

Comparative Site Analysis Report
Roseville Fire Department
Replacement Fire Station No. 1
September 1, 2007



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ROSEVILLE FIRE DEPARTMENT

REPLACEMENT HEADQUARTERS FIRE STATION
No. 1

COMPARATIVE SITE ANALYSIS REPORT

August 31, 2007

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Introduction...

Since the fall of 2005 the City of Roseville has been actively pursuing the establishment of a new "Vision" for the Downtown. As part of the visioning process one of the key elements was to better utilize the Dry Creek corridor as a resource for the community and the commercial development of Downtown. In order to facilitate this effort the City has commenced with the development of a Specific Plan Document for Downtown Roseville.

In developing the Specific plan the City initiated an extensive community outreach program. The community outreach component of this project was facilitated by Downtown Solutions, the project consultant, and a 24-member steering committee chaired by Council member Richard Roccucci. The committee held eight meetings from October 2006 through February 2007 investing over 500 hours into the project. A summary of the committee's work is outlined below.

- Modified project vision and guiding principles.
- Reviewed existing conditions including land use, utilities, parking, transit, the parks, Dry Creek, and economic conditions.
- Developed land use for nine districts within the project area (exhibit attached).
- Developed design guidelines and accepted recommended Downtown Code.
- Recommended several public realm improvements and associated guidelines.
- Accepted the recommended traffic and parking plan.
- Reviewed and made recommendations for city facilities.
- Accepted the recommended improvements for Royer and Saugstad Parks.
- Recommended the creek walk/flood wall along Dry Creek at Royer Park.

As part of the Committee discussions and recommendations the relocation of Fire Station #1 was discussed. The Committee felt very strongly that the current location of this facility would inhibit both the land use and connectivity goals that the Specific plan sets out to achieve. To achieve these goals the Committee recommended that Fire Station #1 be relocated from the current location to an alternate location within the Downtown. From a land use perspective, and in review of the existing conditions, the recommended preferred site is located at the intersection of Oak Street and Lincoln Drive where the City currently owns a parking lot.

Due to the size of the investment that would need to be made as part of a future relocation, the City has requested that RRM Design Group provide an evaluation of the preferred location; an alternative site in the Downtown; and, reuse or rehabilitation of the existing site. This report looks at four options as identified by the City of Roseville and the Roseville Fire Department as potential locations for a new Headquarters Fire Station No. 1 in an effort to meet current and future community requirements. The sites under review are as follows; the current RFD No. 1 location, SITE 1-401 Oak Street (New Station), SITE 2- Intersection of Lincoln and Oak Street, SITE 3-Southern corner of Vernon and Judah Street and SITE 4-401 Oak Street (Remodel Existing Station). An aerial overview map follows illustrating the Roseville Fire District, adjacent fire facilities No. 2 and 6 and the two additional sites under consideration by this report for Fire Station No. 1.

This report is structured into three major components beginning with this *Introduction* and project overview followed by individual *Site Analysis* and concluding with a *Summary Report* in which a general recommendation is provided.

The individual *Site Analysis* sections closely examine each site with respect to an array of variables that either support or detract from its ability to provide the City with the prescribed level of service. *Site Information* is provided that details zoning restrictions, physical properties and basic infrastructure provisions while the following *Site Analysis* translates this information into points of consideration that directly respond to the requirements of the future facility. These points include the following.

Location – Quite simply, “Where is the proposed site located?” It is important to strategically place a facility in terms of functionality and response efficiency. This study presumes an acceptable level of effectiveness given with regards to the existing Fire Station No. 1’s location.

Traffic – Traffic patterns, congestion, and signalization play an influential role in determining a potential site’s functionality in terms of response times and public safety.

Design Considerations – Every site is unique and must be evaluated for what it can and cannot provide. Existing site elements such as bodies of water, excessive slopes, easements, etc. may significantly impact the usable space of a proposed building site. Fire Stations require certain design considerations such as Fire Apparatus circulation and turning radii, etc. Often, an ideal site is near level and approximates a square.

Vehicular Accessibility – As mentioned earlier, vehicular circulation is fundamentally important to an efficiently operating facility. Not only is it important to study how vehicular traffic will enter and leave a site but how they circulate on a site. Turning radii and parking are influential factors here. Strategically located security gates, fueling stations and other site amenities are often required prerequisites for efficient site operations. Additionally, traffic patterns are studied in an effort to avoid any conflicts of response vehicles with incoming staff.

Pedestrian Accessibility – More and more, public accessibility to public buildings is expected by the public, encouraged by environmentalists and required by law. Often, these requirements are not simply sufficiently addressed by on-site measures, i.e. the placement of a handicap accessible parking space and gently paved slopes; but they must also meet accessibility requirements from off-site public means of access via sidewalks serving curbside parking and/or public transportation, etc. It is in the jurisdiction’s interest to consider site accessibility as a priority when evaluating a potential building site. The more accessible a building site the better.

Growth Potential – Future growth potential is always important. Some sites will allow for it and some simply won’t.

Land Use Compatibility – A fire station is an essential fixture of the community to which it serves. Its location is more a function of operational effectiveness than social convenience. While it evokes feelings of safety and security, improper placement may be perceived as intrusive and/or a nuisance thereby fostering feelings of resentment and ill will. Proper forethought and placement of this building type can provide a proper balance of effectiveness and social sensitivity to the urban fabric of a community. For example, light commercial areas that border residential developments are better suited to accommodate such a facility than residential or industrial zones.

Likewise, arterial roadways that serve residential developments and provide a venue for effective emergency response traffic may not be suitable for housing due to traffic, noise, etc. but benefit from and are often enhanced by this building type.

Each *Site Analysis* is followed by a *Conceptual Site Plan* and *Opinion of Probable Cost*. The *Conceptual Site Plan* responds to a combination of facility requirements as presented in a prescribed *Conceptual Space Needs* evaluation as provided by the Roseville Fire Department and the *Site Analysis* findings. This information is then coupled with real-world construction costs to produce an *Opinion of Probable Cost*; an effective method for producing 'apples-to-apples' figures for use while evaluating each potential site with respect to one another.

In conclusion, a *Summary Report* is presented offering the recommendations of RRM Design Group, Inc. based on the findings presented here-in with regards to what course of action may best serve the City of Roseville, the Roseville Fire Department and ultimately the citizens of the City of Roseville.

SITE 1

401 OAK STREET

EXISTING FIRE STATION No. 1(Replacement)

SITE INFORMATION

SITE ANALYSIS

CONCEPTUAL SITE PLAN

OPINION OF PROBABLE COST

APN Number

013-131-001
013-131-002

Zoning

CC – Community Commercial

Land Use Designation

Central Business District
Public / Quasi-Public uses allowed

Regulatory Process(es) Required

City Council Project Approval
CEQA Process: Including Initial Study and Negative Declaration or Mitigated Negative Declaration

Applicable Development Standards

Community Commercial Development Standards

Minimum Lot Requirements

None

Site Area Proposed

58,014 square feet (1.33 acres)

Required Building Setbacks

As required by the Uniform Building Code.

Building Height Restriction(s)

50' Maximum or as determined by the City Council as part of the project design approval.

Parking Requirements

Administration and Fire Prevention requires 44 parking stalls at a 1:350 parking ratio. This ratio is higher than what is required by the downtown Specific Plan for office uses (1:500). The Firefighters require 16 parking stalls which is two (2) times the shift size.

Proposed use	SF	Parking Ratio	Parking Provided	Parking required
Fire Admin	11,440	1:350	32	23
Fire Prevention	4,000	1:350	12	8
Crew Quarters/ Apparatus	11,500	2 per employee 8- employees	16	16

Easements/Restrictions

None

Landscape Requirements

All setback areas must be landscaped, including landscape at base of building wherever possible and as dictated by the project.

Floor Area Ratio

Community Commercial is 40%. The Downtown Specific Plan proposes to increase this to 350%

Miscellaneous Requirements

Fencing

- Six (6) foot high (solid wood or masonry) perimeter fence along interior boundary lines adjacent to residential zones.

Trash Enclosures – 10' by 18' min size.

Above Ground Fuel Tank – Location and placing to be determined by Fire Department

Lockable bike area – To be determined at the time of Construction design level drawings.

Fire Station Type/Size

Fire Administration 8,000 sf

Fire Prevention 4,000 sf

Crew Quarters/ Apparatus 11,500 sf (3 Bay : 8 Person)

Future 3,440 sf

Overall Existing Conditions

Topography

- Sloping site.

Drainage/Local Flooding

- Access to basement level is in flood plain.

Adjacent Uses

- Adjacent and nearby properties are predominantly commercial use.

Noise

- Oak and Grant Street mainly generate traffic noise during the day.

Traffic

- Traffic along Oak Street is controlled by stop controls at Oak Street and South Grant Street. Access to the Northwest portion of the community is through controlled signal at Washington Boulevard and Oak Street.

