



Town of Greenfield, MA

Proposed Fire Station Facility Site Location Test Fit Beacon Street

February 20, 2019



PACHECO ROSS ARCHITECTS, P.C.

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PACHECO ROSS ARCHITECTS, P.C.

EMERGENCY RESPONSE FACILITIES

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DENNIS A. ROSS, AIA – CO, CT, ME, MD, MA, MI, MO, NJ, NY, OH, PA, TN, VA, WV

February 21, 2019

Mayor Martin
Town of Greenfield
14 Court Square, 01301

Dear Mayor Martin,

Pacheco Ross Architects, P.C. (PRA) has recently been evaluating the Beacon Street/Riddell Street site as a new location for the Town Fire Department. To further our review, we have utilized work product from past assignments with the town. Some of this work product is enclosed, such as the programs for fire, police, EOC and the PSAP.

For your review, we have included various site layouts for this site that show a full public safety facility layout (Drawing S-4); a site layout for future addition of police, EOC and PSAP (Drawing S-3); a site layout for fire, EOC and PSAP (Drawing S-2); and fire department only, Drawing S-1.

We have included a portion of our 2013 report (assessments) that discusses the deficiencies of the current fire station and police facility. Lastly, we include an email dated 01/16/2019 that talks about construction budgets and value engineering in very broad terms.

This is the extent of our current assignment to date, although there is still some work scope left to value engineering some size and scope of the fire station to reduce the budget as stated in the email. Please note that it is critically important that we do not remove areas of the facility devoted to operations, training, living quarters, gender equity, cross-contamination protection or other vital areas of the facility.

It is also important to note that the possible State grant to be utilized for site cleanup, hazardous material abatement, demolition of existing buildings and stormwater management of the existing culvert and detention pond will not be able to reduce the cost of the building construction. What the possible grant monies will do is offset the cost required to make the site useable for a fire station or public safety facility.

Please let us know how you would like PRA to proceed.

Sincerely,

Dennis A. Ross, Vice President



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Assessment Summary



PACHECO ROSS ARCHITECTS, P.C.

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Proposed Public Safety Facility Programming, Site Location and Existing Facilities Analysis Greenfield, MA Final Report July 24, 2013

Executive Summary

Existing Facilities Assessments

PRA conducted a walk-through of the existing fire station and the existing police station with PSAP. This was a physical assessment of the site, building envelope, interiors, structure, mechanical, electrical, plumbing and sprinkler (MEP) and basic life safety. The purpose is to supply enough information for PRA to provide a professional recommendation whether either building can sustain selective demolition for renovation and/or addition(s). The assessment also serves to inform us if the programmed requirements could be utilized in a cost-effective manner on the site or use a portion(s) of the existing building to meet some of the program.

The original fire station building is no longer viable in its current configuration. Problems include lack of size and space for apparatus and all other fire (firematic) and rescue operations. The site is far too small for relevant renovation or expansion and does not support land acquisition on any side. The lack of space in the bays poses a safety concern due to proximity of apparatus to each other and to the structure. The lack of space also requires that some apparatus be stored outside which hinders response and separates the operational functions of the fire station.

Building issues include outdated infrastructure and systems and the building does not meet the Americans with Disabilities Act (ADA) guidelines for accessibility or compliance. Any renovation and/or additions would trigger ADA compliance which would not be cost effective and would be extremely difficult to enact. As a public building it is classified as a Title II facility under the Federal Law and Massachusetts ADA guidelines.

The existing Police station/PSAP is very undersized for its functions. Due to the convoluted special plan it does not provide a safe environment for the staff or public. The sally port and its connection to the building are unsafe. There are immediate hazards in the sally port such as open storage, it does provide a safe path of travel to a secure holding area and could pose a serious risk to the officers and staff if not soon corrected. The PSAP is too cramped and as the greeting point at the main entry for many public uses (such as permits or fines) the dispatchers are constantly being interrupted. The building was previously a medical facility built with light-duty conventional materials and would not sustain renovation or additions cost-effectively.

Therefore, it is our professional opinion that all four major response functions, Fire, Police EOC and PSAP relocate to a single new facility designed to current codes, ADA standards, be energy efficient and sustainable, be low-to-no maintenance and built for the next 50 – 75 years.

As a note, the Town and its surrounding area was hit hard and sustained much damage from Hurricane Irene in 2011. Just last week Hurricane Sandy narrowly missed portions of Massachusetts and Greenfield. These natural disasters are changing the nature of emergency response and the needs of your residents. It is our belief that emergency response facilities must be designed for ever changing response, flexibility and growth, training and new equipment needs. A new facility will enhance Greenfield's livability and value if this critical infrastructure is upgraded.



Programs



PACHECO ROSS ARCHITECTS, P.C.

EMERGENCY RESPONSE FACILITIES

DAVID J. PACHECO, AIA – CA, CT, DE, NJ, NY, NC, RI, TN, TX, VT

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Town of Greenfield - Emergency Operations Center Program

(See Also [Master Fire Station Program Document](#))

Note: This document is a component of a larger programming effort and should only be used in conjunction with three other programs:

- 1) Greenfield Fire Department Program
- 2) Greenfield Police Department Program
- 3) Greenfield 911 Dispatch Program

Program Meeting Date: **July 31, 2012**

A General Information

- A1. Type of Entity: **City (2003) using designation of “Town” – Franklin County, MA**
- A2. Describe: **EOC is replacing aged existing hardened facility. A feasibility study exploring a consolidated regional EOC is possible in the near future. EOC to be directly adjacent to and shared with the PSAP (dispatch) area. Located in Massachusetts’ Pioneer Valley, the Town of Greenfield, MA has a population of approximately 17,500 with a daytime transient surge increasing population to 31,000. Franklin County is included in the Springfield, MA federal Metropolitan Statistical Area. EOC will serve a regional population of 72,000. Franklin County natural disasters (13) are near the national average with 6 presidential declared major disasters and an additional 7 states of emergencies declared. Top natural disaster risks include tornados (29% greater risk than US average), floods, heavy storms, blizzards/winter storms, hurricanes, mudslides and high winds. Asset risks include Vermont Yankee nuclear power plant (13 miles), US Interstate 91, Routes MA 2, MA 2A, US 5 and US 10, Baystate Franklin Medical Center, VA Medical Center, Franklin County Jail, County Seat, District Attorney Offices, Massachusetts District and Franklin County Courts, Juvenile Courthouse, at least 8 colleges/universities within 35 miles, the central post office for the 013xx series of zip codes, Springfield Terminal railway lines N-S/ E-W junction (**including the East Deerfield freight yard less than 1 mile across the river**), Federal/State Armory, Western Mass Electric regional HQ and command center, Berkshire Gas distribution plant, Propane storage and mixing facility, Amerigas propane distribution facility, #2 fuel oil and gas storage facility, Chapman St. oil and propane storage facility, East-West portal for high speed fiber, Moore Dam, Harriman Dam, Bear Swamp Dam, and new Amtrak passenger station stop expected in 2013 for “Vermont” line service.**
- A3. Federal Support Options:
- A3.1. Grant Implications: **Project may be eligible for USDA grant and loan assistance funding. Federal EOC grant program closed in 2011 and no program continuation is anticipated.**

A4. Program Attendees

<u>Name</u>	<u>Title</u>
A4.1. William “Bill” Martin	Mayor
A4.2. Frederick “Rick” Clark	Public Safety Commissioner (1 of 5)
A4.3. Michael Winn	Fire Chief
A4.4. Robert Strahan	Deputy Fire Chief/EMD
A4.5. Joseph “Joe” Burge	Police Chief
A4.6. Christine Scott	Interim Dispatch Manager/ PD Mgmt. Assist.
A4.7. Dan McCarthy	Greenfield PD (Investigations)
A4.8. Todd Dodge	Greenfield PD (Patrol)
A4.9. Jeff McElravy	Tecton Architects
A4.10. David J. Pacheco	Pacheco Ross Architects, P.C.
A4.11. Dennis A. Ross	Pacheco Ross Architects, P.C.
A4.12. Mark A. Landon	Pacheco Ross Architects, P.C.

