

Programmatic Needs Assessment

Public Safety Building Study

Town of Exeter NH

FINAL

**Executive Summary
Central FD Station**

Space Designation		Space Need			
No.	Function	Reference	2021 (current need)	2030	2040
COMMON/SUPPORT SPACES					
C-1	Common/Support Spaces	2,869	2,993	2,993	2,993
	COMMON/SHARED TOTAL	2,869	2,993	2,993	2,993
FIRE DEPARTMENT					
F-1	Fire Administration	2,093	2,975	3,640	3,880
F-2	Fire Station	11,244	11,308	11,308	11,308
F-3	FD Departmental Support	1,938	2,155	2,155	2,155
	FIRE TOTAL	15,274	16,438	17,103	17,343
BUILDING SUPPORT					
S-1	Facility Support	1,825	1,943	1,943	1,943
	BUILDING SUPPORT TOTAL	1,825	1,943	1,943	1,943
	TOTAL ALL PROGRAMS	19,968	21,373	22,038	22,278

Notes

Efficiency Factor **25%**

% Increase from Existing Building GSF

13,437

149%

159%

164%

166%

Existing Building approximately 13,437 GSF

Level 1= 7050+/- SF Gross

Level 2= 5100+/- SF Gross

FD Substation Outline Program - Optional	Refer to the FD Substation Program - Attached
Apparatus Bays	
Ready Room	
FD Equipment	
Living Quarters	

Executive Summary cont'd - Parking

Vehicle Parking Requirements				
	STAFF PERSONAL	VISITORS	ADMIN STAFF	TOTAL
Fire Department Staff	16	0	6	22
Public	0	2	0	2
TOTAL PARKING NEED	16	2	6	24

Notes
Secured Parking controlled by gate/fence

FD Equipment List				
TYPE	NUMBER		SIZE (LxWxH)	TYPE
Class A Engine	3		33x9x10	Enclosed
Rescue Engine	1		33x9x10	Enclosed
109 Aerial Ladder	1		42x9x12	Enclosed
ALS Ambulances	3		23x9x9	Enclosed
Brush Truck	1		22x7x9	Enclosed
16' Boat Trailer	1		18x7x4	Enclosed
Staff Vehicles	4		size varies	Enclosed
Support Vehicles	1		22x7x9	Enclosed
Response Trailer	2		24x8x8	Enclosed
Light Tower Trailer	1		12x6x5	Enclosed
49' Aerial Lift	1		24x9x8	Enclosed
Museum - 1893 Steam Engine	1			Enclosed

single loaded Bay
single loaded Bay
single loaded Bay
Locate in smaller Ambulance Bays
Assigned to the Division Chief
Currently located outdoors
Currently located outdoors
Currently located outdoors
Currently located outdoors
Currently located outdoors
Locate in a display area adjacent to Lobby

BAYS #
3
1
1
3
1
1
1

Main FD Station - (5) 18 x 50 Large Apparatus drive-thru Bays, (2) Ambulance/EMS double loaded bays @ 14 x 50 or (4 vehicles) bays at 14 x 50
Main Station in case of a Substation is built the Main Station Bays are revised to: 4 bays at 18 x 50, 2 bays at 14 x 50 for EMS/Ambulances
Substation Bays - (1) 18 x 50 Large Apparatus Bays, (1) 14 x 50 EMS/Ambulance Vehicle Bay double loaded (can be (2) single bays at 14 x 30)

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Space ID Name

Program Area

C-1 Common/Support Spaces
Central Station

LAVALLEE BRENSINGER ARCHITECTS

Space Designation		Space Need				Notes	
No.	Function	Reference	2021 (current need)	2030	2040		
C-1 Common/Support Spaces							
C-1.1	Entry Vestibule - ADA Accessible	1	80	80	80	80	8x10 ADA Accessible
C-1.2	Public Lobby	1	165	200	200	200	Provide CCTV camera, door bell, and intercom to Admin. & Shift Supervisor
	1893 Historic Steam Engineer Display & FD Memorabilia		300	380	380	380	Located directly visible and accessible from Lobby
C-1.3	Public Unisex Restroom ADA	1	60	60	60	60	ADA Accessible adjacent to the Lobby
C-1.4	Small Meeting Room for Fire Plan Review	0	-	-	-	-	Will utilize the F-.15 Command Conference Room
C-1.5	EOC / Training Room	1	1,000	1,000	1,000	1,000	Accommodate 36 to 40 FD Staff @ 25 NSF/PP approx. 25 x 40
C-1.5.1	EOC Storage	1	50	50	50	50	Accessible from EOC
C-1.5.2	EOC Kitchenette	1	60	60	60	60	Accessible from EOC
C-1.5.3	EOC Single User Toilet Room	1	60	60	60	60	Accessible from EOC
C-1.7	Back-Up Radio/Back-up Dispatch	1	120	120	120	120	Adjacent to EOC
C-1.8	Gym/Fitness Room	1	400	384	384	384	16 x 24 Space - adjacent to Living Quarters
C-1.8	EMA Briefing Room	0	-	-	-	-	Utilize the EOC/Training Room for this purpose
	SUBTOTAL		2,295	2,394	2,394	2,394	
	Efficiency Factor 25%		574	599	599	599	
	TOTAL C-1		2,869	2,993	2,993	2,993	

