8.0 Viable Options

Diligent planning and groundwork is critical to the development of Fire Station options. New construction is not always the most cost effective alternative, while renovations can also place an undue burden on taxpayers. New or renovated Fire Station architectural design, while typically perceived as step #1 in planning, cannot initiate the process. Sadly, the authors of this study have witnessed numerous times, the development and investment of thousands of dollars into new or renovated station plans, only to have them sit on the shelves, never to be used. Preliminary design, and ultimately the development of construction documents, should occur only after a thorough investigation and Feasibility Study are complete.

To that end, first and foremost in any station development discussion is the safety of both the responders and the community. Existing safety and health hazards need to be identified and addressed. Numerous laws and regulations, developed by NFPA (National Fire Protection Association), ISO (Insurance Service Office) OSHA (Occupational Safety and Health Administration), ADA (Americans with Disabilities Act), and others (see Tab 5), are critical.

Of specific interest to not only Fire Departments, but also the community in which they respond, is the ISO rating (see Tab 7). ISO, or the Insurance Service Office, is an organization that provides statistical information on risk. The ISO rating is from 10 – 1, with 1 being the best. A number of items are calculated to determine the ISO rating. Points are given for training aids and personal annual training hours, distance between fire hydrants, response times within the protection district, staffing, etc. A Class 1 rating not only promotes pride and morale within the department, but can also significantly impact the protection district tax rate along with the individual homeowner insurance premium.

The Feasibility Study identifies the requirements of a specific Department and/or City. Is the Fire Station in the best location for minimal response times to the majority of the protection district? How many bays are required based on apparatus and staffing? Does the physical location of responder parking, turn-out gear, and equipment storage lend itself to safe and efficient response times? Are there adequate living quarters to staff the station when appropriate, in order to reduce response times? Do training facilities offer optimum learning environments and space for “dress rehearsal”? Is the administrative space of adequate size for required activities? Does it provide for record keeping confidentiality, efficiency and storage? Could the facility adequately function in the event of a local or national disaster?

The current SDVFDRS and the Feasibility Study Committee has responded to these questions, and more. The Committee has identified and analyzed the existing station in terms of call volume, and space requirements. Physically, the station has been evaluated structurally, architecturally, and with regard to Code compliance. In terms of budget, a thorough plan has also been developed for future vehicle replacement.
Based on HUEBER-BREUER’s extensive Fire Station development experience, coupled with the detailed analysis of the needs of the Department, a room by room Space Analysis was developed for the options noted below. Note that there are no detailed drawings or elevations of the proposed spaces. At this time, the only constraint is the identification of the spaces required. Location and adjacencies will come later, as part of the Schematic design phase of the project.

As noted, Space Analyses have been developed for a new facility, repairs and renovations, and a potential renovation and expansion. Each option is accompanied by a Magnitude of Cost associated with that option. At the conclusion of the option development phase, the Committee scored each option on several criteria to quantitatively access each option. The scoresheet can be found in Tab 8.7.

IMPORTANT NOTE: All Magnitudes of Cost for these options anticipate prevailing wage requirements would be in place. If funding and ownership scenarios allow non-prevailing wage rates than the construction cost would be revised accordingly.

<table>
<thead>
<tr>
<th>Option 1: New Facility on Adjacent Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1A: New Facility on Adjacent Site – <em>Pre-Engineered Building</em></td>
</tr>
<tr>
<td>Option 2: New Facility on Different Site</td>
</tr>
<tr>
<td>Option 3: Perform Repairs Only on Existing Station</td>
</tr>
<tr>
<td>Option 4A: Renovate Existing Station – <em>Convert Hall Space to Admin</em></td>
</tr>
<tr>
<td>Option 4B: Renovate Existing Station – <em>Convert Existing Offices to Bay Space</em></td>
</tr>
<tr>
<td>Option 5: Repurpose Existing Building, and Add an Addition</td>
</tr>
<tr>
<td>Option 6: Create SDVFDRS Station #2</td>
</tr>
</tbody>
</table>

Second District Volunteer Fire Dept & Rescue Squad

*100% Volunteer, 100% of the Time*
8.1 OPTION
Construct New Facility on Adjacent Site

Overview

In 1997 the SDVFDRS purchased approximately 5 acres of land adjacent to their current location. Since its purchase there has been discussion within the department regarding developing a new station on the property.

