



**City of Venice Fire Station #1**  
Presentation: July 10, 2018

# SCOPE OF WORK

- **DUE DILIGENCE**
- **SITE PLANNING**
- **CONCEPT PLANS**
- **COST ESTIMATE**



# **DUE DILIGENCE PROCESS**

- **ANALYZE EXISTING CONDITIONS**
- **REVIEW SITE REQUIREMENTS**
- **CAMPUS CONCEPT / MASTER PLAN**
- **FIRE STATION PROGRAM / SHARED SPACES**
- **COST ESTIMATE**

# **SITE PLANNING APPROACH**

- **CREATE CAMPUS ENVIRONMENT (SITE UNIFICATION)**
- **IMPROVE SITE ACCESS AND CIRCULATION**
- **INCREASE PARKING (ON AND OFF SITE)**
- **CREATE “STAND-OFF” BUFFER AROUND CITY HALL**
- **CONSIDER FENCED IN SECURE PARKING AREAS**
- **REVIEW STORMWATER ATTENUATION REQUIREMENTS**
- **ANALYZE CHILLER LOCATION AND FUTURE NEEDS**
- **REVIEW GENERATOR AND FUEL STORAGE REQUIREMENTS**
- **KEEP EXISTING STATION OPERATIONAL DURING CONSTRUCTION**

# EXISTING CONDITIONS

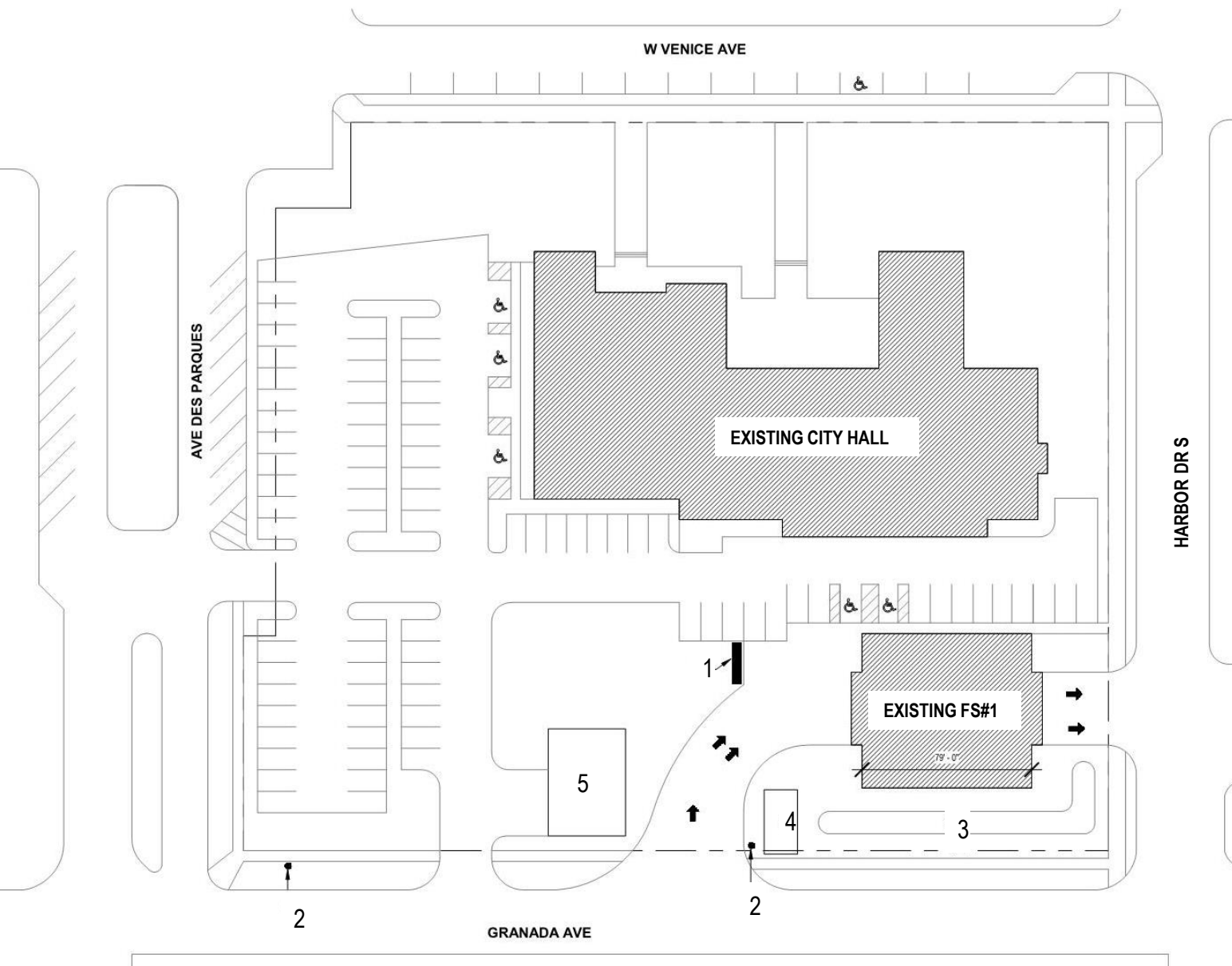
## PARKING COUNT:

