



Lake Travis Fire Rescue Travis County ESD No. 6

2023 FACILITY NEEDS ASSESSMENT



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Introduction

This Facility Needs Assessment reflects a formal facility audit conducted by Lake Travis Fire Rescue (“the District”) personnel in late-2022 in order to prepare the District for an updated Capital Improvement Plan (CIP). This Plan also aligns future facility replacements, modifications, and additional emergency response locations with the recommendations made in the Strategic Plan (SP) *Goal 4: Improving the Safety and Security of LTFR, Objective 4.a - Conduct a facility needs assessment and replacement schedule*, Community Risk Assessment (CRA), and the Standard of Coverage (SOC).

Executive Summary & Recommendations

This Facility Needs Assessment provides a roadmap for the District to build the necessary facilities to ensure long-term financial sustainability, optimize organizational efficiencies, and maximize public safety capacities in current and future locations.

The resulting plan is based on a robust facility needs assessment including an estimate of current and future facility needs and a defensible assessment of current facility condition and suitability. The plan provides an important knowledge basis and flexible planning tools to help the District move forward to address the facility needs for essential fire and rescue services in a manner that reflects the District’s vision and goals.

Alternatives were developed based on the condition and suitability of existing buildings and additional criteria set forth in discussions with the Board of Fire Commissioners, the Facilities Committee, and staff. The resulting plan recommendations prioritize station replacements along with retaining headquarters functions at its existing site. Staff favors a schedule that is as quick as possible, provided effective managerial oversight and financial feasibility, also to minimize risk associated with rising construction costs and interest rates.

Strategic Plan Action Items

The analysis of the District’s facilities needs align with the following Strategic Goals and related Objectives:

Goal 3: Effectively develop, lead & deploy resources.

- Objectives:
 1. Continue with financial and capital improvement planning maintaining fiscal oversight of annual budgeting processes and multi-year planning.
 3. Restructure and fund additional training locations, positions and training programs.

Goal 4: Improving the safety and security of the District’s locations, fleet and programs

- Objectives:
 1. Conduct a facility needs assessment and replacement schedule.
 - Identify aging buildings and mechanical systems needing replacement or repair.
 - In conjunction with the SOC, establish future build space, storage and updated/enhanced building safety and technology features.
 2. Evaluate and implement an improved program for fleet maintenance, repair and replacement.

- Forecast the need for mechanic position(s) and associated equipment/ vehicle/ workspace.

The Strategic Plan identified these organizational weaknesses:

- Limited expansion space available at some fire stations.
- Lack of District-owned/operated training center or academy.

The Strategic Plan identified the following through its external analysis:

- Ensure alignment of a shared visions with our cities – City of Bee Cave, City of Lakeway and The Hills.

Preparing for future growth and the associated service demands, the following recommendations are provided to ensure the District maximizes its investment at current and future locations in order to retain the ability to easily increase capacity where and when needed. Recommendations are based off a full facility audit in addition to considerations that were made during the last three station builds (since 2005).

Recommendation 1 - Fire Station Replacements

Rebuild Fire Stations 602, 603, and 604 on or near the existing sites.

Fire Stations 602, 603, and 604 have each been remodeled from their original design and have reached a point that they can no longer be expanded upon in a manner that would provide additional capacity or improvement to what currently exists. The District's staffing and service deployment model has simply outgrown the locations.

The features found in newer buildings built by the District since 2005 are not found, nor possible, at the current locations using the existing footprint or shell of the buildings. Living quarters, exercise gyms, office areas, and storage are not in line with Fire Stations 601, 605, and 606's offerings and greatly limits the operational capacities of both current and future service demands.

From a cost perspective, the District assumed operations and ownership of Fire Stations 602, 603 (building only/land leased from City of Bee Cave), and 604 (debt-free) during the transition period from a Rural Fire Prevention District to an Emergency Services District in the mid 1990's. Other than approving the cost of remodels at these locations and the on-going maintenance and operation costs, the District's capital investments into these locations has been very low over the past 30 years.

TCESD6 Costs of Facilities	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Head-quarters
Initial Cost (From Build/ Replacement)	\$2,100,000	\$0	\$0	\$0	\$2,500,000	\$3,800,000	\$1,295,000
Remodel Costs	\$0	\$700,000	\$340,000	\$620,000	\$0	\$0	\$518,000
Average Annual Maintenance Costs	\$19,000	\$25,000	\$25,700	\$25,000	\$29,000	\$19,300	\$44,300

To accomplish the replacement of Fire Station 602, 603, and 604, additional land purchases or special land permitting, and exemptions may be required.

Fire Station 602

Per discussions with the District's civil engineer, the size of the building could be increased on the existing lot although the related parking options would be limited.

Recommendations:

1. Secure property next to the station to increase the impervious cover and provide additional room for a larger station.
2. Replace the station with a larger station to accommodate two companies along with a possible Battalion Chief, squad or EMS transport company if needed in the future.

Fire Station 603

Fire Station 603 is located on land leased from the City of Bee Cave through an interlocal agreement. The City of Bee Cave is currently in the process of replacing their police station which is located adjacent to the fire station. Their City Manager proposed a joint project to build both stations with a shared vision either at a shared location or two separate locations.

Recommendations:

1. Coordinate with the City of Bee Cave to secure property next to the station to increase the impervious cover and provide additional room for a larger station.
2. Replace the station with a larger station to accommodate two companies along with a possible Battalion Chief, squad or EMS transport company if needed in the future.
3. Depending on the conceptual design of a shared building, it is possible that the City of Bee Cave could repurpose the exist fire station after the new building(s) are built. This would provide the District with an option to not have to relocate the crew during the construction phase of a new station.

Fire Station 604

The size and layout of the lot, limited by the sewer drain field and required parking spaces, makes it difficult to increase the footprint of the building. Also, the lot is surrounded by federal preservation land with few options to increase the allowable impervious cover.

The current building is not structurally built for vertical add on construction. The apparatus bays are currently 38 feet long. To accommodate longer trucks, the apparatus bays would need to be at least 50 feet long. With this increase in bay length, the new building footprint would need to be at least 3400 square feet resulting in the need for a two-story building in order to get a possible total 6800 square feet.

The station's deficiencies outweighed the attributes making this facility a candidate for demolition and replacement. Response modeling reflects Fire Station 604's location is ideal given its response to District incidents and automatic aid agreement demands. Its proximity to the controlled intersection of FM 620 and Comanche Trail provides considerable response time reduction to emergency incidents and would be very challenging to replicate in other areas in the North Battalion.

Recommendations:

1. Apply for impervious cover exemptions with the City of Austin to provide additional room for a larger station.
2. Replace the station with a two-story station with a longer bay area to potentially accommodate larger vehicles, if possible.

Recommendation 2 - Design and Capacity

Design future stations and replacement stations to be able to house a minimum of two (2) four-person emergency response units when space at a designated location is available to do so, whether that be multiple engines, quints or ladder companies (AKA two horse stations). This includes appropriate space for living quarters, eating and meal preparation space, sleeping areas, exercise space, decontamination areas, supply storage, office and equipment storage, and parking for a minimum total of eight personnel per shift/tour.

