

Sedona Fire District Fire Station Assessments

April 4, 2017



Sedona Fire Station No. 1
2860 Southwest Drive
Sedona AZ 86336

Sedona Fire Station No. 3
125 Slide Rock Road
Sedona AZ 86351

Sedona Fire Station No. 4
391 Forest Road
Sedona AZ 86336

Sedona Fire Station No. 5
3971 AZ-89A
Sedona AZ 86336

LEA-Architects, LLC

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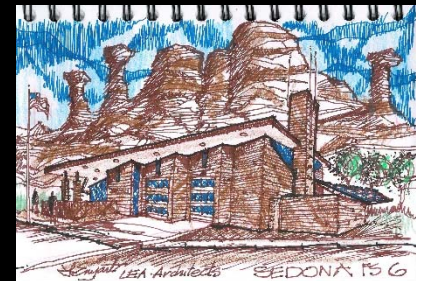
Sedona Fire Station No. 6

2675 State Route AZ-179



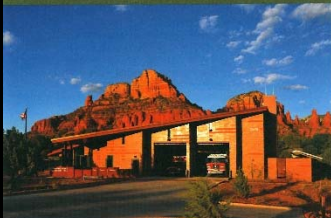
Sedona Fire Station No. 6 Design Considerations

- **Constructed 2013 – 911 Memorial Completed in 2016**
- **2 Bay Station 7,333 SF**
 - Great Room lobby, exam / public toilet, training room, kitchen, dining, dayroom, covered patios, (5) fire fighter dorms, physical conditioning room, clean laundry, decon laundry, S.C.B.A., maintenance, turnout room, communications tower, mezzanine Storage
- **Fire Station Design Considerations**
 - Efficient floor plan layout to minimize response times
 - Durable and low maintenance building materials and systems
 - Architectural Integration of the Station into the natural surroundings and adjacent neighborhood
 - Passive and Active Sustainable Design Strategies
 - Deep Roof Overhangs Stepped Building Massing to reduce solar gain
 - Natural Daylighting + Access to Views
 - Enhanced Insulation
 - Solar PV System
 - High SEER Efficient Mechanical Systems



GOVERNOR'S AWARD FOR ENERGY & TECHNOLOGY INNOVATION NORTHERN ARIZONA

CRESCORDIA

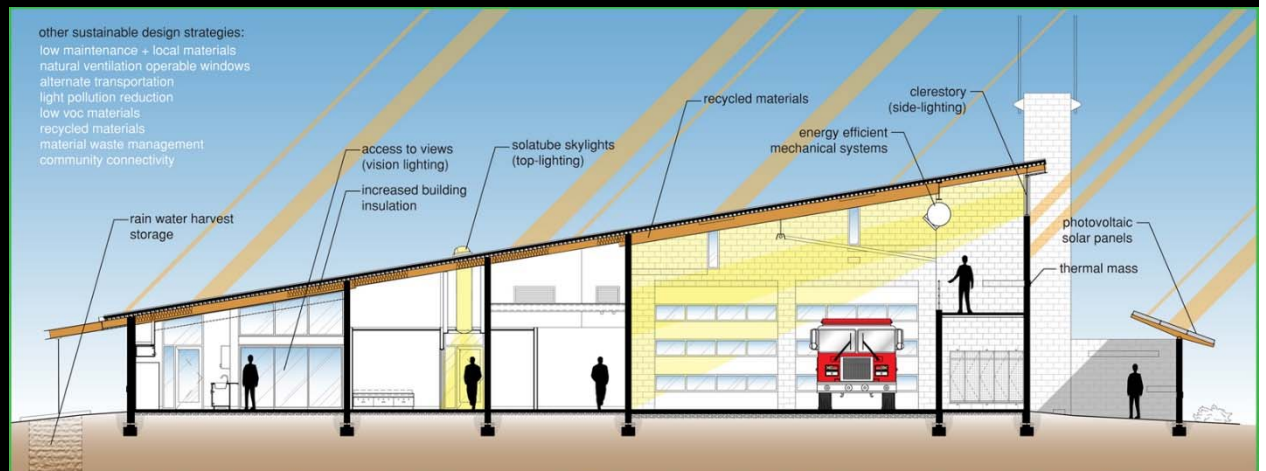


SEDONA FIRE DISTRICT, FIRE STATION NO. 6

Award Recipient: Cliff Kofis Kazian
Sedona Fire District
Submitted By: LFA Architects, LLC

It's nearly impossible to stand out amid Sedona's majestic red rock formations, but this iconic structure – Sedona Fire District Station 6 – commands a presence. Located along State Route 179, the project took more than eight years of planning to arrive at its functional, high-tech, cost-effective and award-winning sustainable design. The stunning architecture draws inspiration in its form, materials, color and texture from the breathtaking beauty of the surrounding mountain vistas. It sits between two important neighbors, Christ Lutheran Church of Sedona and the Jewish Synagogue, which support the first-responder facility with shared driveways and parking that are interconnected with a special lighted Friendship Trail fostering community engagement, education and outreach. Rain harvesting from the entire roof collects water; roof solar tube skylights deliver natural light into interior spaces. Designed to LEED standards, the fire station uses a simple building palette of local masonry, recycled components, solar tubes, rain chains, curtain steel and ground red aggregate concrete. Clean-energy solar PV panels cantilever from the top of a wall to double as a shade for exterior work and training space.

other sustainable design strategies:
low maintenance + local materials
natural ventilation operable windows
alternate transportation
light pollution reduction
low voc materials
recycled materials
material waste management
community connectivity



Clerestory windows and other glazing strategies allow regularly occupied spaces to have access to views increasing occupant comfort. Clerestory windows and other glazing strategies utilizing calculated shade canopies and overhangs allow for regularly occupied spaces to be daylight - reducing energy demands and increasing occupant comfort. Plan geometry of the exterior walls allows building to shade itself with generous roof overhangs & covered patios.

