City of Valdez HQ Fire Station

Programming and Site Evaluations

BETTISWORTH NORTH

TCA

architecture • planning

Draft Report

March 28, 2018

CONTENTS

PROCESS

Participants

This planning effort is based on the work of the following people representing the City of Valdez and the Bettisworth North Architects and Planners & TCA Architecture + Planning consultant team.

City of Valdez

+ Tracy Raynor, City of Valdez Fire Chief
+ Nathan Duval, City of Valdez Capital Facilities Director
+ Scott Benda, City of Valdez Assistant Building Inspector

Consultant Team

+ Roy Rountree, BNAP- Anchorage Alaska
+ Brian Harris, TCA- Seattle, WA

Objectives & Process

The study's purpose is to define the operational space needs for a new City of Valdez Headquarters Fire Station, provide conceptual site planning studies for (4) shortlisted sites recommending a preferred site, and identify order of magnitude budget estimates for the development of each of the four shortlisted sites.

To support this study, numerous site locations for the replacement fire station were identified by the City of Valdez based on prior work performed by Arcadis. From this information, the City narrowed down the sites to (4) preferred locations which were evaluated as part of this study. Using the identified sites, Bettisworth North Architects and Planners (BNAP), and TCA Architecture + Planning (TCA), fire station design specialists, performed alternative test-to-fit studies based on the development of projected space needs. Site engineering and technical studies such as: Geotechnical Engineering, Site Surveying, Phase 1 Environmental Studies, etc. are not part of this scope. For the order of magnitude estimates, identified space needs, available site information, best practices relative to current and projected fire station operational and safety requirements, technology systems, quality goals, and recently designed and constructed facilities in the region were used to develop facility and site development costs. The space needs identified in the study provide for a resilient facility which is operationally sound, durable, low maintenance, energy efficient, sustainable, and can accommodate growth and change over the next 30+ years.

Timeline

At the onset of the project, a project execution approach was developed and approved. The following identifies milestone tasks which occurred during the study process:

+ *February 13-14, 2018* - BNAP and TCA traveled to Valdez for a two-day fact-finding effort meeting with City and Fire Department staff, touring the existing facilities, and understanding the current operations and supported equipment. A preliminary program was discussed and candidate project sites were reviewed to get a better understanding of the site constraints.

  Following the site visit, the facility program was refined and the program space needs were used to generate concept test-to-fit options for suitability on (4) potential project sites.
+ *March 07, 2018* - Our team led a call in meeting to review the updated program, planning concepts, and site test-to-fit studies for each location.
+ *March 22, 2018* - Our team led a call in meeting to review the updated site test-to-fit studies for each location and refined the preferred options.
+ *March 29, 2018* - Draft Report Submission
+ *April 3, 2018* - Draft Report Presentation

EXECUTIVE SUMMARY

Primary Influences on Operational Needs of Fire Stations

After a review and analysis of the identified project deficiencies identified by the City, our team found that many industry wide standards and codes are not being met within the current station due to its age, size, and configuration. Not meeting these standards increases risks to not only personnel but also to personal protective equipment, apparatus, and community safety.

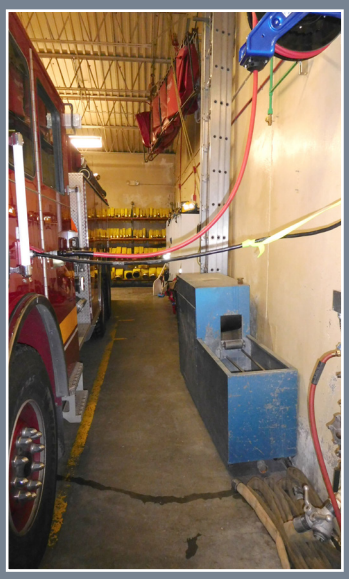
The key drivers to this space needs assessment was compliance with regulatory requirements, having the ability to support the operational needs of a modern fire station in an uncompromised, permanent way, and strategically locating the stations in their target response areas. While cost is always a key consideration, it was not a driving factor in the development of space needs. Station sizing has been based on operational needs as influenced by call demand, staffing, regulatory compliance, national standards, and trends in the fire service.

Regulatory Compliance

+ NFPA 1581- Infection Control
+ NFPA 1851- Care of Fire Fighting Equipment
+ NFPA 403- Standard for AFF Services
+ NFPA 1500- Occupational Safety
+ OSHA- 1910- Construction & Maintenance
+ International Codes- Essential Facility
+ Americans with Disabilities Act

Standards / Trends

+ Decontamination and Cleaning
+ Support of Specialized Equipment & Technology
+ Cross-contamination Reduction
+ Response Efficiency
+ Fire Suppression
+ Gender Neutrality
+ Durable, Low Maintenance
+ Sustainability & Energy Usage



Space Deficiencies

The current apparatus bay configuration does not allow adequate space for personnel to efficiently and safely navigate around the emergency apparatus.

Fire Station Operational Space Needs Summary

In the space needs study process, the following primary components have been identified and sized to meet the programmatic needs to support operations for the foreseeable future.

Area Summary		
Number	**Area**	**Net SF**
1.000	Public Area	1,062
2.000	Admin / Crew Office Area	2,639
3.000	Crew Living Area	4,261
4.000	Apparatus Area	8,977
5.000	Systems	2,867
6.000	Other	-
	Subtotal NSF	19,806
	Grossing Factor	25%
	Total Gross SF	**24,758**

**The fire station project includes a pre-manufactured training tower in the rear drill area.*

Fire Station Site Evaluations and Test-to-Fit Studies

The following primary considerations were discussed and considered when analyzing the site location options and in the development of the site test-to-fit studies.

+ Strategically Located Relative to their Target Response Areas
+ Neighborhood Related Issues
+ Landuse / Code Issues
+ Property Issues
+ Program Issues
+ Site Vulnerability
+ Construction Issues
+ Financial Issues

The chart on the following page shows the evaluation of these considerations for each site.

Alternative Site Ranking

Criteria	Site A	Site C	Site K	Site M
Response				
Delivery of service- long term (20 yr. Planning Horizon)	5	10	5	5
Location relative to target response area	5	10	5	1
Location relative to Increased growth	10	10	10	10
Location relative to liquifaction areas- response related	10	10	5	1
Street configuration/Accessibility- response related	10	10	5	5
Neighborhood Issues				
Noise	10	5	5	10
Traffic	10	10	10	5
Public safety-stewards	5	10	5	5
Landuse/Code Issues				
Zoning	10	5	10	10
Height limit	10	10	10	10
Property assemblage required	10	10	10	10
Property Issues				
Dimensions	5	10	5	5
Size	5	10	10	10
Street Frontage	5	10	10	10
Topography	10	10	5	10
Program Issues				
Dimensions	10	10	5	10
Accomodates building program	10	10	10	10
Accomodates training area program	5	10	5	10
Training area security	10	5	5	10
Site circulation and response	10	10	5	5
Supports snow storage	10	5	5	10
Site Vulnerability				
Avalanche hazard	10	10	5	1
Tsunami inundation hazard	10	10	1	1
Utility Access	10	10	10	5
Liquefaction - vertical/horizontal soil displacement	10	10	5	1
Differential Settlement	10	10	5	5
Location relative to man-made hazardous areas	10	10	10	10
Potential for rising ground water	10	10	10	1
Construction Issues				
Demolition requirements	10	10	10	10
Environmental remediation requirements	10	10	10	10
Financial Issues				
Development cost	10	10	5	1
Increased insurance costs or uninsurable	10	10	5	1
Site acquisition costs	10	10	10	10
Total Score	295	310	231	218

Key

Meets targeted planning objective	10
Generally meets targeted planning objective	5
Does not meet planning objective, significant problem	1

Evaluation Approach

The site evaluation strategy began with the development of site ranking criteria based on national standards relative to fire station placement, local circumstances, and our team's expertise in fire station planning. This criterion identifies information which should be considered to meet the response and operational requirements for a new fire station location and its function as an essential facility.

Findings

From the site-specific test-to-fit "concept site layout diagrams" prepared by the consultant team, each of the four alternative sites were ranked relative to meeting or not meeting such criteria based on a green, yellow, red rating system.

- Meets targeted planning objective
- Generally meets targeted planning objective
- Does not meet planning objective, and may be a significant problem

Site- C- (Highest ranking site)

The factors which make this a preferred site location can be distilled down to a few primary factors. Since this is an essential facility, ensuring the site is not vulnerable to natural events is critical. The site can additionally accommodate the overall program, is central to the overall target response area, and brings fire service presence to the downtown core. Snow management will need to be reviewed in more detail and the limitations of DOT street access at this location is a consideration but should be manageable.

Site- A- (Second highest ranking site)

The primary factors which make this a high-ranking site location are very similar to site C in several aspects. Since this is an essential facility, ensuring the site is not vulnerable to hazardous natural events is critical. This facility should have the ability to remain operational after any significant event. While the site can also accommodate the overall program, the topography of the hillside moderately impacts the site. This site is not as optimal relative to the target response area compared to site C, however, the coverage area is not significantly impacted. One of the greatest draw backs to site A is that the station is a bit more tucked away from the downtown core and its presence will not have any significant impact of the revitalization that a new public building brings to an area. This location is somewhat disconnected from downtown activity and the potential of drawing volunteers to the Department would potentially be more limited.

Site- K- (Middle ranking site)

The primary factors which make this site less desirable than sites C and A include its location in the tsunami inundation area, the decentralized volunteer response, and use compatibility adjacent to the hospital and future planning goals identified for this location.

Site- M- (Lowest ranking site)

The primary factors which make this the lowest ranking site are not only site vulnerabilities, which we consider a fatal flaw, but also due to site development costs, soil issues, and water mitigation. Additionally, this location requires volunteers to drive away from the service area to the station then back to the target response area, which adds critical time to a response if they can't get to the station in a major natural disaster.

Conclusion

While none of the four identified sites for study meet all the conditions optimally set for evaluation, sites C and A rank the highest and sites K and M both have fatal flaws relative to the most recently mapped tsunami inundation zone and potential avalanche area at site M.

Fire Station Budget Summary

Concept Site Cost Summary				
Site Name	**Construction Cost**	**Cost/SF**	**Project Cost**	**Remarks**
Site A	$16,795,160	$647	$23,286,221	Nothing unusual noted
Site C	$16,545,061	$637	$23,175,184	Replatting and moving ice rink
Site K	$17,374,486	$669	$24,395,049	More land is available on this site
Site M	$18,569,148	$715	$25,717,634	Foundations increase cost, replatting required

Concept Site A

Development Area	170,000	GSF			
Element	**Quantity**	**Rate**	**Cost**	**Unit**	**Remarks**
Site Waste Overburden	3.90	$6,105.00	$23,826	ACRE	
Site Waste	62,900	$7.88	$495,366	CY	Assume 10 foot excavation, geotech confirm
Site Filling	62,900	$28.69	$1,804,821	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	114,042	$0.66	$75,682	SF	
Asphalt paving	114,042	$5.92	$675,340	SF	
Landscaping, average trees, shrubs, lawn	30,000	$3.66	$109,890	SF	Average, allowance
New building construction cost	24,758	$446.19	$11,046,773	SF	Based on similar buildings
Tower construction cost	1	$1,000,000	$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	$31	$36,630	SF	
Subtotal			$15,268,327		
Estimating Contingency		10%	$1,526,833		
Subtotal			**$16,795,160**		
Cost per Gross Square Foot of Bldg			**$647**		
Project Cost Factor		38%	$6,382,161		
Site Purchase Cost			$108,900		From Arcadis Criterial Matrix, 01/06/18
Project Total			**$23,286,221**		

Concept Site C

Development Area	143,500	GSF			
Element	**Quantity**	**Rate**	**Cost**	**Unit**	**Remarks**
Site Waste Overburden	3.29	$6,105.00	$20,112	ACRE	
Site Waste	53,095	$7.88	$418,147	CY	Assume 10 foot excavation, geotech confirm
Site Filling	53,095	$28.69	$1,523,481	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	87,542	$0.66	$58,096	SF	
Asphalt paving	87,542	$5.92	$518,411	SF	
Landscaping, average trees, shrubs, lawn	30,000	$3.66	$109,890	SF	Average, allowance
New building construction cost	24,758	$446.19	$11,046,773	SF	Based on similar buildings
Tower construction cost	1	$1,000,000	$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	$31	$36,630	SF	
Relocated Ice Rink	7,778	varies	$309,425		Rough estimate, including lighting, no roof
Subtotal			$15,040,965		
Estimating Contingency		10%	$1,504,096		
Subtotal			**$16,545,061**		
Cost per Gross Square Foot of Bldg			**$637**		
Project Cost Factor		38%	$6,287,123		
Site Purchase Cost			$343,000		From Arcadis Criterial Matrix, 01/06/18
Project Total			**$23,175,184**		

Concept Site K

Development Area	196,000	GSF			
Element	**Quantity**	**Rate**	**Cost**	**Unit**	**Remarks**
Site Waste Overburden	4.50	$6,105.00	$27,470	ACRE	
Site Waste	72,520	$7.88	$571,128	CY	Assume 10 foot excavation, geotech confirm
Site Filling	72,520	$28.69	$2,080,853	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	140,042	$0.66	$92,937	SF	More paving is possible on this site
Asphalt paving	140,042	$5.92	$829,308	SF	More paving is possible on this site
Landscaping, average trees, shrubs, lawn	30,000	$3.66	$109,890	SF	Average, allowance
New building construction cost	24,758	$446.19	$11,046,773	SF	Based on similar buildings
Tower construction cost	1	$1,000,000	$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	$31	$36,630	SF	
Subtotal			$15,794,987		
Estimating Contingency		10%	$1,579,499		
Subtotal			**$17,374,486**		
Cost per Gross Square Foot of Bldg			**$669**		
Project Cost Factor		38%	$6,602,305		
Site Purchase Cost			$418,258		From Arcadis Criterial Matrix, 01/06/18
Project Total			**$24,395,049**		

Concept Site M

Development Area	181,600	GSF			
Element	**Quantity**	**Rate**	**Cost**	**Unit**	**Remarks**
Site Waste Overburden	4.17	$6,105.00	$25,452	ACRE	
Site Waste	80,711	$7.88	$635,636	CY	Assume 12 foot excavation, geotech confirm
Site Filling	80,711	$28.69	$2,315,884	CY	Assume 12 foot excavation, geotech confirm
2 in Leveling course under paving	125,642	$0.66	$83,381	SF	More paving is possible on this site
Asphalt paving	125,642	$5.92	$744,033	SF	More paving is possible on this site
Landscaping, average trees, shrubs, lawn	30,000	$3.66	$109,890	SF	Average, allowance
Steel Piling Foundation System	24,758	$35.68	$883,365	SF	Based on similar buildings in KTN
New building construction cost	24,758	$446.19	$11,046,773	SF	Based on similar buildings
Tower construction cost	1	$1,000,000	$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	$31	$36,630	SF	
Subtotal			$16,881,044		
Estimating Contingency		10%	$1,688,104		
Subtotal			**$18,569,148**		
Cost per Gross Square Foot of Bldg			**$715**		
Project Cost Factor		38%	$7,056,276		
Site Purchase Cost			$92,209		From Arcadis Criterial Matrix, 01/06/18
Project Total			**$25,717,634**		