Currently only Fire Station 605 (with minor modifications) and Fire Station 606 can accommodate an additional four-person unit. Fire Stations 601, 602, 603, and 604 are at or above maximum capacity for the units assigned to the location and provides no ability to increase staffing for additional service demands.

Concept 1 - Design future stations and replacement stations to house multiple companies in the initial build or rebuild phase. This can include one-story layouts or two-story layouts where the staff and crew quarters are on the second floor over the first floor apparatus bay area. Access should be by both stairs and second means of egress using either a second stairwell, fire pole, or slide.

Concept 2 - Design future station and replacement stations to be added onto in the future with site specific designs already in place when the initial site location and layout is approved. This concept is considered a “plug and play” model and found in some areas in the west coast area. The limitation to this is 1.) future price control as building costs may increase significantly by the time the need arises and it may be less expensive to complete the build in one phase and 2.) this concept does not permit the District to gain capacity of adding additional units during emergencies like natural disasters, storms, or any other emergency staffing needs as Concept 1 allows.

Recommendation 3 - EMS Transport Unit Space Planning

Design future stations and replacement stations to be able to house a minimum of one (1) two-person emergency medical transport unit when space at a designated location is available to do so. This could be counted as a ‘second unit’ in a station that is adequately equipped and built to house a second four-person unit if one is not already deployed.

Recommendation 4 - Command & Special Unit Space Planning

Design future stations and replacement stations to be able to house a minimum of one (1) two-person command unit, brush truck, or support unit when the space is available to do so. This could be counted as a ‘second unit’ in a station that is adequately equipped and built to house a second four-person unit if one is not already deployed.

Recommendation 5 - Apparatus Bays & Access

Design future stations and replacement stations to support the use of drive through bays for larger apparatus when the site and location features provide space to do so. If drive-through bays are an option, they should be prioritized for large apparatus over smaller staff and light duty vehicles if impervious cover or space limitations exist.

Recommendation 6 - Sleeping Areas

Design sleeping areas and dormitories to accommodate one person at a time with available workspace and optional locker access in the room or just outside it in the hallway. Minimum square footage per one-person dormitories should be 110 to 130 square feet per single occupant sleeping room.

Recommendation 7 - Facility Sound Control

Design future stations and replacement stations with sound separation between daily living quarters and sleep areas. This can come in the form of a wall, hallway, or other design features that provide quiet zones in the sleeping areas.

Recommendation 8 - Repair/Maintenance/Ready Reserve Bays

When space allows, equip future stations and replacement stations with a bay that would be designed to accommodate in-station vehicle repair or serve as a ready reserve/out of service reserve bay with enough room accommodate raised vehicle cabs.

The addition of a dedicated repair/maintenance/reserve bay would permit in-station repairs versus sending the truck to another location or serve the station or other nearby stations with options for both in-station ready reserves.

Recommendation 9 - Occupational Hazard Reduction

Design, equip, and maintain current, future, and replacement stations that include occupational hazard reduction features that include:

- 1. Carcinogenic particulate exposure and contamination capture and reduction systems*
- 2. Modern station alerting, notification, and automation features.*
- 3. Controlled access, security, and monitoring systems*
- 4. Decontamination areas and hygienic filtration systems in living spaces*
- 5. Ergonomic workspaces and furniture*

Recommendation 10 - Built-In Training Features at Fire Stations

Design future stations and replacement stations to accommodate safe and purpose-driven training props and simulations.

Conceptually, the training props and features would be built into the interior or exterior portions of the bay areas or back of a two-story station and serve the crews by offering options for (non-live fire) in-service training while keeping the unit(s) within their first-due response zones.

Recommendation 11 - Multi-Purpose Training Location

Design and construct a purpose-built location for the District's needs of fire, rescue, and EMS training, development, and evaluation (promotional assessment centers, hiring testing, and incumbent skills assessment)

While attention over the years has been placed towards station remodels and station builds, training locations have not been included. Currently, crews have access to a regional training location for live fire which is outside of each District Response Zone resulting in increased response times throughout the entire District based on its location and traffic volume during a commute.

Recommendation 12 - Fleet Services Location

Design and construct a purpose-built location for the District's expanding fleet services.

In 2022, the District Board of Commissioners approved hiring two (2) full-time fleet mechanics in addition to the equipment and supplies needed to service the District's fleet. This move will require a more specialized location(s) to better maintain and service the fleet and store associated equipment and supplies.

Recommendation 13 - Wildfire Mitigation Location

Design and construct a purpose-built location for the District's wildfire mitigation department.

Currently, the wildfire mitigation fuels crew operates out of the Travis County Precinct 3 facilities on Hamilton Pool Road with limited space. Although Travis County may remodel the existing facilities, there are no plans to incorporate wildfire mitigation at this site in the future.

Recommendation 14 - Logistics Warehouse Location

Design and construct a purpose-built location for the District's logistics department.

Currently, the logistics department offices and warehouses out of the headquarters building. As the District grows, the need for additional space at headquarters is expanding. The District should identify a separate location for the logistics warehouse that facilitates efficiencies and improved inventory management.

Recommendation 15 - Public Cost Shares & Public/Private Relationships

Examine, consider, and evaluate possible cost sharing opportunities with other public agencies or public/private relationships related to shared buildings, locations, and services such as fleet services or training options.

Recommendation 16 - Facilities Committee

Continue to support the use of a facilities committee comprised of various members from each division and specialty relating to each recommendation provided. This would include, but limited to operations, prevention, logistics, training, fleet services, and joint labor and management committee members.

While the recommendations provided within this document represent elements of the facility assessment that were notable and considered worthy of consideration in a separate recommendation, it is nearly impossible to design every aspect of a future facility (new or replacement) in one document. It requires a number of dedicated stakeholders to represent the many interests and design elements that go into laying out a facility that will serve the community's needs for many years to come as each location and constraints are individually unique.

Audit Methodology

The District adopted the following methodologies to complete the facility needs assessment:

1. Staff completed a site survey of each location using a form to evaluate each facility's current status.

The site survey included:

- a. The age of the building.
- b. Initial build and ongoing maintenance costs.
- c. History of remodels and additions.
- d. Headcounts of personnel and public usage at the location.
- e. Design elements.
- f. Square footage assessments relating to space and usage.
- g. Environmental controls and considerations.
- h. Age and effectiveness of mechanical systems.
- i. Ability to be expanded or further modified to meet current and future service models.
- j. Historical significance and near-by historical landmarks, and environmental constraints in and around each location.

District Facilities - Employee Survey

The District conducted an employee survey in November 2022 to capture the thoughts and ideas of the employees who are using the facilities each day. The feedback received in the survey will provide data and consideration points for future station builds, and possibly future station modifications to existing locations that are not being recommended for full replacements. The following is a summary of the survey findings:

1. Employees favor drive through bays over back-in bays when possible.
2. Exterior designs of more recent buildings are fine, some may appear too industrial while others may lack more traditional fire station appearances like red bay doors or signage.
3. Interior colors of more recently built or remodeled stations are felt to be average to acceptable. More favor natural light in common areas, less dark colors and a desire for more artwork or pictures.
4. Station landscaping is considered not existent to acceptable, in general.
5. Other than at Fire Stations 605 and 606, parking is considered limited at all other fire stations.
6. Covered patios are favored over open deck space.
7. Hard surfaces and easy-to-clean floor materials are favored over carpets where appropriate.
8. Food storage options are sufficient in most stations.
9. Individual food lockers are favored over shift pantries.