B Emergency Operations Center Functional Activities

- B1. NFPA 1600 A5.7.2.5 Primary Emergency Operations Center? Yes –
Montague Public Safety is back-up
- B2. Types of operations: Assumed primary function is [Situation Assessment](#), [Overall Direction and Control](#), [Coordination](#), [Resource Management](#), and [Prioritization of Response](#)
- B2.1. **Emergency Response to Disasters and Critical Emergencies** Yes
- B2.2. **Planning and Coordination of Emergency Response** Yes
- B2.3. **Disaster Recovery** Yes
- B2.4. **Disaster Preparedness** Yes
- B2.5. **Domestic Terrorism Planning** Limited
- B2.6. **Mitigation** Yes
- B3. Training:
- B3.1. City **Yes**
- B3.2. Regional/State **Yes (Especially with Vermont Yankee) Pandemic drills and exercises**
- B3.3. Training Schedule: **Six per year**
- B4. Permanently Staffed EOC: **No – Volunteer and Paid staff from Departments, ½ dozen to a dozen volunteers.**
- B5. Nearest Equivalent EOC: **Springfield, MA; Amherst, MA (college)**
- B6. Nearest Higher Level EOC: **Agawam, MA Mema Region 3-4, then Framingham**
- B7. Location of companion secondary EOC: **Montague**

B8. Number of Times in Last 5 Years a Facility of the Planned Type Would Have Been Activated: **15-20**

C. Risk Threat Assessment

- C.1. Does an Existing Risk Threat Assessment Exist? **Yes**
- C.2. Do Site SLOSH Maps (Prepared by US Army Corps of Engineers) exist: **Unofficially but not up to date, due to last year's events.**
- C.3. Is the Site Above the 100 year flood plain (Freeboard +1 Foot) **Unknown**
- C.4. Is the Site Above the 500 year flood plain (Freeboard +1 Foot) **No**
- C.5. Is the Proposed Facility within the designated 2 mile Emergency Planning Zone (EPZ) of a nuclear power plant: **No**
- C.6. Is the Proposed Facility within the 10 mile EPZ of a nuclear power plant but outside the designated 2-mile EPZ: **No, but portions of the community may be. Response areas overlap**
- C.7. Is the Proposed Facility within 1 mile of a facility processing, transporting or storing hazardous materials: **Yes**
- C.8. Is the Proposed Facility within ½ mile of an Interstate: **To be determined based on new site.**
- C.9. Is the Proposed Facility within ½ mile of a location where hazardous materials are transported: **To be determined based on new site.**
- C.10. Will the EOC have a written plan and active training in place (minimally semi-annually and for all new personnel) to prepare individuals for dealing with airborne contaminants: **Yes, will have plan and training in-place.**
- C.11. Are Priority Federal or State Critical Facilities Located Within the Operational Zone of the EOC: **See Item A2**
- C.12. Will the EOC Space(s) be Shared with Other Activities in the Building: **PSAP**
- C.13. Describe the Expected Level of Ballistic Security in the EOC Facility: **Level 4 UL**
- C.14. Describe EOC Survivability Expectations: **Hazardous materials release, Withstand microburst (if possible), Consider design for F1 or F2 event, Reinforced box (not buried)**

D. Miscellaneous

- D.1. **Also See Fire and Police Programs**
- D.2. Construction: **Non-Combustible**
- D.3. Sprinklered: **Yes**
- D.4. Full Generator: **Diesel – Category X** **Yes**

F Site

F1. **See Master Program**

Emergency Operations Center (EOC)

1 Incident Command Center Response Floor

1.1 Describe: Emergency Operations Center Central Command Floor

1.1.1 Fixed or Changeable Layout: Fixed/Changeable

1.1.1.1 General Layout Concept: Hybrid to allow both Marketplace and Mission Control layouts

1.1.1.2 Flooring: Carpet tile in EOC, Rubber tiles in PSAP

1.1.1.3 Space/ seating size: 20 people max capacity

1.1.1.3.1 Primary Personnel: 12 people

1.1.1.3.2 Support Personnel: 8 Additional

1.1.2 Comments: Remote FACP in PSAP/EOC area

1.2 EOC Stations (Incident Command Center Personnel): Describe: Client to Provide

1.2.1

1.2.2

1.2.3

1.2.4

1.2.5

1.2.6

1.2.7

1.2.8

1.2.9

1.2.10

1.2.11

1.2.12

1.2.13

1.2.14

1.2.15

1.2.16

1.2.17

1.2.18

1.2.19

1.2.20

- 1.3 Furnishings: **Advanced A/V - Allow for future changing technologies with extra conduit and boxes**
 - 1.3.1 FF&E: **Need communications desk in EOC (Radios, CPU w/ monitor)**
 - 1.3.2 Conference Table: **Yes**
 - 1.3.3 Projection Screen: **104"** **Yes**
 - 1.3.4 Ceiling mounted projector **Yes**
 - 1.3.5 Smart board system: **Accommodate**
 - 1.3.6 White boards: **Wall Talkers Dry-Erase System** **Yes**
 - 1.3.7 Status Board **Yes** Describe: **TBD**
 - 1.3.8 Bulletin boards: **Yes** Number: **Two**
 - 1.3.9 Wall Maps: **Yes** Size and Number: **Assume 4'x5', Quantity (3) Same as the 2 in PSAP plus a wind speed map**
 - 1.3.10 Multiple flat-panel monitors on wall **Yes** Number: **6-7**
 - 1.3.10.1 **Dispatch Software Monitor (unit location)**
 - 1.3.10.2 **Weather Channel Monitor**
 - 1.3.10.3 **Local News Monitor**
 - 1.3.10.4 **GIS Monitor**
 - 1.3.10.5 **EOC Software "I-suite"/"Web EOC" Monitor**
 - 1.3.10.6 **City Wide Camera Monitor**
 - 1.3.10.7 **4x5 Status Board – with mapping for wind direction. Can be dedicated flat panel monitor**
 - 1.3.11 Video conference capability **Yes**
 - 1.3.12 Speaker system **No**
 - 1.3.13 Conference table at head of room **Yes**
 - 1.3.14 Weather Station: **Yes**
 - 1.3.15 Other:
 - 1.3.15.1 **Atomic Clock**
 - 1.3.15.2 **Radio base station**
- 1.4 Security Options:
 - 1.4.1 Shelter-in-place? **Yes**
 - 1.4.1.1 Shelter in Place hold-time: ___ min. **To be determined**
 - 1.4.2 Fob access system **Yes**
 - 1.4.3 **CMU walls or Cast-In-Place Concrete Walls**
 - 1.4.4 Eliminate any exterior windows: **Yes**

- 1.4.5 Separate air handling system **Yes**
- 1.4.6 Redundant HVAC (Split-ductless system): **Yes**
- 1.5 Electrical:
 - 1.5.1 Dedicated power supply **Yes**
 - 1.5.2 Central UPS: **To be determined based on cost**
 - 1.5.3 Lighting: **Multi level General Lighting and Task and perimeter**
- 1.6 Raised Floor: **Yes**
- 1.7 Adjacencies: **EOC**
- 1.8 Comments: **Separate secure entrance**

- 2 Executive Session/Special Operations/ Incident Command Room**
 - 2.1 Describe: **Special Operations for Tactical responses not handled on EOC floor, break-out room for executive session.**
 - 2.2 Uses: **Conference, acts as PSAP quiet room & as small conference room for building**
 - 2.3 Furnishings: **Conference table for twelve**
 - 2.4 Coffee Counter: **Yes**
 - 2.5 Adjacencies/Comments: **EOC Direct connection**

- 3 EOC Break Room/Kitchenette**
 - 3.1 Describe: **Down time and stress relief**
 - 3.2 Equipment: **Refrigerator, sink, dishwasher, coffee pot, water cooler, microwave**
 - 3.3 Seating Area: **6 people**
 - 3.4 Size: **As needed**
 - 3.5 Shared: **Yes with PSAP**
 - 3.6 Adjacencies/Comments: **Exterior window - secure**

- 4 EOC Lockers - Yes**
 - 4.1 Number of lockers: **12** Size: **1’x1’x30” double stack**
 - 4.2 Size: **As needed**
 - 4.3 Shared?: **Yes** **Also have coat rack**

- 5 HAM Radio Room**
 - 5.1 Describe: **Space for amateur radio communications and public access radio station**
 - 5.2 Number of Workstations: **Two**
 - 5.3 Size: **8’x10’**
 - 5.4 Adjacencies/Comments: **Close to Incident Commanders and EOC**

6 EOC Office

- 6.1 Describe: **Quiet place for EM director, if future EM director civilian then space for his/her office**
- 6.2 Size: **10'x12'**
- 6.3 Adjacencies/Comments: **EOC floor only**

7 EOC Rest Room(s)

- 7.1 Describe: **Male and female**
- 7.2 Shower: **No**
- 7.3 Size: **60 sq ft each**
- 7.4 Adjacencies/Comments: **EOC, share with PSAP**

8 EOC Storage Room

- 8.1 Describe: **4 metal closets for storage, Phone banks, Supplies, EOC spare equipment**
- 8.2 Size: **As needed**
- 8.3 Adjacencies/Comments: **EOC, If possible space for 30 road cones (otherwise off bay)**

9 Red Cross Storage

- 9.1 Describe: **Red Cross and Dept. of Public Health – monitoring equipment for Vermont Yankee**
- 9.2 Adjacencies/Comments: **Not directly off EOC, can be shared**

10 EOC Secure Equipment Room

- 10.1 Describe: **100 SF for critical computer systems and equipment**

11 EOC/Data Center Mechanical, Electrical, Plumbing, HVAC, Alarm

- 11.1 **See Also Master Fire Station Program and EOC Response Floor Section**
- 11.2 Fuel type: **Natural gas**
- 11.3 Redundant Systems: **Split ductless**
- 11.4 Fully Sprinklered:
- 11.5 Generator: **Yes**
 - 11.5.1 NFPA 110 Category X 48-96 hour:
- 11.6 Electrical requirements:
 - 11.6.1 Dedicated service to EOC and PSAP:

Other Notes: Include Police Armory in hardened box if possible. Press Room will be the Training Room described in the Master Program.