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LAVALLEE|BRENSINGER ARCHITECTS

LBA Project no. 21-081-00

FD PROGRAM

11/23/2021

F-1 Fire Administration

LAVALLEE|BRENSINGER ARCHITECTS

Central Station

Space Designation			Space Need				Notes
No.	Function	Reference	2021 (current need)	2030	2040		
F-1	Fire Administration						
F-1.1	Chief's Office	1	200	240	240	240	Private Office 12 x 20 - includes a small conference table area
F-1.2	Assistant Fire Chief	1	180	216	216	216	Private Office - 12 x 18 per office
F-1.3	Deputy Fire Chief	2	384	384	384	384	Private Office - 12 x 16 per office (2)
F-1.5	Office Manager - shared private office by 2	1	150	192	192	192	Private office shared by 2 staff 12 x 16
F-1.5.1	Office Clerk Work Area	2	100	100	200	200	Open Work Area 10 x 10 per Clerk
F-1.6	Captains Office	1	140	144	144	144	Private Office 12 x 12 - Adjacent to Ready Room / Apparatus Bays
F-1.7	Lieutenant Office	1	120	144	144	144	Private Office 12 x 12 - Adjacent to Ready Room / Apparatus Bays
F-1.8	Health Officer	1	120	192	192	384	Private Office 12 x 16
F-1.9	Fire Inspector / Plan Review	3	140	0	432	432	Private Office 12 x 12 - 3 office in 2030 and 2040
F-1.10	Admin. Suite Break Room	1	140	168	168	168	12 x 14 Kitchenette w/ sink, microwave, and fridge
F-1.11	Office Supply Storage / Copy Room	1	80	100	100	100	10 x 10 including copier, printer, office supplies
F-1.12	FD Records Storage	1	200	240	240	240	12 x 20 - On Site Lockable
F-1.13	ADA Restroom for Admin. Suite	2	0	60	60	60	In Admin. Suite
F-1.14	Command Conference Room	1	160	200	200	200	
F-1.15	Ready Room / Watch Station	1	0	0	0	0	Refer to F2.4
	SUBTOTAL		1,674	2,380	2,912	3,104	
	Efficiency Factor 25%		419	595	728	776	
	TOTAL F-1		2,093	2,975	3,640	3,880	

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F-3 FD Departmental Support
Central Station

Space Designation			Space Need				Notes
No.	Function	Reference	2021 (current need)	2030	2040		
F-3	FD Departmental Support						
F-3.1	Decon/Extractor/Drying Room (PPE Washer/Extractor/Dryer)	1	200	150	150	150	Adjacent to Equipment Bays (includes PPE washer/extractor & PPE Dryer)
F-3.2	Air Compressor Room	1	120	144	144	144	Adjacent to Apparatus Bays
F-3.3	Tool Storage/FD Equipment Storage	1	220	380	380	380	24 x 16 - Adjacent to Apparatus Bays
F-3.4	Flammable Liquids Storage	1	50	50	50	50	Adjacent to Equipment Bays - Metal Storage Cabinet with Ventilation
F-3.5	EMS Supplies - Lockable	1	200	240	240	240	20 x 12 Adjacent to bays, bulk supply & drug storage w/ counter & front office
F-3.6	NOT USED	0					
F-3.7	FD Ready Room / Radio Room - up to 7 FD sta	1	0	0	0	0	Refer to F. -2.1.4
F-3.8	Cascade Room	1	100	100	100	100	Adjacent to Apparatus Bays
F-3.9	FD Gear Storage	1	200	200	200	200	Lockable room for new un-issued FD gear.
F-3.10	FD Equipment Storage / Misc. Storage	1	100	100	100	100	Lockable Room - 10x10
F-3.11	Turn Out / Bunker Gear - 36 to 40 FD Staff	1	360	360	360	360	Adjacent to Apparatus Bays 9 SF per/Staff Gear on rolling storage racks
	SUBTOTAL		1,550	1,724	1,724	1,724	
	Efficiency Factor 25%		388	431	431	431	
	TOTAL F-3		1,938	2,155	2,155	2,155	

