

# Scio Township Fire Station 2

---

## Board of Trustees Presentation

*August 29th, 2023*



# Project Program Mission Statement and Goals

---



**Scio Township**

August 29th, 2023

**Fire Station #2**

Scio Township, MI

# Project Program Mission Statement

Provide an efficient Fire Station to serve the Community with minimal impact to the environment.

## Project Goals and Objectives

1. Design and build a new Fire Station that supports and promotes the health, safety and well-being of the firefighters and staff.
2. Apply Sustainable Techniques to achieve a Zero Net Carbon Emissions (ZNCB) project.
3. Construct a safe and secure building to protect the Community and provide aid.
4. Utilize advanced and enhanced technologies to optimize operations.
5. Administer public funds with focus on value driven solutions.



	Space	Qty.	New Area (SqFt)	Total Room Area	UFC Recomm. (SqFt)	Remarks
<b>Apparatus Bay &amp; Support Areas</b>						
Project Scope	Apparatus Bays	1	4420	4420	4420	Pull through, 3 bays, double loaded
	EMS Storage Closet	1	25	25	40	Closet directly accessible from app bay (need full latch swing door)
	Tool Bench (Alcove)	1	25	25		
	Hose Rack Storage (Alcove)	1	40	40		Directly off App Bay 12-15 rolled hoses on rack & 6-8 cylinders on racks (maybe combined with Wash Equipment)
	Wash Equipment	1	40	40		include oversize mop sink & storage space for soaps & rags
	PPE Laundry Room	1	120	120		Include extractor and domestic washer and dryer.
	Decontamination Room	1	150	150	150	Adjacent to apparatus bay. To include shower and unisex restroom within, eyewash
	Restroom	1	49	49		
	Shower Room	1	25	25		
	PPE Locker Room / Dryroom	1	400	400		35 PPE lockers 20" x 20" with dehumidifier
<b>Apparatus Bay and Support Areas Subtotal</b>				<b>5294</b>	<b>4610</b>	

<b>Administration, Training &amp; Public Spaces</b>						
Project Scope	Vestibule	1	49	49		
	Lobby	1	200	200		
	Front Desk	1	100	100		8x8 worksurface with public service counter (no glass) Sight lines to entire admin suite
	Public Restrooms	2	49	98		
	Chief Office	1	150	150		Including closet
	Fire Provention Office	1	150	150		Two desks, two closets
	Training Office	1	100	100		include closet
	Open Office	1	100	100		
	Work Room / Coffee Station	1	48	48		Centrally located, open circulation including printer, office supplies, sink, UC Ref & Coffee Maker
	Conference Room	1	240	240		TV with direct connect.
	Admin Restroom	1	49	49		
	IT Room	1	48	48		Main building IT Room
	Training / Multi-Purpose Room	1	1500	1500		50 Occupant Load (Verify 50 chairs or table and chairs) Include cabinets/counter space, sink, UC Ref, UC Ice
	Training / Multi-Purpose Room Storage	1	80	80		Adequate storage of tables and chairs
	Training / Multi-Purpose Room IT Closet	1	100	100		To be adjacent to training room. (Can be combined with central IT Room)
Training / Multi-Purpose Room Restroom	1		0		To include shower (maybe combined with public restrooms)	
Administrative Storage	1	100	100	80		
<b>Administration, Training and Public Space Subtotal</b>				<b>3112</b>	<b>80</b>	



Operations						
Proj. Scope	LT Office	1	100	100		Desk with two chairs
	Report Writing Office	1	100	100		2 computer spaces and printer. Adjacent to Dayroom
		1				
		1				
<b>Apparatus Bay and Support Areas Subtotal</b>				<b>200</b>	<b>0</b>	

