

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

1730 E. NORTHERN SUITE 110

PHOENIX AZ 85020

602-943-7511

WWW.LEA-ARCHITECTS.COM

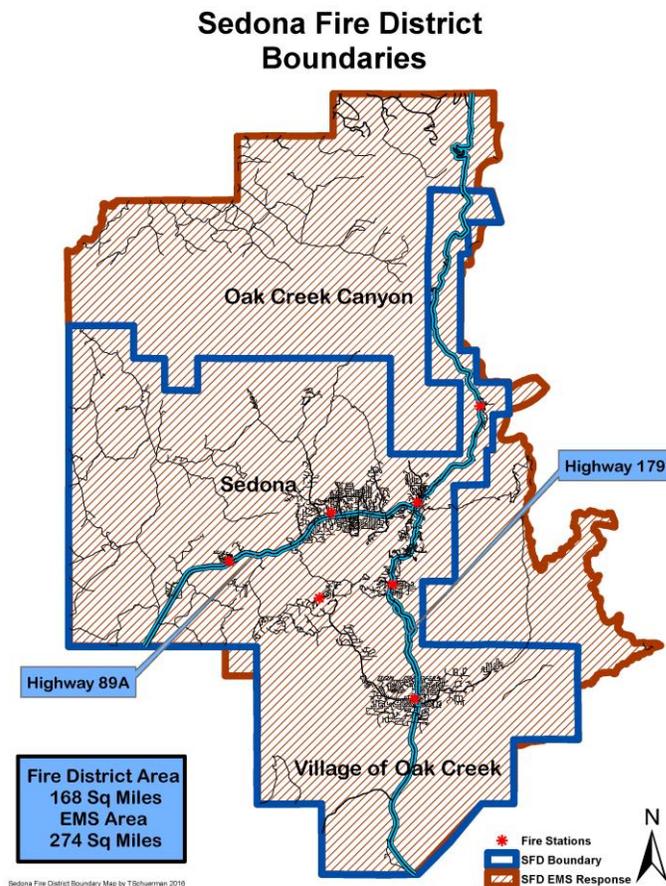




SEDONA FIRE DISTRICT FIRE STATIONS ASSESSMENT EXECUTIVE SUMMARY

In March 2017, LEA Architects was commissioned by the Sedona Fire District to perform Existing Fire Station Assessments. The information included in the assessments in conjunction with additional information furnished by others will be utilized in subsequent evaluations and decisions by the Sedona Fire District and Evaluation Committee.

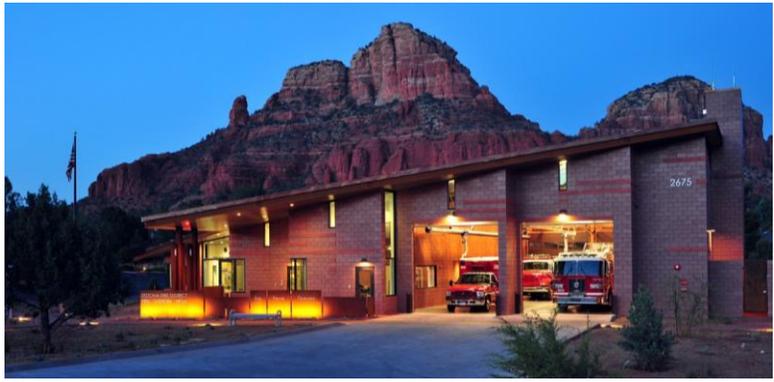
The City of Sedona is presently served by five (5) fire stations. The Sedona Fire District presently serves the City of Sedona and Village of Oak Creek with a Fire District Area of 168 square miles and EMS area of 274 square miles.



LEA Architects LLC obtained any available plans and reports from the Sedona Fire District and visited each of the Fire Stations in order to perform assessments of each. The following fire stations were evaluated and a subsequent assessment was prepared for each fire station:

- Sedona Fire Station No. 1 – 2860 Southwest Drive
- Sedona Fire Station No. 3 – 125 Slide rock
- Sedona Fire Station No. 4 – 391 Forest Rd.
- Sedona Fire Station No. 5 – 3971 North Highway 89A

The following is a brief summary of each of the fire stations based on the complete assessment report generated for each station. Issues identified are based on observations made during the field assessments, review of available plans provided by the Sedona Fire District, and LEA Architect's experience in the design of fire stations and public safety facilities



Sedona Fire Station No. 6
2675 State Route AZ-179

Due to its recent design (LEA Architects LLC) and construction in 2013 Sedona Fire Station No. 6 was not evaluated. A general summary of Fire Station No. 6 is as follows:

Sedona Fire Station No. 6 was recently constructed in 2013 and consists of 7,333 SF of interior space. The structural system for the building includes ground face concrete masonry bearing walls with steel beams and metal deck. The roof of the building is a weathering standing seam metal roof. Key program spaces in the facility include; 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, and (2) drive through apparatus bays with 2nd level mezzanine storage. The mechanical systems include high SEER efficient split system Gas / Electrical AC units for the living portion of the station with an Evaporative cooler to serve the apparatus bays. The station also includes an emergency generator for backup power with an LP tank. Fire Station No. 6 is designed to maximize floor plan efficiency with minimal circulation and travel distances to the apparatus bays in order to minimize response times. The materials and Architectural form of the building were designed to integrate into the natural surroundings. The stepped massing of the walls and deep overhangs protects walls and glazing in order to mitigate direct solar heat gain into the building. A friendship trail is included in front of the station to allow for pedestrian circulation between the Jewish Community Center and Christ Lutheran Church. Fire Station No. 6 includes numerous passive and active sustainable design strategies including an onsite renewable energy photovoltaic solar panel system. In September of 2016 a 9/11 memorial (design by LEA Architects LLC) was dedicated which includes a structural steel beam artifact recovered from Ground Zero in NYC.

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



Sedona Fire Station No. 1 was constructed over the course of three phases with several interior modifications occurring throughout the years. The exact construction dates of the first (2) phases could not be verified but Phase 3 consisting of the Fire Station Living quarters and Meeting/Training Rooms was constructed in 1993. In addition to the three (3) phases of construction the facility has undergone several minor renovations including; enclosing of Dorms and Offices, Communications Room with free-standing tower and the addition of a 150KW emergency generator that operates the entire facility. The facility is functional but does not meet the current standards established by the Sedona Fire District as is evident in

their current fire station designs. Locating the turn-out lockers in the apparatus bays does not meet current NFPA 1500 recommendations. Portions of facility meet current ADA standards but the entire facility is not ADA accessible and specifically the Upper levels of both the Administration offices and Fire Station, although the installation of a new lift (to replace the existing nonfunctioning lift) and/or elevator may provide ADA Accessibility. It was also noted that the existing administration wing restrooms both upper and lower levels were not ADA compliant. Functional issues of the Fire Station include non-consolidated dormitories currently located on multiple levels, lack of a Fire Station designated functional kitchen located on the same floor level as the Dining/Dayroom and patio with physical and acoustical isolation from the boardroom / public space. Issues of the Administration wing include insufficient number of offices and a shared meeting/conference room. Interior finishes are somewhat dated in appearance but in generally good condition. Based on discussions with staff the Mechanical systems were functional requiring general maintenance, but the evaporator cooler relief system was not adequate allowing potentially humidified air to enter the living side of the facility through the man-doors. Plumbing systems appeared to be functional, but it was noted that there was some leaking to the 1st level from below the Water heater(s) located on the 2nd floor of the Fire Station

LEA Architects was asked to prepare some preliminary concept layouts showing how the Fire Station and Administration areas, could be more functional along with looking at a potential location for a Fire Apparatus Maintenance and Storage Facility on an adjacent property owned by the SFD (currently an SFD Auxiliary Storage Bldg.) Those concept layouts have been included as an attachment to this report.

Overall Assessment:

The overall assessment of the facility is fair and replacement/relocation due to facility condition is not presently warranted provided the facility is maintained with certain modifications to increase ADA accessibility and function.



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

Constructed in 1988, Sedona Fire Station No. 3 predominately serves the Village of Oak Creek and is the second newest fire station built for the Sedona Fire District. The design/layout of the two story fire station is generally functional with a large site with 4 drive-thru apparatus bays, single person dormitories and restrooms along with offices and a community/training room on the first level which is fully ADA accessible. However, the stairs up to the apparatus bays do not provide an ADA accessible route from the lower level. The 2nd level (Fire Station living quarters) is not ADA accessible and is in excess of 3,000 SF (allowed per code) so to achieve full ADA accessibility an elevator would need to be installed but at substantial cost. Locating the turn-out lockers in the apparatus bays does not meet current NFPA 1500 recommendations. Interior finishes are somewhat dated in appearance but in generally good condition. It was noted that there is some large cracks in the apparatus bay gyp. bd. ceiling but it appears that this is due to a lack of gyp. bd. expansion joints to allow for movement. The roof (Concrete Tile) appears to be in good condition, although it was observed that there is a large bow in the ridge (trusses) above the Apparatus Bays. Based on discussions with staff the Mechanical systems were functional requiring general maintenance, however it was noted that the condensate lines have had continuous leaking issues. Plumbing and electrical systems appeared to be functional with no significant issues.

Overall Assessment:

The overall assessment of the facility is good and replacement/relocation due to facility condition is not presently warranted provided the facility is maintained and potentially some modifications are completed to increase ADA accessibility although costly to add elevator/lift. LEA Architects does recommend consideration for concrete apron and potential area drain at the SE corner of the site to deal with both ponding and the turning of Apparatus Vehicles.

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



Sedona Fire Station No. 4 was constructed and is the second oldest fire station still in operation within the Sedona Fire District. The facility has undergone numerous additions including dormitory/exercise room additions and Dispatch Center (Vacant) on the 2nd level and Exterior Patio covering. In addition, numerous interior renovations have occurred over several years including dormitory additions (single person dorms), Dayroom/Dining/Kitchen modifications, addition of a fire sprinkler system and various other interior finish revisions. The facility is not very functional and does not meet the current standards established by the Sedona Fire District as is evident in their current fire station designs. The facility does not meet current ADA standards and the ability to meet ADA standards is severely compromised due to the numerous interior level changes and small single restrooms. The Apparatus Bay is very limited in height with OH Doors only 10' in height and turn-out lockers within apparatus bays does not meet current NFPA 1500 recommendations. Interior finishes are all very dated and in need of repair/updating. The staff has indicated that the facility did contain hazardous materials but has been remediated and/or encapsulated except for the IT Server Room. Exterior walls are covered with exposed electrical conduit and several ground mounted mechanical equipment, electrical panels, etc. are not screened.

The Sedona Fire District requested a Structural Condition inspection to determine potential viability of retaining and renovating the existing Fire station.

(See attached Structural Condition Report prepared by BDA dated March 30, 2017)

Note: The Structural Condition Report identifies the current structural condition based on a visual inspection, but since much of the structure is not visible, additional structural analysis would be required, if the Sedona Fire District decided to pursue renovations in lieu of construction of a new facility.

The Structural Engineer did provide comment on various aspects of potential renovations based on staff comments and specifically in regards to lowering of the Apparatus Bays but additional factors should be considered which include:

- Structural Engineer outlined potential option for lowering bays 2' to work with existing foundations (assumed frost depth) and street grades but the typical apparatus bay door is 14' in height so even upon lowering 2' it would only yield a maximum height of 12' which would not meet current Fire Department design standards and support certain Apparatus Vehicles.
- The existing structure has very limited floor heights (8' max. ceilings) which would not support the addition of improved HVAC, electrical and fire protection systems.
- Numerous changes in level would not support ADA accessibility requirements including elevator and ramps.

Note: The lowering of the apparatus bays would compound this issue significantly

- Based on recently completed program and space plan analysis for a new fire station No. 4 the square footage required could not be met with the current footprint of the existing fire station which would require an addition to the fire station in excess of 2,000 sf. Based on the significant level changes and compressed ceiling heights of the existing facility an addition to the existing structure would be a challenging and costly endeavor.

Overall Assessment:

The overall assessment of the facility is very poor and would indicate that the facility has reached the limits of its functional life. Its replacement/relocation should be considered in the near future.

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



Sedona Fire Station No. 5 was constructed and is the oldest fire station still in operation within Sedona Fire District. The facility has undergone an extensive addition in 1990 that included an additional 36' bay and office at grade level (Hwy 89-A) and Fire Station Living Quarters on the upper split level. In addition numerous interior renovations have occurred over several years including dormitory additions (2-single person dorms), Dayroom/Dining/Kitchen modifications, addition of a residential fire sprinkler system (Water pump is not on emergency power) and various other interior finish revisions. Due to a recent fire portions of the exterior front entry and roof repairs were completed.

The facility does not meet the current standards established by the Sedona Fire District as is evident in their current fire station designs. The facility does not meet current ADA standards and the ability to meet ADA standards is severely compromised due to the steep and compressed site conditions, numerous interior level changes, and small single restroom. Interior finishes are all very dated but new kitchen cabinets are being installed.

Overall Assessment:

The overall assessment of the facility is poor given the unique and challenging site constraints and difficulty to modernize / upgrade the facility to meet current Fire Station design standards and SFD requirements. Although the ongoing finish improvements have aided in the overall interior function and comfort to the fire department personnel the extensive challenges associated with upgrading the facility to meet current requirements would indicate the facility has reached the limits of its functional life. Its replacement/relocation should be considered in the near future.



SEDONA FIRE DISTRICT FIRE STATIONS ASSESSMENT INTRODUCTION

EXTENT OF FACILITY ASSESSMENT:

LEA Architects at the direction of Sedona Fire District has provided assessments for the following Sedona Fire District Fire Stations:

- Sedona Fire Station No. 1 – 2860 Southwest Drive
- Sedona Fire Station No. 3 – 125 Slide rock
- Sedona Fire Station No. 4 – 391 Forest Rd.
- Sedona Fire Station No. 5 – 3971 North Highway 89A

- LEA architects did not perform Facility Assessment for Sedona Fire Station No. 6 – 2675 State Route AZ-179 since it was recently designed (LEA Architects LLC) and constructed in 2013 so meets current Building Codes and is fully ADA Accessible.

PURPOSE OF ASSESSMENT:

The Sedona Fire District has the following objectives:

- *Establish the current condition of the fire station and the fire station site*
- *Verify Building areas, Construction Type and other pertinent Data*
- *Address architectural, HVAC, plumbing, electrical and fire/life safety systems*
- *Identify facility deficiencies through observation and /or based on staff comments*
- *Provide Summary of Building Code Evaluation*
- *Provide Digital Photographs of the facility*

ASSESSMENT TEAM:

- Sedona Fire District Staff
 - Jeff Piechura, Assistant Chief
 - Buzz Lechowski, Battalion Chief
- LEA Architects LLC
 - Lance Enyart, AIA
 - Randy Jones, RA
- BDA Design (Structural Engineer)
 - Greg Brickey, SE

ASSESSMENT DATES:

- Sedona Fire Station No. 1 – 2860 Southwest Drive – **3/14/17**
- Sedona Fire Station No. 3 – 125 Slide rock – **3/14/17**
- Sedona Fire Station No. 4 – 391 Forest Rd. – **3/14/17**
 - Structural Condition Assessment – **3/30/17**
- Sedona Fire Station No. 5 – 3971 North Highway 89A – **3/14/17**

EXTENT OF ASSESSMENT:

Items related to accessibility, structural evaluations and hazardous materials are specifically excluded from the assessment.

- Accessibility – Although specifically excluded, if the assessment team observed any ADA issues/deficiencies they were identified in the assessments.
- Structural Evaluations/Defects – Although specifically excluded, if the assessment team observed any structural defects/concerns they will be noted in the assessments, but further evaluation should be made by a structural engineer.
 - A structural condition assessment was conducted by a structural engineer, Greg Brickey SE (BDA Design) and is included in the overall assessment of Sedona Fire Station No. 4 (only)
- Hazardous Materials – Testing for hazardous materials is specifically excluded from the assessments. Any reports provided by Sedona Fire District will be referenced in the assessments but a determination of remediation/abatement of hazardous materials is unknown. Before undertaking any repair work, materials should be tested for the presence of hazardous materials. A log of identified materials (if any) should be kept at the facility and updated when materials are abated. The extent and quantity of hazardous materials are unknown to LEA.

EVALUATIONS AND RECOMMENDATIONS:

- The building condition assessment and recommendations are based upon our observations and experience with similar buildings and referenced sources.
- The building code evaluation is based upon the International Building Codes as adopted by the applicable authority having jurisdiction with City of Sedona, or Yavapai County, or Coconino County Amendments.
- Any technical recommendations made in this report are to be used as a guide only. This document is not a specification. All recommended work should be detailed by registered design professionals.

No. of Dormitories / Type: Fire Fighter Captain	Eight (8) single person dorms Seven (7) single person dorms (3- 1 st Floor / 4 – 2 nd Floor) bathroom and two (2) with shared bathroom One (1) with private bathroom
Male / Female Capability	<ul style="list-style-type: none"> • Yes, single person dormitories • Shared bathrooms can present potential problems but there is locking hardware
No. of Restroom / Fixtures: Fire Station 1 st Floor 2 nd Floor Apparatus/Service Bay Administration 1 st Floor (Lobby) 1 st Floor (Fire Prev.) 2 nd Floor Meeting Room	(1) Uni-sex (1) WC/ (1) LAV (Non ADA) Men – (1) WC / (1) Urinal / (2) LAV (ADA except for missing grab bar) Women – (2) WC / (2) LAV (ADA except for missing grab bar) (1) Uni-Sex (1) WC / (1) Lav (Non ADA) Men – (1) WC / (1) Urinal / (1) LAV (Non ADA) Women – (2) WC / (1) LAV (Non ADA) (1) Uni-Sex (1) WC / (1) Lav (Non ADA) (1) Uni-Sex (1) WC / (1) Lav (Non ADA) Men – (1) WC / (1) Urinal / (2) LAV (Non ADA) Women – (2) WC / (2) LAV (Non ADA)
SF Summary (Areas) Administration Lobby Reception / Copy/Mail / Offices Fire Prevention Offices (1 st Floor) Offices (2 nd Floor) Fire Station Apparatus Bays Apparatus Support 1 st Floor Living 2 Floor Living Exercise Room Public Meeting Rm. (1 st Floor) Tiered Training Rm. (2 nd Floor) Training Office/Storage Maintenance Bays	Note: Square Footage summary is of key areas only and not intended to Total entire Building Area 150 sf 750 sf 500 sf 200 sf (2 offices) 2,000 sf (6 offices) 3,900 sf 1,425 sf 2,000 sf 2,000 sf 450 sf 2,000 sf 2,000 sf 625 sf 1,500 sf
Protection Systems Fire Sprinkler Fire Alarm Access Control	<ul style="list-style-type: none"> • Yes, Fire Sprinkler in accordance with NFPA 13 • Yes, Fire Alarm System in accordance with NFPA 72 • No

<p>ADA Accessibility</p> <p>Building Accessibility Fire Station First Floor Second Floor Apparatus Bays Service Bays Administration First Floor Second Floor</p> <p>Meeting / Training Rooms First Floor Second Floor</p> <p>Restrooms Fire Station / Maint. Bays Administration First Floor Second Floor Meeting / Training Rooms Showers</p> <p>Kitchen Fire Station Meeting Room</p> <p>Doors / Entry</p>	<ul style="list-style-type: none"> • First Floor was accessible via ADA ramp in the meeting room to the staff and public • Second Level was not ADA Accessible since Lift was not operational (No Elevator) • Step into Apparatus Bays made it non ADA Accessible • Stair (Approx. 2') from Apparatus Bays made it non ADA Accessible <ul style="list-style-type: none"> • First Floor Lobby was accessible, but restrooms were not accessible. • Second Level was not ADA Accessible (No Elevator) <p>Note: Due to split levels) the ability to make the entire Admin. facility ADA would be extremely difficult</p> <ul style="list-style-type: none"> • First Floor was accessible to the staff and public • Second Level was not ADA Accessible since Lift within Fire Station was not operational (No Elevator) <p>Note: Installation of Elevator or a new Lift would substantially comply with ADA</p> <ul style="list-style-type: none"> • 1st Level / 2nd Level Public/Staff restrooms do not meet current ADA • 1st Level Public/Staff restrooms do not meet current ADA • 2nd Floor restroom were ADA Accessible (Grab bar missing) • 1st Level Public/Staff restrooms do meet current ADA (Grab Bar missing) • Showers located on 2nd Floor only were not ADA Accessible although were of sufficient size to be compliant <ul style="list-style-type: none"> • Kitchen area was converted to Storage/Pantry but was not ADA accessible • Fire Dept. Personnel utilize this as main kitchen which is not ADA accessible <ul style="list-style-type: none"> • 1st Floor Meeting Room and Administration Doors are ADA Accessible
<p>Building Systems</p> <p>HVAC Type (Age) Issues</p> <p>Electrical SES Size Panels Emergency Generator</p> <p>Plumbing Fixtures Water Heater</p> <p>Water Softener</p>	<ul style="list-style-type: none"> • HVAC system that serves the Fire Station Public and Living Areas is roof top package Units. Per staff the units were replaced in 2010 and have an expected life of 15 years and all appear to be fully operational • Apparatus – (4) Evaporative Coolers located on roof but there were no signs of relief vents to the exterior <ul style="list-style-type: none"> • Staff did not indicate any issues • Apparatus – Gas Radiant Heaters • Service Bays – (1) Evaporative Cooler located on roof but there were no signs of relief vents to the exterior <ul style="list-style-type: none"> • Staff did not indicate any issues • Communication Room is located on exterior wall with windows that allow for substantial heat gain <ul style="list-style-type: none"> • Electrical Service – 1000A 120/208 3-phase • (7) 120/208V Panels throughout facility (Emergency) – No Main Breaker in Panels • There is a new 150KW emergency Dual Fuel (NG/Propane) generator installed in 2013 that runs the entire facility. <ul style="list-style-type: none"> • Plumbing Fixtures all appeared by operational • NG water heater serves the Fire Station • Solar Hot water system supplements gas water heater (appears to be operational) <ul style="list-style-type: none"> • Yes, located on 2nd level of fire station with Water Heaters
<p>Facility Condition</p> <p>SAFETY ISSUES</p>	<ul style="list-style-type: none"> • Various sidewalks are exposed aggregate with wood (2x) between spacers between slabs, which in many cases have rotted away leaving a large gap between sidewalk sections which is both and ADA and Safety issue. • Fire Station Living Areas and (3) dorms are located on 1st Level with direct access to Apparatus Bays and ramp into the Meeting Room (Main Entry) • Fire Station 1st Floor is approx. 4-6” above Apparatus Bays require Personnel to step down into bay which is a potential tripping hazard

<p>Site Concrete Drives Asphalt Drives</p>	<ul style="list-style-type: none"> • Fire Station (3) Dorms/ Exercise Room and Training room are located on 2nd Level with stair access to Apparatus Bays and 1st Level (Existing Lift is not functional) • Service Bays – Existing service pit does not meet current building code in regards to exhaust/ventilation • Concrete drives were generally in good condition • Asphalt drives were generally in good condition.
<p>Sidewalks</p>	<p>Note: Parking area for fire personnel is very limited, specifically at shift change which causes moving of personnel vehicles once previous shift leaves.</p> <ul style="list-style-type: none"> • Various sidewalks are exposed aggregate with wood (2x) between spacers between slabs, which in many cases have rotted away leaving a large gap between sidewalk sections which is both an ADA and Safety issue.
<p>Landscape/Irrigation</p>	<ul style="list-style-type: none"> • The landscaping on the site is well maintained. • Condition of the irrigation system is unknown, but based on the landscape appears to be functioning.
<p>On-site Fire Hydrant</p>	<ul style="list-style-type: none"> • There is No on-site fire hydrant
<p>Exterior Elevations N/S/E/W Materials</p>	<ul style="list-style-type: none"> • Exterior is constructed of structural split-face masonry and framed walls with split face masonry veneer. SFD staff stated that there may have been some leaking which was evidence of efflorescence on the interior masonry. Note: Reapplication of water repellent may resolve this issue
<p>Building Envelope Insulation Glazing</p>	<ul style="list-style-type: none"> • Building Envelope does not meet current International Energy Conservation Code (IECC) standards. • Wall insulation were installed is R-19 and roof insulation (Phase III) is R-38 • Windows are insulated but do not appear to be low-e.
<p>Roof Type Condition (Leaks)</p>	<ul style="list-style-type: none"> • Single-Ply Roof System over rigid insulation • Staff reported roof was re-done • No significant roof leaks were reported by staff • Metal Roof at perimeter • Prefinished metal paint was failing so exposed galv. metal was visible in many areas.
<p>Interior Finishes</p>	<ul style="list-style-type: none"> • All interior finishes are in relatively good condition but somewhat dated in appearance • Apparatus roof /ceiling are exposed open web steel joists/metal deck. • Lower Level (Meeting Room) Kitchen – Stainless Steel Cabinets/countertops are in good condition but are not ADA Accessible. • Lower Level (Meeting Room) Kitchen range exhaust hood is Type I and appears to meet current Commercial Building Code • Restroom/shower tile are somewhat dated, however appear to remain functional. SFD staff did not indicate leaks.