10. Employees favor personnel lockers outside their immediate dorm/sleeping area vs. inside the room by about 8%.
11. Bedding item storage is limited in most stations.
12. Available administrative workspace is considered lacking and can be improved.
13. Officers prefer separate office space from their dorm/sleeping area by 20%.
14. Depending on the station, general storage space for equipment, supplies, and tools is limited in most cases.
15. Depending on the station, gym space is very limited and not acceptable for the current assignments. Generally, Fire Stations 605 and 606's gym space is considered acceptable by 73% of respondents; assuming that is for just the current staffing assignment at that location.
16. During the "turn-out" phase of the response, respondents prefer an option of stairs and fire poles with most choosing the stairs. *Note: there is currently only one fire station (Fire Station 602) with a fire pole; experiences may vary.*
17. Ninety-one percent of respondents feel the lobby space at Fire Stations 601, 605, and 606 are acceptable and provided ideas for improvements.
18. Having a window between the bay and general office/work area is considered very favorable by most respondents - A.K.A. "Watch office".
19. A station intercom system is considered beneficial to most respondents.
20. In general, respondents favor the style and layout of Fire Station 606's showering/restroom. Fire Station 605's shower size is probably best, with Fire Station 602's as an example of what never to do again. Improve slope of drainage and add a lip to reduce water on the rest of the floor area, increase counter space.
21. More commercially styled and equipped kitchens are preferred, more stainless-steel material. Depending on the station, kitchen storage is considered limited to excessive/waste of space that could be used somewhere else.
22. Company level training options and built-in props are favored *in addition to* a larger dedicated training location. Built-in props could include anchor points, forcible entry, and areas/windows for throwing ladders.
23. Relating to health, safety, and security features, ideas and concepts range from improvements to station alerting options, improved station monitoring and security systems, cold water baths and saunas, and covered parking.

Headquarters 601

Current Operations

The District purchased the building in 2010 after relocating due to a significant fire at the original location. The building is located on 1.17 acres at 15304 Pheasant Lane. Over the course of 12 years, the District has modified the building to accommodate a growing workforce and increase in service demands; internal and external to the organization.

Lake Travis Fire Rescue Headquarters serves as the main location for the following divisions and functions:

1. Administration
 - a. Meeting and operating location of the Board of Commissioners
 - b. The Office of the Fire Chief/CEO
 - c. Finance
 - d. Human Resources
 - e. Accounts Payable/Payroll
 - f. Communications & Public Relations
 - g. Logistics
2. Prevention Division
 - a. Fire Marshal's Office
 - b. Plan Reviews
 - c. Inspections
 - d. Investigations
 - e. Planning
 - f. Community Risk Reduction
 - g. Wildfire Mitigation Services (Administration)
3. Training Division
 - a. Fire & Rescue Training Office
 - b. EMS Training
 - c. Record Management and Coordination

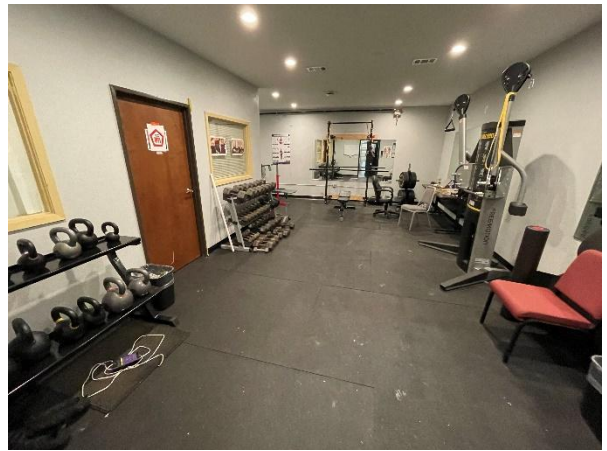
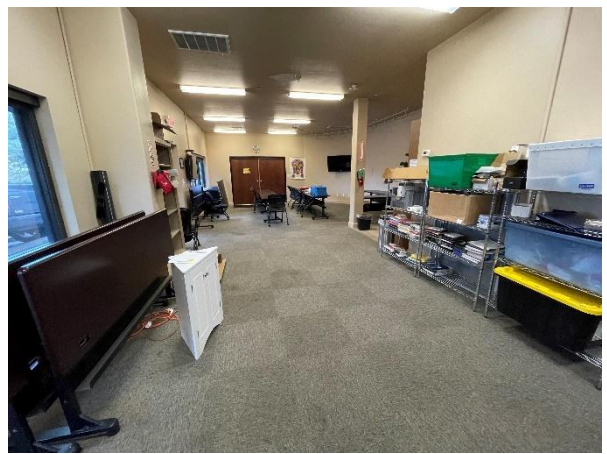
Mission Critical Impacts

The functions operating out of headquarters serve both the community and internal organizational operations. As headquarters are located approximately in the center of the District, the location is appropriate.

Improvements and Opportunities

While the building has served the District well, there is an opportunity to improve space, office configuration, and efficiencies on the site.





Fire Station 601

Current Operations

Fire Station 601 serves the Hudson Bend and Apache Shores area of the District. Staffing for the station includes a Battalion Chief, Lieutenant, Engineer and two Firefighters. This station's personnel also cross staffs the Fire Boat on Lake Travis as needed. The station is located on 1.2622 acres at 15516 General Williamson Drive. The District rebuilt the 7000 square foot station in 2011 after a significant fire at the same location.

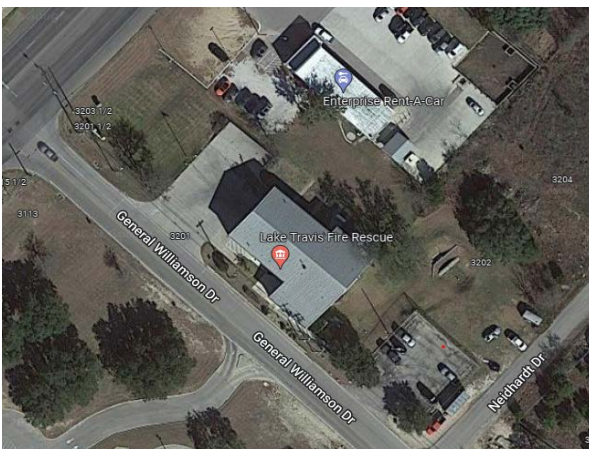
Mission Critical Impacts

The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

Improvements and Opportunities

Due to the age and condition of this station, the District recommends no significant changes or improvements. Due to impervious cover restrictions, expansion on this site is very limited, if not, non-existent to only operate one (1) four-person engine or quint company and one (1) one-person command unit.

There may be opportunities for improving the sound control between the kitchen/day room and the sleeping quarters.





Fire Station 602

Current Operations

Fire Station 602 serves the Lakeway area of the District. Staffing for the station includes a Battalion Chief, Lieutenant, Engineer and two Firefighters. The District obtained this station in the 1990's from the rural fire prevention district and remodeled the station in 2009 to be 7340 square feet. The station is located on 1.0715 acres at 1211 Lohman's Crossing Road.