Vegetation

- Limited existing Landscaping mostly along oak

Utilities

Water – City of Roseville

Sewer – City of Roseville

Drainage District – City of Roseville

Natural Gas – PG&E

Electricity – City of Roseville

Telephone – Surewest

Cable TV – Comcast

Location

- + Ideally located downtown across from City Hall, familiarity of the area, existing neighborhood acceptance. The current location is the basis for comparison of this report.
- Does not contribute to the overall goal of the Specific Plan. Does not provide a future mixed use development site.

Traffic

- Oak Street has moderate traffic and is planned to receive a future traffic signal.
- Engineering is not in favor of the driveway location as it is in conflict with the future signal.

Design Considerations

- + The site is developed offering existing utilities and infrastructure.
- Extensive fill, retaining walls and suspended platform will be required to utilize this site.
- Development at this site would require a Temporary Station and Administration Facilities during construction.
- The lot slopes abruptly therefore requiring the need to construct a suspended platform for the majority of the proposed area. Re-use of the existing platform appears to be cost prohibitive due to extensive structural upgrade requirement.

Vehicular Accessibility

- ± Fire Apparatus access is adequate. However, it is only accessible by south bound traffic.
- A curb/ median removal is required to permit left-handed vehicular turns by the Fire Department and should be striped and letters that read keep clear.
- Driveway alignments are not supported by the Engineering Division due to the location of the intersection.

Pedestrian Accessibility

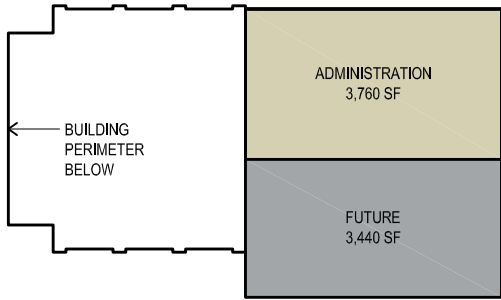
- + Relatively level building site at the street level inherently lends itself to favorable barrier free access of pedestrian traffic.
- + Continuous public transportation service is available to this site.

Growth

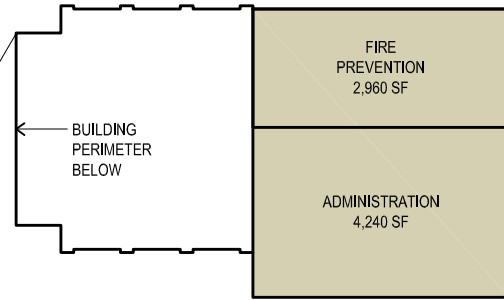
- The constraints of this site do not allow capacity for reasonable programmatic accommodations and efficient use.

Land Use Compatibility

- This site does not facilitate mixed use development concept as defined by the specific plan.



THIRD FLOOR

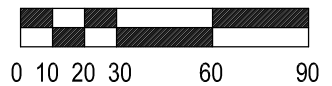
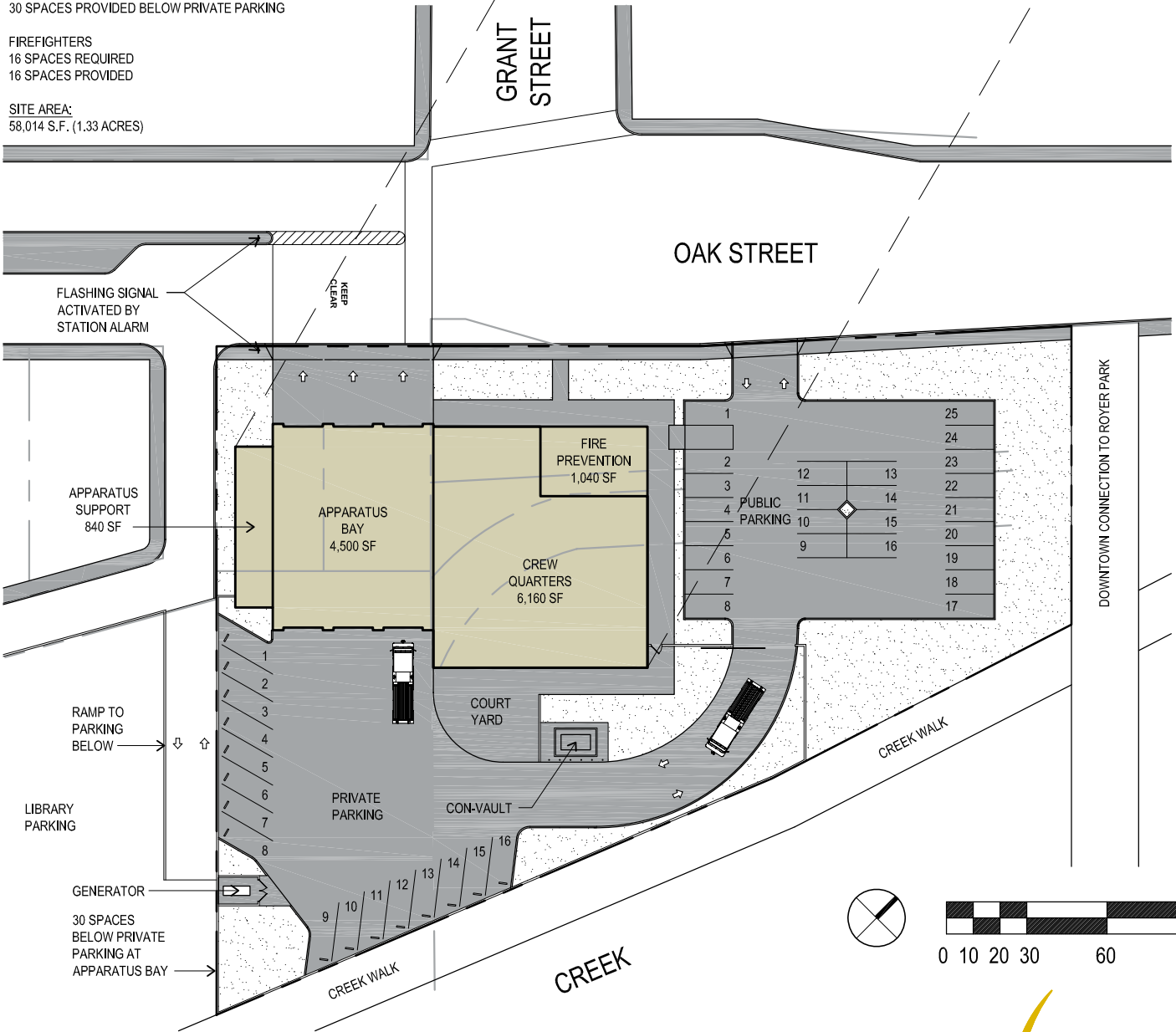


SECOND FLOOR

PARKING CALCULATIONS:
 OFFICE
 44 SPACES REQUIRED
 17 SPACES PROVIDED AT GROUND LEVEL
 30 SPACES PROVIDED BELOW PRIVATE PARKING

FIREFIGHTERS
 16 SPACES REQUIRED
 16 SPACES PROVIDED

SITE AREA:
 58,014 S.F. (1.33 ACRES)





RRM DESIGN GROUP
Creating Extraordinary People Experiences

Roseville Fire Department Fire Station No. 1 Conceptual Project Budget - Option No. 1

May 4, 2007

Costs by Division

A. Main Building (based on RFD Facilities Design Criteria)

Active Fire Station

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	6,273	SF	\$360	(\$25)		RRM
Type A Total Area:					\$2,101,355	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type B: Standard Office Type Finishes	2,666	SF	\$360	\$0		RRM
Type B Total Area:					\$959,652	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type C: Intense Finish Systems	2,075	SF	\$360	\$75		RRM
Type C Total Area:					\$902,408	

Station Square Footage Subtotal: **11,013** **\$3,963,414**

Cost Per Square Foot: **\$360**

Fire Prevention / Administration Area

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	2,369	SF	\$360	(\$25)		RRM
Type A Total Area:					\$793,565	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type B: Standard Office Type Finishes	8,242	SF	\$360	\$0		RRM
Type B Total Area:					\$2,966,994	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type C: Intense Finish Systems	2,208	SF	\$360	\$75		RRM
Type C Total Area:					\$960,263	

Administration Square Footage Subtotal: **12,818** **\$4,720,821**

Cost Per Square Foot: **\$368**

Building Square Footage Total: **23,831** **\$8,684,235**

Overall Building Cost Per Square Foot: **\$364**

Overall Construction Cost Per Square Foot (A-D): **\$515**

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
New Equipment Budget	1	LS	\$262,500	\$262,500	budget
New Furnishings Budget	1	LS	\$187,500	\$187,500	budget
Equip & Furnishings Contingency (10% of budget)	10%	LS	\$450,000	\$45,000	budget
Equipment and Furnishings Subtotal:				\$495,000	