Town of Greenfield, MA EOC
Space Analysis 10/4/12
Second Meeting 10/12/12
Revisions Bold Italics

Program Item		1st Floor Area	2nd Floor Area	Area All Floors	Cost Category	1 Basic Space	2 Standard Space	3 Premium Space
Emergency Operations Centre (EOC)								
1	Incident Response Command Floor		850	850	3			850
2	Executive Session/Special Operations		330	330	2		330	
3	EOC Break Room/Kitchenette - <i>Shared w/ PSAP in its Program</i>		<i>0</i>	<i>0</i>	3			0
4	Lockers/Coats		80	80	2		80	
5	HAM Radio: Closet, Use/Connection in Deputy Chief Office		80	80	2		80	
6	EOC Office		120	120	2		120	
7	Rest Rooms - M & F - Shared with PSAP in its Program		<i>0</i>	<i>0</i>	3			0
8	Storage Room		100	100	2		100	
9	Red Cross Storage (Shared Storage Elsewhere in Facility)		0	0	-			
10	Secure Equipment		100	100	2		100	
11	Mechanical/Electrical (Part of Fire Program)		0	0	-			
12	Press Room (Shared Training)		0	0	-			
	Subtotal - EOC	0	1,660	1,660				
Public Safety Communications Centre (PSCC)								
	Part of Police Program		0	0	-			
IT Department								
	Part of Fire and Police Programs		0	0	-			
Public and Miscellaneous								
	Part of Fire and Police Program		0	0	-			
	Subtotal - PSCC/IT/Public	0	0	0				
Miscellaneous								
	Circulation @ 12%	0	199	199	2		199	
	Walls @ 10%	0	166	166	1	166		
	Subtotal - Miscellaneous	0	365	365				
						166	1009	850

Note: All EOC functions will be on the same floor as PSAP and Police

Totals >>

0	2,025	2,025
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Town of Greenfield, MA Fire Department

Space Analysis 9/27/12

Second Meeting 10/12/12

Revisions Bold Italics

Program Item		1st Floor Area	2nd Floor Area	Area All Floors	Cost Categor	1 Basic Space	2 Standard Space	3 Premium Space
	Apparatus/Training							
1.1	5 - Double-Deep (4-fold doors)	7,520		7,520	1	7520		
1.5	Maintenance Bay	1,320		1,320	1	1320		
D.1	Training/Hose Tower	200	200	400	1	400		
	Subtotal - Apparatus	9,040	200	9,240				
	Firematic Support							
1.9	Mezzanine 16 x 80		1280	1,280	1	1280		
2	Hose Storage Alcoves	128		128	1	128		
3	Storage Room #2	180		180	1	180		
4	Storage Room #3	144		144	1	144		
5	Work Room	100		100	1	100		
6	Firematic DeCon Laundry	270		270	2		270	
7	EMS Storage	100		100	1	100		
8	Air Room (SCBA & Oxygen)	225		225	2		225	
9	Turnout Gear Room <i>for 70 Lockers</i>	550		550	1	550		
10	Radio/Meter Room	120		120	2		120	
11	Watch Room	120		120	2		120	
12	Unisex Rest Room for Bays	56		56	2		56	
	Subtotal - Firematic Support	1,993	1,280	3,273				
	Firefighters/EMT's							
13	Firefighter/EMS Day Room	350		350	2		350	
14	Kitchen	250		250	3			250
15	Dining	250		250	2		250	
16	Exercise - <i>Shared with Police</i>	700		700	2		700	
17	Private Entry with Stair	180	180	360	2		360	
	Subtotal - Firefighters/EMT's	1,730	180	1,910				
	Bunking							
18	6 Doubles - Private Suite	650		650	2		650	
19	Lockers (Widened Corridor to Accommodate)	560		560	2		560	
20	4 Individual Baths	285		285	2		285	
21	Library/Study	120		120	2		120	
22	Housekeeping Storage	48		48	2		48	
	Subtotal Bunking	1,663	0	1,663				
	Administration							
23	Training Room - Shared with Police <i>-In Police Program</i>		0	0	2		0	
24	Training Room Storage <i>-In Police Program</i>		0	0	2		0	
25	Office #1 Chief w/ Closet		220	220	2		220	
26	Office #2 Captains/Lieutenants		280	280	2		280	
27	Shared Conference		150	150	2		150	
28	Office #3 Deputy Chief w/ Closet		180	180	2		180	
28A	Executive Assistant		180	180	2		180	
29	Office #4 Public Safety Commissioner		100	100	2		100	
30	EMS Office		120	120	2		120	
31	Fire Investigation Office		100	100	2		100	
32	Fire Prevention Office		180	180	2		180	
33	Work Space		100	100	2		100	
34	Records Storage		80	80	2		80	
35	Network/IT - Fire & Police <i>-In Police Program</i>		0	0	2		0	
36	Two Administration Rest Rooms <i>-I w/ Shower</i>		145	145	3			145
	Subtotal - Administration	0	1,835	1,835				
	Public Spaces							
38	Mechanical/Electrical - Entire Facility	600		600	3			600
41	Public Entry/Stair/Elevator/Lobby/Hand Pumper	625	400	1,025	2		1025	
42	Coat Area		80	80	2		80	
43	Community Room		800	800	2		800	
44	Community Room Storage		100	100	2		100	
45	Public Rest Rooms		160	160	3			160
46	Emergency Power	80		80	2		80	
	Subtotal - Public Spaces	1,305	1,540	2,845				
	Miscellaneous							
	Circulation - 8% 1st Flr & 15% 2nd Flr	535	755	1,291	2		1291	
	Walls @ 10%	1,627	504	2,130	1	2130		
	Subtotal - Miscellaneous	2,162	1,259	3,421		13,852	9,180	1,155

Totals >> **17,893** **6,294** **24,187**

Greenfield, MA - Public Safety Facility
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
1 . Public	
1.01 Vestibule	0 s.f.
1.02 Lobby	0 s.f.
1.03 Public Interview Room	100 s.f.
1.04 Licensing Room	100 s.f.
Subtotal:	200 s.f.
2 . Dispatch Center	
2.01 Dispatch Center	720 s.f.
2.02 Dispatch Supervisor's Office	140 s.f.
2.03 Break Room (shared with EOC)	240 s.f.
2.04 Male Restroom	170 s.f.
2.05 Female Restroom	170 s.f.
2.06 Communications Equipment Room	200 s.f.
Subtotal:	1640 s.f.
3 . Records	
3.01 Records Office	240 s.f.
3.02 Records Archive	300 s.f.
3.03 Central Photocopy	60 s.f.
3.04 Supply Storage	25 s.f.
Subtotal:	625 s.f.
4 . Training Room - shared with fire department	
4.01 Training Room	800 s.f.
4.02 Supply Storage x 2	100 s.f.
4.03 Furniture Storage	100 s.f.
4.04 Unisex Restroom	65 s.f.
Subtotal:	1065 s.f.
5 . Patrol Facilities	
5.01 Shift Commanders' Office	400 s.f.
5.02 Report Preparation	180 s.f.
5.03 Roll Call/Squad Room	280 s.f.
5.04 Patrol Equipment Room (Jump Room)	140 s.f.
5.05 K-9 Locker	30 s.f.

Greenfield, MA - Public Safety Facility
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
5.06 Weapons Cleaning	50 s.f.
5.07 Armory	65 s.f.
Subtotal:	1145 s.f.
6 . Court Prosecutor	
6.01 Prosecutor's Office	140 s.f.
Subtotal:	140 s.f.
7 . Training	
7.01 Training Office	140 s.f.
7.02 Training Storage	80 s.f.
Subtotal:	220 s.f.
8 . Bicycle Patrol	
8.01 Bike Storage	80 s.f.
Subtotal:	80 s.f.
9 . Future Special Patrol Facilities	
9.01 Future Office	120 s.f.
Subtotal:	120 s.f.
10 . Investigative	
10.01 Detective Squad Room	480 s.f.
10.02 Interview Room	100 s.f.
10.03 "Soft" Interview Room	110 s.f.
10.04 Video Observation Room	60 s.f.
10.05 Computer Crime/Media Room	145 s.f.
10.06 Supply/equipment Room	80 s.f.
10.07 Lieutenant's Office	150 s.f.
Subtotal:	1125 s.f.
11 . Department Administration	
11.01 Clerk's Office	120 s.f.
11.02 Finance Clerk's Office	120 s.f.
11.03 Administrative Assistant's Office	120 s.f.

Greenfield, MA - Public Safety Facility
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
11.04 Reprographics/Work Area - in hall	0 s.f.
11.05 File Room	60 s.f.
11.06 Patrol Lieutenant's Office	150 s.f.
11.07 Administrative Lieutenant	150 s.f.
11.08 VIP's Office	150 s.f.
11.09 Chief's Secretary's Office	180 s.f.
11.10 Chief's Office	200 s.f.
11.11 Administrative Restroom	65 s.f.
11.12 Conference Room	280 s.f.
Subtotal:	
	1595 s.f.
12 . Technical Services (IT)	
12.01 IT Storage	30 s.f.
Subtotal:	
	30 s.f.
13 . Staff Facilities	
13.01 Male Restroom/shower	265 s.f.
13.02 Male Locker Room	820 s.f.
13.03 Female Restroom/shower	210 s.f.
13.04 Female Locker Room	180 s.f.
13.05 Break Room	180 s.f.
13.06 Fitness Center (Shared with Fire Department)	TBD s.f.
13.07 Union Office	65 s.f.
13.08 Mail Area	15 s.f.
Subtotal:	
	1735 s.f.
14 . Property and Evidence	
14.01 Evidence Laboratory	160 s.f.
14.02 Evidence Receiving	80 s.f.
14.03 Evidence Storage	600 s.f.
14.04 Drug Storage	80 s.f.
14.05 Weapons Storage	40 s.f.
14.06 Bulk Found Property Room	500 s.f.
Subtotal:	
	1460 s.f.