Mission Critical Impacts

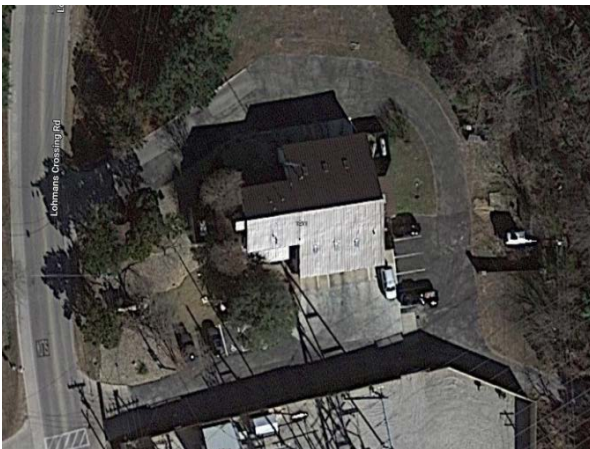
The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

Improvements and Opportunities

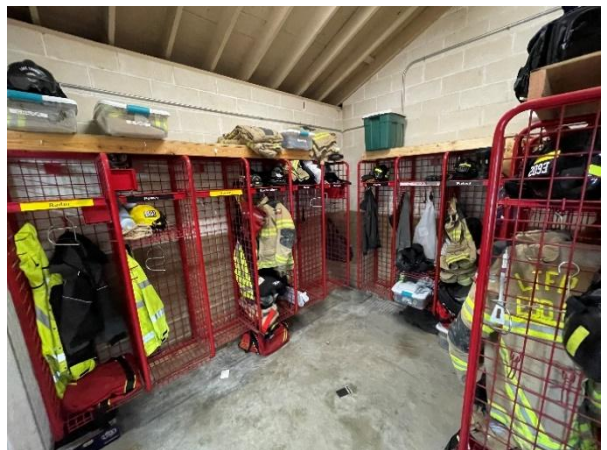
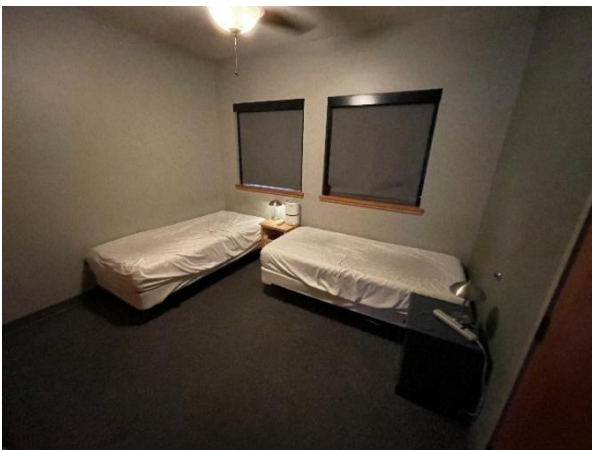
Per discussions with the District's civil engineer, the size of the building could be increased on the existing lot although the related parking options would be limited.

Recommendations:

1. Secure additional property to increase the impervious cover and provide additional room for a larger station.
2. Replace the station with a larger station to accommodate two companies along with the Battalion Chief. Additionally, the station needs to include for space for a potential EMS transport company if needed in the future.







Fire Station 603

Current Operations

Fire Station 603 serves the City of Bee Cave and surrounding area. Staffing for the station includes a Captain, Engineer and two Firefighters. The District built the station in 1994. The station was partially remodeled in 2011 to improve the living spaces and add a bay to accommodate a quint. The resulting building is just under 6000 square feet total.

Mission Critical Impacts

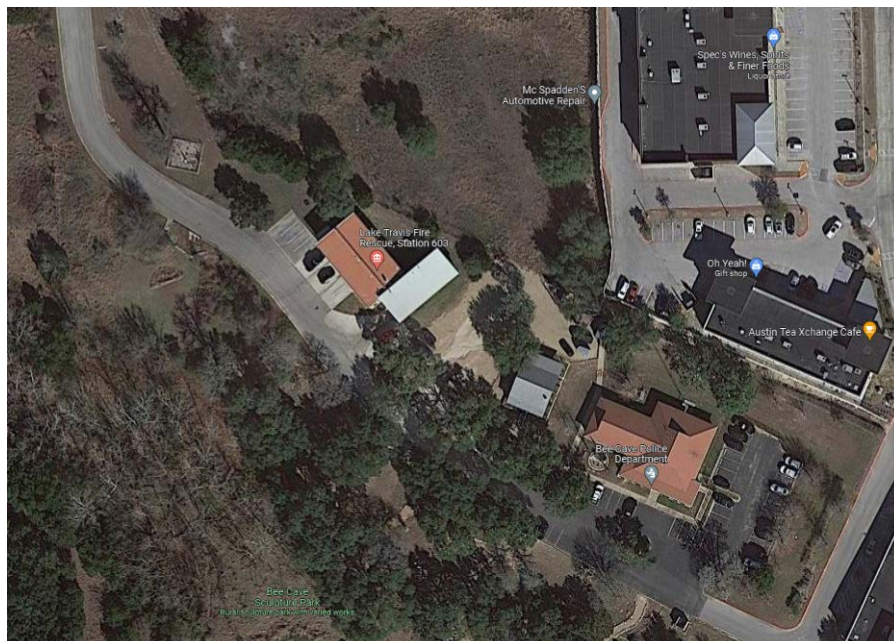
The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

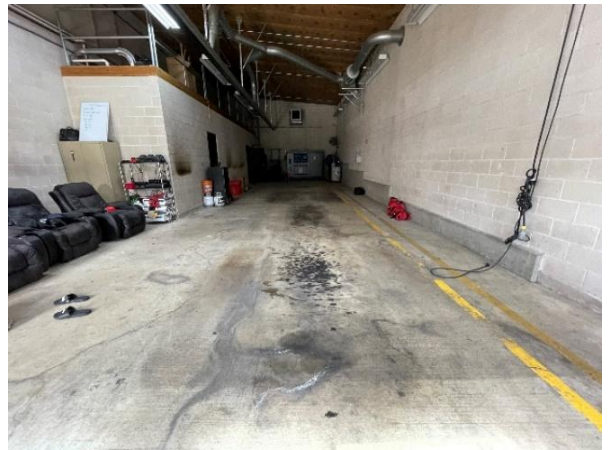
Improvements and Opportunities

The station is located on land leased from the City of Bee Cave through an interlocal agreement. The City of Bee Cave is currently in the process of replacing their police station which is located adjacent to the fire station. Their City Manager proposed a joint project to build both stations with a shared vision either at a shared location or two separate locations.

Recommendations:

1. Coordinate with the City of Bee Cave to secure property next to the station to increase the impervious cover and provide additional room for a larger station.
2. Replace the station with a larger station to accommodate two companies along with a possible Battalion Chief. Additionally, the station needs to include for space for a potential EMS transport company if needed in the future.