C. Typical On-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Site Preparation and Demolition	58,014	SF	\$5.75	\$333,581	RRM
Building Demolition	1	EA	\$180,000	\$180,000	RRM
Construction Staking	1	LS	\$25,000	\$25,000	RRM
Storm Drainage	1	LS	\$50,000	\$50,000	RRM
Site Utilities			\$40,000	\$40,000	RRM
Site Monument	1	LS	\$10,000	\$10,000	RRM
8" Concrete Apron/Laydown Area	17,348	SF	\$10.50	\$182,154	RRM
4" Concrete Paving	6,226	SF	\$6.00	\$37,356	RRM
Asphaltic Concrete Paving	1,953	SF	\$4.50	\$8,789	RRM
Asphaltic Concrete Parking	0	SF	\$4.50	\$0	RRM
Concrete Retaining Wall	290	CY	\$900.00	\$261,000	RRM
Parking Structure Platform	1,195	CY	\$900.00	\$1,075,500	RRM
Site Fill	5,134	CY	\$4.00	\$20,536	RRM
Site Paving/ Flatwork	300	SF	\$5.00	\$1,500	RRM
Specialty Paving-Colored, Stamped, etc.	300	SF	\$9.00	\$2,700	RRM
Parking Stalls - Stiping, Wheel Stops, Signage, etc.	72	EA	\$175.00	\$12,600	RRM
Curbs	807	LF	\$14.00	\$11,256	RRM
Perimeter Site Fencing - 6' high CMU	2,874	SF	\$22.00	\$63,228	RRM
Site Enclosures (Trash, Generator)	2	EA	\$15,000	\$30,000	RRM
Site Gates (vehicle, automatic opener)	1	EA	\$15,000	\$15,000	RRM
Gates-Other	5	EA	\$850	\$4,250	RRM
Utilities and Lighting	1	LS	\$35,000	\$35,000	RRM
Landscaping-Planters	3	EA	\$6,500	\$19,500	RRM
Landscaping Irrigation	14,394	SF	\$2.50	\$35,985	RRM
Landscape			\$30,000	\$30,000	RRM
Turf Block Landscaping	0	SF	\$4.50	\$0	RRM
Storage Building	0	SF	\$75.00	\$0	RRM
Fueling station	1	LS	\$45,000	\$45,000	RRM
On-Site Design Contingency (10% of budget)	10%	LS	\$2,529,934	\$252,993	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$2,529,934	\$303,592	Budget
				On-Site Subtotal:	\$3,086,519

D. Typical Off-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Replace Curb, Gutter and Sidewalk	116	LF	\$112	\$12,992	RRM
Driveway Apron (standard)	2	EA	\$15,000	\$30,000	RRM
Remove Median and Striping	0	LS	\$25,000	\$0	RRM
Traffic Signal	1	LS	\$80,000	\$80,000	Budget
Traffic Signal Control	1	LS	\$4,500	\$4,500	Budget
Utility Service Upgrade	0	LS	\$30,000	\$0	Budget
Utility Undergrounding	1	LS	\$15,000	\$15,000	Budget
Off-Site Design Contingency (10% of budget)	10%	LS	\$142,492	\$14,249	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$142,492	\$17,099	Budget
				Off-Site Subtotal:	\$173,840

E. Fees

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering (12% of A-D)	12%	LS	\$12,439,595	\$1,492,751	% of Construction Cost
LEED™ Design, Certification	0	LS	\$65,000	\$0	Budget
Geotechnical Investigation	1	LS	\$12,500	\$12,500	Budget
Utility Hook-up Fees	1	LS	\$25,000	\$25,000	Permit Fees
Materials Testing and Special Inspection	1	LS	\$53,000	\$53,000	Budget
Fee Contingency (5%)	5%	LS	\$1,583,251	\$79,163	Budget
				Fees Subtotal:	\$1,662,414

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Roseville Administration Cost	0	LS	\$75,000	\$0	Budget
RFD Administration Cost	0	LS	\$15,000	\$0	Budget
Permits and Fees	0	LS	\$21,000	\$0	Roseville
Annexation Fees	0	LS	\$36,100	\$0	Roseville
EIR	0	LS	\$100,000	\$0	Budget
Moving Costs	1	LS	\$20,000	\$20,000	Budget
Neighborhood Meeting/Dedication Ceremony	1	LS	\$5,000	\$5,000	Budget
Communications					
Phone System	1	LS	\$40,000	\$40,000	Budget
Radio	1	LS	\$20,000	\$20,000	Budget
Data Systems	1	LS	\$25,000	\$25,000	Budget
Security System/ Cameras	1	LS	\$20,000	\$20,000	Budget
Owner System Contingency (10% of budget)	10%	LS	\$130,000	\$13,000	Budget
Construction Contingency (10% of A-D)	10%	LS	\$12,439,595	\$1,243,959	Budget
				Owner Systems, Administration and Contingency Subtotal:	\$1,386,959

Note: There has been no escalation fee included in this conceptual estimate which is currently estimated at a rate of 6% annually

Division Totals:

A. Main Building:	\$8,684,235
B. Equipment and Furnishings:	\$495,000
C. Typical On-Site Improvement Costs:	\$3,086,519
D. Typical Off-Site Improvement Costs:	\$173,840
E. Fees	\$1,662,414
F. Owner Systems, Administration and Contingency:	\$1,386,959
Conceptual Project Budget:	
	\$15,488,968

SITE 2

INTERSECTION OF OAK & LINCOLN STREET

SITE INFORMATION

SITE ANALYSIS

CONCEPTUAL SITE PLAN

OPINION OF PROBABLE COST

APN Number

- 13-101-014 (115 Linda Drive, Apartments)
- 13-101-001 (110 Lincoln Street, Parking Lot)
- 13-101-002 (50 Lincoln Street, Plumbing Store)
- 13-101-016 (60 Lincoln Street, Parking Lot)

Zoning

- CC – Community Commercial
- FW – Floodway

Land Use Designation

- Central Business District
- Open Space

Regulatory Process(es) Required

- City Council Project Approval
- CEQA Process: Including Initial Study and Negative Declaration or Mitigated Negative Declaration

Applicable Development Standards

- Community Commercial Development Standards

Minimum Lot Requirements

- None

Site Area Proposed

- 45,748 square feet (1.05 acres)

Required Building Setbacks

- As required by the Uniform Building Code.

Building Height Restriction(s)

- 50' Maximum or as determined by the City Council as part of the project design approval.

Parking Requirements

Administration and Fire Prevention requires 44 parking stalls at a 1:350 parking ratio. This ratio is higher than what is required by the downtown Specific Plan for office uses (1:500). The Firefighters require 16 parking stalls which is two (2) times the shift size.

Proposed use	SF	Parking Ratio	Parking Provided	Parking required
Fire Admin	10,500	1:350	44	23
Fire Prevention	4,000	1:350	16	8
Crew Quarters/ Apparatus	11,500	2 per employee 8- employees	16	16

Easements/Restrictions

45' sewer easement
Floodway

Landscape Requirements

All setback areas must be landscaped, including landscape at base of building wherever possible and as dictated by the project.

Floor Area Ratio

Community Commercial is 40%. The Downtown Specific Plan proposes to increase this to 350%

Miscellaneous Requirements

Fencing

- Six (6) foot high (solid wood or masonry) perimeter fence along interior boundary lines adjacent to residential zones.

Trash Enclosures – 10' by 18' min size.

Above Ground Fuel Tank – Location and placing to be determined by Fire Department

Lockable bike area – To be determined at the time of construction design level drawings.

Fire Station Type/Size

Fire Administration 8,000 sf

Fire Prevention 4,000 sf

Crew Quarters/ Apparatus 11,500 sf (3 Bay : 8 Person)

Future 2,500 sf

Overall Existing Conditions

Topography

- Sloping site.

Drainage/Local Flooding

- Parking area is within flood plain.

Adjacent Uses

- Adjacent and nearby properties are predominantly commercial use with some residential.

Noise

- Oak and Lincoln Street mainly generate traffic noise during the day.

Traffic

- Traffic along Lincoln Street is moderate, and should pose little inconvenience to emergency response vehicles. This site allows for quick response to the Northwest portion of town with the necessary improvements for a right hand turn lane at the intersection of Lincoln Street and Vernon Street.

Vegetation

- Limited existing Landscaping mostly along Lincoln and the Creek.

Utilities

Water – City of Roseville

Sewer – City of Roseville

Drainage District – City of Roseville

Natural Gas – PG&E

Electricity – City of Roseville

Telephone – Surewest

Cable TV – Comcast

Location

- + Ideally located downtown at the South end of Oak Street approximately one quarter mile from the existing facility and familiarity of the area.
- ± A flood could eliminate access to the parking area East of the building, but does not impact emergency service or operations parking.

Traffic

- ± Oak Street has moderate traffic and is planned to receive a future traffic signal.
- + Engineering is in favor of the driveway location as it does not conflict with the future signal.
- + Engineering supports Linda Street going to one way as current intersection geometries are poor.

Design Considerations

- + The site is developed offering existing utilities and infrastructure.
- + Adds a focal feature at the end of Oak Street.
- Extensive fill and retaining walls will be required to utilize this site.