BUILDING CODE EVALUATION

Basis for Evaluation – City of Sedona has adopted the following I codes:

- 2006 IBC, 2006 IPC, 2006 IMC, 2005 NEC w/ City of Sedona Amendments

Note: City of Sedona has not adopted the International Energy Code (IECC)

Existing buildings that are not unsafe may remain as-is unless an addition is constructed, the building is altered or the occupancy is changed.

Unsafe buildings are defined in Section 115 of the code.

- We did not observe any condition that appeared structurally unsafe.
- We did not observe any non-compliant means of egress conditions.
- We did not observe any of the unsafe electrical conditions listed in 115.4.3. Verifying connected loads and sizing branch circuits, feeders or service equipment is beyond the scope of our evaluation.

- We did not observe any of the unsafe conditions listed in 115.4.5 relating to the refrigeration equipment. Sizing the capacity of pressure relief valves and verifying the type and quantity of refrigerant is beyond the scope of our evaluation.
- We did not observe any of the unsafe plumbing system conditions listed in 115.4.6.

Additions or alterations shall conform to the requirements of the code for new construction. Additions or alterations shall not be made to an existing structure which will cause the existing structure to be in violation of any provision of the code. Except for buildings in flood hazard areas, portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. We are not aware of any future additions or alterations.

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the code for such division or group of occupancies. The code evaluation that follows is based on the specific occupancy groups listed in the Executive Summary of this report.

ADA Evaluation / Requirements

Accessible route is not required to stories that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels.

Restrooms – ADA Guidelines discuss “technically infeasible” which might be considered in any building renovation/addition.

Note: US Justice Dept. has previously ruled that Fire Stations are “Public Buildings” so should be fully ADA Accessible

Sedona Fire District Fire Station No. 1

- A) The Fire Station Addition was constructed in 1992, and was constructed under the 1985 Uniform Building Code (UBC).
- B) The building is constructed of concrete slab-on-grade, CMU exterior walls, steel framing /metal deck with concrete fill and steel roof joists/metal deck. This building is classified as Type V-B.
- C) The Fire Station is operational twenty-four hours per day, seven days per week. Based on the recently constructed Fire Station No. 6 the City of Sedona has determined fire stations fall into the following Use Groups:
 - 1) Fire Stations per City of Sedona are classified as Group B / R-2 / S-1 per Section 304 but did not require Fire Partitions / Fire Rated Corridors separating the R-2 from other Occupancies.

Note: Should the City of Sedona adopt current Building Code and require the R-2 Occupancy for the Dormitories (Sleeping Units) Fire Partitions/ Fire Rated Corridors, separating the R-2 from other occupancies may be required. In addition, 2012 IBC has limited number of dorms (sleeping units) without emergency egress windows/doors which could have significant effect on building design/layout if an R-2 Occupancy is designated for the Dormitories (Sleeping Units)

D) Fire Protection Systems

- 1) Per Section 906, portable fire extinguishers are required. Since this is a fire station manned 24/7 by trained and authorized fire fighters, we did not take note of portable fire extinguishers.
- 2) Per Section 907.2:
 - a) A fire alarm system is not required in a Group B Occupancy having an occupant load less than 500 or more than 100 persons above or below the lowest level of exit discharge. Neither of these conditions applies to this facility so a fire alarm system is not required for this Group B Occupancy.
- 3) The building is equipped with a fire suppression (Sprinkler) system
- 4) The building is equipped with a fire alarm system per NFPA 72, although, as noted in Article B(3) above, a fire alarm system is not required.

E) ADA Accessibility

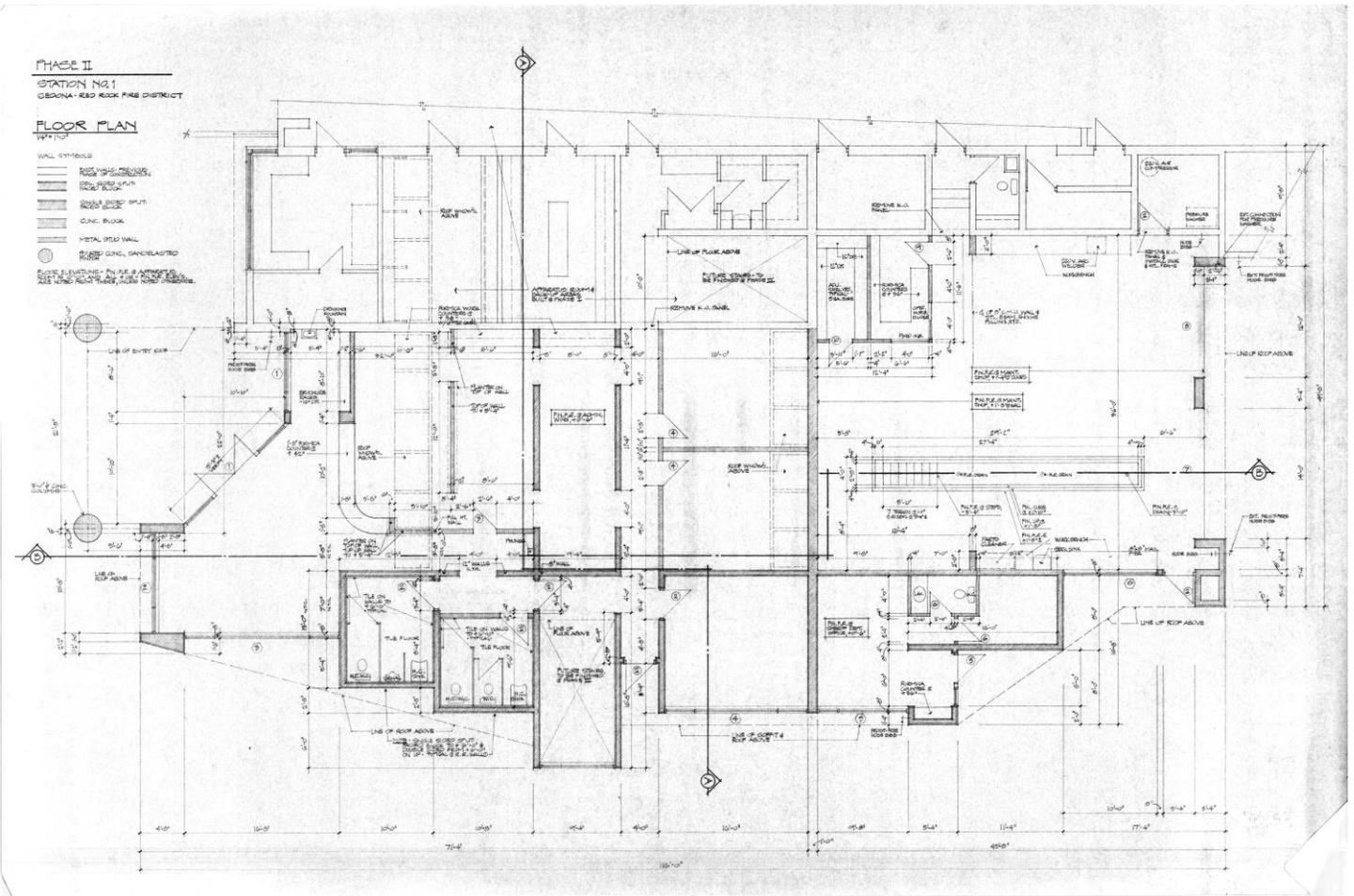
- 1) The Lower (Grade) level (Fire Station and Administration) are substantially ADA accessible except for restrooms

Note: Since the existing restrooms do not meet ADA compliance they may meet the “technically infeasible” requirement potentially allowed in ADA Guidelines.

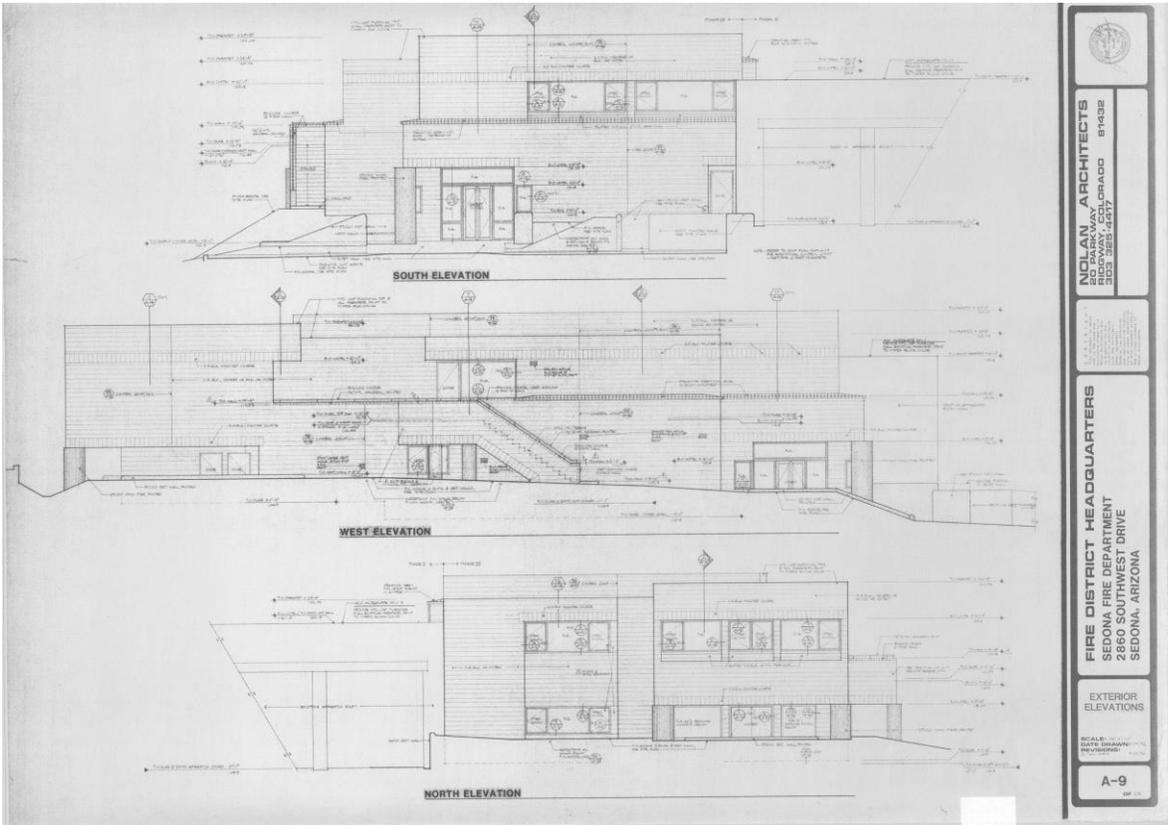
- 2) The upper floor of Fire Station (Training Room) is in excess of 3,000 SF and would require full ADA accessibility if the Fire Station is Substantially altered. The installation of Elevator (Lift) would provide accessible route, however the restrooms are not ADA compliant and would require full compliance if the Fire Station is Substantially Altered.

Note: Since the existing restrooms on upper level do not meet ADA compliance they may meet the “technically infeasible” requirement potentially allowed in ADA Guidelines.

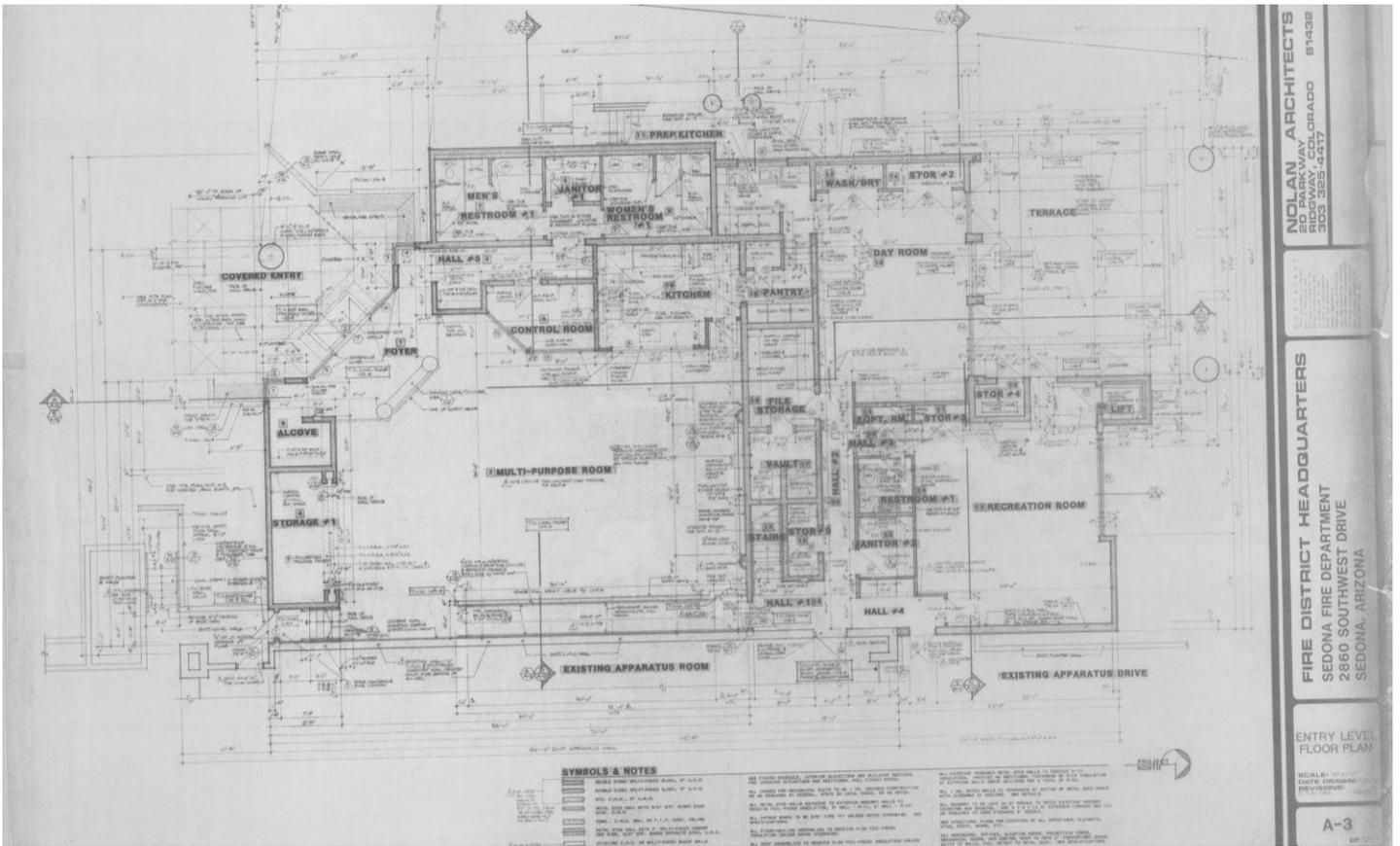
- 3) The upper floor of upper level Administration does not exceed 3,000 SF so may comply with IBC and NOT require ADA Accessible route.



1ST LEVEL ADMIN FLOOR PLAN



EXTERIOR ELEVATIONS



NOLAN ARCHITECTS
 1000 W. RIDGWAY, COLORADO 81432
 303.325.4477

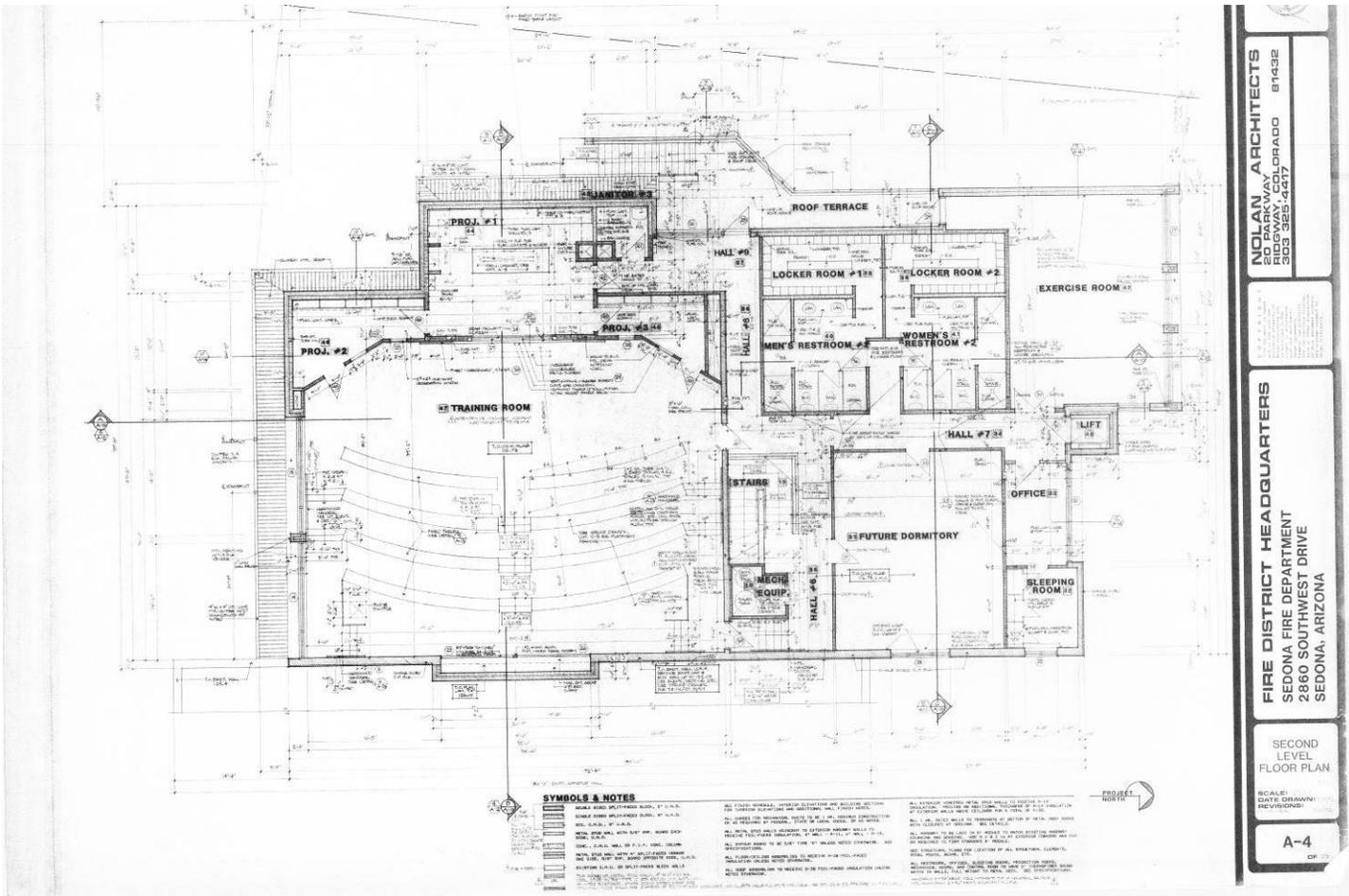
FIRE DISTRICT HEADQUARTERS
 SEDONA FIRE DEPARTMENT
 2860 SOUTHWEST DRIVE
 SEDONA, ARIZONA

ENTRY LEVEL FLOOR PLAN

SCALE: DATE DRAWN: REVISIONS:

A-3

1ST LEVEL FIRE STATION FLOOR PLAN



NOLAN ARCHITECTS
 1000 W. RIDGWAY, COLORADO 81432
 303.325.4477

FIRE DISTRICT HEADQUARTERS
 SEDONA FIRE DEPARTMENT
 2860 SOUTHWEST DRIVE
 SEDONA, ARIZONA

SECOND LEVEL FLOOR PLAN

SCALE: DATE DRAWN: REVISIONS:

A-4

2ND LEVEL FIRE STATION FLOOR PLAN



Turn-out lockers located in apparatus bay.
Step into fire station



Apparatus Support Room



Communications equipment located along windows
increasing heat load



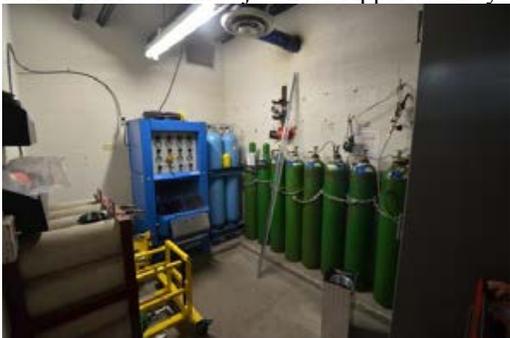
EMS storage
Center island removed having raised conc. curb.