Fire Station 604

Current Operations

Fire Station 604 serves the Comanche Trail area of the District. Staffing for the station includes a Lieutenant, Engineer and two Firefighters. The station is located on 0.652 acres of land at 5939 Comanche Trail. The station was built in the 1990's as a volunteer station with minimal living quarters. The station was later converted to accommodate paid firefighters and then remodeled in 2015 to improve the living quarters. The building is the District's smallest station at 2800 square feet.

Mission Critical Impacts

The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

Improvements and Opportunities

The size and layout of the lot, limited by the sewer drain field and required parking spaces, makes it difficult to increase the footprint of the building. Also, the lot is surrounded by federal preservation land with few options to increase the allowable impervious cover.

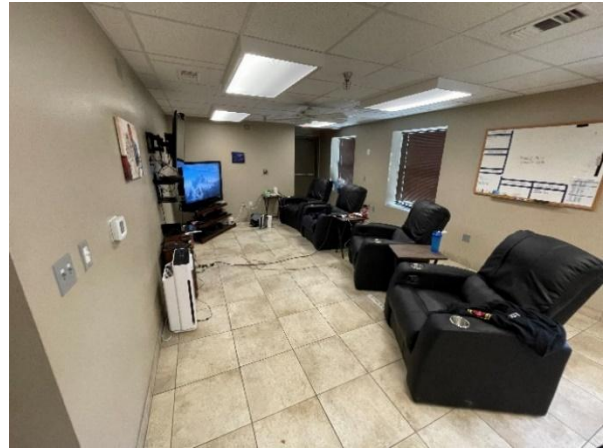
The current building is not structurally built for vertical add on construction. The apparatus bays are currently 38 feet long. In order to accommodate a ladder truck, the apparatus bays would need to be at least 50 feet long. With this increase in bay length, the new building footprint would need to be at least 3400 square feet resulting in the need for a two-story building in order to get a possible total 6800 square feet.

The station's deficiencies outweighed the attributes making this facility a candidate for demolition and replacement.

Recommendations:

1. Apply for impervious cover exemptions with the City of Austin to provide additional room for a larger station.
2. Replace the station with a two-story station with a longer bay area to potentially accommodate a quint.





Fire Station 605

Current Operations

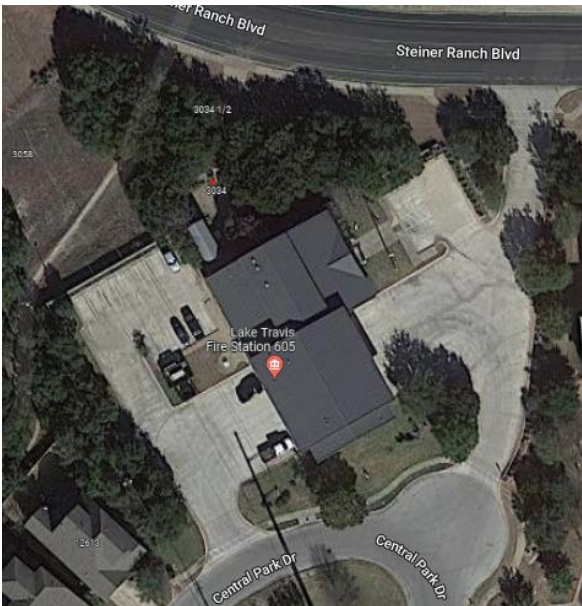
Fire Station 605 serves the Steiner Ranch area of the District. Staffing for the station includes a Captain, Engineer and two Firefighters. The station is located on 1.4 acres of land at 3048 Steiner Ranch Boulevard. The District built the 9400 square foot station in 2005. Minor improvements have been made (flooring, paint, etc.) in the last few years.

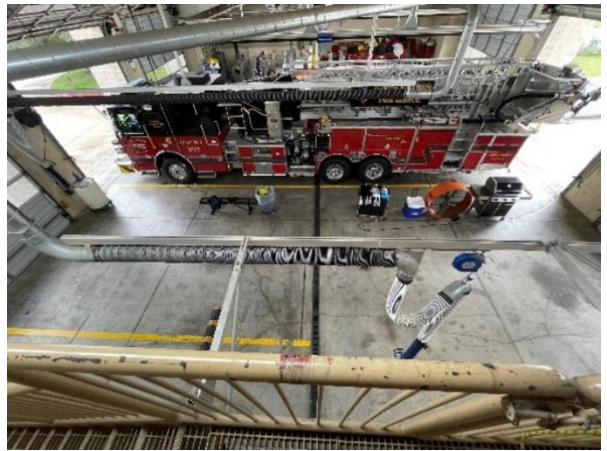
Mission Critical Impacts

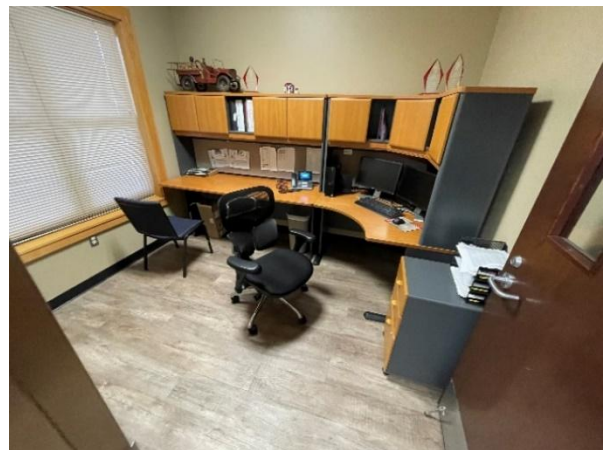
The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

Improvements and Opportunities

Due to the age and condition of this station, the District recommends no significant changes or improvements. The second floor provides approximately 1,600 square feet worth of flexible space.







Fire Station 606

Current Operations

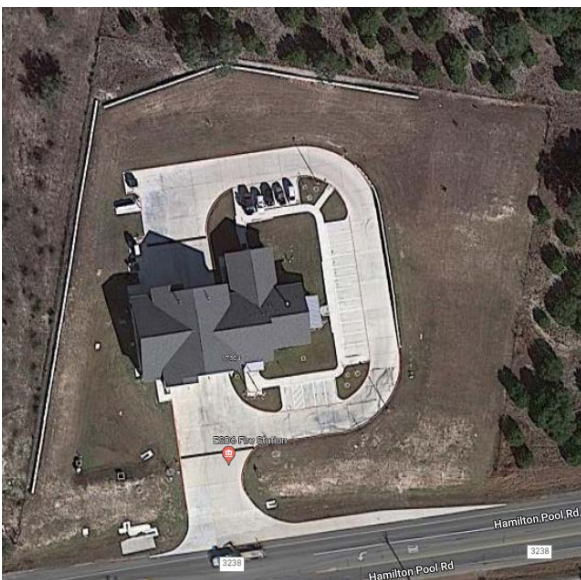
Fire Station 606 serves the Hamilton Pool area of the District. Staffing for the station includes a Lieutenant, Engineer and two Firefighters. The station is located on 3 acres of land at 17304 Hamilton Pool Road. The District built the 8600 square foot station in 2019.

Mission Critical Impacts

The functions operating out of this station serve the community. The District's recent standard of cover determined that this location is still an appropriate location.

