



Chilmark, MA

Fire Station & Ambulance Facility

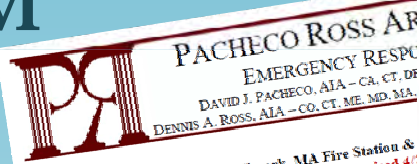
Conceptual Design and Site Study

Presentation – June 28, 2018

Process

- Programming Meetings
- Program Creation
- Space Use Analysis
- Review
- Site Information/ Wetlands Setback/ Electronic Input
- Site Plans + Review and Re-design
- Floor Plans + Review and Re-design

PROGRAM



Program Document: Town of Chilmark, MA Fire Station & Ambulance Facility Program Document
March 2, 2018; Last Revised 4/27/18
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A General Information

A1. Type of Entry: Town

A1.1. County: Dukes County

A2. Program Participants

Name

A2.1. David Norton

A2.2. Ben Retmier

A2.3. David J. Pacheco, AIA

A3. Zoning: Exempt: TBD Variance: TBD

A3.1. Allowable use: YES Special Exception:

A3.2. Other Jurisdictions:

A4. Sustainable Design Options:

A4.1. LEED: No LEED certification. Instead strategies that concentrate on energy-saving air quality.

B Responders/Staff

B1.1. Volunteer: Volunteer Fire Department

B1.2. On Call: 10-15 on-call per diem Paramedics

B1.3. Paid: Fire Chief and Fire Administrator

B1.4. Vehicle Staffing: EMS Vehicles staffed (8am-6pm) and 14hr nights (6pm-8am)

Organization

Town of Chilmark

Town of Chilmark

Pacheco Ross Architects

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F Site

F1. Property Information: Property located at the north corner in the Town of Chilmark, MA. Existing Fire Station and facility are located on the parcel. Address for Town Hall is 3 Menemsha Rd. and responds to the site building to remain as-is on site; Fire Station to be new

F2. Size: Approximately 1.1 acres.

F3. Shape: Diamond/Trapezoid Corner Lot: Yes

F4. Frontage: 210' (Menemsha) + 270' (Middle) D

F5. Tax map and Number: Parcel 99



F6. Geotechnical report status: Some geotechnical information available. Four test holes labeled as depths ranging from 4'-6" to 9'-0". J and limited instances of shallow sand

F7. Survey status: Unknown

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DeCon Laundry

6.1 Sink: Yes

6.2 Shower: Yes

6.3 Gear washer: Yes - Commercial Extractor

6.4 Gear dryer: Yes - six rack style

6.5 EMS Washer and Dryer: Yes, residential style

6.6 Holding tank: No. Gross decontamination happens at hospital. Waste to septic.

6.7 Red Bag Disposal: Yes - Receptacle

6.8 Size: 12'x14'

6.9 Adjacencies/comments: Exterior door if possible, floor drain, near hot zone bathroom if possible

Air Room (SCBA)

7.1 Location: Off bays

7.2 Sink: Yes. Multi bowl with sideboard.

7.3 Air compressor: Size for future compressor fill station

7.3.1 Remote fill station: No.

7.4 CBRN: Yes

7.5 SCBA cylinder storage: Yes (12) breathing air cylinders in storage rack (at workbench)

7.6 O2 cylinder storage: Yes (8) 'D' sized (4.3"Dx16.5"H) in storage rack (at workbench) and (3) 'H' size (9"Dx52"H) bottles in safety wall brackets

7.7 SCBA repair: Yes, minor at 75" workbench with butcher block top.

7.8 Size: 12'x12'

7.9 Adjacencies/Comments: Vent in



Turnout Gear Room

8.1

Contamination filtration system. Near response floor drain. Exhaust fan for negative pressure.



C1.3. Heavy Rescue: No

F12.

Wetlands: 50% Wetlands Vegetation line indicated

Contamination filtration system. Near response floor drain. Exhaust fan for negative pressure.

