

City of Tukwila



Application for GC/CM Project Delivery Approval



State of Washington Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC)



Submitted by
City of Tukwila
June 29, 2017

June 29, 2017

Project Review Committee
c/o State of Washington Department of Enterprise Services
P.O. Box 41401
Olympia, Washington 98504-1401

Dear PRC Members:

Please find attached our application requesting approval for the City of Tukwila to utilize GC/CM contracting for our project to replace three fire stations (#51, #52 & #54) to fulfill the Public Safety Bond obligations to the voters. The City currently owns the parcel for Station #51, and is now in the process of identifying and purchasing the other two sites, which is expected to be complete by the end of this year.

This group of projects will be the first that the City of Tukwila has elected to construct utilizing the GC/CM delivery method. Our decision to request approval to use the GC/CM delivery method has been carefully considered. Our consultant team of SOJ and Weinstein AU is very experienced at utilizing this delivery method and they have recommended this approach to the City Council based on the specific needs of the project and benefits of GC/CM delivery. They have shared their extensive knowledge of Washington RCW Chapter 39.10 and the City of Seattle's GC/CM process. Our consultant team based its recommendation on their portfolio of projects that were delivered successfully utilizing GC/CM delivery, as well as detailed discussions about the risks of the current construction market and volatility of the bidding process, which could be mitigated by a GC/CM contractor integrated into the project team during design.

Upon deciding to seek approval for this delivery method, the City Council retained Steve Goldblatt as Program Management Quality Assurance consultant, to oversee the overall delivery of all five projects for the Public Safety Program (three fire stations as well as a Justice Center and a Facilities Shops) and be available for strategic counsel. As you are aware, Steve brings an enormous level of experience with the GC/CM delivery method as well as risk management capabilities during the construction phase. We believe we have assembled the best team to utilize the GC/CM delivery method in successfully completing these critical public facilities, which will serve the City of Tukwila for the next generation.

We are excited for the opportunity to deliver these projects using the GC/CM approach. We look forward to your review of this application and the opportunity to present to the committee.

Sincerely,



David Cline
City Administrator
City of Tukwila

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the General Contractor/Construction Manager (GC/CM) Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant

- (a) Legal name of Public Body (your organization): City of Tukwila
- (b) Address: 6300 Southcenter Blvd, Suite 100, Tukwila, WA 98188
- (c) Contact Person Name: David Cline Title: City Administrator
- (d) Phone Number: 206-571-6918 Fax: E-mail: david.cline@tukwilaWA.gov

2. Brief Description of Proposed Project

This project application for the City of Tukwila's Public Safety Program encompasses three new fire stations (51, 52, 54). Currently, the City owns the new site for Station 51, and is in the process of locating the other two sites.

Fire Station 51

9,426 SQ FT, 2-bay neighborhood fire station that will house one ladder truck and one aid car. This station will also provide storage for additional fleet vehicles, as well as the Self Contained Breathing Apparatus (SCBA) maintenance room.

Fire Station 52

15,068 SQ FT, 3-bay main fire station that will house one ladder truck, one aid car, and one Battalion Chief vehicle, as well as the headquarters spaces for the Fire Department (administrative spaces and an office for the Battalion Chief). There will be a training room that will double as a Back Up Emergency Operations Center for the City, and two community outreach programs for the Ham Radio Club of Tukwila and the Fire Department Explorers Group.

Fire Station 54

9,287 SQ FT, 2-bay neighborhood fire station that will house one engine and a spare bay for a future vehicle, as well as a Tool Maintenance Shop for the Fire Department.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 2,314,000
Estimated project construction costs (including construction contingencies):	\$22,501,000
Equipment and furnishing costs	\$ 2,550,000
Off-site costs	\$ 1,516,000
Contract administration costs (owner, cm etc.)	\$ 1,181,000
Contingencies (design & owner)	\$ 2,608,000
Other related project costs (briefly describe) – **add description**	\$ 631,000
Sales Tax	\$included
Total	\$32,906,000

B. Funding Status

Please describe the funding status for the whole project.

Note: If funding is not available, please explain how and when funding is anticipated

This project is funded through the bond proceeds from the Tukwila Public Safety Program, which was approved by voters in November 2016.

