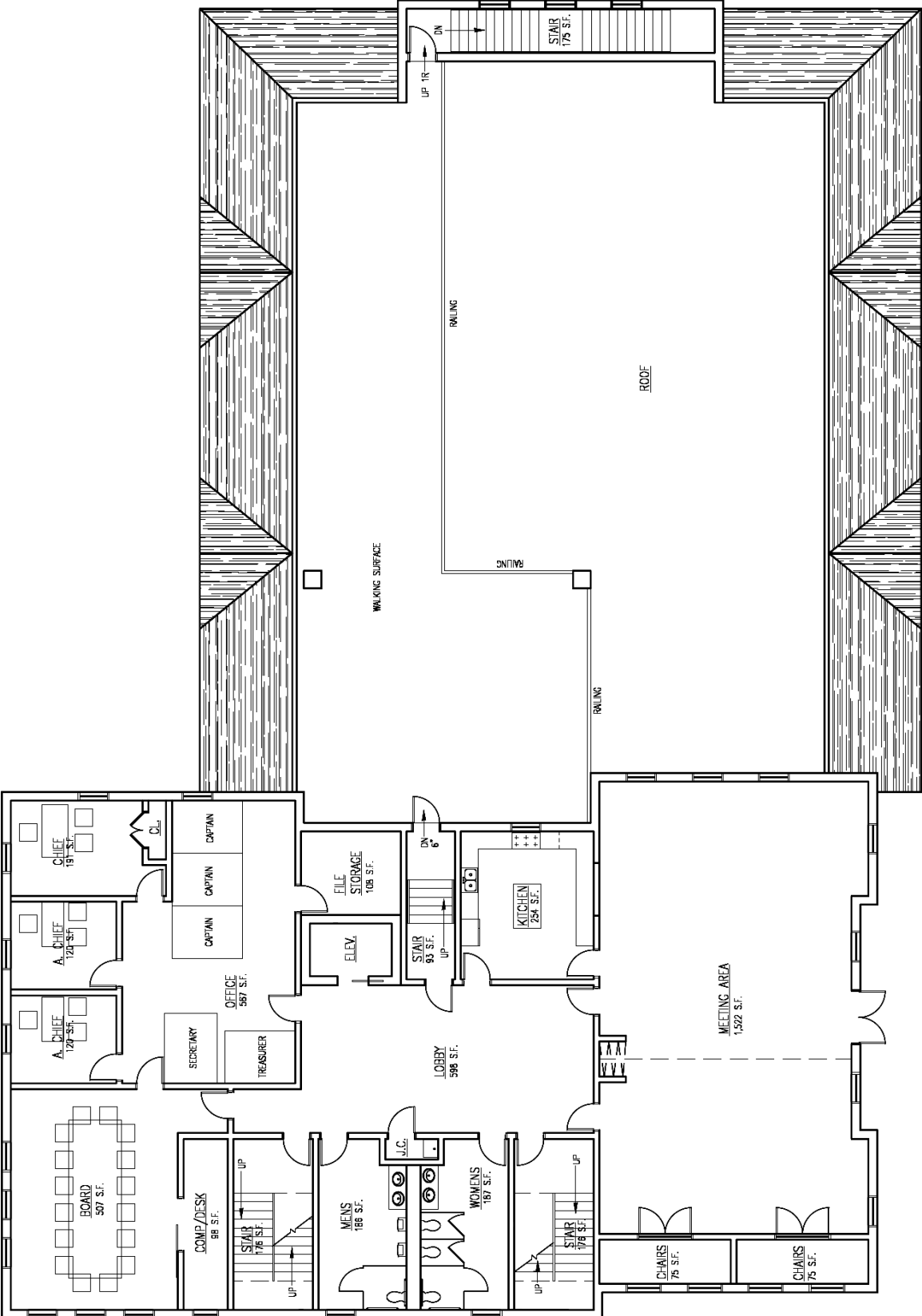


The north side of the first floor will consist of a lounge and office space.

