

Monument Fire District, Aug. 24

New fire station proposed

By Natalie Barszcz

At the Monument Fire District (MFD) meeting on Aug. 24, the board received a proposal for a new fire station and funding approval for the rebranding of the combined district.

Secretary Mike Smaldino and Director Jason Buckingham did not attend.

Fire Station 3 proposal

Division Chief of Administration/Fire Marshal Jamey Bumgarner, Division Chief of Operations Jonathan Bradley, Principal Lead Architect Kevin Schaffer and Senior Associate Architect Eric Becker of OZ Architecture, Denver, presented a proposal for a new fire station to the board.

Schaffer said the architectural firm had built about 30 fire stations and won many awards, with a focus nationally on the changes in the fire service industry.

Becker said he had been specializing in fire station design for 15 years, and he is passionate about building fire stations with functional design, keeping public safety in mind. Each station design includes a recommended decontamination flow path for the safe handling of hazardous materials, said Becker.

Bradley showed photographs of the interior of Station 3 and said the following:

- Station 3 on Woodmoor Drive is about 50 years old, and in that time only one renovation had occurred.
- The station is “maxed out” on space and not built to code.
- The lack of space makes the handling of management issues inappropriate.
- Computer desks are crammed in close proximity to beds, and too many uses are performed in the available spaces. The foyer at the entrance of the station doubles as the meeting room.
- Fifty years ago, the district did not have many female employees, and currently they have to walk through the day room to take a shower.
- Accessing the bathrooms and the day room is tight due to parked apparatus.
- Due to a lack of space, medical equipment is stored in the gymnasium.
- Combining administration space at a new station would give the district an opportunity to sell the current administration building.

Becker gave an overview of three potential sites the district requested OZ Architects assess, including the current Station 3 site and two undeveloped sites on the north end of Jackson Creek Parkway near the YMCA.

Bumgarner said the highest number of calls are along I-25, and proposing a station on the north/west end of Jackson Creek Parkway, where the highest commercial growth and the most residential density exists, would allow quick and easy access to Highway 105 and keep response times below 8 minutes, said Bumgarner.

Bradley said there is a tremendous amount of overlap between Station 1 and Station 3, and moving and

rebuilding Station 3 to a more central location in a high-density area with more commercial property would give the district greater capability.

Becker said a typical fire station layout with the addition of an administration building and the correct sizing needs for the staff would need to be somewhere from 15,000 to 18,000 square feet. OZ Architecture tested each site and explored the possibility of reusing the Station 3 site after demolition, and he said:

- The existing site would require moving utilities, and there would be no possibility to add drive-through bays to avoid apparatus damage.
- There would be a lack of parking for the crew and administrative staff and no secure parking, which is becoming standard.
- No buffer between residential homes and the current site, with the potential for pushback from the residents.
- The configuration would not be ideal, and the sleeping areas would be closer to the road.

Becker said two other sites were analyzed on Jackson Creek Parkway, but one would not provide much room for expansion unless a two-story firehouse option is chosen. Building a two-story firehouse would add costs, but the concept would provide space to include additional parking and drive-through bays. The unavoidable large landscape buffer would push the building close to the parking lot, and the neighboring development would likely install a public path in front of the station. The larger site farther north of the YMCA and west of Jackson Creek Parkway with close access to Highway 105 would provide everything the district is looking for, complete with drive-through bays and a turn-around lane, said Becker.

Bumgarner said the following:

- The district has a confirmed buyer interested in purchasing the Station 3 property as is, and an appraisal has been completed.
- Funds from the sale of the Station 3 property, and the sale of the district administration suites, would go toward the new property purchase and construction of a new Station 3.
- The number one goal in the design of a fire station is to ensure the firefighters can get on the truck as quickly as possible.
- The architects have shared how that can be achieved, incorporating firefighter safety concepts and programming every square foot to ensure needs are met.

Schaffer said the following:

- The architectural design process would take about six or seven months and the construction phase is usually nine months, but due to labor and material shortages the process will take about 12 months to complete the construction process.
- The new station would be a Leadership in Energy and Environmental Design (LEED) certified build-

ing, sustainable and designed to operate at a lower cost, even though it would have a larger footprint than the existing Station 3.

Rebranding funds approved

Bumgarner said the district is proposing the cost of rebranding be split over two years with \$150,731 in 2022 and \$105,281 in 2023. The Artworks Unlimited LLC, Denver, would decal the combined district’s apparatus and vehicles within the district to save time and avoid having apparatus travel out of the district, said Bumgarner.

President John Hildebrandt said it would be nice to

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Draft Environmental Assessment Falcon Stadium Modernization, United States Air Force Academy, Colorado

A Draft Environmental Assessment (EA) and Proposed Finding of No Significant Impact (FONSI) have been prepared by the United States Air Force to analyze the potential environmental consequences associated with the modernization of Falcon Stadium at the United States Air Force Academy (USAFA) in El Paso County, Colorado.

The Proposed Action includes adding restrooms and concessions to meet current building code and accepted industry standards ratios; improved parking options on site; providing multiple seating environments within various decks and price points, including premium club seating; upgrading audio/visual and Wi-Fi access to support handset connectivity throughout the stadium and to meet the expectations of attendees; and adding critical safety design measures to manage crowd flow. Modernization encompasses the need to improve overall player and attendee experience, making Falcon Stadium commensurate with other venues in the National Collegiate Athletic Association (NCAA) Division I Football Bowl Subdivision.

The Draft EA and Proposed FONSI are available at the Pikes Peak Library and the following website:

https://www.usafa.af.mil/Units/10th-Air-Base-Wing/Mission-Support-Group/Civil-Engineer-Squadron/Installation-Management/Environmental-Management/

Please provide any comments within 30 days from the date of this Notice of Availability. Please note that in accordance with Privacy Act provisions, the Air Force will not publish personal information of commenters, such as home addresses, e-mail addresses, or phone numbers. Please mail or e-mail comments or requests for information to:

Barry Schatz, Environmental Element Chief
8120 Edgerton Drive, USAFA, CO 80840
10CES.CENPP.Planning_Programming@us.af.mil

The Air Force is aware of the potential impact of the ongoing coronavirus (COVID-19) pandemic on the usual methods of access to information and ability to communicate. Accordingly, please do not hesitate to contact us directly at the email address provided above.