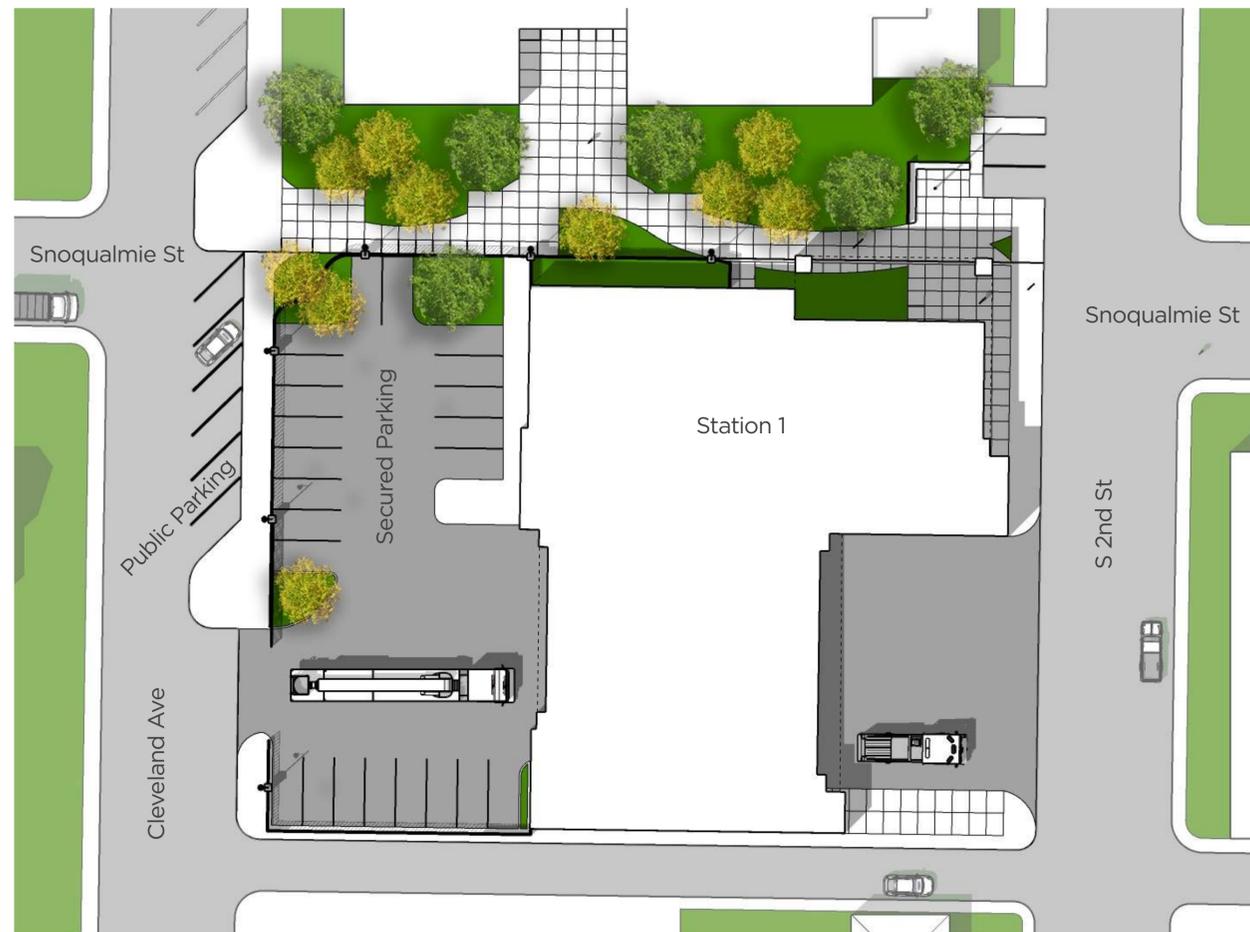
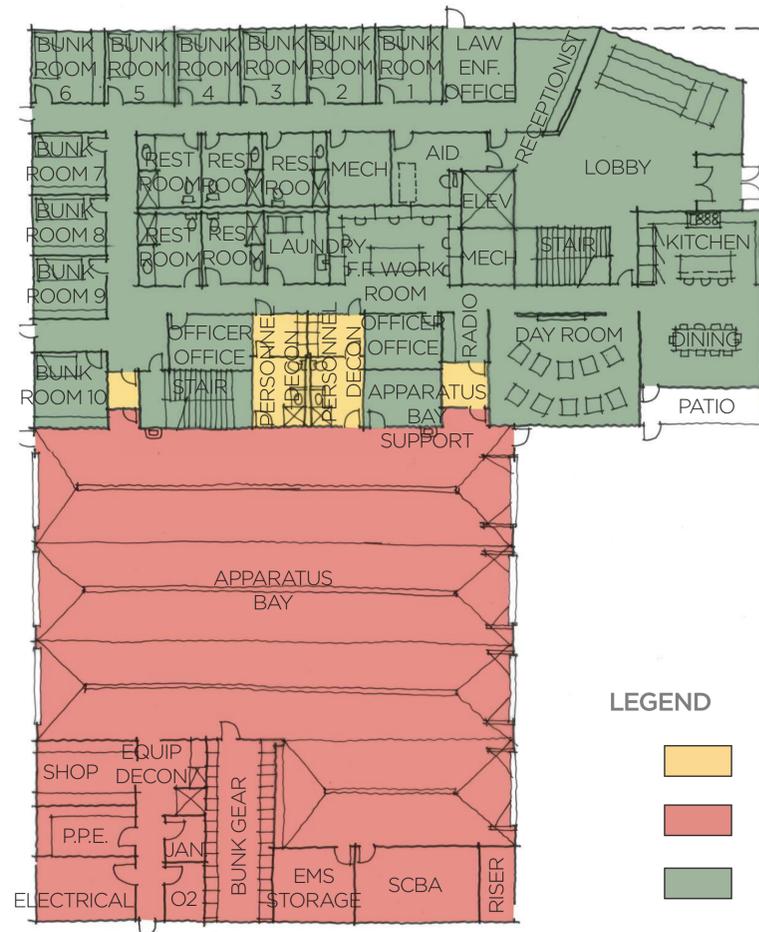
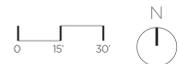