Vehicular Accessibility

- ± Vehicular access is adequate. However, it is only accessible by south bound traffic.
- A curb/ median removal is required to permit left-handed vehicular turns by the Fire Department and should be striped and letters that read keep clear.

Pedestrian Accessibility

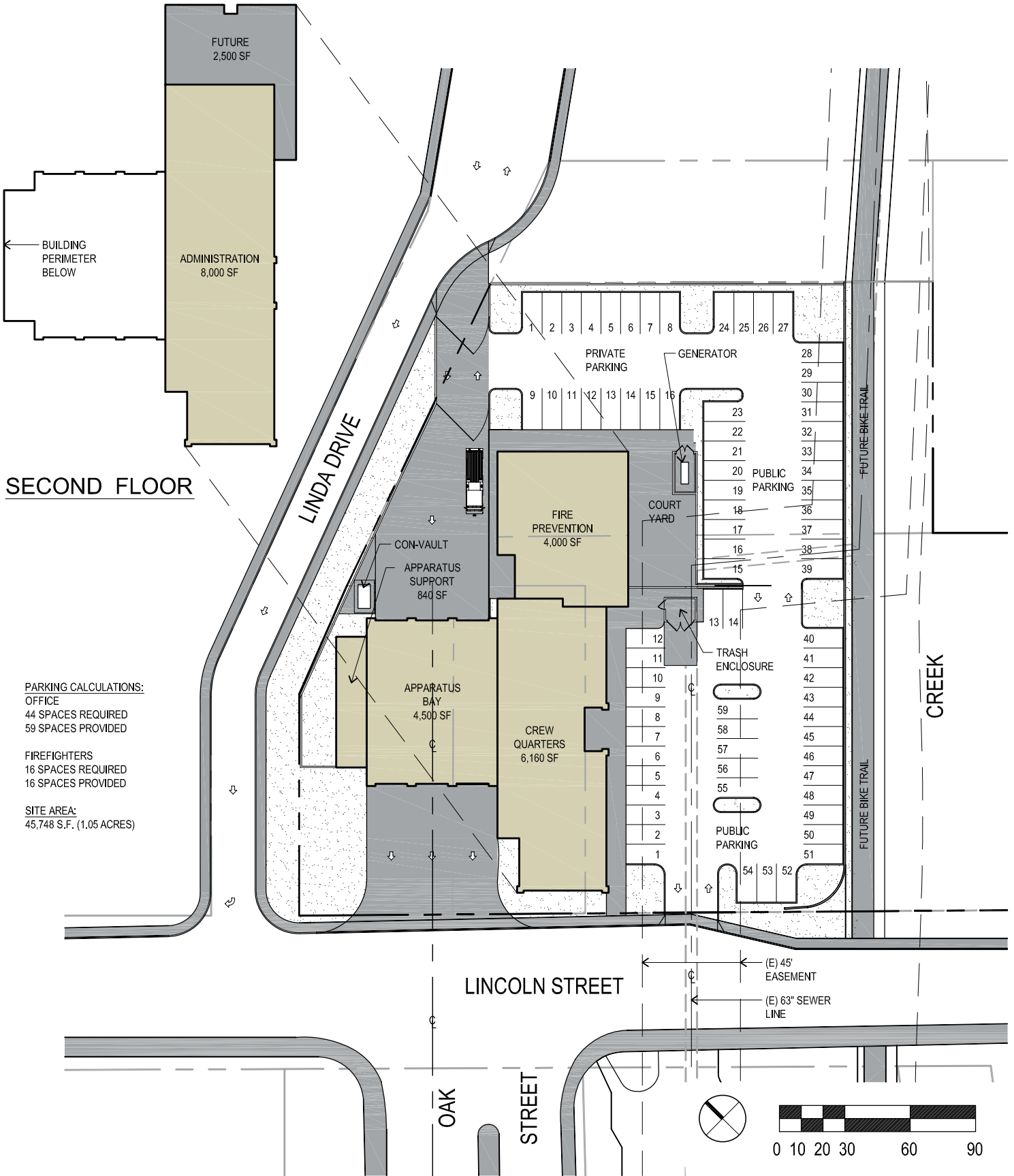
- + Relatively level building site at the street level inherently lends itself to favorable barrier free access of pedestrian traffic.
- + Continuous public transportation service is available to this site.

Growth

- + This site accommodates existing Fire Admin, Prevention and Operations. It also provides an opportunity for future expansion, if necessary.

Land Use Compatibility

- + This site does facilitate the goals of the Specific Plan. It allows for mixed use development to occur along Dry Creek at the current station location, and removes barriers to creating an integral creek walk/bike trail.





RRM DESIGN GROUP
Creating Successful People Spaces

Roseville Fire Department Fire Station No. 1 Conceptual Project Budget - Option No. 2

May 4, 2007

Costs by Division

A. Main Building (based on RFD Facilities Design Criteria)

Active Fire Station

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	6,273	SF	\$360	(\$25)		RRM
<i>Type A Total Area:</i>					\$2,101,355	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type B: Standard Office Type Finishes	2,666	SF	\$360	\$0		RRM
<i>Type B Total Area:</i>					\$959,652	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type C: Intense Finish Systems	2,075	SF	\$360	\$75		RRM
<i>Type C Total Area:</i>					\$902,408	

Station Square Footage Subtotal: 11,013 **\$3,963,414**

Cost Per Square Foot: **\$360**

Fire Prevention / Administration Area

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	2,369	SF	\$360	(\$25)		RRM
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	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
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Cost Per Square Foot: **\$368**

Building Square Footage Total: 23,831 **\$8,684,235**

Overall Building Cost Per Square Foot: **\$364**

Overall Construction Cost Per Square Foot (A-D): **\$473**

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
New Equipment Budget	1	LS	\$262,500	\$262,500	budget
New Furnishings Budget	1	LS	\$187,500	\$187,500	budget
Equip & Furnishings Contingency (10% of budget)	10%	LS	\$450,000	\$45,000	budget
Equipment and Furnishings Subtotal:				\$495,000	

C. Typical On-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Site Preparation and Demolition	90,435	SF	\$3.25	\$293,914	RRM
Building Demolition	3	EA	\$60,000	\$180,000	RRM
Construction Staking	1	LS	\$25,000	\$25,000	RRM
Storm Drainage	1	LS	\$50,000	\$50,000	RRM
Site Utilities	1	LS	\$40,000	\$40,000	RRM
Site Monument	1	LS	\$10,000	\$10,000	RRM
8" Concrete Apron/Laydown Area	9,590	SF	\$10.50	\$100,695	RRM
4" Concrete Paving	6,226	SF	\$6.00	\$37,356	RRM
Asphaltic Concrete Paving	0	SF	\$4.50	\$0	RRM
Asphaltic Concrete Parking	25,845	SF	\$4.50	\$116,303	RRM
Concrete Retaining Wall	118	CY	\$900.00	\$106,200	RRM
Site Fill	14,432	CY	\$4.00	\$57,728	RRM
Site Paving/ Flatwork	850	SF	\$5.00	\$4,250	RRM
Specialty Paving-Colored, Stamped, etc.	500	SF	\$9.00	\$4,500	RRM
Parking Stalls - Striping, Wheel Stops, Signage, etc.	76	EA	\$175.00	\$13,300	RRM
Curbs	1,231	LF	\$14.00	\$17,234	RRM
Perimeter Site Fencing - 6' high CMU	1,416	SF	\$22.00	\$31,152	RRM
Perimeter Site Fencing - 6' high WI	397	LF	\$144.00	\$57,168	RRM
Site Enclosures (Trash, Generator)	2	EA	\$15,000	\$30,000	RRM
Site Gates (vehicle, automatic opener)	3	EA	\$15,000	\$45,000	RRM
Gates-Other	6	EA	\$85.00	\$5,100	RRM
Utilities and Lighting	1	LS	\$55,000	\$55,000	RRM
Landscaping-Planters	6	EA	\$6,500	\$39,000	RRM
Landscaping Irrigation	12,476	SF	\$2.50	\$31,190	RRM
Landscape	1	LS	\$87,500	\$87,500	RRM
Turf Block Landscaping	0	SF	\$4.50	\$0	RRM
Storage Building	0	SF	\$75,000	\$0	RRM
Fueling station	1	LS	\$30,000	\$30,000	RRM
On-Site Design Contingency (10% of budget)	10%	LS	\$1,467,589	\$146,759	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$1,467,589	\$176,111	Budget
				On-Site Subtotal:	\$1,790,459

D. Typical Off-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Replace Curb, Gutter and Sidewalk	385	LF	\$112	\$43,120	RRM
Reconfiguration of Intersection at Vernon & Lincoln St	1	LS	\$40,000	\$40,000	RRM
Driveway Apron (standard)	3	EA	\$15,000	\$45,000	RRM
Remove Median and Striping	0	LS	\$25,000	\$0	RRM
Traffic Signal	1	LS	\$80,000	\$80,000	Budget
Traffic Signal Control	1	LS	\$4,500	\$4,500	Budget
Utility Service Upgrade	1	LS	\$30,000	\$30,000	Budget
Utility Undergrounding	0	LS	\$20,000	\$0	Budget
Off-Site Design Contingency (10% of budget)	10%	LS	\$242,620	\$24,262	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$242,620	\$29,114	Budget
				Off-Site Subtotal:	\$295,996

