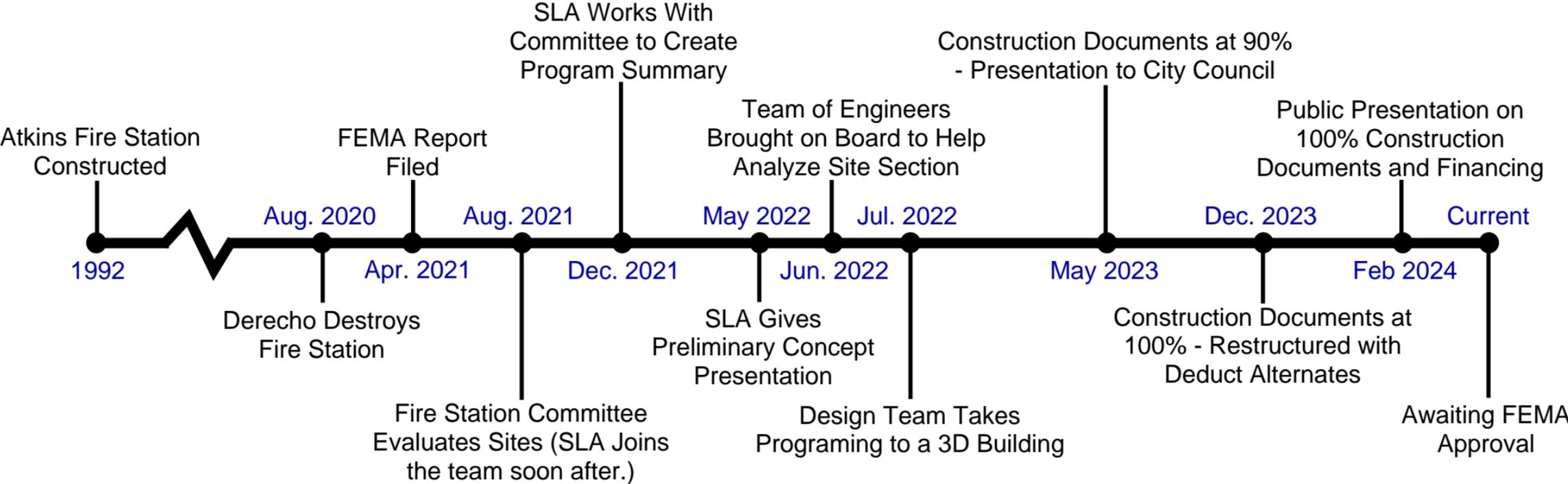


Atkins Fire Station - Timeline





92 8 22



DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
PROJECT WORKSHEET - Sketches

DISASTER FEMA-4557-DR- IA	PROJECT # 157526	PA ID # 011-03475-00	DATE April 13 2021	CATEGORY E
APPLICANT City of Atkins		COUNTY Benton		

Description:
 Atkins Fire Station Construction Plan layout
 Building size 100 feet x 55 feet

Plan Date: 1992

Source: Atkins Fire Department Records, no engineering plans exist.
 Footings: Frost depth footings with poured slab interior.

General building construction:

Apparatus bay: 2x6 – 14 feet high side wall wood frame. Brick front between doors (4 ft high), exterior is steel panel siding. Insulated walls and ceiling. Interior Ceiling is steel siding panels.

Office meeting room area: 2 x 6 – 8 feet high wood frame. Brick front, side and rear walls exterior finish are steel panel. Insulated walls and ceiling. Interior ceiling and walls are drywall.

Roof is steel panel. Engineered wood truss (4-12 pitch) on 48 inch centers – 55 feet span.

Windows: Vinyl, 36H x 42W – 2x6 jam, double pane, slider. Qty 2.

Garage doors: qty 2 of 10 feet x 10 feet roll up garage door with openers. Qty 3 of 12 feet x 12 feet roll up garage door with openers. Remote controlled.

HVAC: Heat – Office area forced air unit – natural gas. apparatus bay is radiant heaters – dual for redundancy – natural gas. Cooling: A/C for office and meeting room area (no A/C in apparatus bay).

Lighting: Florescent lighting throughout.

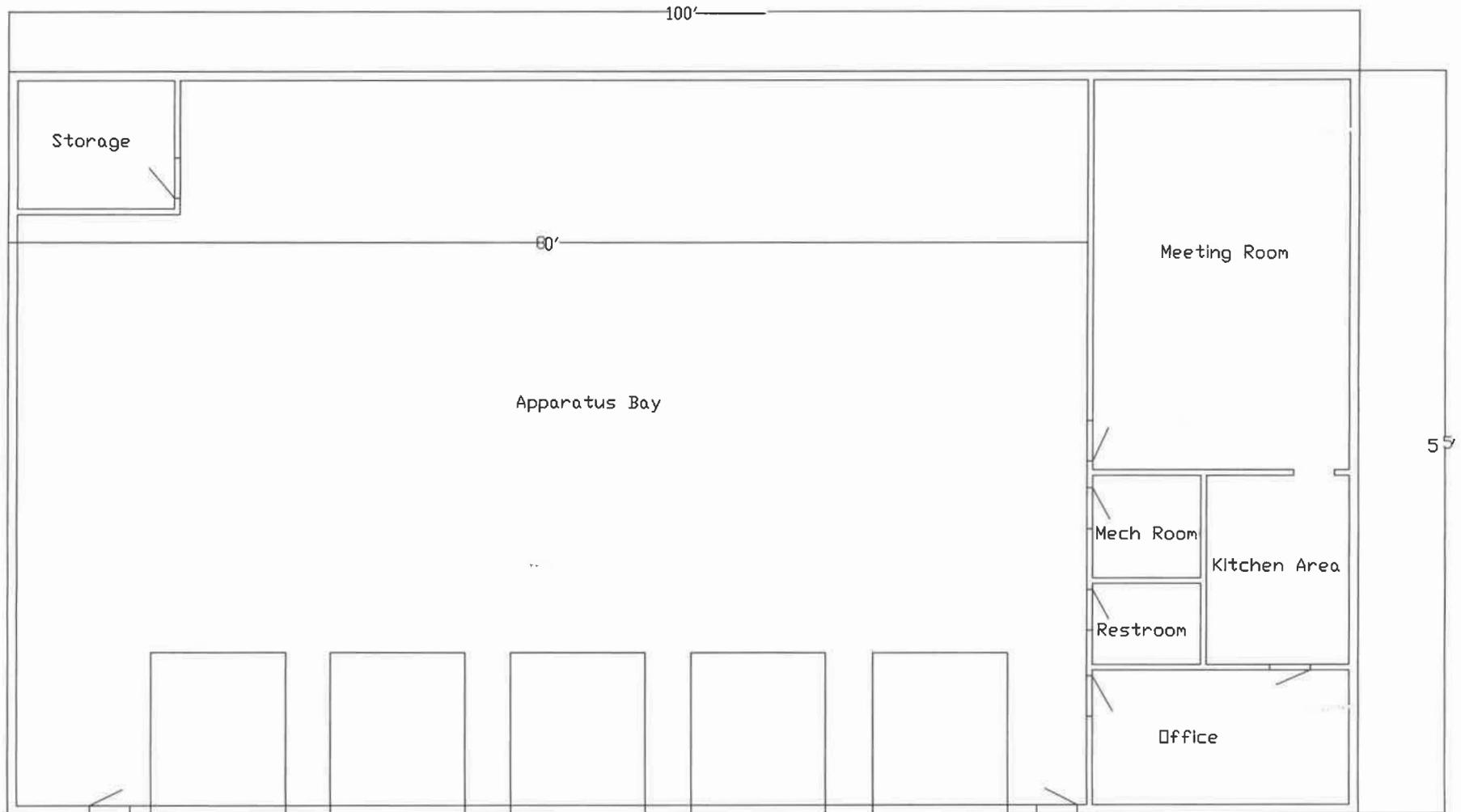
Exit man doors: qty 2, 36 inch by 80 inch steel insulated with windows.

Electrical: 200 amp 240 vac single phase service with auto-cut over standby generator switch. Standby generator is propane fuel with on-site storage tank (500 gallon).

Plumbing: City sewer service and City water service. Fire hydrant inside building to fill fire apparatus, 6 inch water main – building to street. Water heater – 40 gallon – natural gas.

Kitchen area: Stove – electric, Refrigerator, Sink.

City of Atkins Iowa, Fire Station Layout 1992
Dave Kurka - Atkins Fire Department
Building Address 91 Railroad Street, Atkins Iowa
Year built 1992 - Size: 5,500 square feet
Foundation Type : Concrete frost footings all exterior , poured slab interior.



The fire station planning committee met on August 4, 2021, to discuss possible locations for the reconstructed fire station. The pros and cons for seven sites are listed below. The potential locations are labeled with the area of the location outlined in acres. The architect recommended 4 acres for a site for the new station. Smaller, 4-acre-rectangles can be created if it would be helpful for visualization. The areas are approximate. The sites considered most favorable are highlighted with green text. This favorability is based on characteristics which do not include price, which is an unknown.

Site 1
Existing Site

Pros

- Already owned
- Utilities in place

Cons

- Small size of parcel
- Far edge of town
- Trucks often drive through neighborhood streets to respond to calls.
- There have been issues with traffic at the intersection of Railroad St. and Main Ave., which are problems for trucks.
- Response is probably about one minute slower than if the station was on or near Park Ridge Rd.

Notes

- This site is probably too small to be a preferred site unless the adjacent parcel could be purchased.
- Area north of site could be challenging to develop over. There is an air relief pit/manhole. Large utility easement to the north.



Site 7
Adjacent to City Hall

Pros

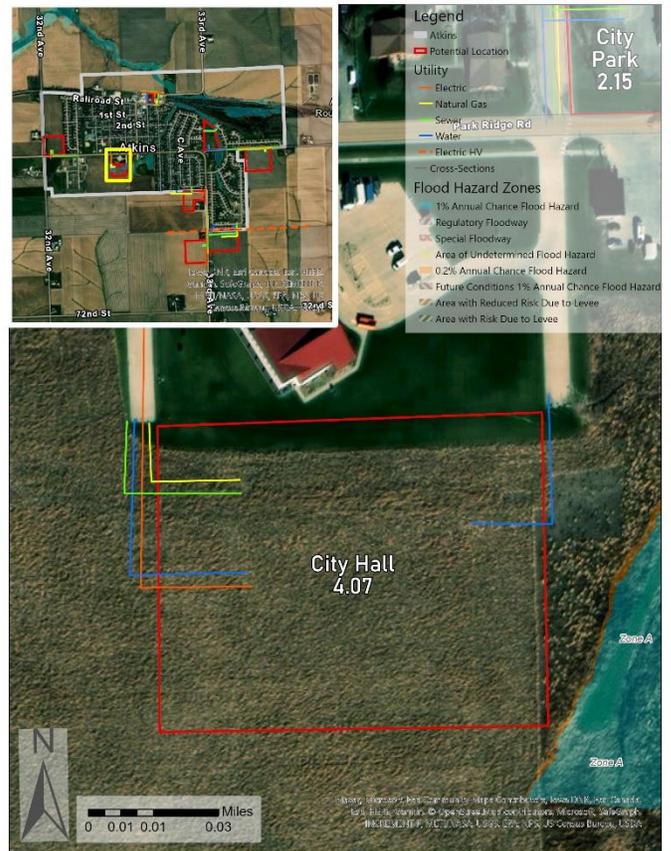
- 4-acre lot may be feasible
- Closer to Park Ridge Rd.
- Removes the need for trucks to travel through residential streets for most responses
- Centrally located

Cons

- Not owned
- Potentially the nearby floodplain
- Utility installation

Notes

- Water on both 2nd and 3rd
- 3rd has sewer
- Natural gas and electric probably off of 3rd
- Also possible water tower?



Site 9

Corner of Park Ridge Rd. and 32nd Ave.

Pros

- 4-acre lot may be feasible
- Lot a lot of surrounding development
- Removes the need for trucks to travel through residential streets for most responses

Cons

- Not centrally located
- Not owned by the City
- Utility installation

Notes

- Sewer off of Eagle St.
- Bring water up 71st St.
- Sewer up 71st St.
- Natural Gas: probably from Cardinal
- Power from across Park Ridge Rd.



Site 2

Presbyterian Church Parcel

Pros

- 4-acre lot may be feasible
- May be able to combine with other community amenities, e.g. park/open space
- Centrally located
- Existing utilities run close to the site.
- Frontage on major roads

Cons

- Not owned by the City
- Close to a lot of residences

Notes

- Water/sewer runs by sidewalk on north side of property.
- Three phase power capability is an unknown.
- Gas is an unknown.



Site 3
 South of 71st St., Outside of City Limits

Pros

- 4-acre site may be feasible
- Existing utilities may run nearby.
- Removes the need for trucks to travel through residential streets for most responses

Cons

- Not owned by the City

Notes

- No water
- No sewer
- Utilities up 71st St., from west or east for water, from west for sewer
- May be an opportunity to create a water loop
- Probably natural gas.
- Moving east would present other issues.



Site 4 (east of 33rd) / Site 5 (west of 33rd)
 South of Town, East or West of 33rd Ave.

Pros

- 4-acre site may be feasible
- Removes the need for trucks to travel through residential streets for most responses

Cons

- Not owned by the City

Notes

- City owned lot on High Point Dr. where utilities could be run through.
- Easement for high voltage lines south of High Point Dr.
- No water pressure
- Water end of D Ave. and sewer end of C Ave. Gas off of B.
- Only electric at site 5. Sewer would have to be very deep and run a long way. Utilities investment would still be substantial if site 5 was moved north.
- Water might be able to be run through the easements on the corner between Highpoint Dr. and 33rd Ave.
- Possible land purchase for water tower/fire station.



Site 8
City Park

Pros

- City owns the property
- Centrally located
- Right off of Park Ridge Rd./close to other City facilities
- Existing utilities nearby

Cons

- Creating a new park would be necessary
- Public opinion
- Small size, but a drive-through station may be feasible with the surrounding streets

Notes

-



Site 6
33rd Ave. adjacent to City boundary

Pros

- 4-acre site feasible
- Utilities may not be too extensive

Cons

- Not owned by the City
- Irregular shape, but this could be altered or may not be an issue.

Notes

- Water pressure may be better here than locations further south.



PROGRAMMING SUMMARY

ATKINS FIRE STATION



Created by:	Al Buck	Date:	12/21/2021
Project Title:	Atkins Fire Station	Project #:	21020
Program #:	3	Building Area:	12,200 SF

SPACE TYPE	QTY / OCCUPANT LOAD	AREA PER OCCUPANT (SQAURE FEET)	GROSS AREA (SQAURE FEET)
------------	---------------------	---------------------------------	--------------------------

ADMINISTRATIVE AREA			
OFFICE	4	150	600
TRAINING	50	20	1,000
TRAINING STORAGE/AV CLOSET	1	100	100
KITCHEN	1	300	300
RADIO ROOM	1	200	200
STORAGE	1	300	300
RESTROOMS, UNISEX	2	75	150
EXERCISE	1	400	400
ELECTRICAL	1	75	75
DISPLAY AREA/ENTRY	1	100	100
TOTAL			3,225

APPARATUS BAY			
VEHICLE BAYS - 2 DEEP	2	1,200	2,400
VEHICLE BAYS - 1 DEEP	3	600	1,800
TRAINING BAY	1	800	800
GEAR REPAIR	1	100	100
LAUNDRY	1	150	150
TURNOUT GEAR	32	15	480
DECON	1	100	100
HOSE DRY	1	150	150
COMPRESSOR	1	100	100
EMS STORAGE	1	150	150
TOTAL			6,230

MEZZANINE			
DORMS	4	100	400
SHOWER	1	100	100
MECHANICAL	1	350	350
STORAGE	1	650	650
DAY ROOM / KITCHEN / DINING	1	800	800
TOTAL			2,300

NET TO GROSS (30% GROSS AREA)	3,527
--------------------------------------	--------------

TOTAL BUILDING AREA	15,282
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**CITY OF ATKINS
FIRE STATION
REBUILDING**

**PRELIMINARY
CONCEPTS**

City of Atkins Iowa

May 24, 2022

ADVISORY COMMITTEE

The Committee's stated goal, "Gather information to rebuild the Atkins Fire Station that meets the community and Rural Fire District needs and to enable a sound decision for today and the future with a capacity of 20 years and expected life span of 50 years. Meeting codes and standards required which apply to this critical infrastructure building."