Non ADA restroom adjacent to Apparatus Bays



Maintenance Bays



SBCA fill station / Oxygen Cylinder storage



Insufficient work bench areas in Maintenance Bays



SCBA/Air-Compressor Room off of Maintenance Bays



Maintenance Bay service pit does not meet current code



Large exterior covered patio



1st Level Restroom shower is not ADA accessible



Dining / Dayroom



Storage Container on Maintenance Bay Apron



Fire Station Kitchen approx. 3' lower than Dining



Laundry adjacent to Dining/Kitchen



Insufficient Kitchen area adjacent to Dining



Public ADA Restroom adjacent to Meeting Room



Public Meeting / Board Room



AV Room adjacent to Meeting primarily used for Storage



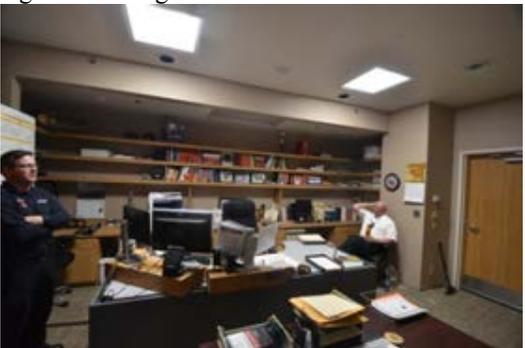
Unused vending machine alcove adjacent to meeting Room



Water Heater/Softener closet on 2nd Level – visible signs of leaking



Tiered Training Room on 2nd Level



Poorly laid out Training Office (previous Projection room)



2nd Level deck does not have enough slope to drain



2nd Level Dorm Room (Typical)



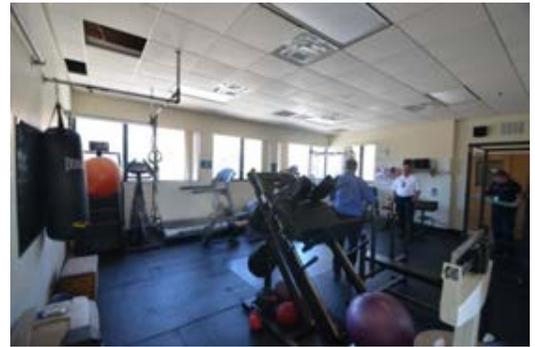
Paint is Failing @ Metal Roof



2nd Level Restroom ADA accessible except shower



Locker areas in Restroom are not used



2nd Level Exercise Room



Admin Copy/File Room



Uniform Storage Room added in Lobby area



Administration Reception area adjacent to lobby



Fire Prevention Restroom is not accessible



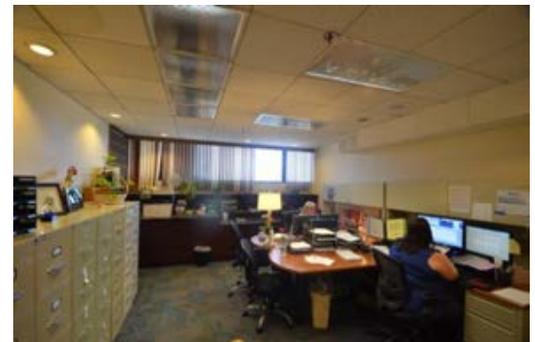
Public/Staff Restroom are not ADA accessible per current standards



Storage located beneath stairs



Insufficient Plan Storage in Fire Prevention



2nd Floor Admin Office



Annex Storage Building adjacent to Fire Station



2nd Floor Restroom is not ADA accessible



Wood sidewalk control joints do not meet ADA and potential tripping hazard.

SEDONA FIRE DISTRICT FIRE STATION NO. 3

LEA - Architects, LLC

Architecture Planning Interiors
1730 East Northern Avenue, Suite 110
Phone: 602.943.7511
email: info@lea-architects.com

Construction Management
Phoenix, Arizona 85020
Fax: 602.943.7784
www.lea-architects.com



ADDRESS: Sedona Fire District
Fire Station No. 3
125 Slide Rock Road
Sedona, AZ 86351



Year Constructed:	1988
Architect	David Hunt & Associates Ltd.
Contractor	Cody Ltd.
Consulting Engineers Civil Engineer Structural Engineer Mechanical Engineer Electrical Engineer Landscape Architect	Atherton Engineering Inc. Rudow & Berry Professional Consulting Engineers McGrew Engineering Morse Landscaping
Construction Type:	Type III-N (1994 UBC) / AFES
Remodeled?	<ul style="list-style-type: none"> • Minor remodeling of 2nd level open office area to create private dormitories • Training Room Floor has been replaced with VCT
Parking Quantity Staff Public	Twenty Seven (27) Spaces / One (1) ADA Space
No. of Apparatus Bays Apparatus Types Overhead Door Types Exhaust System Drainage Turn-out Lockers	Four (4) Drive-Thru Apparatus Bays (1) Fire Engine, (1) Water Tender, (1) Heavy Rescue Vehicle, (1) Ambulance, (1) Light Rescue Vehicle, (1) Type 3 Fire Engine, (1) Type 6 Fire Engine (8) 13'-4"w x 14'-0" Sectional Overhead Doors Magna-Grip Direct Source Capture System (Exhaust Fan located on mezzanine) Trench Drains (Sand/Oil Interceptor) Turn-out lockers are located within Apparatus Bays which allows them to be further contaminated with diesel smoke.
Overall Square Footage: First Floor Second Floor Apparatus Bays	4,914 SF 4,134 SF 7,017 SF Total 16,065 SF
No. of Dormitories / Type: Fire Fighter Captain	Seven (7) single person dorms Four (4) with shared connected bathroom and two (2) with shared bathroom One (1) with private bathroom
Male / Female Capability	<ul style="list-style-type: none"> • Yes, Single person dormitories • Shared bathrooms can present potential problems but there is locking hardware
No. of Restroom / Fixtures: Fire Station: 1 st Floor Public / Meeting Exercise Fire Station: 2 nd Floor	Men – (1) WC / (2) Urinal / (2) LAV (ADA) Women – (3) WC / (2) LAV (ADA) (2) Unisex – (1) WC / (1) LAV / (1) Showers (Non ADA) (4) Unisex – (1) WC / (1) LAV / (1) Showers (Non ADA) Note: (3 – uni-sex only accessible to Dorms / 1 – Uni-sex is shared)

<p>SF Summary (Areas)</p> <p>Fire Station (1st Floor)</p> <p> Lobby Offices Training Room Exercise Room</p> <p>Apparatus Bays Apparatus Support Areas Mezzanine</p> <p>Fire Station (2nd Floor)</p> <p> Dayroom/Dining/Kitchen Dorms/Restrooms</p>	<p>Note: Square Footage summary is of key areas only and not intended to Total entire Building Area</p> <p>144 sf 180 sf / 125 sf / 125 sf 1,400 sf 750 sf</p> <p>6,750 sf 1,000 sf 1,000 sf</p> <p>1,200 sf 1,600 sf</p>
<p>Protection Systems</p> <p>Fire Sprinkler Fire Alarm Access Control</p>	<ul style="list-style-type: none"> • Yes, Fire Sprinkler in accordance with NFPA 13 • Yes, Fire Alarm System in accordance with NFPA 72 • No
<p>ADA Accessibility</p> <p>Building Accessibility</p> <p> First Floor Second Floor</p> <p>Restrooms</p> <p>Showers Kitchen Doors / Entry</p>	<ul style="list-style-type: none"> • First Floor was accessible to the staff and public • Second Level was not ADA Accessible (No Elevator) <p>Note: Due to split (3 levels) the ability to make the entire facility ADA would be extremely difficult</p> <ul style="list-style-type: none"> • 1st Level Public restrooms were ADA accessible • Exercise Toilets were not ADA Accessible • 2nd Floor restrooms were not ADA Accessible • Showers located on 2nd Floor only were not ADA Accessible • Kitchen was not ADA accessible • First Floor Entry / Training Room was ADA accessible
<p>Building Systems</p> <p>HVAC</p> <p> Type (Age) Issues</p> <p>Electrical</p> <p> SES Size Panels Emergency Generator</p>	<ul style="list-style-type: none"> • HVAC system that serves the Fire Station Public and Living Areas is (6) Split System Heat Pumps. Per staff the units were replaced in 2010 and have an expected life of 15 years and all appear to be fully operational <ul style="list-style-type: none"> • Staff indicated and visual evidence of numerous condensate leaks. • HVAC at Apparatus Support Area is (1) Split System. It appears to be original (1998) • Apparatus – Four (4) Evaporative Coolers located in mezzanine with gravity wall mounted relief louvers on exterior walls <ul style="list-style-type: none"> • Staff indicated that they have leaked requiring the mezzanine floor finish to be replaced. Only three (3) of the units are operation with the 4th unit being used for parts, but staff stated still supplies adequate cooling <p>Note: staff has considered replacement of existing mezzanine evaporative units with an exterior mounted evaporative unit(s) with exterior mounted ductwork, but that it would come a premium cost and require that an epoxsed vertical duct be mounted on the exterior of the building which may require additional screening</p> <ul style="list-style-type: none"> • Apparatus – Gas Radiant Heaters • Electrical Service – 1200A 120/208 3-phase • 120/208V Panels (Non-Emergency) – No Main Breaker in Panels (Staff indicated the facility was on full emergency power but panels were not labeled as “emergency”) • 120/208V Emergency Panels – No main breaker in panels • There are three (3) emergency generators on-site. <ul style="list-style-type: none"> • The original Propane Generator was disconnected • New Diesel Generator was installed which staff did not know size, but stated that it operated the entire facility? • Additional Generator was located by Communications Tower, but was not accessible

<p>Plumbing Fixtures Water Heater</p>	<ul style="list-style-type: none"> • Plumbing Fixtures all appeared by operational • Boiler with pumps located in Utility Room accessed from mezzanine provided hot water to entire facility. (Note: Recirculating Pump was added due to time to get hot water to fire station living areas. • Solar Hot water system supplements boiler (appears to be operational)
<p>Facility Condition SAFETY ISSUES</p> <p>Site Concrete Drives Asphalt Drives</p> <p>Landscape/Irrigation</p> <p>On-site Fire Hydrant</p> <p>Exterior Elevations N/S/E/W Materials</p> <p>Building Envelope Insulation Glazing</p> <p>Roof Type Condition (Leaks)</p> <p>Interior Finishes</p>	<ul style="list-style-type: none"> • Fire Station Living Areas / Dorms located on 2nd Level – Stair access to Apparatus Bays <ul style="list-style-type: none"> • Fire Pole from 2nd Floor – Staff indicated that Fire Personnel directed not to use, but appeared to be functional • 1st Floor is approx. 4' below Apparatus Bays require Personnel to use stair • Concrete drives were generally in good condition • Asphalt drives were generally in good condition, but evidence of some ponding in SE corner of drive <p>Note: LEA recommends consideration for concrete apron and potential area drain at the SE corner to deal with both ponding and the turning of Apparatus Vehicles.</p> <ul style="list-style-type: none"> • The landscaping on the site is well maintained. • Condition of the irrigation system is unknown, but based on the landscape appears to be functioning. • There is NO on-site fire hydrant with the closest fire hydrant on Cortez Drive. located west of the Fire Station • Exterior is constructed of masonry. SFD staff stated that there may have been some leaking on the Fire Station Balcony into the Exercise Room • Building Envelope does not meet current International Energy Conservation Code (IECC) standards. • Windows are insulated but would not appear to be low-e. • Concrete Roof Tile over wood trusses <ul style="list-style-type: none"> • There is a significant valley / deflection in the roof peak above the Apparatus Bays • No significant roof leaks were reported by staff • All interior finishes are in relatively good condition but somewhat dated. • Apparatus roof /ceiling are open wood trusses covered with gyp. bd. <ul style="list-style-type: none"> • Staff noted and it was observed that there were crack in the gyp. bd, which did not appear to be structural but were due to no gyp. bd control joints to allow for expansion/contraction • Kitchen – Cabinets/countertops are in poor condition and are not ADA Accessible. • Kitchen range exhaust hoods are residential and may not meet current Building Code. • Restroom/shower tile are somewhat dated, however appear to remain functional. SFD staff did not indicate current leaks but did indicate shower pans were replaced previously do to leaks attributed to improper installation.

BUILDING CODE EVALUATION

Basis for Evaluation – Yavapai County has adopted the following I codes:

- 2012 IBC, 2012 IPC, 2012 IMC, 2011 NEC w/ Yavapai County Amendments

Existing buildings that are not unsafe may remain as-is unless an addition is constructed, the building is altered or the occupancy is changed.

Unsafe buildings are defined in Section 115 of the code.

- We did not observe any condition that appeared structurally unsafe.
- We did not observe any non-compliant means of egress conditions.
- We did not observe any of the unsafe electrical conditions listed in 115.4.3. Verifying connected loads and sizing branch circuits, feeders or service equipment is beyond the scope of our evaluation.
- We did not observe any of the unsafe conditions listed in 115.4.5 relating to the refrigeration equipment. Sizing the capacity of pressure relief valves and verifying the type and quantity of refrigerant is beyond the scope of our evaluation.
- We did not observe any of the unsafe plumbing system conditions listed in 115.4.6.

Additions or alterations shall conform to the requirements of the code for new construction. Additions or alterations shall not be made to an existing structure which will cause the existing structure to be in violation of any provision of the code. Except for buildings in flood hazard areas, portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. We are not aware of any future additions or alterations.

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the code for such division or group of occupancies. The code evaluation that follows is based on the specific occupancy groups listed in the Executive Summary of this report.

ADA Evaluation / Requirements

Accessible route is not required to stories that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels.

Restrooms – ADA Guidelines discuss “technically infeasible” which might be considered in any building renovation/addition.

Note: US Justice Dept. has previously ruled that Fire Stations are “Public Buildings” so should be fully ADA Accessible

Sedona Fire District Fire Station No. 3

- A) The Fire Station was constructed in 1997, and was constructed under the 1994 Uniform Building Code (UBC).
- B) The building is constructed of concrete slab-on-grade, CMU exterior walls, Wood framing 2nd floor and wood roof joists/trusses. This building is classified as Type III-B.
- C) The Fire Station is operational twenty-four hours per day, seven days per week. Based on the 2012 IBC fire stations fall into the following Use Groups:
 - 1) Fire Stations per Yavapai County are classified as Group B / R-2 / S-1 per Section 304 which require Fire Partitions / Fire Rated Corridors separating the R-2 from other Occupancies.

Note: If significant modifications are made to the 2nd floor living areas, Yavapai County may require the R-2 Occupancy for the Dormitories (Sleeping Units) which would then require Fire Partitions/ Fire Rated Corridors, separating the R-2 from other occupancies. In addition, 2012 IBC has limited number of dorms (sleeping units) without emergency egress windows/doors which could have significant effect on building design/layout if an R-2 Occupancy is designated for the Dormitories (Sleeping Units)

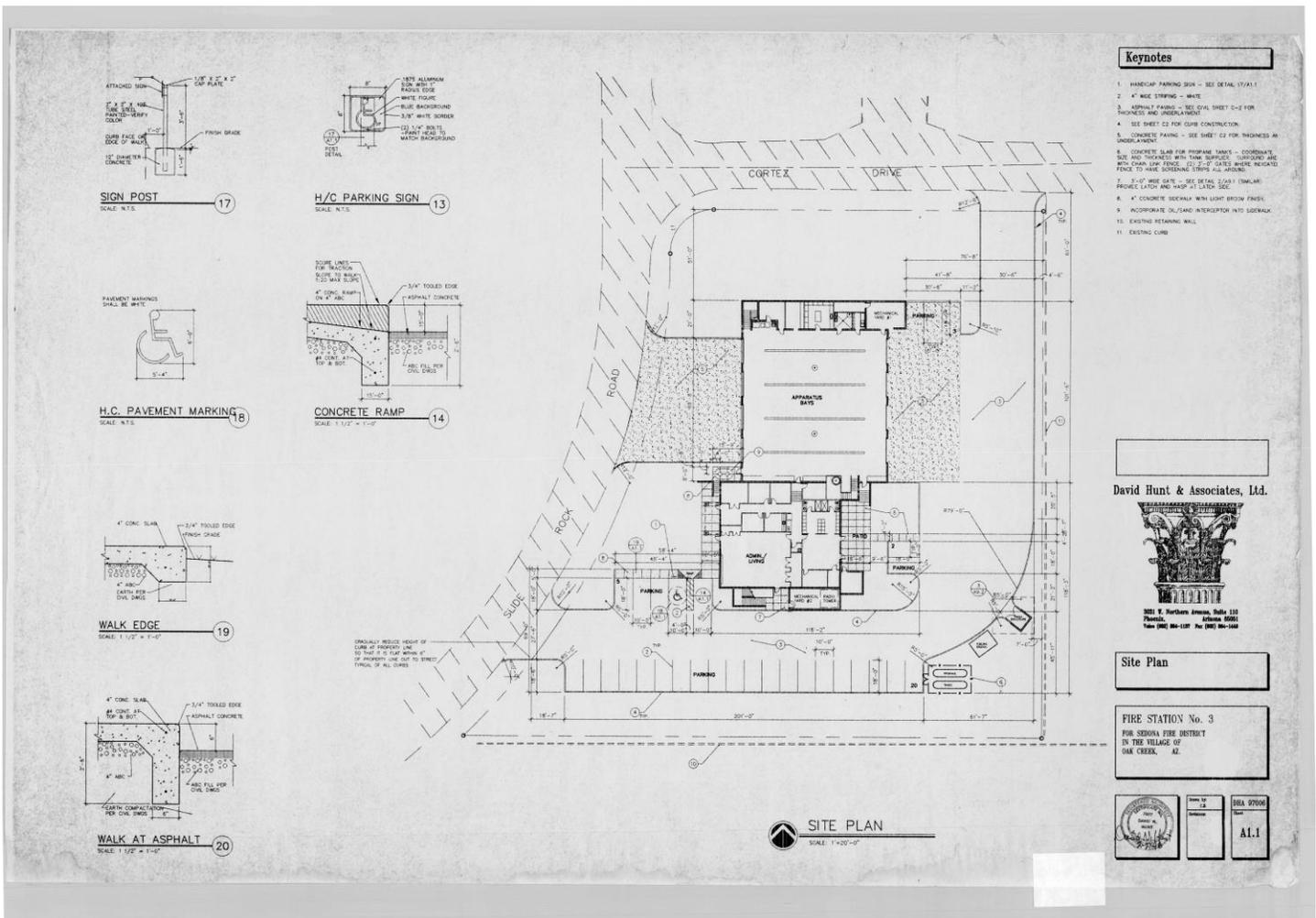
D) Fire Protection Systems

- 1) Per Section 906, portable fire extinguishers are required. Since this is a fire station manned 24/7 by trained and authorized fire fighters, we did not take note of portable fire extinguishers.
- 2) Per Section 907.2:
 - a) A fire alarm system is not required in a Group B Occupancy having an occupant load less than 500 or more than 100 persons above or below the lowest level of exit discharge. Neither of these conditions applies to this facility so a fire alarm system is not required for this Group B Occupancy.
- 3) The building is equipped with a fire suppression (Sprinkler) system
- 4) The building is equipped with a fire alarm system per NFPA 72, although, as noted in Article B(3) above, a fire alarm system is not required.

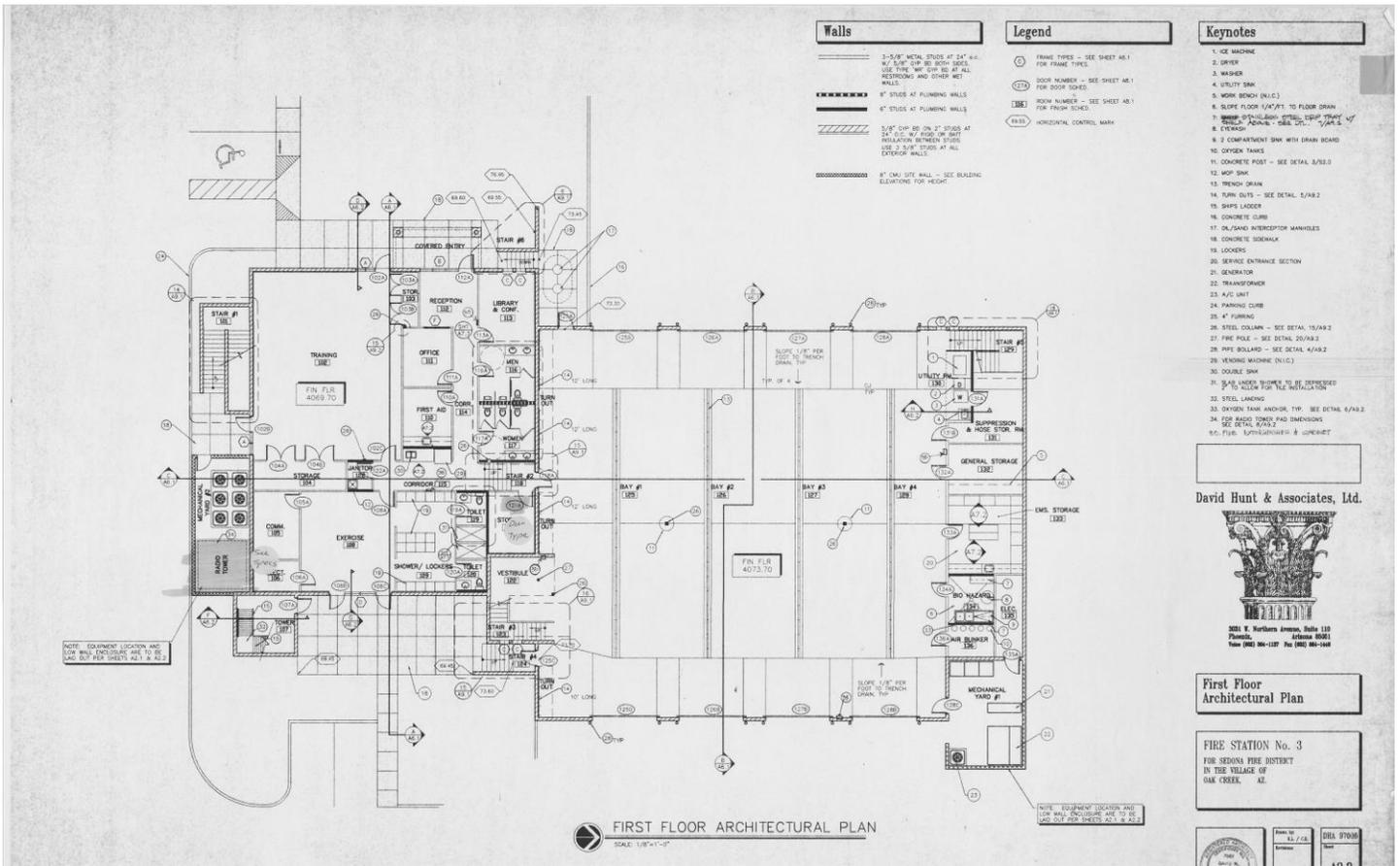
E) ADA Accessibility

- 1) The Lower (Grade) level is ADA accessible (Apparatus Bays are accessible from upper parking area only which does not have ADA parking)
- 2) The upper floor is 4,000 SF + so exceeds 3,000 SF and would require full ADA accessibility if the Fire Station is Substantially altered
- 3) Restrooms are not ADA compliant and would require full compliance if the Fire Station is Substantially Altered.

