



Project Spotlight

SUGAR CREEK TOWNSHIP FIRE DEPARTMENT

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VIDEO



Municipal Maintenance & Storage Facility • 9,600 Square Feet • New Palestine, Indiana



Sugar Creek Township Fire Department's 54 personnel serve more than 16,500 residents across 36 square miles of Hancock County, one of Indiana's fastest-growing communities. As service calls climbed past 2,500 in a single year, the department needed more than the existing Station 45 building could provide. Equipment was scattered across multiple locations, maintenance was cramped, and the department needed a facility to keep pace. Envoy, through a build-operate-transfer (BOT) arrangement with the township, brought Meyer Building in to design and build it.

The Challenge

Bringing vehicle maintenance, apparatus and equipment storage, and office space together in a single facility created both operational and code challenges. The design needed to support efficient workflow and future growth while accommodating multiple occupancy types separated by a required three-hour rated firewall, all without sacrificing functionality or usable space.

Our Approach

As the general contractor, we handled the permitting, coordinated the site work, framing, and rough-ins, and oversaw mechanical, electrical, and plumbing. Our design team used the required firewall as the building's organizing line, with a 22' clear-height maintenance bay on one side and a 16' clear-height storage area on the other, matching each section's height to its function and keeping construction costs down in the process. To add storage capacity without adding to the building's footprint, we built a 12'x80' loft above the maintenance bay.

The Outcome

The Sugar Creek Township Fire Department now has a facility that aligns with how the department operates. The maintenance bay gives crews space to service apparatus, with a floor designed for that environment. The storage area keeps overflow equipment organized and accessible, freeing Station 45's primary bays for active use and emergency response. On any given day, the crew can pull apparatus, work on equipment, and stage gear so that when a call comes in, nothing in the building slows them down.

"Getting everything consolidated from multiple locations into one controlled space gives our maintenance program an organized shop instead of just a small bay in the back of a firehouse. Now the guys working long shifts aren't tripping over equipment, and if we need something on short notice, it's there, it's secured, and it's ready."

James Wolsiffer, Battalion Chief, Sugar Creek Township Fire Department

Construction Techniques

Post-frame construction gave the department two functionally distinct zones on Perma-Column foundations with commercial trusses matched to each section's load and height. The three-hour post-frame firewall's rated penetrations were carefully sequenced through framing, rough-ins, and finish work. A 7" reinforced concrete floor spanning both areas supports heavy equipment. A 12'x80' loft runs the full length of the maintenance bay, with a custom 6-foot door sized for forklift access.



Coordination and Project Management

Working within the township's BOT arrangement with Envoy, our team managed construction directly so township personnel didn't have to. We navigated permitting review and approvals without disrupting the construction window. Mechanical, electrical, and plumbing work was overseen closely to maintain quality, and the project finished ahead of the projected completion date.



Project Impact

Hancock County keeps growing, and the Sugar Creek Township Fire Department now has the infrastructure to grow with it. With service runs increasing and annual calls surpassing 2,500, the department has the space needed to maintain equipment properly, organize resources efficiently, and respond to a growing county's public safety and emergency response needs.



"A fire department's job is protecting people, not managing contractors. We handled the permitting complexity, the firewall requirements, and every coordination detail so the department could stay focused on the community. What they got was a clean, functional building finished ahead of schedule, on budget, and built exactly the way we said we'd build it."

Matthew Gerber, Owner, Meyer Building



PROJECT FEATURES

Size & Layout:

9,600 square feet across two connected structures, including a 3,200-square-foot, 22' clear-height maintenance bay and a 6,400-square-foot, 16' clear-height storage area, provides ample room for maintenance activities and storage.

Structure:

Laminated 3-ply and 4-ply columns on Perma-Column precast foundations, with commercial trusses at 8' O.C. and a 3/12 roof pitch, keeping the floor open and unobstructed.

Fire Barrier:

A three-hour post-frame rated firewall with continuous construction separates the maintenance and storage occupancies while meeting code requirements.

Ventilation:

Vented 18" overhangs and a vented ridge cap move heat and moisture through the attic continuously, protecting the structure from Indiana's weather extremes.

Envelope:

Housewrap behind all steel siding, open-cell spray foam at exterior walls, and contrasting metal wainscot around the perimeter seal the building and give the exterior a finished, professional appearance.

Overhead Access:

One 14'x14', four 12'x14', and one 10'x12' insulated steel overhead doors with electric operators and window sections accommodate large apparatus and equipment safely.

Walk Doors & Windows:

Four exterior and five interior insulated steel walk doors provide controlled access. Four horizontal slider thermopane windows bring natural light into the work areas.

Concrete:

Reinforced 7" slabs with 24" insulated grade beams and 3/8" rebar support the weight of heavy apparatus. Five-foot reinforced aprons at all overhead doors handle repeated apparatus movement.

Bumper Protection:

Twelve 6" red pipe bollard covers protect door jambs and equipment paths from apparatus contact during positioning, color-matched to the department's trucks.

Loft:

A 12'x80' storage loft keeps bulk supplies and overflow equipment off the floor. The 48" stairway with closed risers and 6' access door accommodate forklift use for heavier items.

Support Spaces:

A finished administrative office, fully equipped restroom, and covered entry canopy with hip ends and steel cladding give personnel a functional, attractive base.

Interior Finish:

White steel liner panels on interior walls and ceilings with R-25 wall and R-45 ceiling insulation keep the building comfortable year-round.