Greenfield, MA - Public Safety Facility
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
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15 .	Prisoner Processing		
	15.01 Sally Port (2-cruiser)	900	s.f.
	15.02 Cruiser Supply Storage	50	s.f.
	15.03 Processing Area	260	s.f.
	15.04 Intoxilyzer Area	50	s.f.
	15.05 Prisoner Restroom	65	s.f.
	15.06 Custodial Closet	20	s.f.
	15.07 Interview Room	100	s.f.
		Subtotal:	1445 s.f.
16 .	Detention Facilities		
	16.01 Adult Male Cells (x4)	560	s.f.
	16.02 Adult Female Cells (x1)	140	s.f.
	16.03 Unisex Juvenile Cell (x1)	140	s.f.
		Subtotal:	840 s.f.
17 .	Special Response Team (SRT) Facilities		
	17.01 Breifing Room	200	s.f.
	17.02 SRT Armory	60	s.f.
		Subtotal:	260 s.f.
18 .	Animal Control		
	18.01 Animal Control Storage	100	s.f.
		Subtotal:	100 s.f.
19 .	Building Services		
	19.01 Custodial Closets	25	s.f.
	19.02 Facility Maintenance Storage	100	s.f.
	19.03 Boiler Room	TBD	s.f.
	19.04 Air Handling Equipment Room	TBD	s.f.
	19.05 Electrical Room	TBD	s.f.
	19.06 Generator Room	TBD	s.f.
	19.07 Tel/Data Head End Room	TBD	s.f.
	19.08 Tel/Data Distribution Closets	TBD	s.f.
		Subtotal:	125 s.f.

Greenfield, MA - Public Safety Facility

Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
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Summation

Facility net area:	13,950 s.f.
Net to gross adjustment (30%)	4,185 s.f.
Facility gross area total:	18,135 s.f.



PACHECO ROSS ARCHITECTS, P.C.

EMERGENCY RESPONSE FACILITIES

DAVID J. PACHECO, AIA – CA, DE, NJ, NY, NC, RI, VT, TN, TX

DENNIS A. ROSS, AIA – CO, CT, ME, MD, MA, MI, MO, PA, NH, NJ, NY, TN, VA

Greenfield Fire Department Program

Program Meeting Date: 7/31/12

Second Meeting: 10/12/12 *Revisions underlined and italics*

A General Information

A1. Type of Entity: **Town of Greenfield Fire Department (City Government)**

A2. County: **Franklin County**

A3. **Program Attendees**

Second Meeting

Name

Title

A3.1. **William Martin, Mayor**

No

A3.2. **Michael Winn, Fire Chief**

Yes

A3.3. **Joseph Burge, Police Chief**

Yes

A3.4. **Robert Strahan, Deputy Fire Chief/EMD**

Yes

A3.5. **Christine Scott, Inter-Dispatch Manager**

No

A3.6. **Rick Clark, Public Safety Commissioner**

Yes

A4. Number of Companies or Departments involved: **One**

A5. Date of Dept monthly meeting: **NA**

A5.1. Drill: **NA**

A6. Town's Monthly Meetings: **3rd Wednesday of Month**

A7. Zoning: **To be determined based on site**

A8. Sustainable Design Options: **Very important – Town priority**

A8.1. LEED: **Yes**

.8.1.1. Level: Certifiable: **As high as possible**

A8.2. Special Notes: **Greenfield is 1st community in MA to adopt green initiatives**

B Responders/Staff

B1.1. Paid: **28 Firefighters - 32 Total**

B1.2. Administrative: **4**

B1.3. Volunteer: **20**

B1.4. Shifts: **4-7 each**

B1.5. Shift Change: **24 hr - 24 on, 24 off, 5 off**

B1.6. Firefighter: **Yes** EMT: **21**

B1.7. Vehicle Staffing: **3 - initial engine**

B1.8. Members - male: **All** female: **One Administrative**

B1.9. Calls/year: **2,300** Fire/Rescue: **1,200** Other: **1,100** EMS **1st Response**

B1.10. Other Information: **Juvenile Fire Starter Program, 2-3 mental health clinicians once per week**

C Response

C2. Types of response:

C2.1. Fire: **Yes**

C2.2. EMS: **To be determined in future, make provisions for flexibility and growth**

C2.3. Heavy Rescue: **Yes**

C2.4. HAZ MAT: **Yes - vehicle is State of MA apparatus**

C2.5. Water Rescue: **Yes** Ice Rescue: **Yes**

C2.6. Dive Team: **No**

C2.7. Other: **May have walk-off area for transients and events (secure)**

D Training: on duty groups – monthly drills

D2. Tower: **Yes**

D2.1. Rappelling: **Yes**

D2.2. Stairs: **Yes**

D2.3. Roof Access: **Yes**

D2.4. Roof training: **Yes**

D2.5. Windows: **Yes-Bail out**

D2.6. Hose: **Yes**

D2.7. Confined Space: **Yes**

D2.8. Sprinkler: **Yes** Dry: **Yes**

D2.9. Blackout: **Yes**

D2.10. Maze: **Yes**

D2.11. Other Tower Uses: Hose Drying: **Yes** Winch: **2 Ton**

D2.12. Other Specialized Training: **Minimum 30' high standpipe, evolutions in stairwells & hose advancement**

D3. Mezzanine: **Yes**

D4. Active Training on the site

D4.1. Describe Uses: **Pump and aerial**

D4.2. Pad(s): **Yes**

D4.3. Apron: **Yes - ground ladder training**

D4.4. Apparatus Certification: **Yes-annual**

D4.5. Drafting: **If we can capture rainwater and do pump test - discharge into stormwater area or back into tank**

E Miscellaneous

E1. Emergency Shelter: **No**

E2. Access control: **Yes**

E2.1. Electronic access: **Yes** Describe: **Fob - building wide**

E2.2. Vendor's access/drop off: **Yes - building wide or receptionist**

E2.3. Other fire companies utilize bays and certain building areas:

.2.3.1. Mutual Aid: **Yes** Describe: **Two engines and one ladder**

.2.3.2. Number of Vehicles: **Three** Personnel: **10-12**

E3. Other Activities/Issues:

E3.1. **Lots of walk-in pedestrian traffic - need secure area for this.**

E Site – To be determined by separate evaluation.

Operations/Response

1 Apparatus Bays

1.1 Number of vehicles: Now: **11** Future: **Space for future EMS-2 frontline ambulance, one spare**

1.1.1 Name: **E-1** Type: **Pump** Length: **31** Weight: **17.5** Capacity: **1000**

1.1.2 Name: **E-2** Type: **Pump** Length: **30.6** Weight: **17.3** Capacity: **750**

1.1.3 Name: **E-3** Type: **Pump** Length: **25.9** Weight: **16.9** Capacity: **750**

1.1.4 Name: **E-5** Type: **Pump** Length: **31** Weight: **16** Capacity: **750**

1.1.5 Name: **T-1** Type: **Tower** Length: **47** Weight: **35** Capacity: **250**

1.1.6 Name: **R-1** Type: **Rescue** Length: **26.6** Weight: **11.4**

1.1.7 Name: **B-1** Type: **Brush** Length: **19** Weight: **7.25** Capacity: **250**

1.1.8 Name: Type: **Haz-MAt** Length: **38'**

1.2 Specialty response (boats etc.)

1.2.1 Name: **Boat** Type: **Zodic** Length: **18.5**

1.2.2 Name: **Trailer** Type: **Kubota** Length: **17.8**

1.2.3 Name: **Pick up** Type: **GMC** Length: **18**

1.2.4 **Two command cars, one fire prevention vehicle and one future pickup**

1.2.5 Name: **Com Truck** Type: **Ford 450** Length: **20 feet**

- 1.2.6 Name: **Field Com** Type: **Sprinter Van** Length: **22 feet**
- 1.2.7 Can store outside - (2) 22 foot trailers and (1) 32' trailer
- 1.3 Type of bays:
 - 1.3.1 Number of Drive-through: **None - use them to respond in both directions**
 - 1.3.2 Number of Double deep: **Most**
 - 1.3.3 Number of Single deep: **None**
- 1.4 Total Number of Front Line: **Five - Four fire and one ambulance**
- 1.5 Maintenance Bay with shop sink: **Yes-Fire & police, currently DPW handles**
- 1.6 Wash: **in place**
- 1.7 Future expansion of bays: **Yes - EMS and one pickup**
- 1.8 Overhead doors: **May consider 4-fold doors at front**
 - 1.8.1 Front: Number: **Five** Width: **14'** Height: **14'**
 - 1.8.2 Rear: Number: **3-5 doors depending on final configuration**
- 1.9 Mezzanine: **Yes**
 - 1.9.1 Size: **As large as possible** Uses: **Training and storage**
- 1.10 Gear lockers: **60** Future: **10**
 - 1.10.1 Location: **Separate room, need electric strip for rechargeables**
- 1.11 Foam: **Yes** Type: **5 gallon - Class 'A'**
- 1.12 Trench drains: **Yes-centered in all bays**
- 1.13 Hose reels: **Yes** Type and Quantity: **75' hose on Hanay reels - two with hot & cold water, others cold only, assume minimum 4 reels. 2 front, 2 rear.**
- 1.14 Fume exhaust: **Plymovent**
- 1.15 Truck fills: **Yes**
 - 1.15.1 Wall hydrant: **Yes-one**
 - 1.15.2 Overhead: **Yes - one**
- 1.16 Electrical drops: **Yes**
- 1.17 Air drops: **Yes** Brakes: **Yes**
- 1.18 Compressed air for tools: **Yes**
- 1.19 Sink(s): **Yes- deep bowl**
- 1.20 Other equipment: **Ice machine and refrigerator, will need floor drain**
- 1.21 Comments/miscellaneous: **Colored sealed concrete in apparatus bay, slip resistant. Red light/green light go system for overhead doors, overhead fans throughout**