E. Fees

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering (12% of A-D)	12%	LS	\$11,265,691	\$1,351,883	% of Construction Cost
LEED™ Design, Certification	0	LS	\$65,000	\$0	Budget
Geotechnical Investigation	1	LS	\$8,500	\$8,500	Budget
Utility Hook-up Fees	1	LS	\$25,000	\$25,000	Permit Fees
Materials Testing and Special Inspector	1	LS	\$45,000	\$45,000	Budget
Fee Contingency (5%)	5%	LS	\$1,430,383	\$71,519	Budget
				Fees Subtotal:	\$1,501,902

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Roseville Administration Cost	0	LS	\$75,000	\$0	Budget
RPD Administration Cost	0	LS	\$15,000	\$0	Budget
Permits and Fees	0	LS	\$21,000	\$0	Roseville
Annexation Fees	0	LS	\$36,100	\$0	Roseville
EIR	0	LS	\$100,000	\$0	Budget
Site Acquisition Costs APN 13-101-014	1	LS	\$1,799,000	\$1,799,000	Budget
Site Acquisition Costs APN 13-101-001	1	LS	\$230,000	\$230,000	Budget
Site Acquisition Costs APN 13-101-002	1	LS	\$640,332	\$640,332	Budget
Moving Costs	1	LS	\$20,000	\$20,000	Budget
Neighborhood Meeting/Dedication Ceremony	1	LS	\$5,000	\$5,000	Budget
Communications					
Phone System	1	LS	\$40,000	\$40,000	Budget
Radio	1	LS	\$20,000	\$20,000	Budget
Data Systems	1	LS	\$25,000	\$25,000	Budget
Security System/ Cameras	1	LS	\$20,000	\$20,000	Budget
Owner System Contingency (10% of budget)	10%	LS	\$2,799,332	\$279,933	Budget
Construction Contingency (10% of A-D)	10%	LS	\$11,265,691	\$1,126,569	Budget
				Owner Systems, Administration and Contingency Subtotal:	\$4,205,834

Note: There has been no escalation fee included in this conceptual estimate which is currently estimated at a rate of 6% annual

Division Totals:

A. Main Building:	\$8,684,235
B. Equipment and Furnishings:	\$495,000
C. Typical On-Site Improvement Costs:	\$1,790,459
D. Typical Off-Site Improvement Costs:	\$295,996
E. Fees	\$1,501,902
F. Owner Systems, Administration and Contingency:	\$4,205,834
Conceptual Project Budget:	\$16,973,427

SITE 3

SOUTHERN CORNER OF VERNON & JUDAH STREET

RETAIL DISTRICT

SITE INFORMATION

SITE ANALYSIS

CONCEPTUAL SITE PLAN

OPINION OF PROBABLE COST

APN Number

- 13-152-010 (605 Vernon Street, Retail/vacant/parking)
- 13-152-011 (609 Vernon Street, Parking)
- 13-152-012 (605 Vernon Street, Retail/parking)
- 13-152-017 (601 Vernon Street, Parking)
- 13-152-018 (106 Judah Street, Camper Shell sales)

Zoning

GC – General Commercial

Land Use Designation

Central Business District
Public / Quasi-Public uses allowed

Regulatory Process(es) Required

City Council Project Approval
CEQA Process: Including Initial Study and Negative Declaration or Mitigated Negative Declaration

Applicable Development Standards

General Commercial Development Standards

Minimum Lot Requirements

None

Site Area Proposed

59,872 square feet (1.37 acres)

Required Building Setbacks

As required by the Uniform Building Code.

Building Height Restriction(s)

50' Maximum or as determined by the City Council as part of the project design approval.

Parking Requirements

Administration and Fire Prevention requires 44 parking stalls at a 1:350 parking ratio. This ratio is higher than what is required by the downtown Specific Plan for office uses (1:500). The Firefighters require 16 parking stalls which is two (2) times the shift size. Adequate parking is not being provided for dual use of the property.

Proposed use	SF	Parking Ratio	Parking Provided	Parking required
Fire Admin	8,000	1:350	23 On Street	23
Fire Prevention	4,000	1:350	8 On Site	8
Crew Quarters/ Apparatus	10,500	2 per employee 8- employees	16	16
Future Retail/ Office	19,660	1:500	8	40

Easements/Restrictions

None

Landscape Requirements

All setback areas must be landscaped, including landscape at base of building wherever possible and as dictated by the project.

Floor Area Ratio/Lot Coverage Requirements

Community Commercial is 40%. The Downtown Specific Plan proposes to increase this to 400%.

Miscellaneous Requirements

Fencing

- Six (6) foot high (solid wood or masonry) perimeter fence along interior boundary lines adjacent to residential zones.

Trash Enclosures – 10' by 18' min size.

Above Ground Fuel Tank – Location and placing to be determined by Fire Department

Lockable bike area – To be determined at the time of Construction design level drawings.

Fire Station Type/Size

Fire Administration 8,000 sf

Fire Prevention 4,000 sf

Crew Quarters/ Apparatus 11,500 sf (3 Bay : 8 Person)

Future 3,440 sf

Overall Existing Conditions

Topography

- Mostly flat site.

Drainage/Local Flooding

- Not applicable.

Adjacent Uses

- Adjacent and nearby properties are predominantly commercial use with residential to the east.

Noise

- Vernon and Judah Street mainly generate traffic noise during the day.

Traffic

- Traffic along Judah Street is light, and should pose little inconvenience to emergency response vehicles.

Vegetation

- Limited existing Landscaping.

Utilities

Water – City of Roseville

Sewer – City of Roseville

Drainage District – City of Roseville

Natural Gas – PG&E

Electricity – City of Roseville

Telephone – Surewest

Cable TV – Comcast

Location

- ± Located downtown at the South end of Vernon Street approximately one quarter mile from the existing facility and familiarity of the area.
- This site would eliminate several existing and future retail shops and their revenue.
- Directly adjacent to low density single family residential homes.

Traffic

- + Judah Street has light traffic and the opportunity to provide a controlled signal at the intersection of Vernon and Judah Street.
- Access is off of the Alley way, putting higher volume of traffic adjacent to the residential uses.

Design Considerations

- + The site is developed offering existing utilities and infrastructure.
- Mixed use becomes non-viable due to parking/access constraints.
- On-site parking is limited. Overflow would use public street parking.
- Proximity to residential uses.

Vehicular Accessibility

- Vehicular access is inadequate, as security measures for the Fire Station confine the opportunity for parking and access for additional mixed uses.
- Concern with noise generated from trucks with relationship to residential on other side of the alley.

Pedestrian Accessibility

- ± Favorable access to pedestrian traffic for fire operations. Difficult to provide access to Mixed use/ Commercial space.
- + Continuous public transportation service is available to this site.

Growth

- Potential growth is not available on-site.

Land Use Compatibility

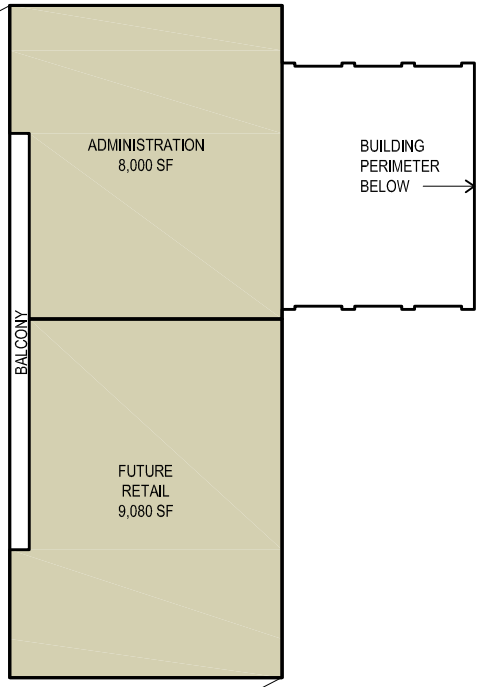
- Incompatible with the residential uses to the West.
- Does not promote the mix of uses or intensity of development envisioned by the Specific Plan.

