

Tubac Fire Board Station #1 Remodel Committee

Background

The Tubac Fire Board established this committee to explore remodeling Station #1.

Committee Members

Pete Benequista
Rich Bohman
Candy Clancy (Chair)
Dennis Eshleman
Nan Fitzpatrick
Herb Wisdom

Committee's Recommendation to the Fire Board

We have determined that it is feasible to remodel Station #1. There are alternative options to do so which we briefly describe below. Also, there are feasible methods of financing such a remodel. We will not specifically recommend either the alternative remodeling option to select nor the financing method; both of these topics are beyond the purview of the Committee's mission as established by the Board. We strongly recommend that an updated Station #1 be considered by the Tubac Fire Board because it is a feasible option.

Remodeling Options

Fire Station #1 is of sound construction and can be cost-effectively remodeled to correct long-standing and well known safety, operational and statutory deficiencies. No additional land is required.

Paul Mickelberg of WSM Architects confirmed the most pressing issues after a tour of Station #1 on May 9, 2020:

1. Ventilation of diesel exhaust
2. Work spaces around apparatus
3. Separation of office space from apparatus bay
4. Decontamination facility
5. Workout space
6. Sleeping quarters
7. ADA compliance

There are two primary remodeling options which we explored. Details of each are attached.

The first, dubbed Option A, is a remodel of the existing building footprint to rectify gaps in fire station's best practices (including select ADA compliance issues) as identified by the architect, Paul Mickelberg. He estimates the conceptual project budget at \$892K.

The second, Option B, includes the addition of a new equipment bay plus a more extensive remodel of the remaining current space. It rectifies the gaps described in Option A plus it provides for more space for equipment flexibility both now and in the future. He estimates the conceptual project budget at \$2.6 million.

Gabe Buldra of James Vincent Group noted, "Ultimately either approach that the district looks at from the two options or resurrecting a new station, anyone of these options are going to be a multiyear approach. Nothing is going to be able to get done within a one year time window."

Next Steps

We highly recommend that the Board attend a presentation of the two options from Paul Mickelberg. We also recommend that the Board attend a financing presentation from Gabe Buldra of the James Vincent Group subsequent to the Mickelberg presentation. The Committee found both presentations to be invaluable in developing our recommendation.

If the board proceeds with any of these options or others which involve a substantial sum of monetary commitment on the part of the taxpayers, the committee strongly recommends that community input is sought in a variety of public forums.

The committee is hoping to take a tour of Station #1 in the future when appropriate safeguards are in place.

Thank you for the opportunity to serve the community and the Tubac Fire District in this endeavor. We are available to answer any questions that the Board may have.

Option A works within the existing building footprint with no additions. It assumes that all Firefighter living functions occur in the modular building, cooking, dining, bathing, and sleeping, along with medication storage. It leaves the vehicles in the apparatus bays as they are currently. The fire fighter access for a call would be down the ramp and into the door near the tower.

Two of the former ambulance bays have been converted into a fitness room and turnout gear storage and maintenance / laundry.

The existing restrooms would be remodeled to meet ADA, no showers are provided as the modular provides those. The hallway would act as the air lock we discussed. The wood stud wall built in the shorter apparatus bay would be removed and a decontamination area provided along that wall. The apparatus bays would be provided with rooftop (high) and wall mounted (low) exhaust systems. Since there is no clearance between the existing structure and the vehicles ductwork would need to be run over the roof. This option does not address the issue that the apparatus bay spaces are too small for the vehicles and for safe circulation around them.

The admin area would remain as is and be provided with minimal remodeling, new finishes, HVAC, and lighting. The admin area will function as a standalone area and can be secured from the fire station as needed.

Option B provides a new apparatus bay addition that is sized correctly for the four vehicles on site. They do not function as drive through bays however. The old fire station has been remodeled into the rest of the living area, fitness and turnout gear spaces. The existing admin area remains as is with the same remodeling as option A with the exception of adding a patient area and restroom for staff use near the public lobby. The admin area in this option will also function as a standalone area and can be secured from the fire station as needed.

