



The Friday Report

Date: **April 14, 2023**
Project: **Coastside Fire Station 44**
Client: **Coastside Fire Protection District**
Current Phase: **Programming**

Coastside Fire Station 44 – General Information	PBK #: 230137
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- A. Bi-weekly meeting was held on 4/12 to discuss the following:
 - 1. Project Comparison
 - 2. Project Budget Review
 - 3. Project Goals
 - 4. Miscellaneous
 - a) Site Visit
 - b) Title Report
 - 5. Schedule Lookahead
- B. See attached for meeting minutes for reference.
- C. We received a letter from neighbor George Wikle and forwarded it to the district on 04/10/2023.

Project	Coastside Fire Station 44
Date/Time:	4/12/2023 9:30 am
Project Number:	230137
Meeting Location:	Teams (Virtual)

ATTENDEES

Gary Silva, CFPD

Bill Louie, PBK

Kai Ruess, ADC&L

Austin Duncklee, PBK

Submitted By: Austin Duncklee, PBK

ITEMS DISCUSSED

1. Program Comparison

- a. Trash Area
 - i. Currently they roll out cans, no need for large bin. However if space allows it's not a bad idea.
- b. Fuel Tank Area
 - i. Current station has fuel tank and it may be able to be reconditioned.
 - ii. PBK would like to get sense of how old tank is and specifications... any paperwork would be great.
 - iii. Bill to follow-up with cost to recondition
 1. Decommission
 2. Storage
 3. Replacing couplings / fitting / miscellaneous items
 4. Will compare with cost for new tank
- c. Comm. Bldg.

- i. Will need to be phase 1
 - ii. Massive grading effort on site will make it challenging to build and maintain before touching anything else on site.
 - iii. Finding appropriate spot is a top priority
 - iv. Gary mentioned Cal Fire has portable repeater stations on a trailer. This may be an option to give us more flexibility during construction.
 - v. We will discuss the Comm. Bldg. more at our next meeting. Gary to invite others to join the next call.
- d. Decon Area
 - i. Will likely contain EMS sink & emergency shower
 - ii. Follow-up conversation needed to really understand how that area will ideally function.
- e. Hose Storage
 - i. 80 SF should be sufficient
 - ii. Hoses sit on racks, Gary to follow up with rack type / dimensions
 - iii. It is preferred to have the storage racks on the south side of the App. Bay. Once we know the size of the racks we'll see if it's possible to move the hose storage and fit it between doors along that wall.
- f. App. Bay
 - i. IPAD in engine for tablet command, no need for work station area in App. Bay
 - ii. Community maps and district maps posted on wall would be preferred
- g. Dorms
 - i. Suite vs separate dorm & restroom
 - 1. A couple of alternate options were discussed including 3 dorms with one double bunk & 4 suites w/ two standard rooms.
 - ii. PBK to layout a couple of options for review
- h. Office
 - i. Would prefer to have it closer to lobby, visibility of lobby and access to public is more of a priority than visibility into apparatus bay.
- i. Washer / Dryer
 - i. OK as shown as a small closet area if space doesn't allow for a larger room.
- j. Vertical slide pole
 - i. Landing it in or just adjacent to the App. Bay is preferred

- k. Fitness Room
 - i. Stair with exterior door is OK.
- l. See attached for latest program comparison

2. Project Budget Review

- a. PBK shared the initial project budget summary
 - i. Summary is broken into soft & hard costs.
 - ii. Hard costs will be dependent on a few factors
 - 1. Final station SF
 - 2. Finishes and materials
 - 3. Simplicity of design
 - 4. Bidding climate
- b. See attached for project budget summary

3. Project Goals

- a. Previous goals:
 - i. Make sure there is a lot of light
 - ii. Folding doors in the App. Bay
 - iii. Fire pole if we have a two-story building
 - iv. Prioritize outdoor living space for the crew
- b. New goals:
 - i. BC room – add outdoor patio to take advantage of the view

4. Miscellaneous

- a. Site Visit:
 - i. PBK would like to visit on 4/20, around 2 – 2:30 PM
 - 1. We should have final site survey and gives us a chance to visually see the survey items and see some of the neighborhood context.
- b. Title Report
 - i. MCR needs title report to confirm property boundaries.
 - ii. Gary to get Chris started on it.