Firematic Support

2 Hose Storage Room

- 2.1 Use: **Hose Racks, 4 required for 1 3/4" and 2 1/2" hose**
- 2.2 Size: **4'x8' each alcove, rooms with door not required**
- 2.3 Security: **No**
- 2.4 Adjacencies/comments: **Near tower, floor drain**

3 Storage Room #2

- 3.1 Use: **Haz-Mat supplies, speedi-dry (pallets), bottled water (pallets), 30 traffic cones**
- 3.2 Size: **12'x15'**
- 3.3 Security: **No**
- 3.4 Adjacencies/comments: **Double door (6' opening)**

4 Storage Room #3

- 4.1 Use: **Portable generator, air reels, power washer**
- 4.2 Size: **12'x12'**
- 4.3 Security: **No**
- 4.4 Adjacencies/comments: **Double doors (6' opening)**

5 Work Room

- 5.1 Mechanic: **No**
- 5.2 Type of work: **Minor Repair**
- 5.3 Workbench: **Yes**
- 5.4 Tool storage: **Yes**
- 5.5 Power tools: **Drill press, bench grinder, arc welder**
- 5.6 Air: **80 gal compressor**
- 5.7 Water: **No**
- 5.8 Size: **10'x10'**
- 5.9 Security: **No**
- 5.10 Adjacencies/comments: **Adjacent maintenance bay**

6 Firematic/EMS DeCon/Laundry

- 6.1 Sink: **Yes with sideboards**
- 6.2 Gear Washer: **Daniels - Model uw60b2ou80001**
- 6.3 Gear dryer: **Roper-Model REX3635EW1**

- 6.4 Clothes washer: **Yes - Two** Clothes Dryer: **Yes - Two**
- 6.5 Drench/Eye Wash: **Yes**
- 6.6 Red Bag: **Yes**
- 6.7 Blood borne pathogens: **Yes**
- 6.8 Holding tank: **No**
- 6.9 Backboard cleaning: **Yes, hose bib with hot & cold water**
- 6.10 Shower: **Yes**
- 6.11 Size: **15'x18'**
- 6.12 Adjacencies/comments: **Exterior door, share with Police**

7 EMS Storage

- 7.1 Use: **EMS only, gloves, towels, bandages**
- 7.2 Size: **10'x10'**
- 7.3 Security: **Yes**
- 7.4 Adjacencies/comments: **Shelves all around, backboards, locked medicine cabinet(s)**

8 Air Room (SCBA)/Oxygen

- 8.1 Chemical, Biological, Radiological and Nuclear (CBRN): **Yes**
- 8.2 Use: **Cleaning and repair**
- 8.3 Size: **15'x15'**
- 8.4 Public access: **No**
- 8.5 Sink: **Yes** Counters: **4 complete sinks with 2 sideboards**
- 8.6 Air compressor: **Separate room for compressor, Scott - Model Revolver Air/Simple Air - compressor with remote fill station**
- 8.7 SCBA storage: **Yes** Air Bottles – Number & Size: **70 total -12 spares** Rack: **Yes**
- 8.8 Repair: **Yes**
- 8.9 Oxygen Storage: **Yes** Number of Cylinders: **12**
- 8.10 Vendor Access: **Yes-small room, secure**
- 8.11 Adjacencies/comments: **Per NFPA 1581, work counter, desk with computer and file. Use Geargrid bench with bottle storage, need fill whip to tower.**

9 Turnout Gear Room

- 9.1 Use: **Move existing GearGrid lockers**
- 9.2 Locker: **New lockers of size, color and type to match existing. See 1.10**
- 9.3 Size: **As needed**
- 9.4 Adjacencies/comments: **Floor drain and exhaust fan**

10 Radio/Meter Room

- 10.0 Use: **Two desks with computers, meters-gas, continuous outlets, work bench, storage, rechargeable/repair**
- 10.1 Size: **10'x12'**
- 10.2 Adjacencies/comments: **Locate as needed**

11 Watch Room

- 11.1 Use: **Two stations**
- 11.2 View control: **Yes -interior bays & exterior apron and road**
- 11.3 Seating requirements: **Two people with computers**
- 11.4 Door operation: **Yes-front and rear**
- 11.5 Traffic control: **Yes**
- 11.6 Bay lighting: **Yes** Outside Lighting: **Yes**
- 11.7 Internal paging system: **Yes**
- 11.8 Siren: **No**
- 11.9 Computer equipment: **Yes - flexibility for future stations and upgrades**
- 11.10 Closed Circuit TV, Phones, Weather Station: **Yes**
- 11.11 File cabinets: **Yes**
- 11.12 Console: **Yes**
- 11.13 Size: **10'x12'**
- 11.14 Adjacencies/comments: **Bays**

12 Rest Room at Apparatus Bay

- 12.1 Describe: **Single M/F**
- 12.2 Finishes: **Hard surfaces, hose bib, floor drain**

Firefighters/EMT's

13 Firefighter's/EMS Day Room

- 13.1 Describe: **Great Room - One area with kitchen, dining**
 - 13.1.1 Number of Seats/Type: **10 lounges**
- 13.2 Furnishings: **Small table - magazines**
- 13.3 Equipment: **TV**
- 13.4 Size: **As needed**
- 13.5 Adjacencies/comments: **Kitchen/Dining, direct path to bays**

14 Kitchen

- 14.1 Describe: **Open concept to dayroom**
- 14.2 Equipment: **All stainless steel, commercial grade**
- 14.3 Refrigerators: **One with freezer, side by side**
- 14.4 Food Storage: **One large cupboard for each shift**
- 14.5 Size: **250 sq ft**
- 14.6 Finishes/Materials: **Tile floor and walls to ceiling**
- 14.7 Adjacencies/comments: **6 burner stove, dishwasher, griddle, recycle bins**

15 Dining

- 15.1 Seating: **7-10**
- 15.2 Furnishings: **10 person table**
- 15.3 Size: **250 sq ft**
- 15.4 Adjacencies/comments: **Kitchen and dayroom**

16 Exercise – Shared space with Police

- 16.1 Equipment:
 - 16.1.1 Weights: **Yes**
 - 16.1.2 Cardio: **Yes**
 - 16.1.3 Universal: **Yes**
 - 16.1.4 Other: **Handrail, mirrors on one wall, blocking in all walls**
- 16.2 Size: **600-700 sq ft**
- 16.3 Adjacencies/comments: **Access to both departments**

17 Private Lobby

- 17.1 Describe: **Direct access to firefighter living and administrative areas. Close to staff parking.**

Bunking

18 Bunk Room(s)

- 18.1 Number: **Six Doubles, One is Officer's Bunk Room**
- 18.2 Location suite: **Create a bunking suite, quiet/private**
- 18.3 Furnishings: **Bed, sidetables, no desk, no wardrobe**
- 18.4 Size: **As needed**
- 18.5 Adjacencies/Comments: **Expansion for students from community college - up to 4 candidates, direct route to bays**

19 Lockers

- 19.1 Describe: **70 Lockers total**
- 19.2 Location: **In corridor near bunks, widen corridor to accomodate**
- 19.3 Lockers: Quantity: **40 full size and 30 half size**
- 19.4 Locker Size: **24"x24" to hold bedding**
- 19.5 Adjacencies/comments: **Either widen corridor enough to surface mount, or recess into wall with space behind to accommodate the lockers**

20 Bath/Showers

- 20.1 Describe: **Individual Rooms-4 rooms req'd**
- 20.2 Location: **Near bunks, part of suite**
- 20.3 Size: **As needed**
- 20.4 Adjacencies/comments: **sink, water closet and shower in each**

21 Library/Study Room

- 21.1 Seating: **Counter with 2-3 seats**
- 21.2 Computers/equipment: **Yes and wireless**
- 21.3 Size: **10'x12'**
- 21.4 Adjacencies: **Task lighting, quiet area, sound batt in walls**

22 House Keeping Storage/Janitor

- 22.1 Describe: **Storage, slop sink**
- 22.2 Size: **6'x8'**
- 22.3 Comments: **Broom/mop hanging, shelves, bulk storage, exhaust fan**

Administration

23 Training Room – Shared with Police

- 23.1 Seating: **Total 40 at training tables**
- 23.2 AV, TV, Screen, Lectern, whiteboard: **Yes**
- 23.3 Computer/communications: **Yes, several levels of lighting**
- 23.4 Size: **600 sq ft**
- 23.5 Adjacencies/comments: **Shared space with Police , wall divider, 20 each section when divided**

24 Meeting Room Storage

24.1 Use: **CPR, training aids, DVD, A/V, some chairs and tables**

24.2 Size: **10'x10'**

24.3 Adjacencies/comments: **Secure, cabinets and shelves**

25 Office #1

25.1 Describe: **Chief**

25.2 Furnishings: **Desk, files, 4 person table**

25.3 Size: **12'x15'**

25.4 Adjacencies/comments: Shared conference room between Office #1, Chief and #4 Deputy Chief, Small Closet

26 Office #2

26.1 Describe: Captains and Lieutenants

26.2 Furnishings: Four work stations total for eight people to share

26.3 Size: 280

26.4 Adjacencies/comments: Private lobby & other administrative areas, files for each person

27 Shared Conference Room

27.1 Describe: Chief and Deputy Chief with access from each office

27.2 Furnishings: Table with seating for six

27.3 Size: 10'x15'

27.4 Adjacencies/comments: Also door to corridor

28 Office #3

28.1 Describe: **Deputy Chief**

28.2 Furnishings: **Desk, files, 4 person table**

28.3 Size: **12'x15'**

28.4 Adjacencies/comments: **Private lobby and all other administrative areas, Shared conference room between Office #1, Chief and #4 Deputy Chief, Small Closet**