SPACE USE

Town of Chilmark, MA Fire Station and Ambulance Facility
Space Use Analysis - Two Story Solution
03/02/2018
Revised 4/29/2018

Program Item		1st Floor Area	2nd Floor/ Mezz.	Area All Floors	Cost Category	1 Basic Space	2 Standard	3 Premium	4 Other
	Apparatus Bays								
1	4-5 Bays, 1.5 Deep Back-In - 54' x 3,492 - 4,320SF	4,320		4,320	1	4320			
	Subtotal - Apparatus Bays	4,320	0	4,320					
	Firematic Support								
2	Mezzanine		600	600	1	600			
3	Firematic Storage Room	120		120	1	120			
4	EMS Storage Room	120		120	1	120			

Totals>>

7,952

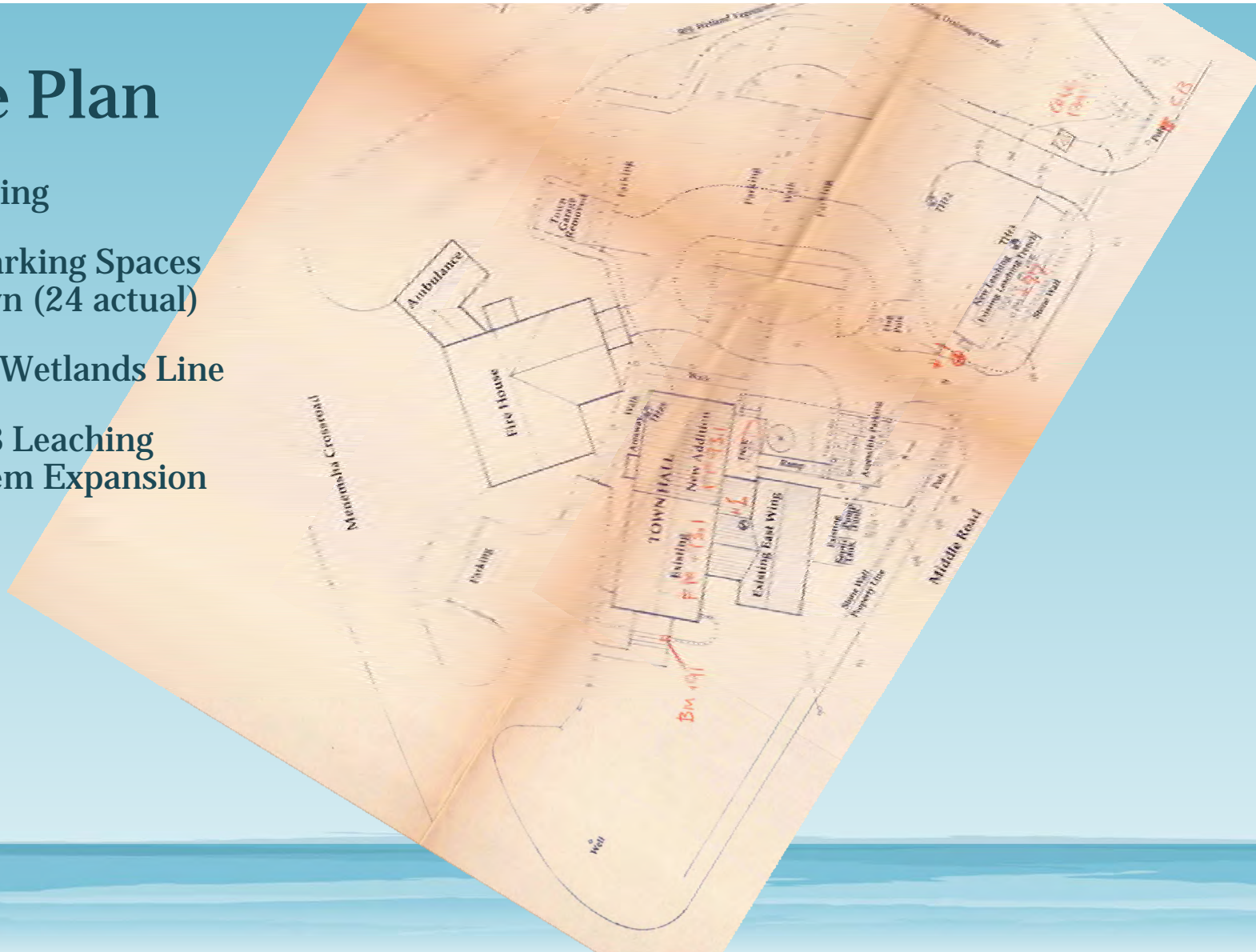
4,928

12,880

18	Firefighter Personnel Lockers		100	100	2		100		
19	EMS Personnel Lockers		112	112	2		112		
	Subtotal - Firefighters	607	1,875	2,482					
	Administration								
20	Fire Department Office		180	180	2		180		
21	EMS Office #1 - Chief		120	120	2		120		
22	EMS Office #2		120	120	2		120		
23	Shared Work Space		40	40	2		40		
24	Rated Records Storage		80	80	2		80		
25	Network/IT		40	40	3			40	
	Subtotal - Administration	0	\$80	\$80					
	Miscellaneous								
26	Entry Lobby	150	75	225	2		225		
27	Vestibule	49		49	2		49		
28	Rest Rooms		252	252	2		252		
29	Quartermaster		80	80	2		80		
30	Janitor Closets		40	40	3			40	
31	Housekeeping		40	40	3			40	
32	Mechanical/ Electrical Room	240		240	3			240	
33	Egress Stairs (2 @ 187 SF + 2 @ 224 SF)	374	448	822	2		822		
34	Elevator/ Elevator Lobby	100	100	200	4				200
	Subtotal - Miscellaneous	913	1,036	1,948					
	Walls and Circulation								
	Circulation @ 12% (Not bays)	301	419	720	2		720		
	Walls @ 12%	820	419	1,239	1	1,239			
Cost Categories:	Subtotal - Miscellaneous	1,121	838	1,959		6,479	5,294	907	200
Totals>>		7,952	4,928	12,880					