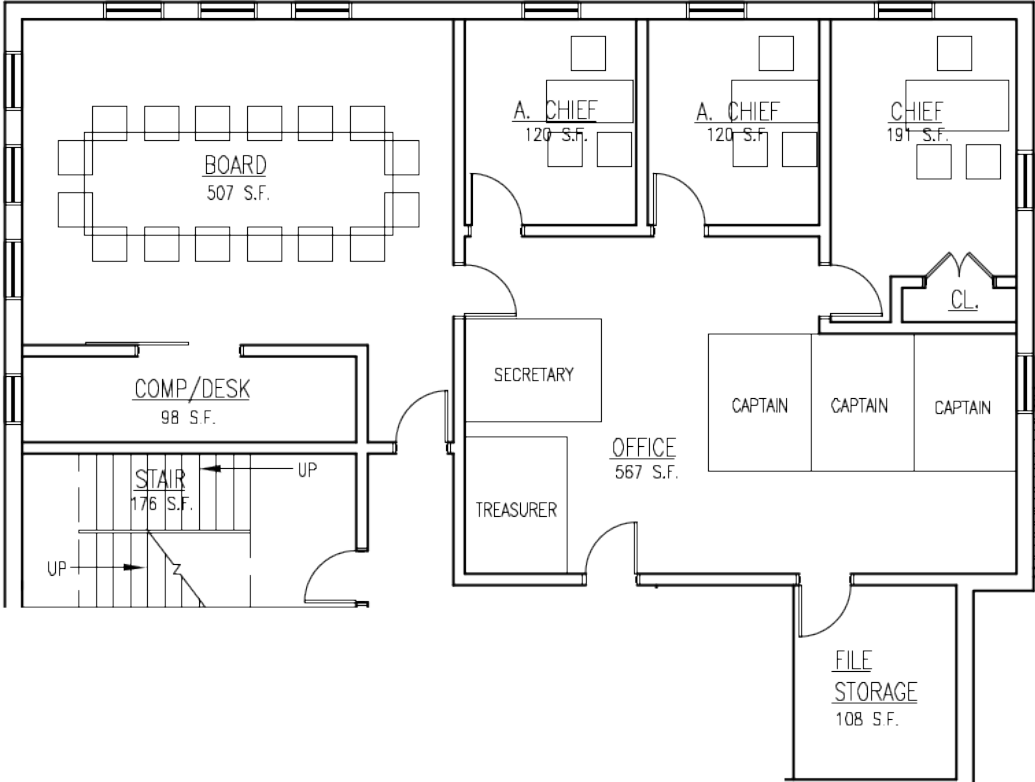
The lounge is the primary room where standby crews will be housed while awaiting EMS alarms. The ground floor offices will provide locations for staff files, employee time clocks, member mailboxes, etc.

It is envisioned that the lounge will be outfitted like a typical employee lounge area with a small refrigerator, microwave, etc. During power outages following major events we have made our current lounge available to the public so that they would have a location to charge electronics and take advantage of our facility's backup generator.