28A Executive Assistant

28.5 Describe: Works for Chief and Deputy Chief

28.6 Security: Yes

28.7 Size: 12'x15'

28.8 Adjacencies/comments: Closet w/ shelves for Quartermaster, 8 file cabinets, book shelves, close to work area

29 Office #4

- 29.1 Describe: **Public Safety Commissioner**
- 29.2 Furnishings: **Desk, file cabinets**
- 29.3 Size: **10'x10'**
- 29.4 Adjacencies/comments: **Off main lobby-near public meeting room**

30 EMS Office

- 30.1 Describe: **Future position**
- 30.2 Furnishings: **Desk, files**
- 30.3 Size: **10'x12'**
- 30.4 Adjacencies/comments: **Docking station for PCR, shelf space for manuals**

31 Fire Investigation Office

- 31.1 Describe: **Troopers**
- 31.2 Furnishings: **Desk, files**
- 31.3 Size: **10'x10'**
- 31.4 Adjacencies/comments: **Private lobby and all other administrative areas**

32 Fire Prevention Office

- 32.1 Furnishings: **Plan table**
- 32.2 AV/Computer: **Yes**
- 32.3 Seating/Size: **12'x15'**
- 32.4 Adjacencies/comments: **Plan Storage and review, Private lobby and all other administrative areas**

33 Work Space

- 33.1 Describe: **Counter, cabinets, office supplies, printer(s), fax, copier**
- 33.2 Size: **100 sq ft**
- 33.3 Adjacencies/comments: **Coffee station and small refrigerator, central to all offices**

34 Records Storage

- 34.1 Describe: **Files**
- 34.2 Fire Rating: **2 hours**
- 34.3 Size: **8'x10'**
- 34.4 Adjacencies/comments: **Fire reports, prefer to be near offices**

35 Network/IT

- 35.1 Describe: **Networks for Fire and Police, hub for fob computer**
- 35.2 Security: **Yes**
- 35.3 HVAC/Electrical Needs: **Yes - UPS, Alarms, chemical sprinkler, separate racks for each department with expansion. No PSAP equipment**
- 35.4 Adjacencies/comments: **Dedicated HVAC/AC unit on heat alarm**

36 Rest Rooms – Two total, one male and one female

- 36.1 Describe: **For administrative spaces**
- 36.2 Adjacencies/comments: **Sink, water closet and urinal for men's room, shower in men's room**

Miscellaneous

37 Janitors Closet(s)

See Housekeeping Storage - Item 22

38 Mechanical Room

- 38.1 Equipment: **Boiler, Water heater, Transfer switch, Main disconnect, Panels, Other**
- 38.2 Size: **20'x24'**
- 38.3 Adjacencies/Comments: **Shared-entire building, locate to minimize utility runs**

39 Mechanical, Electrical, Plumbing, HVAC, Sprinkler, Alarm

- 39.1 Mechanical:
- 39.2 Fuel type: **Natural gas**
- 39.3 Heating type in apparatus bay: **In- Floor Radiant with high efficiency tankless boilers**
- 39.4 Heating type elsewhere: **Mitsubishi: City Mutli System**
 - 39.4.1 HVAC comments: **Individual control to each space. High efficiency, low maintenance, reasonable repair costs, better control, smaller size of outside air intake, LEED credits**
- 39.5 Electrical:
- 39.6 Bay lighting: **Energy efficient fluorescent**
- 39.7 Site lighting: **Yes**
- 39.8 Generator: **Yes** Describe: **Kohler-100**
 - 39.8.1 Fuel: **Diesel**
- 39.9 Generator location: **Exterior**
- 39.10 Electrical requirements: **Assume 2,000 amp service**

- 39.10.1 Describe: **Need protections for PSAP**
- 39.11 Plumbing/Sprinkler:
- 39.12 Sprinklered: **Yes**
 - 39.12.1 Describe: **Entire Facility**
 - 39.12.2 Comments: **Use a a training prop - locate in or near bays**
- 39.13 Plumbing requirements:
 - 39.13.1 Describe: **6"-8" service**
- 39.14 Oil/water separator: **Yes- 1,000 gal**
- 39.15 Grease trap: **Yes - 1,000 gal**
- 39.16 Exterior hose bibs: **Yes-All around**
- 39.17 Alarm: **Smoke and heat**
- 39.18 Security: **Yes**
 - 39.18.1 Describe: **Building wide fob system**

40 Miscellaneous Issues

- 40.1 Comments: **Station alerting system - look at West Net "First In" system or "Z-Tron" unit**

Public Spaces

41 Public Entry Area

- 41.1 Describe: **Space for original hand pumper**
- 41.2 Size: **12'x20'**
- 41.3 Trophy case(s): **Yes** Plaque(s): **Yes** Pictures/Artwork: **Yes**
- 41.4 Adjacencies/comments: **Paul Revere bell 2'x2', 900 lbs., lobby to be controlled by Police Department**

42 Coat Area

- 42.1 Number: **50**
- 42.2 Adjacencies/comments: **Community Room**

43 Community Room

- 43.1 Public usage: **ZBA, planning, Town Council, Public Safety Commission**
 - 43.1.1 Frequency of use: **Several times per week**
 - 43.1.2 Seating/Number of People: **5-7 member boards**
 - 43.1.3 Coffee Bar: **Yes**
 - 43.1.4 Adjacencies/Comments: **Public entry**

- 43.2 Department usage:
 - 43.2.1 **Training, Additional training, media briefing**
 - 43.2.2 Seating/Number of People: **50 people at tables**
- 43.3 Size: **800 sq ft**
- 43.4 Equipment: **Screen, A/V, projector**
- 43.5 Adjacencies/comments: **Public Entry**

44 Community Room Storage #1

- 44.1 Describe: **Tables and chairs**
- 44.2 Size: **10'x10'**
- 44.3 Adjacencies/comments: **Chair rail, double doors**

45 Public Rest Rooms

- 45.1 Describe: **Sized for public spaces**
- 45.2 Adjacencies/comments: **Tile floor and walls to ceiling, FD**

46 Emergency Power

- 46.1 Describe: Sized for UPS battery backup
- 46.2 HVAC/Electrical Needs: Yes - UPS, Alarms, chemical sprinkler, separate racks for each department with expansion. No PSAP equipment
- 46.3 Adjacencies/comments: Dedicated HVAC/AC unit on heat alarm



Site Layouts

3 Lear Jet Lane, Suite 401
Latham, NY 12110
518.765.5105

CONSULTANTS:

MARK	DATE	DESCRIPTION

DESIGNED BY: DAR	DRAWN BY: CAO	CHECKED BY:	REVIEWED BY:
PROJECT No:	DATE: 01-10-2019	SCALE:	AS SHOWN

CLIENT
TOWN OF GREENFIELD

New Fire Station

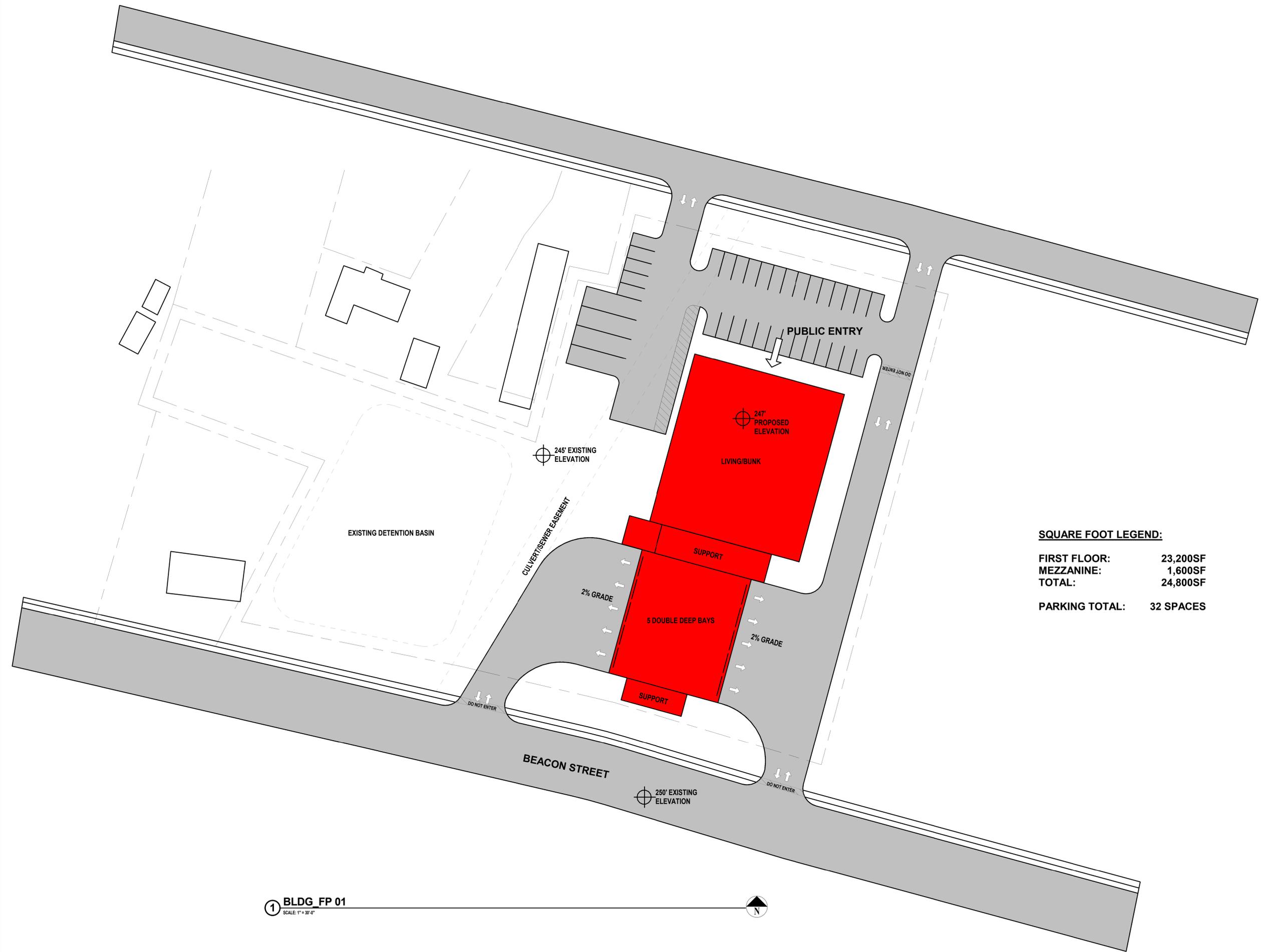
CONTRACT
**CONTRACT G
GENERAL CONSTRUCTION**

