

# WHEN IT'S YOUR COMMUNITY - IT COULD BE YOUR FAMILY

## MAKE A DIFFERENCE • JOIN TODAY!



## WE TRAIN YOU - FIRE, RESCUE & EMT

### What we need from you (HELP US HELP YOU):

- **GIVE US YOUR THOUGHTS/IDEAS/OPINIONS** on any aspect of the project. What color should the new apparatus bay be? Do we change the color of the existing Admin Building to match? Stick-built or steel building? When should we start construction? Do we do the project in its entirety or build in stages? Pros/cons of drive through bay(s)? Anyone interested in buying the existing property/station at 51250 Hwy 112? Anything we forgot to consider?
- **CALL OR EMAIL US** if you would like to be considered as part of the Building Finance Advisory Committee we are forming as we navigate through the financial aspects of the project. We are looking for people with a background or experience in such areas as finance, banking, fund-raising, grant writing, public outreach, construction, or general contracting.
- **MAKE US AWARE** if you are in the building construction trades and would be willing to donate

some time to the project. Also consider getting on the MRSC Small Works Roster to be considered for many upcoming aspects of the build.

- **PLEASE CONSIDER** making a donation to the district to help offset the costs of the project. Ideas/benefits/procedures will be forthcoming in future meetings.
- **ADDITIONAL THOUGHTS** on any aspect of this project? Call us at (360) 928-3132 or email us at Station1@clallamfire4.org. Better yet, stop by in person at our Admin Building at 51162 Hwy 112 for an opportunity to meet us in person, have coffee with the Chief, and/or tour the existing facilities.
- **VISIT OUR WEBSITE** at www.clallamfire4.org. Make sure to watch our informative video.
- **ATTEND** any of our future Public Meetings or Hearings on the subject.



**COME SAY HI AND GET TO KNOW US!**  
Stop by for a cup of coffee or tea or a bottle of water! We want you to feel at home. We are here for you!

Call for appointment. **360-928-3132**

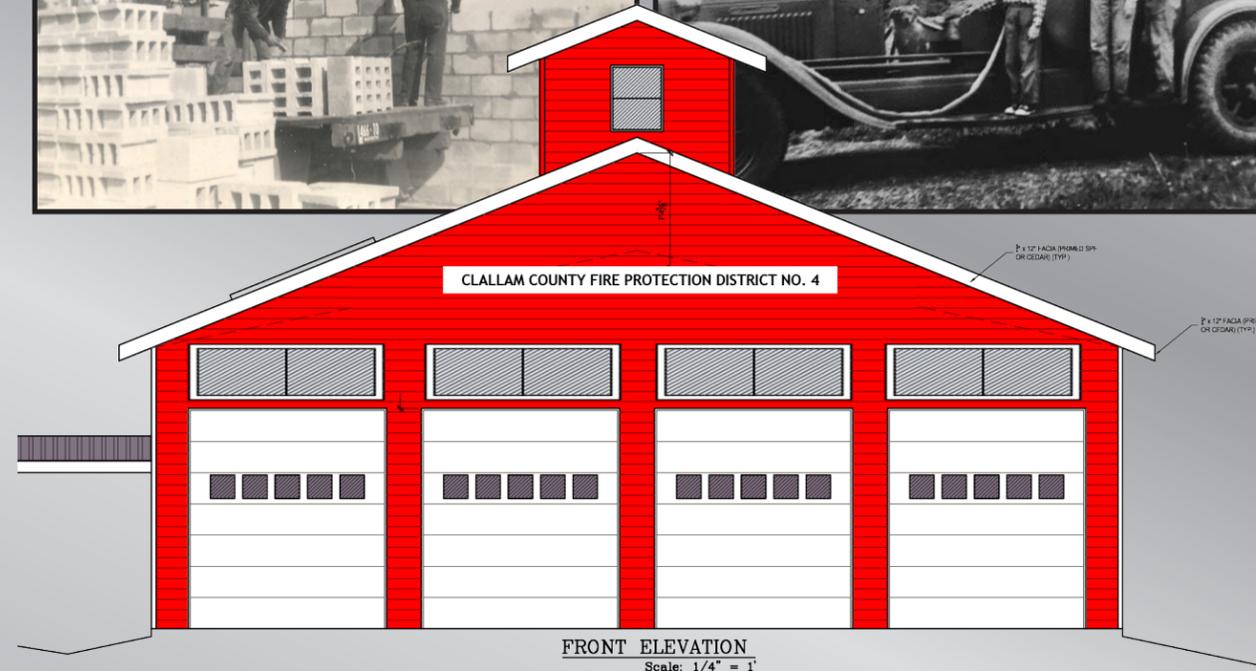
Stay Up to Date! Follow  
**@JoyceFireAuxiliaryAndFriends**

Postal Customer

Nonprofit Org  
U.S. Postage  
PAID  
Olympic Mailing &  
Printing Services

ECRWSS

## From Our Humble Beginnings ...



## ... To Our Brilliant Future!

# JOYCE FIRE AND RESCUE COMMUNITY NEWSLETTER

## SPECIAL ISSUE - CREATING A SAFER STATION

Visit our website at  
**www.clallamfire4.org**

and check our video on  
serving your community



# Greetings from the Chief:



Chief Greg Waters

As I sit here writing this, October is quickly marching on--we are twenty-two days in, and already thirty-one calls down. This puts us on pace for one of our busiest months ever and another record-breaking year here at Joyce Fire & Rescue.

