

An aerial photograph of a residential development in Mead, Colorado. The image shows a grid-like road network with several cul-de-sacs and a central building. The text is overlaid on the image.

TOWN OF MEAD

MUNICIPAL FACILITIES

MASTER SITE PLAN CONCEPT

MEAD, COLORADO | 03.20.2023

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED NEW STATION PROGRAM						
Apparatus Areas			5,376			
Four Bays - Drive Through - TBD	96	56	5,376	1	5,376	4 bays
Living Areas			4,815			
Shared: Entry Vestibule	10	15	150	1	150	Public and FF Entrance - Possibly staffed by Police (confirm if shared)
Firefighter entrance	8	8	64	1	64	access to living quarters and app bay
Unisex ADA Toilet	8	12	96	1	96	for public use if needed for visitor + station use
Bed Rooms	9	11	99	6	594	includes wardrobe lockers, small desk, bed
Unisex Crew Bathrooms	7	10	70	3	210	
ADA Crew Bathroom	9	8	72	1	72	one adaptable ADA bath in sleeping area of station
Storage Closet - Sleeping area	2	5	10	1	10	General linen and misc. storage for area
Kitchen	18	20	360	1	360	
Dining Area	12	20	240	1	240	
Day Room	18	20	360	1	360	
Shared: Training/ Community Room	34	22	748	1	748	Seating for about 40-45, with tables and chairs, classroom setup. Regional class presentation -
Shared: Storage Closet - Training Room	10	12	120	1	120	AV access, EMS Supplies, chairs, tables
Shared: Fitness Room	22	36	792	1	792	provide 48" door, access to the exterior with concrete patio with cover
Crew / Watch Office	14	15	210	1	210	Located near station entry and apparatus bays
Officers Office	10	10	100	1	100	
Laundry	8	12	96	1	96	Clean side of station - duty clothes and linens
Station Storage - Living Quarters	4	4	16	1	16	Varies and dispersed within daytime use areas
Display Artifact Area	2	8	16	1	16	
Janitor Closet	6	6	36	1	36	one per floor
Janitor Closet	5	3	15	1	15	one per floor
Fire Pole	7	7	49	2	98	area per floor
Stairs (2 sets)	10	15	150	2	300	
Elevator (2 floors)	7	8	56	2	112	one per floor
Apparatus Bay - Support Space			1,700			
Decon Room / Bay Laundry	15	18	270	1	270	Apparatus bay use only Extractor + W/D
Tool Decon Area / Alcove	3	14	42	1	42	
Decon Bathrooms	8	8	64	2	128	optional review sequence
Decon Locker Rooms / Support Areas	14	20	280	1	280	sample decon sequence plan available for review
Shop / Tool Maintenance Room	14	16	224	1	224	
Outdoor Storage and Equip.	10	12	120	1	120	
Bunker Gear Storage	18	16	288	1	288	verify locker size, style, number
EMS Storage	6	10	60	1	60	
Comp / SCBA Fill Room	16	12	192	1	192	fill room separate from compressor - potential size increase for additional storage, vehicle, etc.
Janitor Closet	4	6	24	1	24	cleaning for Apparatus redzone areas only
Unisex Toilet - App Bay Access	9	8	72	1	72	direct access to apparatus bay (Verify if wanted)
Mezzanine for training props						

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
Shared: Building Support			302			
Electrical Room	8	8	64	1	64	submeter
Mechanical Room	10	12	120	1	120	submeter
Water Entry / Sprinkler	8	8	64	1	64	submeter
Communications / IT	6	9	54	1	54	
*Potential Stub in of services for PD depending on timing and room for submetering						
Total Net Square Footage			12,193			
Total GSF plus 15% Gross Factor			14,022 Estimated			
Exterior Space and Equipment						
Communication Tower						verify if required
Trash Enclosure						
Sidewalks and Paved Walkways						
Front Apron - Concrete						
Flagpole / lighting						at front entrance is adequate - American and State Flags - one pole
Entry Walk						
Shared? Generator / Pad / Enclosure						review space plan to identify what will be on the em gen (60% for fire requirements)
Outdoor Patio - Cooking eating						
Outdoor Patio - Cross fit exercise						
Private parking (12 spaces for staff)						
community room parking (per zoning)						
Landscape						review town requirements
Secure private car vs PD car parking to be confirmed						
Shared: Secure Parking - PD covered spaces for 6 cars near their exit door						