- Mayor Bruce Visser
- Mayor Pro-Tem Samantha Petersen
- Mayor Pro-Tem/Citizen Heather Rinderknecht
- Fire Chief Dan Rammelsburg
- Assistant Fire Chief Dave Kurka
- Planning and Zoning Chair Gordy Jacobsen
- City Administrator Kelly Groskurth
- Tom Gruis with East Central Iowa Council of Governments
- Solum Lang Architects Al Buck and Elyse Garlock

THE PROCESS

TYPICAL DESIGN / PLANS / CONSTRUCTION SEQUENCE



 U.S. Fire Administration
Working for a fire-safe America

Safety and Health Considerations for the Design of Fire and Emergency Medical Services Stations

May 2018

 FEMA

TYPICAL DESIGN / PLANS / CONSTRUCTION SEQUENCE

Figure 4.1 — The first Schematic Design (SD) Phase.

Phases

Schematic Design Phase (SD)

- Facility Programming
- Floor Plan Sketches



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

Figure 4.2 — The second SD Phase.

Phases

Schematic Design Phase (SD)

- Site Plan Sketches
- Construction Budget Estimates



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

TYPICAL DESIGN / PLANS / CONSTRUCTION SEQUENCE

Figure 4.3 — The third SD Phase.

Phases

Schematic Design Phase (SD)

- Elevation Sketches & Massing

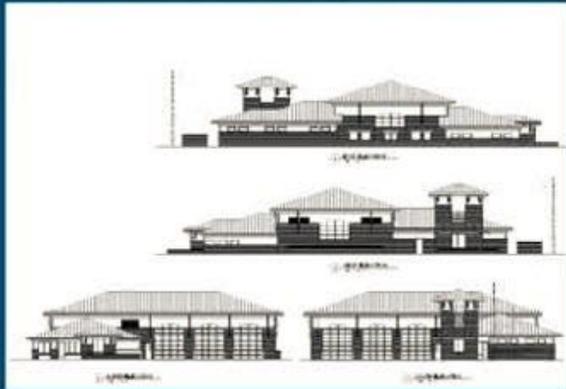


Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

Figure 4.4 — The first Design
Development (DD) Phase.

Phases

Design Development Phase (DD)

- Revise Schematic Plans
- Building Systems



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

TYPICAL DESIGN / PLANS / CONSTRUCTION SEQUENCE

Figure 4.5 — The second DD Phase.

Phases

Design Development Phase (DD)

- Project Renderings
- Presentations to Council, Citizens, Etc.
- Budget Review



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

Figure 4.6 — The Construction Document (CD) Phase.

Phases

Construction Document Phase (CD)

- Known as “Blueprints”
- Complete Plans and Specifications for Bidding, Permitting and Building
- Includes:
 - Architectural
 - Civil
 - Structural
 - Plumbing
 - Mechanical
 - Electrical
- Comprehensive Budget Review

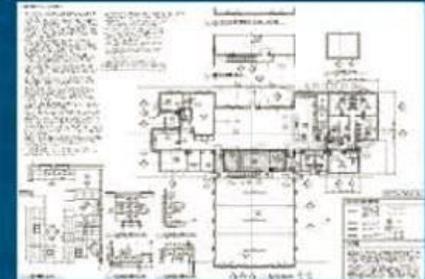


Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

TYPICAL DESIGN / PLANS / CONSTRUCTION SEQUENCE

Figure 4.7 — The Bid/Negotiation (B/N) Phase.

Phases

Bid / Negotiation Phase (B/N)

- Project Advertisement for Bids
- Conduct Pre-Bid Meetings
- Answer any Contractor questions on the plans and specifications
- Receive Bids and Evaluate Low-Bid Contractor
- Contract Facilitation between Owner and Contractor



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

Figure 4.8 — The Construction Administration (CA) Phase.

Phases

Construction Administration Phase (CA)

- Shop Drawing Review
- Construction Schedule Compliance
- Conduct Meetings and Inspections
- Review Pay Applications
- Generate Punch List
- Complete Project Closeout
- Year-end Warranty Inspection



Photo courtesy of Ken Newell, Stewart-Cooper-Newell Architects.

PROCESS

- 9 potential sites:
 - Mayor Visser, City Engineer Nick Eisenbacher, and Public Works Department: Todd Damon, Jarrod Tomlinson, and Mike Rammelsburg
 - Team Reviewed:
 - Water Access
 - Sewer Access
 - Storm Water
 - Street Connectivity
 - Traffic Flow: Traffic Flow, Safety Turning onto street, Safety getting to Parkridge
 - Type of Neighborhood (Residential, Commercial)
 - Flood Plain
- Determined 4 Potential Sites are Viable:
 - Architect and Advisory Committee reviewed each site
 - Developed Concepts for each site
 - Reviewed
 - Water Access
 - Sewer Access
 - Storm Water
 - Street Connectivity
 - Traffic Flow: Traffic Flow, Safety Turning onto street, Safety getting to Parkridge
 - Type of Neighborhood (Residential, Commercial)
 - Flood Plain
 - Parking
 - Ability to expand
 - Analyzed Pros and Cons of each site
 - Narrowed sites to 2

PROCESS

- Determined 2 Viable Sites
 - Architect and Advisory Committee reviewed each site
 - Developed Multiple Concepts for each site
 - Reviewed with Each Concept
 - Water Access
 - Sewer Access
 - Storm Water
 - Street Connectivity
 - Traffic Flow: Traffic Flow, Safety
 - Flood Plain
 - Parking
 - Ability to expand
 - Analyzed Pros and Cons of each site
 - Architect Recommendation of City Hall City

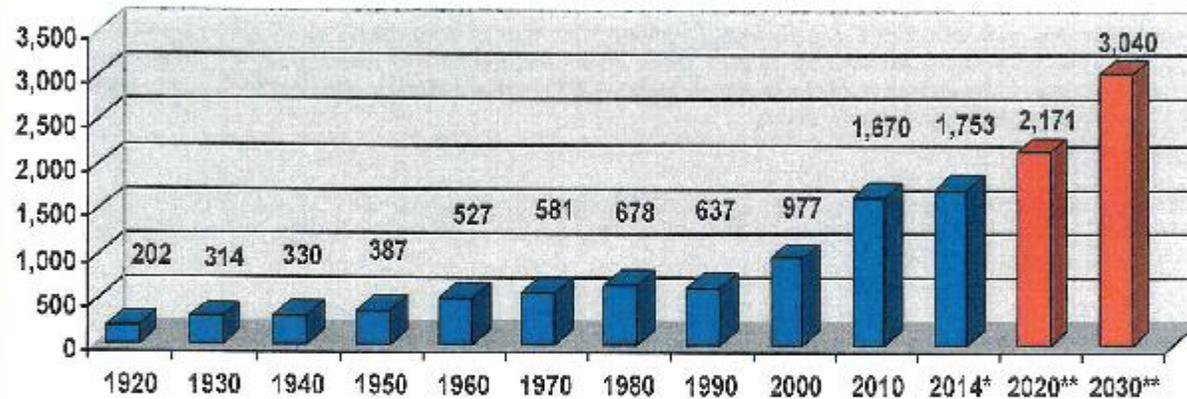
HISTORICAL INFORMATION

- Original Fire Station was constructed in 1992 (30 years)
- City Population in 1990 was 637 (236 houses)
- City Population in 2020 is 2,050 (722 Houses)
- Projected population in 2030 is 3,040 per the 2016 Comprehensive Plan

HISTORICAL INFORMATION

Profile and Analysis

Population Trends, City of Atkins (1920 – 2014)



City of Atkins Comprehensive Plan 2016

Source: U.S. Census

* 2014 is a U.S. Census estimate

** 2020 and 2030 predictions are based on a 30% and 40% increase per census, respectively

*** January 2018 estimate is approximate population is 1,850

ATKINS FIRE STATION – TIMELINE

2020

- AUG – DERECHO
- AUG – BEGAN WORKING WITH FEMA

2021

- FORMED THE FIRE STATION COMMITTEE
- JANUARY– INITIATED SITE ASSESSMENT PROCESS
- MARCH – NARROWED SITE OPTIONS TO NINE LOCATIONS
- MAY/JUNE – INTERVIEWED ARCHITECTS & HIRED SOLUM LANG ARCHITECTS
- SEPT – BEGAN WORK WITH DESIGN TEAM & COMMITTEE TO DEVELOP SITE & BUILDING PROGRAMS

2022

- APRIL – FINALIZED CONCEPTS FOR TWO SITES
- MAY – RECOMMENDATION TO CITY COUNCIL

ATKINS FIRE STATION – CITY HALL SITE CONCEPT (RECOMMENDED)



OPINION OF PROBABLE COST: \$4,151,698.00
BUILDING AREA: 12,200 SF

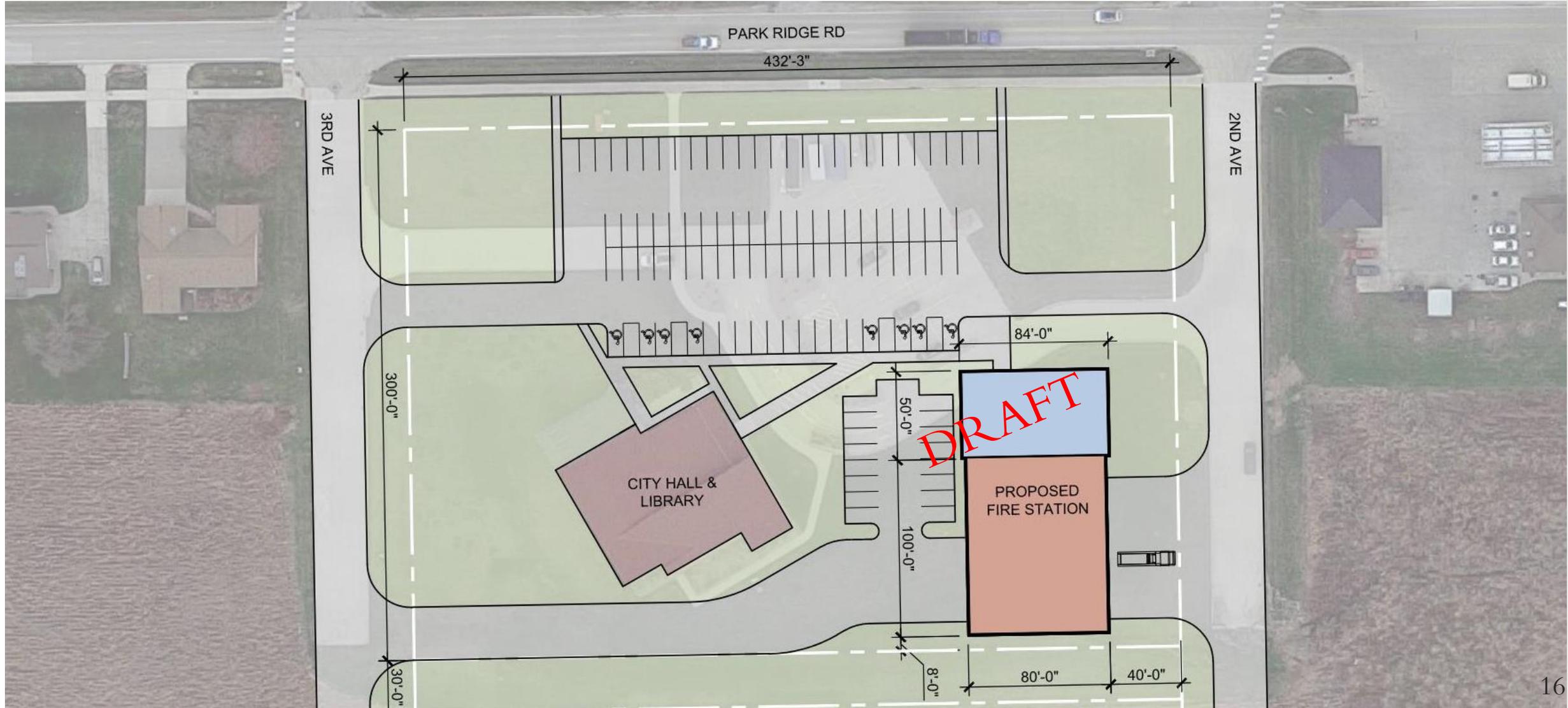
PROS

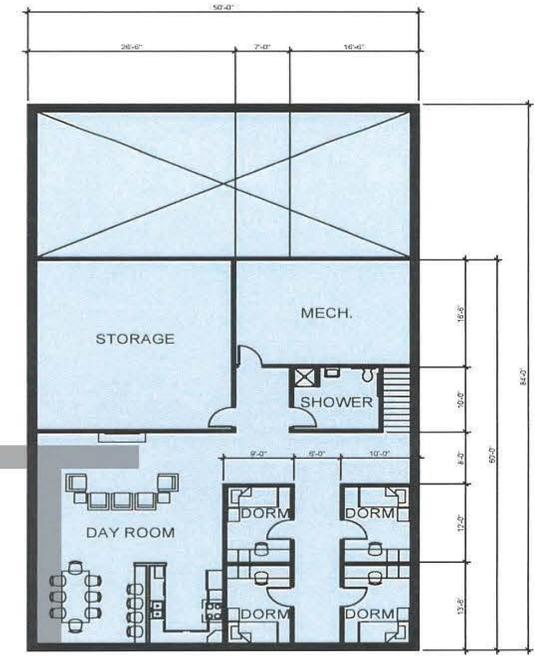
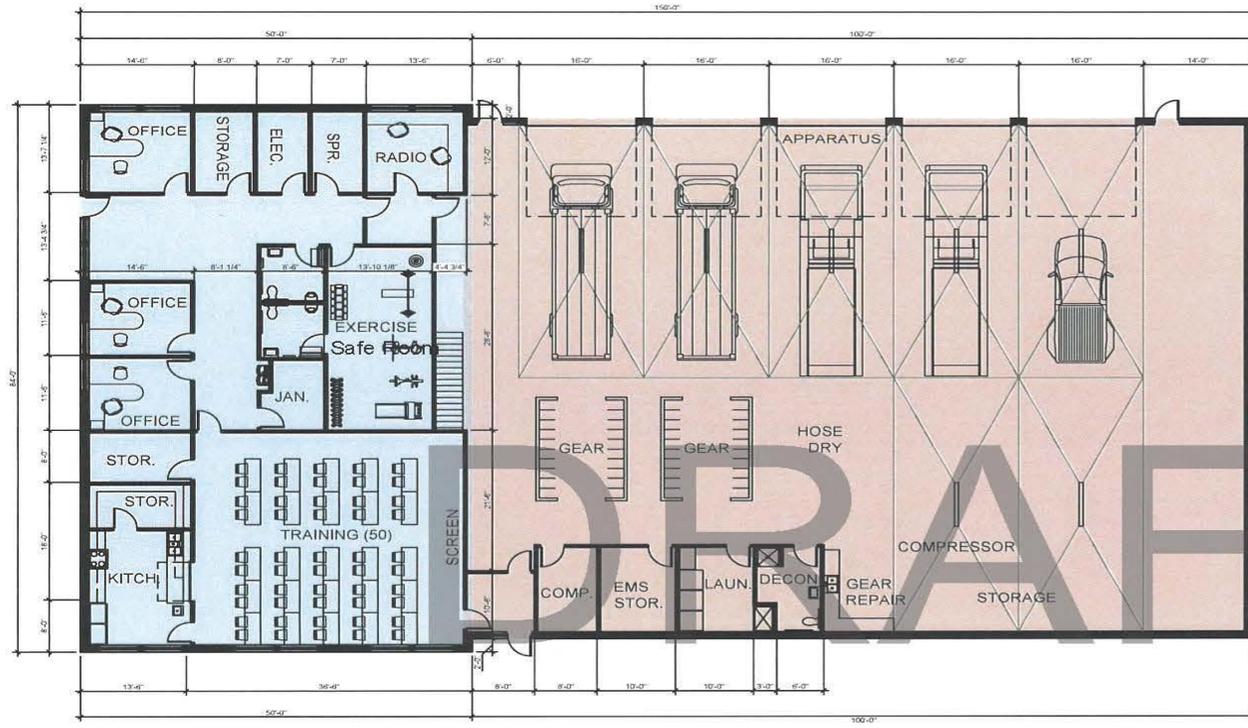
- CLEAR FRONT ENTRY
- PRESENCE ON PARK RIDGE
- POTENTIAL FOR EXPANSION
- LOCATED IN BUSINESS AREA
- CURB APPEAL
- EXIT ONTO SECONDARY ROAD
- SUFFICIENT PARKING (40+ SPACES)
- EXISTING GRADES
- OPTIMIZES PARKING LOT LAYOUT
- CITY OWNS PROPERTY