The concept for Option 1 was to develop the program requirements for a new facility that would replace the current station. The committee met on 3 separate occasions to create, and then refine the space requirements. This process reduced the overall square footage from 31,277 SF to an overall square footage of 29,808 SF, a reduction of over 5%. The Magnitude of Cost for Option 1 included the abatement and demolition of the existing station once the new station is completed.

The Committee also investigated the advantages and disadvantages of using a Pre-Engineered Metal Building to implement this option. Cost savings were seen as a benefit, however, durability and future maintenance costs did not meet the identified long term goals of the department.
Option 1
Construct a New Facility on Adjacent Site
Option 1A (Pre-Engineered Building)

Space Analysis

Note that the Space Analysis for a new facility does not change from a traditional block and steel building to a pre-engineered building. Space size and function remain constant, only the Magnitude of Cost will change.

<table>
<thead>
<tr>
<th>ROOM</th>
<th>DIMENSION</th>
<th>SQUARE FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narcotics Closet</td>
<td>4x8</td>
<td>32</td>
</tr>
<tr>
<td>EMS Restock</td>
<td>10x20</td>
<td>200</td>
</tr>
<tr>
<td>EMS Secure Storage</td>
<td>14x14</td>
<td>196</td>
</tr>
<tr>
<td>Gear Laundry</td>
<td>16x8</td>
<td>128</td>
</tr>
<tr>
<td>SCBA Fill / Maintenance</td>
<td>14x16</td>
<td>224</td>
</tr>
<tr>
<td>Decon Room</td>
<td>8x16</td>
<td>128</td>
</tr>
<tr>
<td>Turn Out - Fire</td>
<td>29x12</td>
<td>348</td>
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<tr>
<td>Turn Out - EMS</td>
<td>20x12</td>
<td>240</td>
</tr>
<tr>
<td>Radio Room</td>
<td>8x12</td>
<td>96</td>
</tr>
<tr>
<td>Apparatus / EMS Bay Bathrooms (qty 2)</td>
<td>8x12 (2)</td>
<td>192</td>
</tr>
<tr>
<td>Day Room</td>
<td>30x22</td>
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<tr>
<td>Apparatus Bay Fire</td>
<td>82x86</td>
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<tr>
<td>Fire Storage</td>
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<td>Lockable Fire Storage</td>
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<td>Apparatus Bays - EMS</td>
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<td>Tool Room</td>
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<tr>
<td>Mechanical Room</td>
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<tr>
<td>House Kitchen</td>
<td>16x16</td>
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<tr>
<td>Dining</td>
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<tr>
<td>Exercise</td>
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<tr>
<td>Uniform Storage</td>
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<tr>
<td>Bunk- Fire</td>
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<td>600</td>
</tr>
<tr>
<td>Bunk - EMS</td>
<td>50x12</td>
<td>600</td>
</tr>
<tr>
<td>Residential Laundry - qty 2</td>
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<tr>
<td>Locker - Gang</td>
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</tr>
<tr>
<td>Shower - Gang</td>
<td>22x32</td>
<td>704</td>
</tr>
<tr>
<td>Privacy Shower</td>
<td>12x12</td>
<td>144</td>
</tr>
<tr>
<td>ROOM</td>
<td>DIMENSION</td>
<td>SQUARE FOOTAGE</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------</td>
<td>----------------</td>
</tr>
<tr>
<td>In - House Training for 35 Occupants</td>
<td>22x40</td>
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<tr>
<td>Meeting Room Storage</td>
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<td>Asst. Chief Office</td>
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<tr>
<td>EMS Admin (qty 2)</td>
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<tr>
<td>President Office</td>
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<td>96</td>
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<tr>
<td>Administrative Offices</td>
<td>26x12</td>
<td>312</td>
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<tr>
<td>File Storage</td>
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<td>400</td>
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<tr>
<td>Mezzanine</td>
<td>52 x 12</td>
<td>624</td>
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<tr>
<td>Community Room / Bathrooms</td>
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<tr>
<td>Community Kitchen</td>
<td>30x30</td>
<td>900</td>
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<tr>
<td>Circulation (14 % of Non Bay / Community Space)</td>
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<td>2,100</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>29,808</strong></td>
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### Option 1
Construct a New Facility on Adjacent Site