Note: Since the existing restrooms on upper level do not meet ADA compliance they may meet the “technically infeasible” requirement potentially allowed in ADA Guidelines.



SITE PLAN



David Hunt & Associates, Ltd.

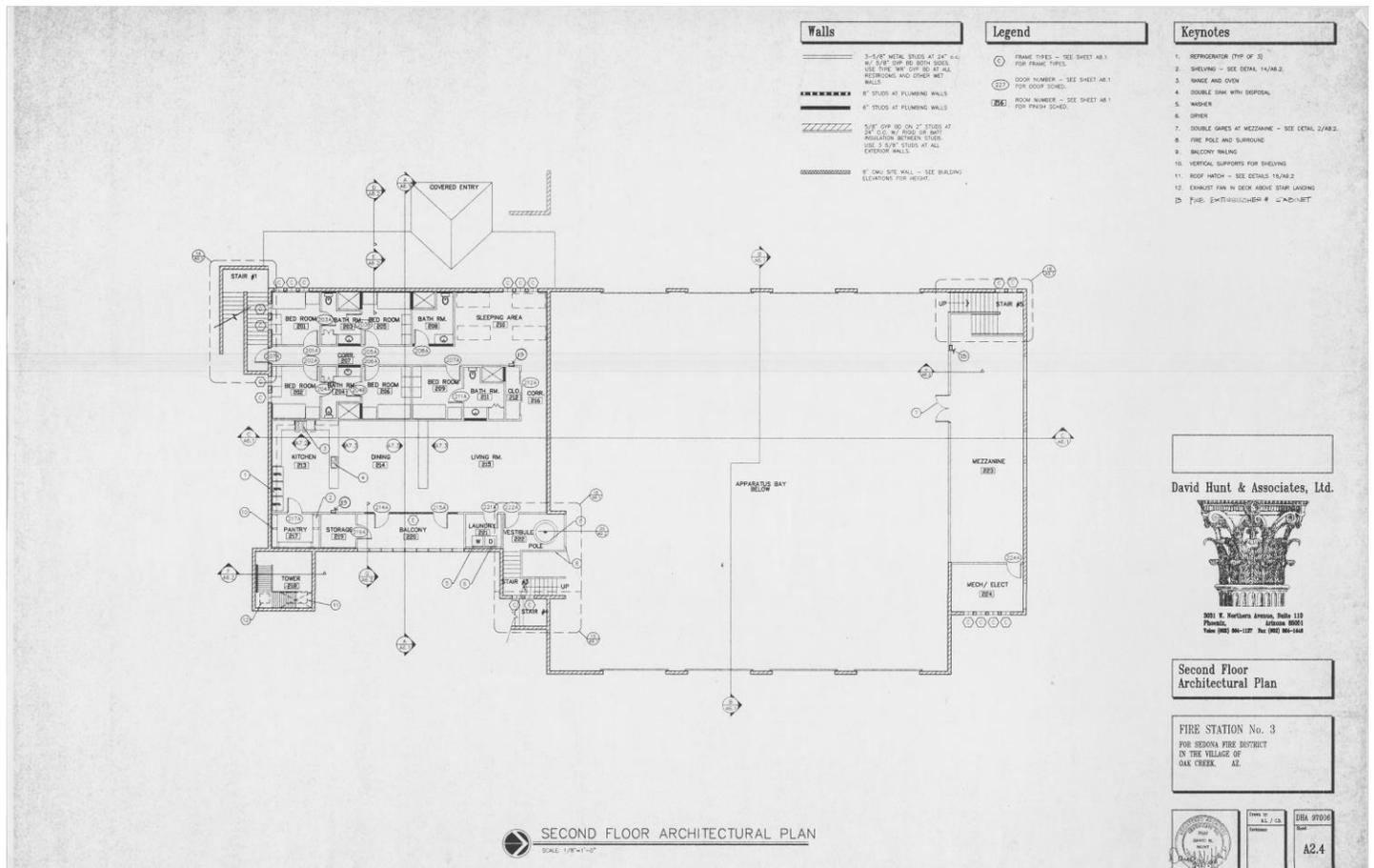
303 N. Hartman Avenue, Suite 110
Phoenix, Arizona 85001
Phone (602) 961-1277 Fax (602) 961-1644

First Floor Architectural Plan

FIRE STATION No. 3
FOR SEDONA FIRE DISTRICT
IN THE VILLAGE OF
OAK CREEK, AZ.

DBA 97008
A2.1

FIRST LEVEL FLOOR PLAN



David Hunt & Associates, Ltd.

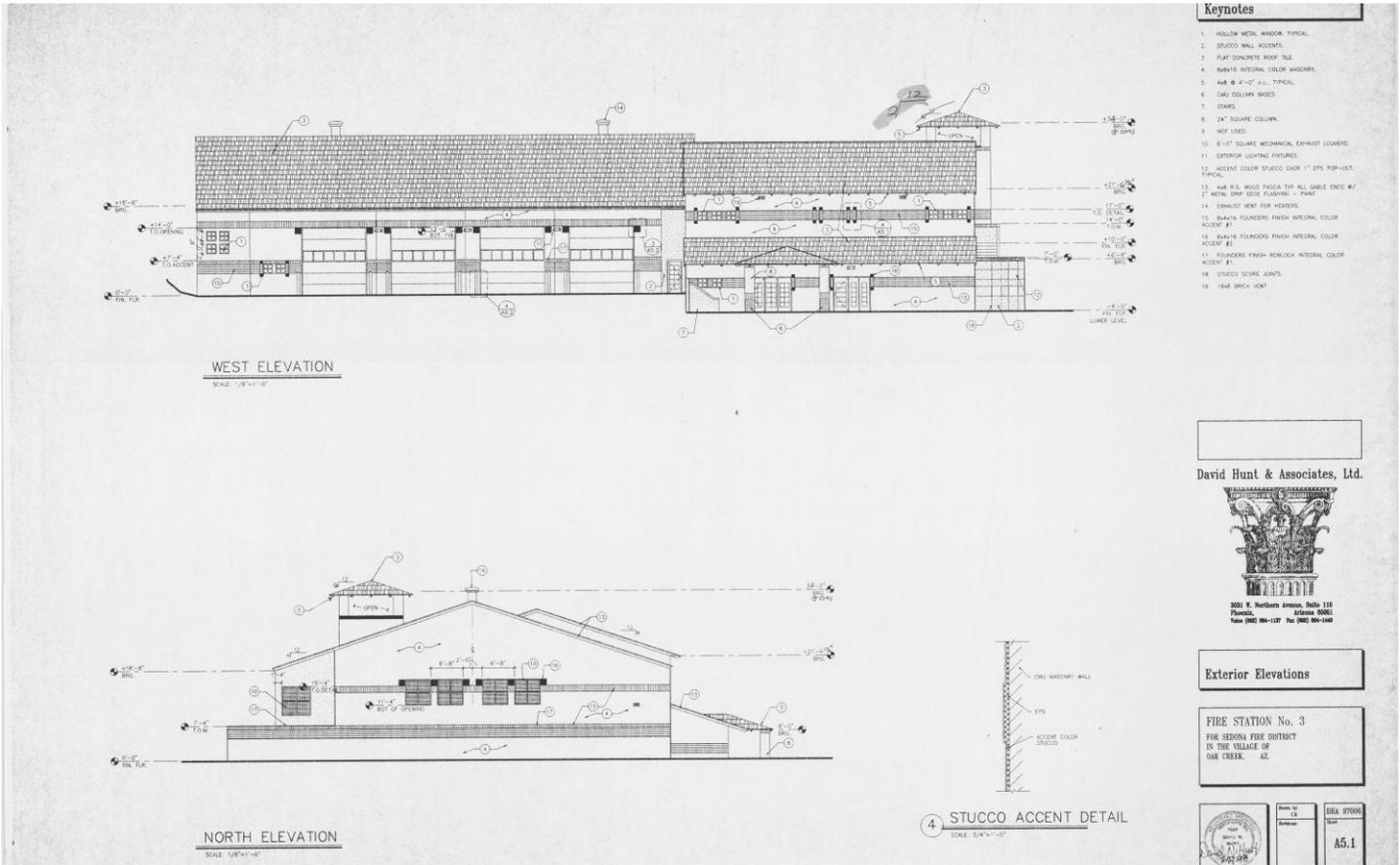
303 N. Hartman Avenue, Suite 110
Phoenix, Arizona 85001
Phone (602) 961-1277 Fax (602) 961-1644

Second Floor Architectural Plan

FIRE STATION No. 3
FOR SEDONA FIRE DISTRICT
IN THE VILLAGE OF
OAK CREEK, AZ.

DBA 97008
A2.4

SECOND LEVEL FLOOR PLAN



David Hunt & Associates, Ltd.



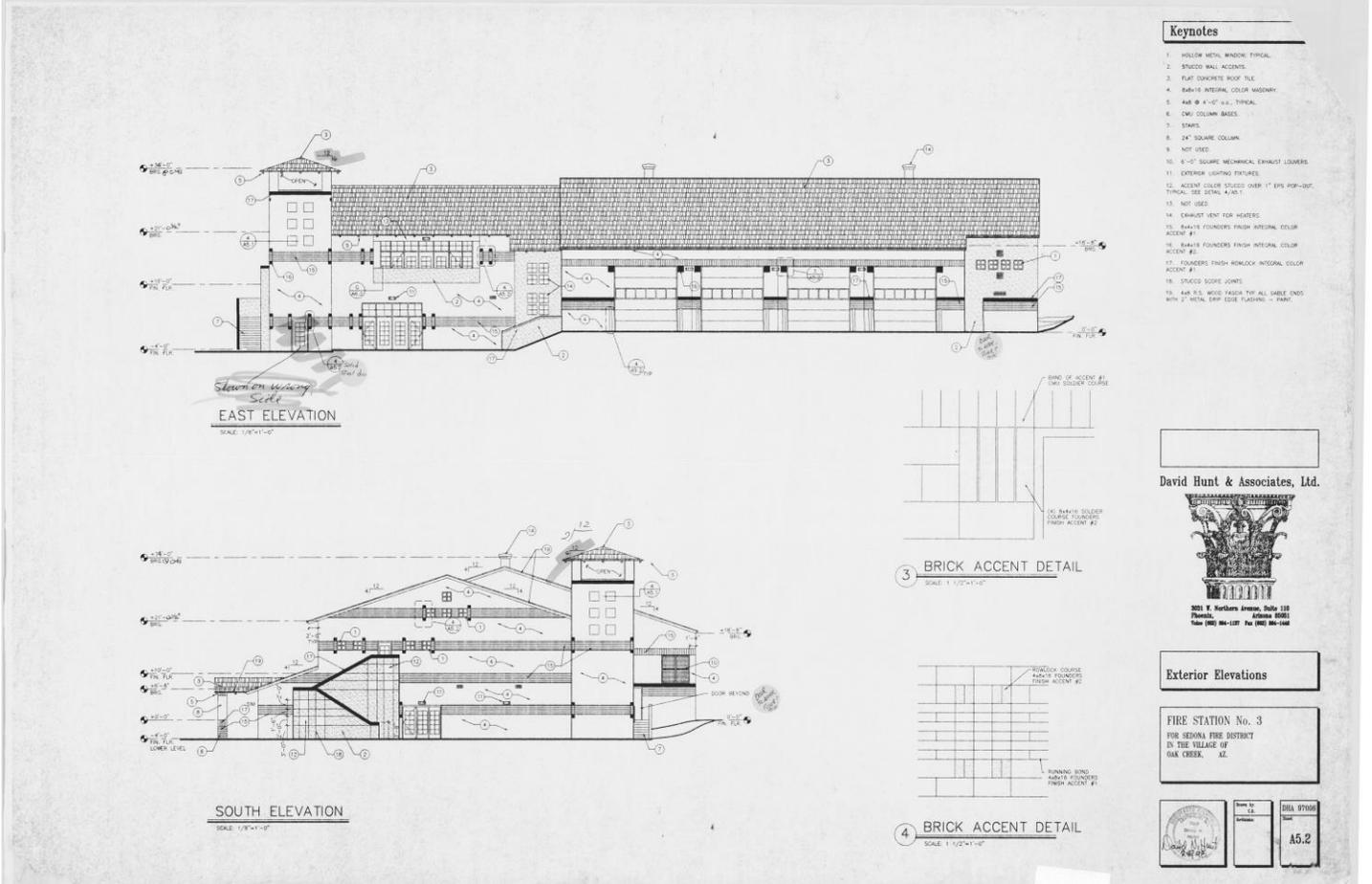
3031 N. Northern Avenue, Suite 110
Phoenix, Arizona 85018
Phone (602) 966-1137 Fax (602) 966-1448

Exterior Elevations

FIRE STATION No. 3
FOR SEDONA FIRE DISTRICT
IN THE VILLAGE OF
DAK CREEK, AZ.

	Drawn by	DATE
	Checked by	DATE
		SCALE
		A5.1

EXTERIOR ELEVATIONS



David Hunt & Associates, Ltd.



3031 N. Northern Avenue, Suite 110
Phoenix, Arizona 85018
Phone (602) 966-1137 Fax (602) 966-1448

Exterior Elevations

FIRE STATION No. 3
FOR SEDONA FIRE DISTRICT
IN THE VILLAGE OF
DAK CREEK, AZ.

	Drawn by	DATE
	Checked by	DATE
		SCALE
		A5.2

EXTERIOR ELEVATIONS



Sedona FS#3 Front Elevation



Sedona FS#3 Rear Elevation



Trash enclosure & 1000 gal above grade fuel tank



Rock Climbing wall in Apparatus Bays



Sedona FS#3 Side Elevation



Sedona FS#3 Lobby



Public Restrooms are ADA accessible except for missing vertical grab bar



Public meeting/Training room on First Level



Exercise Room



Lockers in exercise room are not typically used



Turn-out lockers in apparatus bays



Exam room near lobby



Stair to Mezzanine
Ice machine located in apparatus bays



Exhaust system/Radiant heaters in apparatus bays



Turn-Out/Swift water rescue gear in mezzanine



Solar hot water tank/recirculating pump in mezzanine closet



Evaporative coolers (4) in Mezzanine



Hot water boiler in Mezzanine storage closet



Decon. room adjacent to Apparatus bays



SCBA compressor/Fill Station/O2 cylinders in room without ext. ventilation



EMS storage room adjacent to Apparatus bays



Gate access into Mezzanine



Mechanical yard w/ Generator, SES, Transformer and Condensing unit



Electrical room adjacent to Mech. Yard.
Electrical panels do not have main breakers



Gate was added in Front of pole drop for safety



Stair and pole drop from 2nd level living quarters into Apparatus Bays



Balcony off of Dining room continues to leak



Dayroom/Dining/Kitchen @ 2nd level living quarters



Open trusses w/ large unconditioned area above ceilings



Storage closet off of balcony



Typical shared restroom between dorms are not ADA accessible



Typical dorms w/ metal lockers



Large pantry adjacent to kitchen



Mechanical yard and communications tower



Training Tower for hose drills, repelling, Fire riser standpipe, etc.

SEDONA FIRE DISTRICT FIRE STATION NO. 4

LEA - Architects, LLC

Architecture Planning Interiors
1730 East Northern Avenue, Suite 110
Phone: 602.943.7511
email: info@lea-architects.com

Construction Management
Phoenix, Arizona 85020
Fax: 602.943.7784
www.lea-architects.com



ADDRESS: Sedona Fire District
Fire Station No. 4
391 Forest Road
Sedona AZ 86336



<p>Year Constructed: Original 3-Bay FS Addition (2nd Level Dispatch) Addition (Main level and 2nd level Living Quarters) Addition (Main level and 2nd level Living Quarters) Rear Patio Covering Original County Jail (FS Storage / Sherriff's Office)</p>	<p>Unknown Unknown Unknown Unknown Unknown</p>
<p>Architect</p>	<p>Unknown</p>
<p>Contractor</p>	<p>Unknown</p>
<p>Consulting Engineers</p>	<p>Unknown</p>
<p>Construction Type:</p>	<p>Type V-N / AFES (Residential)</p>
<p>Remodeled A minimum of (5) remodels have occurred</p>	<p>Numerous Remodels have occurred</p> <ul style="list-style-type: none"> • (2nd Phase) 2nd Level Dispatch Center • (3rd Phase) Living Quarters Additions (Main Level and 2nd level) • (4th Phase) Living Quarters Additions (Main Level and 2nd level) • Rear Patio Covering • Communications (Cell Site) • -Bay of Original FS was converted to Exercise Room (Framed Wall constructed) • (2) single person dorm rooms were added and Turn-out/gear lockers were added to Upper Level • Front Entry was reconstructed due to Gas BBQ grill fire
<p>Parking Quantity Staff Public</p>	<p>Fourteen (14) spaces w/ (1) ADA on Fire Station Site Four (4) Additional SFD spaces occurred on upper level parking (SFD owns entire site used for Public Parking)</p>
<p>No. of Apparatus Bays Apparatus Types Overhead Door Types Exhaust System Drainage Turn-out Lockers 2-Bay Garage</p>	<p>Three (3) back-in bays (1) Fire Engine, (2) Ambulances, (1) Type 6 Fire Engine, (1) Battalion Chief Vehicle, (2) UTV Response Vehicles 3 - 12'-0" w x 10'-0" Sectional Insulated OH Door Magna-Grip Direct Source Capture System (Exhaust Fan located on exterior) Note: The exhaust fan extends over the property line No Drains within Bay <ul style="list-style-type: none"> • Staff indicated that the Front Apparatus drive was designed with under slab snow melting, but it was never utilized. (36) Turn-out lockers are located within Apparatus Bays which allows them to be further contaminated with diesel smoke. <ul style="list-style-type: none"> • Lockers cover windows into Maintenance Room Note: There is a large crack (structural) down the center of the bay Storage of (2) Utility Vehicles and storage lockers</p>

Overall Square Footage: Fire Station First Floor Second Floor Vacant 2 nd Level Dispatch Center TOTAL FS Storage Building / Sherriff Office / Comm. Equipment	5,000 SF <u>3,400 SF</u> 8,400 SF 1,600 SF 10,000 SF 3,300 SF
No. of Dormitories / Type: Fire Fighter / Captain	Fire Fighter - Six (6) single person dorms with (3) built-in closets Captain – One (1) single person dorm with (3) built-in closets
Male / Female Capability	<ul style="list-style-type: none"> • Yes, single person dormitories • Shared bathroom(s) is adjacent to main circulation paths can present potential problems but there is locking hardware
No. of Restroom / Fixtures: Fire Station: First Floor Second Floor Dispatch	(1) Unisex – (1) WC / (1) LAV (Non ADA) (1) Unisex – (1) WC / (1) Urinal / (1) LAV (Non ADA) (2) Unisex - (1) WC / (1) LAV / (1) Shower/Bathtub (Non ADA) (1) Unisex – (1) WC / (1) Urinal / (1) LAV / (1) Shower (Non ADA) (1) Unisex – (1) WC / (1) LAV (Non ADA)
SF Summary (Areas) Fire Station Apparatus Bays Apparatus Support Communications Room 1 st Floor Living Offices Laundry / Exercise 2-Bay Garage 2 nd Floor Living Exercise Dorms Living/Dayroom/Kitchen Vacant Dispatch Area Auxiliary Storage Building 1 st Floor 2 nd Floor	Note: Square Footage summary is of key areas only and not intended to Total entire Building Area 2,500 sf 200 sf 300 sf 600 sf (3 offices) 225 sf 475 sf 425 sf 800 sf 600 sf 1,600 sf 1,650 sf 1,650 sf
Protection Systems Fire Sprinkler Fire Alarm Access Control	<ul style="list-style-type: none"> • Yes, Fire Sprinkler Note: A portion of the fire sprinkler system (Dispatch Center) appeared to be a residential system <ul style="list-style-type: none"> • No • No
ADA Accessibility Building Accessibility First Floor Second Floor Restrooms Showers Kitchen Doors / Entry	<ul style="list-style-type: none"> • First Floor was not ADA accessible • Second Level was not ADA Accessible (No Elevator) Note: Due to split level the ability to make the entire facility ADA would be extremely difficult <ul style="list-style-type: none"> • 1st Level / 2nd Level Staff/Public restrooms are not ADA accessible • Showers located on 2nd Level are not ADA Accessible • Kitchen was not ADA accessible • Entry Doors were not ADA accessible