4. Anticipated Project Design and Construction Schedule

Fire Station 51	Start	Completion
Prime Consultant Procurement (CM)	October 2016	November 2016
Design Procurement (AE)	December 2016	March 2017
Programming / Pre Design	April 2017	September 2017
Schematic Design	September 2017	December 2017
Design Development	December 2017	April 2018
Construction Documents	May 2018	September 2018
Permitting – MUP / Construction	February 2018	October 2018
GCCM Procurement	September 2017	November 2017
GCCM Pre-Construction	December 2017	October 2018
Early Package Construction	November 2018	January 2019
Primary Construction	February 2019	February 2020
FF & E /Owner Move-in	February 2020	March 2020

Fire Stations 52 & 54	Start	Completion
Prime Consultant Procurement (CM)	October 2016	November 2016
Design Procurement (AE)	December 2016	March 2017
Programming / Pre Design	April 2017	September 2017
Schematic Design	June 2018	September 2018
Design Development	October 2018	February 2019
Construction Documents	February 2019	August 2020
Permitting – MUP / Construction	October 2019	August 2020
GCCM Procurement	September 2017	November 2017
GCCM Pre-Construction	September 2018	August 2019
Early Package Construction	September 2019	November 2019
Primary Construction	December 2019	November 2020
FF & E /Owner Move-in	December 2020	January 2021

5. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

Neighborhood fire station projects are not large in size, but are inherently complex in their programming and the technical aspects of their design and construction. Due to the staggered schedules of the three fire stations resulting from the site selection and acquisition processes, the City is in a unique position to capitalize on the opportunity to build the first fire station, learn from the process, capture efficiencies in program and design decisions, and move forward with final design and construction of the other two fire stations. This creates two phases of project implementation and project coordination, which will greatly benefit from having one design team and one contractor, working with the same owner group.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

N/A – all fire stations will be new construction without any occupants during construction.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

The GC/CM's involvement during the design phase is especially critical in our current regional construction market, where cost escalation is high, subcontractors and suppliers are at capacity, and bidding conditions are unpredictable. The GC/CM's ability to provide cost estimation and feedback during design, knowledge of the changing construction marketplace to create attractive bid packages, and the ability to start early construction work to meet the ambitious schedule are keys to successful completion of this project. For example, to mitigate cost escalation, the GC/CM may advise the use of early bid packages for site work, utilities, foundations, concrete slabs and/or structural steel.

The GC/CM's involvement during design will also provide value to the owner on constructability, value analysis, construction document quality and other design phase deliverables. This will help the owner achieve its budget and schedule goals.

- If the project encompasses a complex or technical work environment, what is this environment?

At the fire station 51 site, the water table is very high, making the earthwork construction phase during the wet winter especially challenging.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

N/A

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

N/A

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit;

The Tukwila Public Safety Program is the City's largest capital program in its history. The City's primary goal is to keep its promises to the voters by delivering the critical public safety facilities on schedule and within budget. The GC/CM delivery method will help the City meet these goals and will provide substantial fiscal benefit as follows:

- Having one design and construction team for all three fire station projects will streamline the end user participation and project delivery process to minimize change order exposure during construction and post occupancy;
- Selection of the GC/CM entity is based largely on qualifications and experience relevant to the specific challenges of this project;
- Through pre-construction the GC/CM will understand the work long before bids; will participate in setting schedule and packaging the scope to fit the marketplace and realistically set expectations before work is bought-out;
- Phasing of bid buy-out and flexibility to adjust bid packages as the work is bought out, allowing for cost management by the Owner and GC/CM team;
- Incentives to achieve early completion and cost savings can be used;
- Open book cost accounting of the work;
- GC/CM participates in and owns pre-construction cost estimating;
- GC/CM participates actively in constructability reviews early in the design process, resulting in cost-effective and value-based solutions which the architect can embrace;
- Top tier contractors are much more likely to compete for this project versus low bid delivery, thus carrying a higher likelihood of ensuring high quality work;
- GC/CM and subcontractors are motivated to build their reputations with the owner by performing to a maximum, not minimum, level;

- Contractor relationships with owner, CM, and architect are built on teamwork;
- The GC/CM acts as an advocate of the owner;
- Because the basic arrangement between owner and GC/CM is relationship-based, the chances of costly litigation diminish greatly;

7. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.