#### Magnitude of Cost

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<th>Sub Total</th>
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<td><strong>Option 1 Demolition</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Abatement</td>
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<td>allow</td>
<td>$60,000</td>
<td>$60,000</td>
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<tr>
<td>Demolition</td>
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<td>allow</td>
<td>$125,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Relocate Utilities</td>
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<td>allow</td>
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<td>$20,000</td>
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<tr>
<td><strong>DEMOlITION SUB TOTAL</strong></td>
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<td></td>
<td>$205,000</td>
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<tr>
<td><strong>Option 1 New Construction</strong></td>
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<td></td>
</tr>
<tr>
<td>Design / Management Fees</td>
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<td>allow</td>
<td>$600,000</td>
<td>$600,000</td>
</tr>
<tr>
<td>Construction Cost</td>
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<td>SF</td>
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<td>$50,000</td>
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<tr>
<td>Design Contingency</td>
<td>5%</td>
<td>cost</td>
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<td>$484,380</td>
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<tr>
<td>Construction Contingency</td>
<td>5%</td>
<td>cost</td>
<td>$9,887,600</td>
<td>$484,380</td>
</tr>
<tr>
<td>Price Escalation</td>
<td>5%</td>
<td>cost</td>
<td>$9,887,600</td>
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<td><strong>OPTION 1 TOTAL</strong></td>
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### Option 1A

Construct a New Facility on Adjacent Site

**PRE-ENGINEERED BUILDING**

**Magnitude of Cost**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Sub Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Option 1A Demolition</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abatement</td>
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<td>allow</td>
<td>$ 60,000</td>
<td>$ 60,000</td>
</tr>
<tr>
<td>Demolition</td>
<td>1</td>
<td>allow</td>
<td>$ 125,000</td>
<td>$ 125,000</td>
</tr>
<tr>
<td>Relocate Utilities</td>
<td>1</td>
<td>allow</td>
<td>$  20,000</td>
<td>$  20,000</td>
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<tr>
<td><strong>DEMOLITION SUBTOTAL</strong></td>
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<td></td>
<td></td>
<td>$ 205,000</td>
</tr>
<tr>
<td><strong>Option 1A New Construction</strong></td>
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<td></td>
</tr>
<tr>
<td>Design / Management Fees</td>
<td>1</td>
<td>allow</td>
<td>$ 600,000</td>
<td>$ 600,000</td>
</tr>
<tr>
<td>Construction Cost</td>
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<td>SF</td>
<td>$ 275</td>
<td>$ 8,197,200</td>
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<td>$  50,000</td>
</tr>
<tr>
<td>Design Contingency</td>
<td>5%</td>
<td>cost</td>
<td>$  8,197,200</td>
<td>$  409,860</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>5%</td>
<td>cost</td>
<td>$  8,197,200</td>
<td>$  409,860</td>
</tr>
<tr>
<td>Price Escalation</td>
<td>5%</td>
<td>cost</td>
<td>$  8,197,200</td>
<td>$  409,860</td>
</tr>
<tr>
<td><strong>NEW CONSTRUCTION SUBTOTAL</strong></td>
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<td></td>
<td>$10,076,780</td>
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<td><strong>OPTION 1A TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>$10,281,780</td>
</tr>
</tbody>
</table>
8.2 Option 2
Construct a New Facility on a Different Site

Overview

Understanding the district already owns sufficient property adjacent to its existing station, to investigate other locations may not seem logical, but is an important step in the Feasibility Study process. The primary factor in this analysis is the call volume analysis and response times of the existing station. Our data, (included in Tab 5) supports the current station’s location, and the committee could not justify the expense of additional land acquisition that would not improve response times. Therefore, this option was deemed “not viable” and the Magnitude of Cost was not developed.
8.3 Option 3  
Perform Repairs Only on the Existing Station  

Overview

Mr. Ralph Orlandella, of Hueber-Breuer, preformed a detailed survey of the current station’s existing conditions. Please see tab 7 of this study to review Mr. Orlandella’s full report. The report was utilized to develop a thorough scope of work to perform all repairs currently required at the station. The proposed Magnitude of Cost for this option addresses each of the deficiencies in the report, and would bring the station’s condition up to an acceptable level that would require little or no major repairs for the next 5-10 years.