Sedona Fire Station No. 4

391 Forest Road



Sedona Fire Station No. 4 Key Issues

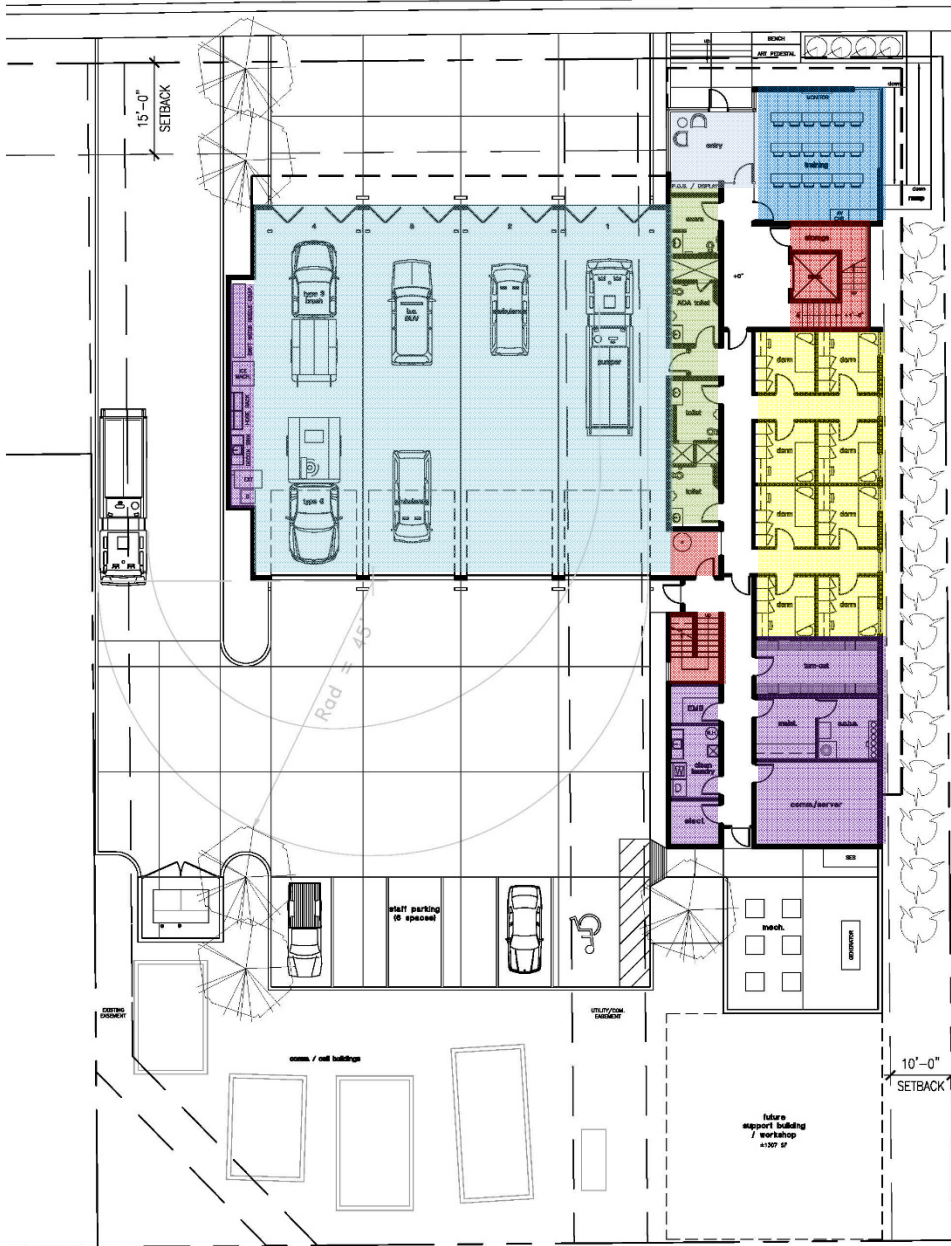
- **Split multi-level Fire Station ADA Non Compliance Issues**
 - Entry and Public/Staff Restrooms
 - Multiple levels on 2nd Level
 - Stairs (Int. and Ext.) do not meet Building Code or ADA
- **Site**
 - No Drive-Thru Apparatus Bays
 - Apparatus and staff/public parking drive are not separated
- **Fire Station**
 - Apparatus Bays /Doors are not tall enough for current Fire Apparatus
 - Insufficient Apparatus Support Areas (Maint./SCBA/Storage/ Decon./ Dirty Laundry
 - Turn-out Lockers located in Apparatus bays
 - Current 2nd level floor heights restrict heights at 1st floor
 - Stairs are not wide enough and are too steep
 - Physical Fitness Equipment on 2nd level is causing floor damage
 - Dorms are spread out through 2nd level
 - Building additions cause leaking
 - Multiple types of HVAC systems
 - Exposed Electrical gear, conduit attached to exterior of structure
- **Structural Issues (Structural Observation Report)**
 - Does not meet current Building Code or Essential Facility Requirements

Sedona Fire Station No. 4 Recommendations

- Due to the numerous issues it is recommended that the existing Fire Station be replaced with a new Facility
 - See attached Concept Designs for Fire Station No. 4 located on same site.
 - Temporary Fire station will be required during the construction of the new Fire Station



