

COMBINED PUBLIC SAFETY



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COMBINED PUBLIC SAFETY



STATION SUMMARY

As part of the scope of this report, the strategy of developing a Public Safety Campus that would have both Bainbridge Island Fire Department and City of Bainbridge Island Police Department located together was investigated. A concept of having separate facilities on the site as well as the concept of developing one structure that had both functions was studied. In the end, due to shape of the site, access points to/from site, setbacks and developable area and a number of other elements, it became clear that the optimum strategy would be to develop one structure for both agencies and maximize the site layout.

STATION FACTS

Location 8895 Madison Avenue N.
Bainbridge Island, WA 98110

Year Built 1978

Remodeled 2002 (Addition & Remodel)

Site Size 3.9 Acres

Building Size 14,230 Sq.Ft.

Parking On-Site 74 Spaces

Floors 1 Floor + Mezzanine

Zoning Classification R-2 Residential;
Conditional Use

Fire Sprinklers Yes

Construction Type Wood / Cedar Boards

Staffing Career / Volunteer



SITE SUMMARY

The subject property, located at 8895 Madison Avenue NE is the headquarter station for the Department. The site is located at the NW quadrant at the intersection of State Route 305 and Madison Ave NE. The site is approximately 169,884 sf (3.9 acres) and located in a largely rural environment with residential development to the North and West, a commercial development of rental storage units to the South and a church to the East. The site is developed with a main station, helipad, resident apartment building and associated staff and public parking.

CONCEPT SUMMARY

The concept would require the demolition of all of the existing site improvements and existing structures for the re-development of the new proposed public safety building (for additional information of the existing facilities at this site, see Station 21 section). There are advantages and disadvantages for the development of a public safety facility at this site. A combined facility would enable both agencies to capitalize on needs and share space requirements rather than developing separate identical room/functions at separate facilities/sites (i.e. Training Room, Fitness Room, Public Toilets, Parking, etc.). Sharing a site and building reduces the size of the overall facility in comparison to the size of individual police and fire facilities. As such, a combined public safety facility offers a cost savings. Additionally, the site can be developed to meet the long term needs of both agencies and serve the community without having to purchase additional land.

PROGRAMMING SUMMARY

Beyond the building program requirements, there are important site elements and considerations that must be taken into account for a multi-use building. These program elements include public parking; secure parking for staff, city and department vehicles and equipment; emergency power; building threat protection; and access to and from the site. The most challenging consideration, for any site, stems from public and secure parking requirements. These are governed by jurisdictional requirements as well as department growth projections and space requirements for vehicles and equipment.

SPACE USE	SQUARE FEET
PUBLIC AREAS / TRAINING AREAS	5,705 SF
FIRE ADMINISTRATION	3,516 SF
APPARATUS BAY AND SUPPORT	9,432 SF
FIRE LIVING QUARTERS	3,272 SF
POLICE ADMINISTRATION	978 SF
POLICE RECORDS DIVISION	668 SF
POLICE OPERATIONS	4,010 SF
POLICE SUPPORT SERVICES	2,316 SF
POLICE SUPPORT FUNCTIONS	2,138 SF
TOTAL BUILDING	32,035 SF
GENERAL CIRCULATION (20%)	8,009 SF
TOTAL SQUARE FOOTAGE	40,044 SF

PROGRAM

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Bainbridge Island Fire Protection District Space Requirements Summary													
Apparatus Bay and Support Rooms	0	0	0								11790	11790	
Living Quarters and Administration	18	22	26								8485	8485	
SUBTOTAL	18	22	26								20275	20275	

Department: Bainbridge Island Shared Spaces Summary														
Community Room / Fitness / Facility Core	0	0	0								0	7131	7131	
SUBTOTAL	0	0	0								0	7131	7131	

Department: Bainbridge Island Police Department Site Requirements Summary														
Police Administration	3	3	3								0	1223	1223	
Police Records Division	2	2	2								0	835	835	
Police Operations	18	22	26								0	5013	5013	
Police Support Services	3	3	5								0	2895	2895	
Police Support Functions	0	0	0								0	2673	2673	
SUBTOTAL	26	30	36								0	12638	12638	

