

Salida Fire Station 11

Conceptual Scope Narrative

11.14.2022

The project consists of a 20,345 square foot 1 story building. The apparatus bay is sized to hold all current fire station equipment. The administration area includes offices and training and meeting rooms. The living quarters include bunk rooms, showers, laundry, fitness, kitchen, and day room. The building will incorporate sustainable building systems in line with the Salida Climate Action Plan including a geothermal system, natural daylighting, and solar-panel-ready infrastructure. Firefighter safety has been prioritized by providing a decontamination area, vehicle exhaust system in the apparatus bay, and training facilities for rescue exercises.

The current schedule is for construction to start in spring 2023 and be complete in 2024.

The current construction budget is \$15,350,000, excluding owner provided items and owner contingency.

Below is a schematic list of items that are included in the project:

Division 1 - Construction Supervision/Project Management

Division 3 - Concrete

- Shallow foundations, spread footings and strip footings below frost line
- Concrete grade beam frost wall at building perimeter
- Concrete slab on grade
- Door stoop and screen wall foundations

Division 4 – Masonry

- CMU walls at apparatus bay
- Brick veneer exterior walls
- CMU trash enclosure

Division 5 - Steel

- Structural steel building
- 6" Steel bollards at OH door locations
- Trash enclosure gates
- Galvanized stair at hose drying tower

Division 6 - Wood & Cabinetry

- Carpentry and daily clean up labor
- Plywood at walls in server room
- Fixed casework as shown

Division 7 – Thermal & Moisture

- Foundation insulation and damp-proofing
- Wall and roof insulation

Division 8 – Doors & Windows

- Prefinished wood doors
- Hollow metal door frames
- Exterior windows and doors as shown on elevations
- 3 each 4-fold doors
- 10 each overhead doors

Division 9 – Framing/ Drywall

- Metal stud framed walls with 5/8" gypsum board
- Sound insulation in all walls

Division 9 – Ceiling Finishes

- Acoustic ceiling grid and tile
- Drywall ceilings
- Painted exposed structure

Division 9 – Floor Finishes

- Floor finishes as shown

Division 9 – Wall Finishes

- Paint on all walls, ceilings, soffits and metal doors and frames
- Paint at structure in apparatus bay

Division 10 – Specialties

- Restroom accessories
- Code required signs
- Building mounted signage

Division 11 – Furnishings

- Murphy beds
- Window coverings
- Recliners

Division 21 – Fire Protection

- Fire sprinkler system to meet current local fire department requirements

Division 22 – Plumbing

- Domestic water supply
- Domestic wastewater system
- Plumbing fixtures
- Compressed air piping

Division 23 – HVAC

- Geothermal field
- Geothermal heat exchange system
- VRF system at administrative and living areas
- In-floor radiant heat at apparatus bay
- Plymovent exhaust system
- Full DDC control system and associated control wiring

Division 26 – Electrical

- Interior Lighting and Controls:
 - LED lights throughout
 - Lighting controls
- General purpose power
- HVAC and Plumbing Equipment
- Fire Alarm System
- Low Voltage/Telecommunications:
 - First alert system
 - AV system
 - Tele/data wiring
 - Security cameras
 - Door access
- Site electrical and parking lights
- Level 2 EV Charging station rough in
- Solar panel ready
- 500 kW Back up power generator

Division 31 – Earthwork

- Import material as required for site drainage
- Erosion, sediment, dust control as required by state and local authorities

Division 32 – Exterior improvements

- New parking lot and all associated work
 - Concrete parking, sidewalks, curbs, gutters, and ADA ramps
- Landscaping
- Trash enclosure
- Fencing
- Flagpole

Division 33 – Utilities

- Water service line
- Sewer service line
- Fire service line
- Fire hydrants
- Street cut/repair to wet tap water line for fire service line