The City of Tukwila has retained construction project management firm Shiels Obletz Johnsen (SOJ), which has extensive GC/CM management experience. Additionally, the City Council has retained Steve Goldblatt as Program Management Quality Assurance Consultant, overseeing the performance and management by the project team. SOJ will be reporting to the seven-member City Council, as well as a Site Selection Oversight Committee and a Financial Oversight Committee through the program’s duration.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles. See Exhibit A – Project Organization Chart

- Staff and consultant short biographies (*not complete résumés*).
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.*)
- The qualifications of the existing or planned project manager and consultants.

Bob Giberson, City of Tukwila Public Works Director

Bob Giberson, P.E. has been employed by the City of Tukwila since 1989. He served as City Engineer prior to being promoted to Public Works Director. Mr. Giberson oversees 64 city employees in Public Works in operations, maintenance, engineering and administration. Mr. Giberson holds a Bachelor of Science in Civil Engineering from the University of Washington and a Masters in Engineering Management from Saint Martin’s University. He is a member of the American Public Works Association and has been a registered Professional Civil Engineer in the State of Washington for over 30 years.

Project	Value	Role / Tasks	Completed
Interurban Ave S Improvements (DBB)	\$12M	Program Manager	July 2016
Tukwila Urban Center Pedestrian Bridge (DBB)	\$10.7M	Program Manager	Current
Boeing Access Road Bridge Rehabilitation (DBB)	\$12.M	Program Manager	Current
Strander Blvd Extension Ph. 111 (DBB)	\$39M	Program Manager	Current
Southcenter Parkway Extension (DBB)	\$35M	Program Manager	Summer 2011
Urban Center Access (DBB)	\$24M	Program Manager	2010

Justine Kim, Consultant, Senior Project Manager

29 years of professional design, development, project management and construction management experience. Serving in current role and firm as development and project management consultant for 2 years. Oversees broad range of complex development and building projects including education, commercial, retail, & residential. Manages site/project planning; organizational structure development; project scheduling, budgeting, financing, tracking & compliance; program, design and

construction management; and negotiating, managing and enforcing all contracts associated with development.

Project	Value	Role / Tasks	Completed
Cascadia ES & Robert Eagle Staff MS (GC/CM)	\$116M	Project Manager	Current
Market Front at Pike Place Market (GC/CM)	\$74M	Project Manager	2017
Burien City Hall & Library (GC/CM)	\$38M	Project Manager	2012
King Street Station Renovation (GC/CM)	\$55M	Project Manager	2013
Seattle Fire Station 10 (GC/CM)	\$55M	Project Manager	2009

Carrie Holmes, Consultant, Project Manager

15 years of development, project management and construction management experience as an Owner's Representative. Oversee and assist with a range of complex public and private development projects including but not limited to commercial, retail, hospitality and residential. Project role include managing the site/project planning, project team members and consultants, overall project budget and schedule, day-to-day management of program, design and construction.

Project	Value	Role / Tasks	Completed
Market Front at Pike Place Market (GC/CM)	\$74M	Deputy Project Manager	Current
Pike Place Market Renovation (GC/CM)	\$68M	Tenant Impacts Project Manager	2012
Courtyard by Marriott, Everett	\$28M	Project Manager	2016
Springhill Suites by Marriott, Issaquah	\$25M	Project Manager	2016

Steve Goldblatt, Program Management Quality Assurance Consultant

30 years of WA public works experience at the policy, program, and project level. Member of the working group that drafted HB 2607 in 1994, creating RCW 39.10. Served as DRB chair, DRB member, or sole neutral on 64 WA GC/CM projects from \$15 million to \$500 million.

Project	Value	Role / Tasks	Completed
UW Seattle Computer Science and Engineering 2		DRB Chair	Current
UW Seattle Fluke Hall Renovation		DRB Chair	Current
City of Seattle Fire Station 10		DRB Chair	
City of Seattle Justice Center		DRB Chair	
City of Seattle City Hall		DRB Chair	

Ed Weinstein, Architect, Design Principal

Award-winning architect with over 45 years of experience. Principal and founder of Weinstein A+U Architects, Ed has assisted with a broad range of clients solving complex problems, arriving at unique design solutions that meet the specific needs of each client and project.