APPENDIX A

Fire Station Space Needs Diagrams

VALDEZ FIRE STATION AREA MATRIX

NUMBER	ROOM NAME	QTY	NET SF	NET SF TOTAL	COMMENTS
1.000	**PUBLIC AREA**				
1.001	VESTIBULE	1	64	64	
1.002	LOBBY/ WAITING / DISPLAY	1	890	890	Museum Area
1.003	PUBLIC RESTROOM MEN	1	54	54	
1.004	PUBLIC RESTROOM WOMEN	1	54	54	
				1,062	
2.000	**ADMIN/CREW OFFICE AREA**				
2.001	CHIEF'S OFFICE	1	198	198	
2.002	DEPUTY CHIEF'S OFFICE - FUTURE	1	150	150	
2.003	FIRE MARSHAL/ INSPECTOR FUTURE OFFICE	1	120	120	
2.004	ADMIN ASSISTANT/ RECEPTION	1	120	120	
2.005	CONFERENCE	1	350	350	Seating for (10)
2.006	COPY ROOM / FILE STORAGE	1	171	171	
2.007	CUSTODIAL	1	48	48	
2.008	TRAINING ROOM	1	1,428	1,428	Potential back-up EOC
2.009	RESTROOM	1	54	54	
				2,639	
3.000	**CREW LIVING AREA**				
3.001	CAPTAINS OFFICE	1	120	120	
3.002	FIREFIGHTER WORK AREA	1	421	421	
3.003	KITCHEN/ DINING	1	559	559	Seating for (8)
3.004	DAYROOM	1	663	663	(4) Recliners, sofa, play area
3.005	OFFICERS SLEEPING ROOM W/ RR	1	217	217	(1) Sleeping Room @ 217 sqft, 3 Lockers, plus showe and toliet
3.006	SLEEPING ROOM- DOUBLE	4	180	720	4 @ 180 sqft, 6 Lockers
3.007	MEN TOILET/SHOWER/ LOCKER	1	372	372	(20) 12"x12" lockers, (2) showers, (2) toilets, (2) urinals
3.008	WOMEN TOILET/SHOWER/ LOCKER	1	339	339	(20) 12"x12" lockers, (2) showers, (2) toilets
3.009	PHYSICAL TRAINING	1	750	750	
3.010	LAUNDRY	1	100	100	w/ Mop Sink
				4,261	
4.000	**APPARATUS AREA**				
4.001	APPARATUS ROOM	1	7,136	7,136	(6) Drive through bays w/ diesel exhaust recovery
4.002	BAY TOILET	1	54	54	
4.003	SHOP/ MAINT.	1	150	150	
4.004	EMS STORAGE	1	108	108	
4.005	OPERATIONAL STORAGE	1	400	400	
4.006	EQUIPMENT DECON	1	149	149	W/ wash alcove
4.007	CLEANING EXTRACTOR	1	130	130	
4.008	TURNOUT GEAR STORAGE/ DRYING	1	360	360	(35) 24"x20" lockers
4.009	DISASTER RELIEF SUPPLY ROOM	1	100	100	
4.010	WASH ALCOVE - APPARATUS	1	40	40	
4.011	SCBA FILL STATION/ COMPRESSOR	1	150	150	
4.012	SCBA MAINT.	1	100	100	
4.013	HOSE STORAGE/ DRYER	1	40	40	
4.014	BIKE STORAGE	1	60	60	
				8,977	
5.000	**SYSTEMS**				
5.001	STAIR	2	396	792	Assumes two flights as required for egress
5.002	ELEVATOR	2	42	84	
5.003	ELEVATOR MACHINE ROOM	1	51	51	
5.004	IT ROOM	1	180	180	Rack for phone and alerting 3'-0" required clearance
5.005	ELECTRICAL ROOM	1	120	120	
5.006	FIRE SPRINKLER	1	40	40	
5.007	MECHANICAL/ FAN ROOM	1	1,600	1,600	

	2,867
	-
	-
SUBTOTAL NET SF	**19,806**

AREA SUMMARY

NUMBER	AREA	NET SF	COMMENTS
1.000	PUBLIC AREA	1,062	
2.000	ADMIN/CREW OFFICE AREA	2,639	
3.000	CREW LIVING AREA	4,261	
4.000	APPARATUS AREA	8,977	
5.000	SYSTEMS	2,867	
6.000	OTHER	-	
	SUBTOTAL NSF	19,806	
	GROSSING FACTOR	25%	Walls, circulation
	TOTAL GROSS SF	**24,758**	

1.001 VESTIBULE

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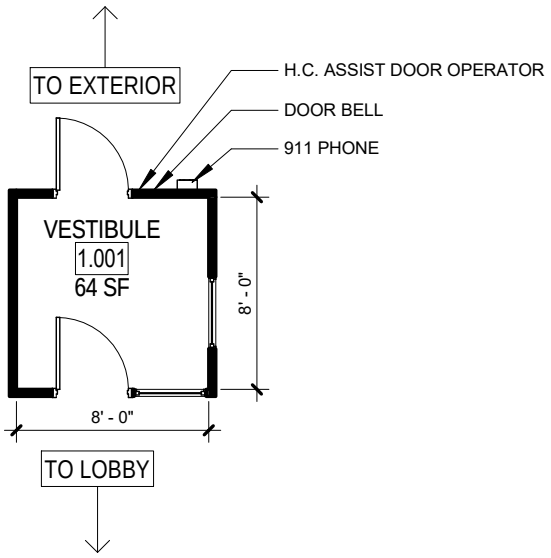


1/8" = 1'

GENERAL

AREA	64 SF
OPERATIONAL CRITERIA	Space to provide weather protection. Exterior door and interior vestibule door secured, ADA assist., doorbell, exterior phone.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: NA

DOORS: STOREFRONT

CASEWORK: NA

SYSTEMS

HVAC: TBD

LIGHTING: LED

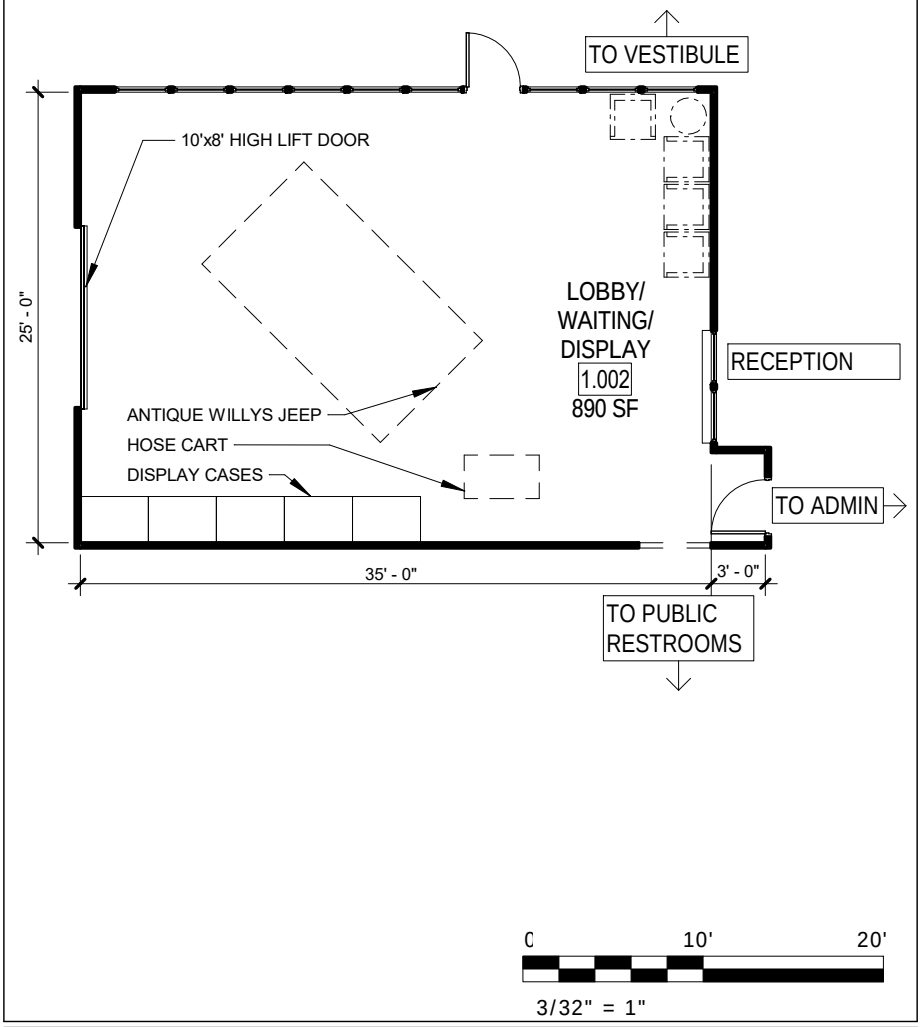
OTHER: WALKOFF MAT

FURNISHINGS

OTHER

1.002 LOBBY/ WAITING/ DISPLAY

03.07.18



GENERAL

AREA	890 SF
OPERATIONAL CRITERIA	Supports public information distribution, blood pressure checks, walk-in aid, station tours and general visitors. Direct access to public restrooms. Secure from operational portion of facility. Adjacent to office areas. Museum / Display
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: METAL GRID

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: STOREFRONT

DOORS: STOREFRONT

CASEWORK: DISPLAY CASE

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

(4) CHAIR, TABLE, DISPLAY CASE

OTHER

FIRE ANTIQUES

1.003 PUBLIC RESTROOM MEN

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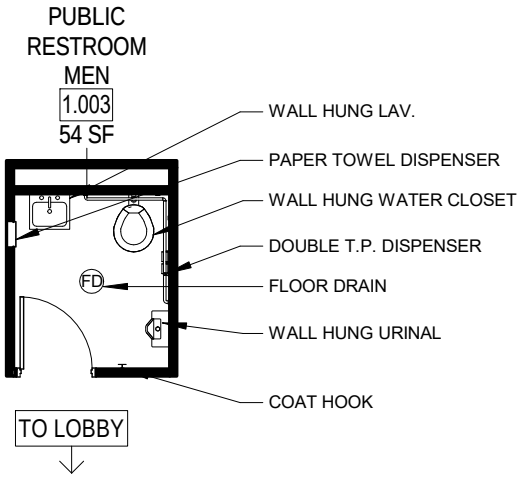

1/8" = 1'

GENERAL

AREA	54 SF
OPERATIONAL CRITERIA	Supports public visitors. Direct Access from lobby. Secure from operational portion of the facility.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

N/A

OTHER

SOUND BATTS

1.004 PUBLIC RESTROOM WOMEN

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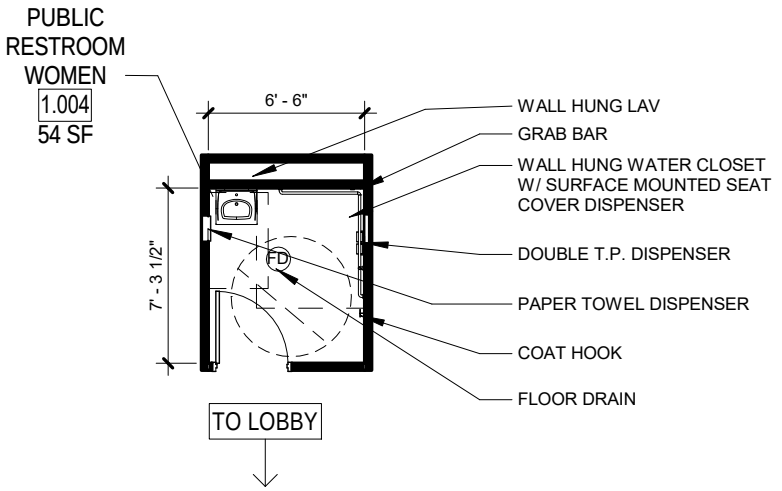

1/8" = 1'

GENERAL

AREA	54 SF
OPERATIONAL CRITERIA	Supports public visitors. Direct Access from lobby. Secure from operational portion of the facility.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

N/A

OTHER

SOUND BATTS

2.001 CHIEF'S OFFICE

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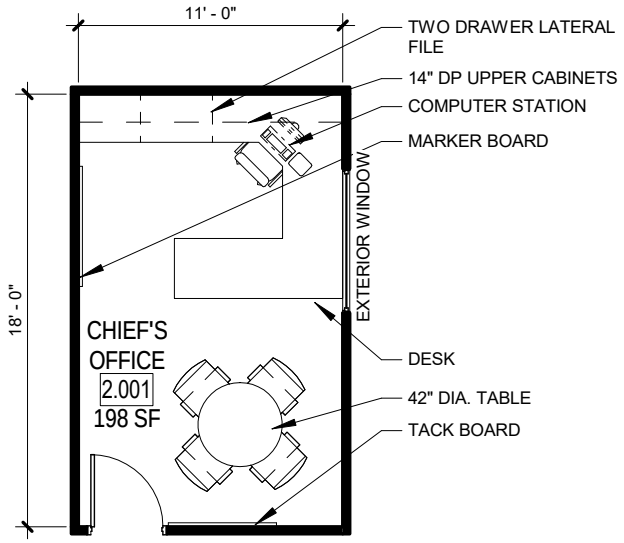


1/8" = 1'

GENERAL

AREA	198 SF
OPERATIONAL CRITERIA	Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

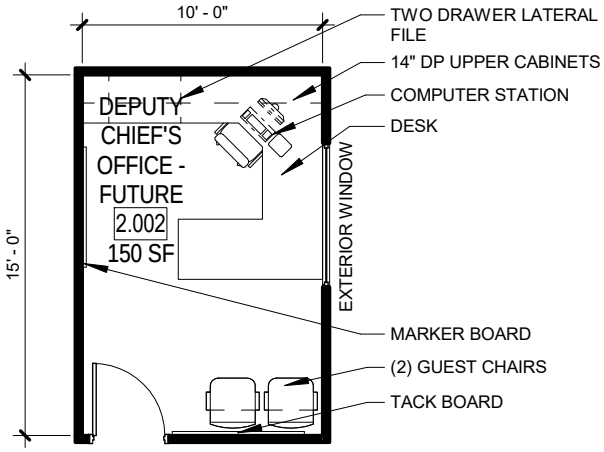
WORKSTATION, FILE CABINET, SMALL CONFERENCE TABLE, GUEST CHAIRS

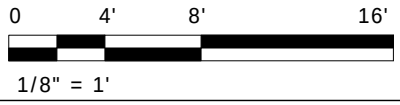
OTHER

SOUND BATTS

2.002 DEPUTY CHIEF'S OFFICE - FUTURE

03.07.18





GENERAL

AREA	150 SF
OPERATIONAL CRITERIA	Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

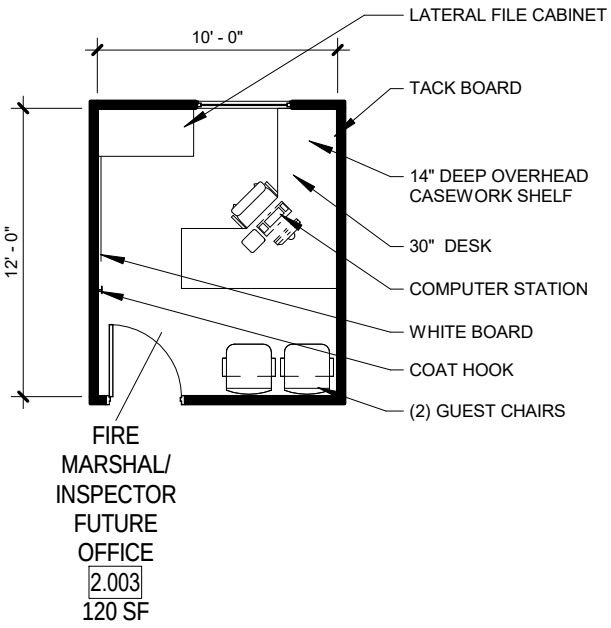
WORKSTATION, FILE CABINET, GUEST CHAIRS

OTHER

SOUND BATTS

2.003 FIRE MARSHAL/ INSPECTOR FUTURE OFFICE

03.07.18



1/8" = 1'

GENERAL

AREA	120 SF
OPERATIONAL CRITERIA	Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas and close proximity to lobby.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

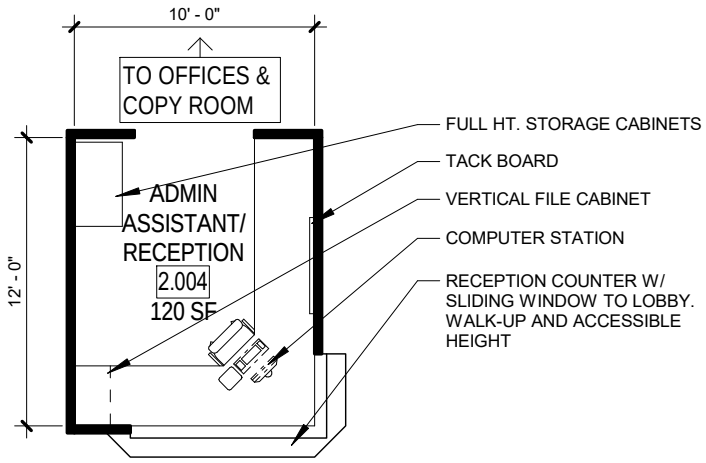
WORKSTATION, FILE CABINET, GUEST CHAIRS

OTHER

SOUND BATTS

2.004 ADMIN ASSISTANT/ RECEPTION

03.07.18



1/8" = 1'

GENERAL

AREA	120 SF
OPERATIONAL CRITERIA	Adjacent to public entrance lobby, admin offices and copy/work room. Provides for interface with public. Near conference room
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: RECEPTION COUNTER