- PARKING ON SITE: 89
- PARKING ON STREET: 32

**TOTAL: 121**

## SITE KEY (EXISTING):

1. VALVE ASSEMBY
2. FIRE HYDRANT
3. DETENTION POND #4
4. STORAGE BLDG.
5. CHILLER YARD





# PROPOED SITE PLAN

## PARKING COUNT:

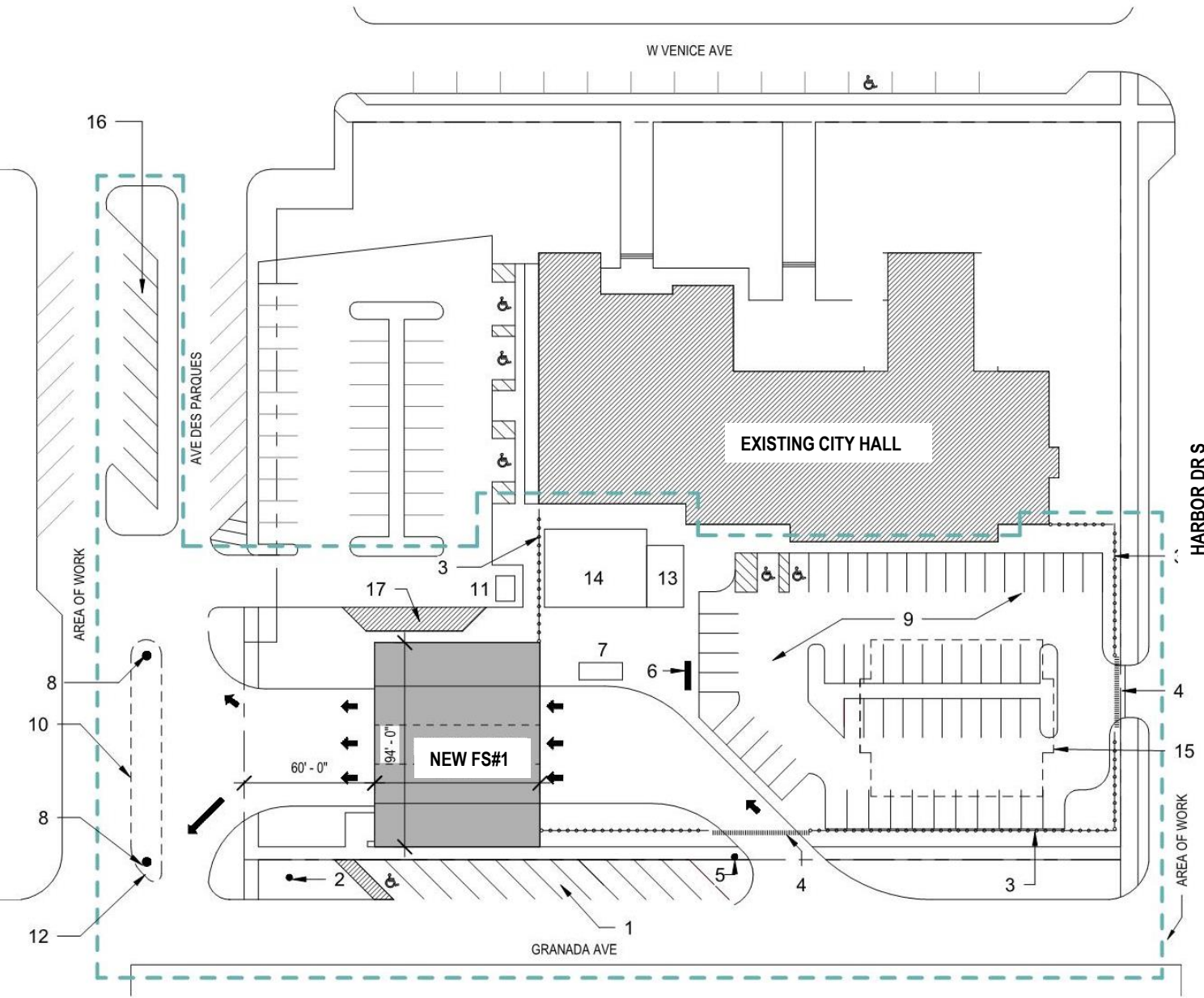
- PARKING ON SITE: 95
- PARKING ON STREET: 52

