

Fire Station #8 Task Force

Langston Brown Community Center
February 11, 2016 from 7-9:15pm

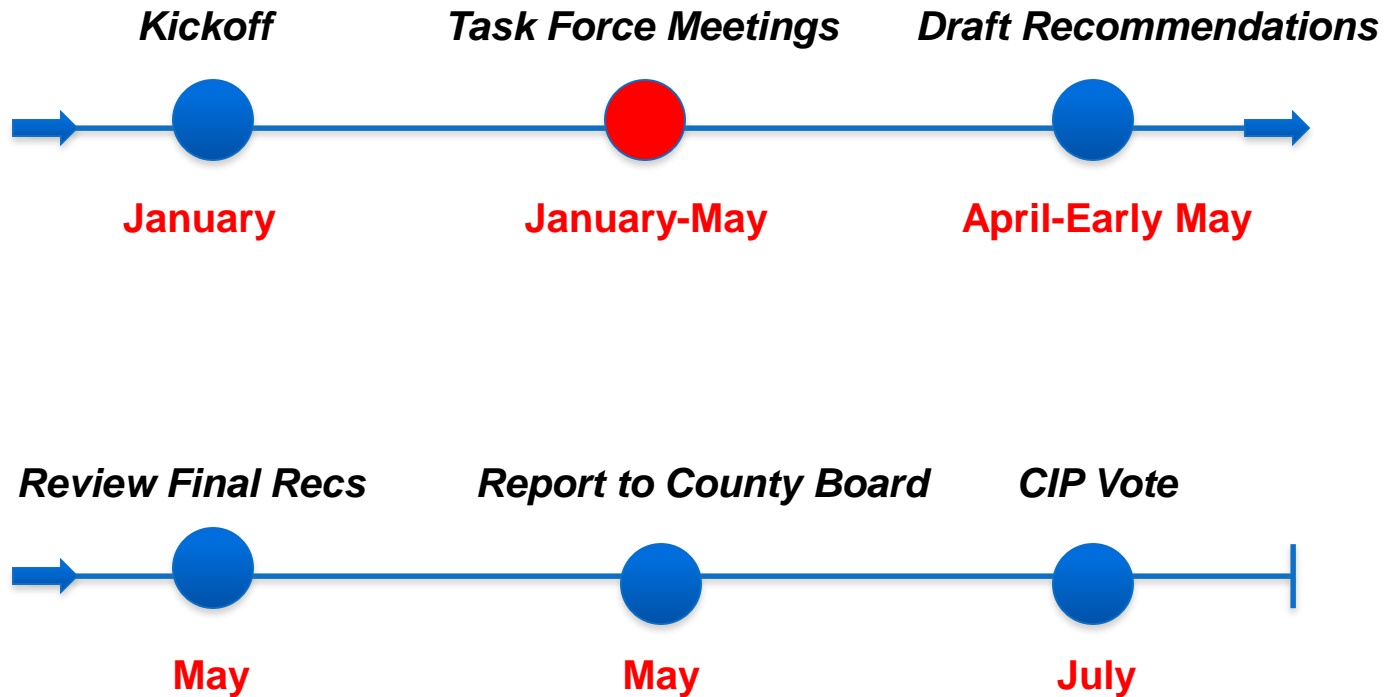


Agenda

- **6:45 p.m. – 7:00 p.m.** **Meeting Reception and Public Comment Sign Up*
- **7:00 – 7:05** Welcome and Opening Comments
- **7:05 – 7:25** Guiding Principles
- **7:25 – 7:45** Task Force's Report Composition
- **7:45 – 9:00** Program Requirements
Presentation
- **9:00 – 9:15** Follow Up to Prior Questions and Responses
Public Comment

**Public comment for each meeting is time permitting. Speaker slots are available on a first come, first served basis. Written remarks are accepted at any time before or after meetings and will be made available to Task Force members and staff.*

Timeline



What Has Bound Us Together?