Project	Value	Role / Tasks	Completed
Seattle Fire Station 22	\$8.6M	Design Principal	2017
Seattle Fire Station 6	\$6M	Design Principal	2012
Seattle Fire Station 10 / EOC / FAC (GC/CM)	\$44.3M	Design Principal	2008
Kenmore City Hall / EOC		Design Principal	2010

SPD West Precinct / 911 Center	\$16M	Design Principal	1999
Boys & Girls Club EX3	\$2.7M	Design Principal	2005
Boys & Girls Club Joel E Smilow Clubhouse	12M	Design Principal	2008

Emma Nowinski, Architect, Project Manager

Project manager and project architect with over 10 years of experience in both the public and private sector.

Project	Value	Role / Tasks	Completed
NuSkin Innovation Center (GC/CM)	\$70M	Project Designer	2013
Seattle Fire Station 32 (GC/CM)	\$11.7M	Project Architect	2017
66th Street Apartments	\$32M	Project Architect	Current
East Union Apartments	\$31.5M	CA assist	Current

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

N/A

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Beyond the City project team of City Administrator and Director of Public Works working on this project, the City has retained Shiels Obletz Johnsen (SOJ) as its consultant project construction manager (CM) to oversee and represent the City in implementation of these projects. SOJ has completed the management of approximately 19 major public / civic projects in the Pacific Northwest region through GC/CM or CM/GC delivery, totaling approximately \$2.1 billion in project value. SOJ has consistently demonstrated its ability to effectively manage GC/CM projects for public clients to meet program, budget and schedule goals.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

SOJ is contracted to the City to provide continuous owner representation on this project from programming through design, construction and turnover. The services SOJ will provide include full project controls tracking, monitoring, compliance and reporting relative to established budget and schedule parameters with dedicated integration or coordination with the City's accounting system.

As described elsewhere in this application, SOJ brings to the City a significant record of successfully managing the delivery of major capital projects in the region, in the private and public sectors and particularly in GC/CM delivery. SOJ has led the strategy and implementation of advertising, procuring and selecting GC/CM firms. SOJ has led the management, negotiation and coordination of the GC/CM's MACC, GMP and contract agreements, subcontract bidding strategy, the setting and use of MACC contingencies and negotiation of change orders and use of incentives. SOJ has performed all of these functions for public agencies including the City of Seattle, City of Burien, City of Kent, City of Portland, King County, Pike Place Market PDA, and Seattle School District.

The City has formed a four-member Site Selection Oversight Committee and a five-member Financial Oversight Committee, which meet regularly to review major issues and makes recommendations to the City on such activities and decisions.

- A brief description of your planned GC/CM procurement process.

SOJ will lead the procurement process in close coordination with the City and with Steve Goldblatt. The project team will market the project to GC/CM firms, based on the City's and SOJ's ties in the marketplace, and will also publicly advertise the solicitation. The RFQ and RFP process is a 3-step process, including interviews and submittal of sealed bids for certain general conditions and fee percentage. A panel of City staff, SOJ, Goldblatt, and external representative(s) from the Oversight Committees will perform the selection.

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

N/A

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

See Exhibit B

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

See Exhibit C and Exhibit C2

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There are no audit findings on projects listed in Question 8 above.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.



Signature:

Name (*please print*): David Cline

Title: City Administrator

Date: June 29, 2017

Project Organization Chart

Tukwila Fire Stations #51, #52 & #54

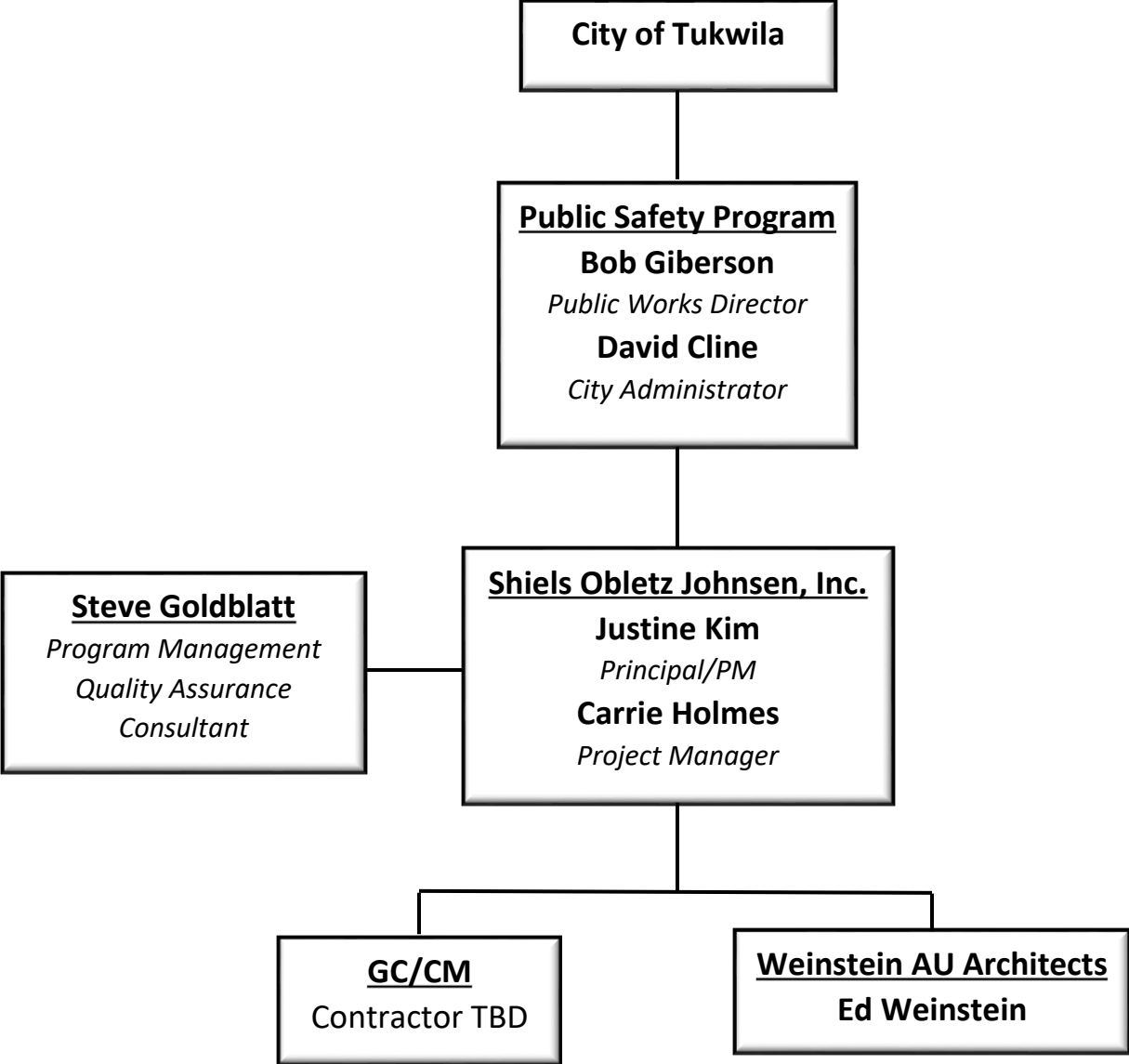
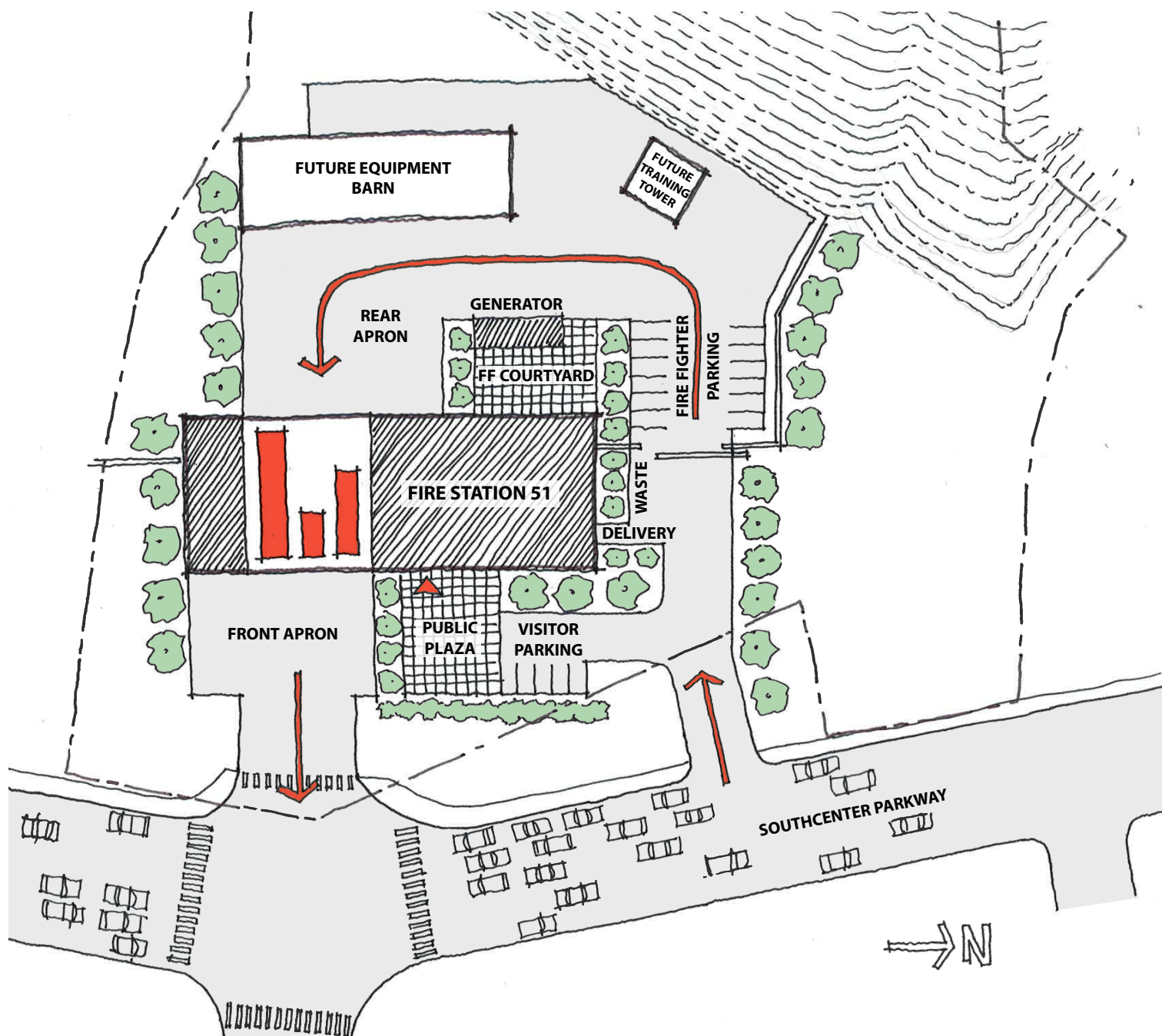