General Clarifications

- General Liability and Builder's Risk Insurance included
- Payment and Performance Bond included.
- All sales and use taxes are excluded
- Improvements to Oak street and Scott street are excluded
- Offsite utility improvements are excluded
- Chaffee County Building permit & plan review fees are excluded
- All other Development fees are excluded
- Infrastructure fees of any kind are excluded, to be paid by owner
 - Water tap and water rights fees
 - Gas service
 - Electrical service
 - Fiber, cable, phone service
 - Offsite infrastructure
- Testing and 3rd party inspections by owner
- Traffic study by owner
- Hazardous Materials study/report provided by owner
- ALTA survey and Geotechnical Study provided by owner
- Geothermal study and field design by owner
- Moving coordination or moving expenses by owner
- Night security services during construction are not included



- 1

TRAINING ROOM FOR 40-50 PEOPLE LOCATED NEAR THE FRONT OF THE BUILDING TO ALLOW FOR PUBLIC USE.
- 2

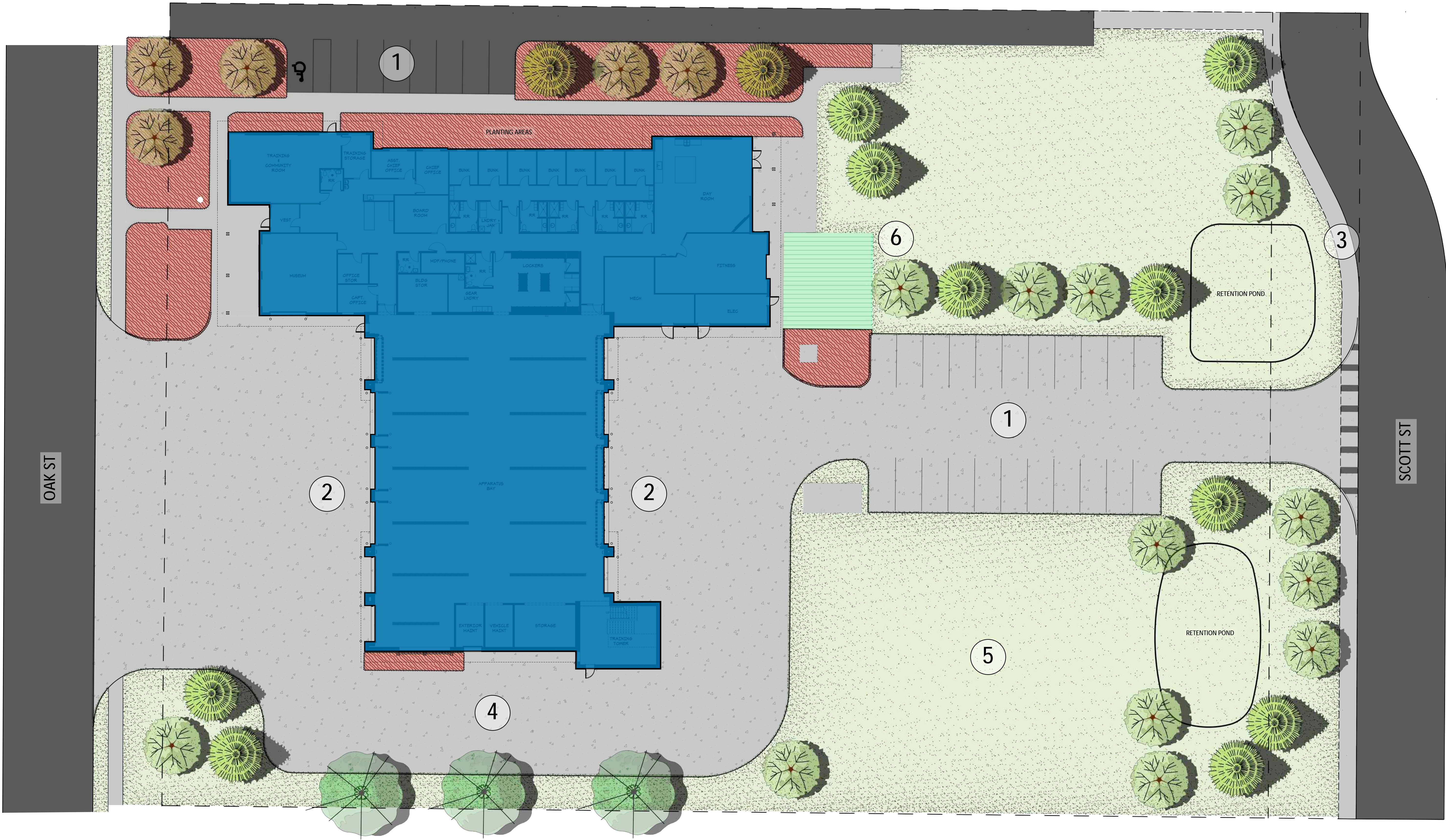
THE MUSEUM SPACE IS DESIGNED TO SHOWCASE SALIDA'S UNIQUE KISSEL AND OTHER MEMORABILIA.
- 3