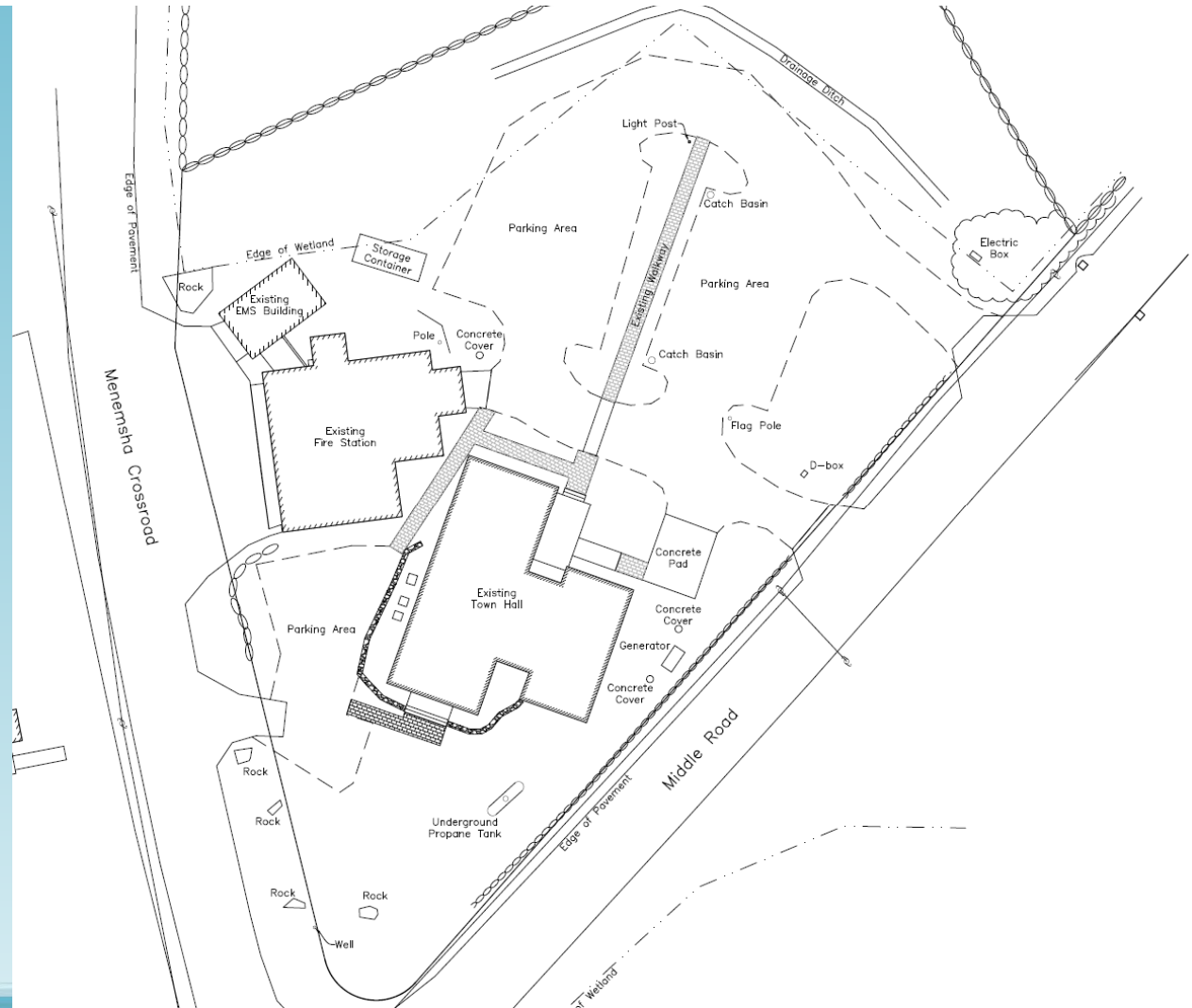
Site Plan

- Existing
- 21 Parking Spaces shown (24 actual)
- 50% Wetlands Line
- 2003 Leaching System Expansion