5. Schedule Lookahead

- a. See attached

6. Old Business (for continued tracking)

- a. Scope of work for environmental related reports / services
 - i. Meghan to develop a shopping list of tasks that could kick-in based on how initial assessment goes
- b. Community Meeting Schedule
 - i. Late May / early June target dates for community meetings
 - 1. Provide two to three dates to make it available for as many community members as possible
 - 2. Meeting to be hosted in the Station 44 apparatus bay
 - 3. RSVP is preferred
 - 4. Michelle to set up web page for this project, to keep a running project status

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections as soon as possible.

Submitted by,

AUSTIN DUNCKLEE
Associate Principal

AD:fi/P230137x1-mm

Attachment: Agenda, Space Program Comparison, Project Budget Summary, Project Schedule



Agenda

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1. Program Comparison

 2. Project Budget Review

 3. Project Goals

 4. Miscellaneous
 - a. Site Visit

 - b. Title Report

 5. Schedule Lookahead



FS 44 - Space Program Comparison 4/12/2023

Area	Station 41	SVA Program	FS 44 (concept)	Notes
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General Site

Public Parking	3	3 (1,600 SF)	3 (1,600 SF)	Note
Staff Parking	14	8 (3,200 SF)	8 (3,200 SF)	Note
Generator Area		300 SF	378 SF	Note
Trash Enclosure		180 SF	50 SF	Note
Apparatus Apron / Wash Down		2 (7,200 SF)	2 (16 x 33 SF)	Note
Fire Hydrants		2	TBD	Note
Entry Plaza		200 SF	323 SF	Note
Fuel Island		375 SF	217 SF	Note
Comm. Bldg.		375 SF	287 SF	Note
Emergency Phone		1	TBD	Note
TOTAL		13,440 SF	XXX SF	Note

Apparatus Bay & Support Spaces

Apparatus Bay	4491 SF	3200 SF	3200 SF	Note
Tool / Util. Shop	333 SF	180 SF	145 SF	Note
Mech. Room	196 SF	150 SF	70 SF	Note
Stor. Mezzanine	211 SF	810 SF	TBD	Note
Turn-out & Gear Laundry	376 SF	368 SF	395 SF	Note
Toilet / Decon	226 SF	42 SF	110 SF	Note
Hose & Equip. Stor.	121 SF	96 SF	80 SF	Note
EMS Stor.		100 SF	160 SF	Note
TOTAL	5,954 SF	4,946 SF	SEE BELOW	Note

reduce in size to allow more space for shop

Fire House & Living Areas

Dining Area	284 SF	225 SF	225 SF	Note
Kitchen	494 SF	225 SF	257 SF	Note

preferred to be on right hand side if possible

Area	Station 41	SVA Program	FS 44 (concept)	Notes
Food Pantry	NA	64 SF	102 SF	Note
Day Room	536 SF	300 SF	305 SF	Note
Batallion Chief / Captain Suite	(2) X 143 SF	(2) X 351 SF	310 / 335 SF	Note
Outdoor Patio & BBQ Area	400 SF	225 SF	220 SF	Note
Firefighter Dorm Rooms	(7) x 180 SF	(4) X 180 SF	(4) x 160 SF	Note
TOTAL	2,360 SF	2,461 SF	SEE BELOW	Note

Office & Support Spaces

Lobby	326 SF	186 SF	165 SF	Note
Accessible Restroom	(2) X 74 SF	(2) X 64 SF	56 SF	Note
Station Office	NA	180 SF	190 SF	Note
IDF / Comm.	84 SF	64 SF	53 SF	Note
Main Electrical Room	182 SF	96 SF	80 SF	Note
Storage Closet	50 SF	49 SF	NA	Note
Laundry / Jan.	146 SF	80 SF	59 SF (split)	Note
Exercise	532 SF	480 SF	468 SF	Note
Community Room / Class Rm.	598 SF	900 SF	777 SF	Note
Dedicated Storage	50 SF	80 SF	101 SF	Note
Riser Room	17 SF	48 SF	40 SF	Note
TOTAL	2,133 SF	2,291 SF	SEE BELOW	Note

FIRST FLOOR TOTAL			7,077 SF	Note
SECOND FLOOR TOTAL			3,112 SF	Note
OVERALL TOTAL	12,425 SF	11,258 SF	10,189 SF	Note
SITE TOTAL			21,695 SF	Note