EXHIBIT B

CITY OF TUKWILA MAJOR PROJECT LIST IN LAST 6 YEARS

<u>Project Name</u>	<u>Scale / Description</u>	<u>Delivery Method</u>	<u>Completion</u>	<u>Project Cost</u>
Interurban Ave S Improvements	Large roadway improvement project	DBB	July 2016	\$12M
Tukwila Urban Center Pedestrian Bridge	Large new pedestrian bridge over the Green River	DBB	Fall 2017	\$10.7M
Boeing Access Road Bridge Rehabilitation	Bridge over BNSF near I-5	DBB	Fall 2018	\$12.3M
Strander Boulevard Extension Ph. III	Underpass under UPRR	DBB	Fall 2020	\$39M
Southcenter Parkway Extension	New 5-lane roadway from S 180th to S 200th.	DBB	Summer 2011	\$35M
Urban Center Access	Southbound underpass constructed on Southcenter Parkway next to mall	DBB	2010	\$24M
Sanitary Sewer Rehab	sliplining 1960s vintage cement sewer pipe	DBB	2017	\$6M
South 180th St Grade Separation	Underpass under UPRR and BNSF (unique schedule mixed lump sum, unit price and cost-loaded schedule).	DBB	Summer 2003	\$22M
Tukwila International Boulevard Phases 1, 2 and 3	Major roadway improvements after taking over from WSDOT	DBB	Summer 2010	\$35M

