



Architecture
Interior Design
Engineering

Boarman
Kroos
Vogel
Group
Inc.

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June 19th, 2009

Vicky Fay
District Clerk
Key Largo Fire Rescue and EMS District
PO Box 782
I East Drive
Key Largo, FL 33037-0782

RE: FUNDING PACKAGE Station I Expansion, Key Largo, Florida, REVISION I

Ms. Fay:

We are pleased to provide this preliminary funding package to the Key Largo Fire Rescue and EMS District for the expansion of the Fire Station I project. The intention of this package is to define the potential work scope for the expansion, identify a preliminary design solution, and determine full project costs for budgetary purposes. We understand the District will use this information as it explores final funding scenarios.

Architectural Concept

The architectural concept illustrated in the following documents represents a second floor expansion over the existing administrative and training functions. This expansion is characterized by exterior materials, windows, and hurricane shutters matching the existing construction. The existing building has no dormitory spaces and inadequate staff support spaces. This inadequacy results in a significant challenge in supporting 24/7 staffing as well as a challenge to the frequent emergency hurricane response services the district is called to respond to. The renovation and expansion will rectify station inadequacies and support increased staffing and full 24/7 operations. The building envelope includes a significant window element and 'light shelf' along the Southwestern edge of the second floor to increase the amount of natural light into the new dayroom spaces while the installation of 'light tubes' at interior located spaces such as the Officer's Bunk Room, Officer's Toilet, Toilet/Shower spaces, and Stair 2 shall provide sufficient natural daylight to minimize or eliminate need for artificial lighting throughout the second floor during daytime hours. The structural systems, window systems, and roofing are all to be constructed to a significantly reinforced level for appropriate hurricane resistance and straight line wind resistance. The expansion anticipates the following:

First Floor:

- Addition of new entry with stair.
- Renovation of Air Bottle and Storage rooms for new Stair 2 as necessary for fire egress and apparatus access from second floor
- Relocation of Air Bottle and Storage rooms to storage trailers
- Renovation of existing inadequate dormitory for new Administrative Spaces.

Second Floor:

- Addition of new entry with stair
- Renovation of Air Bottle and Storage rooms for new Stair 2 as necessary for fire egress and apparatus access from second floor
- Construction of (6) new Bunk Rooms
- Construction of (3) new Toilet/Shower Rooms
- Construction of (1) new Officer Bunk Room
- Construction of (1) new Officer Toilet/Shower Room
- Construction of new Dayroom
- Construction of new Dining area
- Construction of new Kitchen area



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- Construction of new Lounge which may be furniturized with 'sleeper sofas' for conversion into additional bunk space during emergency utilization
- Construction of new Laundry Room
- Construction of new Janitor's Closet
- Construction of new Elevator Equipment Room if elevator option is selected
- Construction of new Exterior Patio for exterior day space.

Concept Site Plan

It is anticipated that the bulk of the existing parking and paving shall remain as is with only alteration as required to provide additional clearances at new Main Entry. Drive lanes and parking stalls to be altered into arching format to support retention of existing curb cuts. Existing parking surfaces to remain with additional pavement to match existing only as required to alter parking configuration. Parking lot shall be re-stripped as required. All asphalt shall be patched as required from construction activities occurring. It is anticipated that some of the existing trees immediately West of the existing parking may require removal. New Landscaping is anticipated South of renovated main entry to provide additional screening of relocated condenser unit. Temporary accommodations for dormitory functions are anticipated through construction phase in the form of residential 'trailers' to be located immediately West of parking area.

Sustainability

As an expansion to an existing facility, LEED certification is not currently anticipated, however, the design has been developed in accordance with LEED principals and shall be tracked based on these criteria through the document finalization. Sustainability strategies include but are not limited to:

- Natural day lighting in 100% of all occupied spaces on second floor.
- Views provided in 80% of occupied areas on second floor.
- Reduction of Heat Island effect through roof membrane selection
- New landscaping designed for no use of irrigation
- Improved energy performance (12 to 16% targeted)
- Targeted Waste Management reduction of 50%
- 10 to 20% content to be Regional Materials
- Implementation of Construction Phase and Pre-Occupancy Indoor Air Management Plan
- Use of Low Emitting Materials
- Use of zoned lighting controls with daylight sensors.

Project Budgeting

The preliminary project budget developed is intended to be full project costs. The detailed project budget included in this report includes construction and 'soft' costs for full project costs. The estimate is intended to illustrate our team's expectation of project costs based on our current existing site condition knowledge and project scope expectation. The estimates are provided in 2010 dollars, however, escalation factors are illustrated for future construction years with an assumed 4% annual inflation rate. The District should be aware that delayed project start dates should be expected to increase project costs and that historical construction cost inflation rates range between 3% to 7% annual inflation. The total project budget ranges are:

- Total Construction Cost: \$990,300
- Total Project Cost: \$1,258,056

The above costs can be further articulated for the Federal Funding Grant as per the Grant Funding Cost Summary included in this package.



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Schedule

Following the finalization of project budgeting, BKV Group proposes a preliminary project schedule as follows:

- Design Finalization: 45 Days (October 15, 2009 – December 1, 2009)
- Construction Documentation: 45 Days (December 1, 2009 – January 15, 2010)
- Bidding: 21 Days (February 1, 2010 – February 21, 2010)
- Construction: 180 Days (March 15, 2010 – September, 2010)

On behalf of BKV Group, we appreciate this opportunity to be of service on this project. If you have any questions at all, or if we can assist the Key Largo Fire District further in this project effort, please feel free to contact me at 612-373-9131, or on my mobile phone at 612-669-7056 at any time.

Sincerely,
BKV Group

Ted Redmond, AIA Date 6/30/09
Managing Partner