

DRAFT

**KENSINGTON FIRE STATION
Preliminary Space Requirements (PSR)
August 14, 2017
RossDrulisCusenbery Architecture, Inc.**

Series	Department	Existing					Reduced Program		Optimal Program		Optimal with Possible Cuts		Cost Driver Area Reduction	
		Staff	NSF	Circ	DGSF	BGSF	Staff	NSF	Staff	NSF	Staff	NSF	Staff	NSF
100	Fire Department	3	3,202	0	3,202	3,362	5	5,700	5	7,287	5	5,955	4	4,531
200	Police Department	5	1,269	0	1,269	1,332	7	2,880	8	3,668	8	2,488	8	2,188
300	Shared Support	0	892	0	892	937	0	338	0	838	0	500	0	900
400	Building Support	0	585	0	585	614	0	990	0	1,100	0	990	0	770

Total Personnel/NSF	8	5,948	0	5,948	6,245	12	9,908	13	12,893	13	9,933	12	8,389
Building Spaces/Circulation	22%	0					2,180		2,836		2,185		1,846
Total Building Gross SF (BGSF)		5,948					12,088		15,729		12,118		10,235

Parking Requirements	Existing Units													
Personal Vehicles	2				5		7		7					
Department Vehicles	7				7	7	7		7					
Visitor Vehicles	0				0		2		2					
Total Parking	9		0	0	7		12	0	16	0	16	0	0	0

Site Requirements	Existing Units													
Fire Department														
Storage Shed	1	0			0									
Outdoor BBQ Area	1	301				1	300							
Training	0	0				0	0							
Vehicles Staging / Apron	0	0				3	1680	3	1890	3	1890			
Shared Support														
Trash Enclosure	1	0			0									
Building Support														
Yard Storage					0	1	80	1	80	1	80			
Emergency Generator	1	62			0	1	80	1	200	1	80			
Total Site		363	0	0	0		2140		2170	5	2050	0	0	

Preliminary Space Requirements

RossDrulisCusenbery Architecture, Inc.
Kensington Fire Station

100 FIRE DEPARTMENT			Existing				Optimal Program				Optimal with Possible Cuts December 2016				Cost Driver Area Reduction August 2017				Remarks	
Ref. #	Plan Ref. #	Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff	Total NSF		
Personnel																				
Offices																				
101		Captain's Office	PO	0		1	0	125	1	1	125	100	1	1	100	100	1	1	100	Adjacent to sleeping Room. Existing: Included in sleep room
102	216B	Business Manager Office	PO	92	1	1	92	125	1	1	125	100	1	1	100	100	1	1	100	At Lobby, Watch Office
103	216C	Paramedic EMT Office	PO	63	1	1	63	100	1	1	100			1	0			0	0	
Subtotal					3	155			3	350			3	200			2	200		
Subtotal Private Office						155				350				200				200		
Workstations																				
104		Firefighter	WS	0			0	0		1	0	0		1	0	0		1	0	Included in Watch Office area. New workstation
105		Engineer	WS	0			0			1	0			1	0			1	0	Included in Watch Office area
Subtotal					0	0			2	0			2	0			2	0		
Subtotal Workstations						0				0				0				0		
Total Personnel Spaces					3				5				5				4			
Departmental Spaces																				
106		Lobby - F.D.					0	60	1		60	60	1		60	60	1		60	May be combined with Ref. #208
General Department Area																				
107		Watch Office Area		0			0	200	1		200	200	1		200	200	1		200	w/Firefighter and Engineer workstations
108		Radio Response/Map Alcove		0			0	40	1		40	20	1		20	20	1		20	Existing: In Day Room. Adjacent to App. Bay
109		Training Storage		0			0	80	1		80	80	1		80	80	1		80	
110		Training					0	450	1		450	400	1		400	0	0	0	0	Adjacent to Public Lobby
Living Area																				
111	214C	Day Room		305	1		305	300	1		300	275	1		275	275	1		275	
112	215	Kitchen		201	1		201	300	1		300	275	1		275	275	1		275	
113	214B	Dining		191	1		191	300	1		300	250	1		250	250	1		250	Seating at Table for 6
114	210	Dorm A, Captain		214	1		214	220	1		220	175	1		175	175	1		175	Existing combines sleep and work areas. Renovation: 2 bed, New: 3 bed
115	209	Dorm B, Firefighters		180	1		180	220	1		220	175	1		175	175	1		175	Renovation: 2 bed, New: 3 Bed
116	206	Dorm C, Firefighters		95	1		95	220	1		220	175	1		175	175	1		175	Renovation: 2 bed, New: 3 Bed
117	208	Bathroom A		50	1		50	105	1		105	105	1		105	105	1		105	At hallway for Firefighter early arrival
118	207	Bathroom B		66	1		66	70	3		210	70	3		210	70	2		140	
119	218	Laundry		83	1		83	150	1		150	100	1		100	100	1		100	
120	211	Storage		10	1		10	100	1		100	100	1		100	100	1		100	
121	219	Radio Room / RACES	WS	62	1		62	80	1		80	65	1		65	65	1		65	Direct access from outside
122	205	Hall		111	1		111	0			0	0		0	0			0	0	Included in building gross
123		Staff Restroom					0	88	1		88			0				0	0	At Watch Office