Improvements and Opportunities

Due to the age and condition of this station, the District recommends no significant changes or improvements.





Future Fire Station 607

Current Operations

Land was secured on Serene Hills Drive to accommodate a potential future Fire Station 607.

Mission Critical Impacts

The functions operating out of this future station will serve the community. The initial staffed complement will include either an engine or a quint and a brush truck.

Improvements and Opportunities

The District has the opportunity to build a large station at this location as the land totals 3.815 acres.



Fire Station 610 (Marine)

Current Operations

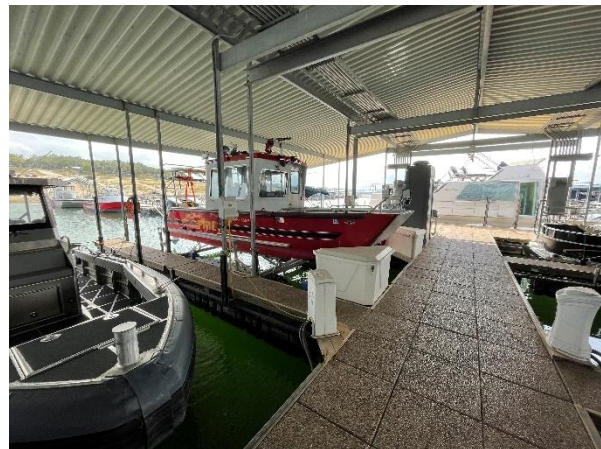
Fire Station 610 hold the District's fire boat and is located in a leased slip at the Marshall Ford Marina. Fire Station 601 company staffs the Fire Boat as needed.

Mission Critical Impacts

The functions operating out of this location serve the lake community including boats and homes located directly on the lake.

Improvements and Opportunities

The District could obtain land on the lake to build a facility for the District's fire boat along with sharing space for other public safety agencies who have response and authorities on Lake Travis.



Shared Facility - Travis County Precinct 3

Current Operations

The District leases two bays at the Travis County Precinct 3 warehouse on Hamilton Pool Road. The District's Wildfire Mitigation Fuels Crew works out of this location. Additionally, the District has used the other bays for the annual physical agility test every October.

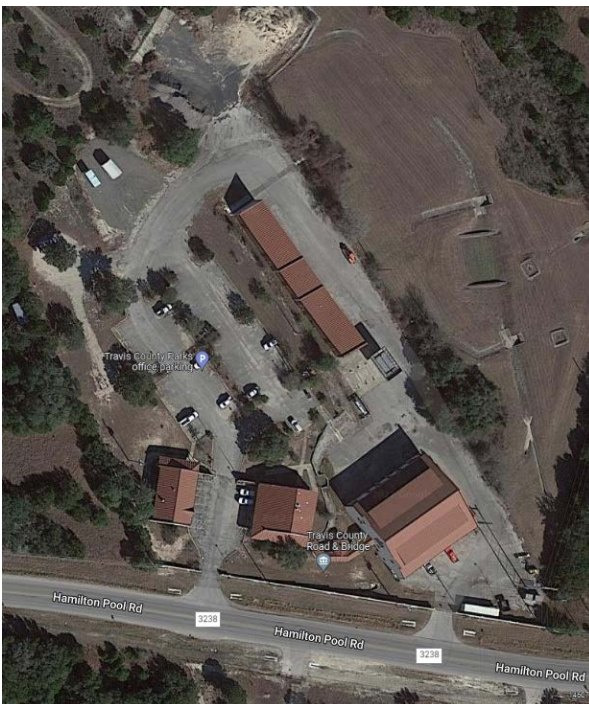
Mission Critical Impacts

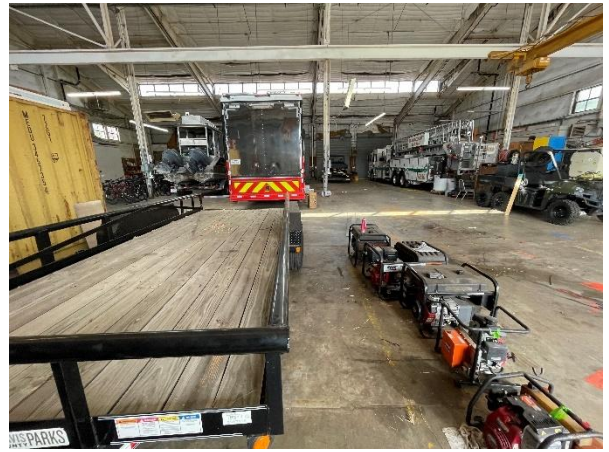
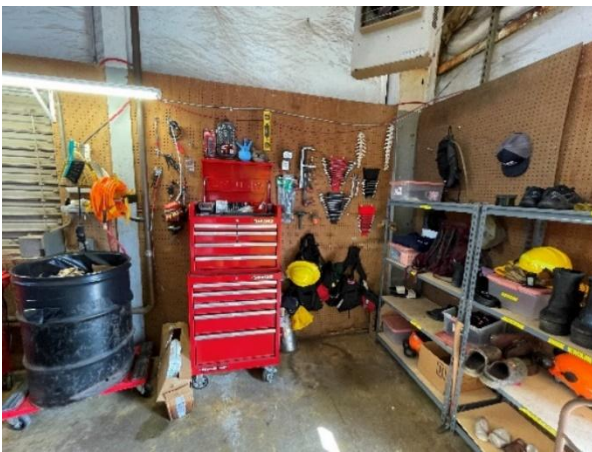
The functions operating out of this location serve the community.

Improvements and Opportunities

Travis County Parks has proposed a complete renovation to the land usage and could potentially allow the District to have our own warehouse at this location. At this time, the proposed renovations are not funded and could be several years away from occurring.

Recommendation: Purchase land for the building of a warehouse facility that includes space for the Wildfire Mitigation Fuels Crew needs, the annual physical agility test, and fleet services.





Shared Facility - Oak Hill Fire Academy

Current Operations

The District leases access to Oak Hill Fire Department's training facility. While this location serves the District well for larger training events that include live fire activities, its location creates a significant challenge for the District to maintain response times within the area. Depending on the time of day, a round trip commute to the Oak Hill Fire Academy could take up to 45 minutes each way/ 90 minutes total per unit.

Mission Critical Impacts

The functions operating out of this location serve internal organizational operations.

Improvements and Opportunities

Recommendation: Purchase land to build a training facility owned by the District and that reduces the response times within the area compared to traveling outside of the district for training evolutions that are non-fire related.





