

STATION 5 PRELIMINARY PROGRAMMING & DESIGN CONSIDERATIONS

Building Architecture:

Existing Station

- Station Staffing
 - Six full-time personnel
 - Two part-time personnel
 - Station personnel totals
 - 18 personnel
 - Three different shifts with six personnel on each shift A, B, C and includes two PT personnel for an additional EMS Medical Unit
- Apparatus

FR109	HTR 5	Specialty Piece	2012	Freightliner
FR110	HTR 5	Specialty- Trailer	2012	Hackney
FR111/ U16120	Command 1	Command Vehicle	2016	Ford F750
FR310	Engine 5	Pumper	2005	KME/Predator
FR315	Wagon 5	Pumper	2011	Pierce
FR517	Medic 51	Ambulance	2011	Ford 450
FR532	Medic 5	Ambulance	2019	Ford / Braun
FR714	Brush 5	Brush Truck	2016	Chevrolet/3500
FR725	SPEC OPS 5	Utility	2019	Ford F350 Dually
FR905	Trailer 5	6.5x12 Trailer	2010	Express Trailer / BBT
FR922	Swiftwater Trlr 1	Boat Trailer	2021	Float-On MS321STP-2
FR923	Swiftwater Trlr 2	Boat Trailer	2021	Float-On MS321STP-2
FR	UTV-5	UTV	2017	Ranger Polaris

- Open Floor Plan
 - Ease of transition
 - Efficient travel lines throughout the building
 - Preference is to have egress doors leading into the apparatus bay to be push/pull without a latch if allowed
- Mezzanine
 - Located above future Laundry and existing wash bay.
 - Provide sliding guardrail to ease equipment storage access
 - Used for storage area
 - Provide double door access in the demising wall of wash bay and future laundry on the mezzanine level
 - To be used for storage only
- NFPA 13 Sprinkler System

- Provide sprinkler head protection cages where needed
- Dirty Quarters – located on one side of the apparatus bays, away from Clean Quarters
 - Fitness
 - Size as shown on concept plan
 - Flooring
 - Concrete with rolled rubber gym floor covering
 - Overhead door (similar to Station 12)
 - Insulated overhead door to concrete exercise pad
 - Windows on exterior wall (Existing)
 - Include Locution Alert – visual and audio
 - Wall-mounted fans (Similar to Station 12)
 - Mirrors (Same as Station 12)
 - CMU walls
 - Power, cable, and network receptacles for elevated hanging TV
 - Provide electrical receptacles around perimeter walls for workout equipment
 - Phone/Computer Jack
 - Exercise Equipment (Existing but will be evaluated by Owner and considered for partial replacement)
 - Treadmill
 - Stair Stepper
 - Rowing Machine
 - Stationary Bike
 - Squat Rack (2)
 - Bench (2)
 - Dumbbells 5lbs to 100lbs plus rack
 - Plate Tree
 - Jump Box 30" x 24"
 - Bay Toilet (near Fitness)
 - Watercloset
 - Urinal
 - Lavatory
 - Shower
 - Locate near the Weight Room
 - PPE Gear Storage
 - 24" width Gear grid lockers (reuse existing in current locations)
 - Re-use existing new ventilation
 - Rolled Rubber flooring
 - Air Room
 - Station Compressor – Need New One. Place in Shop
 - SCBA air compressor. Relocate to Shop
 - Decon Room
 - Location to be adjacent to PPE Storage
 - Deluge Shower & Eye Wash

- Provide for new Extractor, including equipment in contractor's budget
 - Gear washer and dryer
 - Provide plumbing, electrical connections, and equipment (similar to Station 12)
 - Mop sink
 - Large floor drain/grate against a wall for washing off equipment and with pegs to hang equipment so it can dry
- Sprinkler Room
 - Riser located in Wash Bay (corner)
- Shop
 - As shown on concept plan
 - Workbench – Owner provided
 - Storage for flammable liquids (Owner provided)
 - Pre-piped air shores
- Electric Room
 - Located on First floor
- Apparatus Bays
 - Requires 6 Bays with current apparatus
 - Fast Open Roll Up Fire Station Doors on front, keep existing on back, with new openers. Repaint. (similar to Station 12), or provide new insulated doors and closers on the rear (preferred).
 - Approximately 14'-0" door height
 - Diesel exhaust removal for apparatus (Existing/reuse/relocate as needed)
 - Battery charging station
 - Rip-n-run
 - Electrical to handle Zoll/life pak/portables/TIC/SCBA/flashlight/etc.
 - Approximately 25 S.F.
 - USB-A and USB-C charging ports in some of the electrical outlets
 - Add monitor for CADView over station
 - Multiple water hookups with hose reels for hoses with two (2) bibbs located as shown on the concept plan (standard garden hose connection) Provide both hot and cold water connections.
 - Planned electrical drops at each Bay near the engineer side
 - Phones on both sides of the Bay
 - Two BAF ceiling fans. Will ceiling heights allow?
 - Area designed for printer/stereo/multiple batteries charging spaces
 - Minimize overhead obstructions
 - 1 ½" water connections for attaching hose line to clean bay floors/equipment Cox Reels (existing)
 - Water fountain with bottle filler near Weight Room
 - Wash alcove with floor grates and water supply (existing to remain)
 - Do not need a ticker.
 - If one bay is used for the clean quarters expansion – we have two options: Apparatus addition 36 x 40 or stand-alone addition 70 x 40.