TOTAL BUILDING SQUARE FOOTAGE	44	52	62								0	40044	40044	
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TOTAL EXTERIOR REQUIREMENTS											0	50216	54568	
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TOTAL SITE REQUIREMENTS											0	90260	94612	
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Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	
Department: Apparatus Bay and Support Rooms													
Apparatus Bay													
Apparatus Bay				0	6	6	15	85	1275	0	7500	7500	5 Bay, 15'x80' Bays; Drive-through bays preferred, Possibly phased; 12' x 14' OH doors preferred w/ (2) sections of glazing, Four Fold type (Front doors only); Concrete floor, Trench drains or 8 back in bays @ 15' x 55'
<i>Group Total</i>	0	0	0							0	7500	7500	
Apparatus Support Rooms													
Turnouts				0	1	1	8	38	304	0	304	304	(60) Turnout Lockers min; Ready Rack type system, (2) doors - dedicated 'in' and 'out' doors; Light should not penetrate into room
Decontamination				0	1	1	12	18	216	0	216	216	Floor sink, Decon Shower (Private-Use), Eyewash, Stainless steel counter & sink, Extractor, Commercial tumble dryer - medical linen, turn dryer, hooks for drying w/ extra ventilation, detergent dispenser, (2) Hazard storage (3'x6')
Shop (Dirty Room)				0	1	1	12	14	168	0	168	168	
SCBA (Clean Room)				0	1	1	9	14	126	0	126	126	80 SF plus equipment size: 10' x 3'-6" system. work bench
SCBA Compressor				0	1	1	6	8	48	0	48	48	Compressor and compressed air tank
EMS Supply				0	1	1	20	20	400	0	400	400	Temperature controlled; long & narrow w/ shelves (1) refrigerator, work bench/counter space
Report Writing				0	4	4	6	8	48	0	192	192	Adjacent to Apparatus Bay Hand washing sink
Hose Storage				0	1	1	12	12	144	0	144	144	Built in rack / UV protected
Hose Drying				0	1	1	10	10	100	0	100	100	Built in rack / UV protected
Unisex Toilet				0	1	1	6	8	48	0	48	48	
Fire Riser				0	1	1	0	0	0	0	0	0	Open to apparatus bay
Storage				0	2	2	8	12	96	0	0	0	Above Support Rooms (Mezzanine); Equipment Supply Room; fixed shelving in one room
Public Education Storage				0	2	2	8	12	96	0	0	0	Mezzanine; fixed shelving in one room
Emergency Preparedness Supplies Room				0	2	2	8	12	96	0	0	0	Mezzanine (water, cots, MREs); fixed shelving in one room
CPR Equipment Storage				0	1	1	8	12	96	0	96	96	Move possibly to community room (face shields, mannequins, books)
PPE				0	2	2	8	12	96	0	0	0	Mezzanine; fixed shelving in one room
Ground Maintenance Equipment Storage				0	1	1	9	10	90	0	90	90	Lawn mower, weed eater, power washer, paint sprayer, Fuel/paint storage cabinets, Off Apparatus Bay; outside access
<i>Group Total</i>	0	0	0							0	1932	1932	
SUBTOTAL	0	0	0							0	9432	9432	
GENERAL CIRCULATION (25%)											2358	2358	
TOTAL SQUARE FOOTAGE (Apparatus Bay & Support)										0	11790	11790	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	
Department: Living Quarters and Administration													
Living Quarters													
Bunk Rooms				0	10	10	8	12	96	0	960	960	Bed, wardrobe for linen, phone for duty officers, desk
Personnel Storage Lockers				0	1	1	2	60	120	0	120	120	(40) 18x18 Full Height Lockers, possibly in corridors, 4 lockers per room (20) 1/2 Height S-Lockers
Toilet/Shower				0	4	4	9	10	90	0	360	360	Unisex, upper cabinet and sink base
Kitchen				0	1	1	12	24	288	0	288	288	(1)Food Prep Sink, (1) Hand washing Sink, (4)Refrigerator, (1)Microwave, 6 burner stove, (1) dishwasher, BBQ area screened and located off of Kitchen & across from FD dining - covered
Pantry				0	3	3	4	4	16	0	48	48	3 pantry closets in kitchen
Dining				0	1	1	16	24	384	0	384	384	Farm Table with benches - Seating for 17 Kitchen and dining open to one another
Day Room				0	1	1	24	24	576	0	576	576	Seating for 10 Recliner
Firefighter Workstation				0	4	4	6	8	48	0	192	192	Work area for Duty crews/Volunteers
Radio/Supply				0	1	1	12	12	144	0	144	144	Volunteer mail boxes with file drawers
Library / Study Room				0	1	1	8	10	80	0	80	80	Enclosed, adjacent to day room
Laundry				0	1	1	10	12	120	0	120	120	Commercial washer and dryer, upper shelving
Group Total				0	0	0				0	3272	3272	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	
Administration													
Office - Fire Chief				0	1	1	14	22	308	0	308	308	glass doors; wardrobe closet for uniforms
Office - Operations Chief				0	1	1	14	16	224	0	224	224	wardrobe closet for uniforms
Office - Fire Marshall				0	1	1	14	16	224	0	224	224	wardrobe closet for uniforms
Office - Plan Review Room				0	1	1	10	12	120	0	120	120	Adjacent to Fire Marshall
Office - Business Administrator				0	1	1	14	16	224	0	224	224	wardrobe closet for uniforms
Office - BC				0	1	1	12	16	192	0	192	192	single shared office for BC's
Office - Training Lieutenant				0	1	1	12	16	192	0	192	192	
Office - Training				0	1	1	12	16	192	0	192	192	
Office - MSO				0	1	1	12	16	192	0	192	192	
File Room				0	1	1	12	12	144	0	144	144	
Shared Open Office - Volunteers				0	1	1	16	16	256	0	256	256	Volunteer Coordinators & Inspector (4 Positions Total)
Shared Open Office - Office Admin				0	1	1	10	16	160	0	160	160	Office Admin / Assistant
Shared Open Office - Finance				0	1	1	14	18	252	0	252	252	Finance Team (2 Stations), in-room secure file cabinets, 2'x12' cabinets - storage above printers
Copy Room / Work Area / Mail Room				0	1	1	12	20	240	0	240	240	Copy/fax machine; supply closet/ includes office supplies counter w/ upper and lower cabinets & work island
Medium Conference Room				0	1	1	12	20	240	0	240	240	8 people Wired for hand radios
Storage				0	1	1	10	12	120	0	120	120	
Personnel Storage Lockers				0	1	1	2	18	36	0	36	36	(12) Lockers possibly in corridors - 18x18 Full hgt lockers
Uniform Storage				0	1	1	8	10	80	0	80	80	uniform inventory, close to admin
Electrical / Data				0	1	1	10	12	120	0	120	120	Includes server rack, add workstation in room
<i>Group Total</i>	0	0	0							0	3516	3516	
SUBTOTAL	0	0	0							0	6788	6788	
GENERAL CIRCULATION (25%)										0	1697	1697	
TOTAL SQUARE FOOTAGE (Living Quarters and Administration)										0	8485	8485	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Public Functions & Facility Core