Sedona Fire Station No. 4 Replacement Station Concept Design



SCHEME 02
OPTION 01 - 1ST FLOOR PLAN



SCHEME 02
OPTION 01 - 2ND FLOOR PLAN

Sedona Fire Station No. 5

3971 AZ-89A



Sedona Fire Station No. 5 Key Issues

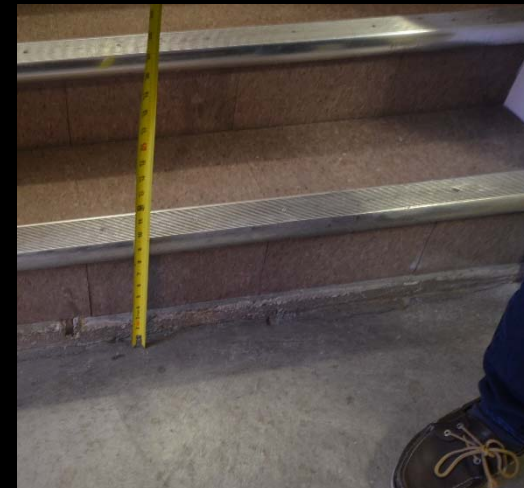
- **Split multi-level Fire Station ADA Non Compliance Issues**
 - ADA parking
 - Entry on both levels
 - Public/Staff Restrooms, Kitchen / Physical Fitness
 - Stairs do not meet Building Code or ADA
- **Site**
 - Location relative to response area
 - Insufficient staff / public parking
 - No Drive-Thru Apparatus Bays and insufficient front apron depth
 - Apparatus and staff/public parking drive are not separated
- **Fire Station**
 - Apparatus Bays /Doors are not tall enough or deep enough for current Apparatus
 - Insufficient Apparatus Support Areas (Maint./SCBA/Storage/ Decon./ Dirty Laundry)
 - Stairs are not wide enough and are too steep
 - Physical Fitness Equipment is located in existing apparatus bay
 - Residential Fire Sprinkler system is fed from well so water pump is not on emergency power
 - Electrical system does not meet current Electrical code
- **Structural Issues**
 - Based on age of facility does not meet current Building Code or Essential Facility Requirements

Sedona Fire Station No. 5 Recommendations

- Due to the numerous issues it is recommended that the existing Fire Station be replaced with a new Facility
 - The Current site is of insufficient size to work for a new drive-thru Fire Station so new site should be explored.

Note:

- Fire Station No. 5 is currently well maintained and due to the minimum number of staff its immediate replacement may not be warranted until a new site or possible shared site with Park Service is obtained.
- If a new station is not immediately pursued continued maintenance and limited improvements (Updated kitchen, parking improvements) should be considered



Sedona Fire Station No. 1

2860 Southwest Drive



Sedona Fire Station No. 1 Key Issues

- **Split 3 Level Fire Station / Administration ADA Non Compliance Issues**
 - 1st Level Administration Public/Staff Restrooms
 - Kitchen on lower level adjacent to Meeting room
 - 2nd Level Administration Space not accessible by Elevator
 - Training Room on Fire Station 2nd Level not accessible due to inoperable Lift
- **Fire Station Functional Issues**
 - Kitchen not on same level as Dayroom/Dining/Patio
 - Dormitories are on 1st and 2nd level
- **Maintenance Facility Functional Issues**
 - Insufficient space to service larger vehicles and lack of work space
- **Administration Functional Issues**
 - Additional staff office (Private and Open office) are required
 - Currently no Administrative Conference Room
- **Site Issues**
 - Additional Parking is required for both Fire Station and Public Meetings
 - Decorative sidewalks (wood joints) are dangerous

Sedona Fire Station No. 1 Recommendations

▪ Site

- Additional Limited Parking due to relocated Maintenance Facility
- Repair/Replace sidewalks

▪ Maintenance Facility

- Relocate to adjacent Annex Building site which will allow for longer service bays

▪ Administration (See attached options)

- Increased office space by utilizing one maintenance bay and FS Support areas
- Relocate IT Server Room to inside room to better control heat gain
- Remove portion of parallel corridor to gain additional office space
- Relocate CRM to allow for additional office and Staff Break Room