- Hose Tower (Existing to remain)
- Dirty Storage/Lawn Mower Storage
 - Not necessarily needed. May identify space in the laundry area.
- Clean Quarters – located on the opposite side of apparatus bays, away from Dirty Quarters
 - Vestibule
 - Toilet Room with water closet and lavatory
 - Doorbell throughout station
 - Kitchen/Dining (similar to Station 12)
 - Open floor plan from Kitchen to Dining and Day Room
 - Needs to accommodate existing large kitchen table
 - Large commercial 2-compartment stainless steel sink
 - Commercial grade cabinets
 - Stainless steel or solid surface Countertops and backsplash (full height)
 - Gas range top and griddle with hood- full range
 - Electric wall oven (1)
 - Microwave (on shelf with built-in look)
 - Large dishwasher – close to commercial 2 bay sink
 - Garbage disposal
 - Under and over cabinet lights
 - 3 refrigerators – spacing 8 inches apart with dividing walls
 - 3 large pantries (three shifts at the station, each shift would have its own food pantry (3' wide x 3' deep in a convenient location, possibly located across the hall into nook IT/Day Room)
 - Planned coffee area, cabinet with water supply
 - Ice machine – one undercounter in the day room and one freestanding in laundry room
 - Ceiling Fans in dining and day room for air circulation
 - Captain's Office
 - Captain's desk with computer
 - Window into Apparatus Bay with shade
 - Storage cabinets, bookshelf, small individual mailboxes
 - File cabinets for 24 personnel (we would prefer to find another location for the files) 5 of the 4 drawer cabinets
 - Large dry erase board
 - TV with AV and ethernet connection
 - Additional computers (3 preferred, 1 desktop and 2 laptops)
 - Bunkrooms (see concept plan)
 - 6 Individual dorm rooms (new beds built by F&R staff)
 - Warm Sheet = two beds per dorm room
 - Nightstand
 - Chair
 - Location alert in each room programmed individually

- Wall outlets with USB beside beds to be raised above desk height for easy access for cell phone charging
 - Ceiling Fan in each bunkroom
 - Carpet tile floors in bunkrooms
 - Low maintenance/high traffic flooring for bunkroom hall (options that mimic durability of polished concrete?)
 - Efficient travel lanes from Bunkrooms to Apparatus Bays
- Lockers
 - 21 hall lockers
- Restrooms (see concept plan)
 - Single sink with water closet and walk-in shower
 - No shower curtain or doors
 - Recommend a minimum of 3 full bathrooms in Bunk room area and ½ baths in the Vestibule and near fitness
 - Have at least one urinal, possibly located in the toilet near fitness
 - Porcelain wall panel for shower/bath area like Station 12
 - Easy to clean floors (do not like the epoxy at Station 12. Options?)
- Day Room
 - AV hookup under TV
 - Chalk or dry erase board
 - Dimmable overhead lights
 - TV electric, cable connection, and network mounted behind wall mounted TV. (no visible wires)
 - Large window looking into apparatus bays
 - Seating area for 7 large recliners and small tables between
 - Provide solid blocking in the wall for hanging heavy items (TV, etc.)
 - Provide AV connections so a laptop can be connected to the TV
 - Several recessed floor outlets if practical
 - Ceiling Fan
- Janitor
 - Located centrally between living quarters and kitchen
 - Floor drain
 - Storage for janitorial supplies
 - Slop sink and low tub for bucket filling
 - Exhaust fan
- Laundry
 - Cabinets with Countertop
 - Slop sink
 - Ample storage for supplies
 - Washer and dryer
- EMS Storage Room (as shown on concept plan)
 - Adjacent to the bays