Public Lobby														
Entry Vestibule				0	1	1	8	10	80	0	80	80	PUBLIC	911 phone, lock down feature
Public Lobby Waiting Area				0	1	1	12	18	216	0	216	216	PUBLIC	Open lobby for Police; 4-5 people
Break Room				0	1	1	12	12	144	0	144	144		In an alcove off of community room - (1) sink, (1) Microwave, (1) Refrigerator, (1) Dishwasher
Community / Class / EOC / Training				0	1	1	30	40	1200	0	1200	1200		Seating for 55-60, Classroom Setting
1st Aid Station				0	1	1	10	12	120	0	120	120		Located within lobby/BP station/gurney
EOC Storage				0	1	1	10	20	200	0	200	200	SECURE	
Emergency Preparedness Storage				0	1	1	10	10	100	0	100	100	SECURE	Emergency Preparedness Supply for 10 days
Training Storage				0	1	1	10	10	100	0	100	100	SECURE	
Chair Storage				0	1	1	10	20	200	0	200	200	PUBLIC	Seating for 50% of chairs and tables
AV Closet				0	1	1	5	5	25	0	25	25		
Lobby Information				0	1	1	2	10	20	0	20	20	PUBLIC	Includes forms, info, translator
Display Area				0	1	1	2	10	20	0	20	20	PUBLIC	Historical display space, PD to confirm contents
Public Restrooms / Men's & Women's				0	2	2	10	25	250	0	500	500	PUBLIC	
Vending Vestibule				0	1	1	8	10	80	0	80	80	PUBLIC	Includes vending, drinking fountain, pay phone
Group Total	0	0	0							0	3005	3005		