Concrete aprons at Apparatus Bay doors are cracked and in need of maintenance or replacement.

Area on southwest façade between roof transitions. Freeze board and box panel are pulling away from brick. Maintenance and repair are needed.

Furnace Room off Hall has out lived useful life.
Option 3
Perform Repairs Only on the Existing Station

Magnitude of Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Sub Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Option 3 Mandatory Repairs Only</strong></td>
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<td></td>
<td></td>
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<td>Design / Mngmt. Fees</td>
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</tr>
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<td>$35,000</td>
<td>$35,000</td>
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<td>Fix Drainage Issues</td>
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<td>allow</td>
<td>$5,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Exterior Concrete Repairs</td>
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<td>$20,000</td>
</tr>
<tr>
<td>Asphalt Repairs</td>
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<td>$45,000</td>
</tr>
<tr>
<td>Repoint / Reseal Exterior Brick</td>
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<td>$35,000</td>
<td>$35,000</td>
</tr>
<tr>
<td>Replace Original Windows</td>
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<td>allow</td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Replace Roof</td>
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<td>allow</td>
<td>$100,000</td>
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</tr>
<tr>
<td>Chimney Repair</td>
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<td>$8,000</td>
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<tr>
<td>HVAC System</td>
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<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Hot Water Tank Replacement</td>
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<td>allow</td>
<td>$5,000</td>
<td>$5,000</td>
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<tr>
<td>Structural Slab Repair</td>
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<td>$60,000</td>
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<tr>
<td>Asbestos Abatement</td>
<td>1</td>
<td>allow</td>
<td>$75,000</td>
<td>$75,000</td>
</tr>
</tbody>
</table>

| Subtotal                           |     |       | $623,000  |           |

| Design Contingency                 | 0.05| cost  | $623,000  | $31,150   |
| Construction Contingency           | 0.08| cost  | $623,000  | $49,840   |
| Price Escalation                    | 0.05| cost  | $623,000  | $31,150   |

| Total                               |     |       | $735,140  |           |

In the current Station breaker 26 and 28 exceed manufacturer’s intended load and should be checked by a certified electrician.
8.4 Option 4
Renovate Existing Station

Overview

The goal of this option would be to remain in the existing station footprint and renovate the building to better accommodate Fire and EMS needs. Two different scenarios would be explored:

Option A. Reduce the size of the hall and create administrative and bunk space.

Option B. Eliminate existing office spaces contained within the bay space moving them to the hall, and create more bay space.

Option 4A was developed specifically to improve the current deficiencies regarding administrative needs, bunk space, and handicap accessible bathroom space. Approximately 50% of the existing banquet space would be renovated into office, bunk, and bathroom space. This would eliminate the work stations in the EMS bay. A Magnitude of Cost for this renovation was developed and can be found at the end of Section 8.4.