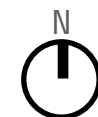
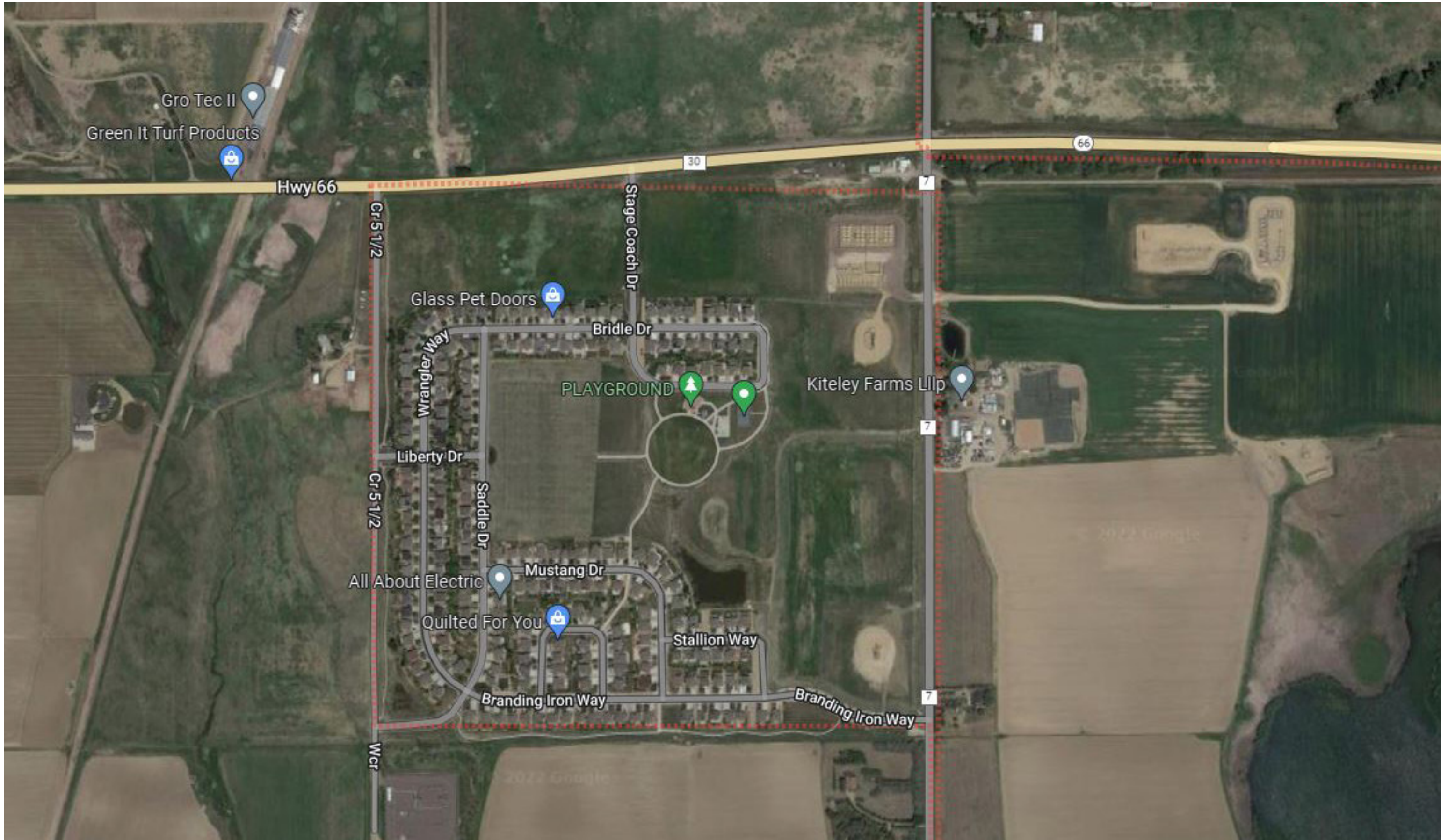
MASTER PLAN | PROGRAM - POLICE STATION