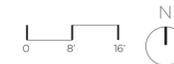
Fire Station #1



SITE PLAN
SCALE: 1" = 30'-0"

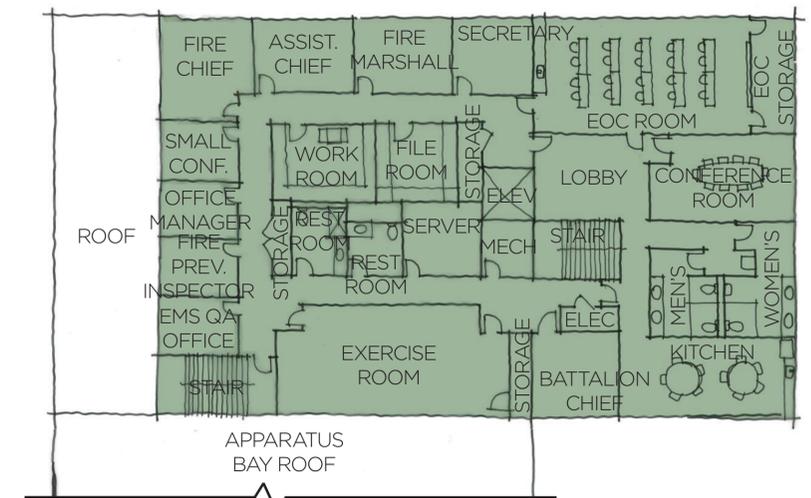


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

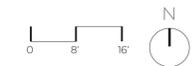


LEGEND

- TRANSITION ZONE
- CONTAMINATE ZONE
- CLEAN ZONE



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



BUILDING AREA

Fire Station 1 - 24,000 SF

PARKING COUNTS

9 On-Street Parking Spaces
23 Secured Parking Spaces



VIEW FROM CORNER OF 2ND ST AND SNOQUALMIE



VIEW FROM CORNER OF CLEVELAND AVE AND SNOQUALMIE



SOUTHEAST AERIAL VIEW

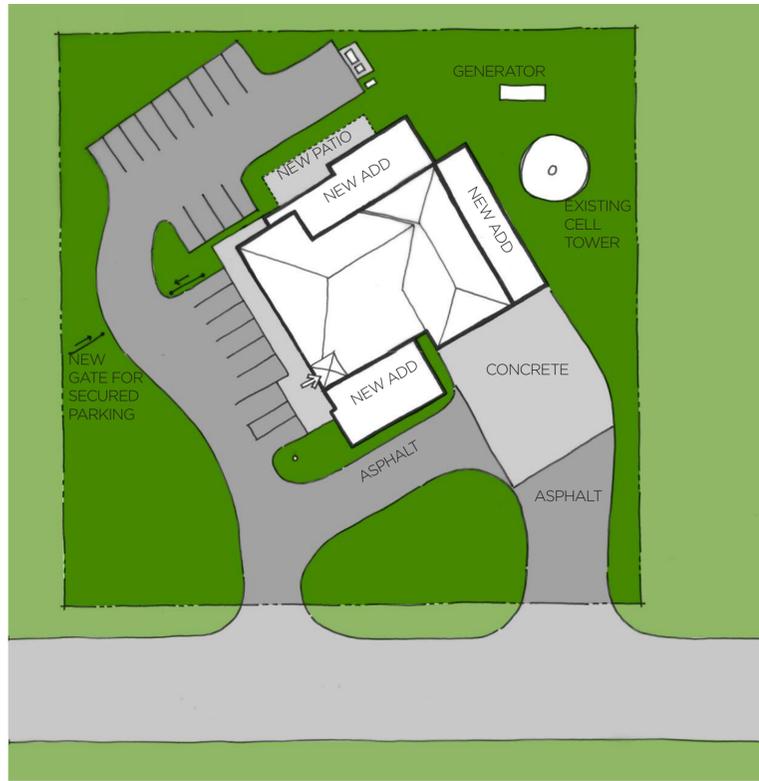
Fire Station #1



PRECEDENT / VISIONING IMAGES



Fire Station #3 - Site and Floor Plans



SITE PLAN
SCALE: 1" = 40'-0"

CURRENT DEFICIENCIES

Operational

- Stations do not have the right spaces, **personnel and apparatus** to serve their individual communities in the right places.
- **Bunk Room alarm notification system** and way finding lighting **do not meet current standards** for fire fighter wake up and response.
- Station lacks a **needed additional EMS** apparatus bay to fully service the community.

Security

- **No exterior security** is provided between the public zones and **crew areas**.
- Exterior areas and entries are **not protected with a security cameras system**.

