



Sedona Fire District

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SFD CITIZENS' ADVISORY COMMITTEE MEETING
Station #1 – 2860 Southwest Drive – Sedona – Multipurpose Room
Tuesday, April 11, 2017 / 12:00 Noon

~ MINUTES ~

I. Call to Order/Roll Call

Committee Present: *Board Member* – Tim Ernster; *Citizens* – Gary Johnson; Lonnie Lillie; Gene McCarthy; Wendy Tanzer; Dave Watters; *Staff* – Captain Pat Ojeda; HR Manager Betty Johnson; Assistant Chief Jeff Piechura

Committee Absent: Caryn Maxwell; Firefighter Greg Eberlein;

Others Present: Fire Chief Kris Kazian; Assistant Chief Jeff Piechura; Lance Enyart, Randy Jones – LEA Architects; Nichole Kotsun, Quintin Smith – Core Construction; Tricia Greer – Recorder to Board; Corrie Cooperman; Dave Soto

Due to Chairman Tim Ernster arriving late, Acting Committee Chairman Dave Watters called the meeting to order at 12:10 PM.

II. Pledge of Allegiance to the United States of America

Mr. Watters led the Pledge of Allegiance.

III. Approval of Minutes

A. Discussion/Possible Action: Minutes of March 27, 2017 Committee Meeting; and Minutes of April 3, 2017

Mr. Ernster entertained a motion to approve the March 27th minutes, as presented; Dave Watters so moved and Lonnie Lillie seconded; the motion was unanimously approved. Mr. Watters then moved to approve the Minutes of April 3rd, as presented; Gene McCarthy seconded and the motion was unanimously approved.

IV. Fire Station 1 Tour of Facility

Assistant Chief Piechura led a tour of the Station 1 facilities.

V. Open Dialogue/Review of Information Previously Presented/Questions

Lonnie Lillie missed the last meeting, but watched the financial presentation and had a couple of questions about technology needs; Assistant Chief Jeff Piechura said the needs are all-inclusive – radio systems, alerts, backbone, and everything we need to manage office business – and we will have Telecommunications Manager Bob Motz at a future meeting to answer those questions. Mr. Lillie asked for a hard copy of last week's financial presentation, as the graphs were hard to see on the computer; he asked about the estimated per residence cost of a \$15 million bond; Chief Kazian responded for an average home in Sedona Fire District, which was about \$365,000 of assessed value (AV), it would be about \$59 per year if the AV does not change; he said per \$100,000 of AV would be \$17.38.

Mr. Lillie then asked about “pay as you go” for everything including enhancements to facilities, and asked how much that would equate to on a per household basis. Chief Kazian said the financial presentation (which we will provide committee members hard copies) showed status quo – doing nothing – and where the mil rate would go, as well as “pay as you go” for about \$6 million in capital projects (not \$15 million); he will ask Finance Director Gabe Buldra to figure the per residence estimate. Mr. Watters said he believes the chart showed that the “pay as

you go” line exceeded the \$3.25 mil rate cap; Chief Kazian said it depends on which model was used – moderate growth vs. conservative growth vs. aggressive growth; if there was a weak growth year, it would exceed the cap; if we have moderate growth in AV, it would be just below \$3.25 and with aggressive growth, the mil rate would stay beneath the cap.

Chief Kazian thanked the committee for touring the stations and pointed out the stations they did not see including Fire Stations #2 (Red Rock Loop Road), #7 (Oak Creek Canyon), and #8 (Sedona Shadows); these are not staffed stations, and mostly used for garages and storage; however, #8 is used by Telecommunications.

VI. Facilities

A. Overview by LEA/Danson Construction on Estimated Costs

1. **Station 1- Renovation Needs**
2. **Station 3- Renovation Needs**
3. **Station 4- Replacement Needs**
4. **Station 5- Replacement Needs**
5. **Station 6- Renovation Needs**
6. **Station 8- Renovation Needs**

B. Consideration of Other Facility Locations

1. **Station 2**
2. **Station 4 Parcel Owned by Coconino County**
3. **Station 7**
4. **Station 5 Site, if Relocated to Slide Rock**

Chief Kazian introduced Lance Enyart and Randy Jones from LEA Architects, who have done work for close to a decade; they are in construction administration and design focused on public safety architecture. LEA has designed about 150 of these types of facilities. Also present to answer questions were Nichole Kotsun and Quintin Smith from Core Construction regarding cost estimates; Danson Construction, who SFD worked with previously, is also looking at numbers. If the projects go forward, SFD will follow procurement requirements. Mr. Enyart and Mr. Jones prepared a facilities’ assessment of Fire Stations 1, 3, 4, and 5 – which were electronically sent to the committee. The entire PowerPoint presentation can be accessed here: <http://www.sedonafire.org/wp-content/uploads/2016/05/4-11-17-LEA-SFD-Station-Assessment.pdf>.

Mr. Enyart started with SFD’s newest facility, Station 6 on SR 179; this facility is being used as a standard for functionality and concept.

Sedona Fire Station No. 6 Design Considerations – 2675 State Route 179 (Chapel Area)

- Constructed 2013 – 9/11 Memorial Completed in 2016
- 2 Bay Station 7,333 SF
 - Great Room lobby, exam/public toilet, training room, kitchen, dining, dayroom, covered patios, (5) firefighter 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 responsetimes
 - 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

Mr. Johnson then moved to the other stations and presented some of their challenges and needs.

Sedona Fire Station No. 4 Key Issues – 391 Forest Road (Uptown)

- 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

Station 4 has gone through several remodels – the architects did not determine the original construction date of the facility, but it is at least 40 years old and over the course of 4 remodels, has had various additions. They identified a number of issues with the facility. Mr. Johnson commented the biggest issue is the size of the apparatus bay doors – the doors are only 10’ X 12’ – today’s recommendation is 14’ X 14’ – it actually is almost required because of larger apparatus in today’s fleets.

Sedona Fire Station No. 5 Key Issues – 3971 State Route 89A (Oak Creek Canyon)

- 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 Key Issues – 2860 Southwest Drive (West Sedona)

- 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

- 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. 3 Key Issues – 125 Slide Rock Road (Village of Oak Creek)

- 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

Mr. Watters mentioned a clerical correction for the paperwork – Station 3 was built in 1998, not 1989. Chief Kazian said at the meeting on April 17th, we will have discussion about security, and the rolling stock presentation by Assistant Chief Jeff Piechura.

Chief Kazian said the last scheduled meeting is April 25th and we hope to have the committee's recommendation to the Board at its May meeting; he said additional committee meetings could be held on May 2nd and/or May 8th.

VII. Telecommunication Needs – Presentation by Telecommunications Manager Bob Motz

A. Overview of SFD Telecommunication System and Roles

B. Radio Infrastructure Needs

This item was tabled.

VIII. Rolling Stock Need and Operational Needs – Presentation by Assistant Chief Jeff Piechura

A. Apparatus needs

B. Operational Capital Needs

This item was tabled.

IX. Adjournment

The meeting was adjourned at 4:00 PM.

Original signed by Tricia Greer

Tricia Greer, Recording Clerk to the Committee

:tg