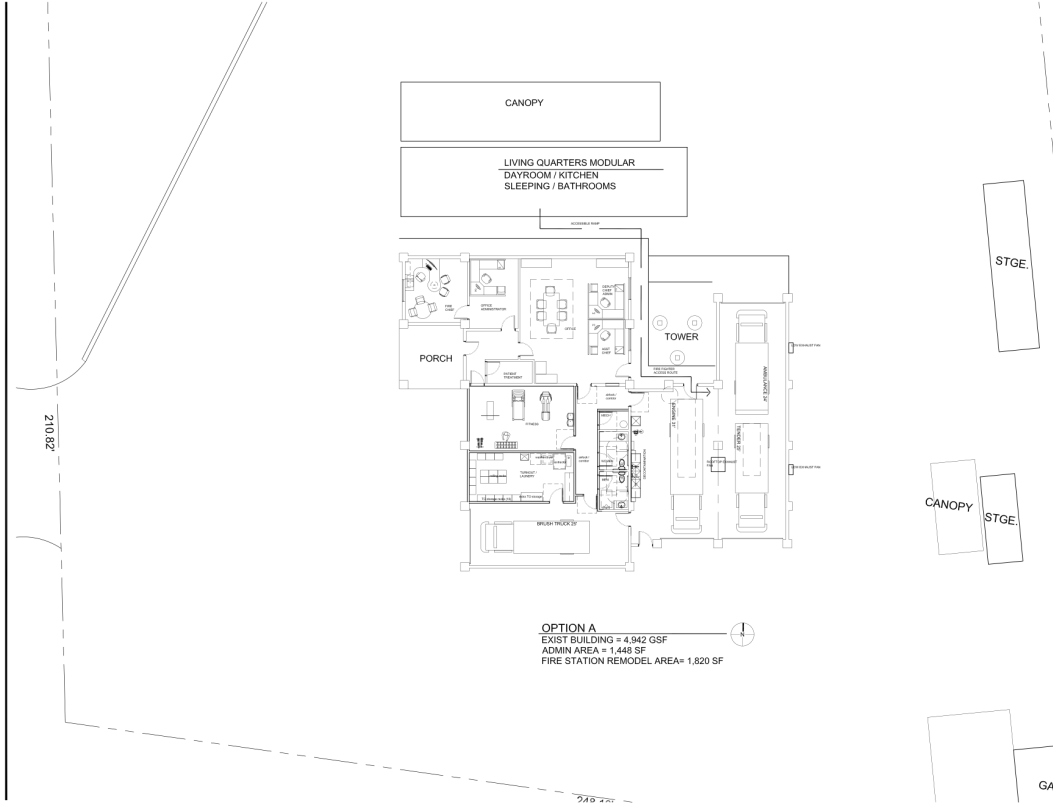
The existing restrooms would be remodeled to provide for ADA access and showers.

The existing septic field would need to be relocated as the new addition occurs in that location.

Neither of these options provide for extensive site work, paving grading etc. Only that which would be needed for the construction.

The conceptual budget attempts to show in costs per square foot numbers that we have been seeing recently. Many of the costs are placeholders and more information / study would be required if the decision to move ahead was made.

Conceptual Project Budget				Option A	Option B
				Remodel Existing Building Fire Fighter Living Quarters in Modular Building	Expand and Remodel Existing Building Fire Fighters Living Quarters in remodeled building- no modular building
Project Development Costs					
Permits	allowance			\$ 15,000.00	\$ 30,000.00
Wastewater Fees		Option A existing septic system		\$ -	
		Option B Relocate septic field			\$ 20,000
Legal & finance					
Elec Service- Upgrade	allowance			\$ 20,000	\$ 20,000
Gas service fees				??	
Legal Easements (utility & access)	allowance			\$ 2,000	\$ 2,000
Survey				\$ 5,300	\$ 5,300
Water meter fees				\$ 10,000	\$ 10,000
Traffic study	allowance			\$ -	\$ -
Construction Materials Testing	allowance			\$ 5,000	\$ 7,500
Special Structural inspections	allowance			\$ 1,500	\$ 2,500
Phase I ESA	allowance	Incl Asbestos Survey		\$ 7,000	\$ 7,000
Geotechnical Investigation & Report	allowance			\$ -	\$ 3,500
Archeological Survey -Letter report	allowance			\$ -	\$ -
Reimbursables				\$ 5,000	\$ 5,000
SUBTOTAL DEVELOPMENT COSTS				\$70,800	\$112,800
CONSTRUCTION COSTS					
Option A Remodel					
	sf	cost/sf			
Existing Administration Offices	1,448	\$80.00		\$ 115,840	
Fire Station Remodel	1,820	\$200.00		\$ 364,000	
Apparatus bay exhaust	2,128	\$25.00		\$ 53,200	
Total Building Area	4,942				
Site Work Estimate	No Site Work				
Off Site Utilities		\$0.00	NA		
Site Work Rough		\$0.00	NIC		
Site Work Finish		\$0.00	NIC		
Site Security		\$0.00	NIC		
Em Generator		\$100,000.00	Allowance		
		\$100,000.00		\$100,000.00	
Option B Remodel & Addition					
	sf	cost/sf			
Existing Administration Offices	1,448	\$80.00		\$ 115,840	
Fire Station Remodel	3,394	\$200.00		\$ 678,800	
Fire Station Addition - Apparatus bays	3,122	\$325.00		\$ 1,014,650	
Total Building Area	8,064				
Site Work Estimate	Limited Site Work				
Off Site Utilities		\$0.00	NA		
Site Work Rough		\$25,000.00	Allowance		
Site Work Finish		\$50,000.00	Allowance		
Site Security	Fencing	\$40,000.00	Allowance		
Em Generator		\$100,000.00	Allowance		
		\$ 215,000		\$ 215,000	
				\$ 633,040	\$ 2,024,290
FURNITURE, FIXTURES AND EQUIPMENT					
Furniture & Equipment Budget		??		\$ -	
House Alerting Package				\$ 25,000	\$ 75,000
Radio/ Telephone / Data Installation					
Fire Station Warning Lights / Signage on road		Not Included			
Signage		Not Included			
SUBTOTAL FFE				\$ 25,000	\$ 75,000
Other costs					
Relocation Costs				\$ 10,000	\$ 10,000
Design Fees A/E				\$ 72,000	\$ 180,000
SUBTOTAL OTHER COSTS				\$ 82,000	\$ 190,000
ESTIMATED PROJECT COST AT COMPLETION				\$ 810,840	\$ 2,402,090
Cost Escalation not Included					
OWNER CONTINGENCY				\$ 81,084	\$ 240,209
TOTAL PROJECT BUDGET				\$ 891,924	\$ 2,642,299