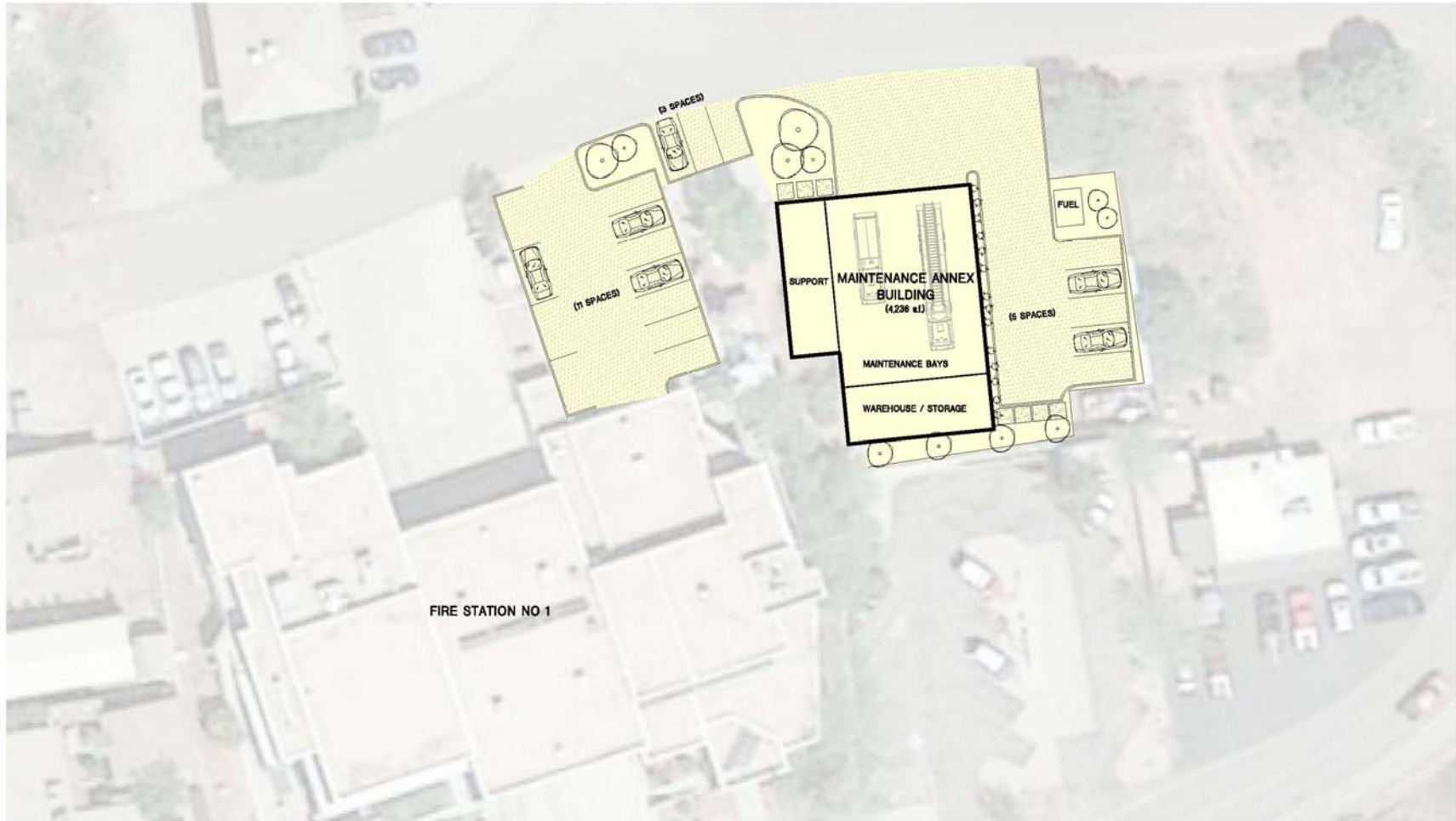
▪ Meeting Room / Training Room

- Utilize existing Kitchen area to create Executive Session Board Room
- Utilize existing AV Room as new Staff Office
- Update existing finishes and Audio Visual
- Install new Elevator/Lift to allow ADA Access

▪ Fire Station

- Relocate Kitchen to upper level adjacent to Dining/Dayroom/Patio
- Expand Dayroom/Dining into the large exterior covered patio
- Relocate (3) Dorms to upper level so all dorms are on same level
- Relocate Crew Office to upper level and move Physical Fitness to 1st Floor
- New Dorm layout that is more functional
- Increase showers in Men's Restroom and make both restroom ADA Compliant

Sedona Fire Station No. 1 Proposed Maintenance Annex Improvements



MAINTENANCE ANNEX BUILDING SITE PLAN

0' 7.5' 15' 30'
SCALE

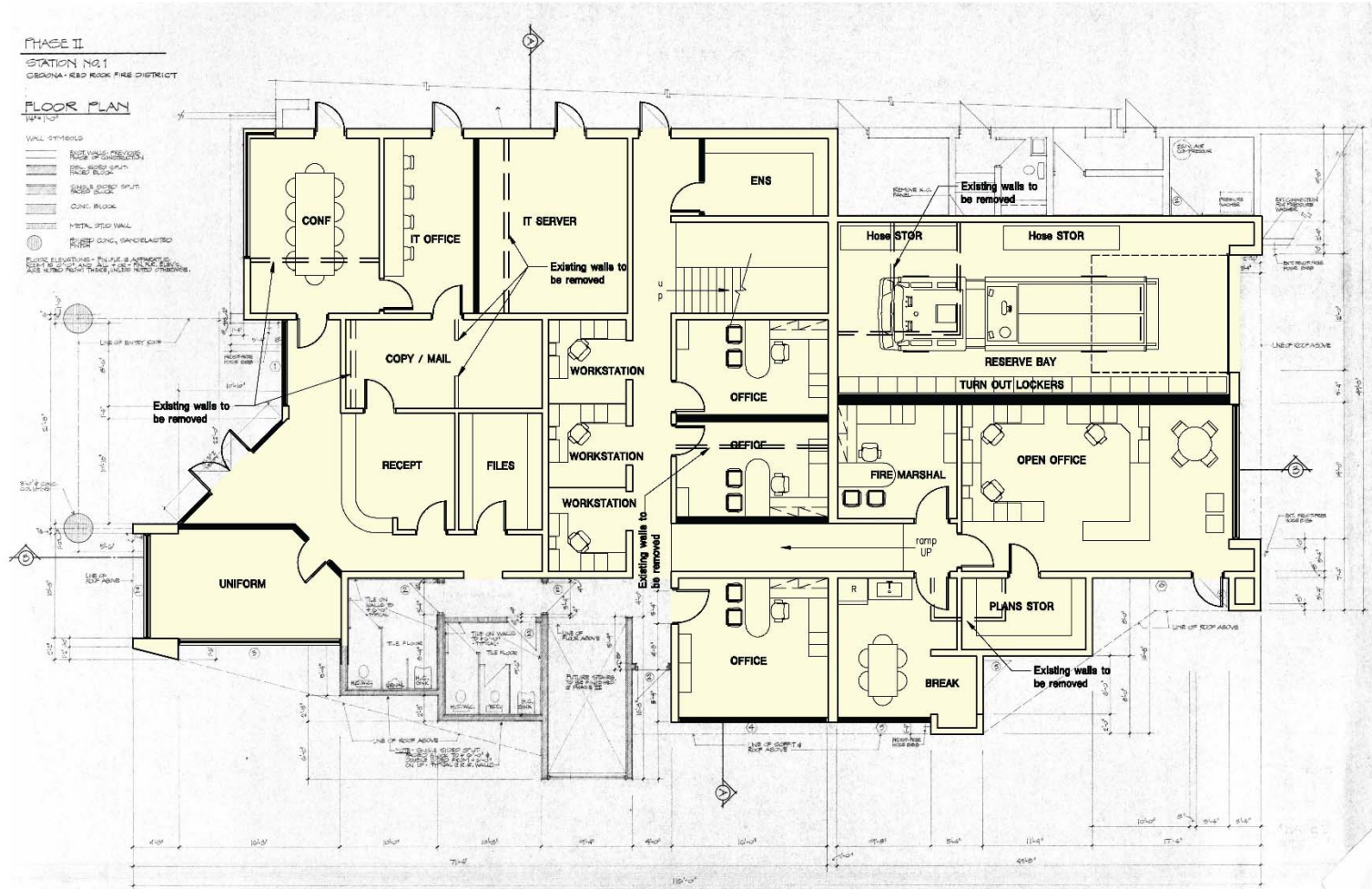
SCALE: 1" = 30'