100 FIRE DEPARTMENT			Existing				Optimal Program				Optimal with Possible Cuts December 2016			Cost Driver Area Reduction August 2017				Remarks	
Ref. #	Plan Ref. #	Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff		Total NSF
Apparatus Area																			
124	114	Apparatus Bay	484	3		1452	900	3		2700	864	3		2592	864	2		1728	Bay Size Renovation = 16' x 50' Bay Size New = 18' x 48' Recommended width for apparatus bay is 18 feet, reduced to 16 feet wide due to restricted site size Engine 65: 115" tall and 29' long Engine 365: 115" tall and 29' long
125		Turn out Alcove or Room	0			0	280	1		280	125	1		125	125	1		125	Existing: In App Bay
126		EMS Clean up Alcove	0			0	40	1		40	25	1		25	25	1		25	Existing: In App Bay
127		EMS Supply Storage	0			0	80	1		80	25	1		25	25	1		25	
128		App Bay Refrigeration Alcove	0			0	10	1		10				0				0	
129		Workshop Area	0			0	150	1		150	125	1		125	125	1		125	
130		Workshop Area	0			0	150	1		150				0				0	
131		Cascade Room	0			0	90	1		90	90	1		90	0	0		0	Air compressor
132		Hose Storage	0			0	120	1		120	25	1		25	25	1		25	Discuss: Hose Dryer
133	113	Air Compressor	21	1		21	40	1		40	35	1		35	35	1		35	Combined with Ref. #134, Mop Sink Closet
134	114a	Mop Sink Closet	6	1		6	6	1		6				0				0	Combined with Ref. #133, Air Compressor
135		App Bay Generator Storage				0	100	1		100				0				0	
136		Fire Pole				0	48	1		48	48	1		48	48	1		48	24 NSF on two levels
		Subtotal				3047				6937				5755				4331	
		Subtotal Departmental Spaces				3047				6937				5755				4331	
		Total NSF			3	3202			5	7287			5	5955			4	4531	
Parking Requirements																			
		Personal Vehicles		2					6			6					6		Employee private vehicle per shift = 4 Employee vehicles at overlap shift changes = 6 + 3
		Department Vehicles		1					1			1					1		An additional 2 for FD park against the north end of the lot Chief/Battalion Chief or staff - either a large SUV or a pick-up truck
		Total Parking		3					7			7					7		
Site Requirements																			
		Storage Shed		1															Fire Department: Indicate need for exterior training and staging areas.
		Outdoor BBQ Area	301	1		301													Existing on deck, okay as alt.
		Training																	Discuss. Dual purpose w/parking
		Vehicles Staging / Apron					630	3		1890	630	3		1890	630	3			Discuss
		Total Site Requirements								1890				1890					