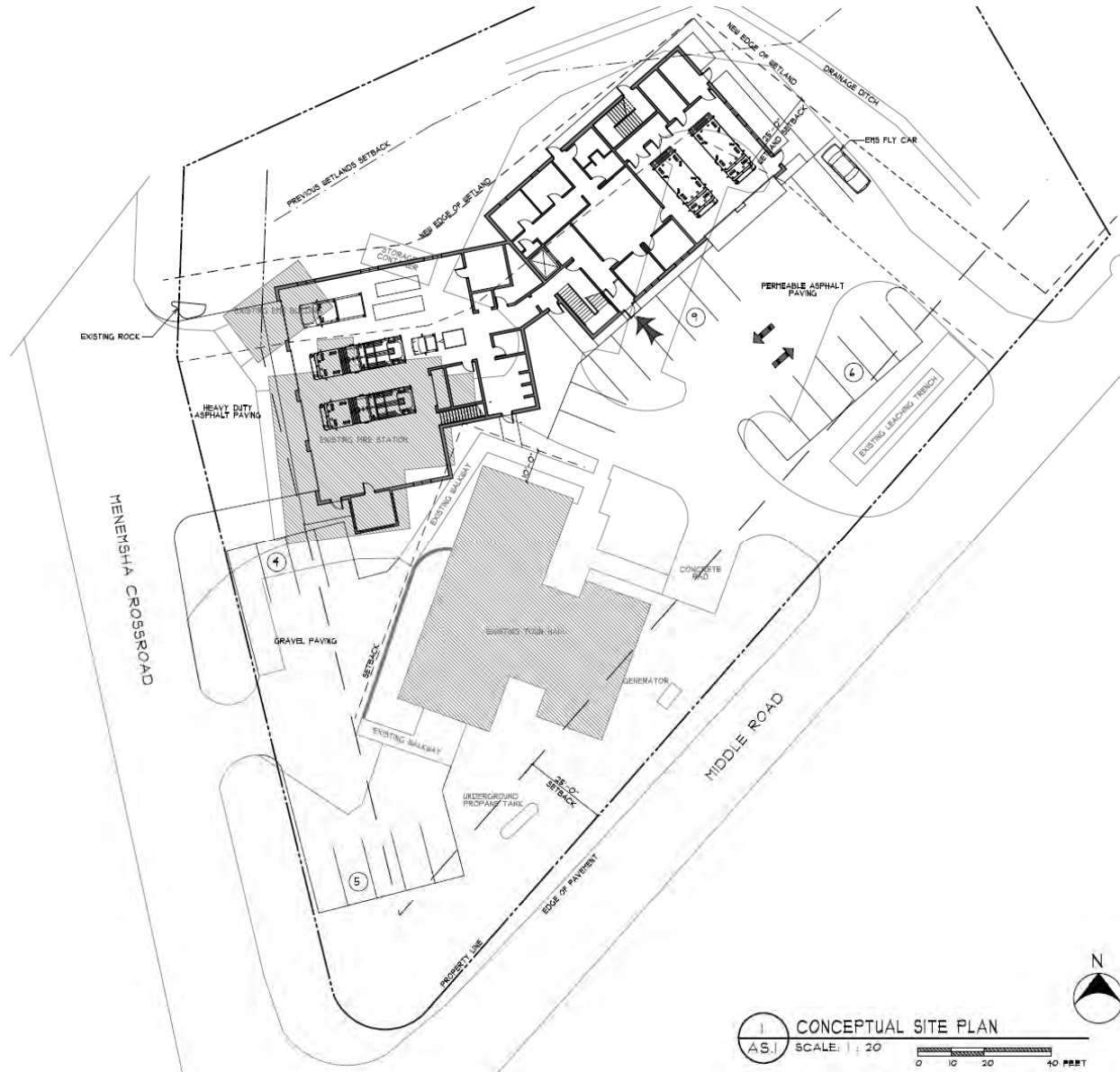


Site Plan

- 4/3/18 New Wetlands Delineation



- Overlay of Existing
- Showing Previous Buildings
- Previous Wetlands
- New Wetlands (+ 25' setback)
- 8,400 SF Footprint