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

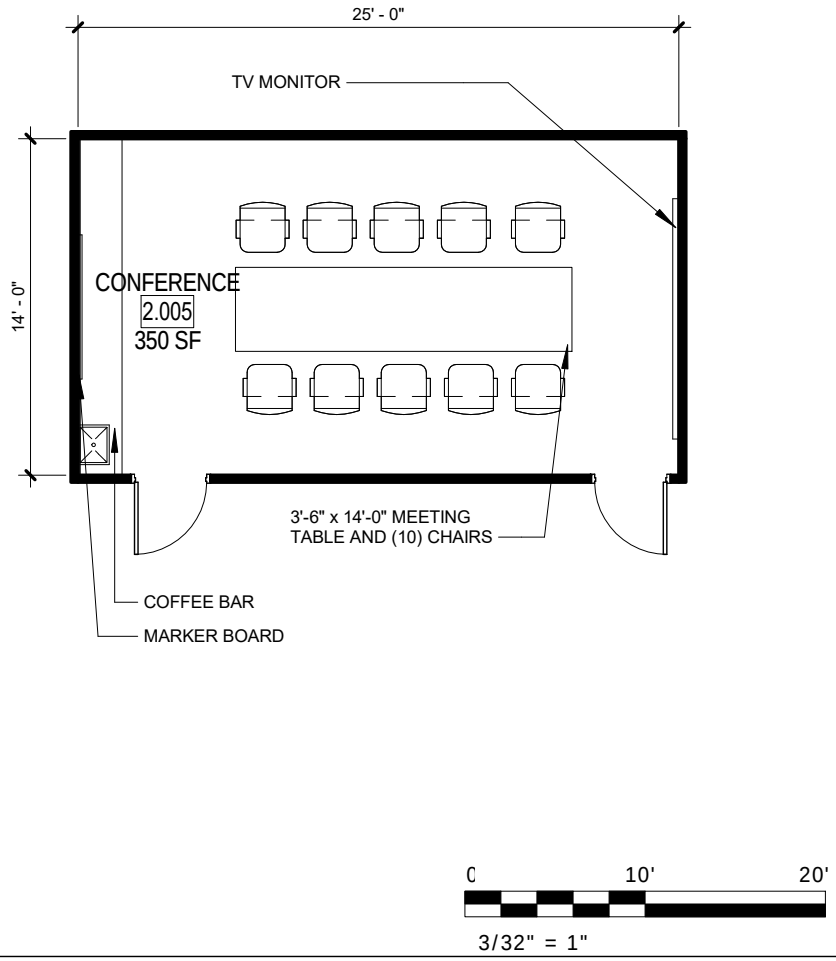
FURNISHINGS

WORKSTATION, FILE CABINET, RECEPTION DESK CHAIR

OTHER

2.005 CONFERENCE

03.07.18



GENERAL

AREA	350 SF
OPERATIONAL CRITERIA	Supports small fire department training or meetings for up to (10) seated at a table. Allows for multimedia capabilities.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

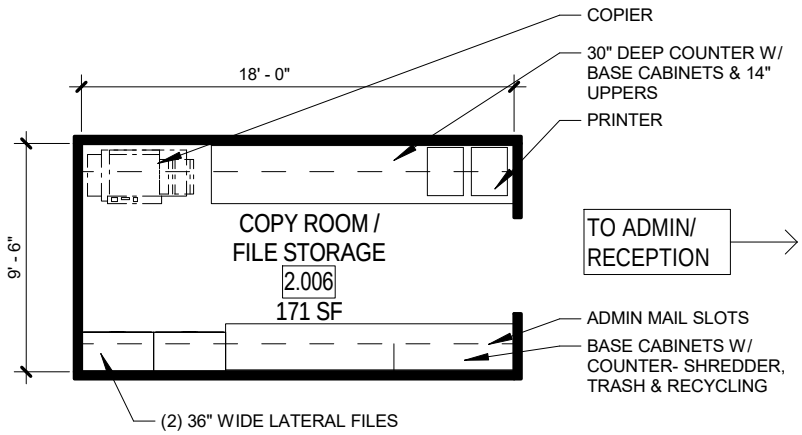
3'-6" x 14'-0" MEETING TABLE AND (10) CHAIRS

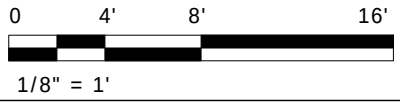
OTHER

SOUND BATTS

2.006 COPY ROOM / FILE STORAGE

03.07.18





GENERAL

AREA	171 SF
OPERATIONAL CRITERIA	Provide space for copy machine and copy organization. Storage for general office supplies. Mail slots for admin.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: N/A

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

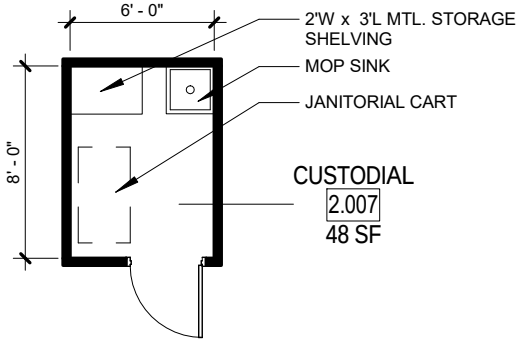
FURNISHINGS

(2) 36" WIDE LATERAL FILES

OTHER

2.007 CUSTODIAL

03.07.18



1/8" = 1'

GENERAL

AREA	48 SF
OPERATIONAL CRITERIA	Supports Admin area maintenance by users.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

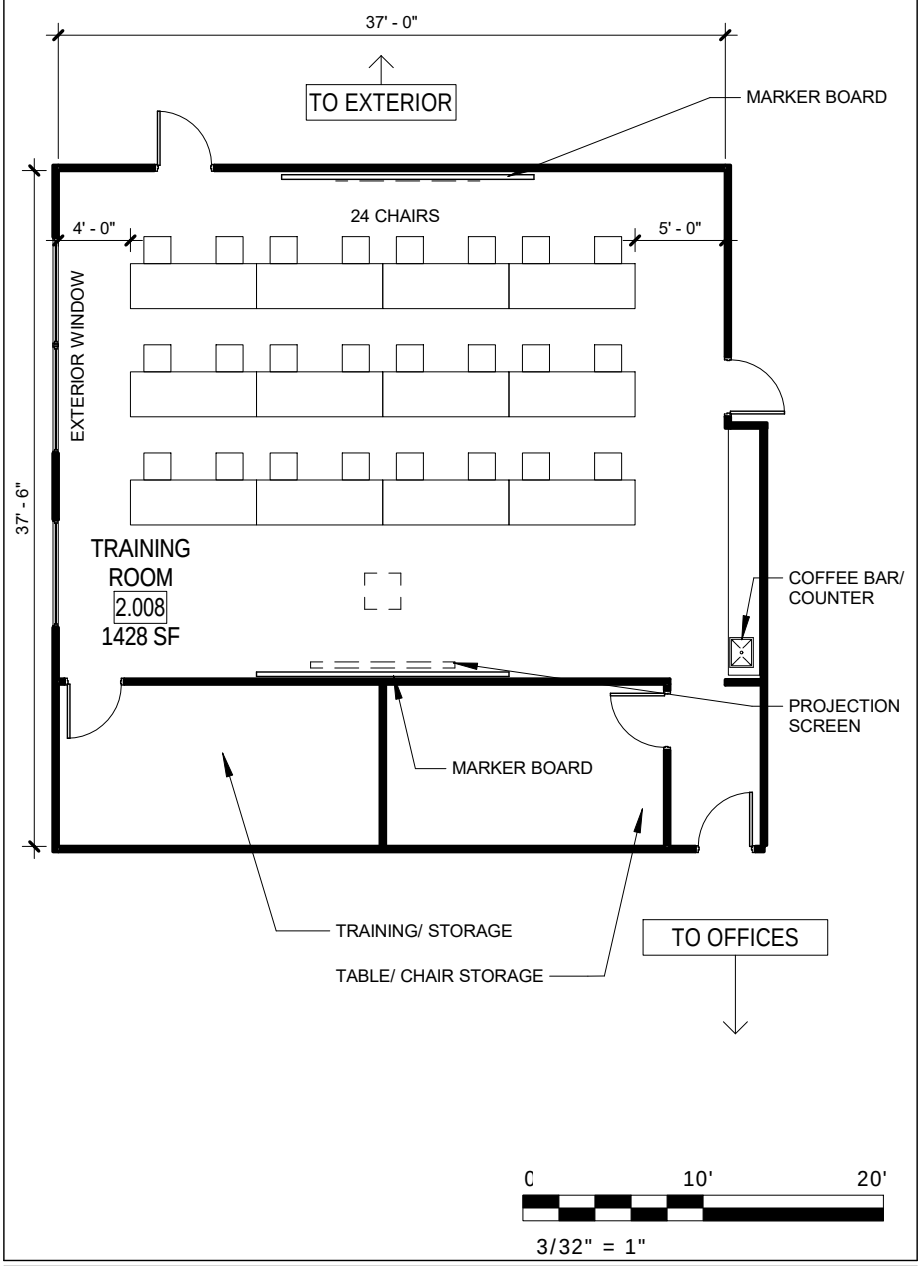
MTL STORAGE SHELVING

OTHER

WALL PROTECTION

2.008 TRAINING ROOM

03.07.18



GENERAL

AREA	1428 SF
OPERATIONAL CRITERIA	Supports meetings and classes for up to (50) in chairs and (24) at tables seated in chairs. Potential access to drill grounds.
SPECIALTY SPACE	YES POTENTIAL BACK UP EOC
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURE W/ QUARTZ COUNTER

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

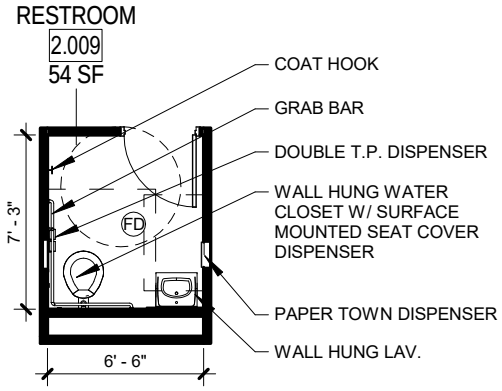
TABLE, CHAIRS, MARKER BOARD, PROJECTOR, MONITOR

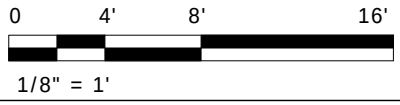
OTHER

BACK UP EOC

2.009 RESTROOM

03.07.18





GENERAL

AREA	54 SF
OPERATIONAL CRITERIA	Supports administrative staff. Direct access to offices. Secure from lobby and public.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

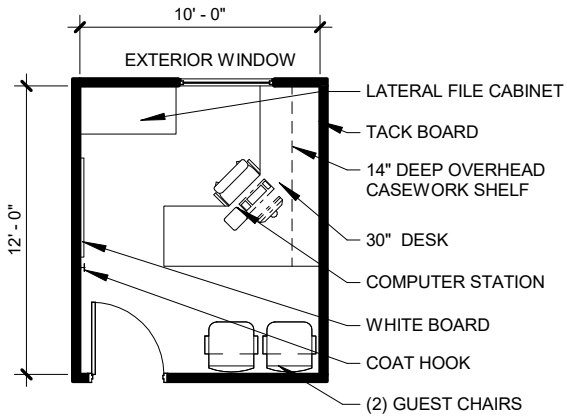
N/A

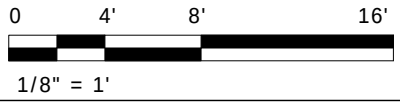
OTHER

SOUND BATTS

3.001 CAPTAINS OFFICE

03.07.18





GENERAL

AREA	120 SF
OPERATIONAL CRITERIA	Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to firefighter work area.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

FURNISHINGS

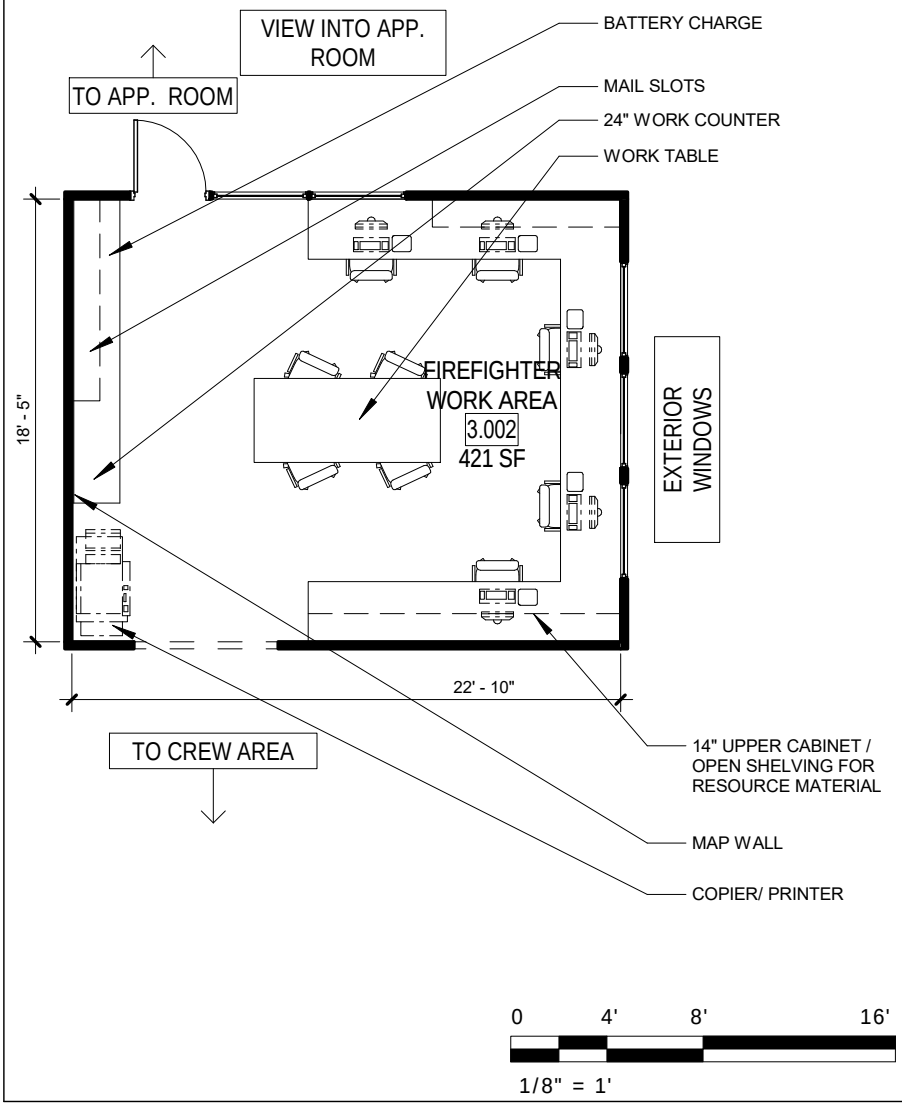
WORKSTATION, FILE CABINET, GUEST CHAIRS

OTHER

SOUND BATTS

3.002 FIREFIGHTER WORK AREA

03.07.18



GENERAL

AREA	421 SF
OPERATIONAL CRITERIA	Supports daily firefighter shift work, including training, report writing, conferences, dispatch and radio charging. Work stations for (5) firefighters. Adjacent to apparatus bay.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: _VT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: HOLLOW METAL

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

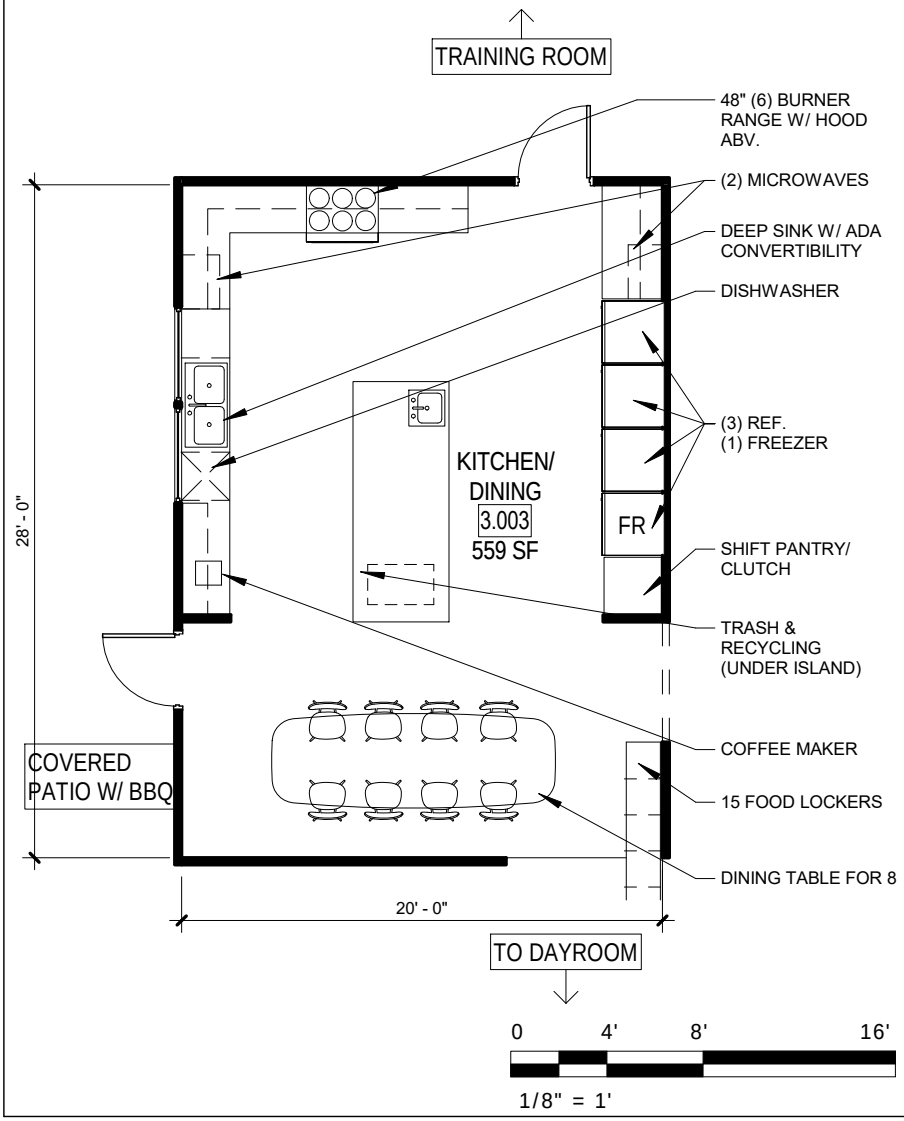
FURNISHINGS

WORK TABLE, CHAIR, COPIER

OTHER

3.003 KITCHEN/ DINING

03.07.18



GENERAL

AREA	559 SF
OPERATIONAL CRITERIA	Supports crew of (8), located near apparatus room and training room. Expandable into training room for larger dining and events.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: STOREFRONT