Your volunteers are truly stepping up in a huge way with an intense sense of dedication and duty along with an infectious camaraderie I've never seen before. The focus of my last newsletter was on increasing our volunteer numbers. I urgently asked our community for five people to step up and that's exactly what we got—and let me tell you they are great.

So, for this newsletter, I am boldly going to ask for something entirely different. This time I need your input, opinions, ideas, suggestions, and expertise.

In early 2020, we closed on one of the greatest real estate deals in local history which secured our community with what essentially amounted to half of a new fire station. The week we moved into our new facility, COVID-19 reared its ugly head and threw the proverbial monkey wrench into everything. Since then, all my newsletters have alluded to needing to finish the other half of our project, i.e., building the apparatus bay. We decided it was prudent to take a wait and see approach as the cost of construction was off the charts and the supply chain woes just kept getting worse. This delay has worked to our favor on a lot of fronts, but it is now time to start moving.

On a sad note, I could not write anything about having a new station built without mentioning our recently deceased Commissioner Terry Barnett.

This project was his baby. It saddens our Joyce Fire family to the core knowing he won't be around to see it completed. This one is for you Mr. Commissioner. So, let's break it down:



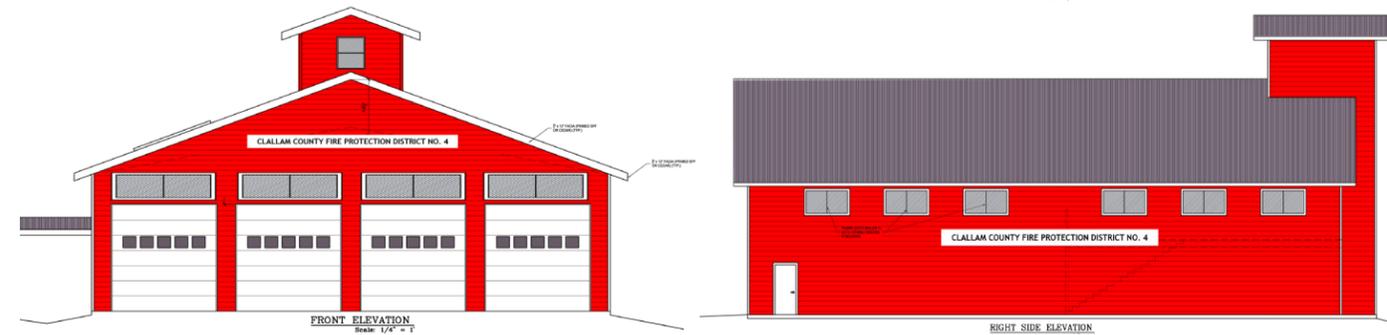
Terry Barnett - District No. 4 Fire Commissioner 2017-2022

## HISTORY

Your fire district was started in 1955 by a small group of citizens that banded together to help their families and friends. A lot of the pioneering families of the Joyce area were part of this group. For about the first 25 years the district operated out of the little brick building just east of our existing Station 41 at 51250 Hwy 112. Calls were few, but the need was great, and they eventually outgrew their space.

In about 1978, the existing property at 51250 Hwy 112 was purchased for \$10,000 and soon thereafter construction began on

a new station. It was built out of Unreinforced Masonry (URM) brick, a common practice back in those days. It was pretty and the community was justifiably proud—it met the needs of the time. Around this same time, Johnny and Roy were quickly becoming household names on the screens of many American's TVs--the show "Emergency" launched the concept of Emergency Medical Services (EMS) to firehouses across our nation (much to the chagrin of those hard-core firefighters who just wanted to put "the wet stuff on the red stuff"). Emergency call volumes jumped and the roles



Conceptual idea of new apparatus bay based on the criteria outlined below

of fire stations/fire districts were forever changed. As this concept of bringing EMS to the homes evolved, so did the training and equipment necessary to answer those calls. Joyce was no different. Time marched on, the roles continued to expand and evolve, and the call volumes continued to climb. Training

### The previous leadership and members of CCFPD No.4 made this station last for forty years.

got more complex as treatment options increased. Through incredible resolve, mind-blowing ingenuity, and outright stubbornness, the previous leadership and members of CCFPD No.4 made this station last for forty years. Many thanks and hats off to them!

Station 41 has served the community well, but it no longer meets the needs of a critical infrastructure/

essential facility for our community. The biggest problem is the building will not survive an adverse act of nature such as a severe earthquake. In the event of "a big one", the leadership of Joyce Fire & Rescue needs a survivable facility to shelter and staff the local Emergency Operations Center (EOC)

which will coordinate local rescue efforts, resource allocation, and replenish critical supplies in concert with other jurisdictions. We have just witnessed the importance of this operational concept with Hurricane Ian that swept the west coast of Florida.

