



# PACHECO ROSS ARCHITECTS, P.C.

## EMERGENCY RESPONSE FACILITIES

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### William Paul Faist Ambulance Corps

#### CDRC Narrative

Meeting Date 11/13/12

**Evaluation:** The Ambulance Corps needs a new facility. Their current facility is too small, does not meet current codes, experiences' flooding due to poor storm drainage and is unsafe due to cramped apparatus bays.

The Corps has retained Pacheco Ross Architects, P.C. (PRA) to evaluate the existing 1998-1999 vintage two story, wood frame house and its site adjacent the existing ambulance facility. The property is Lot #1 of Red Schoolhouse Road Associates subdivision located due south of the ambulance facility on Red Schoolhouse Road. Our review was to examine basic layout, site, structure and systems to determine its capacity to serve as a portion of a new or renovated ambulance facility. In addition, PRA studied the possibility of combining the two sites (house and Faist) for new construction on one or both sites and whether the land will support such construction.

In order to determine the Corps needs, response, operations and growth potential, PRA utilized the project Program to define these criteria. Based on the information gathered in the Program during a 4/28/12 meeting with the Building Committee, we generated a Space Analysis that predicts a probable building size of 9,300 – 10,000 sq. ft. The Program and Space Analysis are used together to help us design a building that meets the Corps' needs. They also are used to evaluate the existing structure's and parcel's ability to accommodate a new ambulance station. The existing Corps facility is 2,400 sq. ft. and the two story house (excluding basement) is 2,777 sq. ft. which clearly do not fulfill the requirements of the Program. In addition, membership has more than doubled since the original building was built and the Corps has added a third ambulance to its fleet.

PRA concluded that the frame house while in good structural condition, does not lend itself to meeting criteria for an "essential services facility" and would not stand up to the rigors of renovation to bring it up to current codes and commercial construction standards. The existing ambulance building is of no value and should be demolished. It is single wythe masonry with little or no insulation, sits in a position on the site that does lend itself to be added on and has outdated systems and infrastructure that are not cost-effective to replace. It is our professional recommendation to combine both sites through a subdivision amendment and utilize the best of both sites in pursuing a new, larger ambulance facility that meets the program.

**Proposed New Facility:** PRA proposes a 3-bay new structure with response support spaces, basic living quarters, administration and training classroom. The apparatus will access Red Schoolhouse road from a new drive. The existing drive to the house will be preserved for access to the general parking lot. The proposed facility is one story, approximately 10,000 sq. ft. building utilizing sloped roofs, brick base with siding above. Residential style doors and windows, eave detailing and other materials will be utilized to give the facility a residential feel. The site sits lower than adjacent homes thereby providing a natural sound and visual barrier.

The facility is sited so the entire project can be constructed while the Corps uses its existing facility during house demolition and new construction. The existing ambulance facility will be demolished after move-in and used for staff parking and landscaping. The bays are placed as far from adjacent residential lots to the side and rear as possible. The public parking and non-bay portions of the building are used to buffer the residential neighbors.

For your review we include a concept site plan, floor plan, elevations and 3-dimensional views. Materials and possible colors are shown as part of the concept design, although these are subject to Corps approval.