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER: DINING TABLE FOR 8 (10'x4')

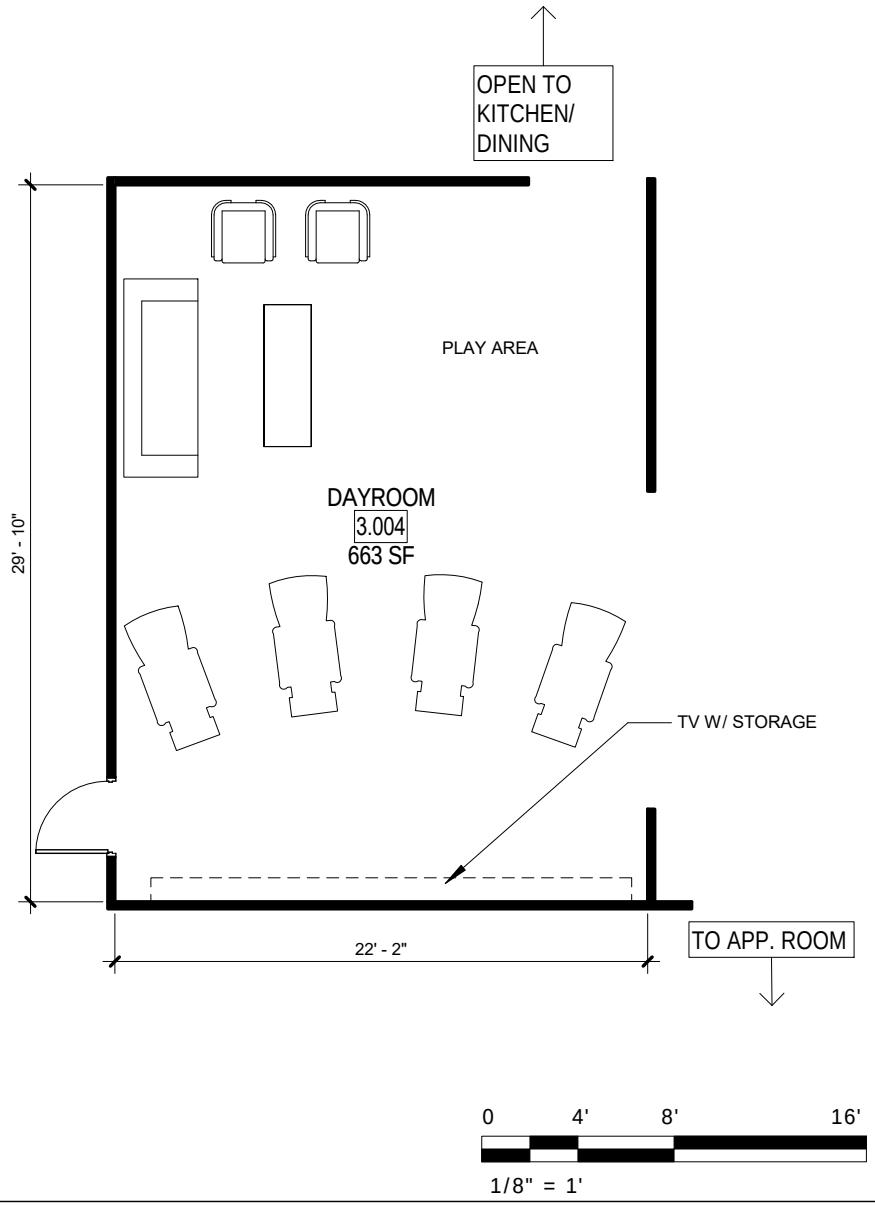
FURNISHINGS

N/A

OTHER

3.004 DAYROOM

03.07.18



GENERAL

AREA	663 SF
OPERATIONAL CRITERIA	Supports crew living area and visting family. Provides space to decompress and rehab following a call. Close access to apparatus bay.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: STOREFRONT

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD

LIGHTING: LED - DIMMER

OTHER:

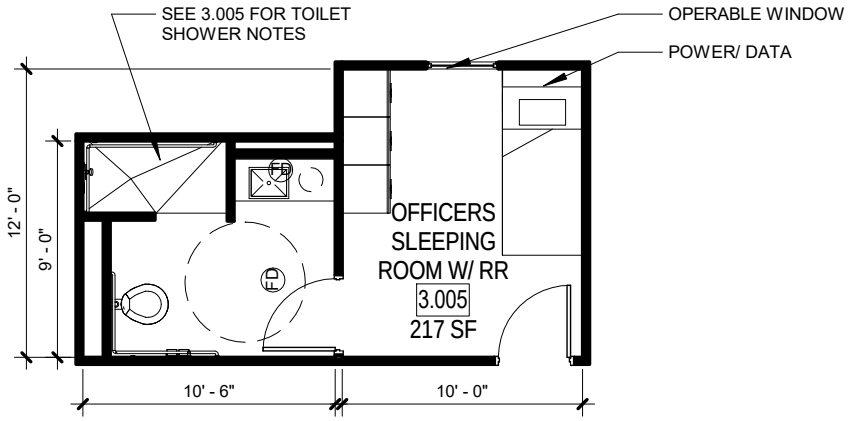
FURNISHINGS

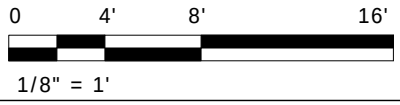
SOFAS, RECLINERS, COFFEE TABLE

OTHER

3.005 OFFICERS SLEEPING ROOM W/ RR

03.07.18





GENERAL

AREA	217 SF
OPERATIONAL CRITERIA	Individual sleeping room with (1) wardrobe unit per shift. Individual room with privacy lock. Provide acoustical separation between sleeping rooms. Attached toilet/ shower room adjacent to officers sleeping room.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WARDROBE UNITS AND HEADBOARD

SYSTEMS

HVAC: TBD - INDIVIDUAL CONTROL

LIGHTING: LED - DIMMER

OTHER:

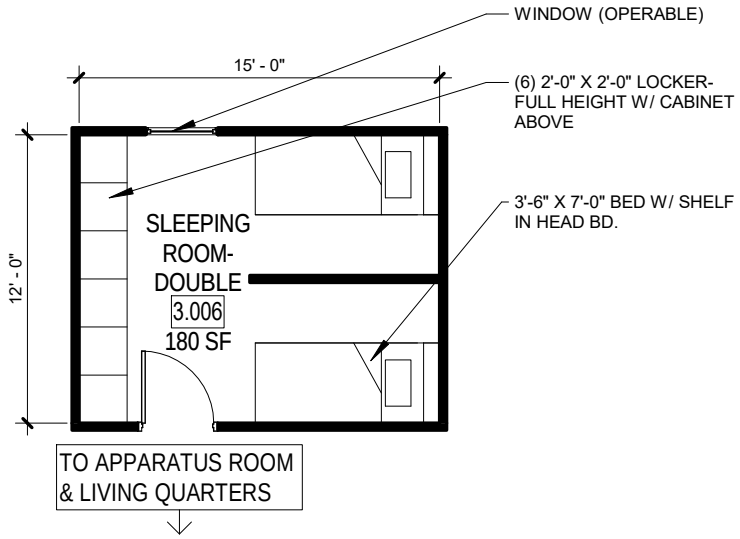
FURNISHINGS

BED

OTHER

3.006 SLEEPING ROOM- DOUBLE

03.07.18



1/8" = 1'

GENERAL

AREA	180 SF
OPERATIONAL CRITERIA	Double sleeping room with (2) wardrobe units per shift. Provide door with privacy lock. Provide acoustical separation between sleeping rooms.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WARDROBE UNITS AND HEADBOARD

SYSTEMS

HVAC: TBD - INDIVIDUAL CONTROL

LIGHTING: LED - DIMMER

OTHER:

FURNISHINGS

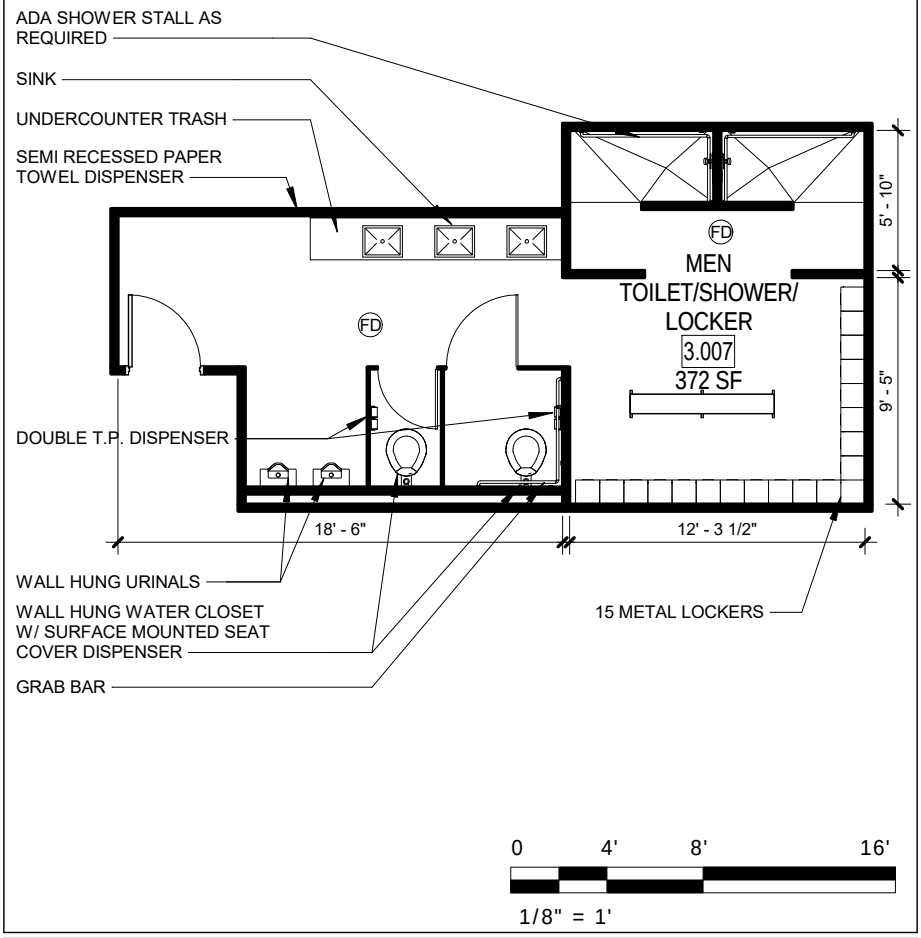
BEDS

OTHER

SOUND BATTS

3.007 MEN TOILET/SHOWER/ LOCKER

03.07.18



GENERAL

AREA 372 SF

OPERATIONAL CRITERIA

SPECIALTY SPACE No.

PREFERRED FLOOR

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: TILE

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED

OTHER: N/A

FURNISHINGS

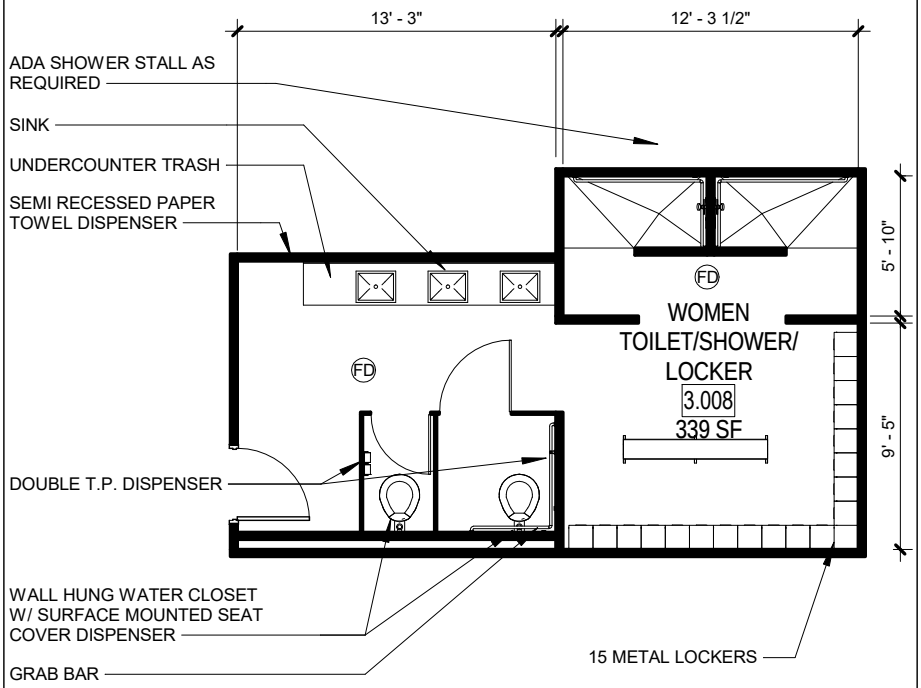
20 LOCKERS, BENCH

OTHER

SOUND BATTS

3.008 WOMEN TOILET/SHOWER/ LOCKER

03.07.18



GENERAL

AREA 377 SF

OPERATIONAL CRITERIA

SPECIALTY SPACE NO

PREFERRED FLOOR

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED W/ MOTION SENSOR TIMER

OTHER: N/A

FURNISHINGS

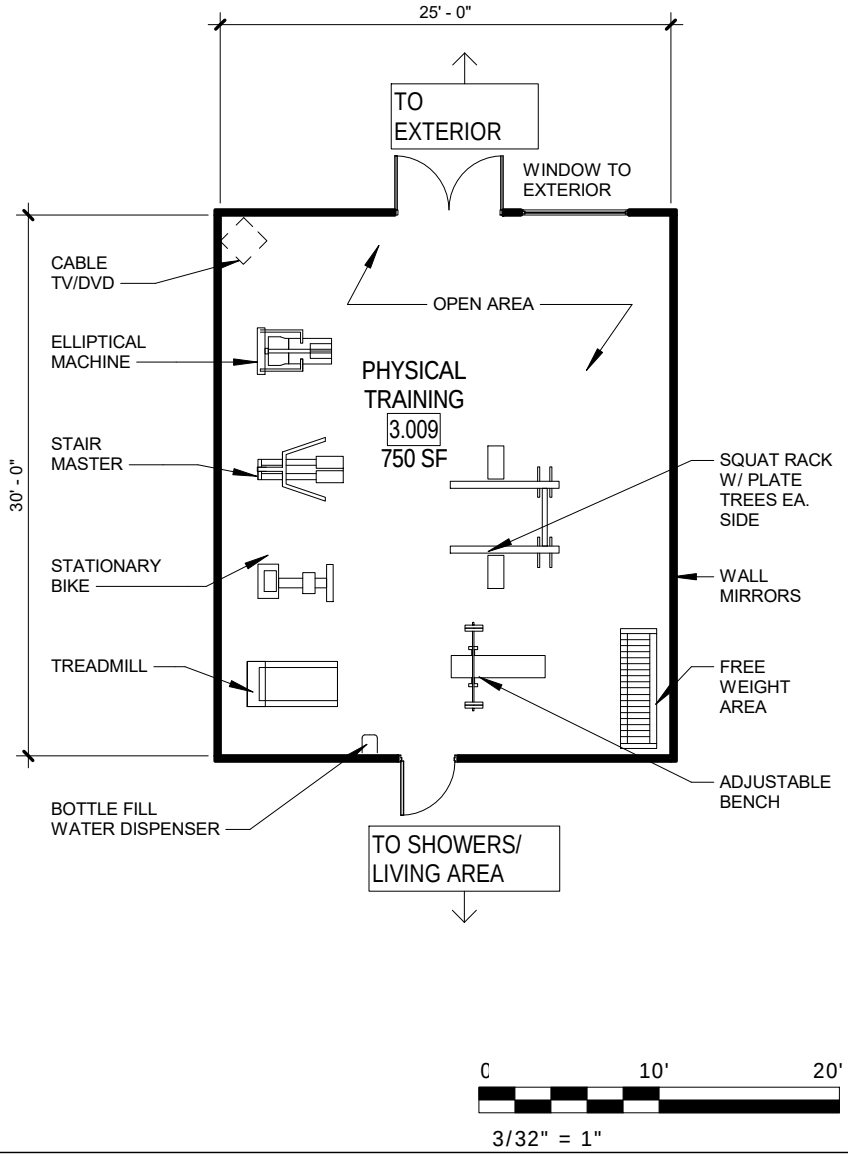
20 LOCKERS, BENCH

OTHER

SOUND BATTS

3.009 PHYSICAL TRAINING

03.07.18



GENERAL

AREA	750 SF
OPERATIONAL CRITERIA	Area for mandated physical training. Configuration based on equipment requirements. 4-6 working out.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: ACT

WALLS: IMPACT RESISTANT

FLOORS: RUBBER

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD, STOREFRONT

CASEWORK: N/A

SYSTEMS

HVAC: TBD - GOOD VENTILATION CEILING FAN

LIGHTING: LED

OTHER: SOUND ISOLATE

FURNISHINGS

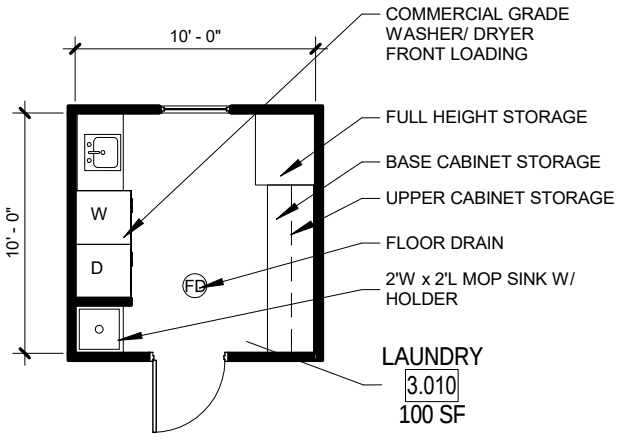
EXERCISE EQUIPMENTS (4) CARDIO,
FREE WEIGHTS, WALL MIRROR, BALL.