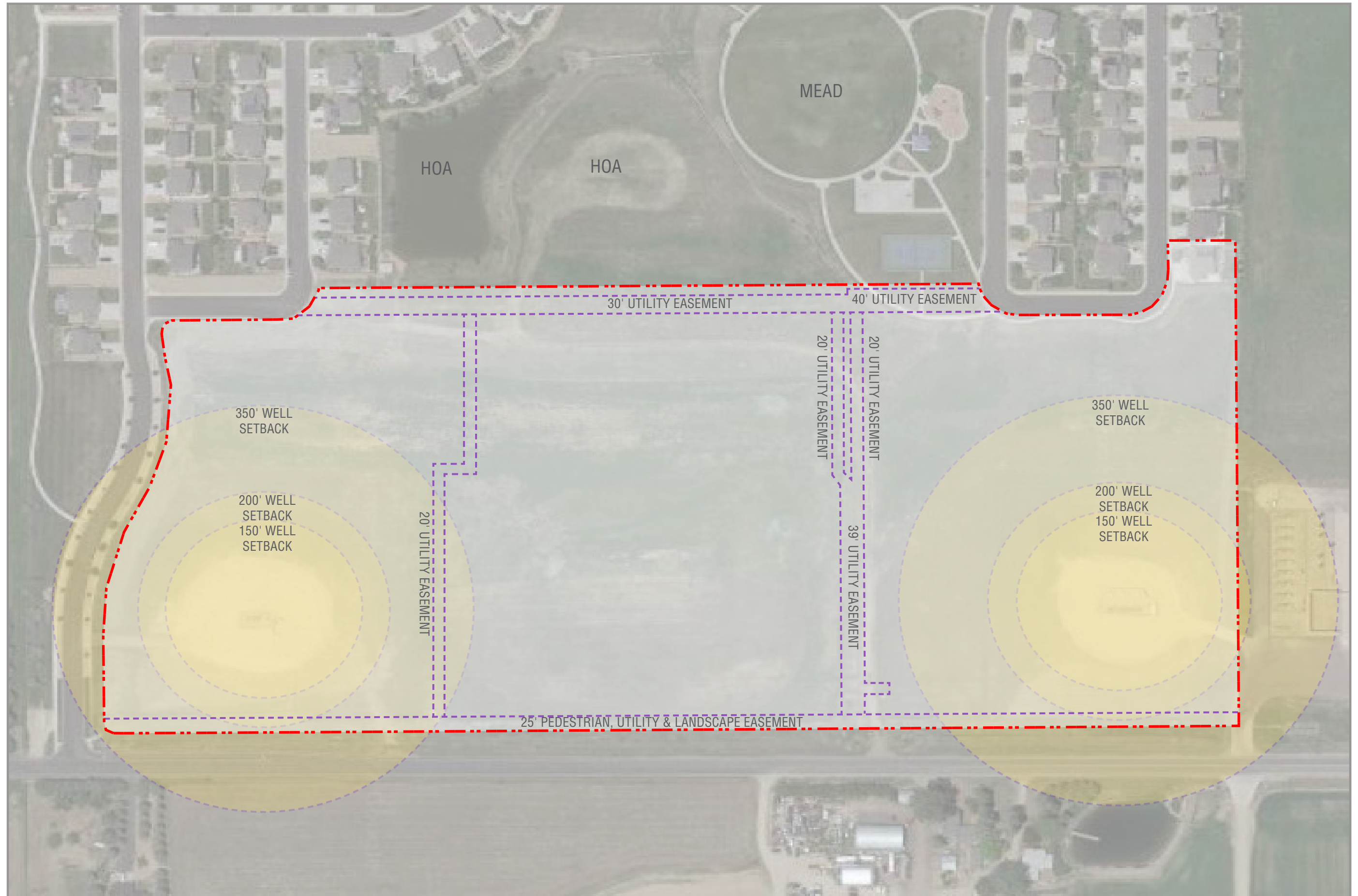
Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Public Spaces								
Entry Vestibule				64	1		64	
Public Lobby				120	1	120		<i>not needed for Fire - space for 6 chairs</i>
Administration/Clerk Station				120	1	120		<i>Police oversee public lobby and secure lobby - administration tech person (in between lobbies)</i>
Community/Training Room				800	1		800	<i>60-80 public 45 training</i>
Training Storage				120	1		120	<i>8 mats for defensive tactics training (rolled up) - training contained to the mattes</i>
Women's Toilet				60	1		60	
Men's Toilet				60	1		60	
Janitor				30	1		30	
Public space Total					8	240	1,134	
Secure Public								
Waiting				80	1	80		<i>Off Clerk's Office</i>
Interview Room				180	1	180		<i>2 chairs, 1 office during the interviewing</i>
Conference Room				220	1	220		<i>seats 10-12 - larger interview room</i>
Total Secure Public					3	480	0	
Office								
Admin Office								
Large Office	2			196	2	392		<i>Chief & Commander: 1 desk + 4 seat conference table each</i>
Future Office	1			150	1	150		
Tech	1			64	1	64		
Small Conference				108	1	108		
Patrol Office								
Open Office	8			480	1	480		<i>6 officers, 2 CSO's</i>
Shared Office	4			300	1	300		<i>4 Sergeants</i>