STATUS
PRELIMINARY - NFC

SHEET TITLE
CONCEPTUAL SITE PLAN

DRAWING No.
AS.1

SHEET No.
1
OF
1



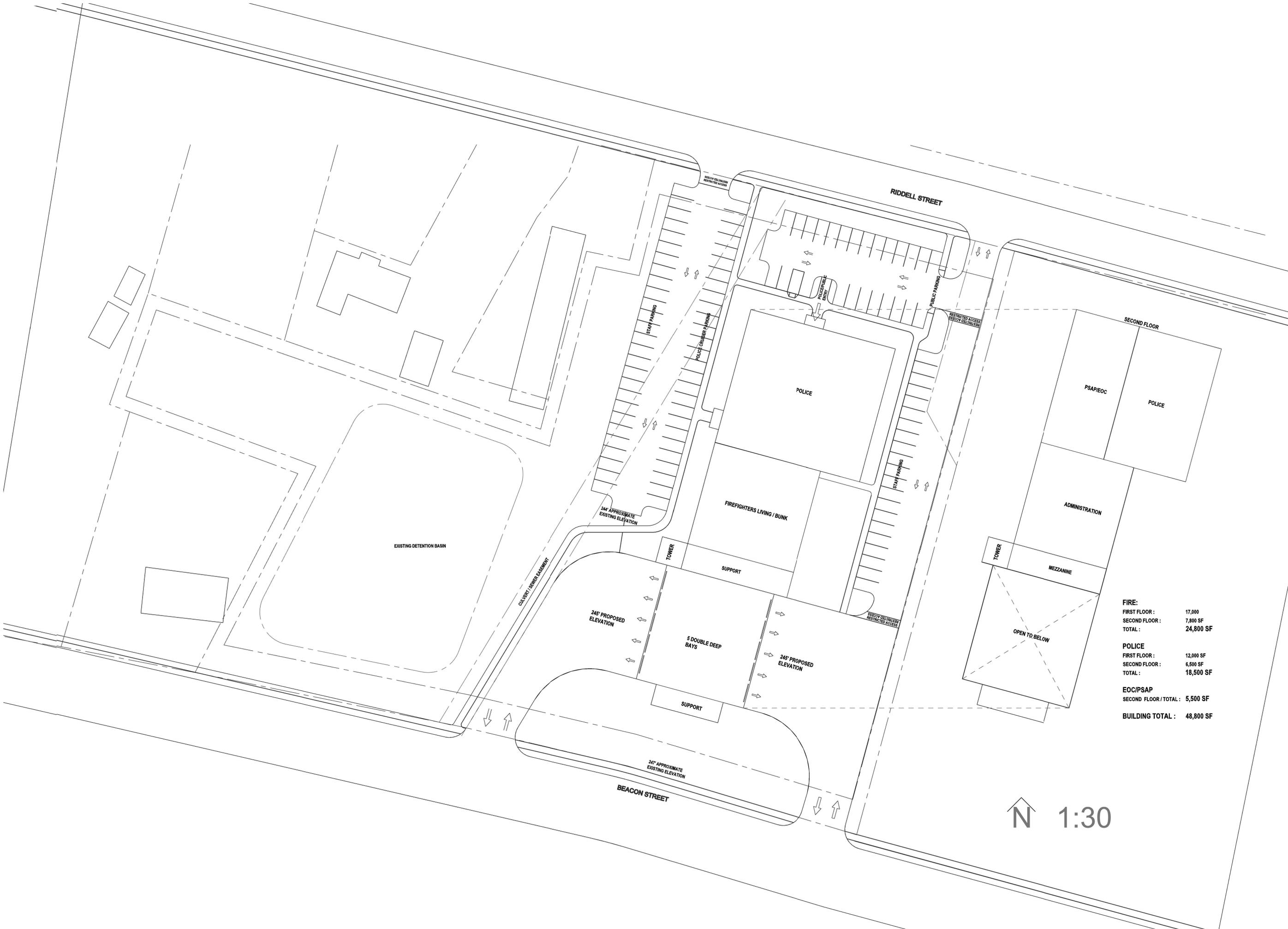
SQUARE FOOT LEGEND:
FIRST FLOOR: 23,200SF
MEZZANINE: 1,600SF
TOTAL: 24,800SF

PARKING TOTAL: 32 SPACES

1 BLDG_FP 01
SCALE: 1" = 30'-0"



X:\GRNF (Town of Greenfield, MA)\GRNF1801 (Town of Greenfield-Site Assessment)\02-CAD-BIM\Rev\2017\GRNF1801.dwg 1/10/2019 3:16:49 PM

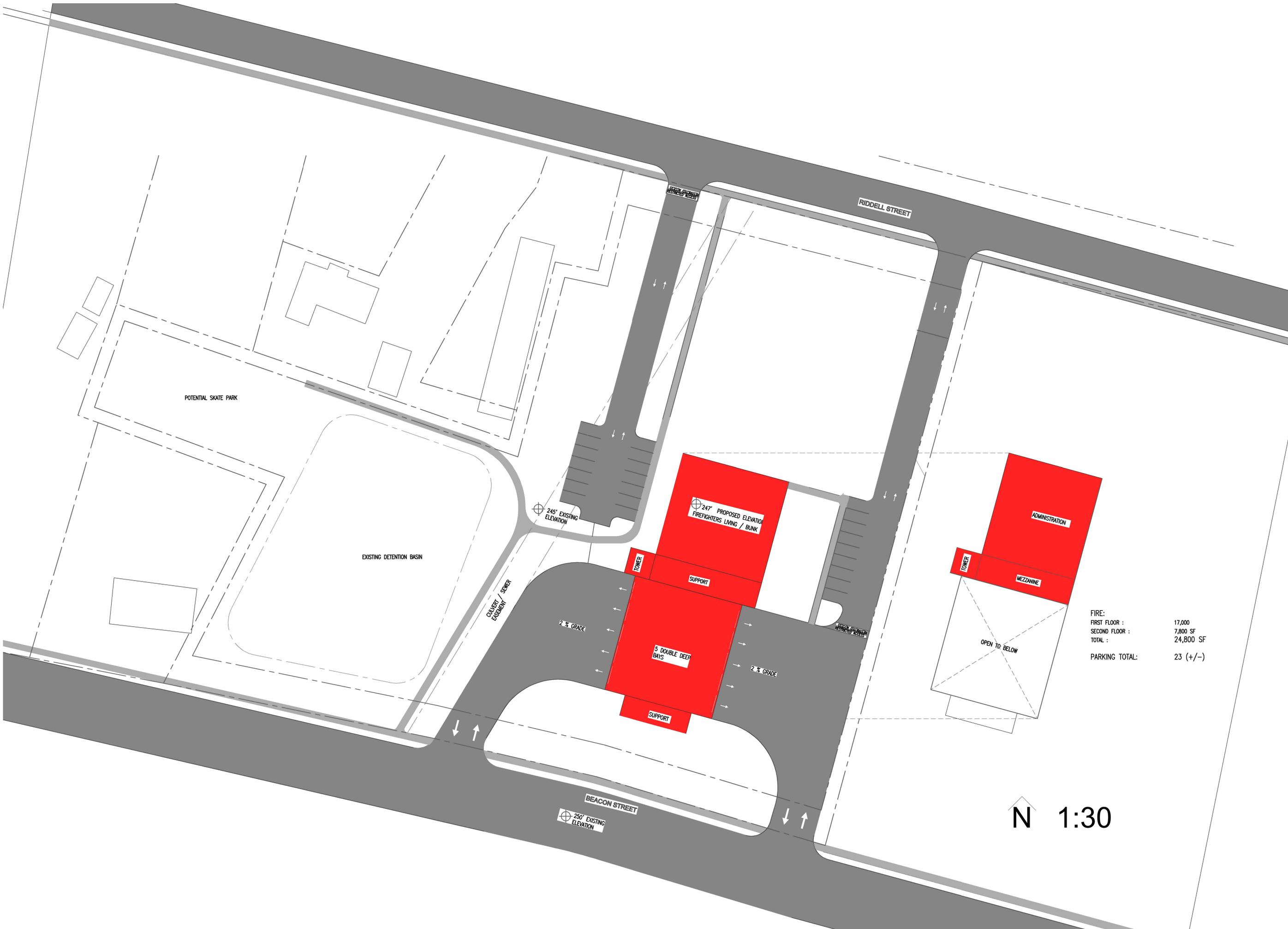


FIRE:	
FIRST FLOOR :	17,000
SECOND FLOOR :	7,800 SF
TOTAL :	24,800 SF
POLICE	
FIRST FLOOR :	12,000 SF
SECOND FLOOR :	6,500 SF
TOTAL :	18,500 SF
EOC/PSAP	
SECOND FLOOR / TOTAL :	5,500 SF
BUILDING TOTAL :	48,800 SF