CONS

- \$70,000.00 HIGHER COST
- TEMPORARY DISRUPTION TO PARKING AT LIBRARY / CITY HALL

ATKINS FIRE STATION – CITY HALL SITE CONCEPT (RECOMMENDED)





APPARATUS AREA: 8,000 SF
 PERSONNEL AREA: 4,200 SF
 TOTAL AREA: 12,200 SF
FLOOR PLAN
 1/16" = 1'-0"

MEZZANINE AREA: 3,000 SF



ATKINS FIRE STATION
 FLOOR PLAN

MAY 18, 2022



**OPINION OF PROBABLE COST - CITY HALL SITE
ATKINS FIRE STATION**



Created by: Al Bick		Date: 2/9/2022		
Project Title: Atkins Fire Station		Project #: 21020		
Estimate #: 3		Building Area: 15,200 SF		
OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING				
Concrete Form Footings	500 LF	\$80.00	\$40,000.00	
Concrete Slab-on-Grade - 4"	4,200 SF	\$8.50	\$35,700.00	
Concrete Slab-on-Grade - 6"	8,000 SF	\$10.50	\$84,000.00	
Building Excavation & Backfill	12,200 SF	\$2.00	\$24,400.00	
Brick Veneer on Steel Stud Backup	3,000 SF	\$30.00	\$90,000.00	
Interior Walls & Paint - Concrete Block	2,000 SF	\$20.00	\$40,000.00	
Interior Walls & Paint - Steel Stud & Gyp	6,000 SF	\$11.00	\$66,000.00	
Steel Railings	1 LS	\$8,000.00	\$8,000.00	
Concrete-filled Steel Pan Stair	1 LS	\$8,000.00	\$8,000.00	
Mezzanine Structure	3,000 SF	\$16.00	\$48,000.00	
Mezzanine Floor	3,000 SF	\$11.00	\$33,000.00	
Lower Cabinets - Plastic Laminate	35 LF	\$500.00	\$17,500.00	
Upper Cabinets - Plastic Laminate	40 LF	\$200.00	\$8,000.00	
Counter Tops - Plastic Laminate	25 LF	\$40.00	\$1,000.00	
Counter Tops - Solid Surface	10 LF	\$80.00	\$800.00	
Interior Doors & Frames	20 EA	\$2,500.00	\$50,000.00	
Aluminum Glazed Single Doors	8 EA	\$3,600.00	\$28,800.00	
14'-0" x 14'-0" Overhead Doors	7 EA	\$6,000.00	\$42,000.00	
Glazing	1,500 SF	\$55.00	\$82,500.00	
Ceiling - Acoustic Tile	4,500 SF	\$6.50	\$29,250.00	
Ceiling - Gypsum Board	500 SF	\$8.00	\$4,000.00	
Flooring - Sealed Concrete	8,000 SF	\$1.50	\$12,000.00	
Flooring - Polished Concrete	600 SF	\$5.00	\$3,000.00	
Flooring - Porcelain Ceramic Tile	400 SF	\$4.00	\$1,600.00	
Flooring - Walk-Off Mat	500 SF	\$6.50	\$3,250.00	
Flooring - Carpet	750 SF	\$4.00	\$3,000.00	
Floor - Rubber / Synthetic Sports Floor	400 SF	\$10.00	\$4,000.00	
Pre-Engineered Metal Building	12,200 SF	\$35.00	\$427,000.00	
Signage Allowance - Interior & Exterior	1 LS	\$10,000.00	\$10,000.00	
Flagpole	1 EA	\$4,000.00	\$4,000.00	
			BUILDING SUBTOTAL	\$1,208,800.00
ALTERNATE 1 - MEZZANINE BUILD OUT				
Interior Walls & Paint - Steel Stud & Gyp	1,000 SF	\$11.00	\$11,000.00	
Lower Cabinets - Plastic Laminate	15 LF	\$500.00	\$7,500.00	
Upper Cabinets - Plastic Laminate	10 LF	\$200.00	\$2,000.00	
Counter Tops - Solid Surface	15 LF	\$40.00	\$600.00	
Interior Doors & Frames	7 EA	\$2,500.00	\$17,500.00	
Ceiling - Acoustic Tile	1,500 SF	\$6.50	\$9,750.00	
Ceiling - Gypsum Board	100 SF	\$8.00	\$800.00	
Flooring - Polished Concrete	700 SF	\$5.00	\$3,500.00	
Flooring - Porcelain Ceramic Tile	100 SF	\$4.00	\$400.00	
Flooring - Carpet	1,200 SF	\$4.00	\$4,800.00	
			BUILDING SUBTOTAL	\$57,850.00
MECHANICAL, ELECTRICAL, PLUMBING				
MEP Improvements - Placeholder	1 LS	\$600,000.00	\$600,000.00	
			MEP SUBTOTAL	\$600,000.00
SITE				
Site Improvements - Placeholder	1 LS	\$780,000.00	\$826,000.00	
			SITE SUBTOTAL	\$826,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$2,692,650.00	\$269,265.00	
			ESTIMATING CONTINGENCY SUBTOTAL	\$269,265.00
			BUILDING, MEP, & SITE TOTAL	\$2,961,915.00
BUILDING, MEP, SITE, & CONTRACTOR FEES				
Building, MEP, & Site Subtotal (Line Item Above)			\$2,961,915.00	
Contractor Fees (10% Gen. Rad's, 9% OH, 3% Profit)	20.00 %	\$2,961,915.00	\$592,383.00	
			TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES	\$3,554,298.00
ANCILLARY				
Estimated Construction Contingency - 7%	7.00 %	\$3,554,298.00	\$248,800.86	
Furniture Allowance	1 LS	\$90,000.00	\$90,000.00	
Turnout Gear Lockers	40 EA	\$300.00	\$12,000.00	
Testing Estimate	1 LS	\$20,000.00	\$20,000.00	
Printing Estimate	1 LS	\$20,000.00	\$20,000.00	
Professional Fees	1 LS	\$206,600.00	\$206,600.00	
			TOTAL ANCILLARY COST	\$597,400.86
TOTAL PROJECT COST				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$3,554,298.00	
Total Ancillary Cost (Line Item Above)			\$597,400.86	
			TOTAL PROJECT COST ESTIMATE	\$4,151,698.86

ESTIMATED TOTAL PROJECT COST

Estimated Cost:	\$4,151,698.86
Cost of Issuance	\$ 90,000.00
Less: Insurance	\$ 600,000.00
<u>Less: Grant – FEMA</u>	<u>\$ 433,000.00</u>
Estimated City Cost	\$3,208,698.86
Estimated Bond Total:	\$4,570,000.00

A photograph of a fire station interior. In the foreground, a fire hose is neatly coiled on a metal reel. The hose is white with a red handle. In the background, a red fire extinguisher is mounted on a wall. The scene is lit with warm, orange-toned light, and the image has a torn-edge effect at the top and bottom.

CITY OF ATKINS FIRE STATION REBUILDING

DESIGN TEAM

Solum Lang Architects

Snyder & Associates Civil Engineers

M2B Structural Engineers

Design Engineers



ATKINS FIRE STATION – TIMELINE

2020

- AUG – DERECHO
- AUG – BEGAN WORKING WITH FEMA

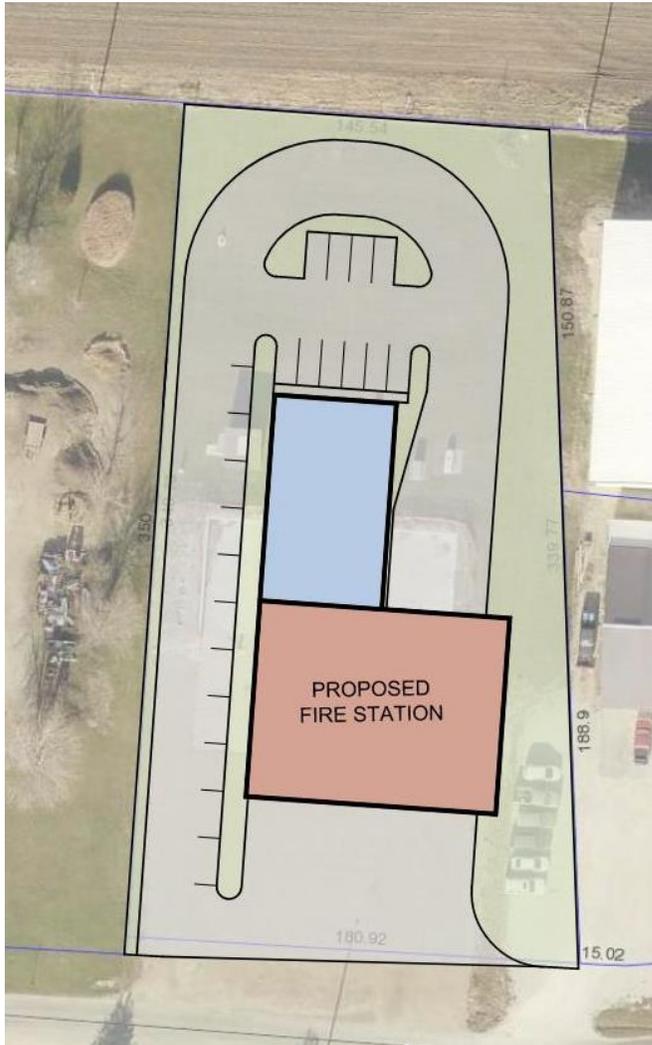
2021

- FORMED THE FIRE STATION COMMITTEE
- JANUARY– INITIATED SITE ASSESSMENT PROCESS
- MARCH – NARROWED SITE OPTIONS TO NINE LOCATIONS
- MAY/JUNE – INTERVIEWED ARCHITECTS & HIRED SOLUM LANG ARCHITECTS
- SEPT – BEGAN WORK WITH DESIGN TEAM & COMMITTEE TO DEVELOP SITE & BUILDING PROGRAMS

2022

- APRIL – FINALIZED CONCEPTS FOR TWO SITES
- MAY – RECOMMENDATION TO CITY COUNCIL

ATKINS FIRE STATION – EXISTING SITE CONCEPT



OPINION OF PROBABLE COST: \$4,078,367.00
BUILDING AREA: 12,200 SF

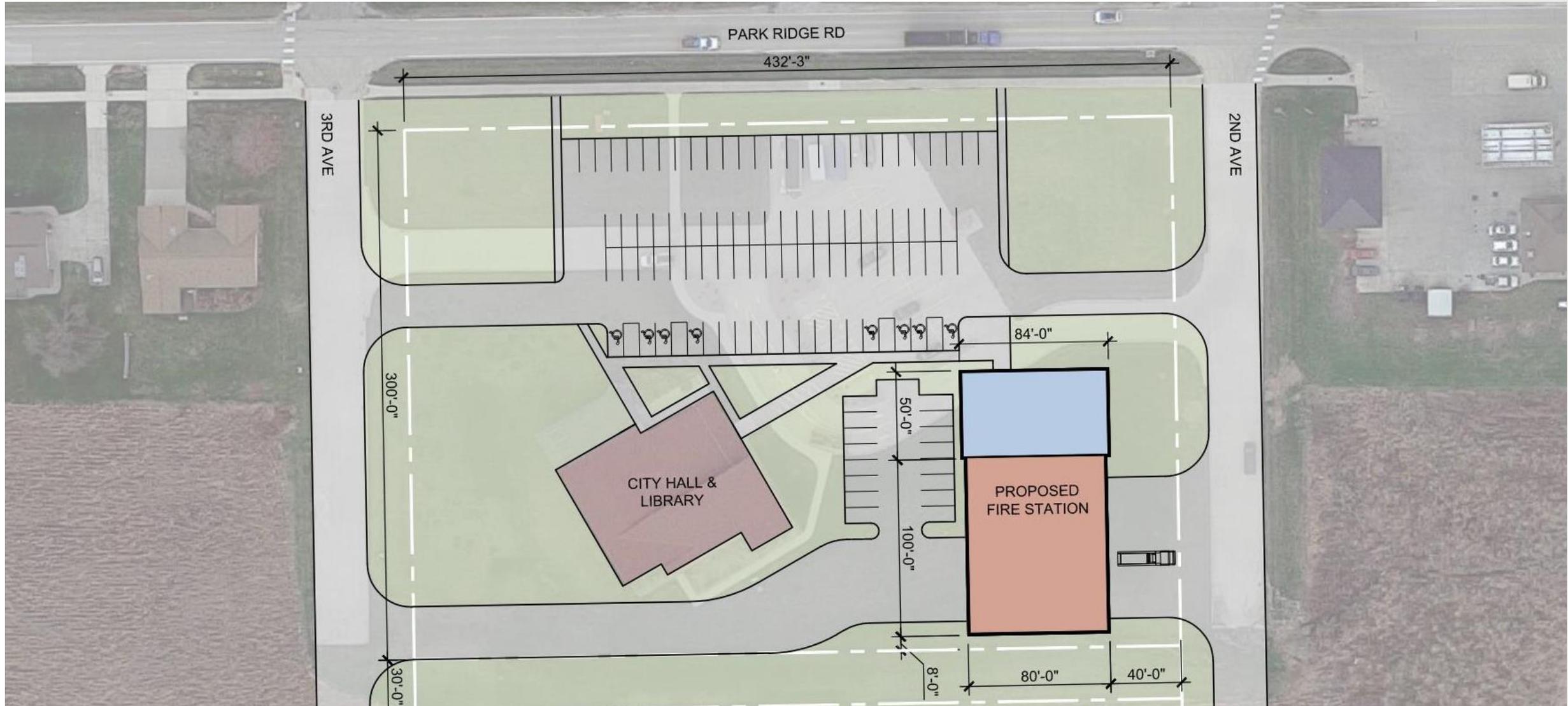
PROS

- \$70,000.00 LOWER COST
- RE-USE OF EXISTING SITE

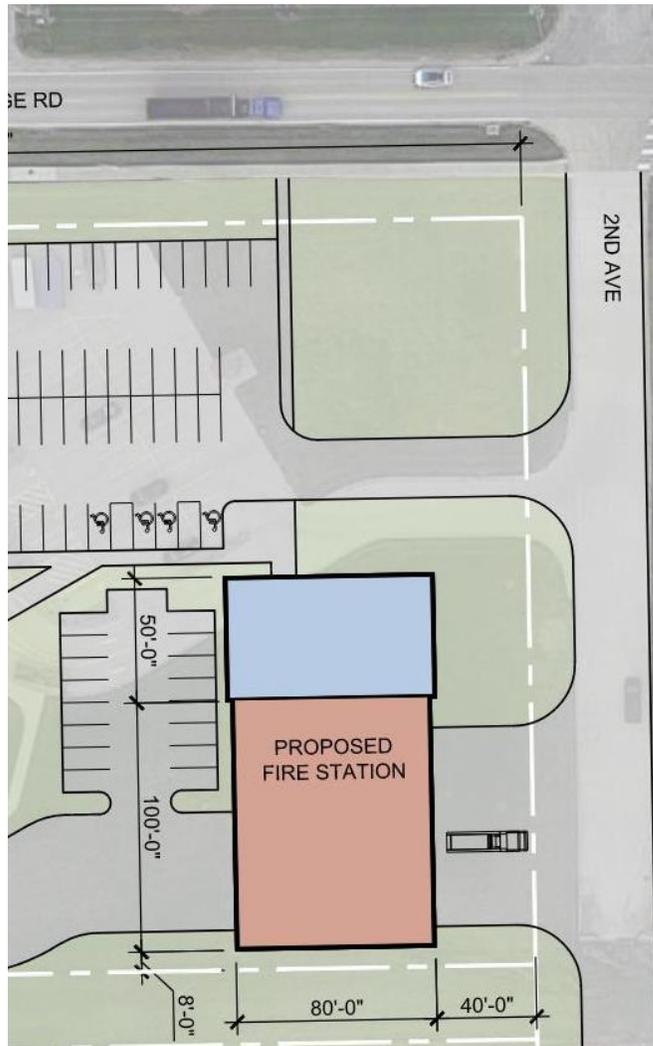
CONS

- NO CLEAR FRONT DOOR
- NO ROOM FOR EXPANSION
- LOCATED IN RESIDENTIAL AREA
- EXIT DIRECTLY ONTO BUSY INTERSECTION
- LACK OF CURB APPEAL
- INSUFFICIENT PARKING (21 SPACES)
- NO LOCATION FOR WATER TOWER
- EXISTING GRADES
- INEFFICIENT BUILDING & SITE LAYOUT