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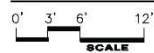
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION A 1ST LEVEL ADMIN FLOOR PLAN



SCALE: 3/32" = 1'-0"



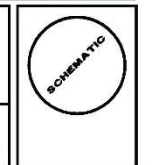
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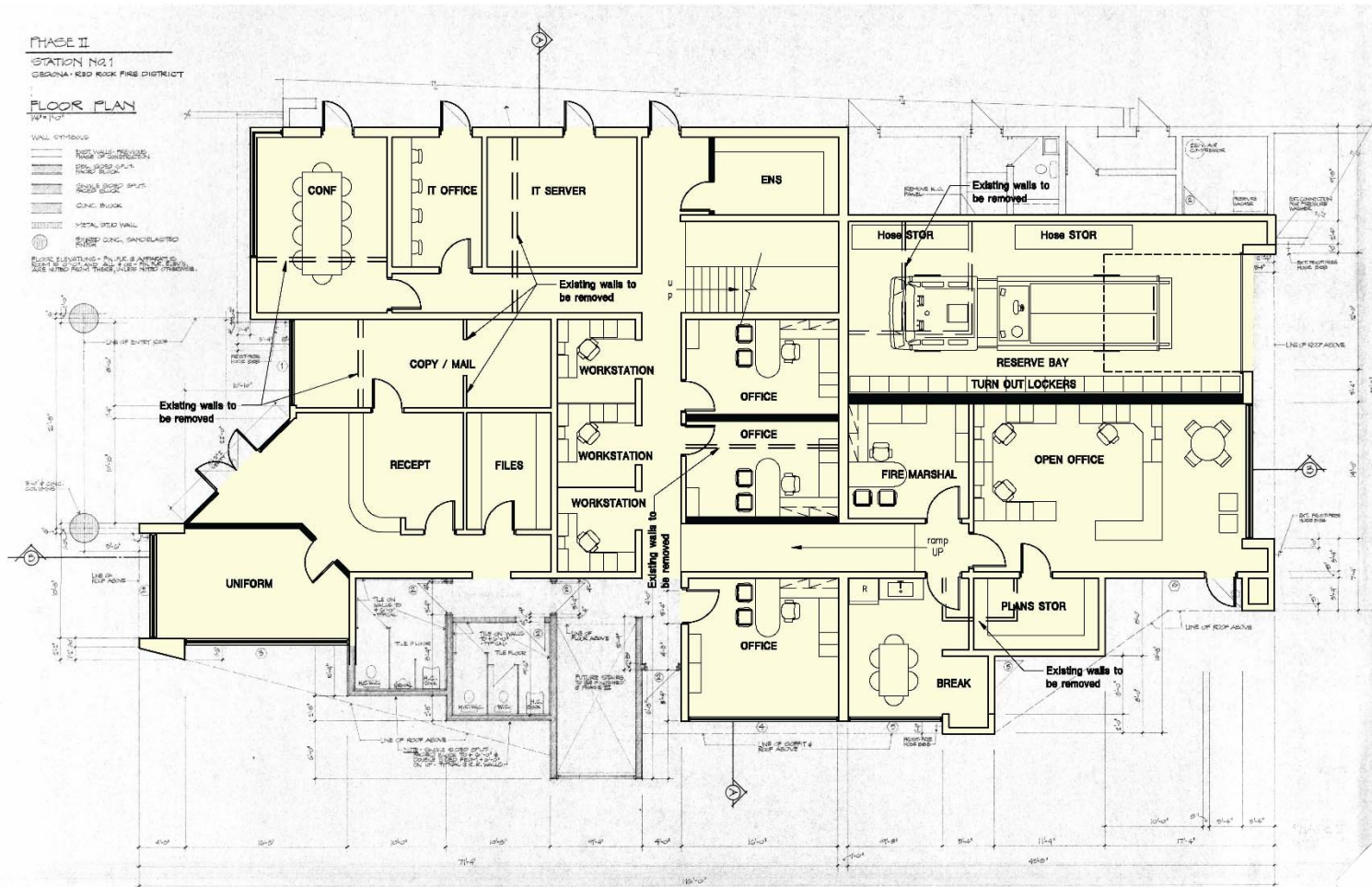
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION B 1ST LEVEL ADMIN FLOOR PLAN