Fitness														
Training / Fitness / Cardio / Weights				0	1	1	30	30	900	0	900	900		treadmill, stair stepper, weights, universal machines, windows to exterior, Drinking fountain
Fitness Storage				0	1	1	10	10	100	0	100	100		
Group Total	0	0	0							0	1000	1000		

Facility Core														
Janitor				0	2	2	6	6	36	0	72	72		
Stairway				0	4	4	12	20	240	0	960	960		2 per floor
Elevator				0	1	1	6	8	48	0	48	48		
Elevator Equipment Room				0	1	1	5	6	30	0	30	30		Adjacent Elevator
Mechanical Shaft				0	1	1	5	10	50	0	50	50		
Electrical Room				0	2	2	10	15	150	0	300	300		1x per floor
Sprinkler Riser Room				0	1	1	6	7	42	0	42	42		
Central Server Room				0	1	1	10	15	150	0	150	150		Possibly combined with Fire
Storage				0	1	1	6	8	48	0	48	48		
Group Total	0	0	0							0	1700	1700		

SUBTOTAL	0	0	0							0	5705	5705		
GENERAL CIRCULATION (25%)										0	1426	1426		
TOTAL SQUARE FOOTAGE (Public Functions & Facility Core)										0	7131	7131		

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Administration

Administration													
Administrative Lobby / Waiting				0	1	1	4	8	32	0	32	32	Seating for up to 3x people, display
Chief of Police	1	1	1	0	1	1	14	22	308	0	308	308	L.OFFICE Includes room for 4x person conference table
Administrative Assistant	1	1	1	0	1	1	10	12	120	0	120	120	OFFICE Adjacent to Chief of Police - Reception
Deputy Chief / Admin. Lt.	1	1	1	0	1	1	10	18	180	0	180	180	OFFICE Adjacent to Chief of Police - Reception
Supply Room				0	1	1	6	8	48	0	48	48	
Secure File Room				0	1	1	10	12	120	0	120	120	SECURE
Coats / Coffee Alcove				0	1	1	4	5	20	0	20	20	Adjacent Conference room
Conference Room				0	1	1	10	15	150	0	150	150	Accessible by administrative staff; A/V Projection Sized for 6 people; Fixed seating
<i>Group Total</i>	3	3	3							0	978	978	
SUBTOTAL	3	3	3							0	978	978	
GENERAL CIRCULATION (25%)										0	245	245	
TOTAL SQUARE FOOTAGE (Police Administration)										0	1223	1223	

Department: Police Records Division

Records													
Public Reception (Service Counter)				0	1	1	6	12	72	0	72	72	OPEN Secure w/ bullet resistant glazing & ADA counter
Records Clerk	2	2	2	0	3	3	8	8	64	0	192	192	OPEN Windows to observe records and front desk
Copy/Print/Mail Center/Work Room				0	1	1	10	10	100	0	100	100	
Records Storage - Active / Archive				0	1	1	12	20	240	0	240	240	Compact shelving - secure room 10x years storage
Supply Storage				0	1	1	8	8	64	0	64	64	Adjacent to Files, Copy and Reception.
Report Taking Room / Sex Off. Process				0	2	2	10	12	120	0	240	240	PUBLIC Dual access from Police Reception Covert camera & microphone.
Juvenile Conf. / Evid. Display / Media Rm.				0	1	1	10	12	120	0	120	120	PUBLIC Dual access from Police Reception Covert camera & microphone.
<i>Group Total</i>	2	2	2							0	668	668	
SUBTOTAL	2	2	2							0	668	668	
GENERAL CIRCULATION (25%)										0	167	167	
TOTAL SQUARE FOOTAGE (Police Records Division)										0	835	835	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Operations