Invest. Office								
Shared Office	4			300	1	300		<i>1 Sergeant, 3 Detectives</i>
SRO	3			36	1	36		<i>3 touchdown spaces</i>
Work/Copy/Mail				60	1	60		
Report				36				<i>In SRO</i>
Storage				100	1	100		
Breakroom				240	1	240		<i>full kitchen - if no access to public area, could also be used as a muster (briefing room)</i>
Office Space Total	23				12	2,230	0	
Secure Holding/Interview								
Vehicle Sallyport				700	1	700		<i>Interior - room for 2 cars (one lane)</i>
Emergency Decon Station				70	0			<i>Use fire station decon</i>
Vesitbule				64	1	64		
Vehicle Processing/wash bay				336	1	336		<i>Evidence function - vehicle locked down for 24-48 hour period/wash bay with drain</i>
Armory Storage				60	1	60		<i>Ammunition, targets, etc. - storage off of wash bay</i>
Booking				60	1	60		<i>typically transport to Greeley</i>
Breathaizer Room				80	1	80		
Holding Cells				60	2	120		
HC Cell				75	1	75		<i>Accessible cell</i>
Search				120	0	0		<i>in Sally Port</i>
Secure Circulation				100	1	100		
Interview Rooms				108	1	108		<i>accessible from secure entry and from booking</i>
Private Toilet				60	1	60		<i>off of sally port - flushing from outside of room</i>
Janitor				36	1	36		<i>Serves cells</i>
Secure Holding/Interview Total				1,929	13	1,799	0	