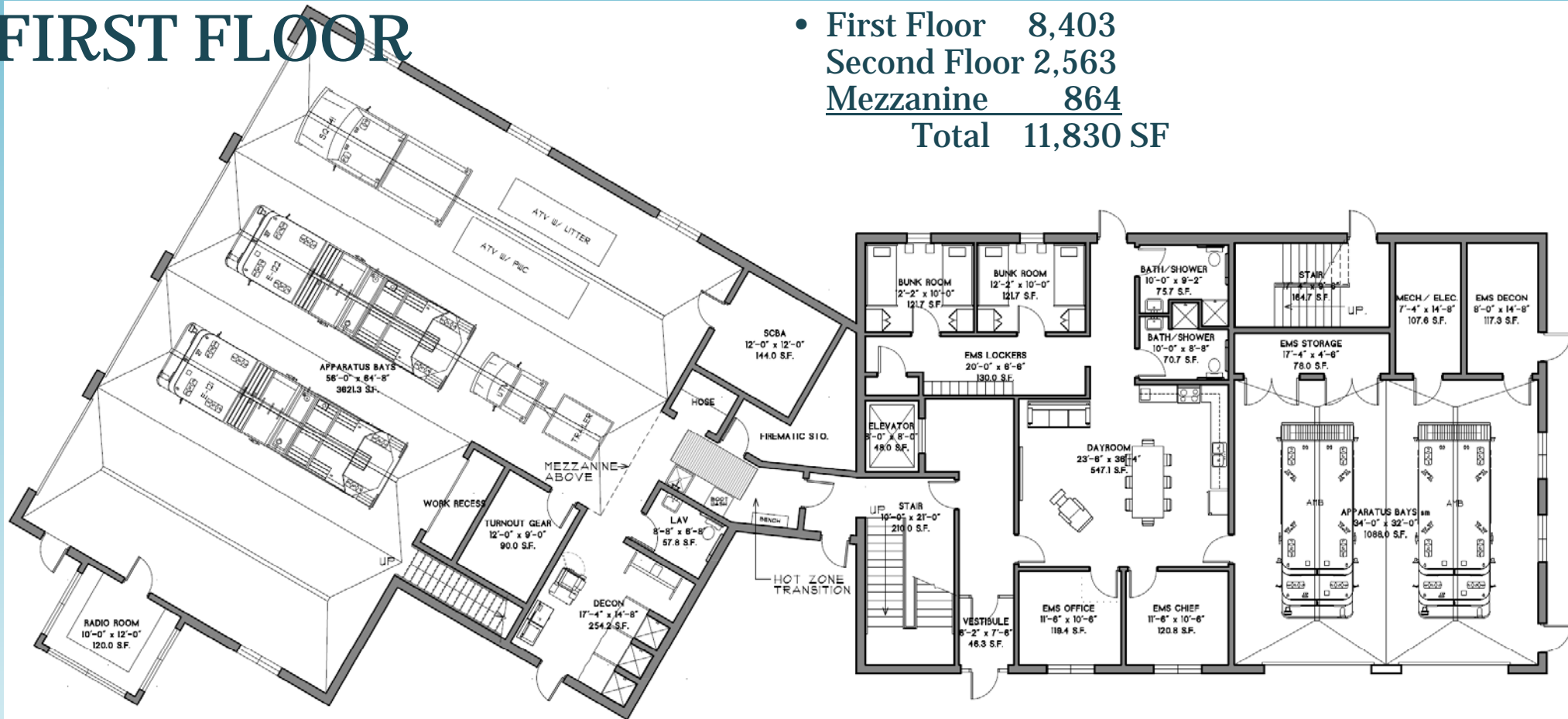
Site Plan

- Color Site Plan
- Consolidated Bays
- Operational Divisions
- Longer Aprons
- 25 Parking Spaces
- Outside Wetlands but not 25' Buffer