Proposed Second Floor

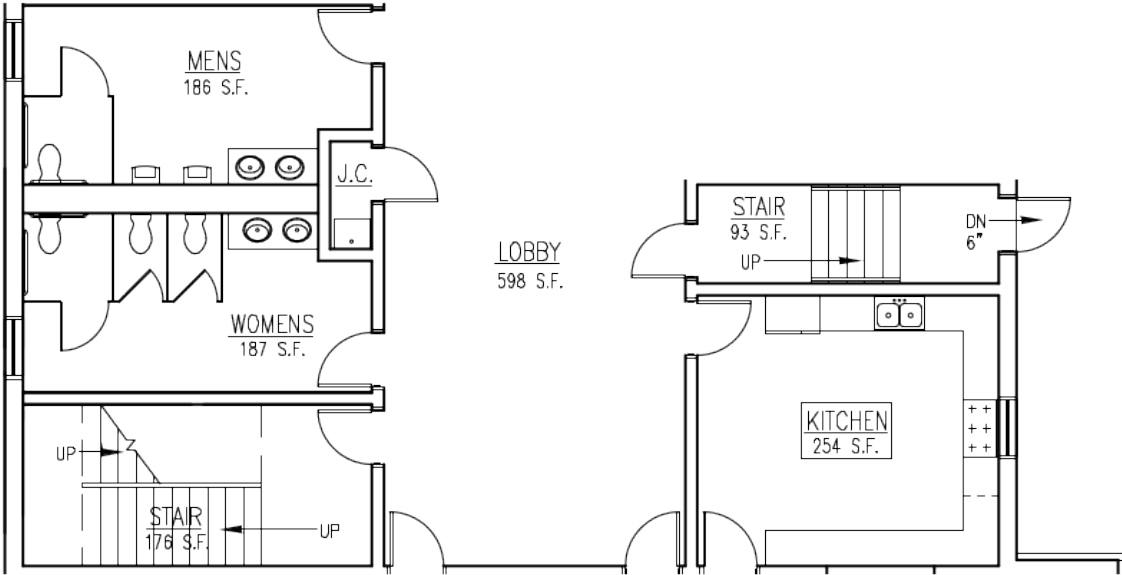


Second Floor: Offices



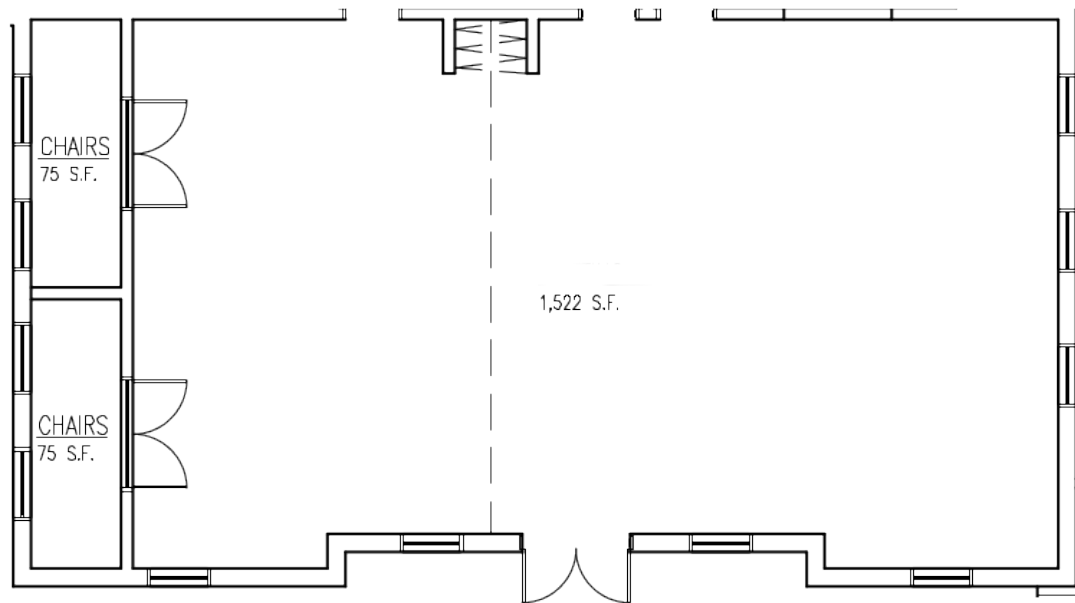
The north side of the second floor houses the offices and board room for the company. The boardroom can be used for meetings and small trainings as well. The offices include space to house medical records as well as work spaces for the leadership that runs the day-to-day operations of the MBAC.

Second Floor: Lobby & Kitchen



The lobby of the second floor houses restrooms and a kitchen. The full sized kitchen is needed so that we can provide food needed to host events and trainings in our meeting room. It will also allow us to feed people in the event of evacuations, severe weather standbys and other emergencies that require larger amounts of staff to be housed for extended periods.