JUDAH STREET

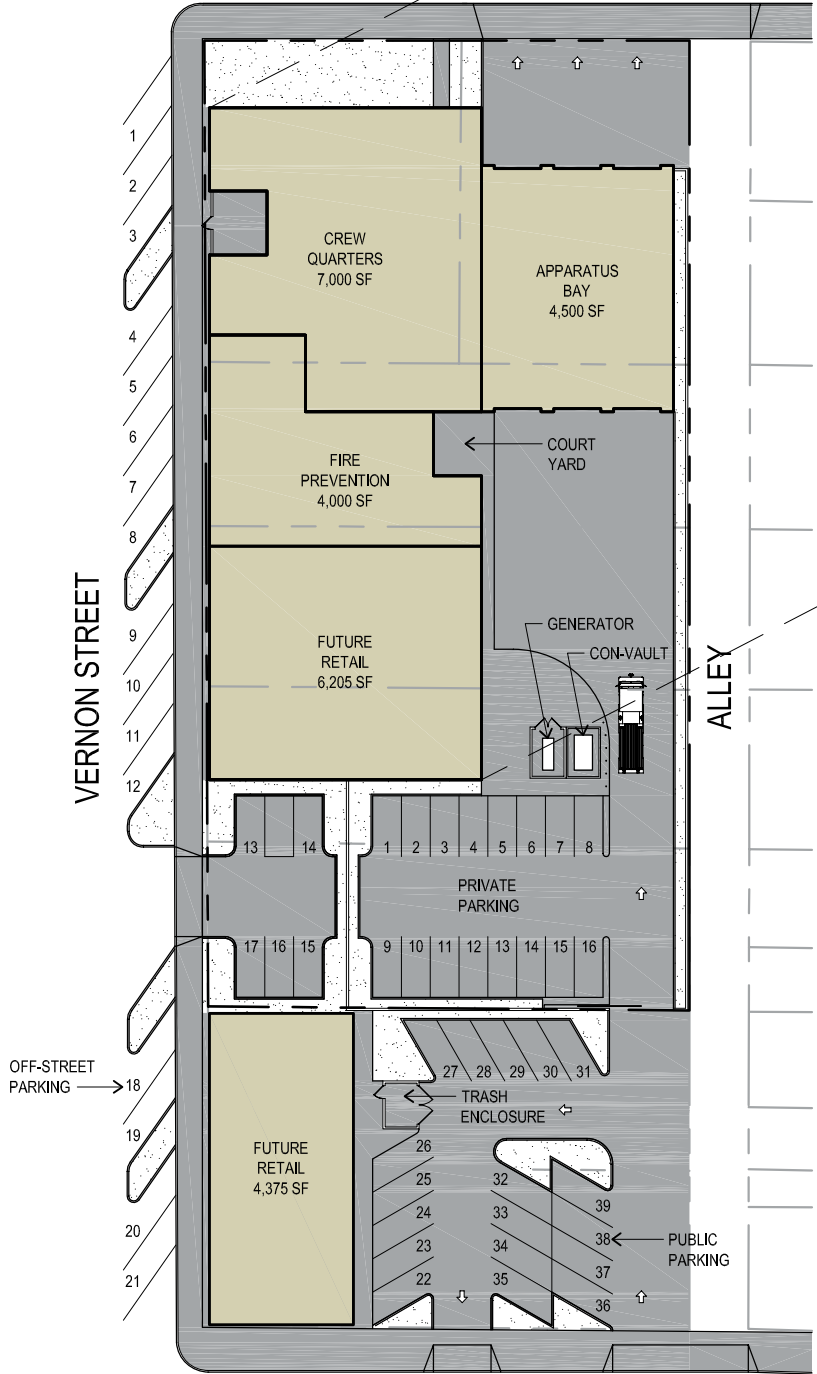
VERNON STREET

ALLEY

BULEN STREET



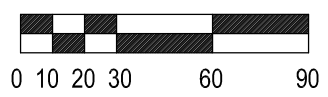
SECOND FLOOR



PARKING CALCULATIONS:
 OFFICE
 44 SPACES REQUIRED
 RETAIL = 15,595SF / 500
 31 SPACES REQUIRED
 TOTAL 39 SPACES PROVIDED

FIREFIGHTERS
 16 SPACES REQUIRED
 16 SPACES PROVIDED

SITE AREA:
 59,872 S.F. (1.37 ACRES)





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Creativity. Environment. People Enjoy.

Roseville Fire Department Fire Station No. 1 Conceptual Project Budget - Option No. 3

May 4, 2007

Costs by Division

A. Main Building (based on RFD Facilities Design Criteria)

Active Fire Station

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	6,273	SF	\$360	(\$25)		RRM
Type A Total Area:					\$2,101,355	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type B: Standard Office Type Finishes	2,666	SF	\$360	\$0		RRM
Type B Total Area:					\$959,652	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type C: Intense Finish Systems	2,075	SF	\$360	\$75		RRM
Type C Total Area:					\$902,408	

Station Square Footage Subtotal: **11,013** **\$3,963,414**

Cost Per Square Foot: **\$360**

Fire Prevention / Administration Area

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	2,369	SF	\$360	(\$25)		RRM
Type A Total Area:					\$793,565	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type B: Standard Office Type Finishes	8,242	SF	\$360	\$0		RRM
Type B Total Area:					\$2,966,994	

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type C: Intense Finish Systems	2,208	SF	\$360	\$75		RRM
Type C Total Area:					\$960,263	

Administration Square Footage Subtotal: **12,818** **\$4,720,821**

Cost Per Square Foot: **\$368**

Retail

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Type A: Simple Finishes	19,660	SF	\$130	\$0		RRM
Type A Total Area:					\$2,555,800	

Retail Square Footage Subtotal: **19,660** **\$2,555,800**

Cost Per Square Foot: **\$130**

Building Square Footage Total: **43,491** **\$11,240,035**

Overall Building Cost Per Square Foot: **\$258**

Overall Construction Cost Per Square Foot (A-D): **\$540**

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
New Equipment Budget	1	LS	\$262,500	\$262,500	budget
New Furnishings Budget	1	LS	\$187,500	\$187,500	budget
Equip't & Furnishings Contingency (10% of budget)	10%	LS	\$450,000	\$45,000	budget
Equipment and Furnishings Subtotal:				\$495,000	

C. Typical On-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Site Preparation and Demolition	59,872	SF	\$3.25	\$194,584	RRM
Building Demolition			\$60,000	\$180,000	RRM
Construction Staking	1	LS	\$25,000	\$25,000	RRM
Storm Drainage	1	LS	\$50,000	\$50,000	RRM
Site Utilities	1	LS	\$40,000	\$40,000	RRM
Site Monument	1	LS	\$10,000	\$10,000	RRM
8" Concrete Apron/Laydown Area	11,875	SF	\$10.50	\$124,688	RRM
4" Concrete Paving	3,521	SF	\$6.00	\$21,126	RRM
Asphaltic Concrete Paving	0	SF	\$4.50	\$0	RRM
Asphaltic Concrete Parking	7,768	SF	\$4.50	\$34,956	RRM
Site Paving/ Flatwork	300	SF	\$5.00	\$1,500	RRM
Specialty Paving-Colored, Stamped, etc.	300	SF	\$9.00	\$2,700	RRM
Parking Stalls - Striping, Wheel Stops, Signage, etc.	40	EA	\$175.00	\$7,000	RRM
Curbs	643	LF	\$14.00	\$9,002	RRM
Perimeter Site Fencing - 6' high CMU	2,556	SF	\$22.00	\$56,232	RRM
Site Enclosures (Trash, Generator)	2	EA	\$15,000	\$30,000	RRM
Site Gates (vehicle, automatic opener)	1	EA	\$15,000	\$15,000	RRM
Gates-Other	7	EA	\$850	\$5,950	RRM
Utilities and Lighting	1	LS	\$35,000	\$35,000	RRM
Landscaping-Planters	2	EA	\$6,500	\$13,000	RRM
Landscaping Irrigation	3,038	SF	\$2.50	\$7,598	RRM
Landscape	1	LS	\$30,000	\$30,000	RRM
Turf Block Landscaping	0	SF	\$4.50	\$0	RRM
Storage Building	0	SF	\$75.00	\$0	RRM
Fueling station	1	LS	\$30,000	\$30,000	RRM
On-Site Design Contingency (10% of budget)	10%	LS	\$923,335	\$92,334	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$923,335	\$110,800	Budget
On-Site Subtotal:				\$1,126,469	

D. Typical Off-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Replace Curb, Gutter and Sidewalk	100	LF	\$112	\$11,200	RRM
Driveway Apron (standard)	4	EA	\$15,000	\$60,000	RRM
Remove Median and Striping	0	LS	\$25,000	\$0	RRM
Traffic Signal	0	LS	\$80,000	\$0	Budget
Traffic Signal Control	0	LS	\$4,500	\$0	Budget
Utility Service Upgrade	0	LS	\$30,000	\$0	Budget
Utility Undergrounding	0	LS	\$40,000	\$0	Budget
Off-Site Design Contingency (10% of budget)	10%	LS	\$71,200	\$7,120	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$71,200	\$8,544	Budget
Off-Site Subtotal:				\$86,864	

E. Fees

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering (12% of A-D)	12%	LS	\$12,948,368	\$1,553,804	% of Construction Cost
LEED™ Design, Certification	0	LS	\$65,000	\$0	Budget
Geotechnical Investigation	1	LS	\$8,500	\$8,500	Budget
Utility Hook-up Fees	1	LS	\$25,000	\$25,000	Permit Fees
Materials Testing and Special Inspection	1	LS	\$45,000	\$45,000	Budget
Fee Contingency (5%)	5%	LS	\$1,632,304	\$81,615	Budget
Fees Subtotal:				\$1,713,919	