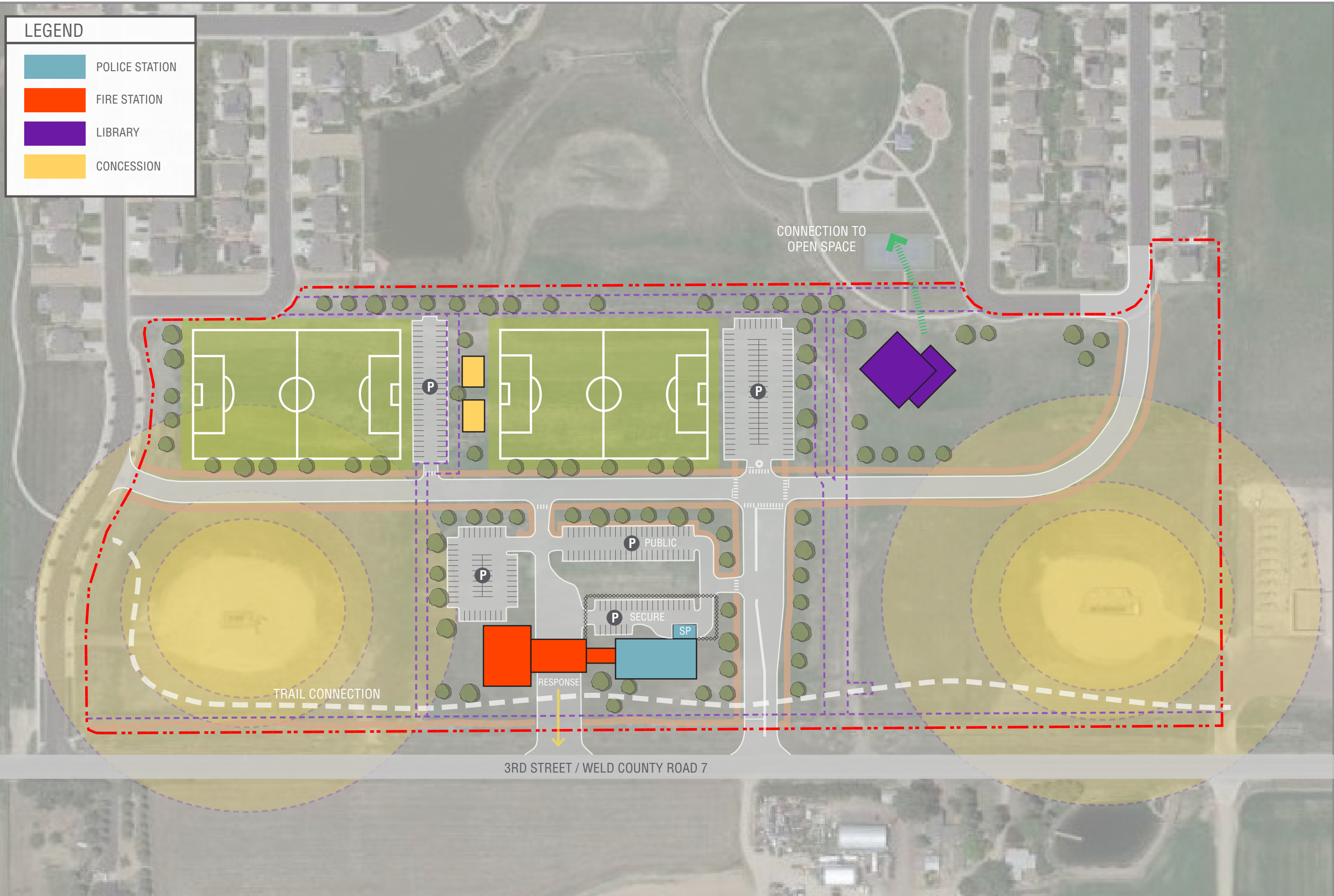
Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Secure Staff Spaces								
Entry Vestibule				50	1	50		
Conference Room/Meeting Area				240	1	240		<i>Near staff entry for meetings</i>
Equipment/Storage/Armory				150	1	150		<i>Misc. equipment, training props, radio charging, rifle safe</i>
Mail					0	0		<i>in file area</i>
File				120	1	120		
Breakroom				300	1	300		<i>2 tables of 8, kitchenette</i>
Evidence Storage				560	1	560		<i>equal to 2 conexxs</i>
Secure Staff Total				1,420	6	1,420	0	
Lockers & Fitness								
Exercise/Training Room				800	1		800	<i>shared with fire</i>
Exercise Storage				100	1		100	
General Locker Room				200	1	200		<i>20 lockers</i>
Unisex Shower/Changing				100	4	400		<i>3 minimum</i>
Lockers & Fitness Total				1,200	7	600	900	
Building Support								
Mechanical Room				120	1		120	
Electrical Room				50	1		50	
IDF				70	1		70	<i>Servers need to be separate between the two (locked cabinets -vs- completely separate rooms)</i>
Water Entry				64	1		64	
Building Maintenance Supplies				80	1		80	
Building Support Total				384	5	0	384	
Building Total Net SF Sub-Total								
						6,769	2,418	
20% Circulation Factor				0.20		1,354	484	
Grossing Factor				0.10		812	290	
Total GSF						8,935	3,192	12,127
Site Area								
Employee Parking	20			325	20	6,500		<i>Secured - not including fire</i>
Patrol Covered Parking				325	10	3,250		<i>Secured, close to exit</i>
Police Vehicles				325		0		<i>Do officers take police vehicles home?</i>
Public Parking	40			325	40	13,000		<i>For community room</i>
Outdoor Exercise				1,000	1	1,000		
Building						10,531		<i>Includes 1/2 shared spaces</i>
Setbacks, Circulation, etc.						15,796		<i>1.5 x building</i>
Site Area Total	60			2,300	71	50,077		