- A 3-0 vote by the County Board
- Organizations and areas
- The desire to make Arlington a great community

Guiding Principles Should:

- Guide what we do and to some degree how we do it.
- Express to the public how deliberations will occur and what will guide decision-making.
- Help stay within our charge and scope.

The Principles:

- Are not intended to constrain decision-making.
- Are not independent, but overlap in many ways.
- At times, could conflict, which make information gathering and judgment critical.
- Serve as the foundation of a solution set(s) and consensus building.

- The Task Force will consider the historical significance of Fire Station #8 during its deliberations and when drafting its report.
- The Task Force will consider the capabilities of, and impact on, emergency preparedness and response systems and personnel during its deliberations and when drafting its report.
- The Task Force will consider operating and capital costs during its deliberations and when drafting its report.
- The Task Force will actively and constructively communicate and work with one another, County government and the public in a civil, respectful and reasonable manner.

Guiding Principles Fire Station #8 Task Force

GUIDING PRINCIPLE	WHAT IT MEANS	WHY IT IS IMPORTANT
The Task Force will consider the historical significance of Fire Station #8 during its deliberations and when drafting its report.		
The Task Force will consider the capabilities of, and impact on, emergency preparedness and response systems and personnel during its deliberations and when drafting its report.		
The Task Force will consider operating and capital costs during its deliberations and when drafting its report.		
The Task Force will actively and constructively communicate and work with one another, County government and the public in a civil, respectful and reasonable manner.		

What's Our Product?

Our product, due in May, is a written report to the County Board consistent with the Charge to:

- Identify potential sites that meet the Fire Department's operational criteria.
- Balance service needs with cost.
- Recommend a site based on the consensus of the Task Force membership and if consensus can't be reach to provide 2-3 sites with justifications for each.

The report will contain the following components:

- Listing of members
- Acknowledgments
- Background on the group's formation
- The Charge
- Summary of meeting themes

- Methodology and criteria used for evaluation and decision-making
- Recommendation(s) with Pros & Cons delineating
 - Impact on response time
 - Cost
 - Functionality
 - Historical considerations
- Appendices

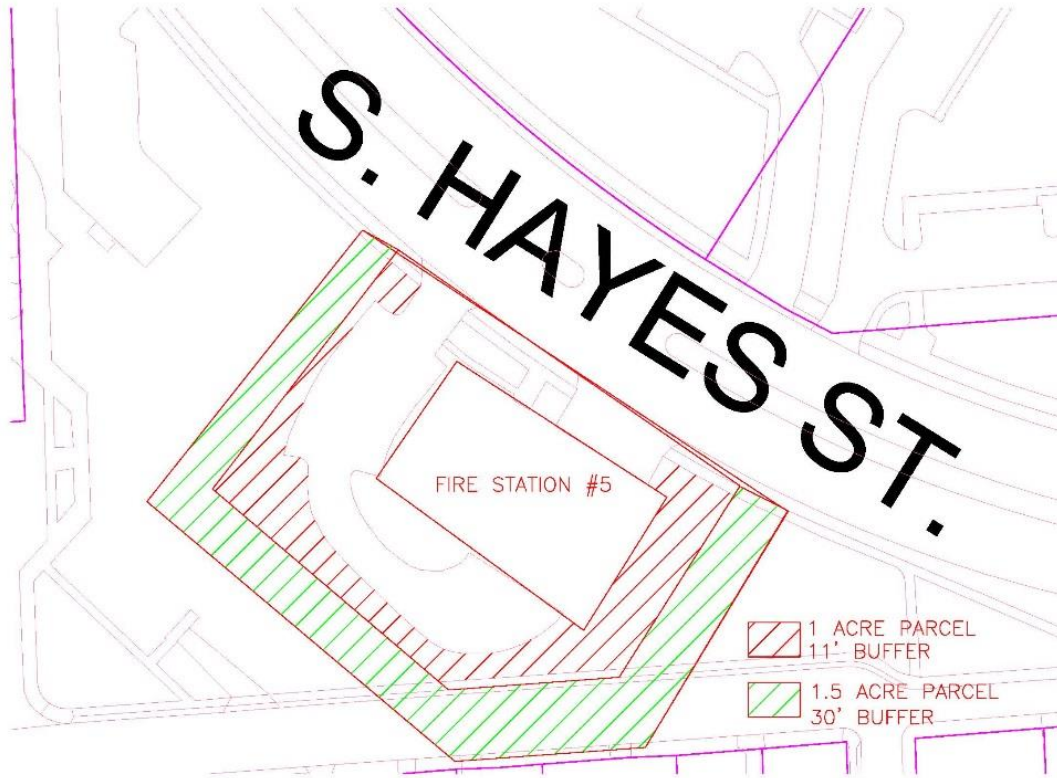
- Presentations and Question & Answer Period
- Requests for Information
- Public Comment
- <http://projects.arlingtonva.us/events/fire-station-8-task-force-meeting/>