Space Needs

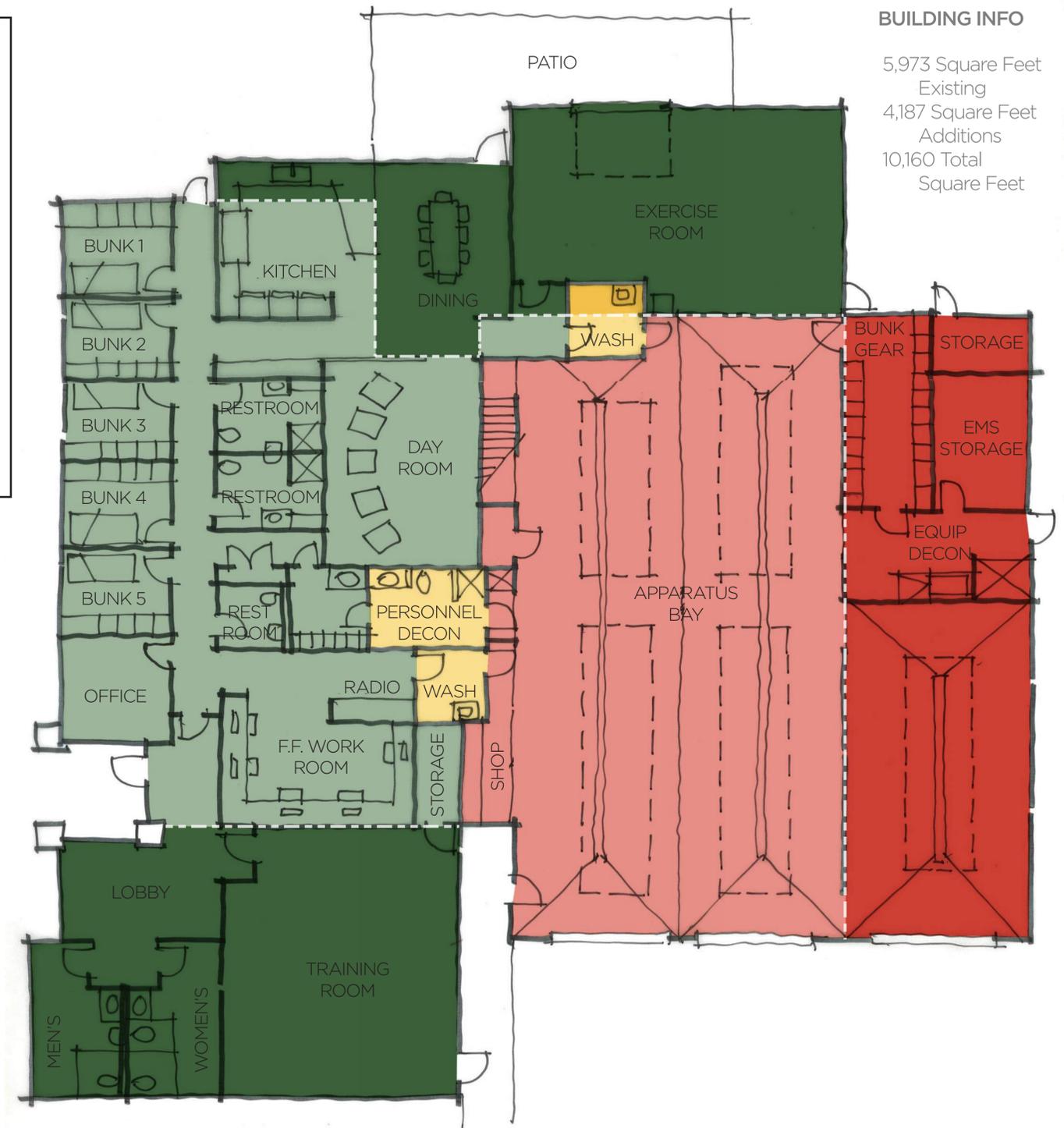
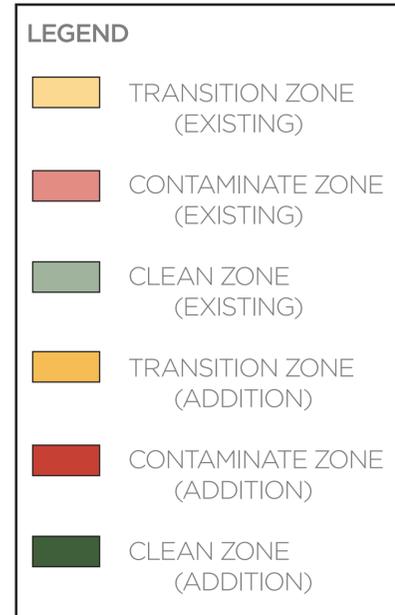
- Station **does not have** an exercise room for staff.
- Two more bunk rooms are **needed to service the community**.
- Current Kitchen/Dining and Dayroom **will not meet the needs** for future **staff size**.

Health and Wellness

- Turnout gear is currently stored in the apparatus bays **fully exposed to contaminants**.
- Diesel exhaust capture within the apparatus bays **does not meet current safety standards**.
- Control of the flow of contaminants between the apparatus bays and the living quarters is currently unmitigated **without facilities allowing for personal decontamination**.

Systems

- Building **does not meet the current energy code** standards for mechanical, plumbing, electrical and building envelope.
- Station **does not have** a functional **paging system**.



BUILDING INFO

5,973 Square Feet Existing
4,187 Square Feet Additions
10,160 Total Square Feet

FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project Cost Summary

STATION 1	
TOTAL CONSTRUCTION COST OF FACILITY	\$19,336,804 (\$805.70/SF)
TOTAL CONSULTANTS COSTS	\$1,910,018
TOTAL OWNER COSTS	\$921,074
TOTAL INDIVIDUAL PROJECT COST	\$22,167,896

STATION 2	
TOTAL CONSTRUCTION COST OF FACILITY	\$2,316,117 (\$165.44/SF)
TOTAL CONSULTANTS COSTS	\$387,954
TOTAL OWNER COSTS	\$321,409
TOTAL INDIVIDUAL PROJECT COST	\$3,025,480