Patrol													
Patrol - Lieutenant	4	4	4	0	2	2	12	14	168	0	336	336	OFFICE - shared by 2x Lts. Locate off Patrol Sgt Bullpen Office
Patrol - Relief Supervisor				0	1	1	8	10	80	0	80	80	OPEN
Patrol Officers	12	16	20	0	0	0	0	0	0	0	0	0	OPEN - workstations located around the perimeter of the Squad/Briefing Rm
Harbormaster	1	1	1	0	1	1	8	8	64	0	64	64	OPEN Close to secure entrance
Parking Enforcement Officer	1	1	1	0	1	1	8	8	64	0	64	64	OPEN Dedicated space - Bullpen Office
Squad / Briefing Room				0	1	1	16	24	384	0	384	384	Equipped w/ audio/video equipment Room for 10x people + 4 comp stations, center of the room conference table
Report Writing Room				0	14	14	4	6	24	0	336	336	OPEN Work stations for each patrol officers & file cabinets
Patrol Equipment Storage				0	1	1	10	14	140	0	140	140	Portable Equipment Open to Report Writing Room
File Area				0	1	1	10	10	100	0	100	100	Adjacent Report Writing Room
Jv Interview / JV Holding				0	1	1	10	10	100	0	100	100	
Group Total	18	22	26							0	1604	1604	

Inventory / Equipment													
Armory/ammunition/weapons				0	1	1	10	15	150	0	150	150	SECURE Near exit to secure parking
Weapons Maintenance				0	1	1	6	8	48	0	0	0	SECURE Located within Armory
Uniform Storage				0	1	1	8	10	80	0	80	80	
Equipment Storage / Issuance				0	1	1	10	10	100	0	100	100	SECURE Radios, batteries, stun guns, etc. Single room adjacent to Armory
Group Total	0	0	0							0	330	330	

Booking / Sally Port													
Custody Processing (Intox) / Intake				0	1	1	10	15	150	0	150	150	
Temp Holding Cell				0	2	2	8	10	80	0	160	160	with toilets
Interview Room				0	1	1	8	10	80	0	80	80	AV requirements
Unisex Toilet				0	1	1	6	8	48	0	48	48	
Access Vestibule				0	1	1	6	8	48	0	48	48	Weapon lockup area
Sally Port - Vehicular				0	1	1	35	40	1400	0	1400	1400	Drive-in parking port, 2x cars wide
Police Bicycle Storage Racks				0	1	1	3	20	60	0	60	60	Within Sally Port, 12 racks, protected from vehicles
Temporary Animal Services Kennel				0	2	2	3	5	15	0	30	30	Water, drainage, hose bib
Sally Port Storage				0	1	1	10	10	100	0	100	100	
Group Total	0	0	0							0	2076	2076	

SUBTOTAL	18	22	26							0	4010	4010	
GENERAL CIRCULATION (25%)										0	1003	1003	
TOTAL SQUARE FOOTAGE (Police Operations)										0	5013	5013	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Support Services

Detectives													
Detective - Lieutenant				0	1	1	8	8	64	0	64	64	OPEN Located within Detective's Bullpen Office OPEN Bullpen Office
Detectives	2	2	4	0	1	1	16	20	320	0	320	320	
Supplies / Equip Storage				0	1	1	10	10	100	0	100	100	
Interview Room				0	1	1	10	10	100	0	100	100	
Group Total	2	2	4							0	584	584	

Property / Evidence													
Evidence Technician - Office				0	1	1	10	15	150	0	150	150	OFFICE Open to work room w/ window to corridor & Processing
Evidence Processing - Officer	1	1	1	0	1	1	10	14	140	0	140	140	SECURE, 2 computers, emergency eye wash, Shower, cardkey access, evidence lockers A dedicated fingerprinting station area within room
Technician Work Room				0	1	1	10	15	150	0	150	150	SECURE Evidence Tech Processing area
Evidence Files - Active				0	1	1	0	0	0	0	0	0	SECURE In evidence tech's office
Evidence Storage - General				0	1	1	20	20	400	0	400	400	SECURE Accessible through Technician Work Room; Compact shelving
Evidence Storage - Drying Cabinet				0	1	1	6	6	36	0	36	36	SECURE Within Evidence Processing
Refrigerated Storage				0	1	1	4	4	16	0	16	16	SECURE Within Evidence Storage room; Separate refrigerator and freezer
Narcotics Storage				0	1	1	6	8	48	0	48	48	SECURE Off Evidence Storage room
Cash Storage				0	1	1	0	0	0	0	0	0	SECURE Vault - in weapons storage
Weapons Storage				0	1	1	6	8	48	0	48	48	SECURE Off Evidence Storage room
Supply Storage				0	1	1	8	8	64	0	64	64	SECURE
Evidence - Public Pickup & Viewing				0	1	1	8	10	80	0	80	80	SECURE In Public Area: Evidence staging, secure. Dual staged lockdown for evidence drop-off
Oversized Item Storage				0	1	1	0	0	0	0	0	0	SECURE Open shelving, within Evidence Storage room Exterior chained fence area
Hazardous Material / Temporary Storage				0	1	1	0	0	0	0	0	0	SECURE Chain link fence - exterior storage under patrol car parking
Vehicle Garage Impound				0	1	1	20	30	600	0	600	600	SECURE
Bicycle Storage - Impound				0	1	1	0	0	0	0	0	0	SECURE 10x Covered and secure, but not a conditioned space; chain link fence
Group Total	1	1	1							0	1732	1732	
SUBTOTAL	3	3	5							0	2316	2316	
GENERAL CIRCULATION (25%)										0	579	579	
TOTAL SQUARE FOOTAGE (Police Support Services)										0	2895	2895	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Support Functions