<p>Structural Condition</p> <p>Additional Considerations</p>	<p>See attached Structural Condition Report prepared by BDA dated March 30, 2017</p> <p>Note: The Structural Condition Report identifies the current structural condition based on a visual inspection, but since much of the structure is not visible, additional structural analysis would be required, if the Sedona Fire District decided to pursue renovations in lieu of construction of a new facility.</p> <p>The Structural Engineer did provide comment on various aspects of potential renovations based on staff comments and specifically in regards to lowering of the Apparatus Bays but additional factors should be considered which include:</p> <ul style="list-style-type: none"> • Structural Engineer outlined potential option for lowering bays 2' to work with existing foundations (assumed frost depth) and street grades but the typical apparatus bay door is 14' in height so even upon lowering 2' it would only yield a maximum height of 12' which would not support certain Apparatus Vehicles. • The existing structure has very limited floor heights (8' max. ceilings) which would not support the addition of improved HVAC, electrical and fire protection systems. • Numerous changes in level would not support ADA accessibility requirements including elevator(s) and ramps. <p>Note: The lowering of the apparatus bays would compound this issue significantly</p> <ul style="list-style-type: none"> • Based on programmed square footage of required spaces previously completed the current footprint of the existing fire station square footage would not meet current requirements and would still require an addition to the existing fire station.
<p>Building Systems</p> <p>HVAC Type (Age) Issues</p> <p>Electrical SES Size Panels Emergency Generator</p> <p>Plumbing Fixtures Water Heater</p> <p>Water Softener</p>	<ul style="list-style-type: none"> • Fire Station Living Areas are Split System Heat Pumps and rooftop package units. • Dispatch Center - Roof Top A/C Unit • Wall (Window Unit) Mounted A/C Unit <ul style="list-style-type: none"> • Staff indicated that they were functioning properly. • Communications Room is served by mini-split with wall mounted (ductless) unit with exterior compressor and a ceiling hung air handler with exterior compressor. They appears to be functioning properly <ul style="list-style-type: none"> • Staff indicated that it was functioning properly. • Apparatus – Ground Mounted Evaporative Cooling (No relief louvers were identified) / Gas (Propane) Condensing Heater <ul style="list-style-type: none"> • Fire Station Storage Bldg. are Split System Heat Pump and Rooftop package Unit <ul style="list-style-type: none"> • Electrical Service – Wall mounted 115/230V 1-phase • 115/230V Panels throughout the facility (Both interior and exterior) – No Main Breaker in Panels (Staff indicated the facility was on full emergency power) <ul style="list-style-type: none"> • Dual Fuel (NG/Propane) Generator was installed which staff did not know size, but stated that it operated the entire facility? <ul style="list-style-type: none"> • Plumbing Fixtures all appeared by operational <ul style="list-style-type: none"> • Urinals are all waterless • Approx. 120 gal WH located in closet in Office area provided hot water to entire facility. • Yes
<p>Facility Condition</p> <p>SAFETY ISSUES</p>	<p>Fire Station</p> <ul style="list-style-type: none"> • Public Entry – Main entry door is into the Apparatus Bays • Fire Station Living Areas / Dorms located on 2nd Level - Stair access to Apparatus Bays <ul style="list-style-type: none"> • Stair risers exceed 7" so do not meet current Building Code • Stair width / landings do not meet current Building Codes • There is a step down to the Apparatus Bays from the Living Area which is tripping hazard • There are (5) steps up into the Dayroom/Kitchen area • Exterior stair to 2nd level does not meet current building code due to riser height and stair/guardrail spacing <p>Note: The Exercise Room is on the 2nd level and is causing severe sagging in the floor</p>

<p>Site</p> <p>Concrete Drives Asphalt Drives</p> <p>Drainage</p> <p>Landscape/Irrigation</p> <p>On-site Fire Hydrant</p> <p>Exterior Elevations N/S/E/W Materials</p> <p>Building Envelope Insulation Glazing</p> <p>Roof Type Condition (Leaks)</p> <p>Interior Finishes</p> <p>Fire Sprinkler</p>	<ul style="list-style-type: none"> • Due to floor sagging, some of the weight equipment was relocated to the 1st floor <p>Fire Station Storage Bldg.</p> <ul style="list-style-type: none"> • Split Level with main entry(ies) on upper level parking area is not ADA Accessible <ul style="list-style-type: none"> • Stairs exceed 7' risers and handrails exceed building code spacing. • Stair to lower level is blocked with sand bags due to water drainage issues <ul style="list-style-type: none"> • Apparatus Drive is concrete • Remainder of site is asphalt and has been sawcut numerous times for utilities • The ramps into the existing FS Bays are too steep and do not meet ADA <ul style="list-style-type: none"> • Large sink hole was filled in adjacent to bldg. on upper level. Storm water was re-routed to run besides building down the large bank with some signs of erosion. <ul style="list-style-type: none"> • Landscaping is very minimal with some turf area near rear patio coving and a small herb garden • No on-site hydrants were visible <ul style="list-style-type: none"> • 1st Level (Some Walls retaining) are constructed of masonry • 2nd Level is constructed partially of masonry and framed walls with stucco • Front (Street) Façade was faced with slump block • Due to the numerous renovations, several exterior conduits are exposed, which detracts from the overall building appearance. • During one of the additions some of the framed walls were not constructed on top of the masonry walls which becomes a flashing/leak issues, which was observed. <ul style="list-style-type: none"> • Building Envelope does not meet current International Energy Conservation Code (IECC) standards. • Most of the Interior Exterior walls were not insulated. • Roof Insulation was not visible, but it is assumed that it does not meet current R-38 • Several Windows are uninsulated single pane. <ul style="list-style-type: none"> • Asphalt Shingles over wood trusses with some signs of leaking per staff comments <ul style="list-style-type: none"> • All interior finishes are very dated. • Apparatus roof /ceiling is gyp. bd. that has been scraped (Popcorn ceiling) due to hazardous materials. • Several Ceilings throughout facility are gyp. bd. with popcorn texture but staff stated that it had been tested for hazardous materials and has either been removed or encapsulated, except for the Server Room. • Kitchen – Cabinets/countertops have been replaced with residential type wood cabinets but is not ADA Accessible. • Type II Kitchen range exhaust hoods was installed <ul style="list-style-type: none"> • Fire Sprinkler system was installed following initial construction <ul style="list-style-type: none"> • Fire Sprinkler Riser is located adjacent to Communications Room • A portion of the Fire Sprinkler System (Dispatch Center) is Residential
---	--

BUILDING CODE EVALUATION

Basis for Evaluation – City of Sedona has adopted the following I codes:

- 2006 IBC, 2006 IPC, 2006 IMC, 2005 NEC w/ City of Sedona Amendments

Note: City of Sedona has not adopted the International Energy Code (IECC)

Existing buildings that are not unsafe may remain as-is unless an addition is constructed, the building is altered or the occupancy is changed.

Unsafe buildings are defined in Section 115 of the code.

- We did not observe any condition that appeared structurally unsafe.
- We did not observe any non-compliant means of egress conditions.
- We did not observe any of the unsafe electrical conditions listed in 115.4.3. Verifying connected loads and sizing branch circuits, feeders or service equipment is beyond the scope of our evaluation.
- We did not observe any of the unsafe conditions listed in 115.4.5 relating to the refrigeration equipment. Sizing the capacity of pressure relief valves and verifying the type and quantity of refrigerant is beyond the scope of our evaluation.
- We did not observe any of the unsafe plumbing system conditions listed in 115.4.6.

Additions or alterations shall conform to the requirements of the code for new construction. Additions or alterations shall not be made to an existing structure which will cause the existing structure to be in violation of any provision of the code. Except for buildings in flood hazard areas, portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. We are not aware of any future additions or alterations.

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the code for such division or group of occupancies. The code evaluation that follows is based on the specific occupancy groups listed in the Executive Summary of this report.

ADA Evaluation / Requirements

Accessible route is not required to stories that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels.

Restrooms – ADA Guidelines discuss “technically infeasible” which might be considered in any building renovation/addition.

Note: US Justice Dept. has previously ruled that Fire Stations are “Public Buildings” so should be fully ADA Accessible

Sedona Fire District Fire Station No. 4

- A) The date of the original Fire Station construction is unknown but numerous additions have occurred, but it was not determined if they had “Permitted” under any specific “Building Code”
- B) The building is constructed of concrete slab-on-grade, CMU and framed walls covered with stucco exterior walls, Wood framing 2nd floor and wood roof joists/trusses. This building is classified as Type V-B.
- C) The Fire Station is operational twenty-four hours per day, seven days per week. Based on the recently constructed Fire Station No. 6 the City of Sedona has determined fire stations fall into the following Use Groups:
 - 1) Fire Stations per City of Sedona are classified as Group B / R-2 / S-1 per Section 304 but did not require Fire Partitions / Fire Rated Corridors separating the R-2 from other Occupancies.

Note: Should the City of Sedona adopt current Building Code and require the R-2 Occupancy for the Dormitories (Sleeping Units) Fire Partitions/ Fire Rated Corridors, separating the R-2 from other occupancies may be required. In addition, 2012 IBC has limited number of dorms (sleeping units) without emergency egress windows/doors which could have significant effect on building design/layout if an R-2 Occupancy is designated for the Dormitories (Sleeping Units)

D) Fire Protection Systems

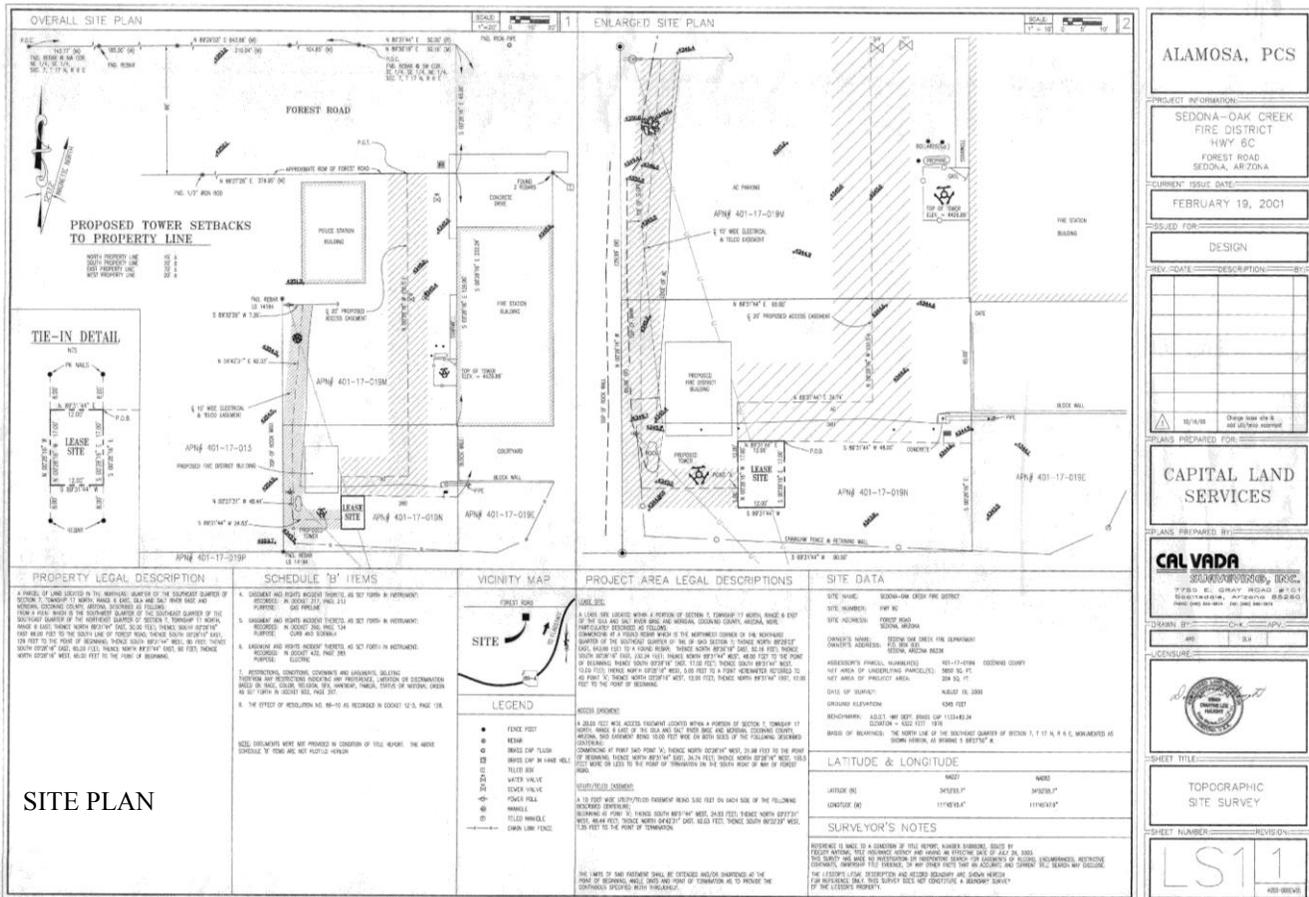
- 1) Per Section 906, portable fire extinguishers are required. Since this is a fire station manned 24/7 by trained and authorized fire fighters, we did not take note of portable fire extinguishers.
- 2) Per Section 907.2:
 - a) A fire alarm system is not required in a Group B Occupancy having an occupant load less than 500 or more than 100 persons above or below the lowest level of exit discharge. Neither of these conditions applies to this facility so a fire alarm system is not required for this Group B Occupancy.
- 3) The building is equipped with a fire suppression (Sprinkler) system
 Note: A portion of the fire sprinkler system is ‘residential’ (Dispatch Center)

4) The building is NOT equipped with a fire alarm system per NFPA 72, although, as noted in Article B(3) above, a fire alarm system is not required.

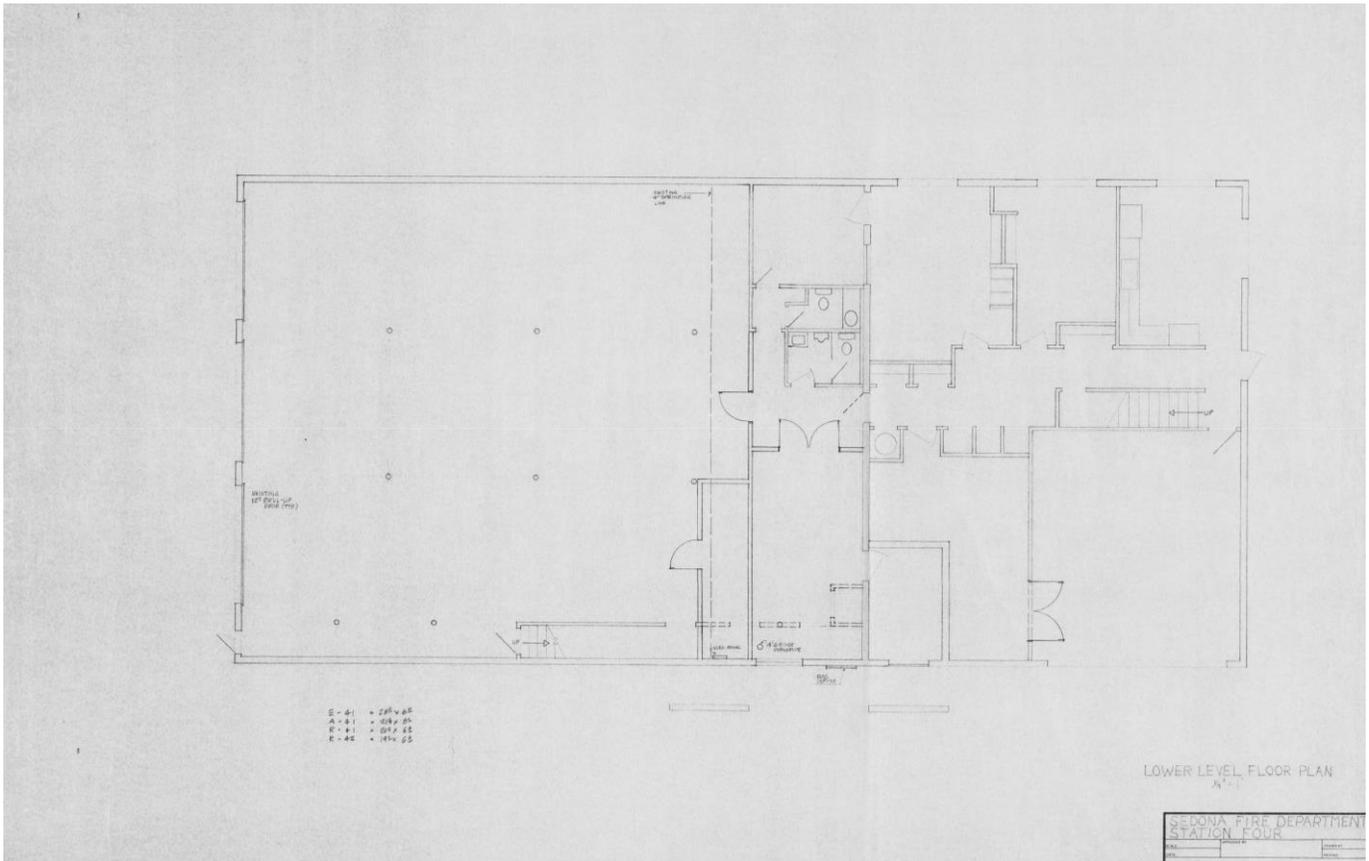
E) ADA Accessibility

- 1) The Lower floor would require full ADA accessibility if the Fire Station is Substantially altered
- 2) The upper floor is 5,000 SF so exceeds 3,000 SF and would require full ADA accessibility if the Fire Station is Substantially altered
- 3) Restrooms are not ADA compliant and would require full compliance if the Fire Station is Substantially Altered.

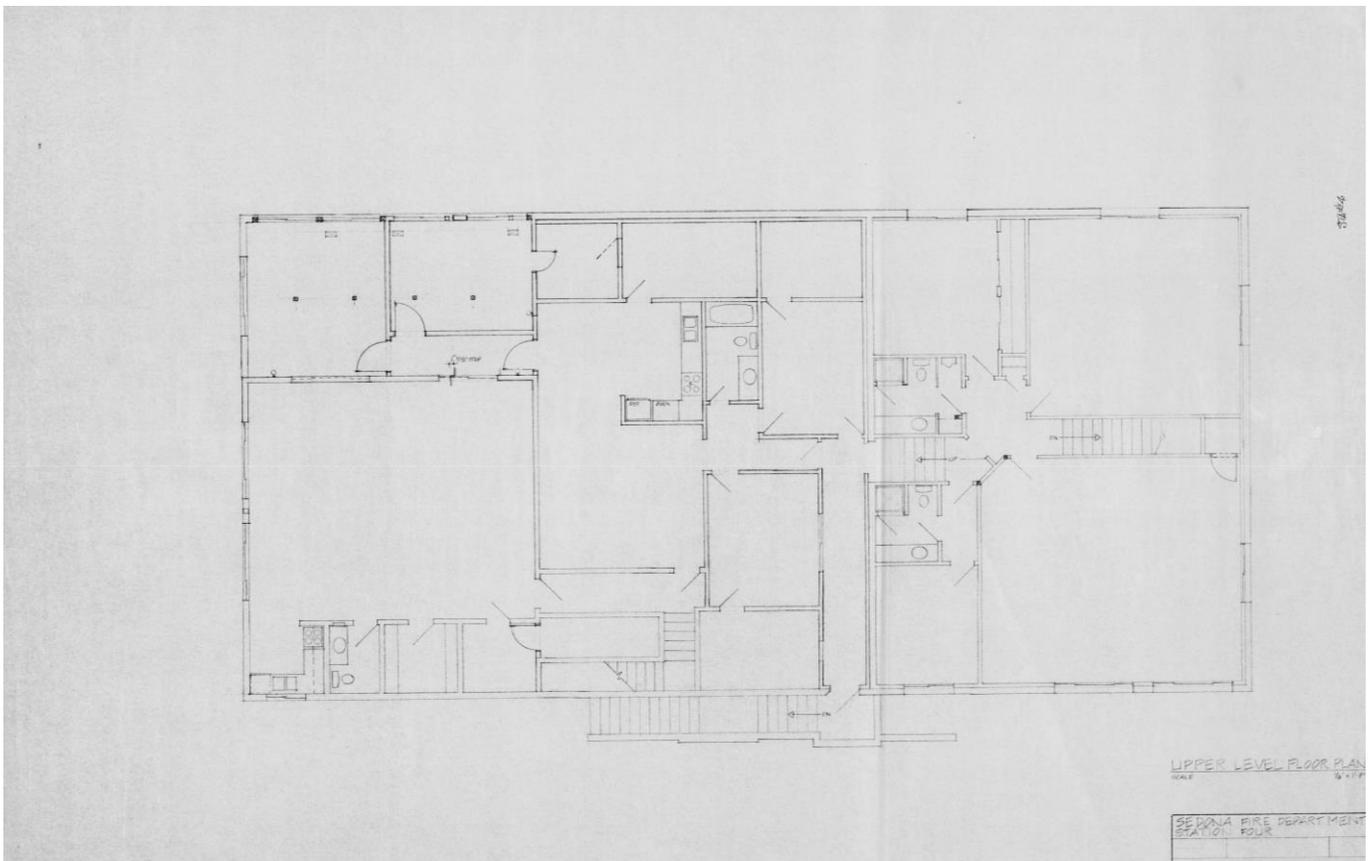
Note: Since the existing restrooms do not meet any level of ADA compliance they would not meet the "technically infeasible" requirement potentially allowed in ADA Guidelines.