- Patio
 - Gas hookup for grill
 - Patio furniture
- Basement
 - Training Room
 - Dry erase board, and a camera for Zoom calls, separate from a computer located for ease of training
 - Provide kitchenette (base and wall cabinets) with small sink, water connections for coffee maker, solid surface countertops, refrigerator.
 - Epoxy flooring
 - SATC ceiling
 - Dimmable lighting
 - Provide two single user toilets
 - Provide small custodial closet
 - Provide cover over exterior stairs
 - Remediate water infiltration (see videos)
 - IT room
- Architectural
 - No automatic unlocking doors
 - Low maintenance flooring in high traffic areas (Corridors, Kitchen, Day Room)
 - Polished concrete
 - LVT possibly in bunkroom hall
 - Carpet tiles in bunkrooms
 - Windows
 - Aluminum storefront type
 - Provide aluminum storefront type operable windows in Dorm Rooms
 - Water fountains to include bottle filler
 - Ceilings
 - Generally, 2 x 2 reveal edge acoustical tile ceilings and/or gypsum board ceilings are anticipated for most non-apparatus bay areas.
- Electrical
 - LED lighting throughout with dimmable controls in certain locations
 - Provide dimmable controls in Day Room, Training Room, Captain's Office, Dorm Rooms
 - Simple operating light switches
 - No motion sensors
 - No low voltage light switches
 - USB-USB-C Charging ports incorporated with outlets
 - Doorbell to be programmed into Locution
 - Audible in all occupied spaces and have individual tones for different doors
 - Provide 3 speed wall switches for fans in bunkrooms, dayroom, dining, and kitchen.
- AV/Technology/Security/Phone

- Radio/dispatch speakers throughout the building for all occupied rooms
 - Station Alert System/Locution – Locution wiring should be completed by vendor that handles all IT wiring during the renovation.
 - Security cameras covering the exterior of the structure, linked to the Office and Captain's Bunkroom
 - Exterior phone linked to dispatch – 911 box
 - No automatic unlocking doors
- Plumbing
 - Simple operating faucets
 - No motion sensors on lavatories, water closets, urinals
 - No waterless urinals
 - Individual shut-offs for bathrooms
 - Manifold system
 - Water heater in Basement and Decon
- HVAC
 - Reuse existing ventilation system in Gear room.
 - Thermostats that personnel can control – BAS system (understood that every room is not realistic)
 - Mini splits in IT.
 - Gas radiant tube heaters in the apparatus bays.
 - Trane Equipment & Controls
 - Keep HVAC unit replacement simple
- Building Exterior
 - Design Look = Fire Station
 - Focused Front Entrance
 - Large signage with Roanoke County Fire and Rescue Station #5
 - Roofed area over entrances
 - Cover exterior stairs to basement
 - Dusk to Dawn lighting on building and parking areas
 - New TPO roof. Existing TPO membrane will be 16-17 years old when project is complete. If the membrane is in good condition, we may want to consider using a product like GAF Unisil HS as an alternative to replacing the membrane.
- Site
 - Expand Concrete pad in rear where asphalt continues to deteriorate.
 - Parking Lot light poles – Relamp
 - Remove existing storage buildings (2)
 - Replace building and site signage
 - Dumpster area, provide new screening
 - Fuel Island, existing to remain – provide new screening
 - Station Generator, existing to remain – provide new screening
 - Bollards located on both the inside and outside of bay doors if the apparatus bay addition is implemented
 - Building-mounted sign (new)

County Responsibilities

1. The County will provide the following for the fire facility (to be installed and connected by the Proposer):
 - a. Residential Washer & Dryer
 - b. Ice Machine in the Dining/Day Room
 - c. SCBA and Tool Air Compressor in the Compressor Room
 - d. Kitchen Equipment/appliances except for hoods.
 - e. Cord Reels for Electric Shorelines in apparatus bays.
2. The County will provide and install the following (no installation required by the Proposer):
 - a. Turn-out Gear Lockers
 - b. Storage Cabinet in the Decon Toilet/Shower
 - c. Storage Racks for Bottles in Compressor Room
 - d. Tool Box & Cabinets and Flammable Storage Cabinet in the Tool Shop
 - e. Furniture not indicated to be built-in
 - f. Alerting, Video surveillance, and Security systems (wiring and power by Proposer)