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Kensington Fire Station

200 POLICE DEPARTMENT				Existing				Optimal Program				Optimal with Possible Cuts December 2016				Cost Driver Area Reduction August 2017				Remarks
Ref. #	Rm #		Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff	Total NSF	
		Personnel																		
		Offices																		
201	102	Police Chief Office	PO	119	1	1	119	200	1	1	200	125	1	1	125	125	1	1	125	
202		Detective	PO				0	100	1	1	100	100	1	1	100	100	1	1	100	Existing shared with Police Aid. Locate with Police Aid
203	103	Supervisor 1 Office	PO	92	1	1	92	100	1	1	100	100	1	1	100	100	1	1	100	Discuss: Single Shared Office?
204	108	Supervisor 2 Office	PO	73	1	1	73	100	1	1	100	100	1	1	100	100	1	1	100	
		Subtotal				3	284			4	500			4	425			4	425	
		Subtotal Private Office					284				500				425				425	
		Workstations																		
205	101	Clerical / Reception	WS	59	1	1	59	80	1	1	80	80	1	1	80	80	1	1	80	Adjacent to Public Lobby. Provide security glazing. Access to Staff Restroom
206	109	Police Aid	WS	75	1	1	75	64	1	1	64	64	1	1	64	64	1	1	64	Existing shared with Detective, Near Property & Evidence Locate with Ref. #202, Detective
207		Officer Workstation	WS				0	64	2	2	128			2	0			2	0	Verify: May be redundant to "Report Writing"
		Subtotal				2	134			4	272			4	144			4	144	
		Subtotal Workstations					134				272				144				144	
		Total Personnel Spaces				5				8				8				8		
		Departmental Spaces																		
208	101A	Lobby - P.D.		47	1		47	60	1		60	60	1		60	60	1		60	May be combined with Ref. #106 w/restroom. Adj to Ref. #205, Clerical/Reception
209		Interview Rooms		0			0	100	1		100	100	1		100	100	1		100	Discuss: Number of Secure Interview Rooms
210		Conference / Briefing		0			0	240	1		240	200	1		200	0	0		0	Option: Share with Ref. #307 Training
211		Juvenile Interview Room					0	100	1		100				0				0	
212		Witness Interview Room					0	100	1		100				0				0	Adjacent to Lobby / Reception
213	201	Lockers / Dressing Men / Shower		66	1		66	236	1		236	200	1		200	200	1		200	Includes shower
214	204	Lockers/Dressing Women / Shower		51	1		51	156	1		156	100	1		100	100	1		100	Includes shower
215	106	Copy / File Storage		101	1		101	100	1		100	100	1		100	100	1		100	
216		Reception Active Files					0	36	1		36	25	1		25	25	1		25	
217	107	Storage		44	1		44	150	1		150	100	1		100	100	1		100	
218		Evidence Processing		0			0	75	1		75	75	1		75	75	1		75	Bag & Tag adjacent to Ref. #219, Transfer Lockers
219		Transfer Lockers		0			0	64	1		64	64	1		64	64	1		64	Adjacent to Ref. #218, Evidence Processing
220	112	Property & Evidence Storage		101	1		101	400	1		400	200	1		200	200	1		200	Adjacent to Ref. #219, Transfer Lockers
221	200	Prisoner Processing		206	1		206	100	1		100	100	1		100	0	0		0	Existing shares with Report Writing
222	200	Report Writing					0	75	1		75	75	1		75	75	1		75	Included in Ref. #221, Prisoner Processing
223	200A	Armory		98	1		98	100	1		100	100	1		100	100	1		100	
224	200A	Radio Room					0	80	1		80	10	1		10	10	1		10	Included in Ref. #223, Armory

200 POLICE DEPARTMENT				Existing				Optimal Program				Optimal with Possible Cuts December 2016			Cost Driver Area Reduction August 2017				Remarks
Ref. #	Rm #	Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff	Total NSF	
225	202	Staff Restrooms	22	1		22	88	2		176	50	2		100	50	2		100	Adjacent to m/f Locker Rooms
226		Secure Restroom				0	88	1		88	50	1		50	50	1		50	At Prisoner Processing
227		Officer Sleep Room / Quiet Room				0	80	1		80	80	1		80	80	1		80	
228	115	PD Hallway Level 1	115	1		115				0				0				0	
229		Quiet Room	0			0	80	1		80				0				0	
230		Break/Kitchenette	0			0	100	1		100	100	1		100	100	1		100	
231		Secure Storage (Bikes, T.V., etc.)	0			0	200	1		200	80	1		80	80	1		80	
		Subtotal				851				2896				1919				1619	
		Subtotal Departmental Spaces				851				2896				1919				1619	
		Total NSF			5	1269			8	3668			8	2488			8	2188	
		Parking Requirements																	
		Personal Vehicles						1				1				1			Chief
		Department Vehicles			6			6				6				6			No overlap shift parking. Employee vehicles
		Total Parking			6			7				7				7			park on the street squad cars / SUVs
		Site Requirements																	
		Total Site Requirements																	