OTHER

12'-0" HIGH CEILING MIN.
SOUND BATTS
ISOLATE SLAB

3.010 LAUNDRY ROOM

03.07.18



1/8" = 1'

GENERAL

AREA	100 SF
OPERATIONAL CRITERIA	Supports ability to clean personal and in-house linens. Separate room avoids potential cross-contamination issue with cleaning of personal protective equipment. Limited linen and custodial storage supplies. Locate on or near an exterior wall for dyer venting and away from sleeping rooms.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: LVT OR POLISH CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS (IF ANY)

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

SYSTEMS

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED W/ MOTION SENSOR TIMER

OTHER: SOUND ISOLATED

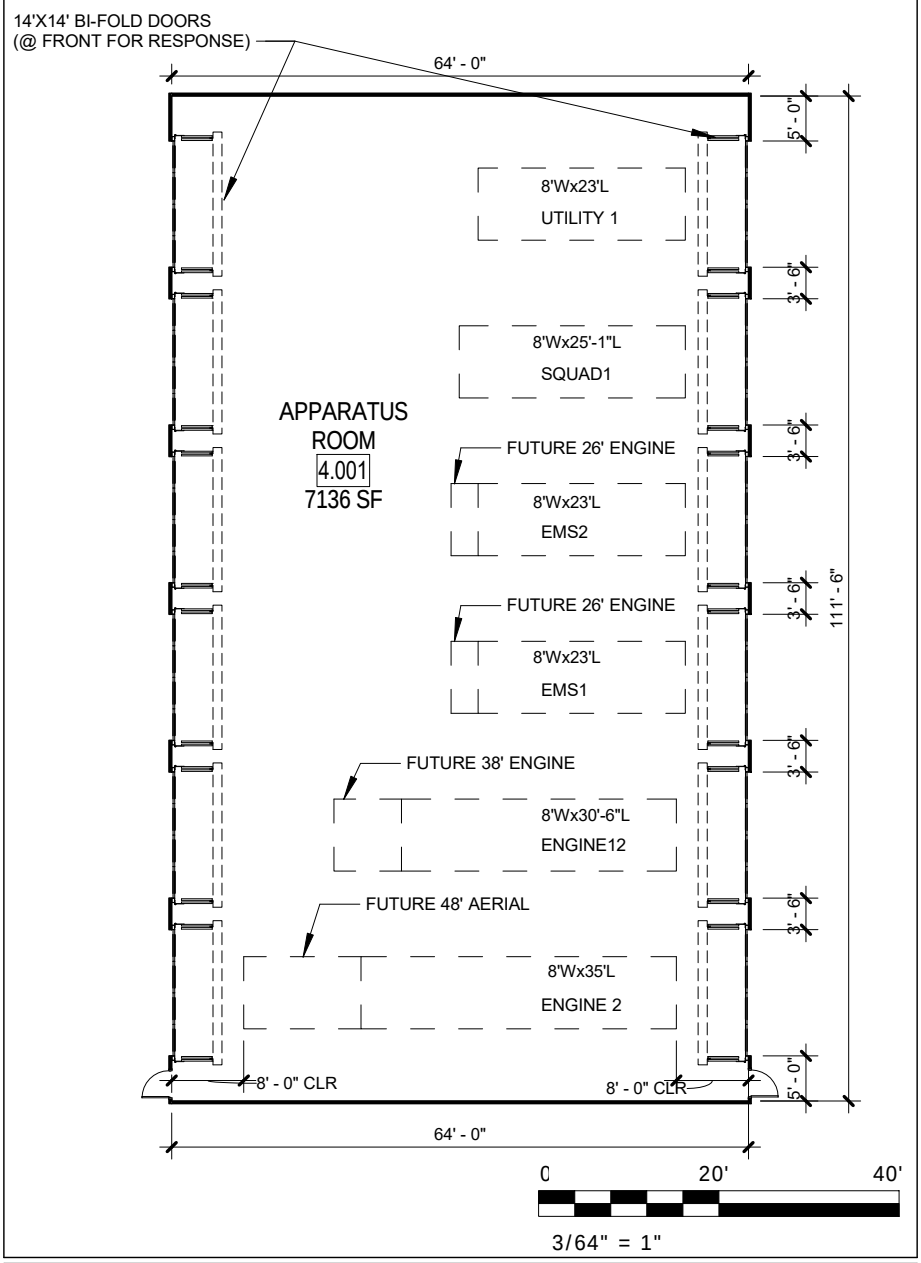
FURNISHINGS

ELECTRIC WASHER AND DRYER

OTHER

4.001 APPARATUS ROOM

03.07.18



GENERAL

AREA	7136 SF
OPERATIONAL CRITERIA	Space for current and projected apparatus needs. Drive through capabilities on all bays preferred for safety. Bay depth is consistent to allow for move up coverage and daily equipment checks. Ability to wash apparatus inside bays. 6 total bays.
SPECIALTY SPACE	
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED SOUND INSULATED DECK

WALLS: MOISTURE PROOF, CONC, MASONRY

FLOORS: 5,000# PSI POLISHED CONCRETE, SLIP RESISTANT

BASE: DUMAPLAST MOISTURE PROOF

WINDOWS: TBD

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: RADIANT FLOOR, SOURCE CAPTURE EXHAUST, PADDLE FAN

LIGHTING: LED

OTHER: N/A

FURNISHINGS

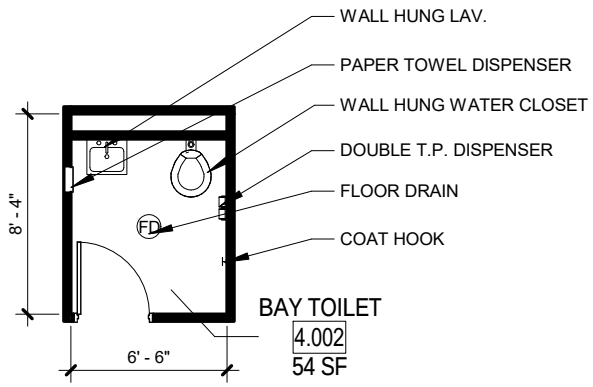
N/A

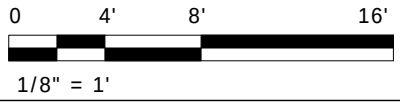
OTHER

PROVIDE OVERHANG FRONT AND BACK

4.002 BAY TOILET

03.07.18





GENERAL

AREA	54 SF
OPERATIONAL CRITERIA	Unisex toilet room, accessible restroom for personnel to use without cross contaminating facility. Direct access from apparatus bay.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: TILE

FLOORS: POLISHED CONCRETE

BASE: TILE

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER: N/A

FURNISHINGS

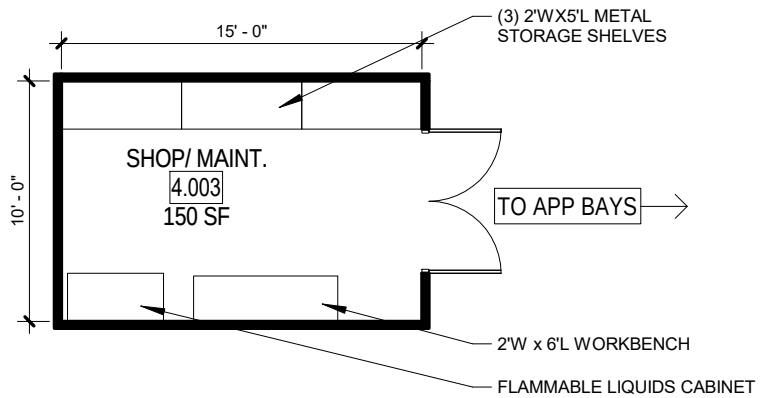
N/A

OTHER

SOUND BATTS

4.003 SHOP/ MAINTENANCE

03.07.18



NOTE: SCBA MAINTENANCE AND COMPRESSOR CAN BE COMBINED WITH SHOP

1/8" = 1'

GENERAL

AREA	150 SF
OPERATIONAL CRITERIA	Supports for daily equipment checks, maintenance and tool repair. Hand tools. No rolling stock maintenance.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: N/A

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER: N/A

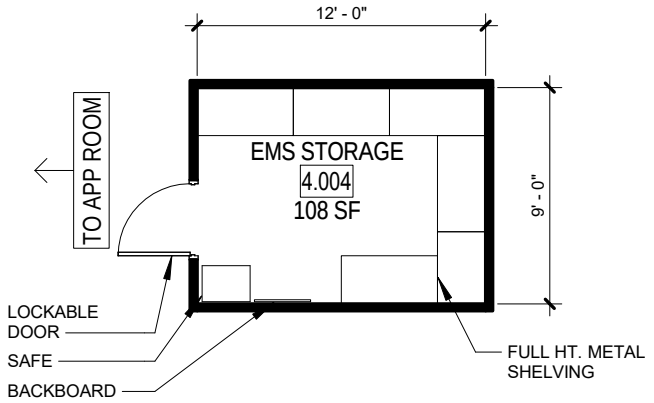
FURNISHINGS

WORKBENCH, SHELVING, FLAMMABLE LIQUIDS, CABINET

OTHER

4.004 EMS STORAGE

03.07.18



1/8" = 1'

GENERAL

AREA	108 SF
OPERATIONAL CRITERIA	Supports storage of supplies. Adjacent to Apparatus Room and ambulance bays. No refrigeration, small safe, Class 1 DEA requirement - double locked, Narcotics storage.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

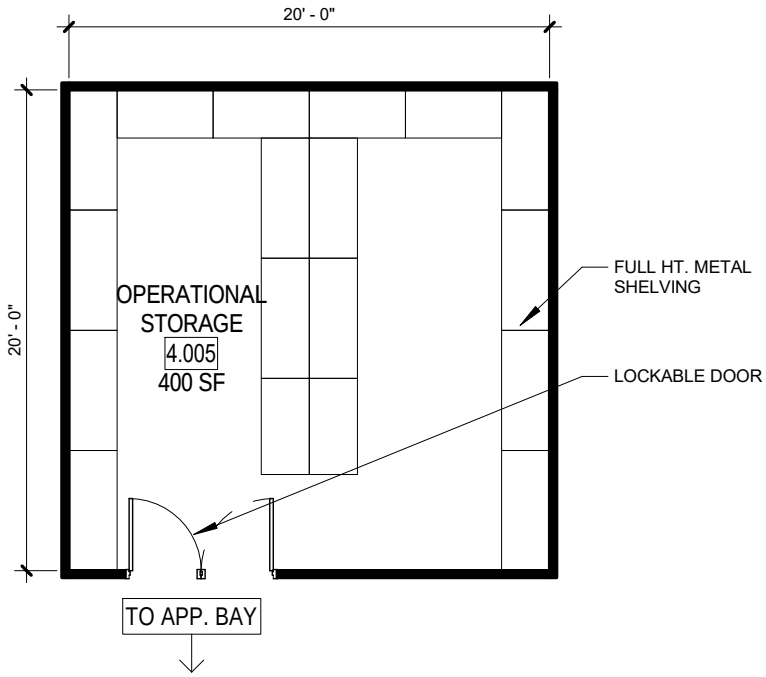
FURNISHINGS

SAFE METAL SHELVING

OTHER

4.005 OPERATIONAL STORAGE

03.07.18



0 4' 8' 16'

1/8" = 1'

GENERAL

AREA	400 SF
OPERATIONAL CRITERIA	Supports general equipment storage, homeland security storage, public education storage, new turnout gear, city and FD radio storage. Locate on opposite side of apparatus bay from offices / living.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACT RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

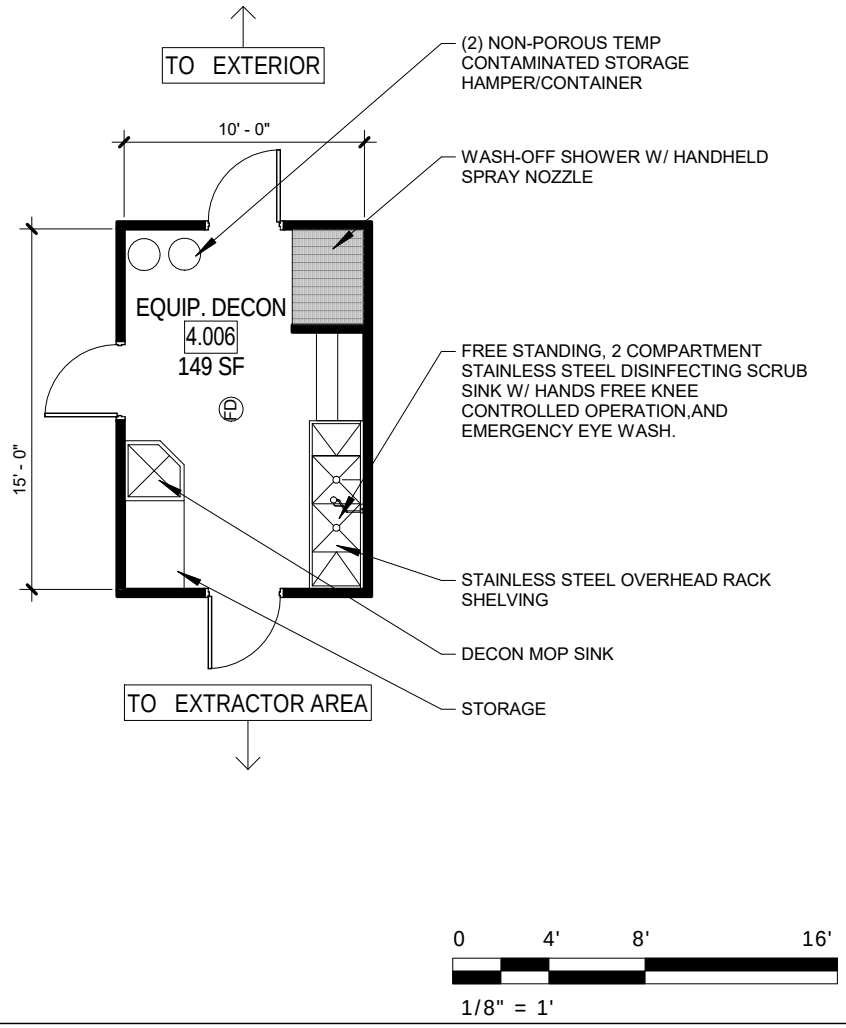
FURNISHINGS

METAL SHELVING

OTHER

4.006 EQUIPMENT DECONTAMINATION

03.07.18



GENERAL

AREA	149 SF
OPERATIONAL CRITERIA	Supports the decontamination of personnel, personal protective equipment and tools after incidents. Supports the cleaning personal protective equipment.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE PROOF