TOTAL NEW: 26

**TOTAL OVERALL: 147**

## SITE KEY:

1. ON STREET PARKING:12
2. EXISTING HYDRANT
3. FENCE
4. GATE
5. NEW HYDRANT
6. NEW VALVE ASSEMBLY
7. FUEL TANK
8. DEMO POWER POLE
9. SECURE PARKING: 58
10. DEMO MEDIAN
11. TRASH ENCLOSURE
12. UNDERGROUND POWER
13. GENERATOR
14. CHILLER YARD
15. EXISITNG STATION
16. NEW PARKING: 9
17. LOADING AREA



# CONCEPT RENDERING





# CONCEPT PLANS

- **DETERMINE CURRENT AND FUTURE NEEDS**
- **CREATE SPACE UTILIZATION PROGRAM**
  - PROPOSED FUNCTIONS
  - SQUARE FOOTAGE NEEDS
- **IDENTIFY CAMPUS SHARED SPACES**
  - FITNESS ROOM
  - MULTI-PURPOSE / MEETING ROOM
- **DEVELOP PRELIMINARY CONCEPT PLANS**
- **ANALYZE BUILDING CONSTRUCTION**





# PROPOSED FLOOR PLAN – 1<sup>st</sup> FLOOR



## BUILDING AREA:

LIVING AREAS: 5,034 sf.

ADMINISTRATION: 1,512 sf.

APPARATUS BAYS: 5,187 sf.

TOTAL: 11,733 sf.

# PROPOSED FLOOR PLAN – 2<sup>nd</sup> FLOOR



## BUILDING AREA:

LIVING AREAS: 5,034 sf

ADMINISTRATION: 1,512 sf

APPARATUS BAYS: 5,187 sf

TOTAL: 11,733 sf



## **COST ESTIMATE OVERVIEW**

<b>NEW FIRE STATION AND SITE WORK</b>	<b>\$ 4,240,000.00</b>
<b>CHILLER PLANT</b> <i>(to serve City Hall and Fire Station)</i>	<b>\$ 812,000.00</b>
<b>800 KW GENERATOR AND FUEL TANK:</b> <i>(to serve City Hall and Fire Station)</i>	<b>\$ 795,000.00</b>
<b>BUILDING PERMIT AND UTILITY IMPACT FEES</b>	<b>\$ 125,000.00</b>
<b>DESIGN / ENGINEERING FEES</b>	<b>\$ 580,000.00</b>
<b><u>CONTINGENCY (10%)</u></b>	<b><u>\$ 655,000.00</u></b>
<b>TOTAL PROJECT ESTIMATE</b>	<b>\$ 7,207,000.00</b>

**\* PRICE ESCALATION OVER TIME IS EXPECTED TO BE 3% PER YEAR**

## **COST ESTIMATE OVERVIEW – ADDITIONAL SCOPE**

<b>TEMPORARY STATION FOR 1 YEAR: (If required)</b>	<b>\$ 200,000 - \$300,000</b>
<b>LORD HIGEL HOUSE PARKING LOT PAVING</b>	<b>\$ 73,000.00</b>
<b>PHOTOVOLTAIC SYSTEM (Solar)</b>	<b>\$ 120,000- \$150,000</b>

*\* CURRENTLY REVIEWING POTENTIAL 5000 sf. CITY HALL EXPANSION PER BUILDING DEPARTMENT REQUEST. AS A RESULT, INCREASED CAPACITY FOR GENERATOR AND CHILLER SYSTEM IS ANTICIPATED. PRELIMINARY PRICING STUDIES HAVE BEEN PERFORMED FOR THIS SCOPE.*



**THANK YOU**