Second Floor: Training Room



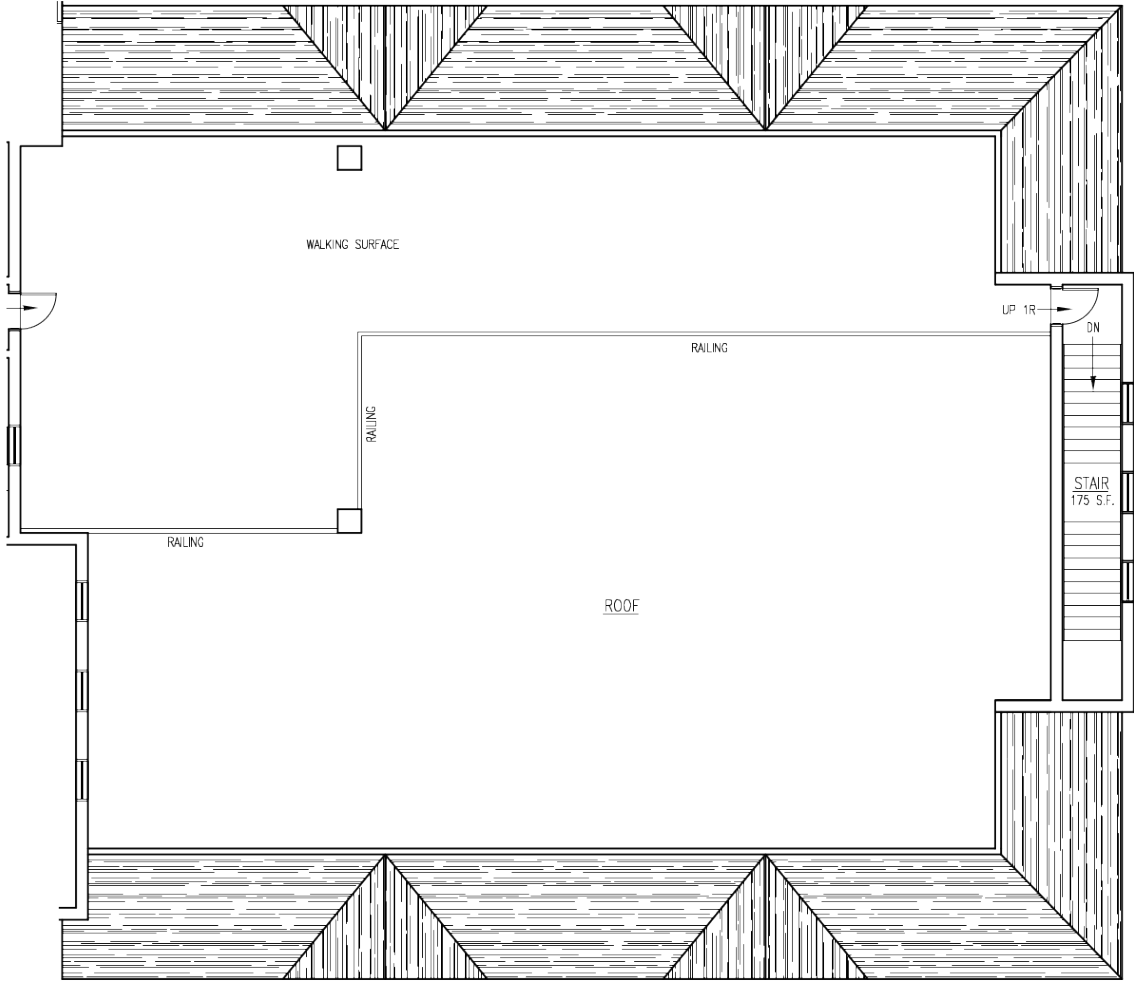
The most significant portion of the second floor is the south side training room. This is one of the most important features of the new facility and an important improvement for both the MBAC and the community. This room will be used to provide classes both internally to volunteer EMS workers and to the public, and will also be the location of any meetings the department has to conduct.

The default configuration for this room will be for one half to be configured as a class room for training new EMTs, providing department trainings and to continue our practice of bringing valuable trainings to the public. The other half will be a practical skills classroom where our EMT students, youth squad and members of the public can learn life-saving skills such as CPR.

We currently host a vibrant youth squad, a monthly training for members, and a mix variety of public classes including first aid, mental health first aid, and CPR for the public. We sincerely hope the improved facility will allow us to expand our interactions with the public and to become a hub for public safety in the community.

This large room can also potentially serve as an evacuation location in the event of an emergency.

Second Floor: Apparatus Bay Roof



The fact that the apparatus room does not have a second floor allows the company to make efficient use of outdoor space on the roof. The property this building is located on doesn't have a large amount of space available for outdoor needs, so for little cost we thought we could have some space out on the roof with secondary egress provided by the stair on the east side.