Living Area (Crew Quarters)						
Project Scope	Dayroom	1	1400	1400	1440	Access to outdoor patio space. UFC sized for 12 people (shift change).
	Kitchen	1				3 Full refrigerators/freezers, 6-top stove, microwave, dishwahser, sink, coffee maker, 11ft dining table
	Domestic Laundry Room	1		0	360	Side-by-side washer & dryer with counter on top, included in Locker Room
	Patio Space	1		0		Accessible from new dayroom, loose equipment
	Private Dormitories	7	81	567	648	1 person per dormitory. Space for extra-long twin bed, small chair, (3) linen lockers per dorm
	Future Dormitories	3	81	243		individual dorm rooms (not furnished)
	Locker Room	1	800	800		(35) 2x2 personal lockers
	Restrooms w Shower	4	60	240		include bench and hooks for bags
Fitness Room	1	720	720	720	500 sf as minimum. Types of equipment to include? UFC sized for 12 people (shift change).	
<b>Living Area Subtotal</b>				<b>3970</b>	<b>1728</b>	

Building Support Spaces						
Project Scope	Janitor's Closet	1	49	49		Sink, mop sink, supplies storage.
	IT Closet	1			60	Included in Admin Area
	Mechanical / Electrical Room	1	150	150		
	Electrical Closet	1	100	100		
	Storage Room	1	100	100		Centrally located between Living & Admin.
	Mezzanine within roofline	1				Maybe - If roofline allows
	Generator/Transformer Space (Exterior)	1				
	Visiting Apparatus Area (Exterior)	1				
<b>Building Support Spaces Subtotal</b>				<b>399</b>	<b>60</b>	

<b>TOTAL USABLE AREA</b>	<b>12,975</b>
Circulation & Wall thickness percentage	25%
<b>Gross Floor Area (Including Circulation)</b>	<b>16,219</b>



# Survey

---

**Scio Township**

August 29th, 2023

**Fire Station #2**

Scio Township, MI



PARTNERS

The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS in Architecture, PLC, 65 Market Street, Mount Clemens, MI, 48043 (P 586.469.3600). This set of drawings, in whole or in part, may not be reproduced without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law, all rights reserved.



TO SCIO TOWNSHIP AND ABSOLUTE TITLE, INC.:  
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED  
THE LAND ABOVE PLATTED AND/OR DESCRIBED ON  
OCTOBER 21, 2021, AND THAT THE RATIO OF CLOSURE  
ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH  
SURVEY WAS 1:5000, AND THAT ALL OF THE  
REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE  
BEEN COMPLIED WITH.



**NOTE:**

BEARINGS BASED ON MICHIGAN  
STATE PLANE COORDINATES,  
SOUTH ZONE, NAD '83

**EXCLUSION A (REMAINDER OF PARENT TRACT):**

A part of the Northeast 1/4 of Section 35, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, described as: BEGINNING at the Northeast Corner of said Section 35; thence along the East line of said Section and the Centerline of Wagner Road South 01°03'51" East 404.72 feet; thence South 87°32'57" West 569.89 feet; thence North 02°27'03" West 112.39 feet; thence South 87°32'57" West 620.32 feet; thence North 02°27'03" West 292.21 feet to a point on the North line of said Section 35; thence along said North line North 87°32'57" East 1200.00 feet to the POINT OF BEGINNING, containing 9.500 acres of land, more or less.

CLIENT: SCIO TOWNSHIP

**BOUNDARY SURVEY**

CONSERVATION EASEMENT  
IN THE E 1/2 OF  
SECTION 35, T2S, R5E  
SCIO TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

**LEGEND:**

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- FCM FOUND MONUMENT
- S SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