Police Restrooms/Showers/Bunks													
Men's Restroom				0	1	1	10	25	250	0	250	250	2x vanities, 2x urinals, 2x toilets
Men's Shower Room				0	1	1	10	6	60	0	60	60	2 Showers
Men's Locker Room				0	20	20	2	6	12	0	240	240	20 Lockers
Women's Restroom				0	1	1	10	25	250	0	250	250	2x vanities, 3x toilets
Women's Shower Room				0	1	1	10	6	60	0	60	60	2 Showers
Women's Locker Room				0	12	12	2	6	12	0	144	144	12 Lockers - Includes Records Staff lockers
First Aid Station				0	2	2	8	8	64	0	128	128	Located within each locker room
Boot Polish Station				0	2	2	4	6	24	0	48	48	Located within each locker room
Bunk Room				0	2	2	8	10	80	0	160	160	Adjacent locker rooms, unisex
Drying Closet				0	2	2	4	6	24	0	48	48	One per locker room
Linen Storage				0	1	1	5	5	25	0	25	25	
Laundry				0	1	1	5	10	50	0	50	50	
<i>Group Total</i>	0	0	0							0	1463	1463	

Police Living / Shared													
Mud Room Vestibule				0	1	1	8	15	120	0	120	120	Access from secured parking w/ auto slide doors Includes equipment storage cubbies, 30x
Supply Storage				0	1	1	5	5	25	0	25	25	
Break Room				0	1	1	10	15	150	0	150	150	Room for 6-8x people, various seating options
Kitchen / Food Prep / Vending				0	1	1	10	10	100	0	100	100	Full kitchen - gas stove, dishwasher, refrigerator microwave, BBQ patio
Wellness / Nursing Mothers				0	1	1	8	10	80	0	80	80	
Common Space				0	1	1	10	20	200	0	200	200	
<i>Group Total</i>	0	0	0							0	675	675	
SUBTOTAL	0	0	0							0	2138	2138	
GENERAL CIRCULATION (25%)										259	535	535	
TOTAL SQUARE FOOTAGE (Police Support Functions)										259	2673	2673	