PRIVATE BUNK ROOMS ALLOW THE FIREFIGHTERS BETTER REST AND RECOVERY. EACH BUNK ROOM CONTAINS 2 MURPHY BEDS. IN AN EMERGENCY SITUATION, UP TO 14 FIREFIGHTERS COULD BE HOUSED.
- 4

THE LOCKERS AND GEAR LAUNDRY AREA ACTS AS A TRANSITION ZONE TO PERFORM DECONTAMINATION PROTOCOL BEFORE ENTERING THE CLEAN LIVING SPACE. TWO PRIVATE CHANGING ROOMS PROVIDE CHANGING OPTIONS FOR EVERYONE.
- 5

THE APPARATUS BAY HOUSES VEHICLES AND OTHER EQUIPMENT. LARGE CLERESTORY WINDOWS BRING DAYLIGHT INTO THE SPACE REDUCING THE USE OF ELECTRICITY ALONG WITH HEALTH AND MORALE BENEFITS FOR THE FIREFIGHTERS. THE MECHANICAL SYSTEM IS DESIGNED TO REDUCE CARCINOGEN EXPOSURE TO THE FIREFIGHTERS FROM DIESEL EXHAUST.
- 6

THE HOSE TOWER SERVES MULTIPLE PURPOSES. FIRST, IT PROVIDES A PLACE TO CLEAN, DRY, AND MAINTAIN HOSES. IT ALSO FUNCTIONS AS A TRAINING AREA FOR FIREFIGHTERS TO TRAIN AND IMPROVE THEIR RESCUE AND FIREFIGHTING SKILLS. HAVING THESE TRAINING FACILITIES ONSITE WILL REDUCE THE NEED FOR FIRFIGHERS TO TRAVEL TO OTHER CITIES TO RECEIVE PROPER TRAINING.



- 1

SEPARATE PARKING PROVIDED FOR PUBLIC ACCESS AND FOR EMPLOYEES. SUFFICIENT PARKING PROVIDED FOR ONSITE TRAINING EVENTS WITH OTHER DEPARTMENTS.
- 2

THE APPARATUS BAY IS OREINTED TO TAKE ADVANTAGE OF SOLAR RADIATION TO AID IN CLEARING SNOW AND ICE FROM BLOCKING THE DOORS.
- 3

STAGE AND RAIL TRAIL TO BE IMPROVED ALONG WITH SCOTT STREET IMPROVMENTS AND CONNECTION.
- 4

SOUTH FACING DRIVE LANE PROVIDES ACCESS FOR RETURNING TRUCKS TO BOTH SIDES OF THE APPARATUS BAY. THE DRIVE LANE ALSO ACTS AS A STAGING AREA FOR TRAINING EXERCISES AT THE HOSE TOWER.
- 5

SITE FOR FUTURE LIVE FIRE TRAINING FACILITY.
- 6

VARIETY OF OUTDOOR SPACES FOR THE FIREFIGHTERS HEALTH AND WELLBEING.