ATKINS FIRE STATION – CITY HALL SITE CONCEPT (RECOMMENDED)



ATKINS FIRE STATION – CITY HALL SITE CONCEPT (RECOMMENDED)



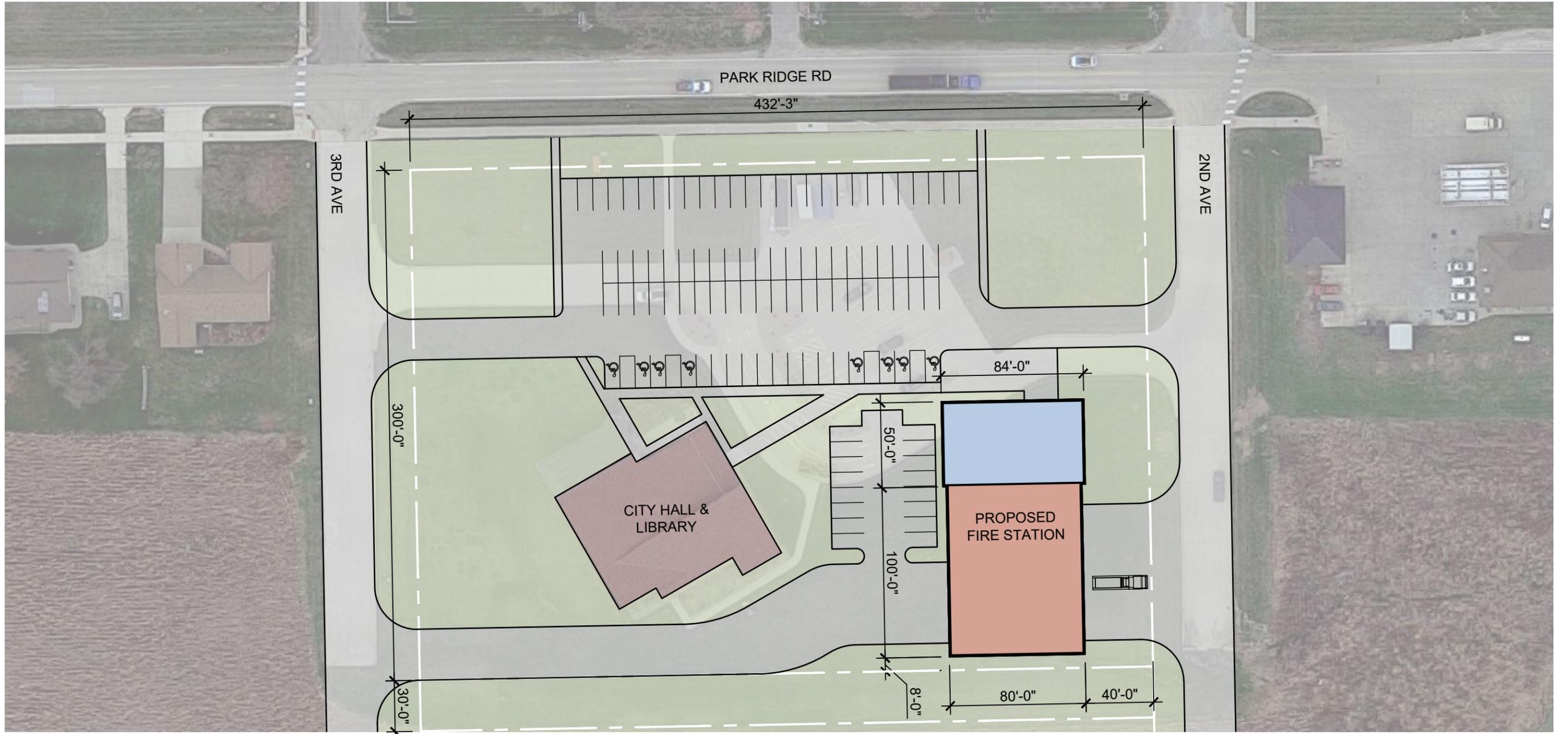
OPINION OF PROBABLE COST: \$4,151,698.00
BUILDING AREA: 12,200 SF

PROS

- CLEAR FRONT ENTRY
- PRESENCE ON PARK RIDGE
- POTENTIAL FOR EXPANSION
- LOCATED IN BUSINESS AREA
- CURB APPEAL
- EXIT ONTO SECONDARY ROAD
- SUFFICIENT PARKING (40+ SPACES)
- ALLOWS NEW WATER TOWER ON OLD FIRE STATION SITE
- EXISTING GRADES
- OPTIMIZES PARKING LOT LAYOUT
- CITY OWNS PROPERTY

CONS

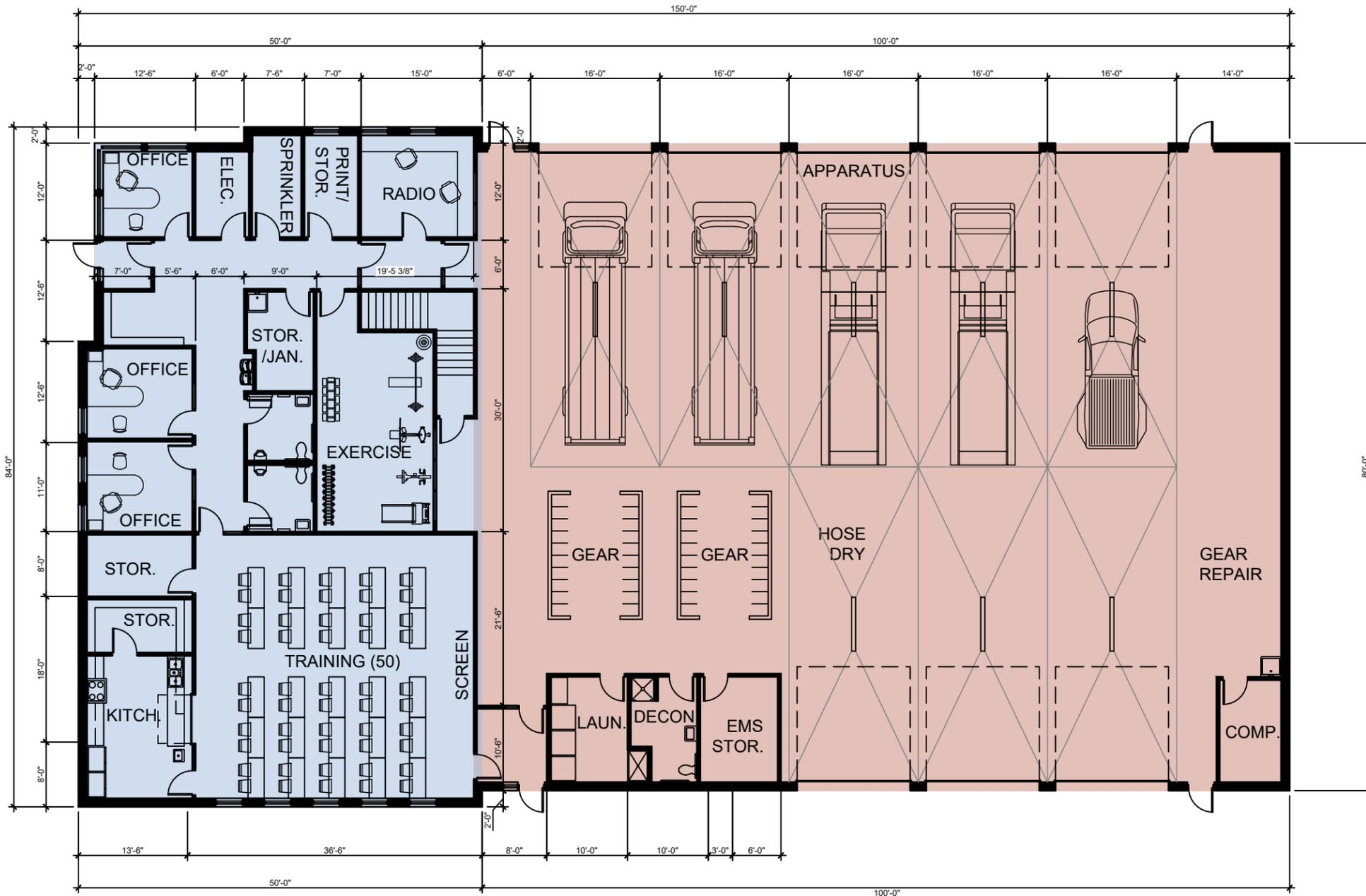
- \$70,000.00 HIGHER COST
- TEMPORARY DISRUPTION TO PARKING AT LIBRARY / CITY HALL



SITE PLAN - CITY HALL

1" = 60'-0"

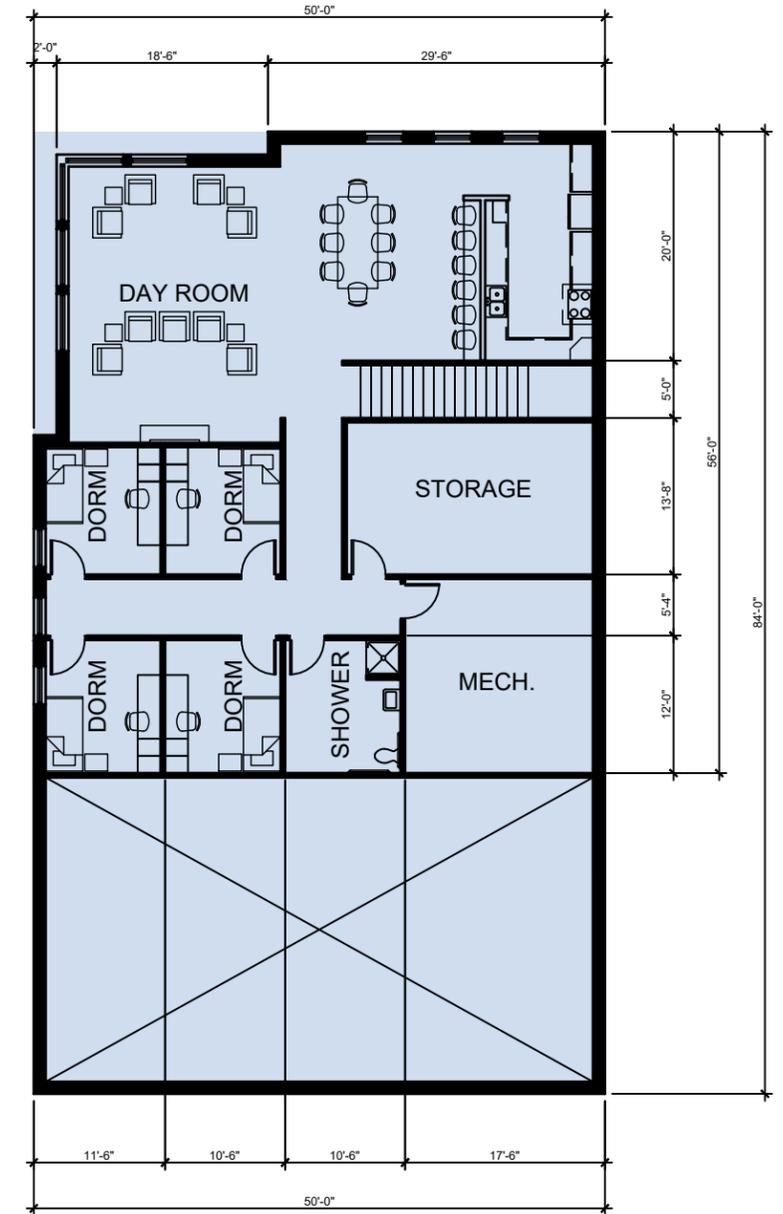




APPARATUS AREA: 8,000 SF
 PERSONNEL AREA: 4,200 SF
 TOTAL AREA: 12,200 SF

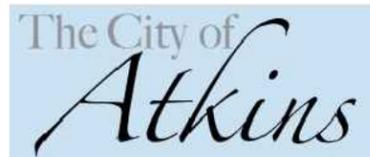
FLOOR PLAN

1/16" = 1'-0"



MEZZANINE AREA: 2,800 SF





ATKINS FIRE STATION

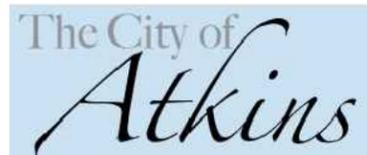
RENDERING - FRONT VIEW

JULY 19, 2022





Google Earth



ATKINS FIRE STATION

RENDERING - SIDE VIEW

JULY 19, 2022





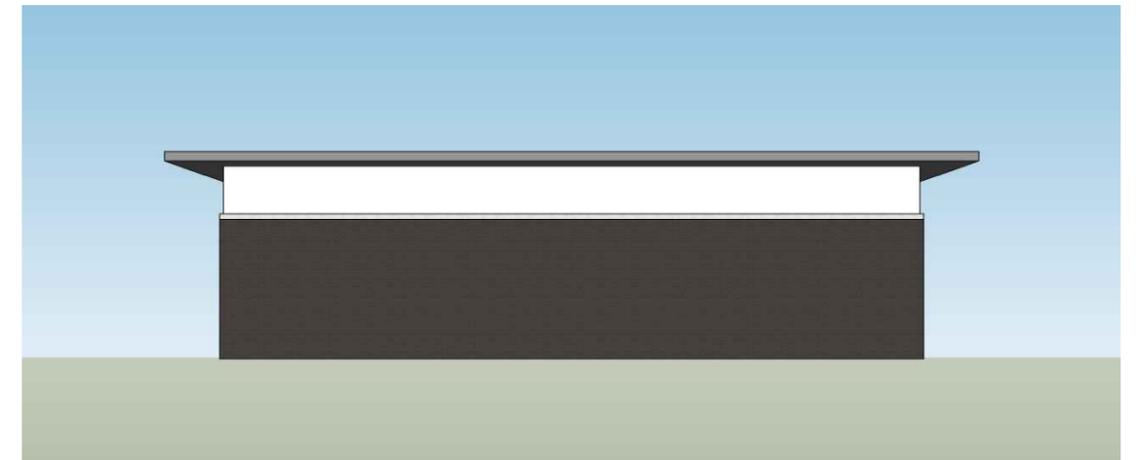
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CITY OF ATKINS FIRE STATION REBUILDING