STATION 3	
TOTAL CONSTRUCTION COST OF FACILITY	\$3,762,843 (\$370.36/SF)
TOTAL CONSULTANTS COSTS	\$573,370
TOTAL OWNER COSTS	\$284,468
TOTAL INDIVIDUAL PROJECT COST	\$4,620,682

COMBINED TOTAL PROJECT COST	\$29,814,057.53
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ESTIMATION HIGHLIGHTS

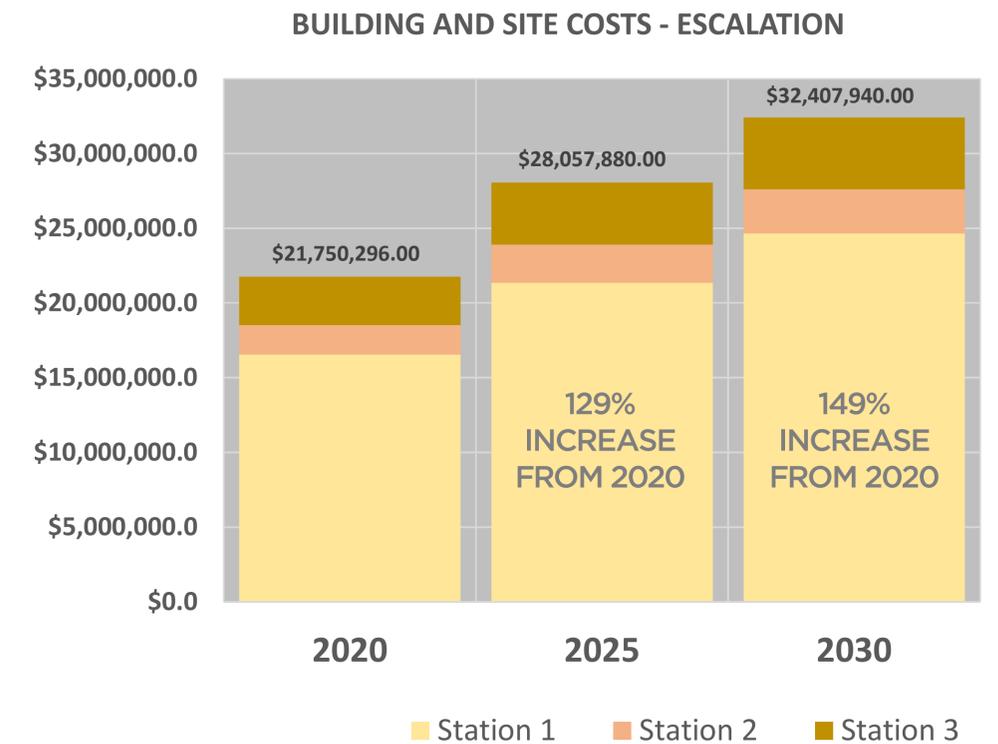
- Estimator estimates the average bid
- Escalation Compounding at 4.0% / Year
- Anticipated Construction Start of Q2 2020
- Design / Bid / Build
- Single Phase Construction of Stations
- 14 Month Construction Window

CONSTRUCTION COST OF FACILITY
BUILDING HARDCOST
SITE HARDCOST
<i>OWNER'S CONTINGENCY</i>
<i>SALES TAX</i>

TOTAL CONSULTANTS COSTS
A / E DESIGN AND CONSTRUCTION - BASE
REIMBURSABLES
OWNER'S PROJECT MANAGER
SPECIAL INSPECTIONS
GEOTECHNICAL FIELD INSPECTIONS
HAZARDOUS MATERIAL SURVEY / TESTING / MITIGATION SPECS
<i>CONSULTANTS CONTINGENCY</i>

TOTAL OWNER COSTS
FIXTURES, FURNITURE, & EQUIPMENT (FF&E)
TELEPHONE / DATA / AV / SECURITY EQUIPMENT
PERMIT FEES
<i>OWNER CONTINGENCY</i>
<i>SALES TAX</i>

Cost Escalation Diagram



NOTE: This chart includes the building and site construction costs only. Project soft costs are not shown. Construction costs do not include owner's contingency or sales tax.