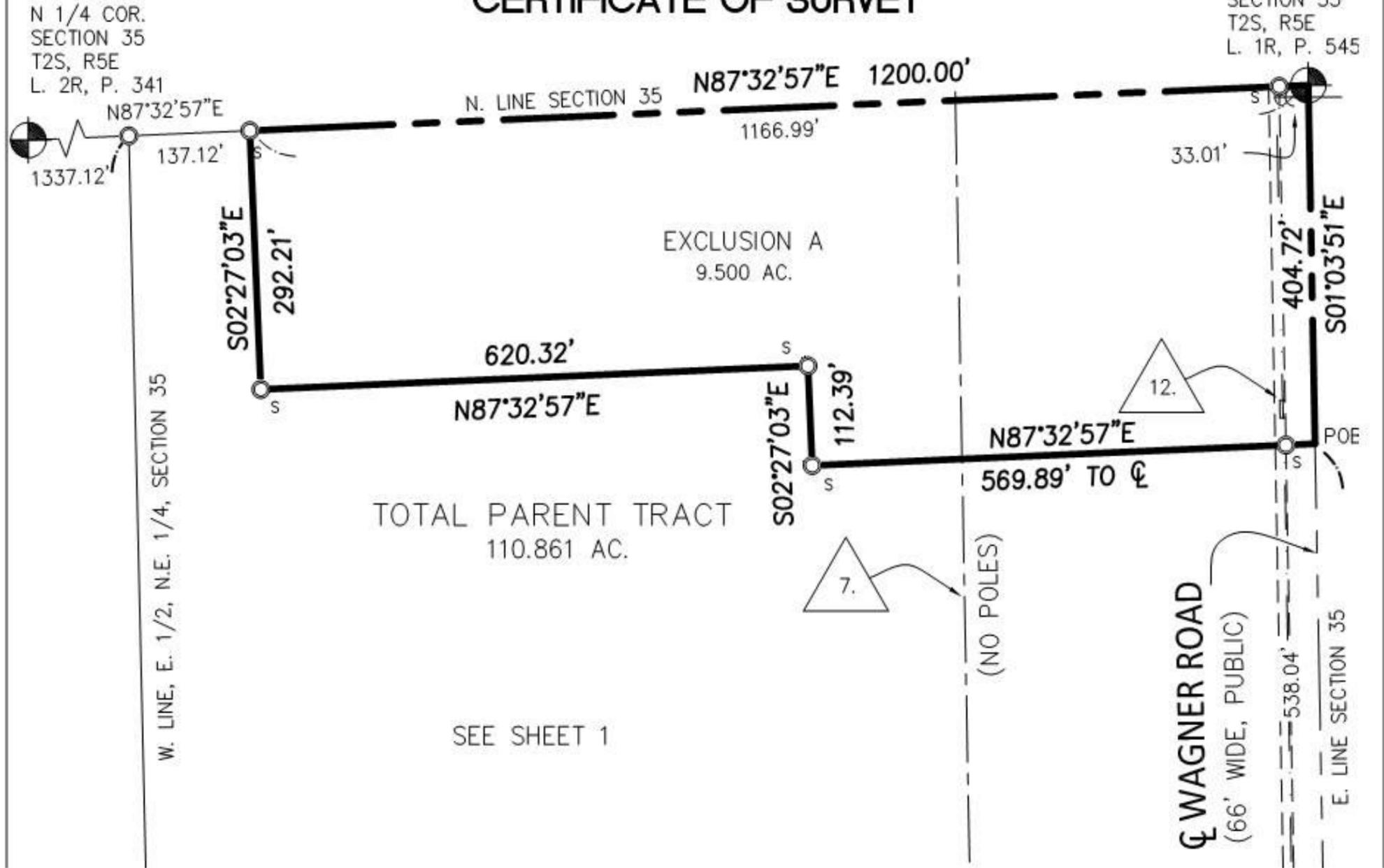
JOB NO.: 14321 DATE: 10-21-2021

FLD. BOOK: 21-1 REVISED: 10-26-2021

SHEET 3 OF 5 BY: KJG

SCALE: 1" = 200'