CITY COUNCIL REVIEW
MAY 24th 2023



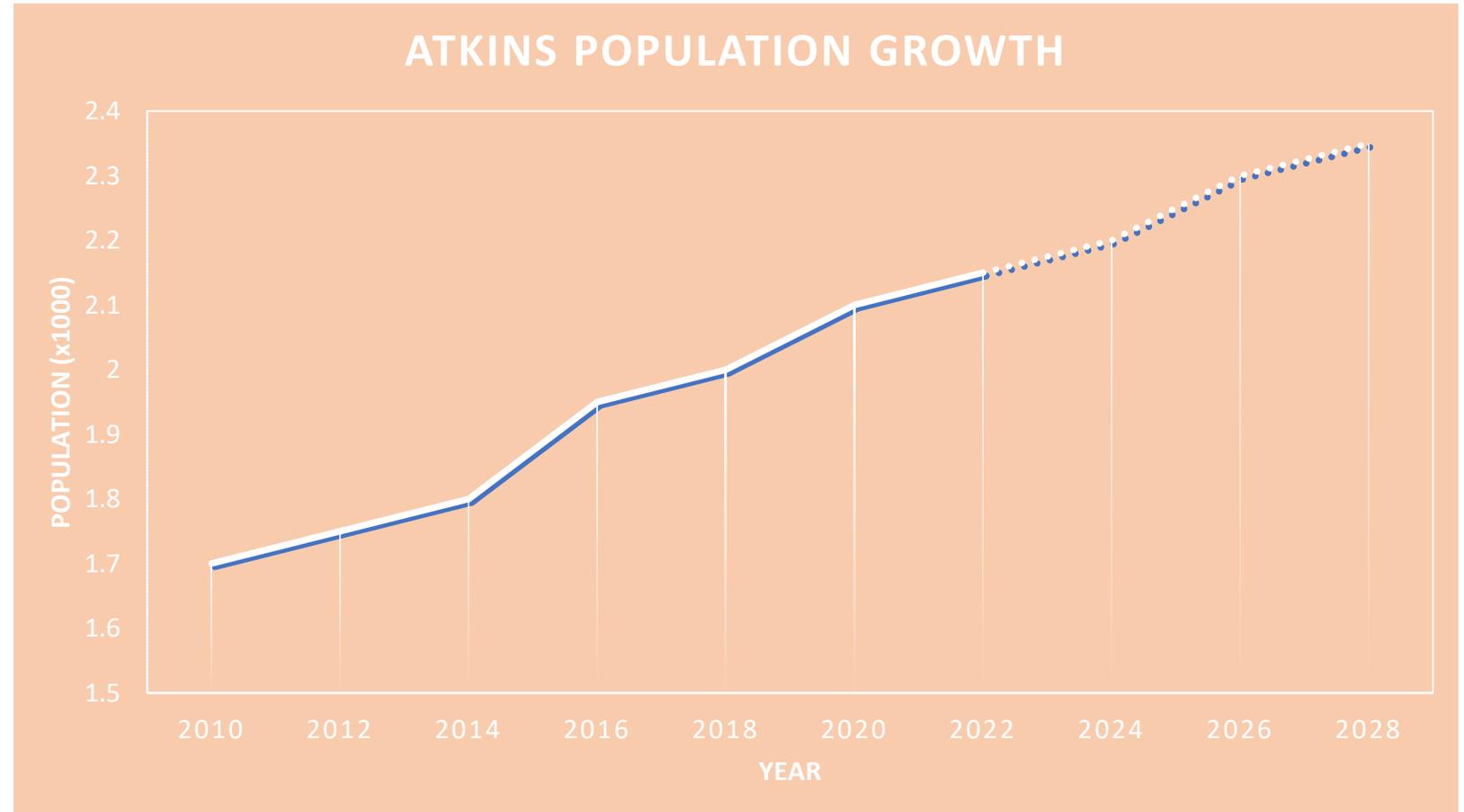
5/24/2023

City of Atkins - Preliminary Design

HISTORICAL INFORMATION

NEED FOR UPGRADE

- ORIGINAL FIRE STATION CONSTRUCTED IN 1992 (31 YEARS)
- CITY POPULATION IN 1990 WAS 637 (236 HOUSES)
- CITY POPULATION IN 2020 WAS 2,050 (722 HOUSES)
- PROJECT POPULATION IN 2030 IS 3,040 PER THE 2016 COMPREHENSIVE PLAN



SITE SELECTION RECAP (4/20/2022)

CITY HALL SITE SELECTED

- CLEAR FRONT ENTRY
- PRESENCE ON PARK RIDGE
- POTENTIAL FOR EXPANSION
- LOCATED IN BUSINESS AREA
- CURB APPEAL
- EXIT ONTO SECONDARY ROAD
- SUFFICIENT PARKING
- ALLOWS FOR NEW WATER TOWER ON OLD FIRE STATION SITE
- EXISTING GRADES
- OPTIMIZES PARKING LAYOUT
- CITY OWNS PROPERTY



CITY HALL SITE - TOTAL PROJECT COST	
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,554,298.00
Total Ancillary Cost (Line Item Above)	\$597,400.86
TOTAL PROJECT COST ESTIMATE	\$4,151,698.86

CONCEPT A - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$114,730.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,316,698.00
Total Ancillary Cost (Line Item Above)	\$580,768.86
TOTAL PROJECT COST ESTIMATE	\$4,022,196.86

CONCEPT B - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,476,418.00
Total Ancillary Cost (Line Item Above)	\$591,949.26
TOTAL PROJECT COST ESTIMATE	\$4,078,367.26

CONCEPT D - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$57,750.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,860,538.00
Total Ancillary Cost (Line Item Above)	\$618,837.66
TOTAL PROJECT COST ESTIMATE	\$4,547,125.66

CITY HALL SITE VARIATION RECAP (3/15/2023)

ORIGINAL SITE DESIGN

- REQUIRES DEMOLITION OF EXISTING PARKING



SITE VARIATION 2

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- WOULD FORCE TRUCKS TO RETURN IN CITY HALL DROP-OFF LANE
- FRONT APRON ENCROACHMENT



SITE VARIATION 1

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- FRONT APRON ENCROACHMENT



SITE VARIATION 3

- CITY WOULD HAVE TO ALLOW ACCESS ONTO PARK RIDGE
- NO CONNECTION TO MAIN PARKING LOT
- WILL ENCROACH ON CITY HALL / PROPERTY LINE



CITY HALL SITE – COST OPINION (4/10/2023)

PAVING

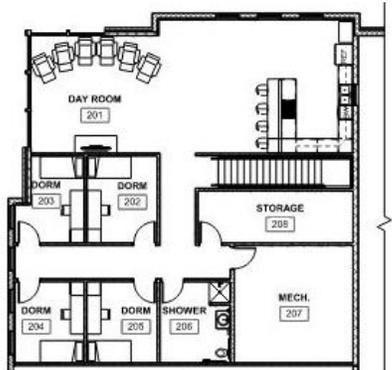
- SITE – \$559,000
- FIRE STATION – \$326,000

GRADING

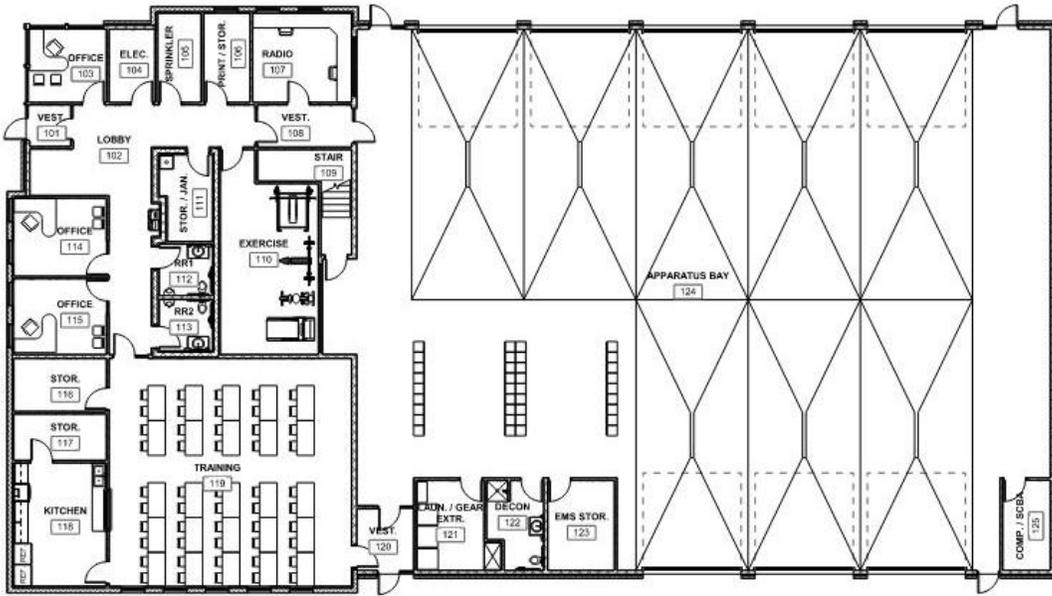
- SITE - \$174,000
- FIRE STATION - \$55,000



FLOOR PLAN



2 FURNITURE PLAN (FOR REFERENCE ONLY) - MEZZANINE
1/8" = 1'-0"



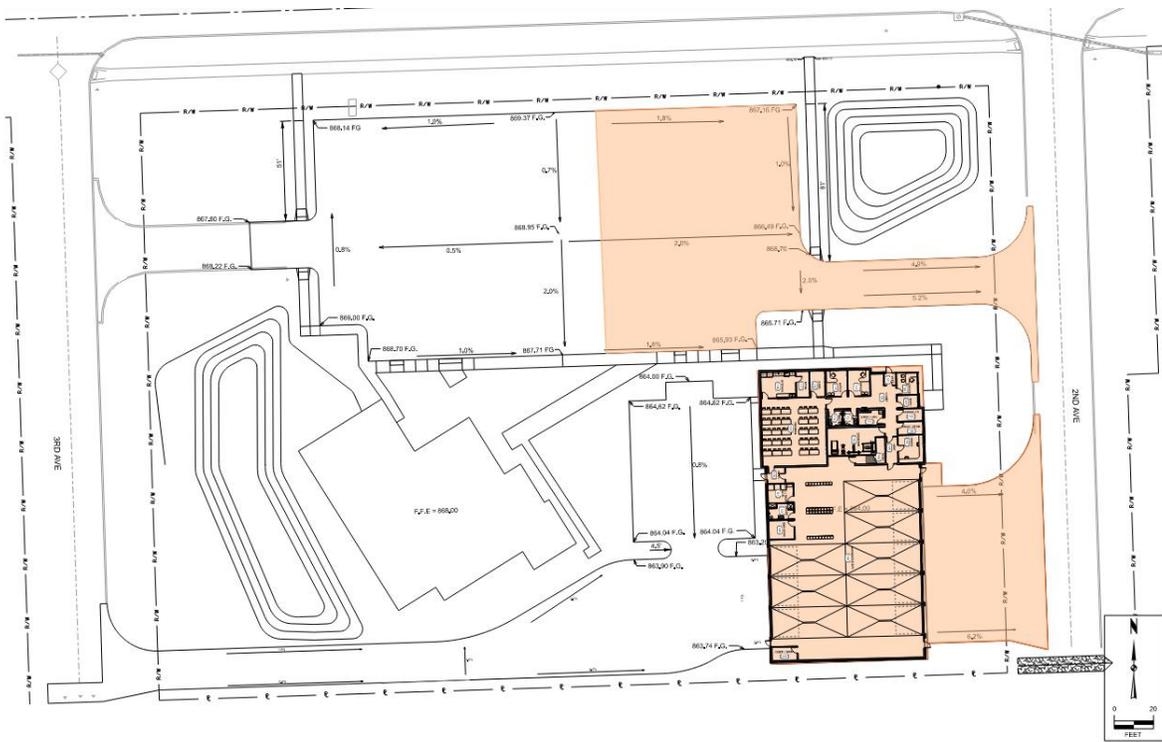
1 FURNITURE PLAN (FOR REFERENCE ONLY)
1/8" = 1'-0"



PROGRAMMING (12/21/2021)

SPACE TYPE	QTY / OCCUPANT LOAD	AREA PER OCCUPANT (SQAURE FEET)	GROSS AREA (SQAURE FEET)
ADMINISTRATIVE AREA			
OFFICE	4	150	600
TRAINING	50	20	1,000
TRAINING STORAGE/AV CLOSET	1	100	100
KITCHEN	1	300	300
RADIO ROOM	1	200	200
STORAGE	1	300	300
RESTROOMS, UNISEX	2	75	150
EXERCISE	1	400	400
ELECTRICAL	1	75	75
DISPLAY AREA/ENTRY	1	100	100
TOTAL			3,225
APPARATUS BAY			
VEHICLE BAYS - 2 DEEP	2	1,200	2,400
VEHICLE BAYS - 1 DEEP	3	600	1,800
TRAINING BAY	1	800	800
GEAR REPAIR	1	100	100
LAUNDRY	1	150	150
TURNOUT GEAR	32	15	480
DECON	1	100	100
HOSE DRY	1	150	150
COMPRESSOR	1	100	100
EMS STORAGE	1	150	150
TOTAL			6,230
MEZZANINE			
DORMS	4	100	400
SHOWER	1	100	100
MECHANICAL	1	350	350
STORAGE	1	650	650
DAY ROOM / KITCHEN / DINING	1	800	800
TOTAL			2,300
NET TO GROSS (30% GROSS AREA)			3,527
TOTAL BUILDING AREA			15,282

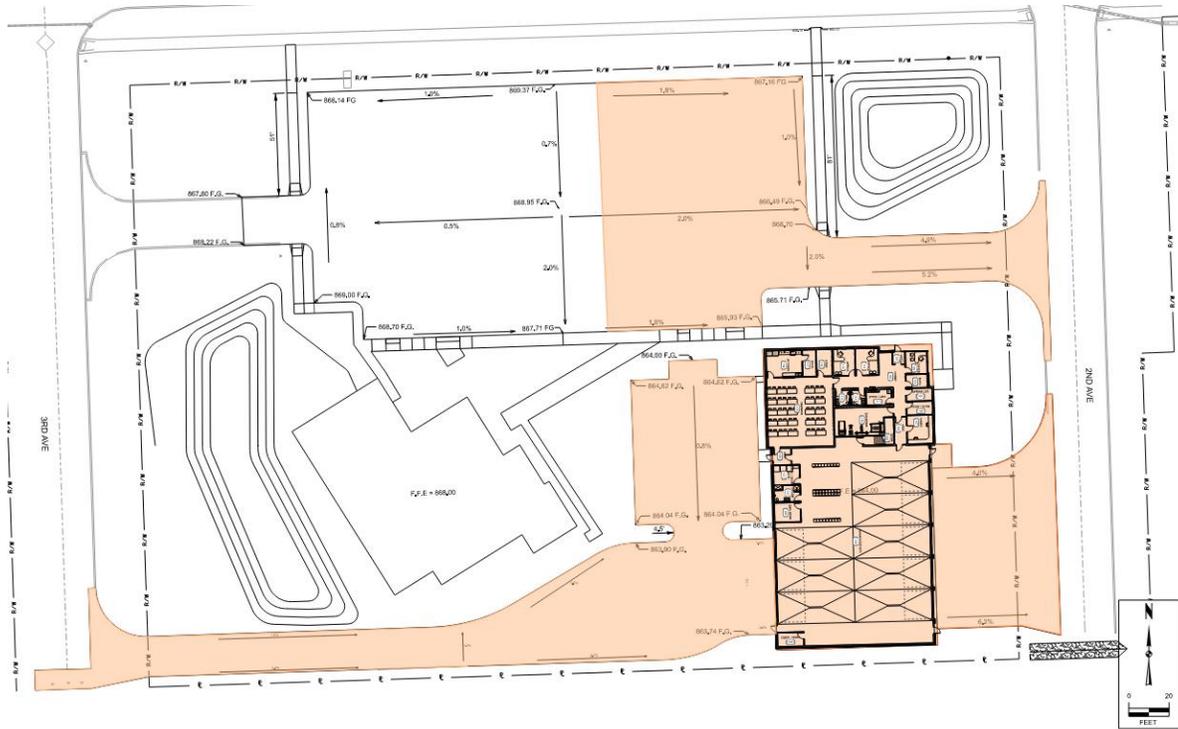
OPINION OF PROBABLE COST (5/1/2023)



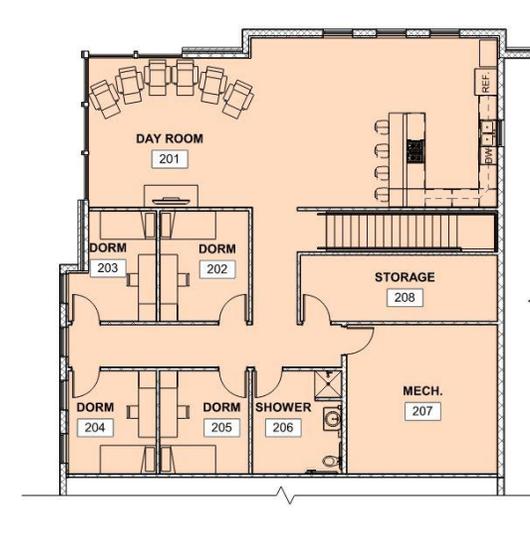
*PRICE FOR GROUND LEVEL BUILD-OUT AND REQUIRED PARKING

OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING				
Concrete Form Footings	500 LF	\$96.00	\$48,000.00	
Concrete Slab-on-Grade - 4"	4,070 SF	\$10.00	\$40,700.00	
Concrete Slab-on-Grade - 6"	7,830 SF	\$12.50	\$97,875.00	
Building Excavation & Backfill	12,100 SF	\$2.50	\$30,250.00	
Brick Veneer on Steel Stud Backup	3,300 SF	\$36.00	\$118,800.00	
Interior Walls & Paint - Concrete Block	1,000 SF	\$24.00	\$24,000.00	
Interior Walls & Paint - Steel Stud & Gyp	7,100 SF	\$13.00	\$92,300.00	
Steel Railings	1 LS	\$9,500.00	\$9,500.00	
Concrete-filled Steel Pan Stair	1 LS	\$9,500.00	\$9,500.00	
Mezzanine Structure	2,500 SF	\$19.50	\$48,750.00	
Mezzanine Floor	2,500 SF	\$13.00	\$32,500.00	
Lower Cabinets - Plastic Laminate	19 LF	\$600.00	\$11,400.00	
Upper Cabinets - Plastic Laminate	9 LF	\$240.00	\$2,160.00	
Counter Tops - Plastic Laminate	19 LF	\$48.00	\$912.00	
Counter Tops - Solid Surface	10 LF	\$96.00	\$960.00	
Interior Doors & Frames	18 EA	\$2,860.00	\$51,480.00	
Aluminum Glazed Single Doors	12 EA	\$5,500.00	\$66,000.00	
14'-0" x 14'-0" Insulated Overhead Doors	5 EA	\$8,000.00	\$40,000.00	
Glazing	950 SF	\$66.00	\$62,700.00	
Ceiling - Acoustic Tile	3,160 SF	\$8.00	\$25,280.00	
Ceiling - Gypsum Board	200 SF	\$9.00	\$1,800.00	
Flooring - Sealed Concrete	7,830 SF	\$2.00	\$15,660.00	
Flooring - Polished Concrete	760 SF	\$6.00	\$4,560.00	
Flooring - Porcelain Ceramic Tile	440 SF	\$5.00	\$2,200.00	
Flooring - Walk-Off Mat	200 SF	\$8.00	\$1,600.00	
Flooring - Carpet	1,820 SF	\$6.00	\$10,920.00	
Floor - Rubber / Synthetic Sports Floor	370 SF	\$12.00	\$4,440.00	
Pre-Engineered Metal Building	12,100 SF	\$60.00	\$726,000.00	
Signage Allowance - Interior & Exterior	1 LS	\$12,000.00	\$12,000.00	
Flagpole	1 EA	\$5,000.00	\$5,000.00	
			BUILDING SUBTOTAL	\$1,597,247.00
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS	\$47,000.00	\$47,000.00	
Plumbing	1 LS	\$236,000.00	\$236,000.00	
HVAC	1 LS	\$352,000.00	\$352,000.00	
Electrical	1 LS	\$466,000.00	\$466,000.00	
Telecommunications	1 LS	\$30,000.00	\$30,000.00	
Safety and Security	1 LS	\$101,000.00	\$101,000.00	
			MEP SUBTOTAL	\$1,232,000.00
SITE IMPROVEMENTS				
Building + Required Parking Grading	1.00 LS	\$142,000.00	\$142,000.00	
East Apron + Required Parking Paving	1.00 LS	\$359,600.00	\$359,600.00	
			SITE TOTAL	\$501,600.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$3,330,847.00	\$333,084.70	
			ESTIMATING CONTINGENCY SUBTOTAL	\$333,084.70
			BUILDING, MEP, & SITE TOTAL	\$3,663,931.70
BUILDING, MEP, SITE, & CONTRACTOR FEES				
Building, MEP, & Site Subtotal (Line Item Above)			\$3,663,931.70	
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$3,663,931.70	\$732,786.34	
			TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES	\$4,396,718.04
ANCILLARY				
Estimated Construction Contingency - 7%	7.00 %	\$4,396,718.04	\$307,770.26	
Furniture Allowance	1 LS	\$45,000.00	\$45,000.00	
Turnout Gear Lockers	40 EA	\$300.00	\$12,000.00	
Testing Estimate	1 LS	\$20,000.00	\$20,000.00	
Printing Estimate	1 LS	\$20,000.00	\$20,000.00	
Professional Fees	1 LS	\$206,600.00	\$206,600.00	
			TOTAL ANCILLARY COST	\$611,370.26
TOTAL PROJECT COST				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$4,396,718.04	
Total Ancillary Cost (Line Item Above)			\$611,370.26	
			TOTAL PROJECT COST ESTIMATE	\$5,008,088.30

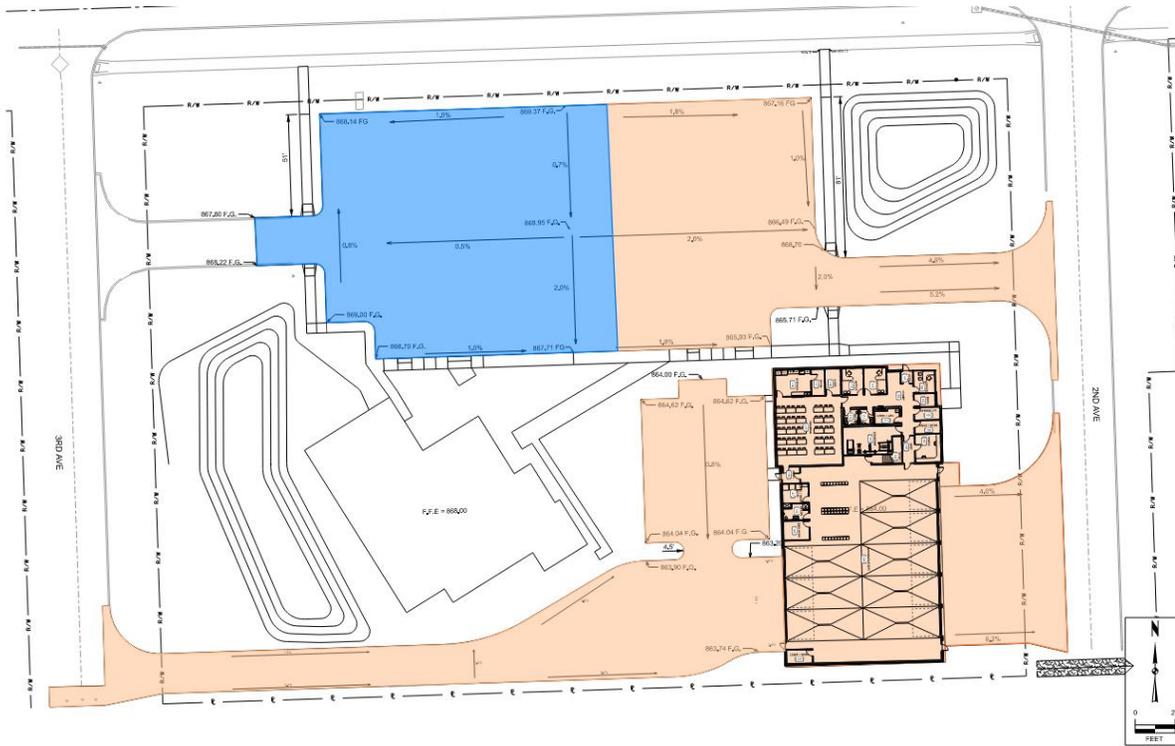
OPINION OF PROBABLE COST- ALTERNATE 2 – MEZZANINE BUILD-OUT



ALTERNATE 2 - MEZZANINE BUILD OUT			
Interior Walls & Paint - Steel Stud & Gyp	3,030 SF	\$13.00	\$39,390.00
Lower Cabinets - Plastic Laminate	21 LF	\$600.00	\$12,600.00
Upper Cabinets - Plastic Laminate	16 LF	\$240.00	\$3,840.00
Counter Tops - Solid Surface	40 LF	\$48.00	\$1,920.00
Interior Doors & Frames	7 EA	\$2,860.00	\$20,020.00
Ceiling - Acoustic Tile	460 SF	\$8.00	\$3,680.00
Ceiling - Gypsum Board	120 SF	\$9.00	\$1,080.00
Flooring - Polished Concrete	1,120 SF	\$6.00	\$6,720.00
Flooring - Porcelain Ceramic Tile	120 SF	\$5.00	\$600.00
Flooring - Carpet	770 SF	\$6.00	\$4,620.00
MEZZANINE BUILD OUT SUBTOTAL			\$94,470.00
ESTIMATING CONTINGENCY			
Estimating Contingency (10%)	10.00 %	\$94,470.00	\$9,447.00
ESTIMATING CONTINGENCY SUBTOTAL			\$103,917.00
CONTRACTOR FEES			
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$103,917.00	\$20,783.40
ESTIMATING CONTINGENCY SUBTOTAL			\$124,700.40
TOTAL PROJECT COST ESTIMATE WITH MEZZANINE BUILD-OUT			\$5,489,848.70



CITY HALL & FIRE STATION SITE IMPROVEMENTS



CITY HALL & FIRE STATION SITE IMPROVEMENTS				
Site Grading	1 EA	\$87,000.00	\$87,000.00	
Site Paving	1 EA	\$279,500.00	\$279,500.00	
			SITE SUBTOTAL	\$366,500.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$366,500.00	\$36,650.00	
			ESTIMATING CONTINGENCY SUBTOTAL	\$403,150.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$403,150.00	\$80,630.00	
			ESTIMATING CONTINGENCY SUBTOTAL	\$483,780.00
TOTAL PROJECT COST ESTIMATE WITH PARKING LOT IMPROVEMENTS				\$5,973,628.70

CITY OF ATKINS FIRE STATION REBUILDING



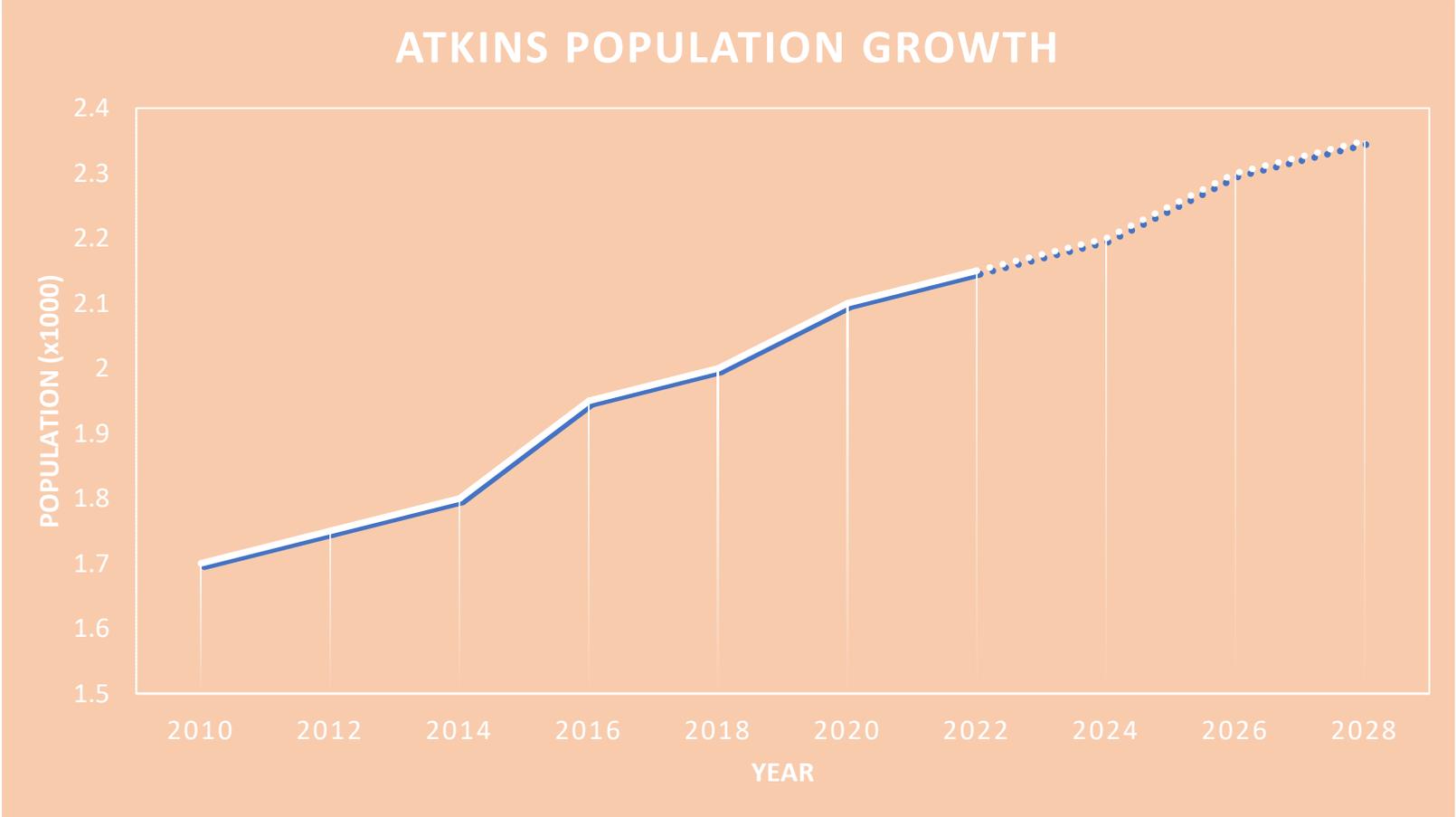
CITY COUNCIL REVIEW
February 15th 2024



HISTORICAL INFORMATION

NEED FOR UPGRADE

- ORIGINAL FIRE STATION CONSTRUCTED IN 1992 (31 YEARS)
- CITY POPULATION IN 1990 WAS 637 (236 HOUSES)
- CITY POPULATION IN 2020 WAS 2,050 (722 HOUSES)
- PROJECT POPULATION IN 2030 IS 3,040 PER THE 2016 COMPREHENSIVE PLAN



SITE SELECTION RECAP (4/20/2022)

CITY HALL SITE SELECTED

- CLEAR FRONT ENTRY
- PRESENCE ON PARK RIDGE
- POTENTIAL FOR EXPANSION
- LOCATED IN BUSINESS AREA
- CURB APPEAL
- EXIT ONTO SECONDARY ROAD
- SUFFICIENT PARKING
- ALLOWS FOR NEW WATER TOWER ON OLD FIRE STATION SITE
- EXISTING GRADES
- OPTIMIZES PARKING LAYOUT
- CITY OWNS PROPERTY



CITY HALL SITE - TOTAL PROJECT COST	
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,554,298.00
Total Ancillary Cost (Line Item Above)	\$597,400.86
TOTAL PROJECT COST ESTIMATE	\$4,151,698.86

CONCEPT A - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$114,730.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,316,698.00
Total Ancillary Cost (Line Item Above)	\$580,768.86
TOTAL PROJECT COST ESTIMATE	\$4,022,196.86

CONCEPT B - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,476,418.00
Total Ancillary Cost (Line Item Above)	\$591,949.26
TOTAL PROJECT COST ESTIMATE	\$4,078,367.26

CONCEPT D - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$57,750.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,860,538.00
Total Ancillary Cost (Line Item Above)	\$618,837.66
TOTAL PROJECT COST ESTIMATE	\$4,547,125.66



CITY HALL SITE VARIATION RECAP

(3/15/2023)

ORIGINAL SITE DESIGN

- REQUIRES DEMOLITION OF EXISTING PARKING



SITE VARIATION 2

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- WOULD FORCE TRUCKS TO RETURN IN CITY HALL DROP-OFF LANE
- FRONT APRON ENCROACHMENT