Additionally, we have simply outgrown Station 41 both physically and electrically. Taking all the myriad factors

into consideration, it was determined that it would not be fiscally possible or financially responsible to throw any more public money at the old station.

The bottom line was our feasibility study showed that retrofitting/fixing/expanding the existing station would not be feasible. Fortunately, in late 2019, the former LDS church became available and we jumped on the opportunity. In doing so we instantly solved many of our issues at a fraction of the anticipated cost. What is left is how we park our big rigs in a safe spot next to it.

With our criteria in mind (see below), we have spent countless hours during the last two years coming up with a design we feel addresses our needs. We have visited several other stations, consulted with other districts' leadership and frontline responders, and talked with numerous design

firms experienced in building fire stations. Though very preliminary at this point, this is a design that myself, the Board of Commissioners, my officers, and volunteers are all comfortable with. We have been displaying these preliminary plans at recent Joyce public events but if you missed them, they are available for viewing at our administration building.

## COSTS

At this point, we don't have an exact figure but we feel we are close enough to make some educated guesses. The building as designed right now is about 5,200 square feet. Costs to build a new fire station in Washington State vary widely from about \$400-\$800/square foot—up significantly from a couple years ago. This would equate to a total project cost of roughly \$2-\$4 million. We are actively investigating ways to bring

these costs down. I know our community and have no doubt, that if allowed, we could build this facility ourselves. We have immense talent in all the various trades and who knows how much heavy equipment we really have here in Joyce. Unfortunately, the days of old whereby communities came together and did an old-fashioned barn-raising are impossible and long gone. Large projects are governed closely by

pledged to match dollar for dollar any donations up to \$50,000. These donations would be made to the Joyce Fire Auxiliary, a local 501(c)(3) organization that vigorously supports our fire district. He is hoping other people will join him and do the same. He has plans to address the community directly and share the tax advantages he discovered when talking with his financial advisor. Perhaps you or

**Additionally, there may be some cost savings as a result of the prior planning the LDS Church did knowing they intended to construct another building on that same spot.**

rigid bid-matrix laws. Despite this, there may be ways to utilize some volunteer labor to bring down the costs.

Additionally, there may be some cost savings as a result of the prior planning the LDS Church did knowing they intended to construct another building on that same spot. Such things as the already existing stormwater drainage, septic system, and utilities connections may help bring down the costs. So for now, lets go with the \$2M project cost. Remember, nothing is locked in at this point and a lot of unknowns remain.

## FUNDING:

So now the big question is how do we pay for this? As I have said on numerous occasions, we are not planning to ask the public for a levy lid lift, addition of an additional levy above what has already been approved, or public bond for this project.

At our most recent budget meeting, CCFPD No. 4's Board of Commissioners set aside \$750,000 out of 2023's budget toward the funding of this project. This still leaves plenty of funds in our reserves for any unforeseen emergencies.

I am also humbled to announce that we have a community member that has stepped up and

a charitable trust or foundation you are part of would like to match our \$750K contribution and have the station named after you or your cause. These kinds of things happen all the time across our country. One thing is certain, it will never happen if we don't ask.

The now-forming Building Finance Advisory Committee will also be working on different strategies and campaigns to garner support for the project. They will be assisting; looking for any grants that may be available.

To date, we have not found any government grants that would be advantageous to our situation, but the search continues. They are brainstorming, looking for other ideas as well...

At some point after all these efforts have played out, we will be left with some balance due. Our intent would be to take out a loan for this amount and pay it off in the shortest possible time utilizing our district's existing/ongoing financial resources. Additionally, we would put our current Station 41 on the market as soon as we could safely move all of our rigs into the new apparatus bay. We have no idea what this property will fetch on the open market but whatever amount we clear will go directly into paying down the balance.

## Criteria for the Apparatus Bay:

- **Co-located/adjacent** to existing Admin Building—obviously from a response time standpoint our responders need to be co-located with the apparatus
- **Functional over fancy!** We don't need an architectural glass or marble masterpiece like most towns, just a simple design that aesthetically matches the existing lines/design of the Admin Building but without going "cheap"
- **Rugged, durable,** and able to withstand significant adverse events, in other words, up to current building code of a critical facility
- **Stick-built wood frame** construction (a steel or hybrid building option is still a possibility)
- **Energy-efficient**/well-lit with plenty of ambient lighting
- **Minimum of four apparatus bay doors** and one garage style door at the opposite end (drive throughs from end to end were ultimately decided against but also open for discussion)
- A **tower** at one end for hose drying and rescue/ladder training
- A **decontamination** station
- Plenty of **storage** for equipment/supplies
- Sufficient **shop/maintenance area**
- A **minimum** of two bathrooms, utility room, and laundry room large enough for a bunker gear washer and dryer
- **Backup power** source
- **Fitness center** area for our staff and responders
- **No sleeping quarters** in building for 24-hour staffing. (Much safer for members if sleeping quarters are separate)
- Big enough for current and **foreseeable future needs**
- **Do it right the first time!**