

# Partners in Excellence



## Morrisville Fire Company

By Jon Otto



Front View

In the summer of 2007 Allan Mannon, who was chairman of the Morrisville Volunteer Fire Company's construction committee, called on us for help. The Fire Company was trying to consolidate its two stations into one and to upgrade the remaining station on North Pennsylvania Avenue to a 21st century fire station.

The Fire Company had been working on the project for some time and had met with numerous frustrations. An architectural firm had been retained to prepare plans, but the cost of the project as designed was well beyond the financial reach of the Fire Company. Our recommendation was to target a budget and then try to design to the budget.

Together, with the fire company's building committee, President Tim Weiss, Chief Matt Wiedenhaefer, and architect Steven Tiberio, we evaluated several different options, ultimately settling on a course which led to the demolition of the outmoded engine room portions of the building closest to Pennsylvania Avenue. These rooms had been built in stages over a period of 80 years and simply didn't serve the Fire Company's requirements any longer.

These rooms were replaced with a single engine room with four large overhead doors fronting on Pennsylvania Avenue allowing emergency apparatus to quickly access all points in the Borough.



Firehouse Seal Painted on Floor





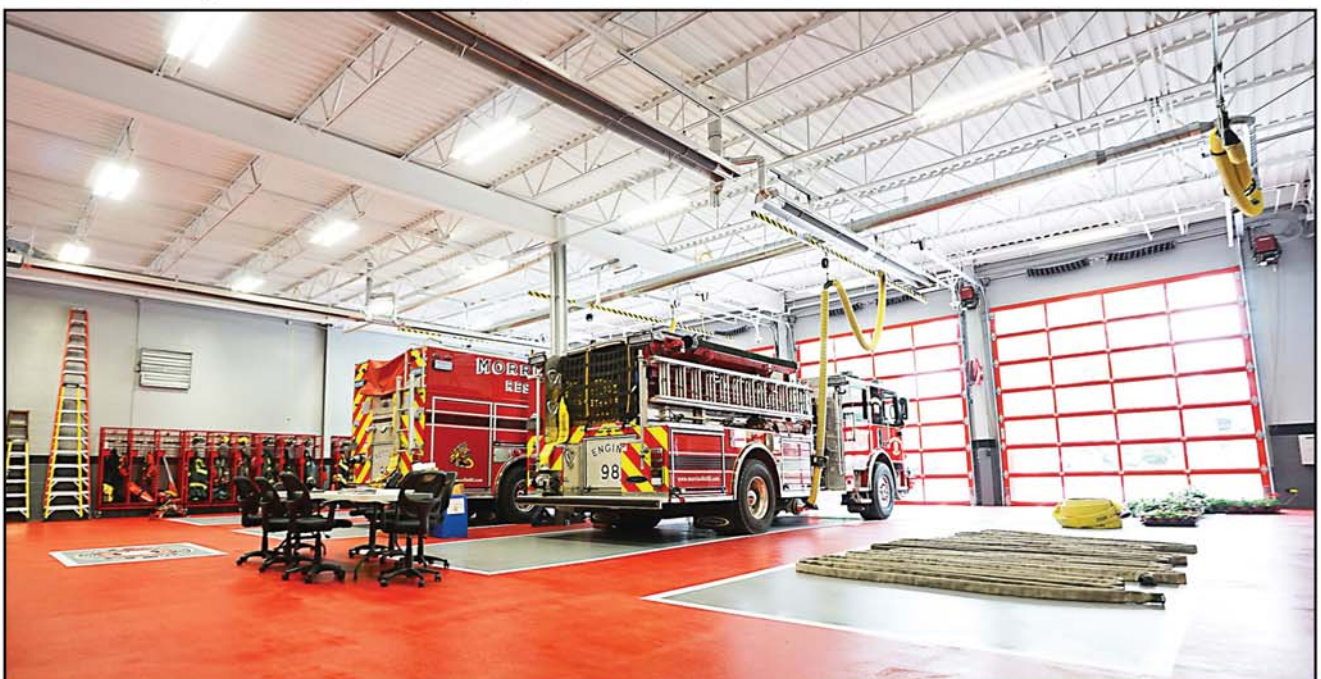
Engine Room, Front View

The new engine room at 62' x 60' easily houses all of the Fire Company's present apparatus with room for expansion. The building was constructed using wall bearing 12" masonry walls with foam insulation. The combination of split faced block center scored smooth block and EIFS selected by the Fire Company with Steve's guidance, creates a low maintenance exterior which is also pleasing to the eye. The roof structure is bar joist and 22 gauge "B" deck with 4" of rigid insulation and a 20 year warranted EPDM roof.

The interior walls and roof structure are fully painted and the floor coated with an epoxy coating topped with urethane. The light colored walls and ceiling combined

with the southwest facing glass overhead doors and good lighting create an environment where all of the tools and protection gear are easily located. The engine room is heated with gas tube infrared heaters and includes the Plymovent quick release carbonic exhaust system which allows the drivers to start up and keep the engine of an apparatus running while waiting for its crew to arrive and then exit without losing critical seconds.

The front portion of the building also houses men and women's restrooms, equipment room, hose storage, the communications room and a bunk room allowing firefighters to be on the premises and ready to go when the "call" comes.



Engine Room, Rear View





Lounge Area

Behind the engine room portion of the building was the banquet hall built for the Fire Company in 1976. This building had fallen into disrepair and was in need of more than a facelift. The course the Fire Company chose, was to preserve the footprint and structure of the building which was basically sound and to repurpose the space into a firefighters lounge, meeting room and a small gym area. This portion of the building would also come to serve the community as an emergency center. As such it is supported by a generator which will keep it fully operational in a power outage.

In repurposing this space we not only gave the building a complete facelift inside and out, but replaced the failing

roof and introduced R=28 insulation under a new 20 year fully warranted EPDM roof. The exterior building walls were also insulated on the exterior and interior to bring the building completely up to the current energy codes. Since the renovation was very extensive, we were also required to totally rebuild the men and women's lavatories making them fully ADA compliant.

After seven years of planning, in the fall of 2014, the Fire Company was able to arrange financing and we were able to start construction. Not a day too late as it happened because the winter of 2014-15 was very harsh and in addition to the building construction, we had a lot of site work to go with it, including removing and



Bar End of Lounge





Rear view of Morrisville Fire Company



Gym



Bunks

replacing a 36" storm drain line that carries a continuous flow right through the middle of the site. Despite the challenges of winter construction, Project Manager Angelo Grisolia and Superintendent Rick Lutz pushed the job through the winter and managed to be substantially complete in April of 2015. Our success was facilitated by the Fire Company's commitment to making decisions promptly, thus avoiding delays.



Side entry

**For more information:**  
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