N 1:30

NO.	DATE	DESCRIPTION
1		
2		
3		
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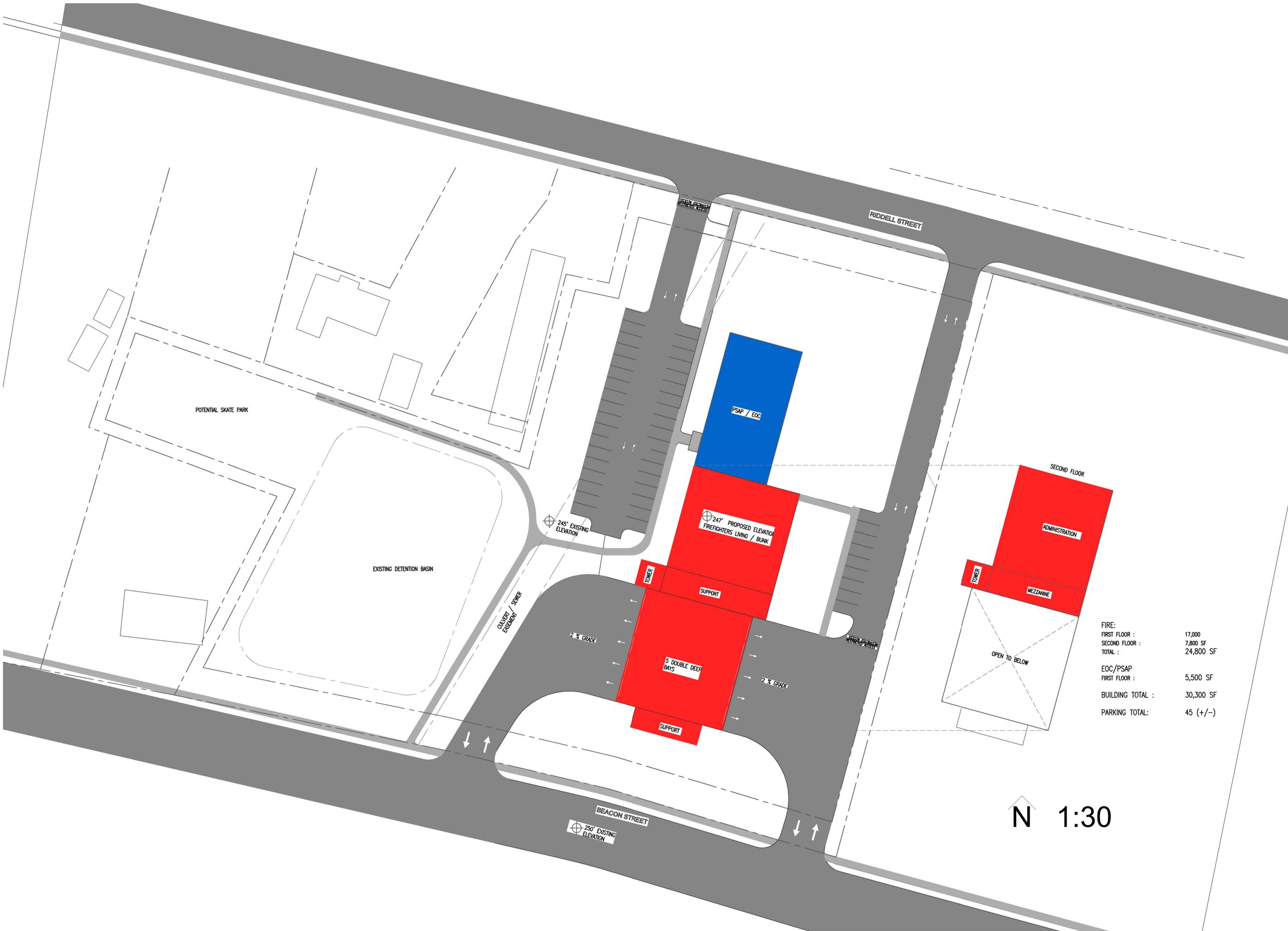
STATUS: #####



FIRE:	
FIRST FLOOR :	17,000
SECOND FLOOR :	7,800 SF
TOTAL :	24,800 SF
PARKING TOTAL:	23 (+/-)

N 1:30

REV.	DATE	DESCRIPTION



FIRE:	
FIRST FLOOR :	17,000
SECOND FLOOR :	7,800 SF
TOTAL :	24,800 SF
EOC/PSAP	
FIRST FLOOR :	5,500 SF
BUILDING TOTAL :	
	30,300 SF
PARKING TOTAL:	
	45 (+/-)

N 1:30

REV.	DATE	DESCRIPTION



FIRE:	
FIRST FLOOR :	17,000
SECOND FLOOR :	7,800 SF
TOTAL :	24,800 SF
POLICE	
FIRST FLOOR :	12,000 SF
SECOND FLOOR :	6,500 SF
TOTAL :	18,500 SF
EOC/PSAP	
SECOND FLOOR / TOTAL :	5,500 SF
BUILDING TOTAL :	48,800 SF
PUBLIC PARKING :	25
STAFF PARKING :	48 (+/-)
POLICE CRUISER PARKING:	27 (+/-)
PARKING TOTAL:	100

N 1:30

REV.	DATE	DESCRIPTION



Budget

From: Dennis A. Ross
Sent: Wednesday, January 16, 2019 3:21 PM
To: william.martin@greenfield-ma.gov
Cc: Butch Hawkins
Subject: Greenfield - Beacon Street Plan

Mayor Martin, I understand the financial pressures on Greenfield and appreciate that none of us can control the construction marketplace that exists these days. Therefore, in response to your email below, we carefully reviewed the project program and feel confident that we can probably reduce the size of the building footprint to about 20,000 sq. ft. or close to it. Additionally, in designing only a fire station and not a public safety facility, we are now a single story building which also saves considerable costs over the previous 2-story facility. In addition to savings in building size, we can find value engineering ideas such as using standard overhead doors in lieu of 4-fold doors. The quest for value will continue throughout the project.

I strongly recommend staying at 5-bays. This large open space is some of the most cost effective space in the building and we gain the least in savings by reducing it. In designing a 50-75 year facility to meet current and future needs, meet the codes and regulatory requirements, protect the health and safety of the responders and create a good, solid no-frills station will require a realistic budget. It is our belief based on current bids and actual costs of other similar MA stations, that a station in Greenfield, hard costs only including site work, wage rate, State bidding requirements should be in the \$9.5 - \$10.5 mil range.

In reducing the amount of space in the project, we would warn that too much arbitrary cutting could eliminate critical functions, operations and training that the Town may regret now or in the near future.

The State funds for the site will be needed for abatement and demolition of the existing buildings and repair and renovation of the culvert and drainage system. Based on my visit, it seems most or all of the State grant will be needed just for this scope of work.

As a seasoned Professional designing fire stations for the last 25 years, my advice to you is to create the proper facility for current and future needs, utilizing the systems and infrastructure required, no-frills, but with proper materials to last 50-75 years with energy efficiency and low maintenance as key operational requirements.

Please let me know your thoughts. Thanks for your consideration, Dennis

Dennis A. Ross, AIA
Director of Emergency Services Market
H2M architects + engineers



3 Lear Jet Lane, Suite 205, Latham, NY 12110
tel 518.765.5105 x2030 | mobile 518.210.5698

From: William Martin <william.martin@greenfield-ma.gov>
Sent: Monday, January 14, 2019 7:01 PM
To: Dennis A. Ross <DRoss@H2M.com>

Cc: Butch Hawkins <butchhawk2002@yahoo.com>

Subject: Re: Greenfield - Beacon Street Plan

Dennis,

Expecting a footprint of 16,000 to 18,000 square feet, 4-5 bays, innovated sleep areas and \$8.5 M vicinity.

Bill

On Mon, Jan 14, 2019 at 2:05 PM Dennis A. Ross <DRoss@h2m.com> wrote:

Mayor Martin, attached is a revised plan for a fire station only on Beacon Street. To keep costs down, we show it as a one story facility, we included 4 bus parking stalls (can easily increase) and the building does not infringe on the culvert easement. Please let me know if you need any additional info at this time. Thanks Dennis

Dennis A. Ross, AIA
Director of Emergency Services Market
H2M architects + engineers



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