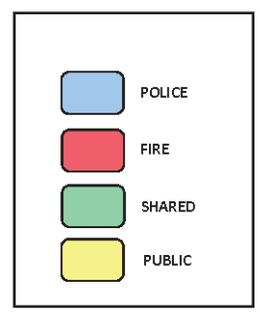
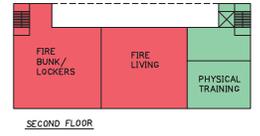
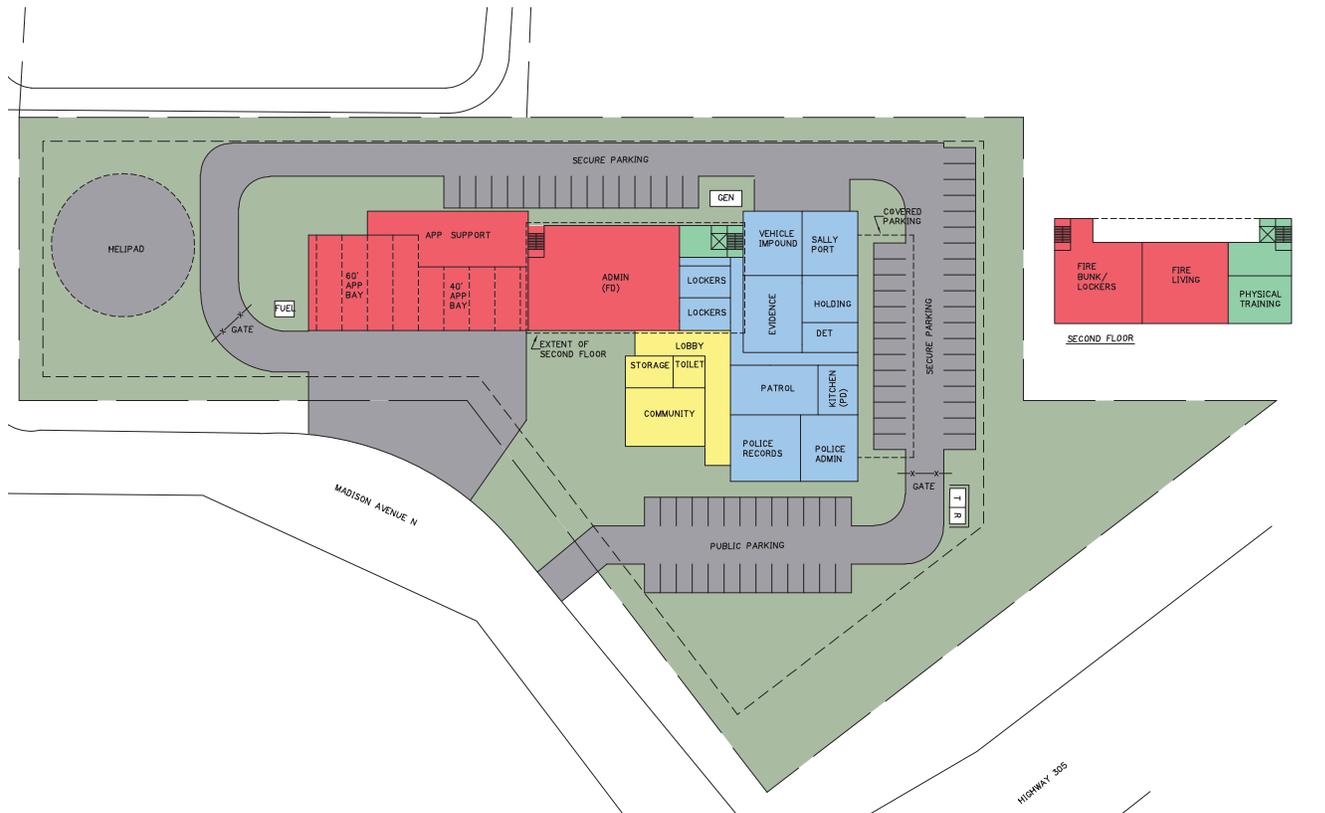
Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Exterior Requirements

Public Parking													
Public Parking - Community Rm/Training				0	25	25	9	18	162	0	4050	4050	
Bicycle Parking				0	6	26	4	6	24	0	144	624	
Fire - Staff Parking				0	20	20	9	18	162	0	3240	3240	(20) secure parking
Fire - Chief Parking				0	3	3	9	18	162	0	486	486	Included in Secure Parking - Electrical Hook-up
Fire - Resident Parking				0	4	4	9	18	162	0	648	648	
Bike Parking - Public				0	1	1	10	10	100	0	100	100	Included in Public Parking
Bike Parking - Staff				0	1	1	10	10	100	0	100	100	Off of covered BBQ area
<i>Group Total</i>						25				0	8768	9248	