SITE PLAN



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



10' high apparatus bay doors do not allow for current fire apparatus



Columns in apparatus bays
Turn-out lockers in apparatus bays



Handrail spacing @ auxiliary building does not meet building code



Gas condensing heater and evap. cooler duct in Apparatus bays



Windows covered in Maintenance shop



Fire Riser located adjacent to comm. equipment



Restroom adjacent to apparatus bays does not meet ADA



Communications equipment



Water heater in closet



Water softener



Propane tank & communication building



ATV's/Storage lockers in 2-car garage



Exterior shade canopy built by Firefighters



Communication building and tower



Emergency generator & Electrical service on exist tower foundation



Exterior stair and guardrails do not meet current Building code



Wall mounted electrical panels & exposed conduit on exterior walls of building



Exercise room on 2nd level (Floor is sagging in middle of room)



Non-ADA restroom with shower
Exist dark room sink



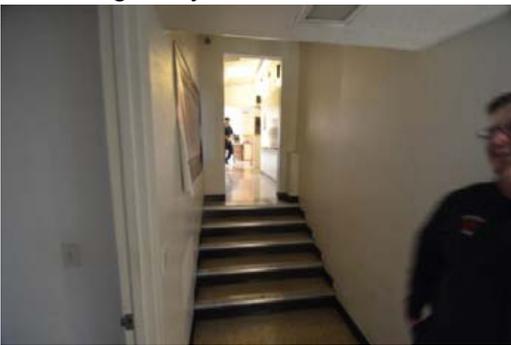
(3) built-in closets in dorm rooms



Low ceiling in Dayroom



Laundry Room w/ mop sink



Stairs up to Dayroom/ Kitchen



Refrigerators in Kitchen



Typical dorm room



Vacant dispatch console on raised floor



Kitchen w/gas stove & Type II exhaust hood



Sedona FS#4 sign & front elevation
Exhaust fan on existing wall extends over property line



Residential sprinkler system in vacant dispatch center



Equipment storage in annex building



Equipment storage in annex building



Exterior stair to lot level not used due to Flooding



Hose storage in annex building



Communications equipment in annex building



Annex building upper level elevation



Fire Station Side elevation



Access to adjacent site from SFD property



Communications equipment in annex building



Hose storage in annex building

SEDONA FIRE DISTRICT FIRE STATION NO. 5

LEA - Architects, LLC

Architecture Planning Interiors
1730 East Northern Avenue, Suite 110
Phone: 602.943.7511
email: info@lea-architects.com

Construction Management
Phoenix, Arizona 85020
Fax: 602.943.7784
www.lea-architects.com



ADDRESS: Sedona Fire District
Fire Station No. 5
3971 AZ-89A
Sedona, AZ 86336



Year Constructed: Original 2-Bay FS Addition (1-Bay / FS Living Quarters)	Unknown 1990
Architect (FS Addition)	Carl Nelson & Associates
Contractor	Unknown
Consulting Engineers (FS Addition) Civil Engineer Structural Engineer Mechanical Engineer Electrical Engineer	Unknown Carl Nelson & Associates Harry Weeks FTS Consulting Engineers
Construction Type:	Type V-N (1988 UBC) / AFES (Residential)
Remodeled? (Following 1990 Addition)	<ul style="list-style-type: none"> • 1-Bay of Original FS was converted to Exercise Room (Framed Wall constructed) • (2) single person dorm rooms were added and Turn-out/gear lockers were added to Upper Level • Front Entry was reconstructed due to Gas BBQ grill fire
Parking Quantity Staff Public	Seven (7) parking spaces (per 1990 Plans) NO ADA spaces due to gravel surface (Parking area is gravel so no parking stripes were visible) Note: Parking area for fire personnel is very limited, specifically at shift change which causes moving of personnel vehicles once previous shift leaves.
No. of Apparatus Bays Apparatus Types Overhead Door Types Exhaust System Drainage	Two (2) back-in bays (1 – 35' bay / 1 - 28' Bay (1) Fire Engine, (1) Water Tender 1 - 14'-8" w x 12'-0" Sectional OH Door / 1 - 12'-0" w x 10'-0" Sectional OH Door Magna-Grip Direct Source Capture System (Exhaust Fan located on exterior) No Drains within Bay (1 bay has 3" slop to OH door / 1 bay has no slope) Note: Existing OH Door at Exercise Room is non-functional due to framed wall
Overall Square Footage: Existing FS FS Addition First Floor Second Floor TOTAL	900 SF 935 SF 854 SF 1,789 SF 2,689 SF
No. of Dormitories / Type: Fire Fighter / Captain	Two (2) single person dorms
Male / Female Capability	<ul style="list-style-type: none"> • Yes, Single person dormitories • Shared bathroom is across corridor and adjacent to Dayroom/Kitchen can present potential problems but there is locking hardware
No. of Restroom / Fixtures: Fire Station:	(1) Unisex – (1) WC / (1) LAV / (1) Showers (Non ADA)

<p>SF Summary (Areas)</p> <p>Fire Station</p> <p>1st Floor (AZ 89A)</p> <p>Apparatus Bays Exercise Room Office</p> <p>2nd Floor (Parking Area)</p> <p>Dorms Dayroom/Dining Kitchen</p>	<p>Note: Square Footage summary is of key areas only and not intended to Total entire Building Area.</p> <p>1,050 sf 350 sf 100 sf</p> <p>200 sf 500 sf</p>
<p>Protection Systems</p> <p>Fire Sprinkler Fire Alarm Access Control</p>	<ul style="list-style-type: none"> • Yes, Fire Sprinkler (Residential) • No • No
<p>ADA Accessibility</p> <p>Building Accessibility</p> <p>First Floor Second Floor</p> <p>Restrooms Showers Kitchen Doors / Entry</p>	<ul style="list-style-type: none"> • First Floor was not ADA accessible • Second (Grade) Level was not ADA Accessible due to gravel parking lot and step to entry (No Elevator) <p>Note: Due to compressed steep site conditions and split level floor plan the ability to make the entire facility ADA compliant would be extremely difficult</p> <ul style="list-style-type: none"> • 2nd (Grade) Level Staff/Public restroom was not ADA accessible • Showers located on 2nd (Grade) Level was not ADA Accessible • Kitchen was not ADA accessible • Entry Doors were not ADA accessible
<p>Building Systems</p> <p>HVAC</p> <p>Type (Age) Issues</p> <p>Electrical</p> <p>SES Size Panels Emergency Generator</p> <p>Plumbing</p> <p>Fixtures Water Heater</p>	<ul style="list-style-type: none"> • 2nd (Grade) Level HVAC system that serves the Fire Station Living Areas is (1) Split System Heat Pump. Unit appeared to have been replaced but age was unknown <ul style="list-style-type: none"> • Staff indicated that it was functioning properly. • 1st Level Office is served by mini-split with wall mounted (ductless) unit with exterior compressor. It appears to be functioning properly <ul style="list-style-type: none"> • Staff indicated that it was functioning properly. • Apparatus – No Cooling / Gas (Propane) Unit Heater <ul style="list-style-type: none"> • Unit Heater in converted Exercise Room appeared to be non-functional • Electrical Service – Wall mounted 200A 115/230V 1-phase • 115/230V Panels (Emergency) – No Main Breaker in Panels (Staff indicated the facility was on full emergency power) <ul style="list-style-type: none"> • New Diesel Generator was installed which staff did not know size, but stated that it operated the entire facility? • Plumbing Fixtures all appeared by operational • 40 gal WH located below stair Boiler with pumps located in Utility Room accessed from mezzanine provided hot water to entire facility. (Note: Recirculating Pump was added due to time to get hot water to fire station living areas. • Solar Hot water system supplements boiler (appears to be operational)
<p>Facility Condition</p> <p>SAFETY ISSUES</p> <p>Site</p> <p>Concrete Drives Asphalt Drives</p>	<ul style="list-style-type: none"> • Fire Station Living Areas / Dorms located on 2nd Level – Stair access to Apparatus Bays <ul style="list-style-type: none"> • Stair risers exceed 7” so do not meet current Building Code • Stair width / landings do not meet current Building Codes • There is approx. 10”+ step into apparatus bay from stair which does not meet code • There is a step down from the office area which is tripping hazard • The ramps into the existing FS Bays are too steep and do not meet ADA • There are no concrete apparatus drives • Asphalt Drives are extremely close to HWY 89A causing ingress/egress concerns with traffic <p>Note: Parking area for fire personnel is very limited, specifically at shift change which</p>

<p>Landscape/Irrigation On-site Fire Hydrant</p> <p>Exterior Elevations N/S/E/W Materials</p> <p>Building Envelope Insulation Glazing</p> <p>Roof Type Condition (Leaks)</p> <p>Interior Finishes</p> <p>Fire Sprinkler</p>	<p>causes moving of personnel vehicles once previous shift leaves.</p> <ul style="list-style-type: none"> • Landscaping appears natural with no irrigation system • No on-site hydrants were visible • 1st Level (Some Walls retaining) are constructed of masonry with entry (Street Façade) walls covered with Stone veneer • 2nd Level is constructed partially of masonry and framed walls with wood siding • SFD staff stated that there may have been some leaking at new dormitory window. • Building Envelope does not meet current International Energy Conservation Code (IECC) standards. • Windows are insulated but would not appear to be low-e. • Asphalt Shingles over wood trusses • No significant roof leaks were reported by staff • All interior finishes are in relatively good condition but somewhat dated. • Apparatus roof /ceiling are open wood trusses covered with gyp. bd. • Kitchen – Cabinets/countertops are being replaced but are/will not ADA Accessible. • No Kitchen range exhaust hoods was installed so does not meet current Building Code. • Shower is fiberglass corner shower (Not ADA Accessible) • Residential Fire Sprinkler – appears to be undersized as it ties into ½” domestic water line. <p>Note: Domestic Water is fed from well (pump) that is not on emergency power so fire sprinkler system will not function when power is “off”</p>
---	--

BUILDING CODE EVALUATION

Basis for Evaluation – Coconino County has adopted the following I codes:

- *2012 IBC, 2012 IPC, 2012 IMC, 2011 NEC w/ Coconino County Amendments*

Existing buildings that are not unsafe may remain as-is unless an addition is constructed, the building is altered or the occupancy is changed.

Unsafe buildings are defined in Section 115 of the code.

- We did not observe any condition that appeared structurally unsafe.
- We did not observe any non-compliant means of egress conditions.
- We did not observe any of the unsafe electrical conditions listed in 115.4.3. Verifying connected loads and sizing branch circuits, feeders or service equipment is beyond the scope of our evaluation.
- We did not observe any of the unsafe conditions listed in 115.4.5 relating to the refrigeration equipment. Sizing the capacity of pressure relief valves and verifying the type and quantity of refrigerant is beyond the scope of our evaluation.
- We did not observe any of the unsafe plumbing system conditions listed in 115.4.6.

Additions or alterations shall conform to the requirements of the code for new construction. Additions or alterations shall not be made to an existing structure which will cause the existing structure to be in violation of any provision of the code. Except for buildings in flood hazard areas, portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. We are not aware of any future additions or alterations.

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the code for such division or group of occupancies. The code evaluation that follows is based on the specific occupancy groups listed in the Executive Summary of this report.

ADA Evaluation / Requirements

Accessible route is not required to stories that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels.

Restrooms – ADA Guidelines discuss “technically infeasible” which might be considered in any building renovation/addition.

Note: US Justice Dept. has previously ruled that Fire Stations are “Public Buildings” so should be fully ADA Accessible

Sedona Fire District Fire Station No. 5

- A) The Fire Station Addition was constructed in 1992, and was constructed under the 1988 or 1991 Uniform Building Code (UBC).
- B) The building is constructed of concrete slab-on-grade, CMU and framed walls covered with stucco exterior walls, Wood framing 2nd floor and wood roof joists/trusses. This building is classified as Type V-B.
- C) The Fire Station is operational twenty-four hours per day, seven days per week. Based on the 2012 IBC fire stations fall into the following Use Groups:
 - 1) Fire Stations per Coconino County are classified as Group B / R-2 / S-1 per Section 304 which require Fire Partitions / Fire Rated Corridors separating the R-2 from other Occupancies.

Note: If significant modifications are made to the 2nd floor living areas, Yavapai County may require the R-2 Occupancy for the Dormitories (Sleeping Units) which would then require Fire Partitions/ Fire Rated Corridors, separating the R-2 from other occupancies. In addition, 2012 IBC has limited number of dorms (sleeping units) without emergency egress windows/doors which could have significant effect on building design/layout if an R-2 Occupancy is designated for the Dormitories (Sleeping Units)

D) Fire Protection Systems

- 1) Per Section 906, portable fire extinguishers are required. Since this is a fire station manned 24/7 by trained and authorized fire fighters, we did not take note of portable fire extinguishers.
- 2) Per Section 907.2:
 - a) A fire alarm system is not required in a Group B Occupancy having an occupant load less than 500 or more than 100 persons above or below the lowest level of exit discharge. Neither of these conditions applies to this facility so a fire alarm system is not required for this Group B Occupancy.
- 3) The building is equipped with a residential fire suppression system
- 4) The building is NOT equipped with a fire alarm system per NFPA 72, although, as noted in Article B(3) above, a fire alarm system is not required.

E) ADA Accessibility

- 1) Since the Fire Station is a split level one of the levels requires ADA Accessibility (Upper Level Living Quarters) if the Fire Station is Substantially altered
- 2) Restrooms are not ADA compliant and would require full compliance if the Fire Station is Substantially Altered.

Note: Since the existing restrooms do not meet any level of ADA compliance they would not meet the “technically infeasible” requirement potentially allowed in ADA Guidelines.

A PROPOSED ADDITION & REMODEL FOR:

SEDONA · OAK CREEK FIRE DISTRICT

US HIGHWAY 89-A & INDIAN GARDENS (OAK CREEK CANYON)
COCONINO COUNTY, SEDONA, ARIZONA



STATISTICS:

SITE	A PORTION OF 2.70 ACRES
PARCEL #	405-28-001A
ZONING	G
COCONINO COUNTY CASE #	UP: 92-10 DRO: 92-11
BUILDING OCCUPANCY	B-2 (FIRE STATION)
CONSTRUCTION	TYPE 3C-N
SQUARE FOOTAGE	900 SQ. FT.
EXISTING	
ADDITION	995 SQ. FT.
LOWER FLOOR	854 " "
UPPER FLOOR	
TOTAL	1,899 SQ. FT.
PARKING	7 SPACES

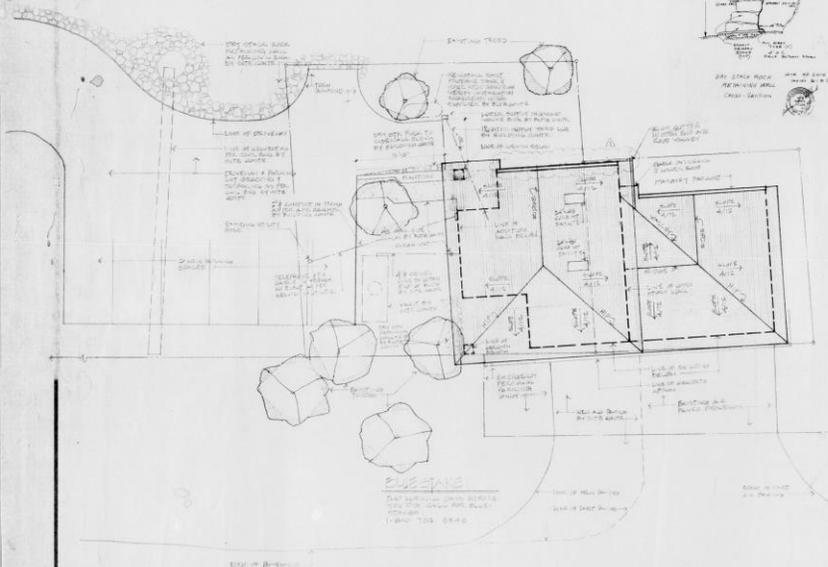
SHEET INDEX:

SHEET # 1	SITE PLAN / ROOF PLAN
01	TITLE & STATISTICS
02	GRADING & DRAINAGE PLAN
03	FOUNDATION PLAN
04	FLOOR PLANS
05	OUTSIDES
06	EXTERIOR ELEVATIONS
07	FLOOR FINISHING PLAN
08	ROOF FINISHING PLAN
09	BUILDING SECTIONS
10	SPECIFICATIONS
11	CABINET ELEVATIONS
12	ELECTRICAL & LIGHTING PLAN
13	MECHANICAL PLAN
14	PLUMBING SCHEDULE

VICINITY MAP



SITE PLAN



REVISIONS BY

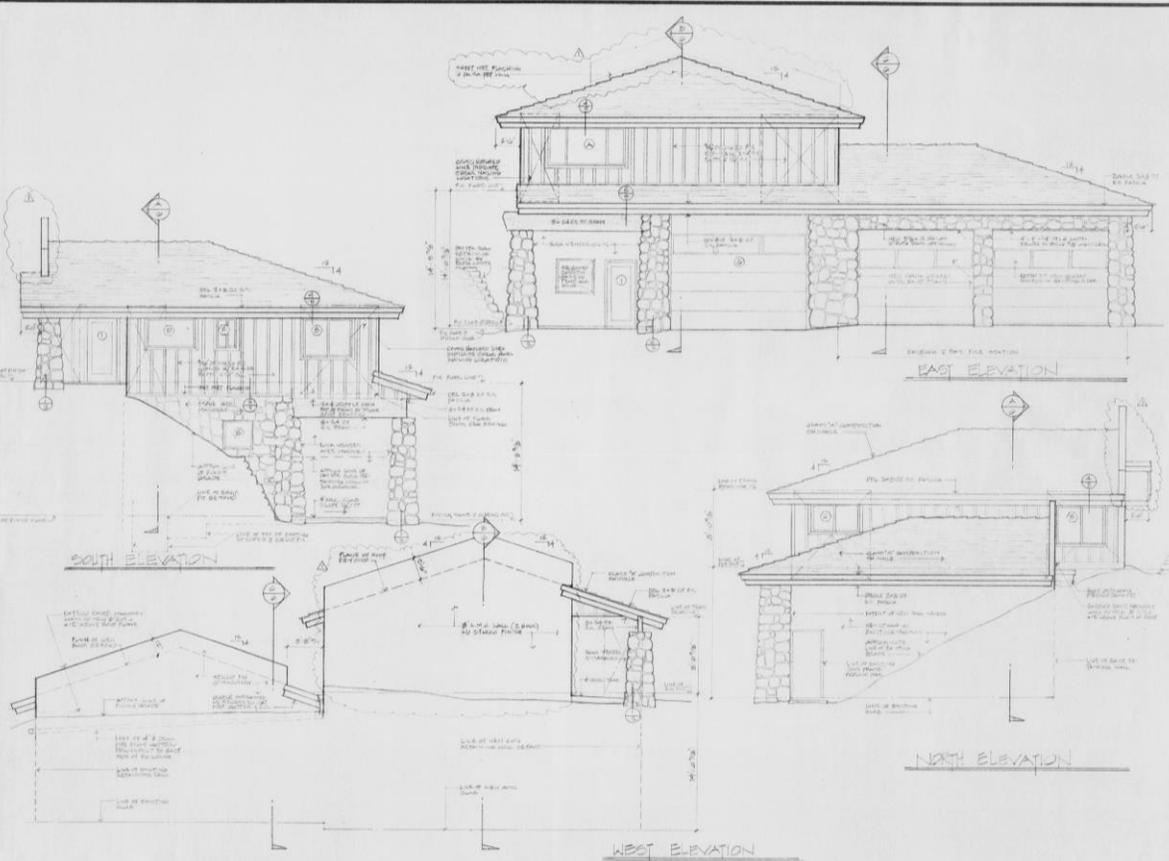
NO.	DATE	BY
1	8-20-92	CM

CARLE NELSON & ASSOCIATES ARCHITECTS
2700 W. UNIVERSITY AVENUE, SUITE 100, TUCSON, ARIZONA 85724
TEL: 520-795-1111 FAX: 520-795-1112

A PROPOSED ADDITION FOR:
SEDONA FIRE STATION # 5
OAK CREEK CANYON · COCONINO COUNTY
SEDONA FIRE DEPARTMENT
2800 SOUTHWEST DR., SEDONA, AZ 86350

DESIGN
CHECKED
DATE
SCALE
JOB NO.
SHEET
4

SITE PLAN



REVISIONS BY

NO.	DATE	BY
1	8-20-92	CM

CARLE NELSON & ASSOCIATES ARCHITECTS
2700 W. UNIVERSITY AVENUE, SUITE 100, TUCSON, ARIZONA 85724
TEL: 520-795-1111 FAX: 520-795-1112

A PROPOSED ADDITION FOR:
SEDONA FIRE STATION # 5
OAK CREEK CANYON · COCONINO COUNTY
SEDONA FIRE DEPARTMENT
2800 SOUTHWEST DR., SEDONA, AZ 86350

DESIGN
CHECKED
DATE
SCALE
JOB NO.
SHEET
4

EXTERIOR ELEVATIONS



Upper Level entry/Patio



Sedona FS#5 Upper Level elevation



Gas BBQ located adjacent to entry door



Electrical service adjacent to upper level entry



Open Dayroom



Residential Kitchen is not ADA compliant



Skylight allows natural light



Bathroom is not ADA accessible



Dorms (Typ. of 2)



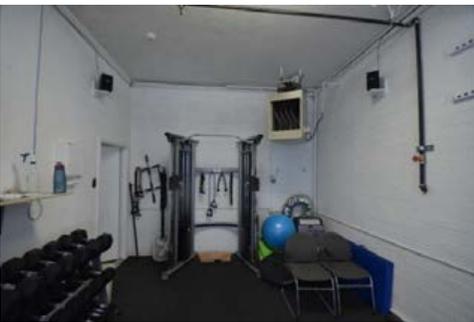
Stair does not meet current building code



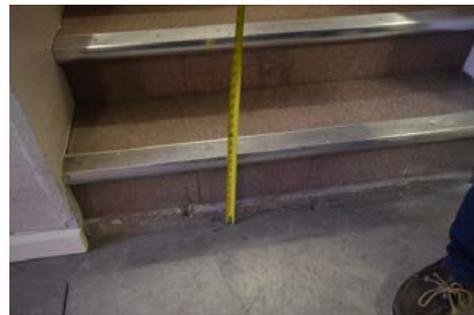
Electrical panel does not have main breaker required by the current code



Laundry in closet adjacent to Dayroom



Exercise room in existing apparatus bays



10" high step down into Apparatus bay



Water Tender w/exhaust system in Apparatus bay



Sedona FS#5 View from 89-A



April 3, 2017

Mr. Jeff Piechura, Assistant Chief
Sedona Fire District
2860 Southwest Drive
Sedona, AZ 86336

Re: Sedona Fire District Station 4
Sedona, AZ

Dear Chief Piechura:

At your request, I made a visit to the Sedona Fire District Station 4 this morning. The purpose of the visit was to perform an inspection of the structural condition of the building and to gather an understanding of the impact of some proposed renovations to the building. My findings follow.

General

The building was constructed in at least five phases, starting with the current apparatus bay, restrooms and offices adjacent to it. The next phase appears to be a partial second level over a portion of the apparatus bay. The third phase included an extension to the building at the main level, followed by an extension of the second level. The final phases included the extension of the main level and the addition of the second level. While there is, little information regarding the construction of the building or whether each phase was permitted for construction, some general conclusions can be drawn from the visit.

Construction and Condition

The existing building is constructed of a combination of load bearing masonry, load bearing wood stud bearing walls, wood floor and roof joists/trusses and glue laminated beams. Most the building has gypsum board closed ceilings, making it impossible now to see the clear majority of the gravity load resisting structure. However, performing a walk through provides clues to the structural ability of the existing building structure. Aside from some soft spots at the squat rack in the floor of the current gym, the floor structure felt solid with little bounce our other indicators of potential issues.