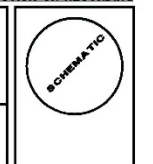
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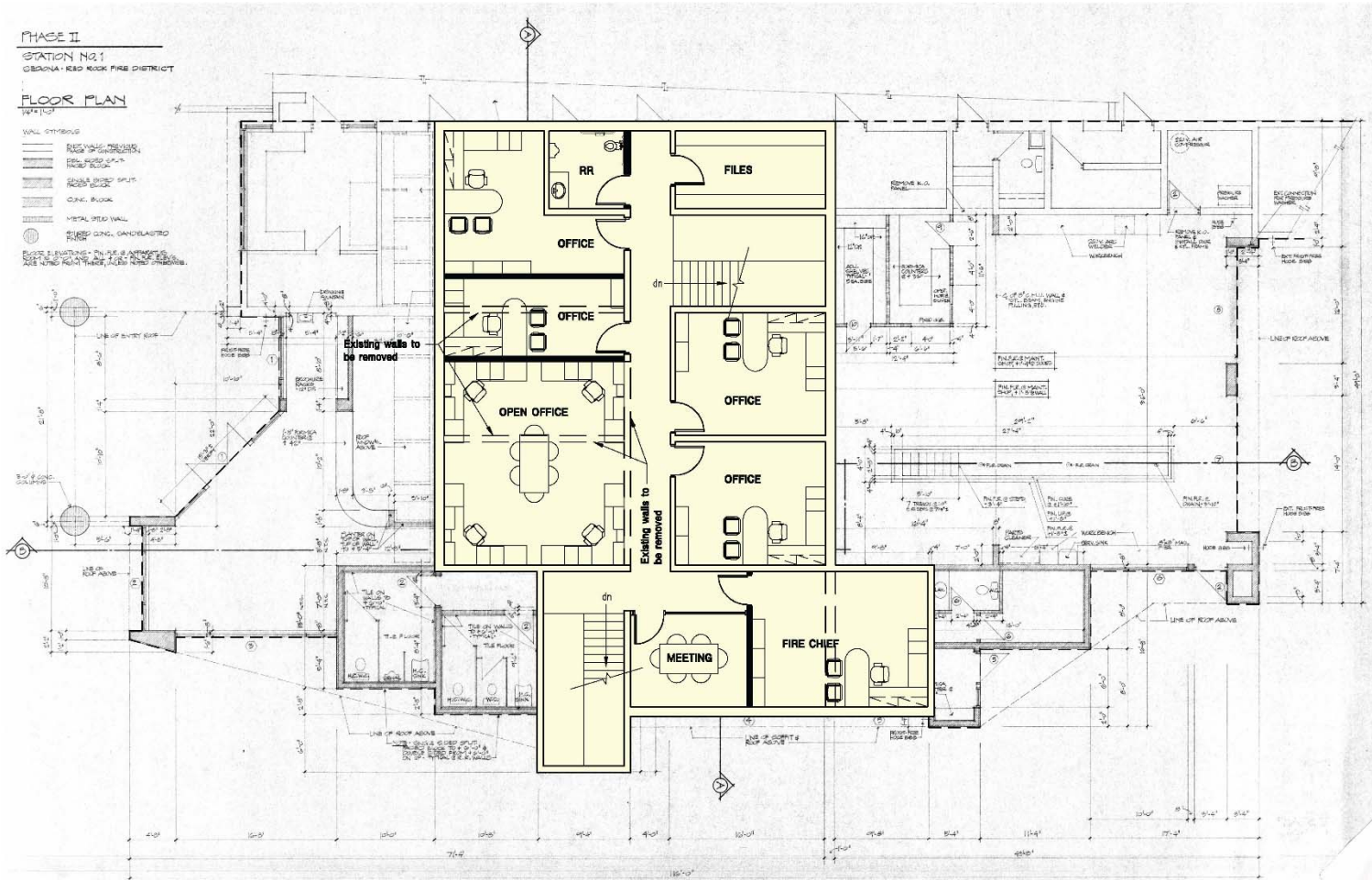
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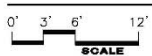
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION A 2ND LEVEL ADMIN FLOOR PLAN



SCALE: 3/32" = 1'-0"



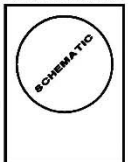
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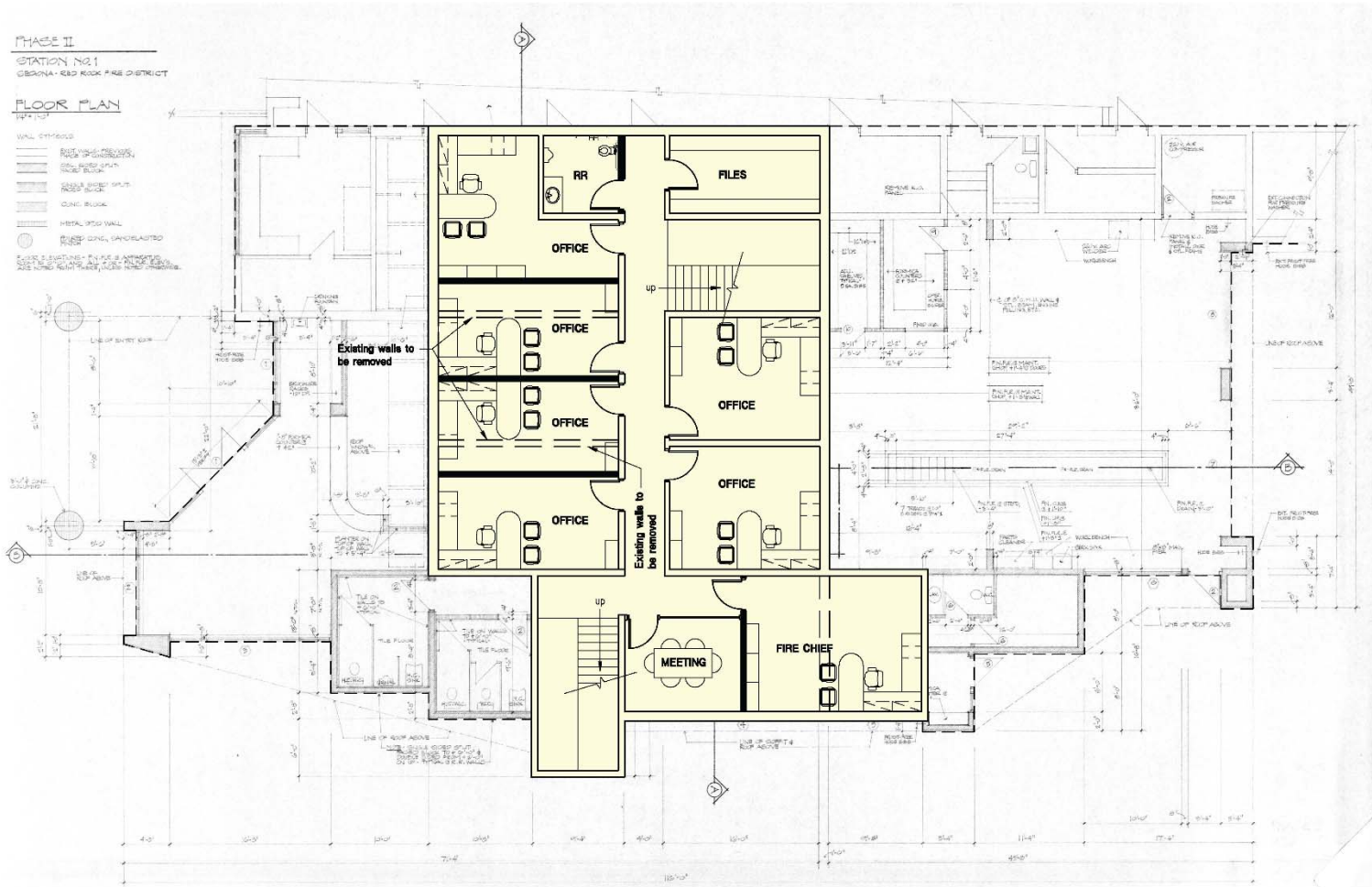
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION B 2ND LEVEL ADMIN FLOOR PLAN