SITE VARIATION 1

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- FRONT APRON ENCROACHMENT

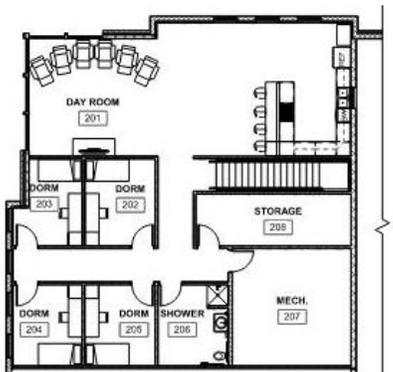


SITE VARIATION 3

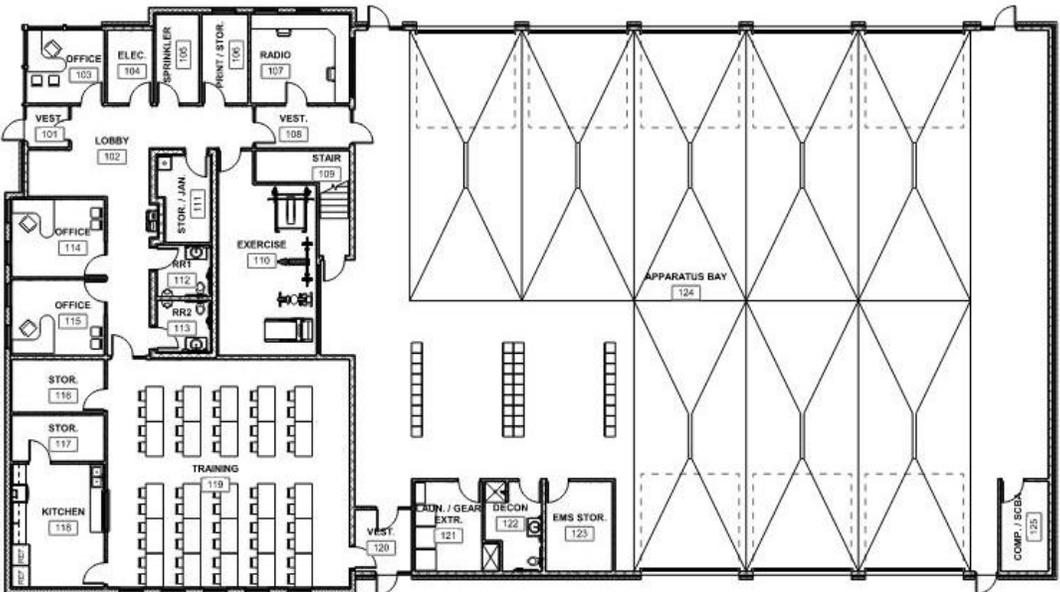
- CITY WOULD HAVE TO ALLOW ACCESS ONTO PARK RIDGE
- NO CONNECTION TO MAIN PARKING LOT
- WILL ENCROACH ON CITY HALL / PROPERTY LINE



FLOOR PLAN



2 FURNITURE PLAN (FOR REFERENCE ONLY) - MEZZANINE
1/8" = 1'-0"



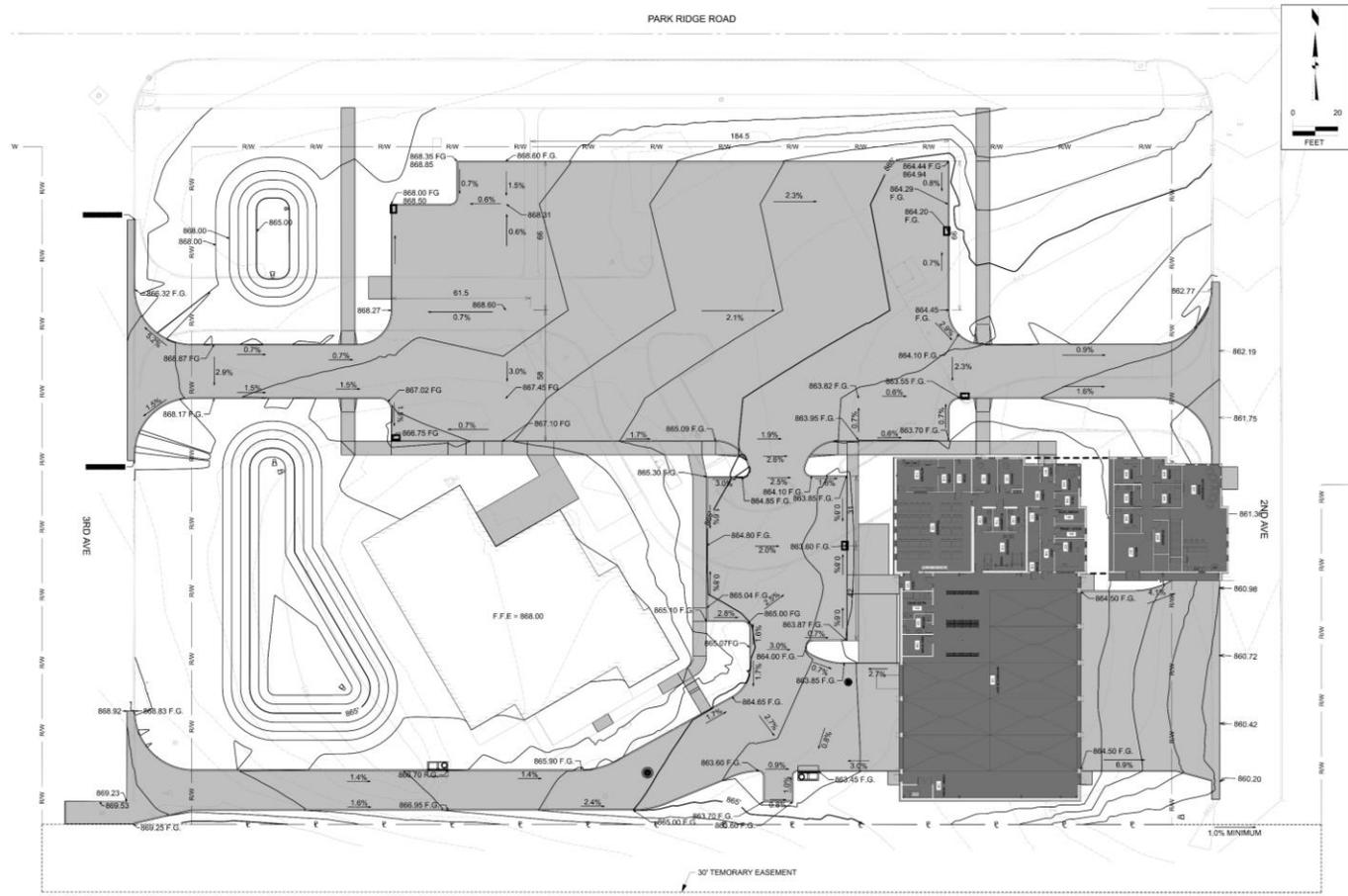
1 FURNITURE PLAN (FOR REFERENCE ONLY)
1/8" = 1'-0"



PROGRAMMING (12/21/2021)

SPACE TYPE	QTY / OCCUPANT LOAD	AREA PER OCCUPANT (SQAURE FEET)	GROSS AREA (SQAURE FEET)
ADMINISTRATIVE AREA			
OFFICE	4	150	600
TRAINING	50	20	1,000
TRAINING STORAGE/AV CLOSET	1	100	100
KITCHEN	1	300	300
RADIO ROOM	1	200	200
STORAGE	1	300	300
RESTROOMS, UNISEX	2	75	150
EXERCISE	1	400	400
ELECTRICAL	1	75	75
DISPLAY AREA/ENTRY	1	100	100
TOTAL			3,225
APPARATUS BAY			
VEHICLE BAYS - 2 DEEP	2	1,200	2,400
VEHICLE BAYS - 1 DEEP	3	600	1,800
TRAINING BAY	1	800	800
GEAR REPAIR	1	100	100
LAUNDRY	1	150	150
TURNOUT GEAR	32	15	480
DECON	1	100	100
HOSE DRY	1	150	150
COMPRESSOR	1	100	100
EMS STORAGE	1	150	150
TOTAL			6,230
MEZZANINE			
DORMS	4	100	400
SHOWER	1	100	100
MECHANICAL	1	350	350
STORAGE	1	650	650
DAY ROOM / KITCHEN / DINING	1	800	800
TOTAL			2,300
NET TO GROSS (30% GROSS AREA)			3,527
TOTAL BUILDING AREA			15,282

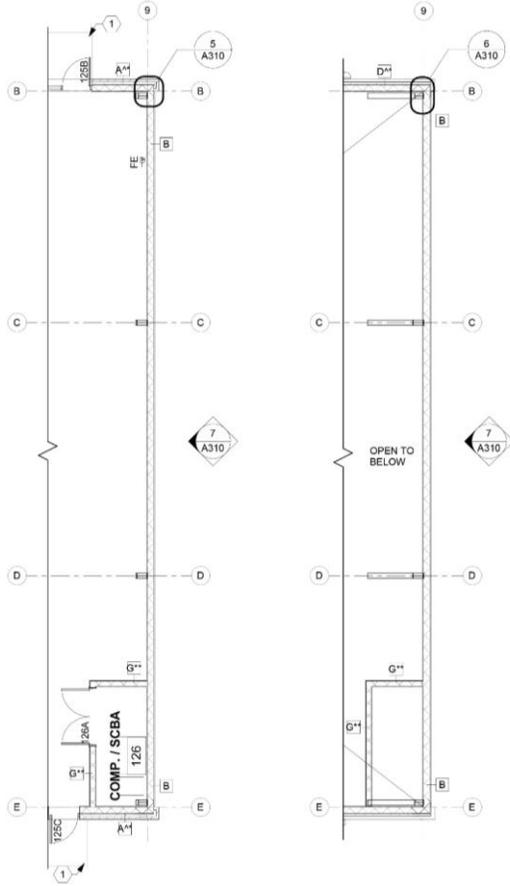
OPINION OF PROBABLE COST - BASE BID (12/22/2023)



ITEM		OPINION OF PROBABLE COST			
		QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING					
Concrete Form Footings - 8"		228 LF	\$120.00	\$27,360.00	
Concrete Form Footings - 12"		112 LF	\$136.00	\$15,232.00	
Concrete Form Footings - 14"		53 LF	\$144.00	\$7,632.00	
Concrete Form Footings - 16"		167 LF	\$151.00	\$25,217.00	
Concrete Slab-on-Grade - 4"		3,997 SF	\$10.80	\$43,167.60	
Concrete Slab-on-Grade - 6"		7,746 SF	\$22.90	\$177,383.40	
Building Excavation & Backfill		14,270 SF	\$2.00	\$28,540.00	
Brick Veneer on 6"-8" Steel Stud Backup		2,460 SF	\$29.00	\$71,340.00	
Metal Panel on 6"-8" Steel Stud Backup		4,910 SF	\$26.00	\$127,660.00	
Metal Panel on 12" Steel Stud Backup		1,095 SF	\$36.00	\$39,420.00	
Interior Walls & Paint - CIP		1,092 SF	\$48.00	\$52,416.00	
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp		6,906 SF	\$13.00	\$89,778.00	
Interior Walls & Paint - 6-8" Steel Stud & Gyp		1,405 SF	\$20.00	\$28,100.00	
Concrete-filled Steel Pan Stair		1 LS	\$26,600.00	\$26,600.00	
Storm Shelter Lid		715 SF	\$55.00	\$39,325.00	
Mezzanine Floor		1,535 SF	\$33.00	\$50,655.00	
Lower Cabinets - Plastic Laminate		58 LF	\$600.00	\$34,800.00	
Upper Cabinets - Plastic Laminate		29 LF	\$240.00	\$6,960.00	
Counter Tops - Plastic Laminate		0 LF	\$48.00	\$0.00	
Counter Tops - Solid Surface		68 LF	\$96.00	\$6,528.00	
Interior Doors & Frames		25 EA	\$2,860.00	\$71,500.00	
Storm Shelter Doors & Frames		4 EA	\$6,000.00	\$24,000.00	
Aluminum Glazed Single Doors		12 EA	\$5,500.00	\$66,000.00	
14'-0" x 14'-0" Glass Overhead Doors		8 EA	\$19,500.00	\$156,000.00	
Glazing		677 SF	\$66.00	\$44,682.00	
Ceiling - Acoustic Tile		3,693 SF	\$8.00	\$29,544.00	
Ceiling - Gypsum Board		838 SF	\$9.00	\$7,542.00	
Flooring - Sealed Concrete		9,439 SF	\$2.00	\$18,878.00	
Flooring - Polished Concrete		0 SF	\$6.00	\$0.00	
Flooring - Luxury Vinyl Tile		579 SF	\$5.00	\$2,895.00	
Flooring - Walk-Off Mat		200 SF	\$8.00	\$1,600.00	
Flooring - Carpet		2,665 SF	\$6.00	\$15,990.00	
Floor - Rubber / Synthetic Sports Floor		381 SF	\$12.00	\$4,572.00	
Pre-Engineered Metal Building		11,689 SF	\$56.00	\$654,584.00	
Signage Allowance - Interior & Exterior		1 LS	\$12,000.00	\$12,000.00	
Flagpole		1 EA	\$5,000.00	\$5,000.00	
Mapes Canopy		1 EA	\$9,312.00	\$9,312.00	
			BUILDING SUBTOTAL		\$1,994,853.00
MECHANICAL, ELECTRICAL, PLUMBING					
Fire Suppression		1 LS	\$65,000.00	\$65,000.00	
Plumbing		1 LS	\$210,000.00	\$210,000.00	
HVAC		1 LS	\$510,000.00	\$510,000.00	
Electrical		1 LS	\$450,000.00	\$450,000.00	
Telecommunications		1 LS	\$45,000.00	\$45,000.00	
Safety and Security		1 LS	\$95,000.00	\$95,000.00	
			MEP SUBTOTAL		\$1,375,000.00
SITE IMPROVEMENTS					
Building Parking Grading & Paving		1.00 LS	\$1,192,000.00	\$1,192,000.00	
			SITE TOTAL		\$1,192,000.00
ESTIMATING CONTINGENCY					
Estimating Contingency (10%)		10.00 %	\$4,561,853.00	\$456,185.30	
			ESTIMATING CONTINGENCY SUBTOTAL		\$456,185.30
			BUILDING, MEP, & SITE TOTAL		\$5,018,038.30
BUILDING, MEP, SITE, & CONTRACTOR FEES					
Building, MEP, & Site Subtotal (Line Item Above)				\$5,018,038.30	
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)		20.00 %	\$5,018,038.30	\$1,003,607.66	
			TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES		\$6,021,645.96
ANCILLARY					
Estimated Construction Contingency - 5%		5.00 %	\$6,021,645.96	\$301,082.30	
Furniture Allowance		1 LS	\$45,000.00	\$45,000.00	
Turnout Gear Lockers		40 EA	\$300.00	\$12,000.00	
Testing Estimate		1 LS	\$20,000.00	\$20,000.00	
Printing Estimate		1 LS	\$20,000.00	\$20,000.00	
Professional Fees		1 LS	\$206,600.00	\$206,600.00	
			TOTAL ANCILLARY COST		\$604,682.30
TOTAL PROJECT COST					
Total Building, MEP, Site, & Contractor Fees (Line Item Above)					\$6,021,645.96
Total Ancillary Cost (Line Item Above)					\$604,682.30
			TOTAL PROJECT COST ESTIMATE		\$6,626,328.26

DEDUCT ALTERNATE 1 – PEMB SOUTH BAY WALL

DEDUCT ALTERNATE 1 - PEMB SOUTH BAY WALL				
Brick Veneer on 6"-8" Steel Stud Backup	1,109 SF	-\$29.00	-\$32,161.00	
Metal Panel on 6" Steel Stud Backup	404 SF	-\$26.00	-\$10,504.00	
PEMB - 8" Girt Wall	1,479 SF	\$15.00	\$22,185.00	
			ALTERNATE 1 SUBTOTAL	-\$20,480.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	-\$20,480.00	-\$2,048.00	
			ESTIMATING CONTINGENCY SUBTOTAL	-\$22,528.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	-\$22,528.00	-\$4,505.60	
			ESTIMATING CONTINGENCY SUBTOTAL	-\$27,033.60
TOTAL PROJECT COST ESTIMATE WITH PEMB SOUTH BAY WALL				\$6,599,294.66