Secured Parking													
Personal Vehicle Parking - Police				0	12	20	9	18	162	0	1944	3240	Squad cars
Squad Vehicle Parking				0	18	20	10	20	200	0	3600	4000	Sheltered parking for 10x vehicles Power, WIFI required
Motorcycle Parking (covered)				0	0	2	0	0	0	0	0	0	Concrete pad under canopy, room for 3x motors
Police Trailer Boat Parking				0	1	1	12	36	432	0	432	432	
Police Trailer Parking				0	1	1	12	22	264	0	264	264	Power required
Emergency Generator				0	1	1	15	25	375	0	375	375	Includes 4'-0" clearances, concrete pad req'd
Trash/Recycling				0	1	1	10	20	200	0	200	200	Verify trash requirements w/ provider
Police - Break Room Patio				0	1	1	15	25	375	0	375	375	Secure enclosed space off Break Room
Fire - Training Grounds				0	1	1	0	0	0	0	0	0	Open Area for Training in Parking Area
Storm Water Retention Pond				0	1	1	0	0	0	0	0	0	
Fuel Station				0	1	1	15	45	675	0	675	675	1000 gal. above ground tank
Fire - Vehicle Wash Area				0	1	1	15	45	675	0	0	0	Within App Bay
Fire - Patio				0	1	1	15	25	375	0	375	375	BBQ
Helipad				0	1	1	90	90	8100	0	8100	8100	Existing Helipad - prefer to leave in current location
<i>Group Total</i>						44				0	16340	18036	

SUBTOTAL										0	25108	27284	
GENERAL CIRCULATION (100%)										0	25108	27284	
TOTAL SQUARE FOOTAGE (Exterior Requirements)										0	50216	54568	

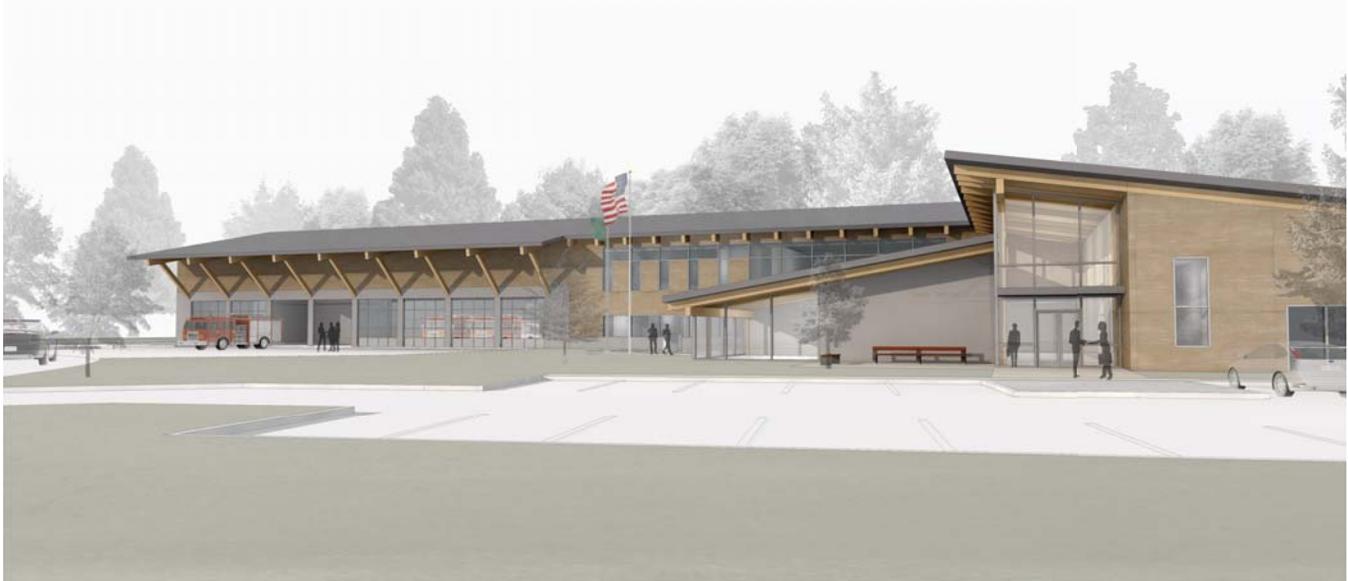


Site Total Area: 169,884 SF / 3.9 AC

Proposed Development Area: 128,374 SF / 2.9 AC

Total Building: 44,256 SF

Total Parking: 20 Fire Career and Volunteer Firefighters
 20 Police Staff/Squad
 25 Public
 65 Total Spaces



COST FORECAST SUMMARY

For a more detailed break down of the probable cost please see Section 7.

DIVISION OF COSTS	COST
CONSTRUCTION COST	\$11,615,944
CONSULTANT COST	\$1,620,134
OWNER COST	\$914,815
SUB TOTAL	\$14,150,893
WA SALES TAX (8.7%)	\$1,231,127
PROJECT TOTAL	\$15,382,021