# CERTIFICATE OF SURVEY



# Site Plan

---



**Scio Township**

August 29th, 2023

**Fire Station #2**

Scio Township, MI



**Scio Township**  
August 29th, 2023

Site Plan Concept

**Fire Station #2**  
Scio Township, MI



**Scio Township**  
August 29th, 2023

Site Plan Concept

**Fire Station #2**  
Scio Township, MI

# Building Plan

---

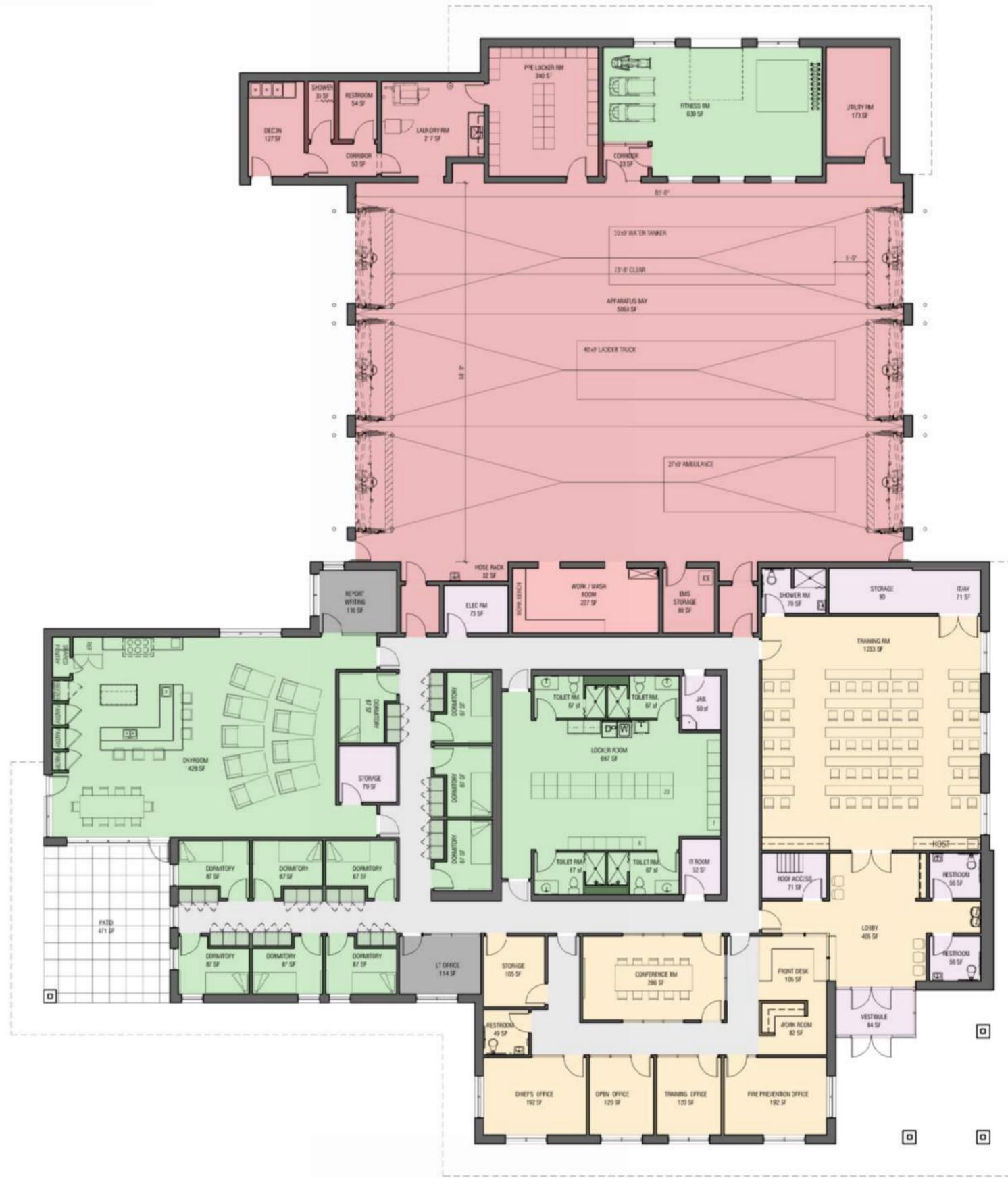


**Scio Township**

August 29th, 2023

**Fire Station #2**

Scio Township, MI



- Apparatus Bay & Support Areas
- Administration, Training & Public Spaces
- Living Area (Crew Quarters)
- Operations
- Building Support Spaces

TOTAL: 16,550 SF

PARTNERS The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS in Architecture, PLC, 65 Market Street, Mount Clemens, MI, 48043 (P 586.469.3600). This set of drawings, in whole or in part, may not be reproduced without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law, all rights reserved.