FLOORS: POLISHED CONCRETE

BASE: MOISTURE PROOF

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: STAINLESS STEEL SHELVING

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

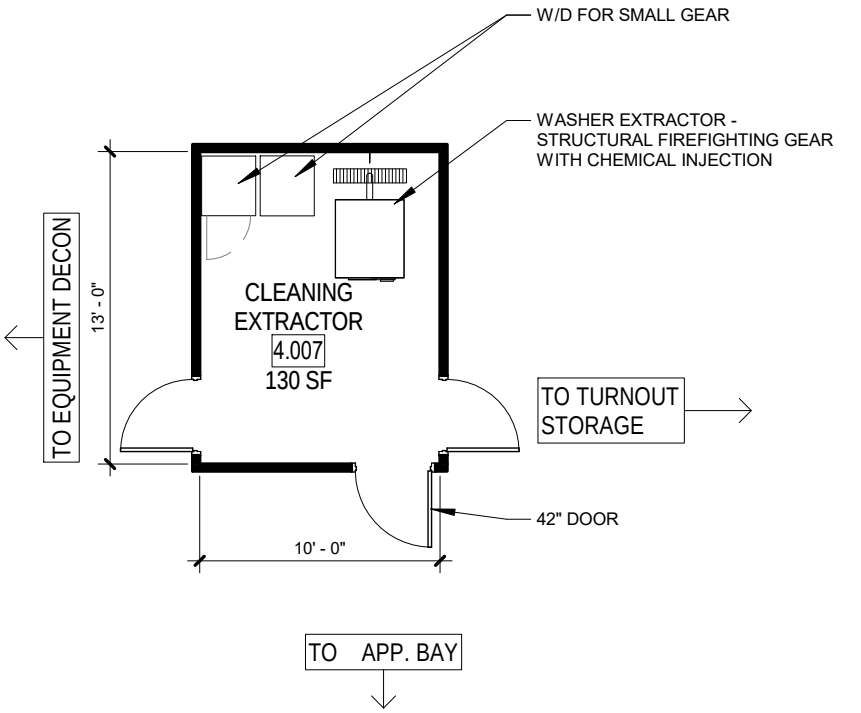
FURNISHINGS

METAL STORAGE, CABINET

OTHER

4.007 CLEANING/ EXTRACTOR

03.07.18



GENERAL

AREA	130 SF
OPERATIONAL CRITERIA	Supports the decontamination of personnel, personal protective equipment and tools after incidents. Supports the cleaning of bunker gear.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE PROOF

FLOORS: POLISHED CONCRETE

BASE: MOISTURE PROOF

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

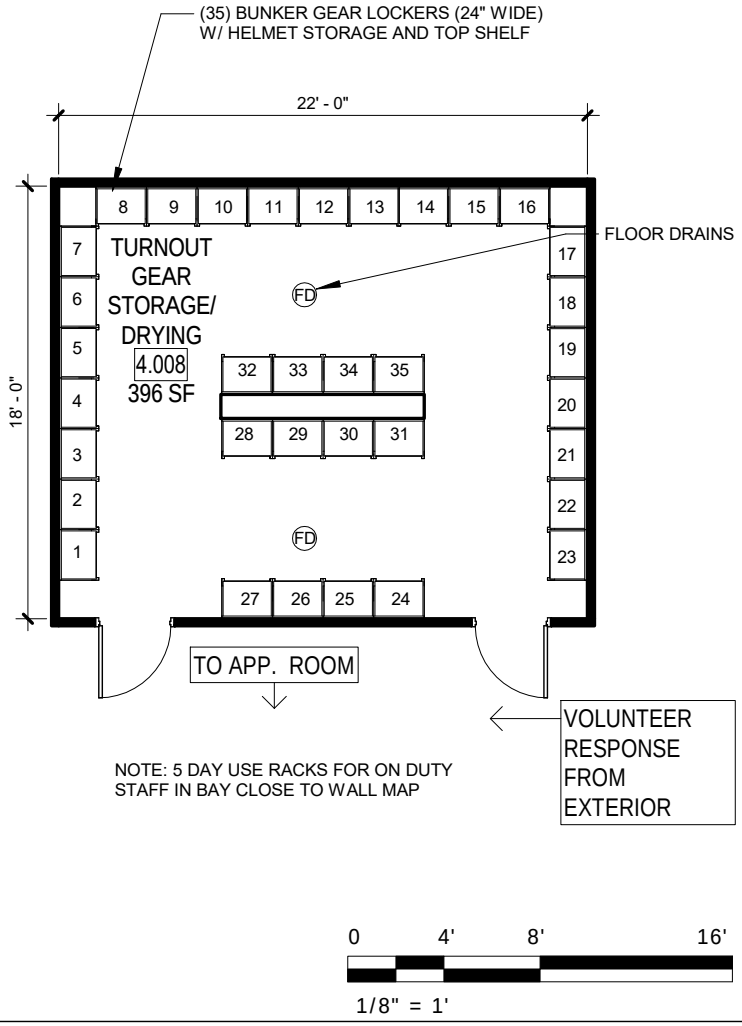
FURNISHINGS

EXTRACTOR, WASHER AND DRYER

OTHER

4.008 TURNOUT GEAR STORAGE

03.07.18



GENERAL

AREA	396 SF
OPERATIONAL CRITERIA	Supports the storage and drying of personal bunker gear, helmets, boots, and wildland gear. Storage for (25) Volunteers racks and (10) paid.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: MOISTURE RESISTANCE

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: MULTI-STAGED HEAT AND VENTILATION

LIGHTING: LED

OTHER:

FURNISHINGS

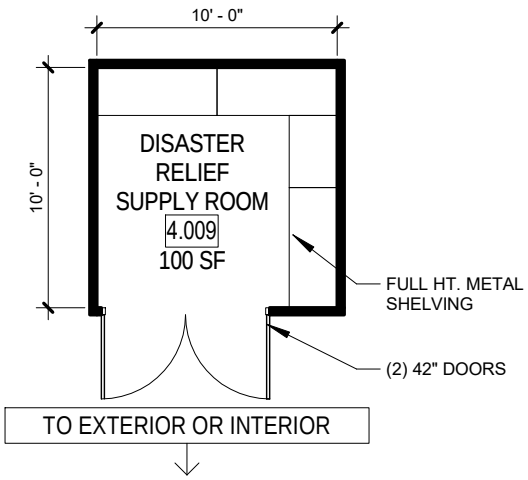
MANUFACTURED TURNOUT RACKS WITH TOP SHELF

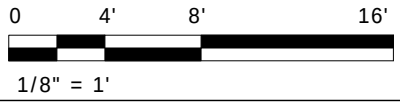
OTHER

CLOSE TO MAP AND DISPATCH RADIO

4.009 DISASTER RELIEF SUPPLY ROOM

03.07.18





1/8" = 1'

GENERAL

AREA	100 SF
OPERATIONAL CRITERIA	Supports storage of disaster relief supplies. Adjacent to Apparatus Room.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

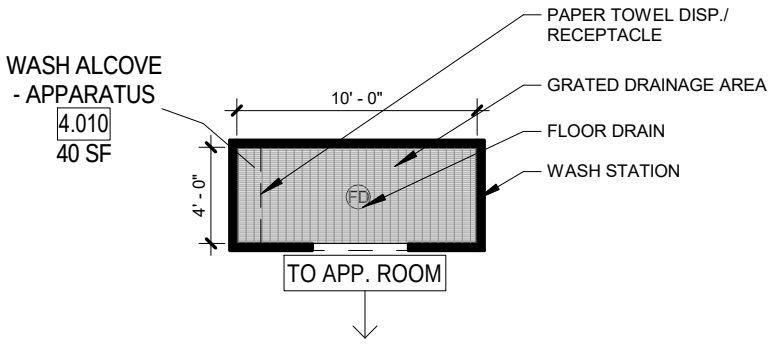
FURNISHINGS

METAL SHELVINGS

OTHER

4.010 WASH ALCOVE - APPARATUS

03.07.18



1/8" = 1'

GENERAL

AREA	40 SF
OPERATIONAL CRITERIA	Supports the storage of apparatus cleaning equipment including brushes and squeegees to avoid cross contamination with living area equipment. Locate adjacent to bay.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: OPEN

WALLS: IMPACT RESISTANT/ WATERPROOF

FLOORS: GRATED

BASE: N/A

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

SYSTEMS

HVAC: FAN

LIGHTING: LED

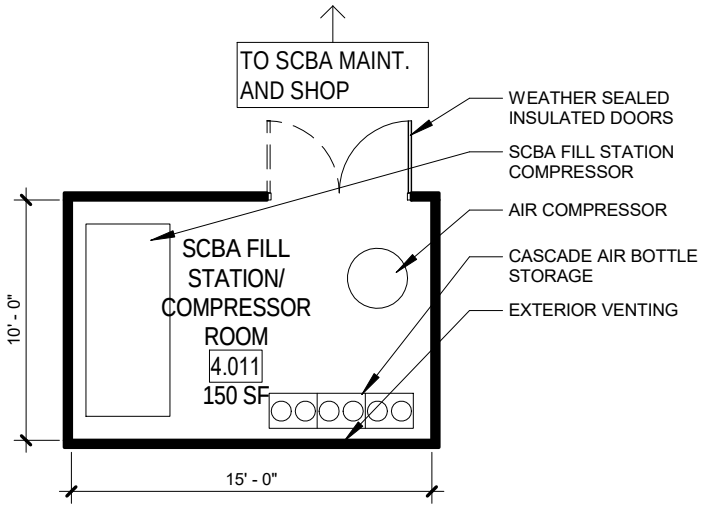
OTHER:

FURNISHINGS

OTHER

4.011 SCBA FILL STATION/ COMPRESSOR ROOM

03.07.18



1/8" = 1'

GENERAL

AREA	150 SF
OPERATIONAL CRITERIA	Supports storage and fill of self-contained breathing apparatus. Locate adjacent to bay and SCBA Maintenance and Shop.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: GOOD VENTILATION

LIGHTING: LED

OTHER: SOUND ISOLATED

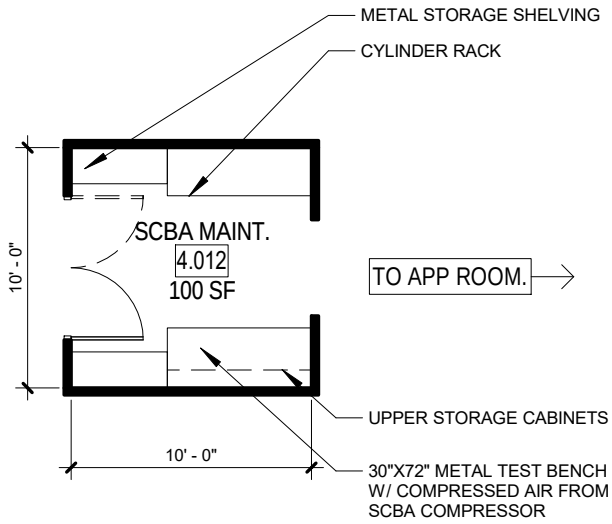
FURNISHINGS

OTHER

SCBA COMPRESSOR WITH CASCADE & FILL STATION, HOUSE AIR COMPRESSOR

4.012 SCBA MAINTENANCE

03.07.18



NOTE: CAN BE ADDED TO SHOP AREA

1/8" = 1'

GENERAL

AREA	100 SF
OPERATIONAL CRITERIA	Supports minor maintenance and storage of self-contained breathing apparatus. Locate adjacent to bay and SCBA Fill Station.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

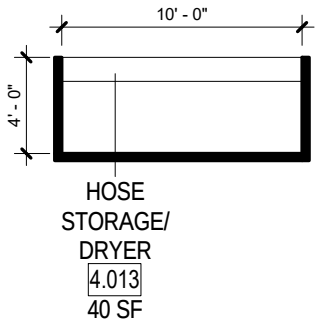
FURNISHINGS

METAL WORKBENCH, SHELVING AND RACK BOTTLE STORAGE

OTHER

4.013 HOSE STORAGE ALCOVE

03.07.18



1/8" = 1'

GENERAL

AREA	40 SF
OPERATIONAL CRITERIA	Supports hose storage. Locate adjacent to bay.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

SYSTEMS

HVAC: N/A

LIGHTING: N/A

OTHER:

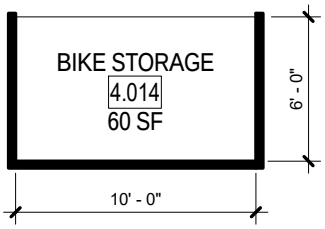
FURNISHINGS

(3) TIER HOSE RACK

OTHER

4.014 BIKE STORAGE

03.07.18



1/8" = 1'

GENERAL

AREA	60 SF
OPERATIONAL CRITERIA	Sized to support facility. Supports storage of bicycles
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

SYSTEMS

HVAC: N/A

LIGHTING: LED

OTHER:

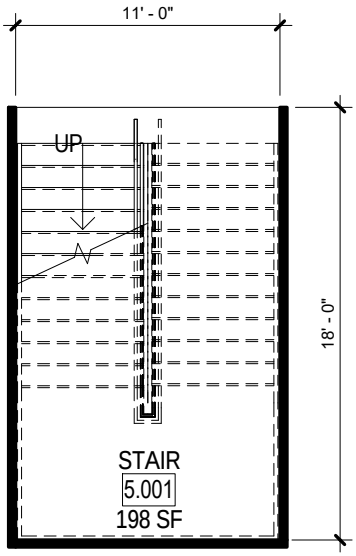
FURNISHINGS

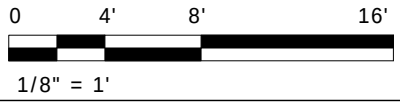
OTHER

BIKE HOOKS

5.001 STAIR

03.07.18





1/8" = 1'

GENERAL

AREA	198 SF
OPERATIONAL CRITERIA	Supports circulation in the facility.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: RUBBER/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

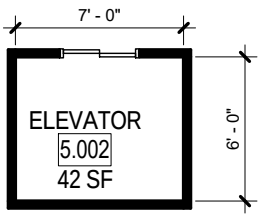
OTHER:

FURNISHINGS

OTHER

5.002 ELEVATOR

03.07.18



1/8" = 1'

GENERAL

AREA	42 SF
OPERATIONAL CRITERIA	Supports circulation in the facility. ADA required.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: MANUFACTURER

WALLS: METAL/ LAMINATE

FLOORS: RUBBER

BASE: METAL/ LAMINATE

WINDOWS: N/A

DOORS: METAL

CASEWORK: N/A

SYSTEMS

HVAC:

LIGHTING: LED

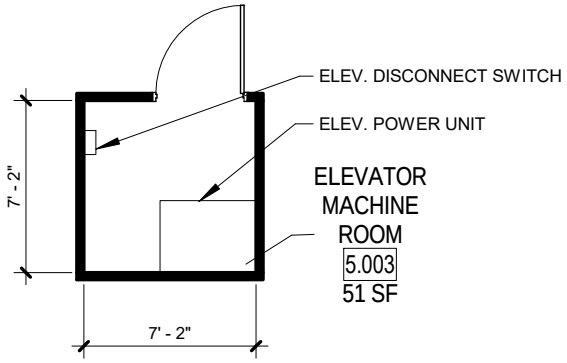
OTHER:

FURNISHINGS

OTHER

5.003 ELEVATOR MACHINE ROOM

03.07.18



1/8" = 1'

GENERAL

AREA	51 SF
OPERATIONAL CRITERIA	Supports operation of elevator.
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: RUBBER/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: AIR CONDITIONING

LIGHTING: LED

OTHER:

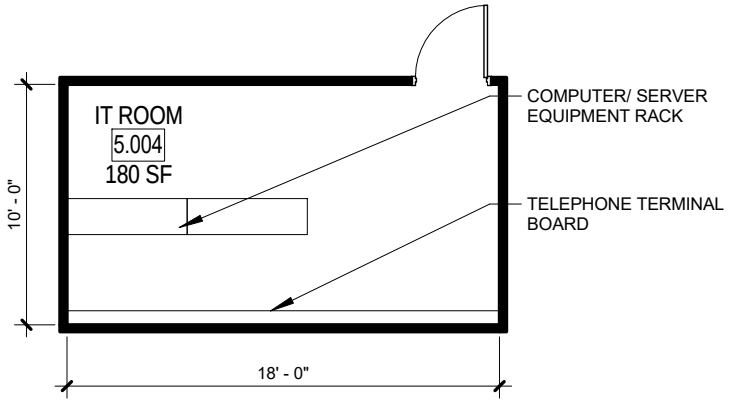
FURNISHINGS

OTHER

ELEVATOR EQUIPMENT

5.004 IT ROOM

03.07.18



NOTE: IF CITY WIDE SYSTEM INCORPORATED ADD WORKSTATION AND ADDITIONAL SQUARE FOOTAGE 200SF TOTAL

1/8" = 1'

GENERAL

AREA 120 SF

OPERATIONAL CRITERIA

SPECIALTY SPACE No

PREFERRED FLOOR

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: GWB/ FIREPROOF PLYWOOD

FLOORS: STATIC PROOF

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

SYSTEMS

HVAC: AIR CONDITIONING

LIGHTING: LED

OTHER:

FURNISHINGS

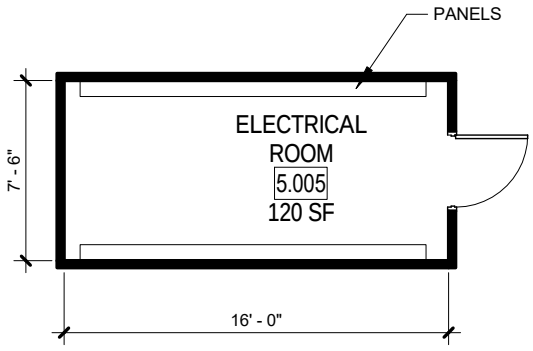
POSSIBLE WORKSTATION

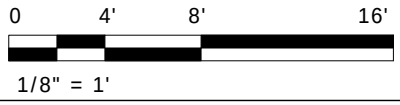
OTHER

SERVER RACKS

5.005 ELECTRICAL ROOM

03.07.18





1/8" = 1'

GENERAL

AREA	120 SF
OPERATIONAL CRITERIA	Sized to support facility
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: GWB

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

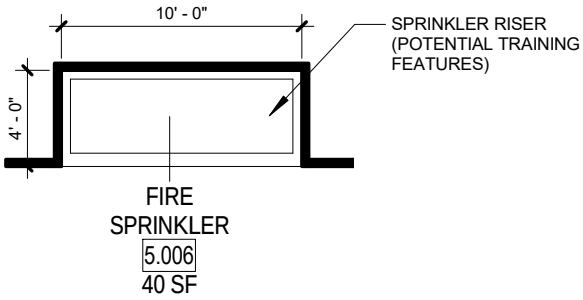
OTHER:

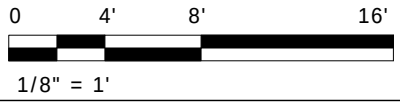
FURNISHINGS

OTHER

5.006 FIRE SPRINKLER

03.07.18





1/8" = 1'

GENERAL

AREA	40 SF
OPERATIONAL CRITERIA	Supports sprinkler riser assembly and suppression equipment to limit obstruction path of travel and required clearances in bay.
SPECIALTY SPACE	No.
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACT AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

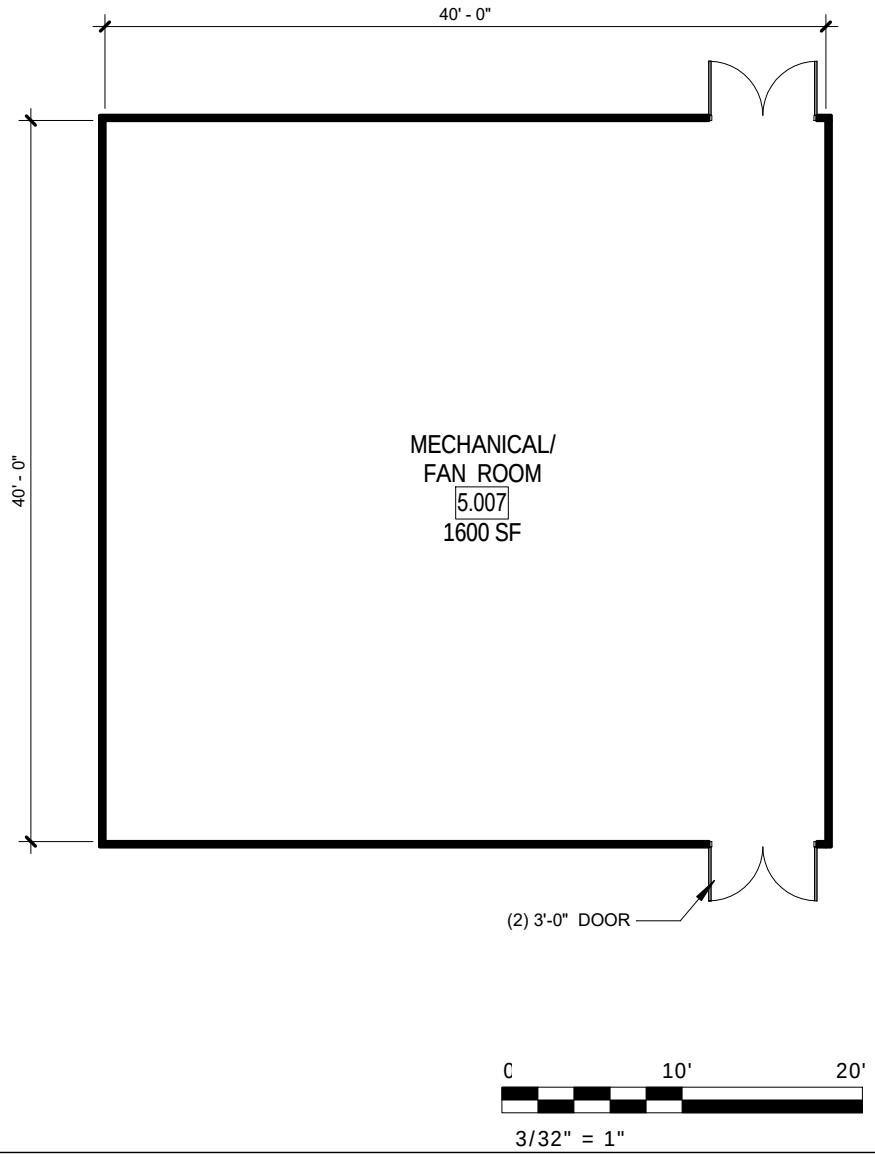
OTHER:

FURNISHINGS

OTHER

5.007 MECHANICAL/ FAN ROOM

03.07.18



GENERAL

AREA	1600 SF
OPERATIONAL CRITERIA	Sized to support facility
SPECIALTY SPACE	No
PREFERRED FLOOR	

CONSIDERATIONS

MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACT AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

SYSTEMS

HVAC: TBD

LIGHTING: LED

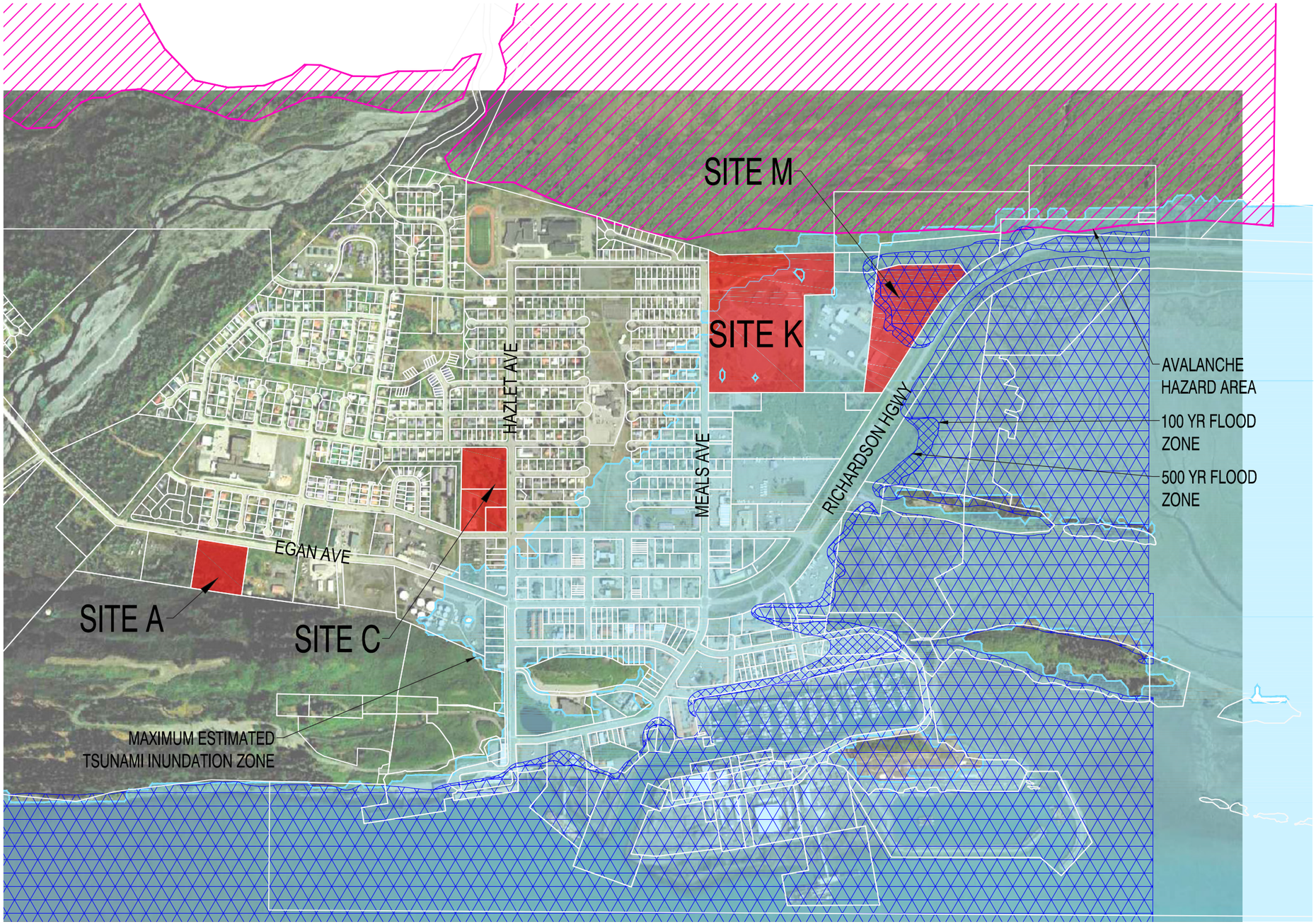
OTHER:

FURNISHINGS

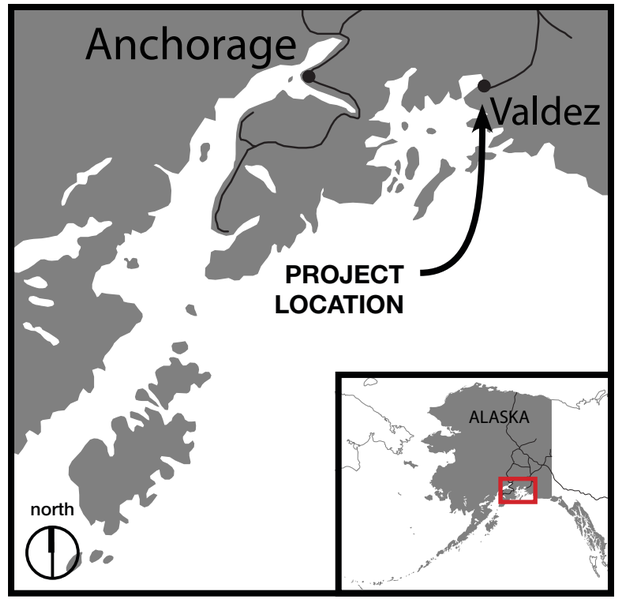
OTHER

APPENDIX B

Valdez Fire Station
Concept Site Layout

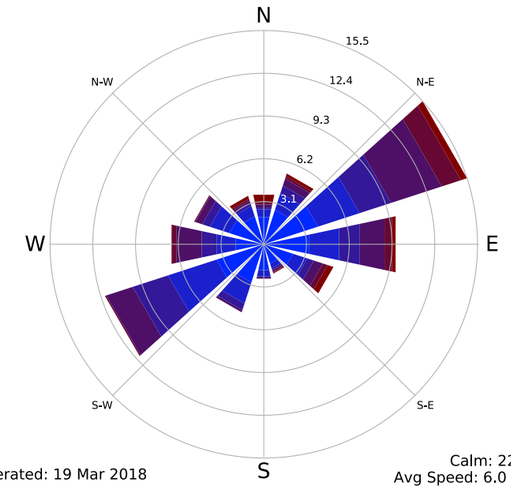


GIS data requested from Valdez GIS Manager
Flood data downloaded from https://www.fema.gov/national-flood-hazard-layer-nfhl



Prevailing Winds

[PAVW] VALDEZ
Windrose Plot [All Year]
Period of Record: 01 Aug 1967 - 06 Mar 2007



Generated: 19 Mar 2018

Calm: 22.3%
Avg Speed: 6.0 mph

Wind Speed [mph]
2-5 5-7 7-10 10-15 15-20 20+

Wind data generated from: http://mesonet.agron.iastate.edu/

VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site Locations and Context

north
0’ 1,000’

March 27, 2018

BETTISWORTH NORTH
TCA ARCHITECTURE + PLANNING + DESIGN

VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site A

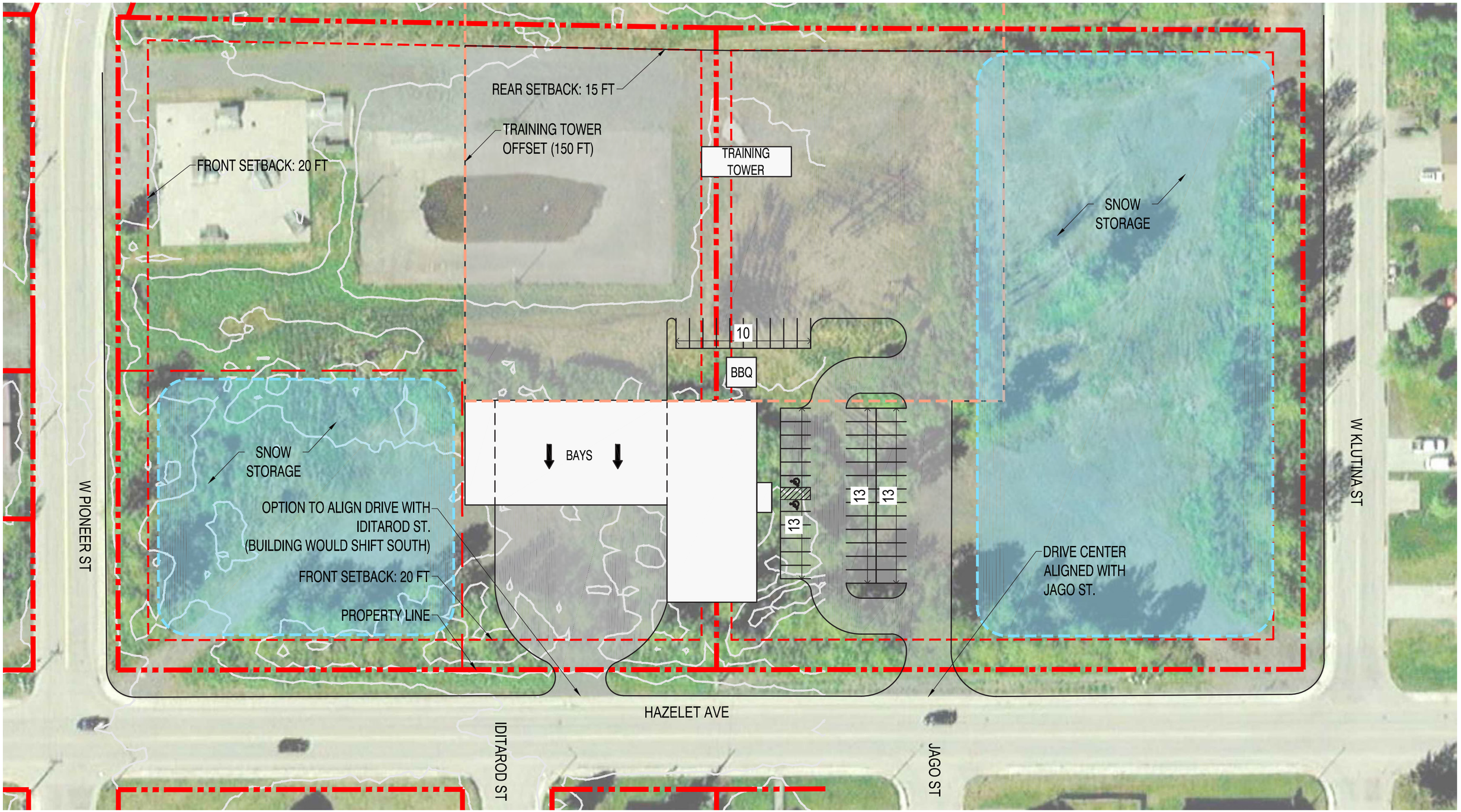
north

0’ 60’