The at grade level is constructed of cast-in-place concrete slab on ground. Much of the slab is covered with finishes making it hard to observe signs of concern. However, in the two areas where the slab is exposed – the apparatus bay and the garage on the southwest corner of the building – the slab is highly cracked. The cracking in the apparatus bay is the most significant and troublesome. There is a large north-south crack that runs through the middle of the apparatus bay. Viewing the apparatus bay from the north doors, the slab appears to be settling

down and to the east, which has caused the crack to open up. This movement is apparent in the masonry wall on the east side of the apparatus bay.

The exterior wall construction is of load bearing masonry of at least three varieties. There are some cracks apparent in the west and south walls, but none of these appear to be significant or indicators of structural deficiencies. As described in the previous paragraph, the slab on grade cracking indicates some settlement based movement to the east. The east wall of the building appears to have a slight bow outward and there is significant vertical cracking the masonry wall up to the point of the vertical control joint at the boundary between the original building and one of the expansions.

The roof construction appears to be wood, like the floors, with glue laminated beams for joist support. There is a hard lid under the roof framing, making it hard to see the framing. There were few indicative cracks in the gypsum board, which would indicate that there are not large deflections or overstressed areas.

The lateral load resisting system appears to include both masonry and wood stud shear wall resisting elements. There is a very large number of walls to resist the applied loading. The sole exception is the soft story condition on the north elevation of the building caused by the large overhead door opening in the apparatus bay. Since the inception of the International Building Code in 2000 and in all subsequent editions, including the 2012 International Building Code, fire stations are required to be designed as an Essential Use Facility using the highest risk category. These requirements include a more stringent resistance to gravity and lateral loading from wind and seismic forces. As a result of a review of the code specified wind and seismic loading for the building, it is doubtful that this wall can resist the wind or seismic forces dictated by current codes with the multipliers due to the essential facility designation.

A very odd construction detail that appears to be having a negative impact on the life of the building is the way some of the second level exterior bearing walls were constructed. In lieu of building the stud wall up from the existing masonry parapets, the walls were built inside the parapets. This has resulted in a shelf around most of the building. This shelf has been flashed and sealed, but it is a tough detail to make work well, and apparently, it is a continuous source of water intrusion into the building.

Renovation Discussion

Regarding the discussion of renovation of the existing building, from a structural perspective, as I have indicated with the notable exception of the apparatus bay cracking and east wall distress, the building structure appears to be performing within the standard expectations. A renovation that would include bringing the building construction up to current standards would require a more in depth inspection and some selective nondestructive demolition to determine the sizes of the existing framing members to be able to do a more in-depth analysis of the structural capacity. The connections of the framing members to the supporting members may be an issue, depending on how these connections were completed. Equally the connection of the framing to the lateral

load resisting elements are possibly inadequate and would require some evaluation and potential upgrading.

As discussed previously, the lateral load resisting system is notably weak in the east west direction for the north elevation. The large doors have reduced the available lateral load resisting walls. A frame will be required to bring this condition into compliance with current codes.

There was discussion regarding lowering the slab on grade elevation of the apparatus bay to permit the introduction of taller apparatus bay doors to permit larger fire trucks to use the building. If this were to be done, I would suggest lowering the entire area of the first building – the apparatus bay and the restrooms and small offices on the east side up to the east west masonry wall at the south end of the apparatus bay. The maximum depth it could be lowered, based on the grades of the drive would be about 24". This would permit 12 foot doors to be installed, which is still two feet short of the expressed goal of having 14 feet clear, which is the minimum height recommendation for present fire stations and would not allow clearance for a new firetruck that has been ordered.

On the positive side, it would provide a means to solve the settlement and cracking observed in the slab on grade and in the east masonry wall. The foundations of the east wall are clearly deep enough to be made to work simply. If the entire area suggested is lowered, it would be contained by what were or are exterior walls. Therefore, the foundation depth should be adequately deep, only if they were constructed to be below the frost line – a condition that could not be verified at the time of the report. The interior columns would need to be extended down to new foundations, or concrete piers could be extended up from the top of new footing to the bottom of existing columns. The transition could be made up in the small hallway at the south end of the apparatus bay at the existing door. The existing stair on the west side of the apparatus bay would need to be extended or possibly removed by remodeling the existing exterior stair and combining them.

In summary, the lowering of the apparatus bay could be done. It will not be inexpensive, and unknown conditions arising from the lack of documents from the construction of the existing buildings, such as the existing footings not being deep enough, could quickly make the project much more expensive.

Conclusion

In most locations, the existing building structure appears to be performing adequately to resist the code applied and expected lateral loading. There is some concern about the connections of the existing horizontal framing to the masonry lateral load resisting walls, but this could be verified and corrected during a remodel. The north apparatus bay wall is most likely not adequate to meet current code and Category IV Essential Use Facility requirements to resist applied wind or seismic forces and will need to be dealt with by adding a rigid frame which would be a costly endeavor. From a structural standpoint although the cost of salvaging the existing structure including the cost to lower the level of the apparatus bay could be slightly less, in my opinion, than the cost to scrape and build a new structural shell the offset is not that great. Also, beyond structural

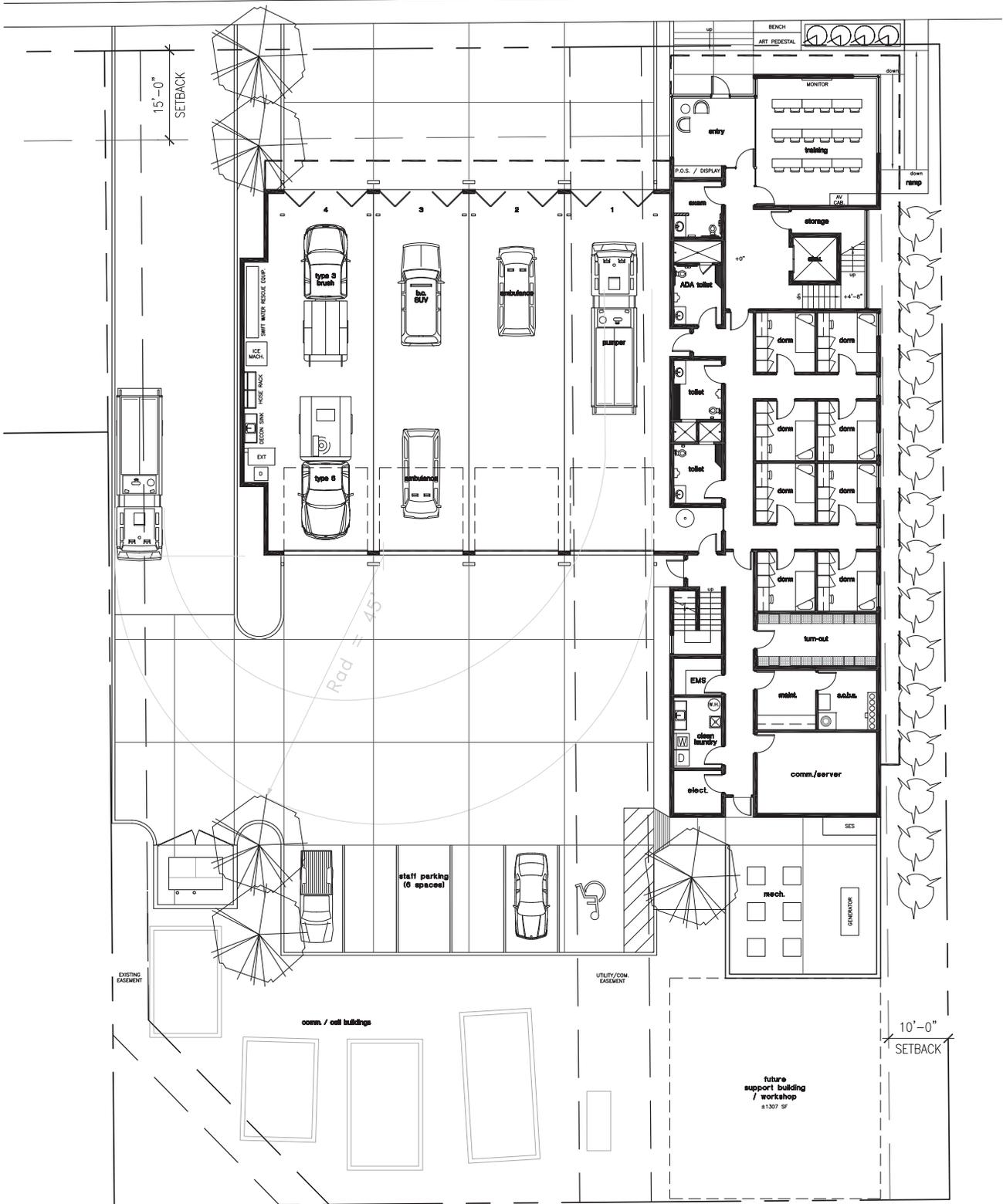
deficiencies, this report does not consider the numerous functional and square footage shortcomings of the station relative to current SFD requirements that could be challenging and costly to address in a renovation. So, if consideration is given to having a station that preserves the existing one but will still have functional issues as opposed to a station that can be designed to meet the current needs of Sedona Fire District it may well be worth building a new station.

I am available at any time to discuss my findings, statements and conclusions.

Yours truly,



J. Greg Brickey, SE
Principal



**SCHEME 02
OPTION Q1 - 1ST FLOOR PLAN**



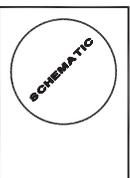
S.F. SUMMARY

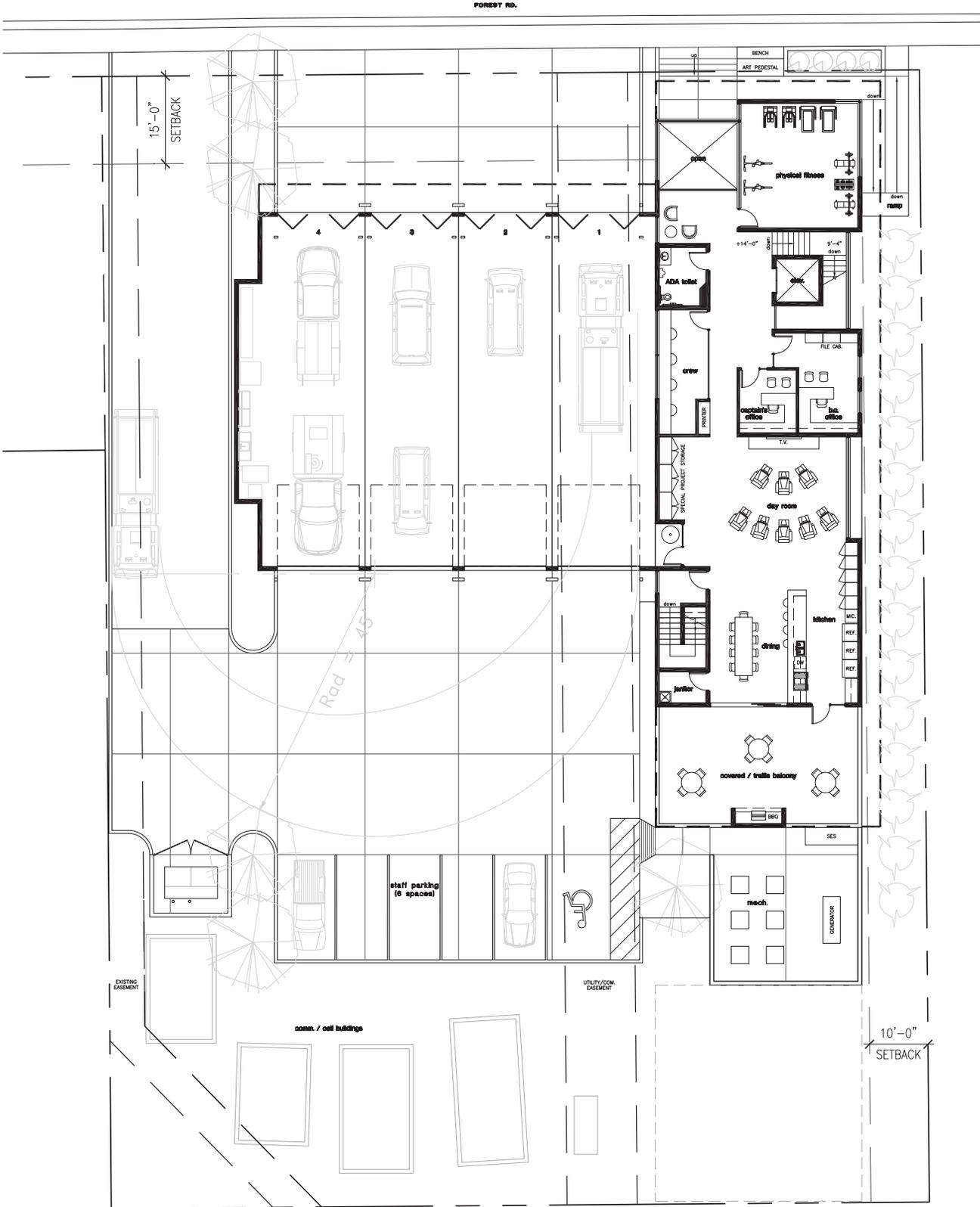
1ST FLOOR LIVING:	4,216 SF
2ND FLOOR LIVING:	3,360 SF
APARATUS BAY:	4,404 SF
TOTAL SF:	11,980 SF

date	02-01-17	job no.	100013
drawn by	TB	checked by	R/A/E
SHEET TITLE			
REVISION			
<small>THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT REMAINS THE PROPERTY OF LEA-ARCHITECTS, LLC. IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF LEA-ARCHITECTS, LLC. IT MAY ONLY BE USED FOR THE ORIGINAL PURPOSE INTENDED. ALL RIGHTS RESERVED.</small>			
<small>© Copyright 2016, LEA Architects, LLC</small>			

SEDONA FIRE STATION NO. 4
Sedona, AZ

LEA - Architects, LLC
 1730 EAST NORTHERN PHOENIX, AZ
 ARCHITECTURE PLANNING INTERIORS CONSTRUCTION ADMIN.





**SCHEME 02
OPTION 01 - 2ND FLOOR PLAN**

S.F. SUMMARY

1ST FLOOR LIVING:	4,216 SF
2ND FLOOR LIVING:	3,360 SF
APARATUS BAY:	4,404 SF
TOTAL SF:	11,980 SF

date	02-01-17	job no.	100913
drawn by	TB	checked by	R/A/E
SHEET TITLE			
REVISION			
<small>THE OWNER IS AN INSTRUMENT OF SERVICE. IT REMAINS THE PROPERTY OF LEA-ARCHITECTS, LLC. IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LEA-ARCHITECTS, LLC. IT MAY ONLY BE USED FOR THE ORIGINAL PURPOSE INTENDED. ALL RIGHTS RESERVED. © Copyright 2016, LEA Architects, LLC</small>			

SEDONA FIRE STATION NO. 4
 Sedona, AZ

LEA - Architects, LLC
 1730 EAST NORTHERN PHOENIX, AZ
 ARCHITECTURE PLANNING INTERIORS CONSTRUCTION ADMIN.



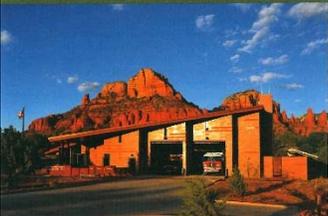
Sedona Fire Station No. 6 Design Considerations

- **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

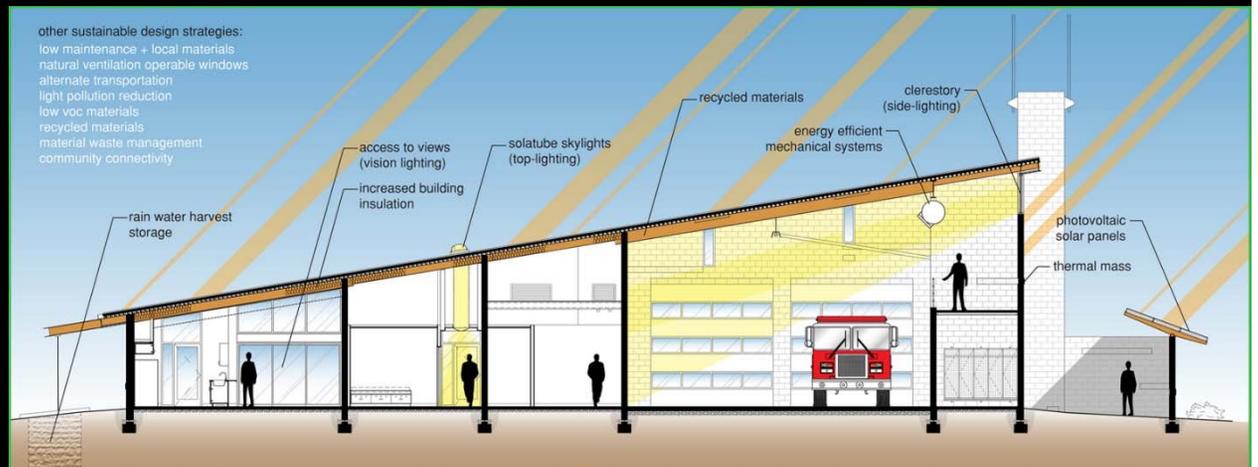


SEDONA FIRE DISTRICT, FIRE STATION NO. 6

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 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. 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 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

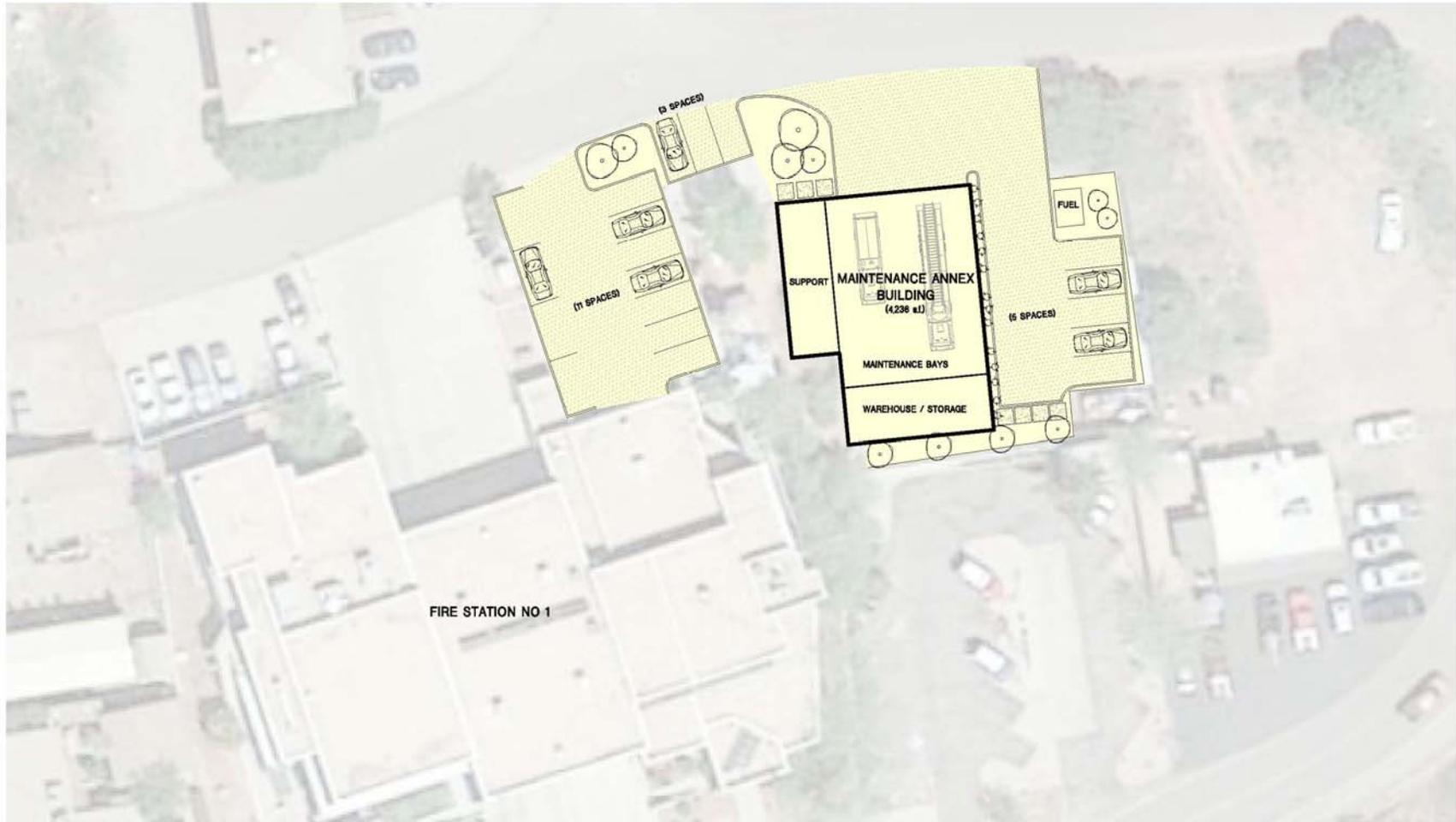
▪ Meeting Room / Training Room

- 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

SCALE: 1" = 30'

0' 7.5' 15' 30'