Program Requirements

“Architectural programming is the thorough and systematic evaluation of the interrelated values, goals, facts, and needs of a client’s organization, facility users, and the surrounding community. A well-conceived program leads to high-quality design.”

“Excerpt from The Architect’s Handbook of Professional Practice, 13th edition ©2000”

- ***Why develop a Program***
 - To clarify project goals and design issues
 - To provide a rational basis for design decision making
 - To ensure that the project reflects the client's values
- ***Knowledge and Skills Required***
 - Knowledge of architectural design
 - Knowledge of construction methods and timelines
 - Investigative and information-gathering skills
 - Familiarity with construction costs
 - Knowledge of space standards
 - Analytical skills
 - Strong verbal, writing, and management skills



- 0.8 Acre Site
 - Minimum site area for operations
- 1 – 1.5 Acre Site
 - Allows Site to contain buffer zone from surrounding neighborhood

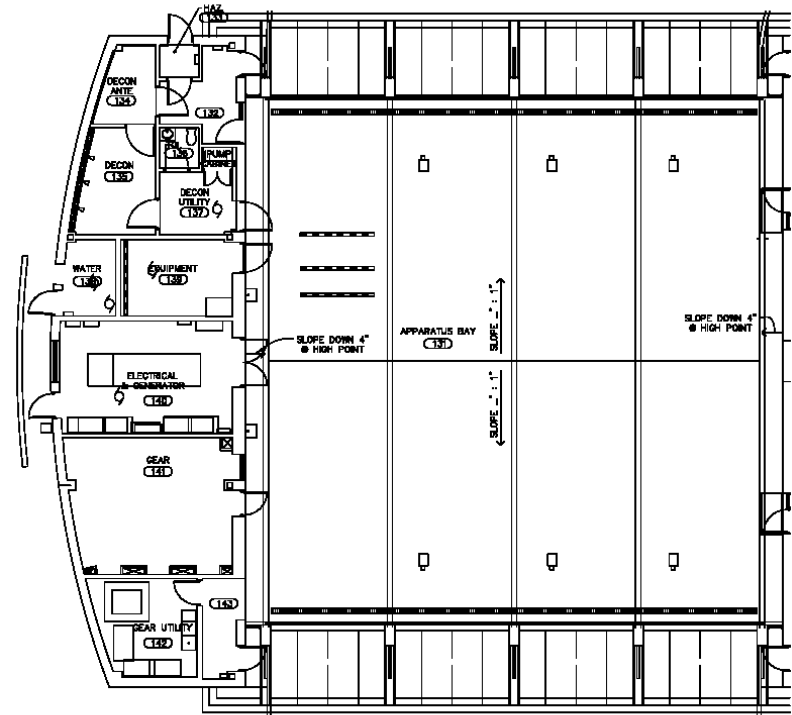
Basis for Program

- Interior space will be similar to FS #3 and FS #5
 - Program requires ~15,100 square feet
 - 4 vehicle bays
 - Bay door openings – 14 feet tall
 - Design must allow for “Safe Haven” concept
- Additional Space & Design Criteria
 - Parking for up 12 cars
 - Drive-thru apparatus bay
 - Min. of a 45’ front or rear apron so apparatus can be outside
 - Turning radius appropriate to enter/exit
 - Site Buffer and Screen