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Space ID Name

S-1 Facility Support
Central Station

Program Area

LAVALLEE BRENSINGER ARCHITECTS

Space Designation		Space Need			
No.	Function	Reference	2021 (current need)	2030	2040
S-1	Facility Support				
1-1.1	Trash/Recycling Storage	80	80	80	80
1-1.2	Custodial Closets/Housekeeping Supplies @ 60 sf each per floor	2	120	120	120
1-1.2.1	General Maintenance Supplies - Central	1	100	100	100
1-1.3	Mechanical / Utility Room	1	200	300	300
1-1.4	Electrical Room	1	100	100	100
1-1.5	Stair Towers @ 200 sf each	2	400	400	400
1-1.6	Telephone/Low Voltage/Central FD IT Fiber	1	120	150	150
1-1.7	Telephone/Fiber Room		0	0	0
1-1.8	IT/IDF Closets @ 32 sf each floor	2	100	64	64
1-1.9	Elevator Machine Room	1	80	80	80
1-1.10	Elevator @ 80 SF/Floor	2	160	160	160
	SUBTOTAL		1,460	1,554	1,554
	Efficiency Factor 25%		365	389	389
	TOTAL	S-1	1,825	1,943	1,943

Notes

Adjacent to FD "back door" and Dumpster Enclosure
 60 SF each with mop sink
 Lockable Room
 May be reduced depending on the mechanical systems - Exterior Back Up Generator in secure enclosure
 Adjacent to the Mechanical Room
 2 Stair Towers
 Special cooling
 Included in S1-1.6
 Lockable Room
 Adjacent to the first level of the elevator shaft
 ADA accessible 2 stop elevator

Fire Sub-Station Space Program

Updated by LBA 11-23-2021

Description of space/program	Current Space	Proposed Space NSF	Recommended number and/or size (refer to comments/adds in red below)
Apparatus Bays	0	(1) 18 x 50 900 SF (1) 14 x 50 700 SF	2 bays, 50' long and 18' and 14' wide Per Chief W.: (1) Large apparatus bay @ 18 x 50 (1) Smaller EMS bay @ 14 x 50 – can be 2 smaller single bays @ 14 x 30 double loaded
Apparatus Doors	0		1 doors will need to be 14' tall x 12' wide at Large Apparatus. 1 door 12 tall x 12 wide at EMS/Small Apparatus
Assigned Gear & Equipment (Bunker)	0	200	Room adjacent to apparatus floor that will accommodate 16 16" wide x 7' tall lockers. 12 x 16
Secure storage for EMS supplies	0	100	Secure room for EMS supplies and controlled substances 10 x 10
Laundry/Gear Cleaning	0	100	Space for general laundry and turnout gear cleaning/drying and inspection 10 x 10
General Equipment Storage	0	150	Storage space for general fire service equipment, and a bench for tool & equipment repairs. IMO – a minimum of 12' x 12'
Male and Female restroom	0	240	Unisex male/female restroom adjacent to apparatus floor with large shower for gross decontamination after fire/hazmat incidents 2 at 120/each 10 x 12 – 240
Bunk Rooms <i>(includes a swing office/bunk room)</i>	0	600	4/5 bunkrooms, with one (1) serving as the supervisor's office and bunkroom. 10 x 12 each - 5 total
Training/Meeting/Conference Room	0	250	Room appropriate for training/meeting/conferences. Must accommodate 8-10 people. 10 x 25 SF each – 250
Kitchen/Dining	0	288	Kitchen should utilize commercial kitchen equipment to support shifts of 3 to 5. Dining for 4 to 6 Kitchen 10 x 12 - 120 Dining 12 x 14 - 168
Laundry/Pantry	0	200	Landry/Pantry must accommodate food and provision storage for 12-16 members (4 shifts of 3 to 4), and laundry (washer/dryer) for uniforms and bed linen. Pantry – 80 SF Laundry – 100 SF
Gym	0	225	Provide adequate space for gym and exercise equipment for shifts of 3 to 5 members. 15 x 15 – 225 SF Can be shared with PD if possible

Crew Day Room/Study Area	0	200	Space adequate to allow 3 to 5 shift members to relax/rest and or study 5 x 40 SF/each – 200 SF
Male and Female restrooms (Adjacent to the Living Quarters)	0	324	Male and Female restroom/shower space to accommodate shifts of 3 to 5. Male & Female space should be balanced to prepare for a greater female presence in the fire station. Please confirm that these restroom/showers are adjacent to Bunk Rooms Male – 12 x 15 – 180 SF Female – 12 x 12 – 144 SF
Storage (Adjacent to the Living Quarters)	0	100	Storage/closet space for linen, cleaning supplies and janitorial supplies. 10 x 10 – 100 SF
Secure Parking	0	NA	Provide secure parking for 3 to 5 daily staff parking, and a few additional spaces for visiting administrative personnel and employees returning for emergency recall. Total Parking Spaces – 8 spaces
SUBTOTAL Net Square Footage		4,677	
Grossing Multiplier at 25%		1,170	
TOTAL GSF		5,847	