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Roseville Administration Cost	0	LS	\$75,000	\$0	Budget
RFD Administration Cost	0	LS	\$15,000	\$0	Budget
Permits and Fees	0	LS	\$21,000	\$0	Roseville
Annexation Fees	0	LS	\$36,100	\$0	Roseville
EIR	0	LS	\$100,000	\$0	Budget
Site Acquisition Costs APN 13-152-010	1	LS	\$2,254,200	\$2,254,200	Budget
Site Acquisition Costs APN 13-152-011	1	LS	\$172,086	\$172,086	Budget
Site Acquisition Costs APN 13-152-012	1	LS	\$560,400	\$560,400	Budget
Site Acquisition Costs APN 13-152-017	1	LS	\$178,848	\$178,848	Budget
Site Acquisition Costs APN 13-152-018	1	LS	\$530,550	\$530,550	Budget
Moving Costs	1	LS	\$20,000	\$20,000	Budget
Neighborhood Meeting/Dedication Ceremony	1	LS	\$5,000	\$5,000	Budget
Communications					
Phone System	1	LS	\$40,000	\$40,000	Budget
Radio	1	LS	\$20,000	\$20,000	Budget
Data Systems	1	LS	\$25,000	\$25,000	Budget
Security System/ Cameras	1	LS	\$20,000	\$20,000	Budget
Owner System Contingency (10% of budget)	10%	LS	\$3,826,084	\$382,608	Budget
Construction Contingency (10% of A-D)	10%	LS	\$12,948,368	\$1,294,837	Budget
Owner Systems, Administration and Contingency Subtotal:				\$5,503,529	

Note: There has been no escalation fee included in this conceptual estimate which is currently estimated at a rate of 6% annually

Division Totals:

A. Main Building:	\$11,240,035
B. Equipment and Furnishings:	\$495,000
C. Typical On-Site Improvement Costs:	\$1,126,469
D. Typical Off-Site Improvement Costs:	\$86,864
E. Fees	\$1,713,919
F. Owner Systems, Administration and Contingency:	\$5,503,529

Conceptual Project Budget: \$20,165,817

SITE 4

401 OAK STREET

EXISTING FIRE STATION No. 1 (Remodel)

SITE INFORMATION

SITE ANALYSIS

CONCEPTUAL SITE PLAN

OPINION OF PROBABLE COST

APN Number

013-131-001
013-131-002

Zoning

CC – Community Commercial

Land Use Designation

Central Business District
Public / Quasi-Public uses allowed

Regulatory Process(es) Required

City Council Project Approval
CEQA Process: Including Initial Study and Negative Declaration or Mitigated Negative Declaration

Applicable Development Standards

Community Commercial Development Standards

Minimum Lot Requirements

None

Site Area Proposed

Existing site area

Required Building Setbacks

As required by the Uniform Building Code.

Building Height Restriction(s)

50' Maximum or as determined by the City Council as part of the project design approval.

Parking Requirements

Administration and Fire Prevention requires 44 parking stalls at a 1:350 parking ratio. This ratio is higher than what is required by the downtown Specific Plan for office uses (1:500). The Firefighters require 16 parking stalls which is two (2) times the shift size.

Proposed use	SF	Parking Ratio	Parking Provided	Parking required
Fire Admin	11,440	1:350	32	23
Fire Prevention	4,000	1:350	12	8
Crew Quarters/ Apparatus	10,660	2 per employee 8- employees	16	16

Easements/Restrictions

None

Landscape Requirements

All setback areas must be landscaped, including landscape at base of building wherever possible and as dictated by the project.

Floor Area Ratio

Community Commercial is 40%. The Downtown Specific Plan proposes to increase this to 350%

Miscellaneous Requirements

Fencing

- Six (6) foot high (solid wood or masonry) perimeter fence along interior boundary lines adjacent to residential zones.

Trash Enclosures – 10' by 18' min size.

Above Ground Fuel Tank – Location and placing to be determined by Fire Department

Lockable bike area – To be determined at the time of Construction design level drawings.

Fire Station Type/Size

Existing Fire Administration

Existing Fire Prevention

Existing Crew Quarters/ Apparatus (3 Bay : 8 Person)

Overall Existing Conditions

Topography

- Sloping site.

Drainage/Local Flooding

- Basement level is in flood plain.

Adjacent Uses

- Adjacent and nearby properties are predominantly commercial use.

Noise

- Vernon and Judah Street mainly generate traffic noise during the day.

Traffic

- Traffic along Oak Street is fast-moving.

Vegetation

- Limited existing Landscaping mostly along Oak Street.

Utilities

Water – City of Roseville

Sewer – City of Roseville

Drainage District – City of Roseville

Natural Gas – PG&E

Electricity – City of Roseville

Telephone – Surewest

Cable TV – Comcast

Location

- ± Located downtown across from City Hall, familiarity of the area, existing neighborhood acceptance.
- Does not support the purpose of the Specific Plan.

Traffic.

- Engineering is not in favor of the driveway location as it is in conflict with the future signal.

Design Considerations

- + The site is developed offering existing utilities and infrastructure.
- By remodeling the existing facility there may be the necessity for seismic upgrades which could make this an unfeasible option.
- Does not provide a visual element consistent with the Specific Plans recommendations.

Vehicular Accessibility

- Because of minimal space around the station all apparatus must be backed into the bays.

Pedestrian Accessibility

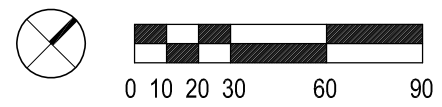
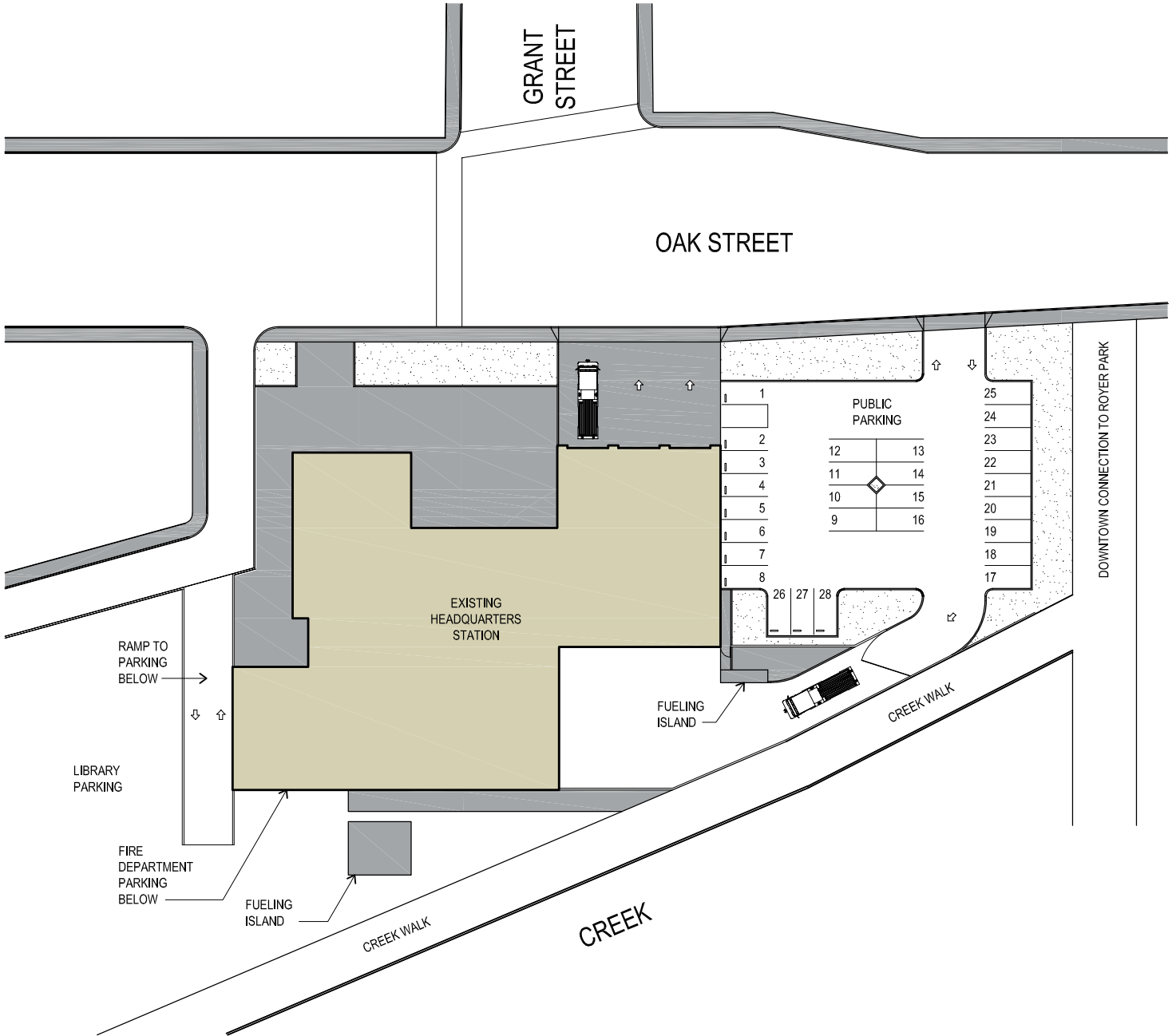
- + Relatively level building site at the street level inherently lends itself to favorable barrier free access of pedestrian traffic.
- + Continuous public transportation service is available to this site.
- Lower portions are only accessible via stairs.