March 27, 2018

BETTISWORTH NORTH

TCA ARCHITECTURE + PLANNING + DESIGN



VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site C

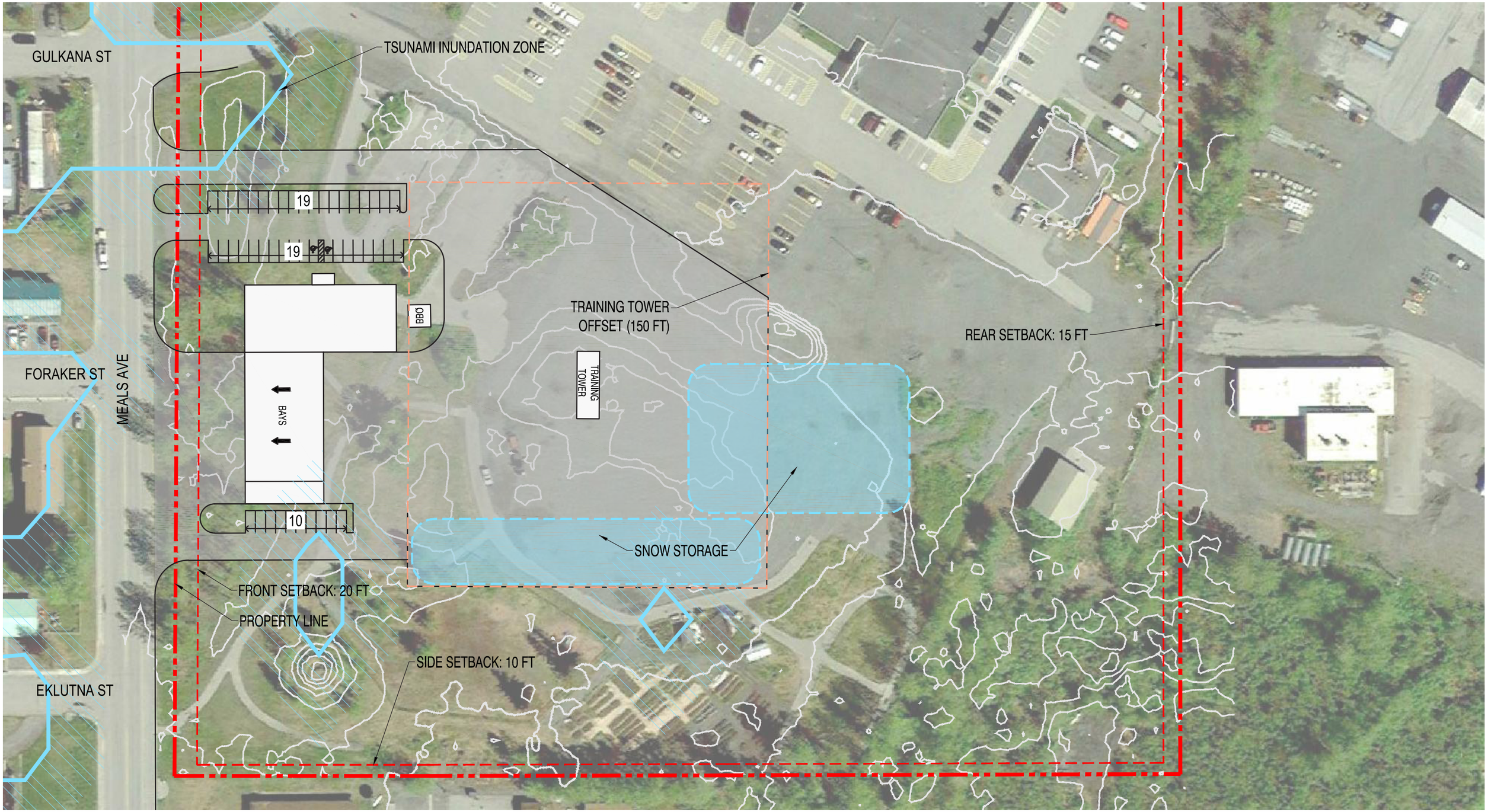
north

0’ 60’

March 27, 2018

BETTISWORTH NORTH

TCA ARCHITECTURE + PLANNING + DESIGN



VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site K

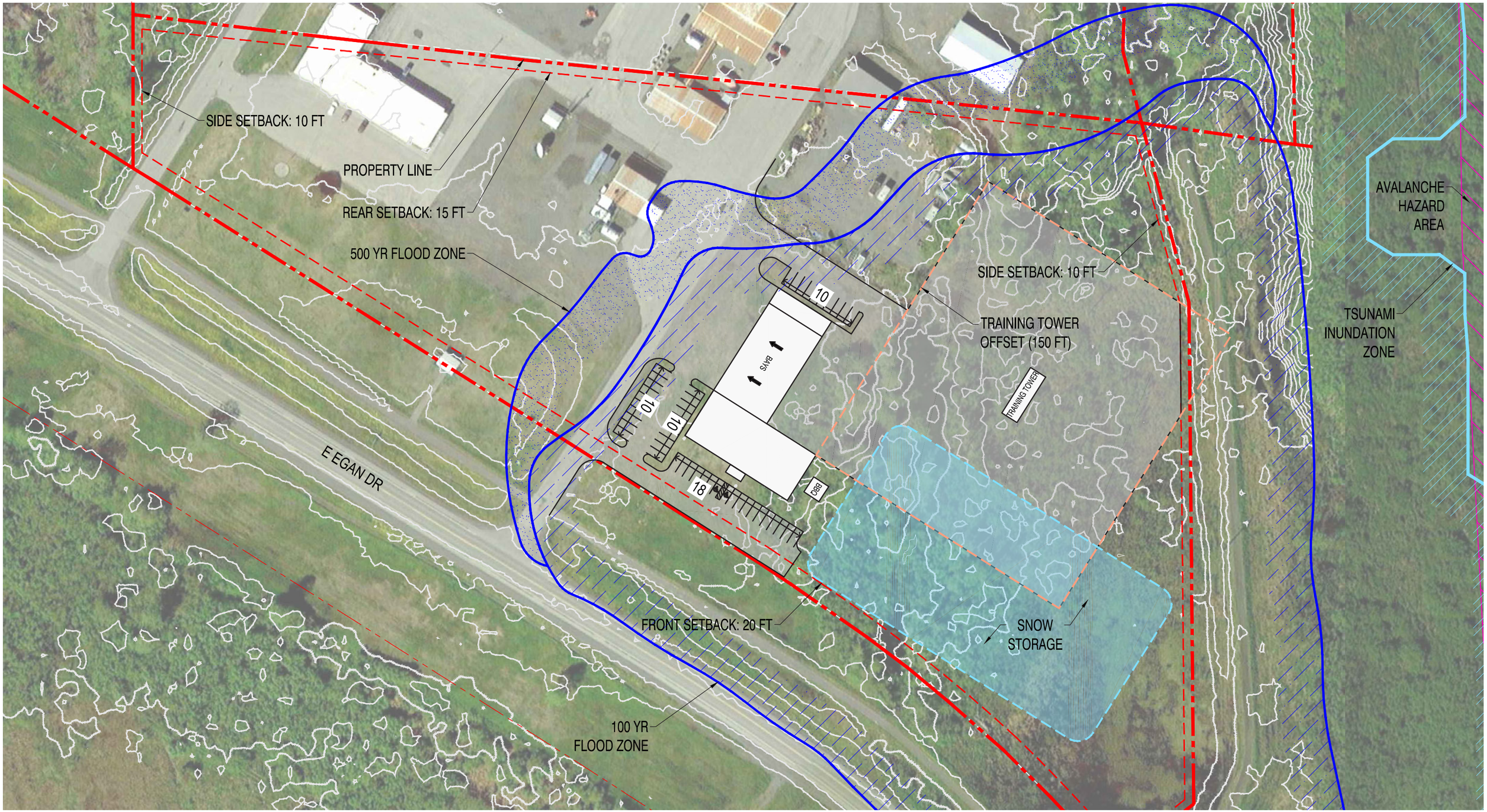
north

0’ 80’

March 27, 2018

BETTISWORTH NORTH

TCA ARCHITECTURE + PLANNING + DESIGN



VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site M

north

0’ 100’

March 27, 2018

BETTISWORTH NORTH

TCA ARCHITECTURE + PLANNING + DESIGN

APPENDIX C

Preliminary Sites

City of Valdez **Fire Station** Site Selection Criteria Matrix

Updated 1/06/18

Potential Sites	Weight	Priority	A	B	C	D	E	F	G	H	I	J	K	L	N	M	O	P	Q
Common Name / Description			**W Egan / Industry park**	**Pt. Valdez lot west of VCS Maint. Shop**	**Luke Horning SK8 Park**	**Keystone Hotel**	**Playground + courts**	**Exiting Fire Station**	**1/3 Park Strip at Pioneer Dr**	**Old Prospector site + Pipeline Club**	**Snow storage at Pioneer and Chenega**	**Old 3 Bears + No Name Pizza**	**Dog Park + Community Garden**	**Gavora parcel**	**New Harbor west parking area**	**DOT property NE USS 349**	**Ball Field & Snow lot**	**J&R Plumbing & commercial lots near tank farm**	**Sea Otter**
Street Address (from City address map book)			**802 W Egan Dr**	**501 Clark Ave**	**401 W Pioneer Street**	**400 Egan Dr**	**250 Hanagita St**	**220 Pioneer Dr**	**251 Pioneer Dr**	**128, 141, 142 Egan Drive**	**150 Pioneer Dr**	**137 & 121 Egan Drive**	**911 Meals Ave (South portion)**	**241 E Egan Drive**	**196 S Harbor Drive**	**351 Richardson Highway**	**251 Hanagita Street**	**201, 181, 151, 121, 101 & 91 S Hazelet Ave**	**226 S Harbor Drive**
Parcel Number (from City Tax Roll)			**70550000030**	**71030010000 *700 on lot map**	**70400200060**	**70400340080**	**No parcel #**	**No parcel #**	**70400020020**	**70400330070 70400330100 70400332070**	**70400250030 70400250040 70400250050 70400250060 70400250070**	**70400290010 70400290012**	**0082141011 (part of 26 AC)**	**70600050020**	**70300170000**	**3490000000**	**70400010010**	**71200080000 71200080001 71200080030 71200080040 71200080050 71200080060**	**70300460040**
Site Features	30	1																	
Lot size and configuration (Est by Rozak)			5.04 AC rectangle	2.50 AC rectangle	Est 3.9 AC square	1.78 AC rectangle	Est 2.4 AC rectangle	Est 0.25 AC rectangle	Est 2.5 AC rectangles	1.03 AC square +rectangle	0.48 AC square	1.39 AC rectangle	Est 8.6 AC rectangle	Est 14 AC rectangular	Est 1.7 AC rectangle	Est 9.8 AC Rectangular	Est 2.6 AC rectangle	2.67 AC rectangle	Est 7 AC irregular
Topography / slope			Uniform, flat	Uniform, flat	Uniform / south	Uniform, flat / south	Uniform, flat / south	Improved, flat,	Uniform / south	Uniform, flat	Uniform, flat	Uniform, flat	Mounds / south	Moderate slope south	Uniform, flat / south	Need City input	Uniform, flat	Uniform / south	Uniform, slope NW & south
Main Road access/ drive through			north	south & west	south & east	north, west & south	north, SE & SW	north & west	south, NE & NW	north & south	north & west	north & south	west	east	west & east	south & east	north & south	north & east	north
Utilities available (City must verify)			Yes	Yes	Yes	Yes	(probable, must confirm)	Yes	Yes	Yes	Yes	Yes	(probable, must confirm)	(uncertain)	(Need City input)	(uncertain)	Yes	Yes	Need City input
Snow storage			Yes	No	Yes	No	No	at Park Strip	No	No	No	No	Yes	Yes	No, maybe on adjacent land	Yes	No	Yes	Yes
Room for future expansion			Yes	No	No	No	Maybe, to south	No	Maybe, to north	Maybe, on private lot	No	No	Yes	Yss	Not practical, need City input	Yes	No	No	Yes
Site Compatibility	25	2																	
Compatible with Fire Dept. (City to confirm)			Yes, except shaded by hill	Minimum size, shaded by hill	Yes	Undersize	Mimimum size	Undersize	Minimum size	Undersize	Undersize	Undersize	Yes	Yes	Undersize	Yes	Minimum size	Need FD input	Need FD input
Compatible with adjacent uses				Yes	Yes	Yes	Yes	Yea	Yes	Yes	Yes	Yes	Hospital nearby Need City Input	Yes	Need City input	Yes	Yes	No	Need City input
Conformance with COV zoning			LI, sub V	RC, sub X	RA, sub V	C, sub C	Need City input	CBD, sub X	P, sub X	C, sub C	CBD, sub V	CBD, sub C	P	C, sub V	LI, sub X	C, sub V	P, sub NA	C, sub C/R	LI, sub P
Natural/ Physical Environmental	20	3																	
Tsunami/ Avalanche			No	No	No	No	No	No	No	No	No	No	No	No	No	No / Unknown	No	No	No
Surface water			No	No	No	No	No	No	No	No	No	No	No	No	No	Creek at north ?	No	No	No
Subsurface investigation (info / reports available)			?	?	?	?	?	Assume Yes	?	?	?	?	?	maybe partial	Yes, bedrock	?	?	?	maybe, RV park demolition
Archeological/ historical site			No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Threatened/ endangered species			Unknown	No	No	No	No	No	No	No	No	No	No	Unknown	No	Unknown	No	No	No
Purchase Cost/Terms	15	4																	
(Cost = 2017 City Tax Role Gross Market Value)			$ 108,900	$ 161,200	$ 343,000	$ 997,100	Need City input	Need City input	$ 783,700	$ 734,100	$ 59,400	$ 358,000	$ 418,258	$ 200,900	$ 108,877	$ 92,209	$ 182,600	$ 476,800	$ 809,000
Approximate Purchase Cost Category			Low	Low	Med	High-Very High	Need City input	Need City input	High	High	Low	Med	Med	Low-Med	Low	Low	Low	Med	High
City-owned				X	X		X	X	X		X		X		X		X		X
State of Alaska																X			
Private/ Commercial			The Port Valdez Co, INC.			Valdez Properties Inc.				Valdez Motel Corp and Valdez Prospector Outfitters Inc.		Reynolds, Janice and Valdez Center Company		Suzanne Waugaman & Linda Colledge				Kelsey, John and Jenette; Kelsey Trust-Thomas Duncan; Valdez Dock Company	
Site Development Costs	10	5																	
Access costs			Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Med	Low	Low-Med	Low	Low	Low
Utility costs			Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Med	Med, bedrock	Low-Med	Low	Low	Low-Med
Preparation costs			Low	Low	Low-Med	Med	Low-Med	Med, remodel	Must evaluate	Must evaluate	Low	Low	Low-Med	Med ?	Low	Med	Low-Med	Low-Med	Low-Med
Mitigation costs			Low	Low	Relocate rink	Demo. Bldgs.	Replace court & playground	Remodel issues	Must evaluate	Demo. Bldgs	Low	Demo. Bldg	Replace Dog Park	Low-Med	Low	Med-unknown	Replace ball field & snow storage	Relocate structures	Relocate rock & crushed material
TOTAL SCORE	**100**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Site Purchase Cost Category:

Low: <$250,000

Med: $250,000-$500,000

High: $500,000-$1,000,000

Very High: >$1,000,000

Site Preparation Cost Category:

Low: Minimal clearing, unsuitable material or fill

Med: Partial clearing, some unsuitable material and fill, no bedrock removal

High: All clearing, extensive unsuitable material and fill, bedrock blasting/ripping and removal

City of Valdez **Fire Station** Site Selection Criteria Matrix

Updated 1/11/18

Potential Sites	Weight	Priority	Row Average	A	B	C	K	L
Common Name / Description				**W Egan / Industry park**	**Pt. Valdez lot west of VCS Maint. Shop**	**Luke Horning SK8 Park**	**Dog Park + Community Garden**	**Gavora parcel**
Street Address (from City address map book)				**802 W Egan Dr**	**501 Clark Ave**	**401 W Pioneer Street**	**911 Meals Ave (South portion)**	**241 E Egan Drive**
Parcel Number (from City Tax Roll)				**70550000030**	**71030010000 *700 on lot map**	**70400200060**	**0082141011 (part of 26 AC)**	**70600050020**
Site Features	30	1	19	26	25	24	21	25
Site Compatibility	25	2	14	17	14	16	14	20
Natural/ Physical Environmental	20	3	14	17	16	16	17	12
Purchase Cost/Terms	15	4	10	11	11	12	13	8
Site Development Costs	10	5	6	8	9	6	8	6
TOTAL SCORE	**100**		**64**	**80**	**75**	**73**	**73**	**72**
RANKING BY SCORE				**1**	**2**	**3**	**3**	**4**

CITY OWNED PROPERTY

Site C
Luke Horning SK8 park

Site K
Dog Park + Community Garden

PRIVATELY OWNED PROPERTY

Site A
802 W Egan/Industrial Park

Site B
Pt Valdez Lot west of VCS Maint. shop

Site L
Gavora Property

SHORTLIST SITES FOR NEW VALDEZ FIRE STATION (VERSION 1-11-2018)

ARCADIS

CITY OWNED PROPERTY

Site C
Luke Horning SK8 park

Site E
Playground + Courts

Site F
Existing Fire Station

Site G
1/3 Parkstrip at Pioneer Dr.

Site I
Snow storage at Pioneer and Chenega

Site K
Dog Park + Community Garden

Site N
New harbor parking area

Site O
Ball Field and Snow Lot

Site Q
Sea Otter

STATE OWNED PROPERTY

Site M
DOT property

PRIVATELY OWNED PROPERTY

Site A
802 W Egan/Industrial Park

Site B
Pt Valdez Lot west of VCS Maint. shop

Site D
Keystone Hotel

Site J
Old 3 Bears + No Name Pizza

Site H
Old Prospector Site + Pipeline Club

Site L
Gavora Property

Site P
J&R Bldg/Comm Lots near Tank Farm

Preliminary Sites for New Valdez Fire Station (Version 1-5-2018)

ARCADIS