

# Programmatic Needs Assessment

Fire Dep. Building Study

Town of Wolfeboro, NH

LAVALLEE BRENSINGER ARCHITECTS

LBA Project no. 17-083-00

Updated Fire Dep. Program  
08/01/2020

FD Space Program mark-up 9/15/2020

## Executive Summary

LAVALLEE BRENSINGER ARCHITECTS

Space Designation		Space Need				Notes
No.	Function	Reference	2020 (current need)	2025	2035	
<b>COMMON SPACES</b>						
C-1	Common Spaces	2,594	2,054	2,054	2,054	
	<b>COMMON TOTAL</b>	<b>2,594</b>	<b>2,054</b>	<b>2,054</b>	<b>2,054</b>	
<b>FIRE DEPARTMENT</b>						
F-1	Fire Administration	1,550	1,356	1,356	1,356	
F-2	Fire Station	12,883	13,132	13,211	13,340	
F-3	FD Departmental Support	1,488	1,206	1,206	1,206	
	<b>FIRE TOTAL</b>	<b>15,922</b>	<b>15,694</b>	<b>15,773</b>	<b>15,902</b>	
<b>BUILDING SUPPORT</b>						
S-1	Facility Support	1,982	1,699	1,699	1,699	
	<b>BUILDING SUPPORT TOTAL</b>	<b>1,982</b>	<b>1,699</b>	<b>1,699</b>	<b>1,699</b>	
	<b>TOTAL ALL PROGRAMS</b>	<b>20,498</b>	<b>19,447</b>	<b>19,526</b>	<b>19,656</b>	

this can be reduced by approx. 4,000 GSF - please see our comments on pages below. Program would be reduced to approx. 15,650 GSF

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### Executive Summary cont'd - Parking

Parking Requirements				
	STAFF	VISITOR	FD VEHICLES	TOTAL
Fire Department	8	0	5	13
Public - EOC	0	10	0	10
<b>TOTAL PARKING NEED</b>	<b>8</b>	<b>10</b>	<b>5</b>	<b>23</b>

Notes

Does not include parking spaces for off-duty & part time personnel for fire calls.

Includes 2 ADA spaces

#### Please Note:

At the request of LBA, Underwood Engineers contacted NHDOT District 3 and spoke with the assistant district engineer regarding a wider curb cut at the existing PSB that would allow emergency vehicles to pull out directly from the equipment bays unto the street.

- Underwood informed NHDOT the driveway curb cut may be approximately 80' wide depending on the number of bays – plan currently indicates 5 bays at 18 feet wide each for a total of 90 feet.
- NHDOT stated that up to 50' is pretty standard, anything more would need review/approval by the District Engineer
- NHDOT stated that there may be potential to allow an 80' wide curb cut (would need to be confirmed)
- If the Town wishes to pursue this approach the assistant district engineer encouraged submitting a plan for review and comment. If the Wolfeboro Fire Department feels strongly the LBA team could submit a concept sketch and obtain more detailed comments from NHDOT.

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## C-1 Common Spaces

LAVALLEE | BRENSINGER ARCHITECTS

Space Designation		Space Need		
No.	Function	2020 (current need)	2025	2035
<b>C-1 Common Spaces</b>				
C-1.1	Entry/Vestibule	80	80	80
C-1.2	Public Lobby	225	225	225
C-1.3	Public Restrooms @ 64 sf each	128	128	128
C-1.4	Administrative Assistant/Receptionist	64	64	64
C-1.6	EOC/Training/Commissioners Briefing Room	875	875	875
C-1.7	EOC Storage	100	100	100
C-1.8	EOC Kitchenette	40	40	40
C-1.9	Exercise Equipment Alcove	200	200	200
SUBTOTAL		1,712	1,712	1,712
Efficiency Factor 20%		342	342	342
<b>TOTAL C-1</b>		<b>2,054</b>	<b>2,054</b>	<b>2,054</b>

Notes

the Lobby can be reduced to 12 x 15 which results in 180 SF Lobby saving 54 GSF including the 20% multiplier

seating for 4 people  
one with direct access to EOC

Position tied to lobby / entry - carried over from combined facility. We recommend it be removed. Please advise.