Facility Data (EXCEL DATA)

	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Headquarters	Future Fire Station 607
Austin/Travis Regional CAD ID	FD601	FD602	FD603	FD604	FD605	FD606	HQ601	"FD607"
Street Address	15516 General Williamson Drive	1211 Lohmans Crossing Road	13333 HWY 71 West	5939 Comanche Trail	3048 Steiner Ranch Boulevard	17304 Hamilton Pool Road	15304 Pheasant Lane	Not Built
City	Austin	Lakeway	Bee Cave	Austin	Austin	Austin	Lakeway	Lakeway
State	Texas	Texas	Texas	Texas	Texas	Texas	Texas	Texas
Zip	78734	78734	78738	78732	78732	78738	78734	78734
County	Travis	Travis	Travis	Travis	Travis	Travis	Travis	Travis
Lat	30° 23'33" N	30° 21'32" N	30° 18'26" N	30° 23'46" N	30° 22'12" N	30° 17'32" N	30° 21'48" N	30° 19'24" N
Long	97° 56'04" W	97° 58'43" W	97° 56'49" W	97° 52'07" W	97° 53'39" W	98° 02'04" W	97° 57'03" W	98° 00'20" W
Census Tract	315	336	366	358	349	365	315	370
TC CAD Property ID # (Link)	154463	137680	119115	457746	565180	828432	754847	805249
Official Owner of Land Parcel	TCESD6	TCESD6	Bee Cave	TCESD6	TCESD6	TCESD6	TCESD6	TCESD6
Acres Parcel Size Per TC CAD	1.2622	1.0715	6.4085	0.652	1.4	3	1.1708	3.815
ETJ (Limited Purpose/2 mile/5 mile)	Austin	No ETJ	No ETJ	Austin	Austin	Bee Cave	No ETJ	No ETJ
Travis County Precinct	TC Pct. 2	TC Pct. 3	TC Pct. 2	TC Pct. 2	TC Pct. 2	TC Pct. 3	TC Pct. 3	TC Pct. 3
Original Build Date/Full Replacement Date	2011	1990's?	1994	1990's	2005	2019	2007	
Remodel Date	NA	2009	2011	2015	NA	NA	2020	
Total Square Footage	7,000	7,340	5,920	2,800	9,400	8,600	12,000	
Climate Controlled Square Footage	3,600	4,040	2,550	1,300	4,900	4,600	10,000	
Non-Climate Controlled Square Footage	3,400	3,300	3,370	1,500	4,500	4,000	2,000	
Building Plans Maintained Electronically	No	No	No	No	No	No	No	
Architect on File for Build/Replacement	K&H Architect	K&H Architect	K&H Architect	K&H Architect	K&H Architect	BRW Architect	Fields & Assc	
General Contractor on File for Build/Replacement	Braun & Butler	Braun & Butler	Braun & Butler	Braun & Butler	Braun & Butler	Workman	Tegrity	
Initial Cost to TCESD6 (From Build/Replacement)	\$2,100,000	Unknown	Unknown	Unknown	\$2,500,000	\$3,800,000	\$1,295,000	
Remodel Costs	\$0	\$700,000	\$340,000	\$620,000	\$0	\$0	\$518,000	
Average Annual Maintenance Costs	\$19,000	\$25,000	\$25,700	\$25,000	\$29,000	\$19,300	\$44,300	
Comments								
Number of Personnel Assigned Per Day/Shift (Current)								
Administration Personnel	0	0	0	0	0	0	13	0
Operations/Training Personnel	6	6	5	4	6	5	5	0
Prevention Personnel	0	0	0	0	1	0	17	0
Daily Total	6	6	5	4	7	5	35	0
Estimated Public Contacts/Guests Daily	0	0	0	0	1	0	1	0
Comments								
Traffic Control Systems								
Within 500' of Cntrl.Intersection	Yes	Yes	No	Yes	No	No	No	No
Cntrl. Intrsc. Equipped with Opticom	Yes	Yes	No	Yes	No	No	No	No
Street Warning Device (Lighting/Opticom)	No	Yes	No	No	No	No	No	No
DOT FS Street Signage (On Street)	No	No	No	No	No	No	No	No
DOT Do No Block Signage (On Street)	No	No	No	No	No	No	No	No
Comments								
Watershed Protections								
Within Aquifer/Recharge Zone	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Unknown
Retention	Yes	No	No	No	No	Yes	Yes	
Wastewater	Septic	Sewer	Sewer	Septic	Sewer	Septic	Septic	

	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Headquarters	Future Fire Station 607
Eco Water Collection System	No	No	No	No	No	No	No	
Comments								
Utilities								
Power/Electric	Austin Energy	PEC	N/A	Austin Energy	Austin Energy	PEC	Austin Energy	
Water Provider	WCID17	LW MUD	WTCPUA	WCID17	WCID17	WTCPUA	WCID17	
Internet	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Fiber Optic Available	Yes	No	Yes	No	Yes	Yes	Unknown	
Solar	No	No	No	No	No	No	No	
Gas/Propane/NG Provider	Absolute Propane	Absolute Propane	Absolute Propane	Absolute Propane	Texas Gas Service	Absolute Propane	n/a	
On-Site Propane Tank Size	1892 liters	NA	NA	200 gallons	NA	3785 liters	NA	
Community Tank Gas System	No	No	No	No	No	No	No	
Emergency Generator	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Emergency Generator Age/Size	6	4	5	5	17	3	4	
Trash Collection	Open Dumpster	Open Dumpster	Trash Bins	Open Dumpster	Concealed Dumpster	Open Dumpster	Concealed Dumpster	
Comments								
Alarm/Fire Suppression/Code								
Fire Alarm System	Yes	No	Yes	Yes	Yes	Yes	Yes	
Fire Alarm System Monitored	Yes	No	Yes	Yes	Yes	Yes	Yes	
Sprinkler System	Yes	No	Yes	Yes	Yes	Yes	Yes	
Kitchen Hood System	Yes	Yes	Yes	Yes	Yes	Yes	No	
Compliant with current IFC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Hydrant On-Site or with 100'	Yes	No	No	Yes	Yes	Yes	Yes	
Comments								
Station Alerting/Automation								
LCD Communication Boards	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Station Alerting System	Yes	Yes	Yes	Yes	Yes	Yes	No	
Station Safety Automation	Yes	No	No	Yes	Yes	Yes	No	
Comments								
Parking								
Number of Designated Spaces	12	8	3	3	13	21	12	
Number of ADA Parking Spaces	1	1	1	1	1	2	2	
Number of Non Designated Spaces	0	0	0	0	0	6	24	
Primary Material of Parking Lot	Crsh Stone	Pavement	Crsh Stone	Pavement	Cement	Cement	Pavement	
Covered Parking	No	No	No	No	No	No	No	
Electric Vehicle Chargers	No	No	No	No	No	No	No	
Shore Power for NonEV Kusmal Sytms in Parking	No	Yes	No	No	No	Yes	Yes	
Comments								
Roof/Exterior Construction								
Roof Material	Metal	Metal	Metal	Metal	Metal	Composite	Other	
Age of Roof in Years	11	11	11	7	17	3	15	
Roof Square Footage	8,122	4,560	5,211	3,844	10,712	10,625	12,153	
Exterior Material	Mix	Stucco	Metal	Metal	Stone	Stone	Stucco	
Comments								