Option 4B was developed to provide more bay space by relocating the existing radio and storage rooms to the existing banquet hall space. The new bay space created would be utilized to store Fire and EMS apparatus. A Magnitude of Cost was developed and can be found at the end of Section 8.4.
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Sub Total</th>
</tr>
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<td>$10,000</td>
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<tr>
<td>Demolition</td>
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<td>$10,000</td>
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<tr>
<td><strong>DEMO/ ABATEMENT SUBTOTAL</strong></td>
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<td><strong>$20,000</strong></td>
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<tr>
<td><strong>Option 4A New Construction</strong></td>
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<td>Design / Management Fees</td>
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<tr>
<td>Construction Contingency</td>
<td>5%</td>
<td>cost</td>
<td>$400,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>Price Escalation</td>
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<td><strong>OPTION 4A TOTAL</strong></td>
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</table>
Option 4B
Renovate Existing Station
CONVERT EXISTING OFFICES TO BAY SPACE
Magnitude of Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Sub Total</th>
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<tr>
<td><strong>Option 4B Demolition</strong></td>
<td></td>
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<td>Abatement</td>
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<td>Demolition</td>
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<td><strong>DEMO/ ABATEMENT SUBTOTAL</strong></td>
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<tr>
<td><strong>Option 4B New Construction</strong></td>
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</tr>
<tr>
<td>Design / Management Fees</td>
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<td>allow</td>
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<tr>
<td>Construction Cost</td>
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<tr>
<td>New Bay</td>
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<td>New Admin</td>
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<td>Bond / Legal / Miscellaneous</td>
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<td>Design Contingency</td>
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<tr>
<td>Construction Contingency</td>
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<td>Price Escalation</td>
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<td>$ 972,500</td>
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8.5 Option 5
Repurpose Existing Building, Add an Addition

Overview

The renovation of the existing building with an addition Option required considerable time for the Committee to develop. The Committee’s first concern was the condition of the existing station. We utilized the building survey report and agreed that overall the building was in good shape and could certainly be expected to perform structurally for the foreseeable future. We reviewed in detail the program for Option #1 and found that several of the spaces needed were in the existing station. The Committee developed a potential program where the existing building was utilized to its maximum capacity and then any program needs not met would be the basis of an addition. Please see the proposed layout of the program and Magnitude of Cost at the end of Section 8.5.
Option 5
Repurpose Existing Building, Add an Addition

Space Analysis

<table>
<thead>
<tr>
<th>ROOM</th>
<th>SQUARE FEET</th>
<th>SQUARE FOOTAGE EXISTING</th>
<th>NEW</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>Narcotics Closet</td>
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<tr>
<td>EMS Restock</td>
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<td>EMS Secure Storage</td>
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<tr>
<td>Gear Laundry</td>
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<tr>
<td>SCBA Fill / Maintenance</td>
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<tr>
<td>Decon Room</td>
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<tr>
<td>Turn Out - Fire</td>
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</tr>
<tr>
<td>Turn Out - EMS</td>
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<tr>
<td>Radio Room</td>
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</tr>
<tr>
<td>Apparatus / EMS Bay Bathrooms (Qty 2)</td>
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<tr>
<td>Day Room</td>
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<tr>
<td>Apparatus Bay Fire</td>
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<tr>
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<tr>
<td>Lockable Fire Storage</td>
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<td>Apparatus Bays - EMS</td>
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<tr>
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<tr>
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</tr>
<tr>
<td>House Kitchen</td>
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<tr>
<td>Dining</td>
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<tr>
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<tr>
<td>Bunk - EMS</td>
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<tr>
<td>Residential Laundry - QTY 2</td>
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<tr>
<td>Locker - Gang</td>
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<td>Shower - Gang</td>
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<td>Privacy Shower</td>
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<td>In House Training for 35 Occupants</td>
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<td>Conference Room for 18 Occupants</td>
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<tr>
<td>Asst Chief Office</td>
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<tr>
<td>Reports Office</td>
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<tr>
<td>EMS Admin (Qty 2)</td>
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<tr>
<td>Presidents Office</td>
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<td>Administrative Offices</td>
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<tr>
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<tr>
<td>Community Room / BathRooms</td>
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<tr>
<td>Community Kitchen</td>
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<td>Circulation (14 % of Non Bay / Community Space)</td>
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8.06 Option 6
Create SDVFDRS Station #2

OVERVIEW

The committee had an in-depth discussion regarding the substation concept. While there is significant call volume to the north portion of the District, the Department must maintain a presence in the central region of their first due response area. Everyone agreed the demographics to the north are just starting to change, and to identify the right location would be difficult. A north substation would benefit mutual aid more than first due response areas and therefore the committee feels St. Mary’s County would need to be involved in those discussions. The committee feels the Department needs to recognize the future requirements to the north and develop plans for the main station accordingly. Therefore no Magnitude of Cost was developed for this Option.

Fire and EMS Call Volume January 2009 - August 2014