35 occupants. Tech for Common Operating Picture (COP) during emergencies. Could be reduced to 25-30 if needed. Includes Law Library  
Chairs/tables storage

can be reduced to 600 SF which would save approx. 240 GSF including the 20% multiplier

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## F-1 Fire Administration

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Space Designation			Space Need			Notes
No.	Function		2020 (current need)	2025	2035	
<b>F-1</b>	<b>Fire Administration</b>					
F-1.1	Administrative Assistant to the Chief		90	90	90	
F-1.2	Fire Chief's Office		180	180	180	
F-1.3	Deputy Fire Chief's Office	1	120	120	120	
F-1.4	Small Meeting Room		120	120	120	include reference library
F-1.5	Fire Prevention/Plans Review/Investigator		100	100	100	
F-1.6	Lieutenant/EMT offices @ 100 sf each	3	100	100	100	
F-1.8	Files Storage Room		150	150	150	12x12 existing; similar area at substation, would need to be bigger if substation comes offline. Offsite possible
F-1.9	Lieutenant's Bunk Rooms - open space + restroom/shower		90	90	90	for one bunk room; shared by 3-4 lts.
F-1.10	Storage Closets @ 20 sf each	4	80	80	80	
F-1.11	Backup Dispatch		100	100	100	
C-1.4	Administrative Assistant/Receptionist		-	-	-	See Common C-1
C-1.6	Command Staff Conference Room		-	-	-	See Common C-1 - EOC will serve as the Command Conf. room
	SUBTOTAL		1,130	1,130	1,130	
	Efficiency Factor 20%		226	226	226	
	<b>TOTAL F-1</b>		<b>1,356</b>	<b>1,356</b>	<b>1,356</b>	

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Space ID Name

**F-2 Fire Station**

Program Area

LAVALLEE BRENSINGER ARCHITECTS

Space Designation			Space Need		
No.	Function		2020 (current need)	2025	2035
<b>F-2</b>	<b>Fire Station</b>				
F-2.1	Individual Bunk Rooms @ 90 sf each	4	360	360	360
F-2.2	Toilet/Shower Rooms @ 120 sf each	2	240	240	240
F-2.3	Quartermaster Supply Storage		300	300	300
F-2.4	Call Firefighter Lockers	9,15	99	165	165
F-2.5	Day Room		260	260	260
F-2.6	Firefighter/EMT Shared Duty Office @36 sf each	3,6	108	108	216
F-2.7	Kitchen		140	140	140
F-2.8	Pantry Storage Room		60	60	60
F-2.9	Dining Area		160	160	160
F-2.10	Apparatus Bays @ 18'x80' (double-length)	6	8,640	8,640	8,640
F-2.11	Bunker Gear Storage @ 24 sf each	24	576	576	576
C-1.10	Exercise Equipment Alcove		-	-	-
SUBTOTAL			10,943	11,009	11,117
Efficiency Factor 20%			2,189	2,202	2,223
<b>TOTAL F-2</b>			<b>13,132</b>	<b>13,211</b>	<b>13,340</b>

Notes

Includes ambulance equipment storage

includes backup radio & communications system

growth accounts for potential future ambulance services

commercial equipment

up to 6 people

Existing bays: 70'x15' (1,050 sf)

see Common C-1

reducing to 4 bays will reduce the program by approx. 3,500 GSF including the 20% multiplier

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## F-3 FD Departmental Support

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Space Designation		Space Need			Notes
No.	Function	2020 (current need)	2025	2035	
<b>F-3</b>	<b>FD Departmental Support</b>				
F-3.1	Extractor/Drying Room	140	140	140	
F-3.2	Air Compressor Room	80	80	80	currently in open area; enclosed OK. Include spare cylinders storage
F-3.3	Tool Storage/Equipment Work Room	200	200	200	existing =21x16. Includes FD equipment maintenance
F-3.4	Air Cascade Equipment Room	140	140	140	
F-3.5	Decontamination	120	120	120	
F-3.6	Hose Drying/Training Tower	225	225	225	15x15 footprint, +/-40' high
F-3.7	Laundry	100	100	100	
	SUBTOTAL	1,005	1,005	1,005	
	Efficiency Factor 20%	201	201	201	
	<b>TOTAL F-3</b>	<b>1,206</b>	<b>1,206</b>	<b>1,206</b>	

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Space ID Name

## S-1 Facility Support

Program Area

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Space Designation			Space Need			Notes
No.	Function		2020 (current need)	2025	2035	
<b>S-1</b>	<b>Facility Support</b>					
1-1.1	Trash/Recycling Storage		80	80	80	
1-1.2	Custodial Closet	1	60	60	60	
1-1.3	Mechanical Room	1	240	240	240	
1-1.4	Electrical Rooms @ 100 sf each	1	100	100	100	
1-1.5	Stair Towers @ 200 sf each	2	400	400	400	
1-1.6	Telephone		80	80	80	
1-1.7	IT Server Room		150	150	150	
1-1.8	IT Storage		50	50	50	
1-1.9	Telephone/Fiber Room		80	80	80	
1-1.10	IT/IDF Closets @ 32 sf each	1	32	32	32	
1-1.11	Elevator Machine Room		80	80	80	
1-1.12	Elevator		64	64	64	
	SUBTOTAL		1,416	1,416	1,416	
	Efficiency Factor 20%		283	283	283	
	<b>TOTAL S-1</b>		<b>1,699</b>	<b>1,699</b>	<b>1,699</b>	