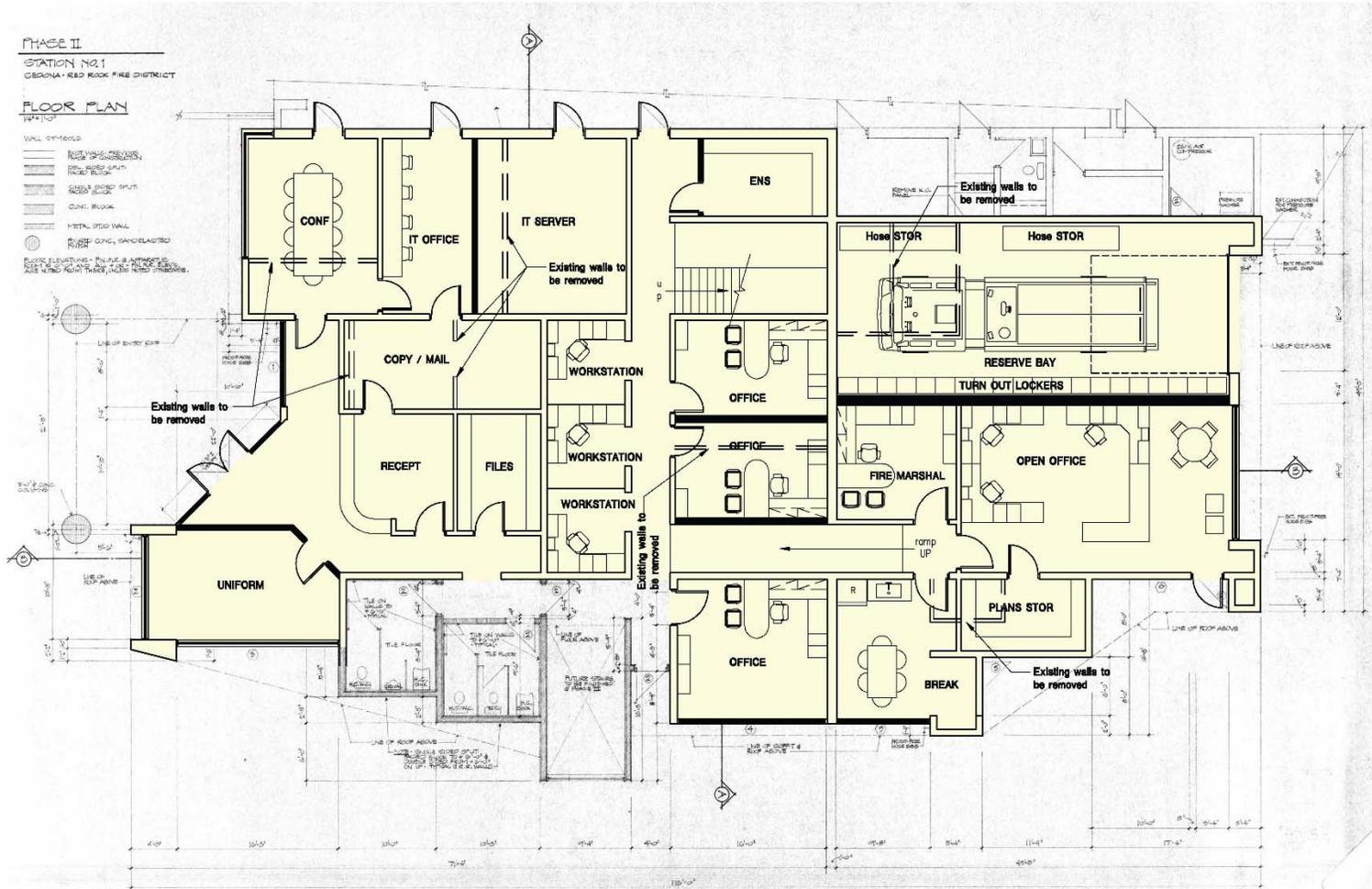
SCALE

N

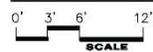
PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

<table border="1"> <tr> <td>DATE</td> <td>04-10-17</td> <td>NO.</td> <td>170228</td> </tr> <tr> <td>BY</td> <td>SL</td> <td>APPROVED</td> <td>LL</td> </tr> <tr> <td colspan="4">SHEET TITLE</td> </tr> <tr> <td colspan="4">REVISION</td> </tr> </table>	DATE	04-10-17	NO.	170228	BY	SL	APPROVED	LL	SHEET TITLE				REVISION				<p>SEDONA FIRE STATION NO. 1 IMPROVEMENTS</p> <p>5949 E. ORANGE BLOSSOM LANE PHOENIX, ARIZONA 85018</p>	
DATE	04-10-17	NO.	170228															
BY	SL	APPROVED	LL															
SHEET TITLE																		
REVISION																		
<p><small>THIS SHEET IS AN INSTRUMENT OF SERVICE. IT SHALL BE THE PROPERTY OF LEA-ARCHITECTS, LLC AND SHALL BE CONTROLLED BY LEA-ARCHITECTS, LLC. NO PART OF THIS SHEET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEA-ARCHITECTS, LLC.</small></p> <p>© Copyright 2017, LEA-ARCHITECTS, LLC</p>	<p>LEA - Architects, LLC 1730 EAST NORTHERN PHOENIX, AZ ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.</p>																	

Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION A 1ST LEVEL ADMIN FLOOR PLAN



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



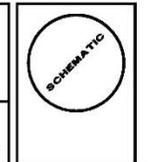
PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

DATE	04-10-17	JOB NO.	170228
DESIGNER	ST	CHECKED BY	LE
SHEET TITLE			
REVISION			

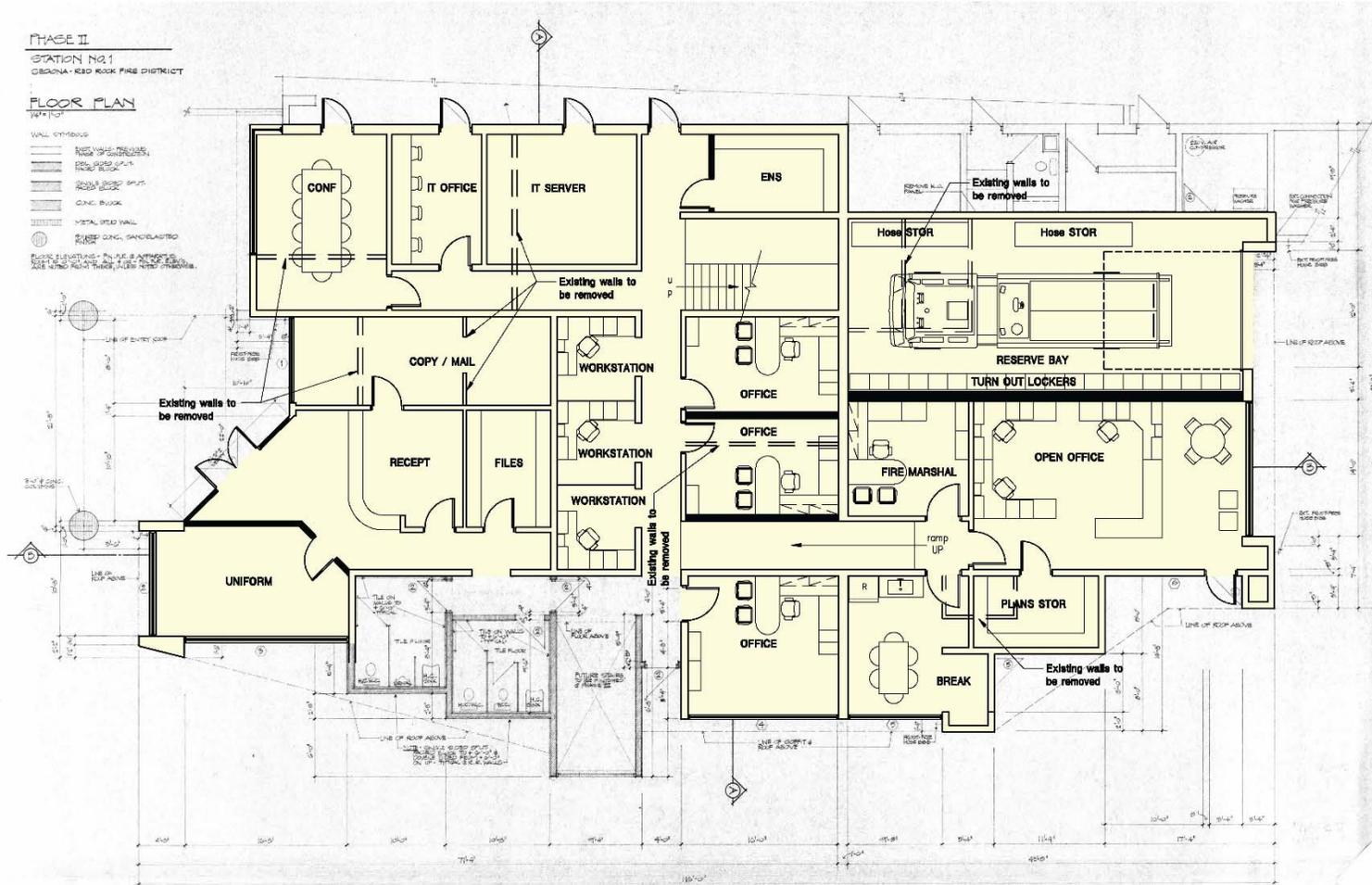
SEDONA FIRE STATION NO. 1 IMPROVEMENTS

5949 E. ORANGE BLOSSOM LANE
PHOENIX, ARIZONA 85018

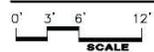
LEA - Architects, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.



Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION B 1ST LEVEL ADMIN FLOOR PLAN



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



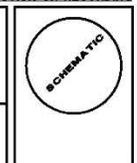
PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

DATE	04-10-17	JOB NO.	170228
DRAWN BY	ST	CHECKED BY	LC
SHEET TITLE			
SEDONA FIRE STATION NO. 1 IMPROVEMENTS			
5949 E. ORANGE BLOSSOM LANE PHOENIX, ARIZONA 85018			
REVISION			
<small>THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL RIGHTS RESERVED. © Copyright 2017, LEA Architects, LLC</small>			

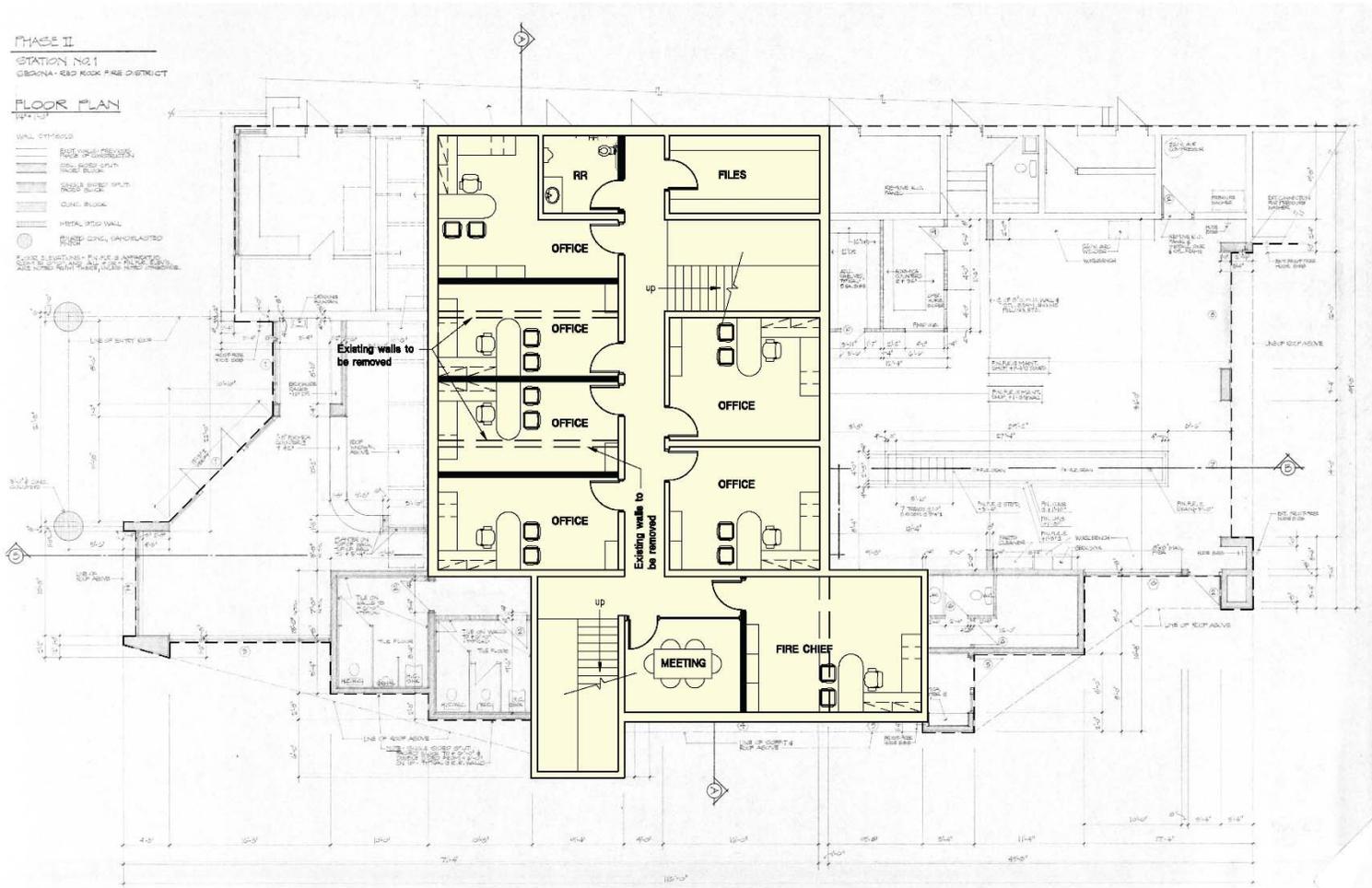
SEDONA FIRE STATION NO. 1 IMPROVEMENTS

5949 E. ORANGE BLOSSOM LANE
PHOENIX, ARIZONA 85018

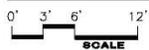
LEA - Architects, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIOR CONSTRUCTION MGMT.



Sedona Fire Station No. 1 Proposed Floor Plan Improvements



OPTION B 2ND LEVEL ADMIN FLOOR PLAN



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



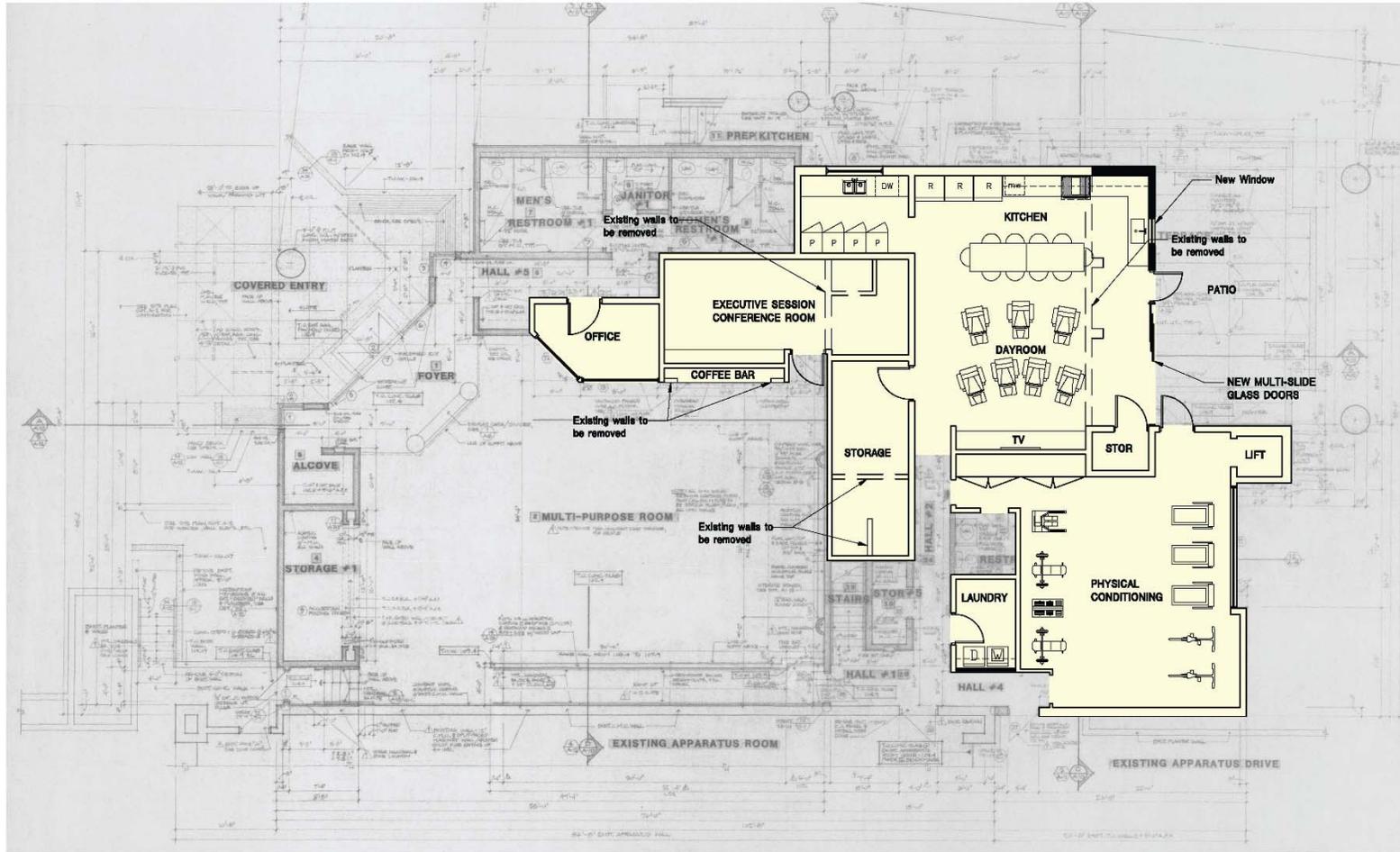
PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

Date	04-10-17	Job No.	170228
Drawn	ST	Reviewed	LE
SHEET TITLE			
REVISION			
<small>THIS DRAWING IS AN INDICATION OF SCOPE. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.</small>			

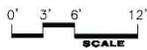
<p>SEDONA FIRE STATION NO. 1 IMPROVEMENTS</p> <p>5949 E. ORANGE BLOSSOM LANE PHOENIX, ARIZONA 85018</p>
<p>LEA - Architects, LLC 1730 EAST NORTHERN PHOENIX, AZ ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.</p>



Sedona Fire Station No. 1 Proposed Floor Plan Improvements



1ST LEVEL FIRE STATION FLOOR PLAN



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



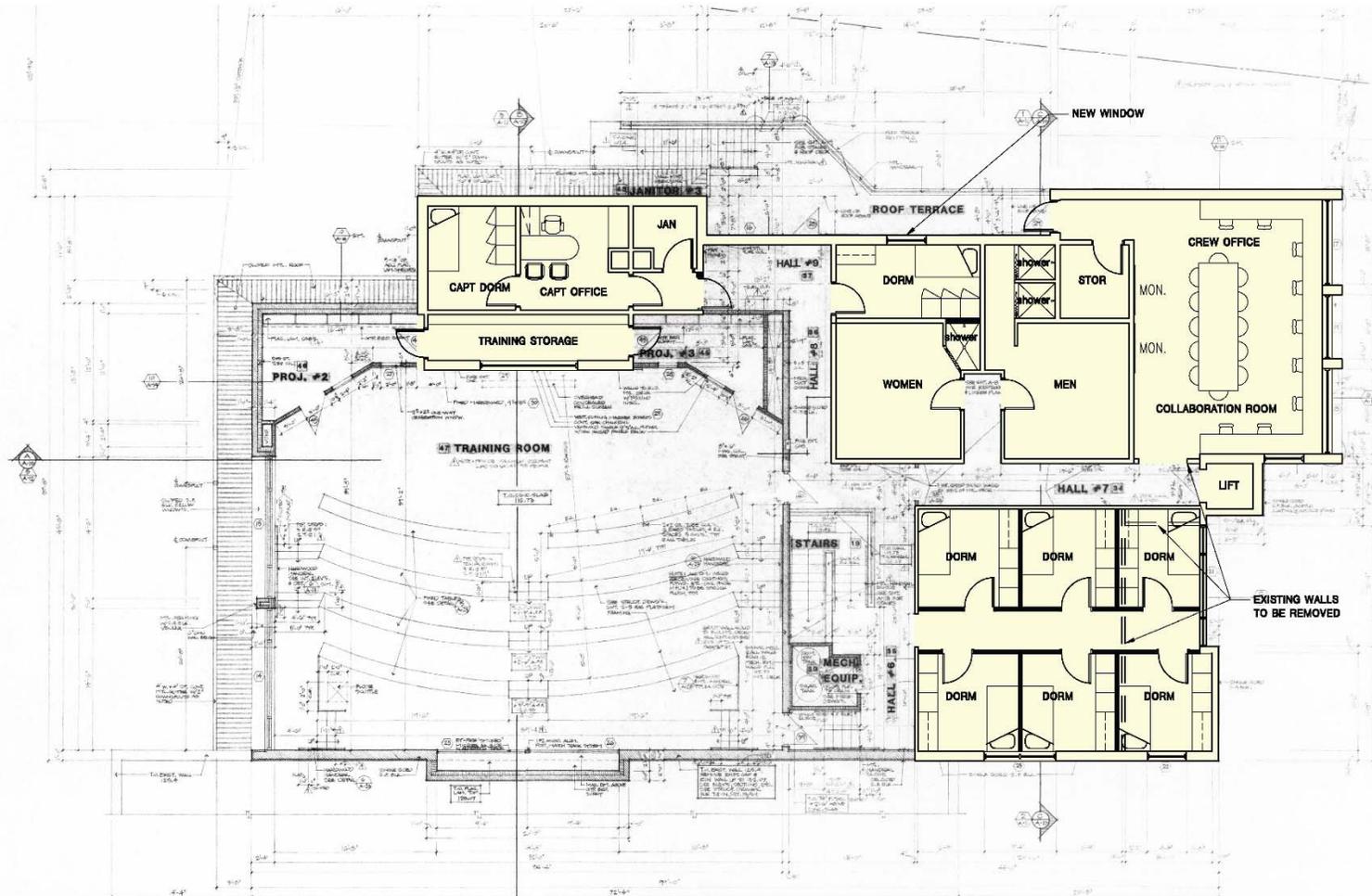
PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

Date	04-10-17	Job	170228
Drawn By	ST	Checked By	LE
SHEET TITLE			
REVISION			

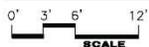
<p>SEDONA FIRE STATION NO. 1 IMPROVEMENTS</p> <p>5949 E. ORANGE BLOSSOM LANE PHOENIX, ARIZONA 85018</p> <p>LEA - Architects, LLC 1730 EAST NORTHERN PHOENIX, AZ ARCHITECTURE PLANNING INTERIOR CONSTRUCTION MGMT.</p>



Sedona Fire Station No. 1 Proposed Floor Plan Improvements



2ND LEVEL FIRE STATION FLOOR PLAN



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



PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

DATE	04-10-17	NO.	170228
DESIGNED BY	ST	CHECKED BY	LE
SHEET TITLE			
REVISION			
<small>THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF LEA-ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEA-ARCHITECTS, LLC.</small>			

SEDONA FIRE STATION NO. 1 IMPROVEMENTS

5949 E. ORANGE BLOSSOM LANE
PHOENIX, ARIZONA 85018

LEA - Architects, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.



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