Program

Operations:

Apparatus Bays - 4-42' bays	3,431
Gear Room - 40-24"24"	343
Lockers	
Gear Washer/Dryer	198
Decon (Washer/Dryer, Sinks)	94
Breathing Air	100
Shop/Compressor	200
Bay Storage	72
Operations Subtotal	4,438



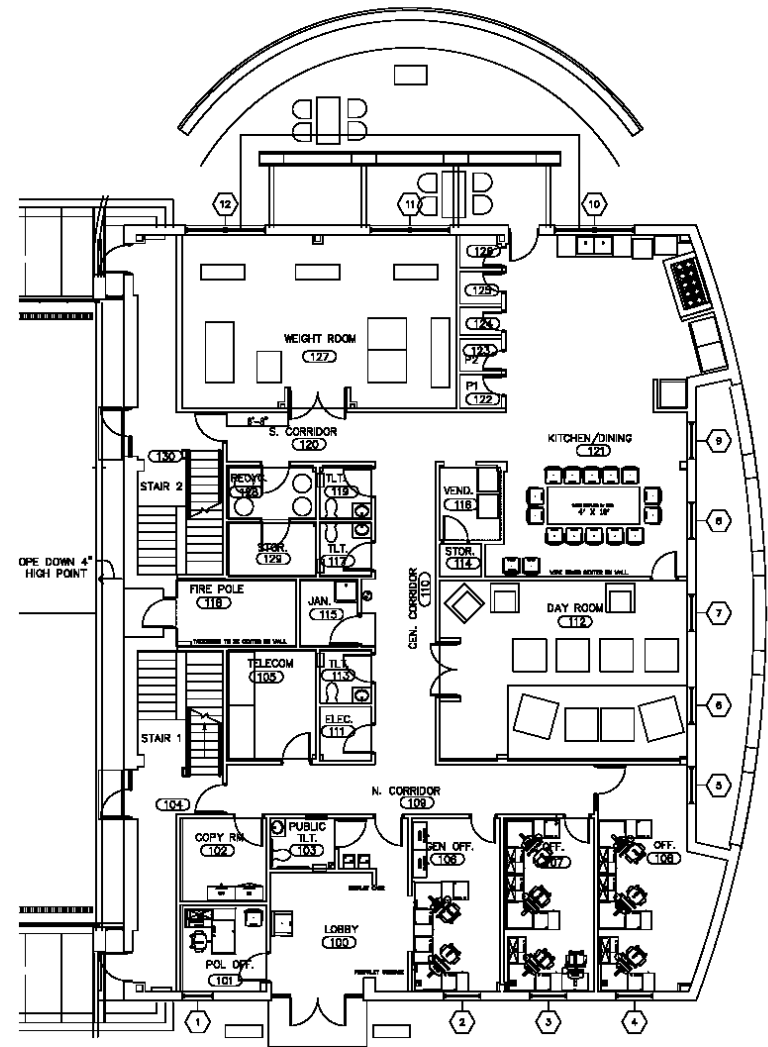
Program

Administration:

Public Entry/Lobby (Safe Haven)	320
General Office/Reception	202
Captain's Office (3 workstations)	224
Battalion Chief's Office (3 workstations)	283
Study/Library	320
Toilets (3)	126
Training	166
Administrative Subtotal	1,641

Support:

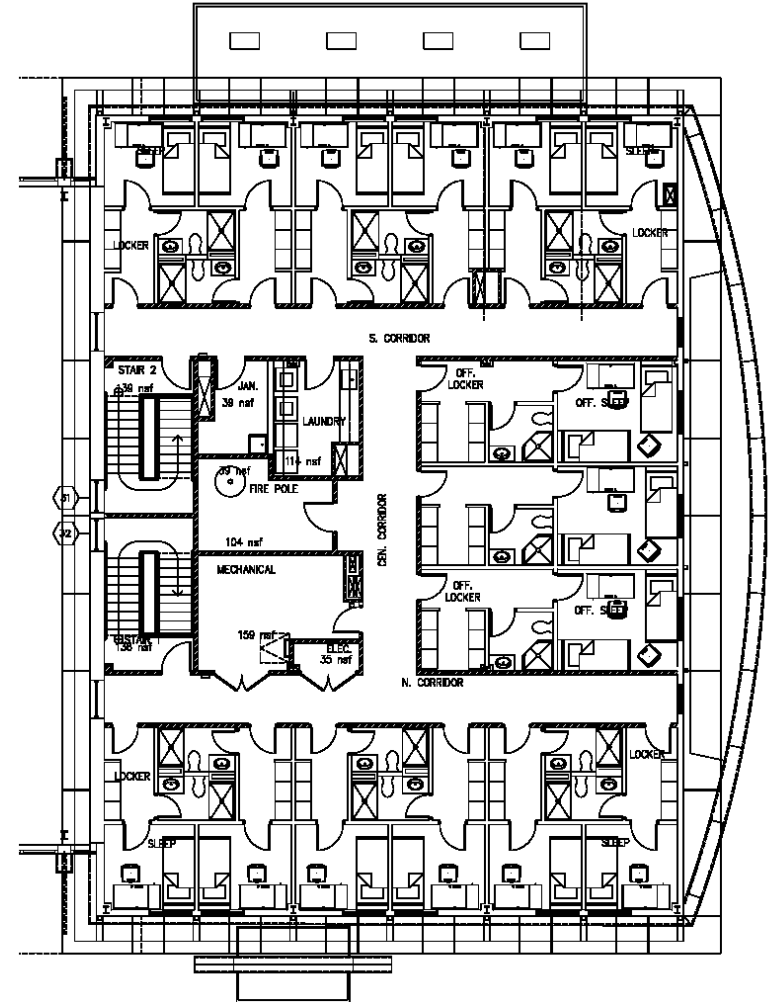
Recycling	50
Laundry	179
Vending	50
Janitor 2 @ 25 each	50
Storage	111
Mechanical	305
Electrical	108
Communications	92
Subtotal Support	945



Program

Residential:

Kitchen	262
Pantry	60
Dining Room	436
Day Room	435
Bunk Rooms (3 lockers each)	
3 Doubles @ 200 each	600
8 Singles @ 120 each	1,070
Toilet Rooms @ 40 each	390
Exercise Room	487
Subtotal Residential	3,740
Subtotal Building Areas	10,764
Circulation/Construction 40%	4,306
Total Gross Floor Area	15,116



Budget is an estimate based on previous completed, like projects and escalations for inflation, x-factor etc..

Fire Station 8 Estimated ROM: \$14M

- Hard Cost: (\$11.6M)
 - Building - $\$711/\text{SF} * 15,000\text{SF} = \10.67M
 - Utilities and Security – \$375K
 - FFE - \$535K
- Soft Cost: (\$2.3M)
 - design, 3rd party testing, permitting, legal
 - 20% of construction cost
- Includes project contingency – 10%

Questions & Answers

- Next Task Force Meetings
 - February 25, 7:00 p.m. – 9:00 p.m.
Langston-Brown Community & Senior Center
 - February 25 7:00 p.m. – 9:00 p.m. Site TBD
- Contact Information:
Noah Simon Email -
noah@arkmediation.com

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