Growth

- The constraints of this site do not allow for an expansion of the facility at a reasonable expense.

Land Use Compatibility

- This site does not facilitate mixed use development concept as defined by the specific plan.



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**Roseville Fire Department
 Fire Station No. 1
 Conceptual Project Budget - Option No. 4**

May 4, 2007

Costs by Division

Existing Building

	QUANT	UNIT	COST	Adjustment	TOTAL	SOURCE
Graphic Information Systems	935	SF				
Fire (Including Dorm & Kitchen)	16,475	SF				
Management Information Systems	9,229	SF				
Common (Including Underground Parking)	15,391	SF				RRM
Total Area:					42,030	

A. Remodel/ Renovation

	QUANT	UNIT	COST	TOTAL	SOURCE
Exterior Facade	21,250	SF	\$32	\$680,000	budget
Seismic Analysis/ Upgrade	1	LS	\$460,000	\$460,000	budget
Remodel Contingency (25% of budget)	25%	LS	\$1,140,000	\$285,000	budget
Remodel/ Renovation Subtotal:				\$1,425,000	

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
Upgrade Fixtures	1	LS	\$200,000	\$200,000	budget
Equipmt & Furnishings Contingency (10% of budget)	10%	LS	\$200,000	\$20,000	budget
Equipment and Furnishings Subtotal:				\$220,000	

C. Typical On-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Site Preparation and Demolition	18,085	SF	\$5.75	\$103,989	RRM
8" Concrete Apron/Laydown Area	8,358	SF	\$10.50	\$87,759	RRM
4" Concrete Paving	8,409	SF	\$6.00	\$50,454	RRM
Asphaltic Concrete Paving	1,953	SF	\$4.50	\$8,789	RRM
Concrete Retaining Wall	110	CY	\$900.00	\$99,000	RRM
Curbs	452	LF	\$14.00	\$6,328	RRM
Perimeter Site Fencing - 6' high CMU	258	SF	\$22.00	\$5,676	RRM
Site Gates (vehicle, automatic opener)	1	EA	\$15,000	\$15,000	RRM
Gates-Other	1	EA	\$850	\$850	RRM
Utilities and Lighting	1	LS	\$35,000	\$35,000	RRM
Fueling station	1	LS	\$30,000	\$30,000	RRM
Landscaping-Planters	2	EA	\$6,500	\$13,000	RRM
Landscaping Irrigation	6,687	SF	\$2.50	\$16,718	RRM
Landscape	1	LS	\$30,000	\$30,000	RRM
On-Site Design Contingency (10% of budget)	10%	LS	\$502,562	\$50,256	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$502,562	\$60,307	Budget
On-Site Subtotal:				\$613,125	

D. Typical Off-Site Improvement Costs

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Traffic Signal & Controller	1	LS	\$84,500	\$84,500	RRM
Driveway Apron (standard)	1	EA	\$15,000	\$15,000	RRM
Off-Site Design Contingency (10% of budget)	10%	LS	\$99,500	\$9,950	Budget
G.C. general conditions, profit and overhead (12%)	12%	LS	\$99,500	\$11,940	Budget
Off-Site Subtotal:				\$121,390	

E. Fees

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering (15% of A-D)	15%	LS	\$2,379,515	\$356,927	% of Construction Cost
LEED™ Design, Certification	0	LS	\$65,000	\$0	Budget
Geotechnical Investigation	0	LS	\$12,500	\$0	Budget
Utility Hook-up Fees	0	LS	\$25,000	\$0	Permit Fees
Materials Testing and Special Inspection	0	LS	\$53,000	\$0	Budget
Fee Contingency (5%)	5%	LS	\$356,927	\$17,846	Budget
Fees Subtotal:				\$374,774	

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Roseville Administration Cost	0	LS	\$50,000	\$0	Budget
RFD Administration Cost	0	LS	\$10,000	\$0	Budget
Permits and Fees	0	LS	\$10,000	\$0	Roseville
Annexation Fees	0	LS	\$36,100	\$0	Roseville
EIR	0	LS	\$100,000	\$0	Budget
Moving Costs	0	LS	\$20,000	\$0	Budget
Neighborhood Meeting/Dedication Ceremony	1	LS	\$5,000	\$5,000	Budget
Communications					
Phone System Upgrade	1	LS	\$20,000	\$20,000	Budget
Radio Upgrade	1	LS	\$10,000	\$10,000	Budget
Data Systems Upgrade	1	LS	\$15,000	\$15,000	Budget
Security System/ Cameras Upgrade	1	LS	\$10,000	\$10,000	Budget
Owner System Contingency (10% of budget)	10%	LS	\$60,000	\$6,000	Budget
Construction Contingency (10% of A-D)	10%	LS	\$2,379,515	\$237,952	Budget
Owner Systems, Administration and Contingency Subtotal:				\$303,952	

Note: There has been no escalation fee included in this conceptual estimate which is currently estimated at a rate of 6% annually.

Division Totals:

A. Remodel/ Renovation:	\$1,425,000
B. Equipment and Furnishings:	\$220,000
C. Typical On-Site Improvement Costs:	\$613,125
D. Typical Off-Site Improvement Costs:	\$121,390
E. Fees	\$374,774
F. Owner Systems, Administration and Contingency:	\$303,952

Conceptual Project Budget: \$3,058,241

Summary Report...

In summary, the information presented within this report is intended as an instrument for review and discussion in an effort to assist the City and Fire Department to reach an informed decision as to what location may best serve the City of Roseville and the Roseville Fire Department. The following table summarizes the results of the four different options with respect to their corresponding Opinion of Probable Cost reports and Site Analysis evaluations. Following the table is a brief comparative evaluation of each point in an effort to explain the marks presented.

	SITE 1	SITE 2	SITE 3	SITE 4
5.0 – Excellent 4.0 – Very Good 3.0 – Good 2.0 – Fair 1.0 – Poor				
PROBABLE COST	\$15,488,968 4.0	\$16,973,427 4.0	\$20,165,817 3.0	\$3,058,241 4.0
LOCATION	3.0	5.0	4.0	3.0
TRAFFIC	2.0	4.0	4.0	2.0
DESIGN CONSIDERATIONS	4.0	5.0	4.0	3.0
VEHICULAR ACCESSIBILITY	4.0	4.0	5.0	2.0
PEDESTRIAN ACCESSIBILITY	5.0	5.0	5.0	5.0
GROWTH POTENTIAL	3.0	4.0	4.0	1.0
SUMMARY	3.4	4.4	4.1	2.9

Probable Cost – Site 4 is clearly positioned to be the least expensive option, but the potential use and growth is unchanged. Of the three remaining sites Site 1 is the least in cost primarily because there is no need for site acquisitions, but temporary housing will have to be provided prior to proceeding with construction for the new Station. The main difference between Sites 2 and 3 is the amount of land that needs to be required.

Location – All Sites are within an established response area that meets the needs of the Roseville Fire Department.

Traffic – Traffic patterns for all sites appear acceptable. Sites 1 and 4 are least favorable as their driveway location is in conflict with existing and future medians and future traffic signal.

Design Considerations – Sites 1 and 2 will require a lot of fill and retaining walls due to the terrain of the existing sites and Site 3 is a fairly flat site. Sites 2 and 3 promote mixed use as identified by the Specific Plan.

Vehicular Accessibility – Sites 1, 2 and 3 all have adequate access and are provided with drive-thru apparatus bays. Access from all the Stations to their response areas is acceptable. Public parking for Sites 1, 3 and 4 are limited. Sites 1 and 4 maybe able to utilize the adjacent parking garage.

Pedestrian Accessibility – All sites are accessible for pedestrians including those with disabilities and using public transportation.

Growth Potential – Sites 1, 2 and 3 were designed with some planned potential growth. Site 4 is limited to growth which is the need for this report.

In closing, under careful review of the four options presented in this report, it is the opinion of RRM Design Group, Inc. that Site 2 may serve both the City of Roseville and the Roseville Fire Department best. This site is an ideal location even with the added cost for the acquisition of three existing parcels and can have a fully functional station during construction. This site will also create a very beautiful and inviting facility at the end of Oak Street. Sites 1 and 4 conflict with the mixed use development for this area. Site 3 is a costly option and has extremely limited parking.