FS51 CONCEPTUAL SITE PLAN



TUKWILA FIRE STATIONS WEINSTEIN A+U

ROOM	2040 PROGRAM		
	51	52	54
ON-DUTY STAFF	6 + 4	8	6 + 4
ASSIGNED STAFF (4 SHIFTS, NO SWING STAFF)	24 + 16	32	24 + 16
APPARATUS BAYS	2 + 1	3	2 + 1
OPERATIONS			
Apparatus Bay	2875	3757	2875
Cleaning Alcove	30	30	30
Battery Charging Area	18	18	18
ADA Restroom w/ shower (wet room)	60	60	60
Hose Storage Rack	42	0	0
Shop/ Tool	60	80	224
EMS Storage	100	600	100
Decon/ Bunker Gear Cleaning	250	250	250
Bunker Gear Storage	360	440	360
App Bay Storage	150	150	150
SCBA Room/ Cascade	250	12	12
OPERATIONS SUBTOTAL	4,195	5,397	4,079
Additional App Bays and Accessory Spaces	1,197		1,197
ADD'L OPERATIONS SUBTOTAL			2,394
PUBLIC			
Vestibule	50	50	50
Public Lobby	200	250	200
ADA Restroom	60	60	60
HQ Reception	0	80	0
HAM Radio Storage	0	120	0
Explorer's Storage	0	120	0
PUBLIC SUBTOTAL	310	680	310
OFFICE			
Station Office	300	350	300
Captain's Office	140	140	140
Supply Closet	10	50	10
OFFICE SUBTOTAL	450	540	450
Additional Office Space	100		100
ADD'L OFFICE SUBTOTAL			200
DEPT ADMIN			
Chief's Office	0	240	0
Asst. Chief's Office	0	180	0
Asst. Chief's Office	0	180	0
Admin's Office (2 workstations)	0	120	0
BC's Office (2 Workstations)	0	180	0
Office Support Area	0	100	0
Office Supply Storage	0	60	0
Lunch Room	0	200	0
Conference Room	0	300	0
Back-Up EOC / Training Room	0	750	0
Unisex Restroom	0	60	0
Unisex Restroom	0	60	0
DEPT ADMIN SUBTOTAL	0	2430	0

ROOM	2040 PROGRAM		
	51	52	54
ON-DUTY STAFF	6 + 4	8	6 + 4
ASSIGNED STAFF (4 SHIFTS, NO SWING STAFF)	24 + 16	32	24 + 16
APPARATUS BAYS	2 + 1	3	2 + 1
LIVING			
Kitchen/ Dining	450	500	450
Dayroom	250	300	250
Physical Training	600	600	600
Laundry/ Janitor Closet	100	140	100
Sleeping Rooms (70 sf each)	Quantity 6	8	6
Locker Alcoves (55 sf each)	330	440	330
Toilet/ Shower (100 sf each)	Quantity 3	4	3
LIVING SUBTOTAL	2450	2940	2450
Extra Crew Common Areas	490		490
ADD'L LIVING SUBTOTAL			980
UTILITY			
Mechanical	225	225	225
Electrical	125	125	125
Communications/ Data	100	180	100
Elevator Machine Room	0	40	0
Elevator	0	60	0
UTILITY SUBTOTAL	450	570	450
BUILDING SUBTOTAL (SF)			
Circulation and Structure (approx 20%)	7,855	12,557	7,739
TOTAL BUILDING SQUARE FOOTAGE	9,426	15,068	9,287
SITE			
Visitor Parking Spaces	3	4	3
Admin Parking Spaces	0	8	0
On-Duty FF Parking Spaces	12	16	12
Future FF Parking	8	0	8
Covered Parking Spaces for 120V Vehicles	8	2	2
FF Courtyard: BBQ and Physical Training (sf)	500	700	500
Add'l Staff Area	200	0	200
Waste/ Recycling Collection (sf)	50	75	50
Add'l Area	20	0	20
Delivery Area (sf)	0	64	0
Generator/ Fuel Port	YES	YES	YES
ROUGH ORDER OF MAGNITUDE CONSTRUCTION BUDGET			
ROM Bldg + Site Work @ \$575/SF	\$19,424,190	33,781 sf	
TOTAL ROM BUDGET	\$19,424,190		
ADD'L PROGRAM (INCL. 20% CIRC, ETC):			
ADD'L APP BAYS + SUPPORT @ \$575/SF	\$2,466,060	4,289 sf	
EQUIPMENT BARN	\$1,250,000	6,400 sf	
15 trailers, 3 spare engines, 3 AC powered trucks, misc. storage, bikes, 4000sf "carport" @ \$150/sf			
TRAINING TOWER	\$420,000	1,200 sf	
1200sf @ \$350/sf			
SUBTOTAL	\$4,136,060		
TOTAL ROM BUDGET + ADD'L PROGRAM	\$23,560,250		