OPTION A
 EXIST BUILDING = 4,942 GSF
 ADMIN AREA = 1,448 SF
 FIRE STATION REMODEL AREA = 1,820 SF



4330 NORTH CAMPBELL AVE
 TUCSON, AZ 85718
 T 520.408.1524
 F 520.408.1524
 WWW.WSMARCHITECTS.COM

TUBAC
 FIRE STATION 1
 222 EAST FRONTAGE ROAD
 TUBAC, ARIZONA

COMMITTEE
 REMODEL
 CONCEPTUAL
 OPTIONS

REVISION	
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CONCEPT PLAN
 OPTION A





4330 NORTH CAMPBELL AVE
 TUCSON, AZ 85718
 TEL: 520.745.1524
 FAX: 520.745.1525

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TUBAC
 FIRE STATION 1
 2227 EAST PIONEER ROAD
 TUBAC, ARIZONA

COMMITTEE
 REMODEL
 CONCEPTUAL
 OPTIONS

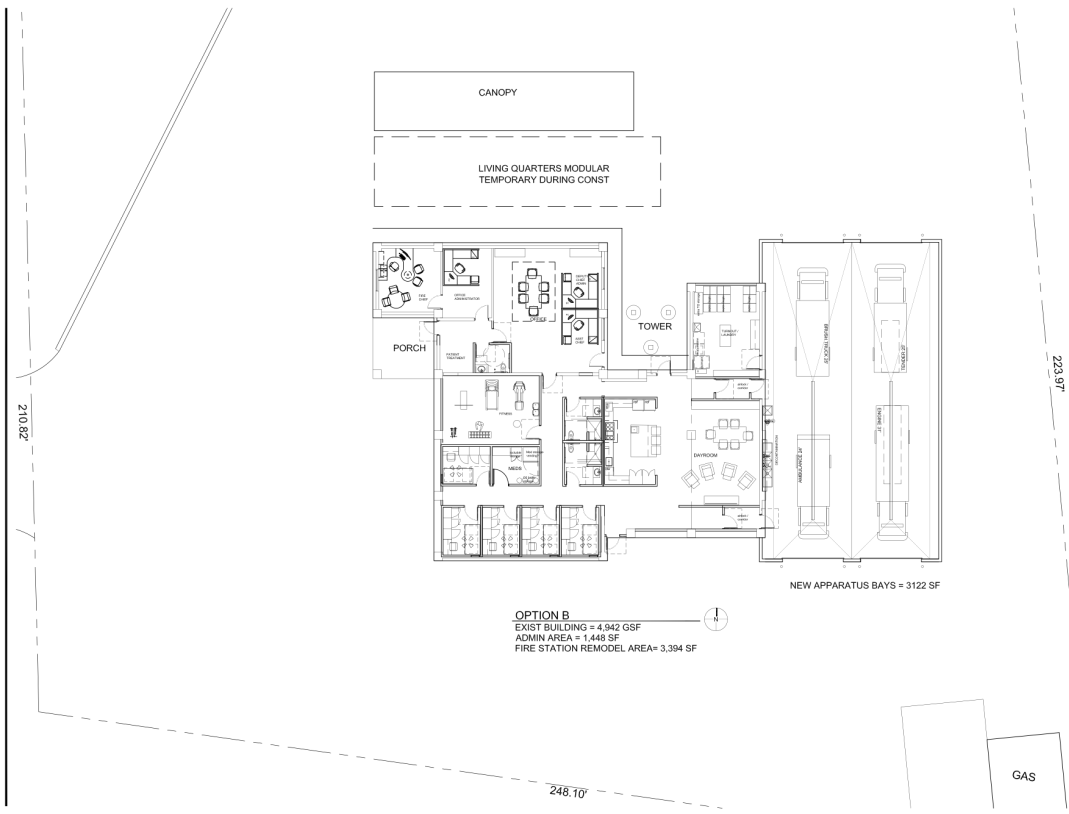
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PROJECT NO. 1000
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 DATE: MAY 11, 2010
 PROJECT: 011000-030070

CONCEPT PLAN
 OPTION B

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OPTION B
 EXIST BUILDING = 4,942 GSF
 ADMIN AREA = 1,448 SF
 FIRE STATION REMODEL AREA = 3,394 SF

NEW APPARATUS BAYS = 3122 SF

GAS

B