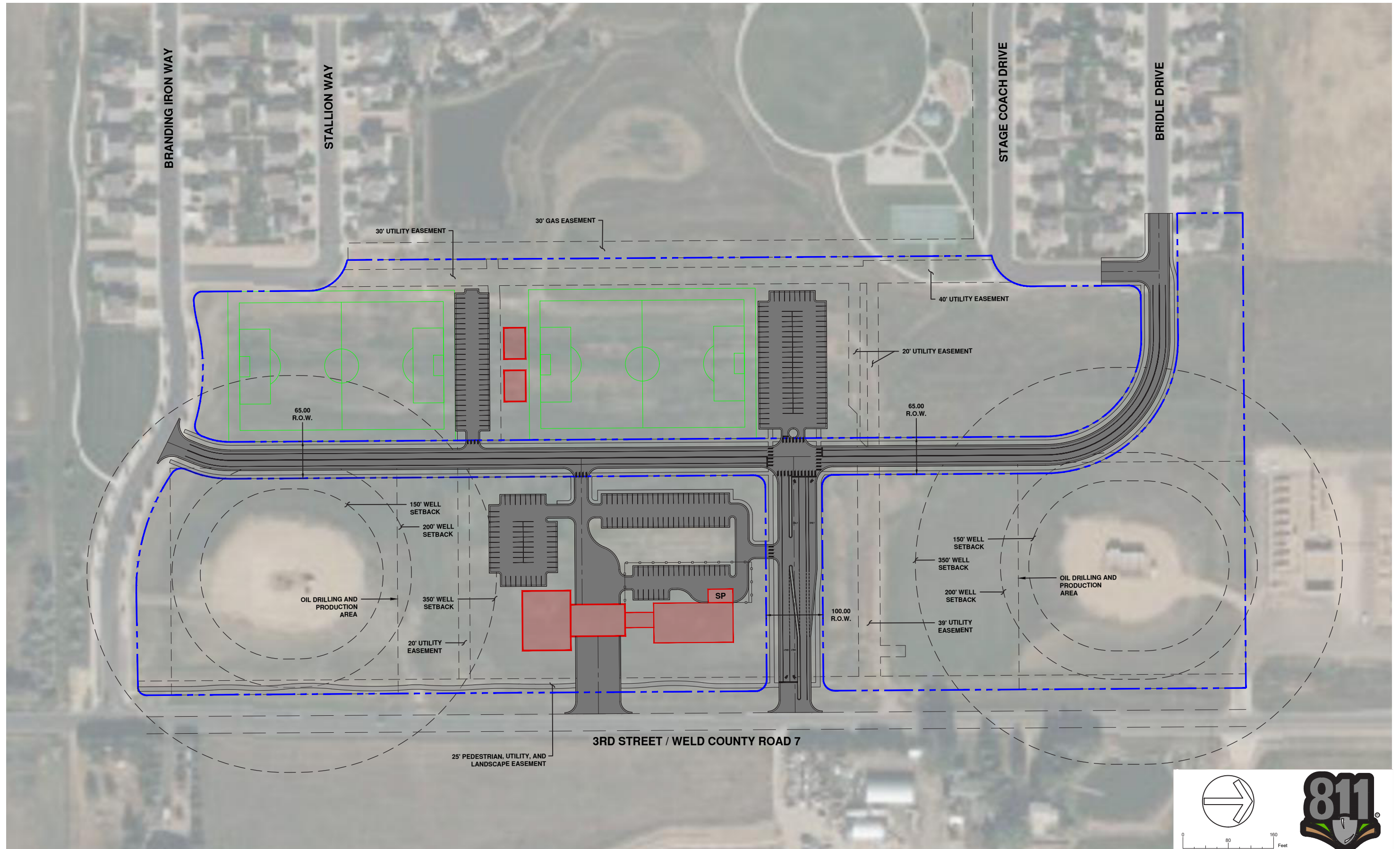
Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Base Total GSF	Enhanced Total GSF	Remarks
		W	D					
Medium Library								
Introduction Zone								
Access: Staff Assisted				950	1	950	188	
Excite: Self Guided				995	1	995	75	
Excellence: Staff & infrastructure				2,950	1	2,950	163	
Subtotal					3	4,895	426	
Literacy Zone								
Curate: Collection				4,037	1	4,037	276	
Unite: Gathering & Collaboration				2,000	1	2,000	1,300	
Wild Card: Community Spaces				1,150	1	1,150	920	
Subtotal					3	7,187	2,496	
Building Total								
Base and Enhanced subtotal				12,082	1	12,082	2,922	
Building Max Total	2					15,004		
Site Area								
No quantities given								
Parking assumes 1 car per 350 GSF				325	42	13,650		
Site Area Total	0			325	42	13,650		