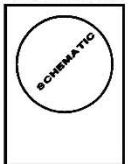


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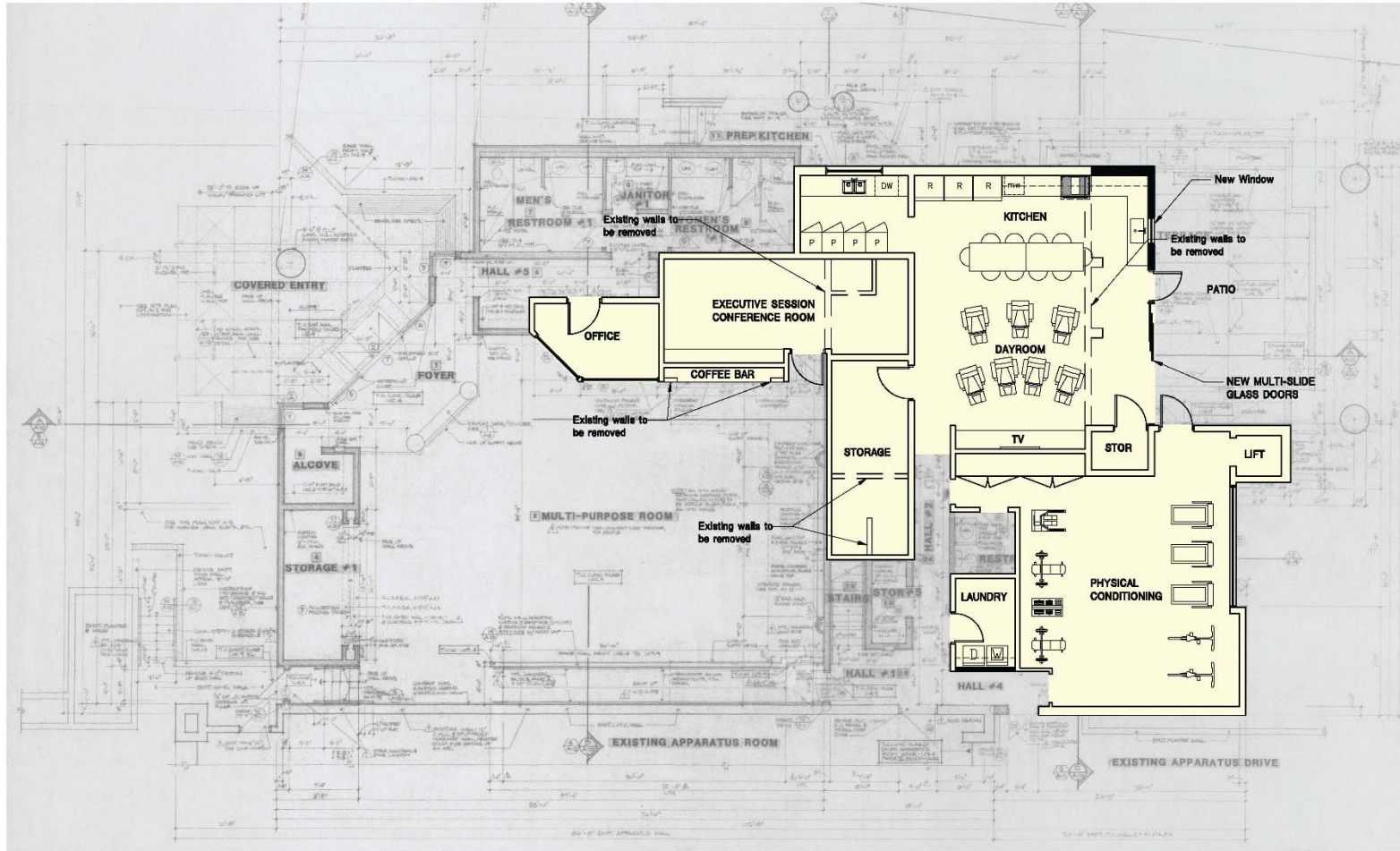


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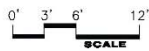
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