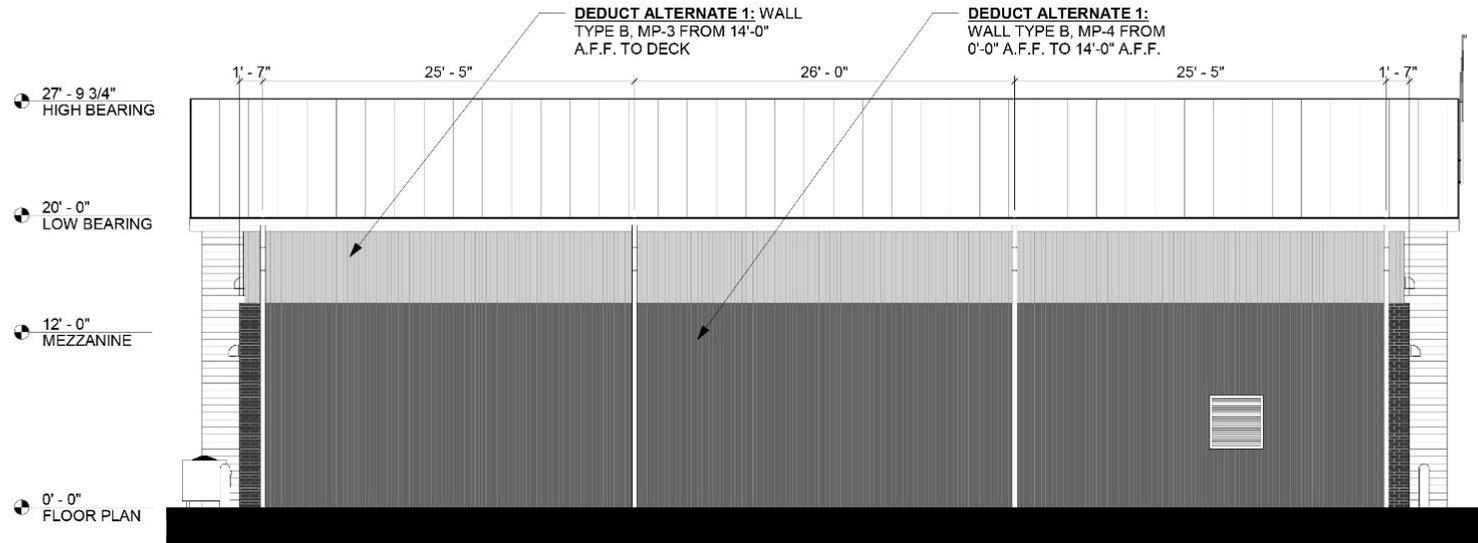
EXTERIOR FINISHES LEGEND

BRICK VENEER - B

B-1
BASIS OF DESIGN
MANUFACTURER:
COLOR:
APPLICATION:
**YANKEE HILL
CAPITAL IRONSPOT VELOUR
EXTERIOR**

PREFINISHED METAL WALL PANELS - MP

	MP-1 BASIS OF DESIGN MANUFACTURER: PRODUCT: COLOR: APPLICATION: MCELROY METAL WAVE PANEL REGAL WHITE HORIZONTAL WALL PANEL		MP-3 BASIS OF DESIGN MANUFACTURER: PRODUCT: COLOR: APPLICATION: MBCI DESIGNER SERIES - FLUTED ASH GRAY VERTICAL WALL PANEL
	MP-2 BASIS OF DESIGN MANUFACTURER: PRODUCT: COLOR: APPLICATION: MCELROY METAL VISIONLINE PANEL MATTE BLACK VERTICAL WALL PANEL		MP-4 BASIS OF DESIGN MANUFACTURER: PRODUCT: COLOR: APPLICATION: MBCI DESIGNER SERIES - FLUTED TRUE BLACK VERTICAL WALL PANEL



3 DEDUCT ALTERNATE 1 - FLOOR PLAN
A310 1/8" = 1'-0"

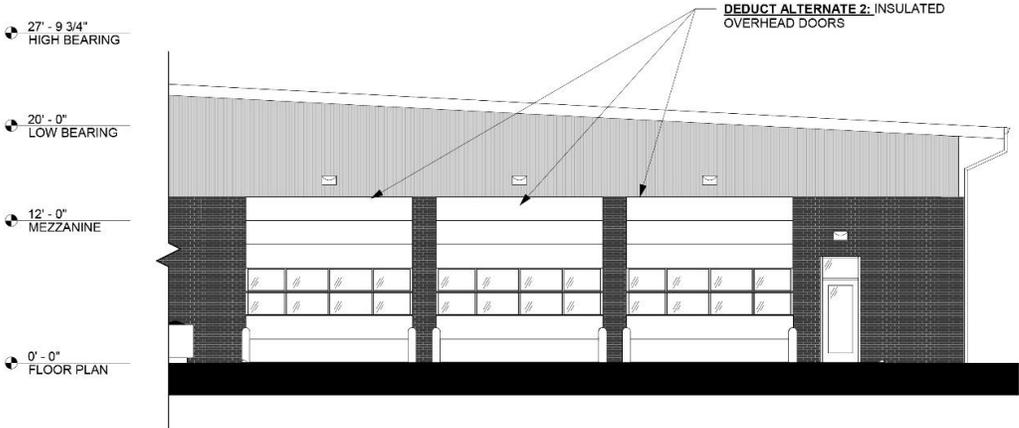
4 DEDUCT ALTERNATE 1 - MEZZANINE
A310 1/8" = 1'-0"

7 DEDUCT ALTERNATE 1 - SOUTH
A310 1/8" = 1'-0"

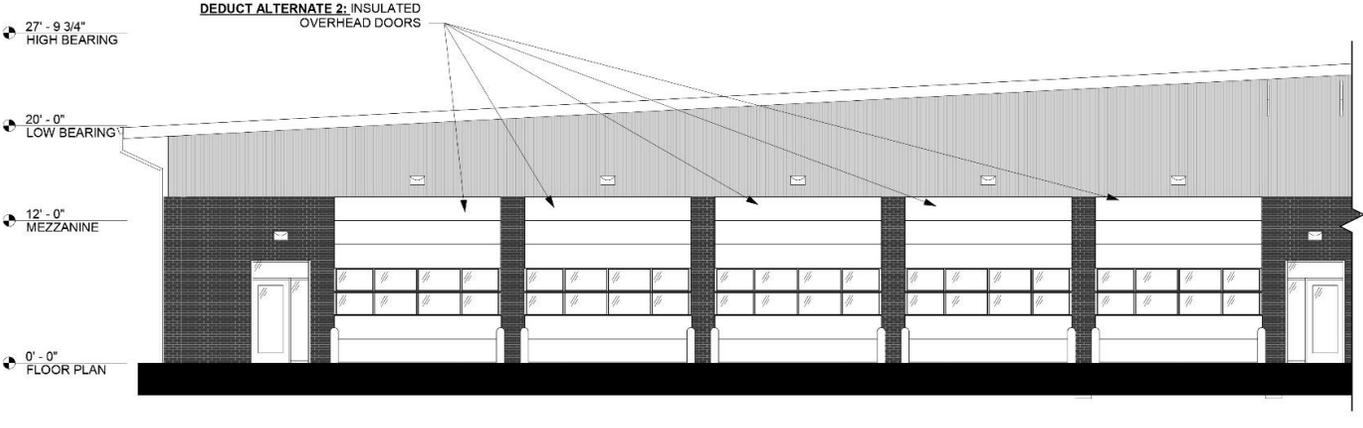


DEDUCT ALTERNATE 2 – INSULATED OVERHEAD DOORS

DEDUCT ALTERNATE 2 - INSULATED OVERHEAD DOOR				
INSULATED OVERHEAD DOOR	8 EA	-\$11,500.00	-\$92,000.00	
			ALTERNATE 1 SUBTOTAL	-\$92,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	-\$92,000.00	-\$9,200.00	
			ESTIMATING CONTINGENCY SUBTOTAL	-\$101,200.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	-\$101,200.00	-\$20,240.00	
			ESTIMATING CONTINGENCY SUBTOTAL	-\$121,440.00
TOTAL PROJECT COST ESTIMATE WITH INSULATED OVERHEAD DOOR				\$6,477,854.66

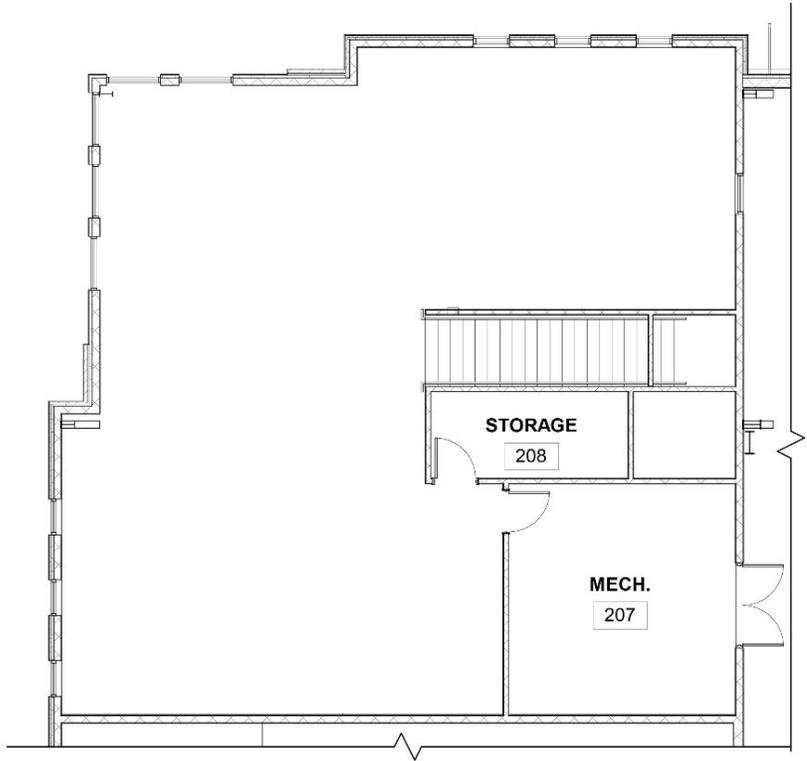


1 DEDUCT ALTERNATE 2 - WEST
A310 1/8" = 1'-0"



2 DEDUCT ALTERNATE 2 - EAST
A310 1/8" = 1'-0"

DEDUCT ALTERNATE 3 – MEZZANINE BUILD-OUT

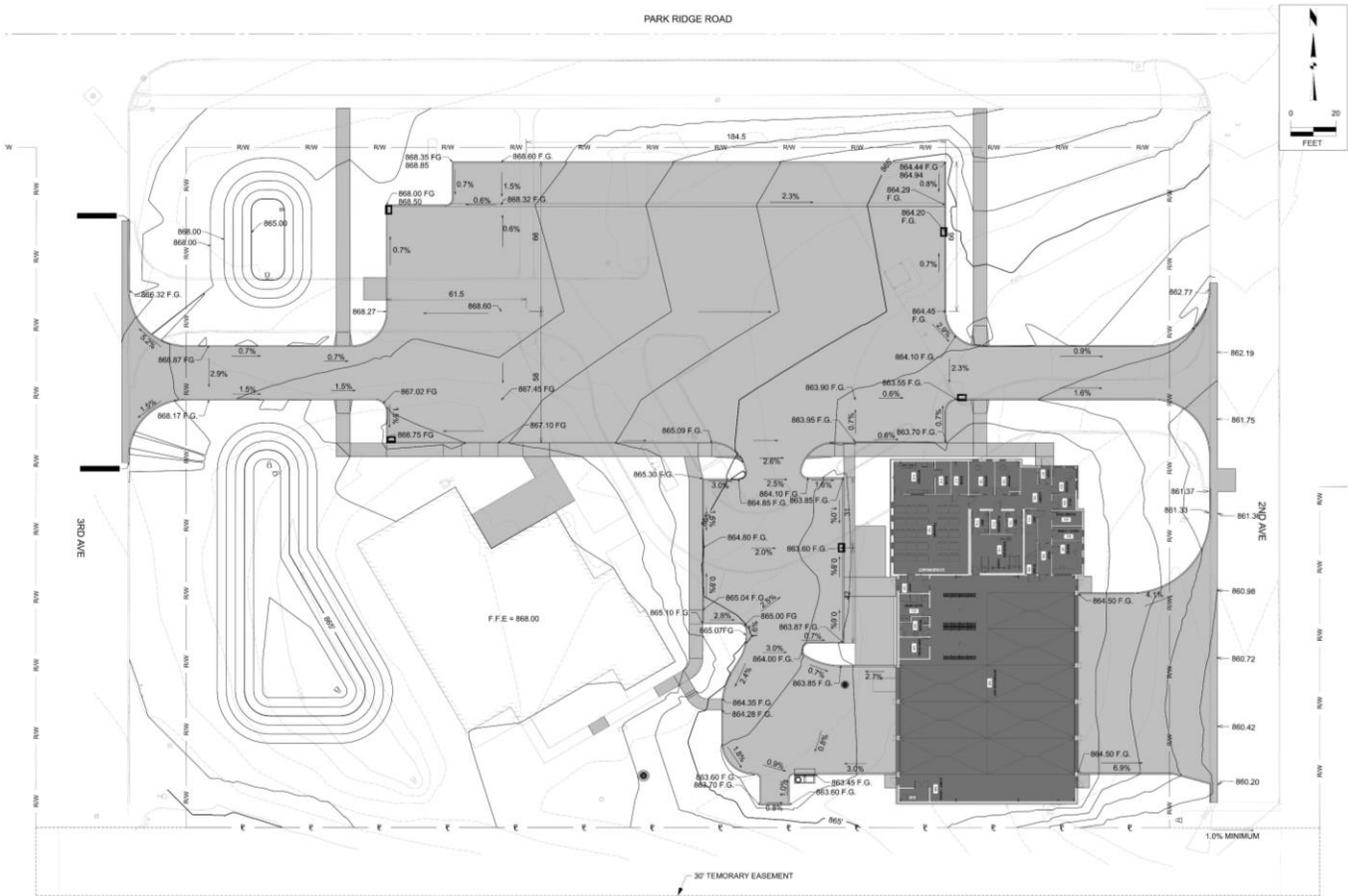


DEDUCT ALTERNATE 3 - MEZZANINE BUILD OUT				
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	1,500 SF		-\$13.00	-\$19,500.00
Interior Walls & Paint - 6-8" Steel Stud & Gyp	170 SF		-\$20.00	-\$3,400.00
Lower Cabinets - Plastic Laminate	30 LF		-\$600.00	-\$18,000.00
Upper Cabinets - Plastic Laminate	21 LF		-\$240.00	-\$5,040.00
Counter Tops - Solid Surface	40 LF		-\$48.00	-\$1,920.00
Interior Doors & Frames	7 EA		-\$2,860.00	-\$20,020.00
Ceiling - Acoustic Tile	662 SF		-\$8.00	-\$5,296.00
Ceiling - Gypsum Board	112 SF		-\$9.00	-\$1,008.00
Flooring - Sealed Concrete	1,070 SF		\$2.00	\$2,140.00
Flooring - Luxury Vinyl Tile	115 SF		-\$5.00	-\$575.00
Flooring - Carpet	794 SF		-\$6.00	-\$4,764.00
				ALTERNATE 2 SUBTOTAL
				-\$77,383.00
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS		-\$9,000.00	-\$9,000.00
Plumbing	1 LS		-\$20,000.00	-\$20,000.00
HVAC	1 LS		-\$90,000.00	-\$90,000.00
Electrical	1 LS		-\$24,000.00	-\$24,000.00
Telecommunications	1 LS		-\$4,000.00	-\$4,000.00
Safety and Security	1 LS		-\$4,000.00	-\$4,000.00
				MEP SUBTOTAL
				-\$151,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %		-\$228,383.00	-\$228,383.30
				ESTIMATING CONTINGENCY SUBTOTAL
				-\$251,221.30
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$251,221.30	-\$50,244.26
				ESTIMATING CONTINGENCY SUBTOTAL
				-\$301,465.56
TOTAL PROJECT COST ESTIMATE WITHOUT MEZZANINE BUILD-OUT				\$6,176,389.10

4 DEDUCT ALTERNATE 3 - MEZZANINE FURNITURE PLAN (FOR REFERENCE ONLY)
A311 1/8" = 1'-0"

DEDUCT ALTERNATE 4 – RETURN APRON TO 3RD AVE

DEDUCT ALTERNATE 4 - RETURN APRON TO 3RD AVE			
Paving and Grading for Return Apron	1 LS	-\$90,000.00	-\$90,000.00
			ALTERNATE 3 SUBTOTAL
			-\$90,000.00
MECHANICAL, ELECTRICAL, PLUMBING			
Electrical	1 LS	-\$9,000.00	-\$9,000.00
			MEP SUBTOTAL
			-\$9,000.00
ESTIMATING CONTINGENCY			
Estimating Contingency (10%)	10.00 %	-\$99,000.00	-\$9,900.00
			ESTIMATING CONTINGENCY SUBTOTAL
			-\$108,900.00
CONTRACTOR FEES			
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	-\$108,900.00	-\$21,780.00
			ESTIMATING CONTINGENCY SUBTOTAL
			-\$130,680.00
			TOTAL PROJECT COST ESTIMATE WITHOUT RETURN APRON TO 3RD AVE
			\$6,045,709.10



QUESTIONS?



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August 6th-7th