FIRST FLOOR

- First Floor 8,403
- Second Floor 2,563
- Mezzanine 864
- Total 11,830 SF

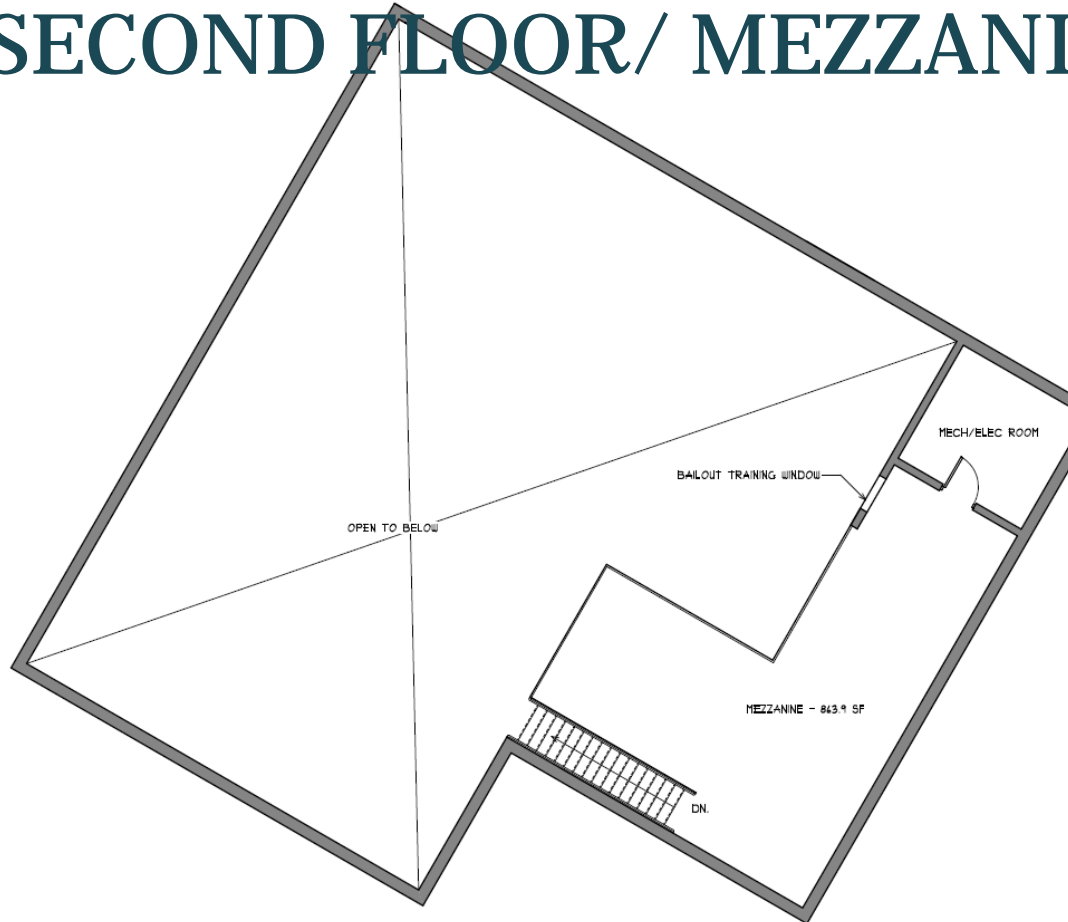


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



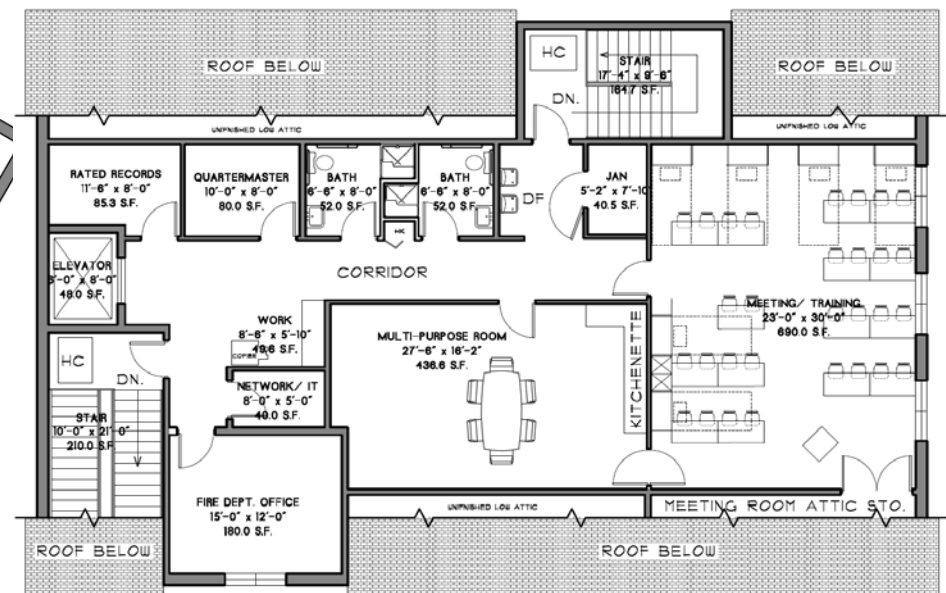
GROSS BUILDING AREAS	
FIRST FLOOR (FOOTPRINT)	8,403 SF
SECOND FLOOR	2,563 SF
SUBTOTAL	10,966 SF
MEZZANINE (NET)	864 SF
TOTAL (INCLUDING MEZZANINE)	11,830 SF

SECOND FLOOR/ MEZZANINE



2 MEZZANINE
A1.1 SCALE: 1/8" = 1'-0"

- First Floor 8,403
- Second Floor 2,563
- Mezzanine 864
- Total 11,830 SF



3 SECOND FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

Massing Model



Massing Model



Massing Model



Hard Cost Range

• \$5,620,000 - \$6,802,000

\$475/sf

-

\$575/sf

- Assumes: Numbers for current date. Wood frame construction, Essential Service Facility constructed under Massachusetts bid laws and wage rates, Soil classification 'C' or better, MA Access Board requirements for accessibility. Includes site development costs excluding well and septic. Does not include any soft costs or demolition of existing. Does not include escalation or unknowns such as environmental issues/ hazardous materials, tariff impacts etc.