DESCRIPTIVE DESIGN LANGUAGE FROM THE COLABORATIVE WORK SESSION

"TIMELESS"

"RESPECTFUL OF THE
NEIGHBORHOOD"

"BRICK, HIGH QUALITY,
LONG LASTING"

"SET THE TONE FOR
FUTURE DEVELOPMENT"

"APPROACHABLE"



OAK STREET FACADE

ACCENT MATERIAL
WOOD LOOK FIBER CEMENT PANELS.
PREFINISHED MATERIAL WITH
MINIMAL MAINTANENCE.

LARGE WINDOWS
SHOWCASE HISTORIC
KISSEL IN THE MUSEUM

SECONDARY MATERIAL
GRAY TONE BRICK OR STONE
VENEER. DURABLE MATERIAL
WITH MINIMAL MAINTENANCE

CLERESTORY WINDOWS
PROVIDE NATURAL LIGHT
IN THE APPARATUS BAY



LARGE SCALE STATION
NUMBER SIGNAGE

MAIN ENTRY

PRIMARY MATERIAL
RED TONE BRICK VENEER.
CLASSIC LOOK AND
MINIMAL MAINTENANCE

14' X 14' FOUR-FOLD
QUICK RESPONSE DOORS

TRAINING TOWER FACILITY
FOR FIREFIGHTERS TO LEARN
AND PRACTICE FIRE FIGHTING
AND RESCUE SKILLS.

CLERESTORY WINDOWS
PROVIDE NATURAL LIGHT
IN THE FITNESS ROOM

ACCENT MATERIAL
WOOD LOOK FIBER CEMENT PANELS.
PREFINISHED MATERIAL WITH
MINIMAL MAINTANENCE.

CLERESTORY WINDOWS
PROVIDE NATURAL LIGHT IN
THE ADMINISTRATION AREA



OVERHEAD DOOR
IN FITNESS ROOM

DAY ROOM PATIO

PRIMARY MATERIAL
RED TONE BRICK VENEER.
CLASSIC LOOK AND
MINIMAL MAINTANENCE.

BUNK ROOM WINDOWS

TOWER MATERIAL
GRAY TONE CMU VENEER.
DURABLE MATERIAL WITH
MINIMAL MAINTENANCE

SECONDARY MATERIAL
GRAY TONE BRICK OR STONE
VENEER. DURABLE MATERIAL
WITH MINIMAL MAINTENANCE

CLERESTORY WINDOWS
PROVIDE NATURAL LIGHT
IN THE APPARATUS BAY

SOLAR READY STANDING
SEAM METAL ROOF



TRAINING WINDOWS
FOR SIMULATED
RESCUE OPERATIONS

TRAINING BALCONIES FOR
SIMULATED RESCUE OPERATIONS

14' X 14' OVERHEAD DOORS

PRIMARY MATERIAL
RED TONE BRICK VENEER
CLASSIC LOOK AND
MINIMAL MAINTENANCE

	2022						2023												2024			
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
DESIGN																						
SCHEMATIC DESIGN July 2022 – November 2022																						
DESIGN DEVELOPMENT November 2022 – January 2023																						
PERMIT SUBMITTAL & REVIEW January 2023 – April 2023																						
PROCUREMENT OF LONG LEAD ITEMS November 2022 – February 2023																						
CONSTRUCTION March 2023 – April 2024																						
OWNER MOVE IN April 2024																						

DESCRIPTION	AMOUNT
General Requirements	\$925,060
Concrete	\$642,009
Masonry	\$1,643,285
Metals	\$1,062,375
Wood, Plastics, Composites	\$150,550
Architectural Woodwork	\$185,572
Thermal and Moisture Protection	\$1,144,830
Openings	\$764,750
Finishes	\$165,819
Framing and Drywall	\$854,947
Ceiling Finishes	\$52,570
Floor Finishes	\$177,514
Wall Finishes	\$184,033
Specialties	\$65,866
Furnishings	\$85,133
Fire Suppression	\$320,747
Plumbing	\$707,253
Heating, Venting, Air Conditioning (HVAC)	\$3,230,905
Electrical	\$1,592,689
Earthwork	\$181,515
Exterior Improvements	\$879,158
Utilities	\$333,418
Total	\$15,350,000