# Exterior Character Studies

---



**Scio Township**  
August 29th, 2023

**Fire Station #2**  
Scio Township, MI



**Scio Township**

August 29th, 2023

Exterior Character Study - Concept 1  
NTS

**Fire Station #2**

Scio Township, MI



# Scio Township

August 29th, 2023

Exterior Character Study - Concept 1  
NTS

# Fire Station #2

Scio Township, MI



**Scio Township**  
August 29th, 2023

Exterior Character Study - Concept 1  
NTS

**Fire Station #2**  
Scio Township, MI



**Scio Township**  
August 29th, 2023

Exterior Character Study - Concept 1  
NTS

**Fire Station #2**  
Scio Township, MI



**Scio Township**  
August 29th, 2023

Exterior Character Study - Concept 1  
NTS

**Fire Station #2**  
Scio Township, MI



**Scio Township**

August 29th, 2023

Exterior Character Study - Concept 2  
NTS

**Fire Station #2**

Scio Township, MI



# Scio Township

August 29th, 2023

Exterior Character Study - Concept 2

NTS

Fire Station #2

Scio Township, MI



**Scio Township**

August 29th, 2023

Exterior Character Study - Concept 2  
NTS

**Fire Station #2**

Scio Township, MI



**Scio Township**

August 29th, 2023

Exterior Character Study - Concept 2  
NTS

**Fire Station #2**

Scio Township, MI



**Scio Township**

August 29th, 2023

Exterior Character Study - Concept 2

NTS

**Fire Station #2**

Scio Township, MI

# Sustainability

---



**Scio Township**

August 29th, 2023

**Fire Station #2**

Scio Township, MI

# Sustainability Options in Consideration

- Stormwater Management
- Native Landscaping
- Electric Vehicle Charging Stations
- Encouragement of other forms of transportation
- Site Remediation
- Divert reusable vegetation, rocks, and soil from disposal during construction
- Promote sustainability awareness and education
- Passive and Active Strategies for Site and Building
- Sustainable Materials, Systems & Techniques to achieve a Zero Net Carbon Building (ZNCB)
- Joint use of facilities / Shared & Common Spaces / Infrastructure



# Budget Estimate

---



<b>Scio Township Fire Station #2</b>		
<b>August 2023 Estimate of Probable Project Cost</b>		
<b>Fire Station Gross Building Area - Approx 17,250 GSF incl Attic Platform / Roof Access of 700 SF</b>		
<b>Item</b>		<b>Estimated Cost</b>
Site Development		1,400,000
Building Envelope and Super Structure		2,330,000
Building Infrastructure		1,870,000
Interior Buildout / Finishes		1,770,000
Building Specialties		160,000
Estimating / Escalation Contingency		500,000
<b>Construction Subtotal Cost</b>		<b>\$8,030,000</b>
Design Contingency		400,000
<b>Project Construction Cost Estimate</b>		<b>\$8,430,000</b>
Owner Construction Contingency		421,000
Professional Fees - Legal/Arch./Eng./Testing		758,000
Other Owner Soft Cost Allowance (not including debt service)		500,000
Not Including Master Plan Pathway Linkage		
Potential 3 Dorm Deferment Option - \$150,000		
Consider 4-8% escalation per year after 2024 bidding season		
<b>Probable Project Cost Estimate</b>		<b>\$10,109,000</b>
<b>Net Zero Carbon Neutrality / Sustainability Premium - not incl. above</b>		<b>\$1,340,000</b>



PARTNERS The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS in Architecture, PLC, 65 Market Street, Mount Clemens, MI, 48043 (P 586.469.3600). This set of drawings, in whole or in part, may not be reproduced without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law, all rights reserved.