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED YOUTH SPORTS PROGRAM						
Outdoor Fields					0	
Club level Baseball fields				3		<i>able to modify for tee ball, with dug outs + bleachers + lighting</i>
Soccer fields				3		<i>full size soccer fields, modify to play smaller sized games on + open space with no bleachers</i>
Support Space					2,000	
concession/ restroom building	25	40			1,000	<i>st. vrain sports complex with centralized location</i>
Equipment building	25	40			1,000	<i>for the rec side of things, supplies, nets, etc.</i>
Building Support					0	
Parking (per zoning see table below)						<i>adjacencies to other facilities for overflow parking</i>
Total Net Square Footage					2,000	
Total GSF plus 15% Gross Factor					2,300	<i>Estimated</i>
Use	Low Requirement (Urban)		High Requirement (Suburban)		Don's Thoughts	
Police and Fire	2 spaces / 1,000 sf gfa		1 space / 300 sf nla		Suburban may be closer for Mead	
Library	2-3 paces / 1,000 sf gfa		1 space / 350 sf nla		Suburban may be closer for Mead	
Ballfields	1 space per 4 seats bleacher or seating capacity. If there are no defined seating areas, a special study may be required		Special study required		Go with Urban, and assume additional demand from heavy use in evenings can be accommodated in library spaces.	
Equipment TBD						









T H A N K Y O U