1ST LEVEL FIRE STATION FLOOR PLAN



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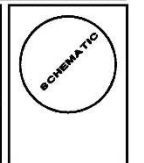
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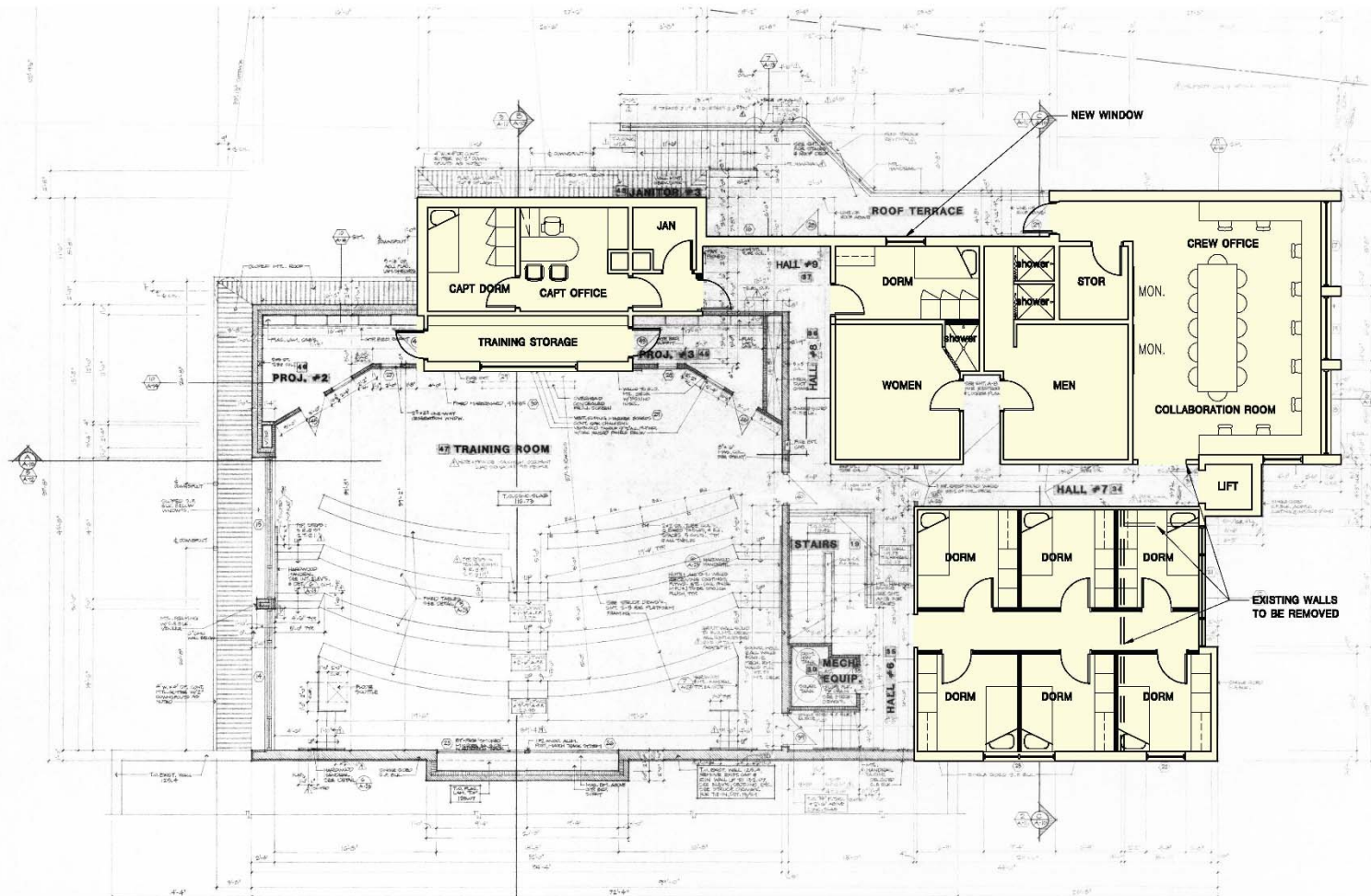
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Sedona Fire Station No. 1 Proposed Floor Plan Improvements



2ND LEVEL FIRE STATION FLOOR PLAN



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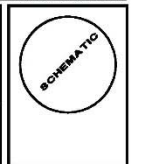
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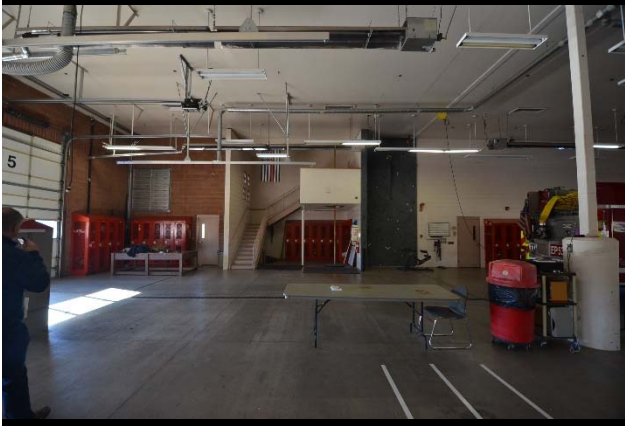
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Sedona Fire Station No. 3

125 Slide Rock Road



Sedona Fire Station No. 3 Key Issues

- 29 year old Station Originally Designed for Volunteer Fire Fighters
- Split 3 Level Fire Station / Training ADA Non Compliance Issues
 - 1st Level Exercise Toilets Rooms
 - 2nd level Fire Station Living Areas 2nd Floor Restrooms + Showers
 - Kitchen
- Fire Station
 - Evaporative Cooler @ Mezzanine Non Functioning Unit + Continuously Leaks
 - Plumbing Recirculation Issues
 - Leaking Condensate Lines @ Mechanical Units
 - Turn-out Lockers within Apparatus Bays
- Site
 - Drainage issues (Ponding on asphalt drive)



Sedona Fire Station No. 3 Recommendations

▪ Site

- Install concrete at portion of drive and install area drain to improve drainage

▪ ADA issues

- 1st level public areas are ADA compliant with some very minor upgrades
- Due to cost ADA access to 2nd level FS Living areas is not recommended

▪ Fire Station

- Update current finishes in Fire Station Living areas (Kitchen/Dining/Dayroom)
- Repair or enclose 2nd level balcony to resolve leaking issues
- Repair or relocate evaporative coolers (Relocating to Ext. will increase Mezzanine floor area)
- Repair leaking HVAC condensate lines
- Repair Apparatus Room ceiling by adding drywall expansion joints



Sedona Fire District Fire Station Assessments

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