Preliminary Space Requirements

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300 SHARED SUPPORT		Existing				Optimal Program				Optimal with Possible Cuts December 2016				Cost Driver Area Reduction August 2017				Remarks	
Ref. #	Rm #	Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff		Total NSF
		Personnel																	
		Offices																	
		Subtotal				0	0		0	0			0	0				0	0
		Subtotal Private Office				0	0			0				0				0	0
		Workstations																	
		Subtotal				0	0		0	0			0	0				0	0
		Subtotal Workstations				0	0			0				0				0	0
		Total Personnel Spaces				0			0				0					0	
		Departmental Spaces																	
301	217	Exercise Room	189	1		189	750	1		750	450	1		450	450	1		450	FD will share w/PD
302	100	Hall 1st Floor	283	1		283				0				0				0	Included in circulation factor
303	111	Training	285	1		285				0				0				0	In FD and PD Conference Rooms
304	110	HC Toilet Public Restroom	57	1		57	88	1		88	50	1		50	50	1		50	Adjacent to Public Lobby
305	203	Restroom A	23	1		23				0				0				0	
306	220	Hall 2nd Floor	55	1		55				0				0				0	Included in circulation factor
307		Shared Training Room				0				0				0	400	1		400	
		Subtotal				892				838				500				900	
		Subtotal Departmental Spaces				892				838				500				900	
		Total NSF			0	892		0	838		0	500					0	900	
		Parking Requirements																	
		Visitor Vehicles		0				2				2					2		
		Total Parking		0				2				2					2		
		Site Requirements																	
		Trash Enclosure		1			60	1		60	60	1			60		1		
		Total Site Requirements																	

Preliminary Space Requirements

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400 BUILDING SUPPORT				Existing				Optimal Program				Optimal with Possible Cuts December 2016				Cost Driver Area Reduction August 2017				Remarks
Ref. #	Rm #	Type	Existing NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total NSF	Rec NSF	Unit	Staff	Total AP NSF	Rec NSF	Unit	Staff	Total NSF		
		Personnel																		
		Offices																		
		Subtotal				0		0	0	0		0	0	0		0	0	0		
		Subtotal Private Office				0				0				0				0		
		Workstations																		
		Subtotal				0			0	0				0				0	0	
		Subtotal Workstations				0				0				0				0	0	
		Total Personnel Spaces				0			0					0				0		
		Departmental Spaces																		
401	212	Janitor	11	1		11	80	1		80	40	1		40	40	1		40		
402	213	Mechanical	71	1		71	200	1		200	150	1		150	150	1		150		
404		Electrical	0			0	80	1		80	80	1		80	80	1		80		
405		Communications/IT Room	0			0	100	1		100	80	1		80	80	1		80		
406		Stairs	200	1		200	220	2		440	220	2		440	220	1		220	8/17 Option: One stair is exterior	
407		Water Heater	0			0	20	1		20	20	1		20	20	1		20		
408		Elevator	0			0	100	1		100	100	1		100	100	1		100		
409		Elevator Equipment Room	0			0	80	1		80	80	1		80	80	1		80		
410	101B	Hallway Level 1	169	1		169				0				0				0		
411	205A	Hallway Level 2	72	1		72				0				0				0		
		Subtotal				585				1100				990				770		
		Subtotal Departmental Spaces				585				1100				990				770		
		Total NSF			0	585			0	1100			0	990			0	770		
		Parking Requirements																		
		Total Parking		0				0				0				0				
		Site Requirements																		
		Yard Storage					80	1		80	80	1		80	80	1		80		
		Emergency Generator	62	1		62	200	1		200	80	1		80	80	1		80		
		Total Site Requirements				62				280				62						