	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Headquarters	Future Fire Station 607
Apparatus Aprons/Bays								
Total Square Footage of Apparatus Aprons	7,335	2,100	2,400	2,300	10,000	8,700	NA	
Number of Total Apparatus Bays	3	3	3	2	3	5	0	
Drive Through/Back In	Mixed	Mixed	Back In	Back In	Drive Through	Drive Through		
Dedicated Maintenance Bay	0	0	0	0	1	1	0	
Total Square Footage of Bays	3000	3000	2700	1200	3100	3850	884	
Bay Door Type	Roll Up	Roll Up	Roll Up	Roll Up	Roll Up	Roll Up		
Source Capture Exhaust Age	1-5 Years	1-5 Years	1-5 Years	1-5 Years	1-5 Years	1-5 Years		
Bay area ventilation fans	Yes	Yes	Yes	Yes	Yes	Yes	No	
Bay Floor Drains	Yes	No	No	No	Yes	Yes	No	
Mechanical Systems								
Water Heater(s) Size	Tankless	50 gal	50 gal	140 gal	72 gal	100 gal	40 gal	
Water Heater(s) Age	5-10 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	1-5 Years	5-10 Years	
HVAC Age	1-5 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	1-5 Years	1-5 Years	
Elevator	No	No	No	No	No	No	No	
Comments								
Galley/Kitchen/Dinning								
Personal Food Lockers in Kitchen	3	18	12	0	0	0	0	
Shift Pantries	0	0	0	3	3	4	0	
Shift Refrigerators	3	3	3	3	3	3	2	
Number of Dishwashers	1	1	1	1	1	2	0	
Number of Breakrooms (Not full kitchens)	1	1	1	1	1	1	3	
Number of Seats at the kitchen table	6	6	4	4	6	6	12	
Comments								
Living Quarters/Day Room								
Number of seats for personnel	5	5	4	4	6	4	0	
Square Footage of Day Room	400	340	160	240	450	350	0	
Comments								
Dorms								
Total Number of Individual Dorms	6	2	5	4	6	7	0	
Total Number of Shared Dorms	0	2	0	0	0	0	0	
Total Number of Lockers In Dorms	18	17	15	12	3	3	0	
Number of Common/Shared Locker Rooms	1	0	0	0	0	0	0	
Total Number of Lockers Outside of Dorms	24	3	0	0	21	36	0	
Square Footage of Individual Dorms	110	120	80	80	110	130	0	
Total Number of Usable Beds (Indv/Shared Dorms)	6	6	5	4	7	6	0	
Recharge/Resting Area (Separate from Dorm)	0	0	0	0	0	0	0	
Comments								
Offices/Storage Space/Emergency Flex Space/Mothering Room								
Number of Admin Offices	0	0	0	0	0	0	9	
Number of Chief Officer Offices	1	1	0	0	0	1	5	
Number of Lt./Capt Offices	1	1	1	0	1	1	3	
Number of FF/ENG Offices/Spaces/Watch Room	1	0	0	1	1	1	1	
Number of Storage Closets (Non Medical)	0	1	1	1	2	1	2	
Utility Room (Cleaning Supplies/Janitorial)	1	1	0	0	1	1	0	

	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Headquarters	Future Fire Station 607
IT/Communication Room	1	1	1	1	1	1	1	
Warehouse/Logistics Square Footage Space	0	0	0	0	0	0	2000	
Evidence Collection Room	1	0	0	0	0	0	0	
Emergency Sleeping Areas for Additional Staff	No	No	No	No	No	Yes	No	
Medical Examination/Pt Intake Room	No	No	No	No	No	No	No	
Mothering Room	No	No	No	No	No	No	No	
Comments								
Lavatories>Showers/DECON								
Total Number of Bathrooms	5	4	3	2	5	5	7	
Total Number of Showers	4	2	2	2	2	4	1	
Total Number of DECON Showers	1	0	0	0	0	0	0	
Comments								
Storage/Shop Area/Gym								
Enclosed PPE Locker Room	Yes	Yes	Yes	Yes	Yes	Yes	No	
Climate Cntrl. Medical Supply	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Climate Cntrl. Secured Medical Supply	Yes	No	Yes	Yes	Yes	No	Yes	
Tool Area/Shop	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Specialized Area (PPE Storage/SCBA Room)	Yes	No	Yes	No	Yes	No	Yes	
Breathing Air Compressor	No	Yes	Yes	No	Yes	No	No	
PPE DECON and Cleaning Area	No	No	No	No	No	No	No	
Clmt Cntrl Gym Room/Work Out Space Sq Footage	370	240	1120	865	525	520	0	
Comments								
Training/Meeting Rooms								
Training Room	No	No	No	No	Yes	No	Yes	
Total Square Footage of Clmt Cntrl Training Area	0	0	0	0	645	0	2076	
Training Features/Props in Bay	Yes	No	No	No	No	Yes	No	
Training Features/Props on Exterior	No	No	No	No	No	No	Yes	
Comments								
Entrance								
Lobby	No	No	Yes	No	Yes	Yes	Yes	
Lobby ADA Public Restroom	Yes	No	Yes	Yes	Yes	Yes	Yes	
Square Footage of Lobby	200	0	60	0	200	50	190	
Address displayed on public door	Yes	No	No	No	No	Yes	Yes	
Emergency Access Phone Outside of public door	No	No	No	No	No	No	No	
Comments								
Exterior Features								
Patio/Deck Area	Open Patio	Break/Picnic Area	None	Open Patio	Open Patio	Covered Patio	Break/Picnic Area	
Pre-plumed BBQ	No	No	No	No	No	Yes	No	
Flag Pole	Yes	Yes	No	No	Yes	Yes	No	
Station Signage	Monument	Monument	None	None	Monument	On Station	Monument	
Smoky The Bear Fire Danger Signage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Landscaping	High Maint	High Maint	Xeriscape	Xeriscape	High Maint	High Maint	Xeriscape	
Irrigation System	Yes	Yes	No	No	Yes	Yes	Yes	
Memorial or Historic Spaces/Elements	No	No	No	No	No	No	No	
Comments								

	Fire Station 601	Fire Station 602	Fire Station 603	Fire Station 604	Fire Station 605	Fire Station 606	Headquarters	Future Fire Station 607
Security Features								
CCTV	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Proximity Card Entrance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Fenced Gated Parking Lot	Yes	No	No	No	No	No	No	
Comments								
Emergency Access/Egress								
Exterior Stairwell Second Floor	0	0	1	0	0	0	0	
Interior Second Floor Egress	NA	Fire Pole	Stairs	Stairs	Stairs	NA	NA	
Comments								
LEAD Certification Rating								
Rating	Not Certified	Not Certified	Not Certified	Not Certified	Not Certified	Not Certified	Not Certified	
Comments								
Public Accommodations/Access/								
Listed as a Certified Evacuation Shelter	No	No	No	No	No	No	No	
Listed as a Certified Warming/Cooling Shelter	No	No	No	No	No	No	No	
Listed as a voting location	No	No	No	No	No	No	No	
Listed as Safe Baby Drop Off Location	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Listed as a Community Room/Center	No	No	No	No	Yes	No	Yes	
Serves as a climate cntrl. public meeting location	No	No	No	No	Yes	No	Yes	
Comments								
Notable Immediate Neighbors								
Comments	LTISD - Hudson Bend Middle School	PEC - Power Substation	City of Bee Cave PD	Travis County Preserve Land, TCWCID#17				
Significant Incidents or Historically Relevant Information about the location								
Comments	Initial site for the communities first recognized fire station/ community hall.		Next to historic cemetery					
	2009 - Fire consumed the location and required a complete rebuild.							