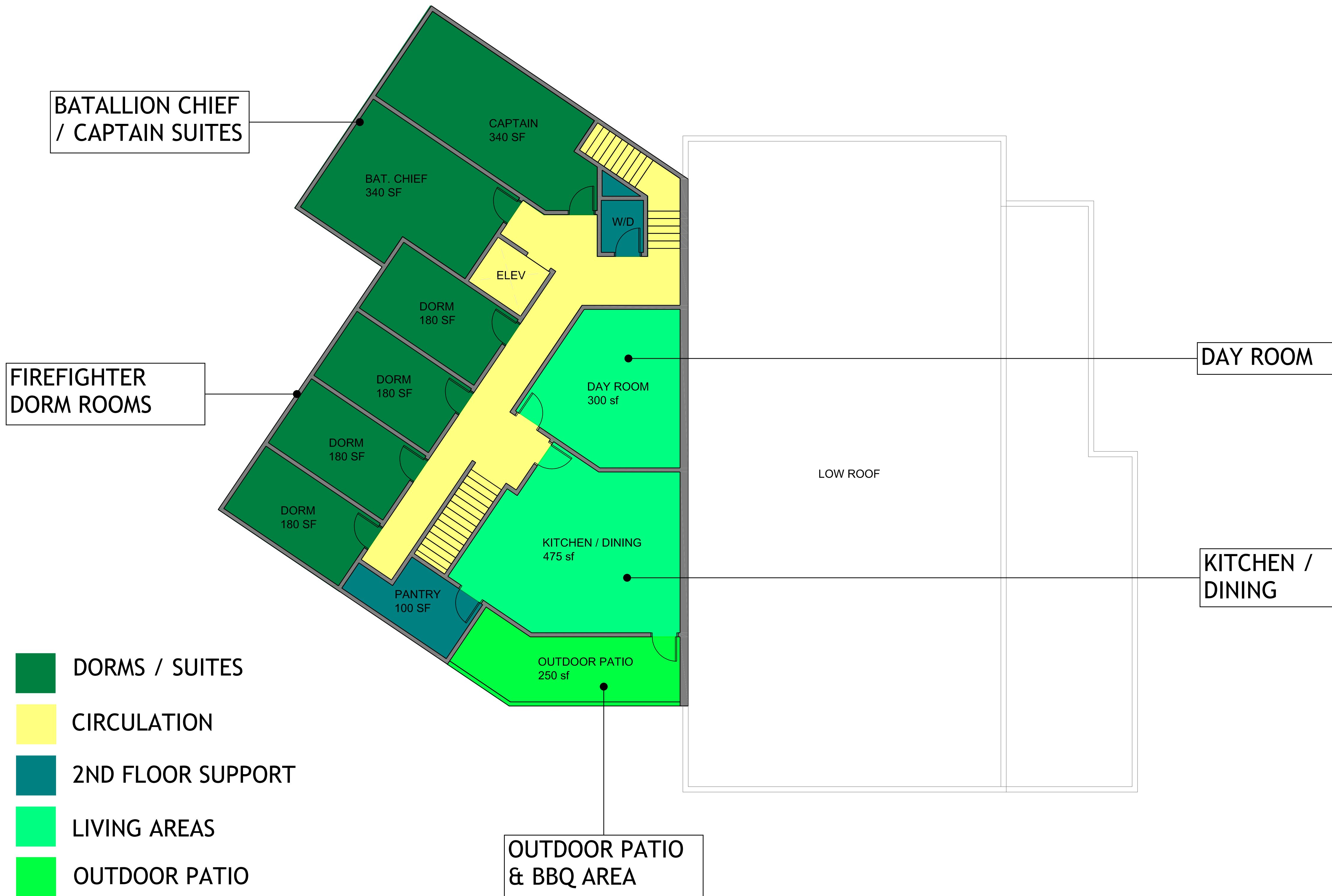
10' ceiling is preferred

to be revised to accommodate 10-12 person conference room

SEE SPACE PROGRAM.
REFERENCE FOR
FS 44 (CONCEPT)



SEE SPACE PROGRAM.
REFERENCE FOR
FS 44 (CONCEPT)





FS 44 - Project Budget Summary 4/12/2023

Program Bldg SF	10,189
First Floor SF	7,077
Second Floor SF	3,112
Total Site Area SF	21,695

CONSTRUCTION COSTS				
Description	Quantity	Unit	Unit Price	Cost
Sitework Construction				
Demo, Clearing, Grubbing, Overex, Export, Recompaction, Soil Prep, Rough, Finish Grading and building hazmat remediation and demo	21,695	sf	25.00	\$542,375.00
Retaining Walls (8' high average)	400	lf	300.00	\$120,000.00
Communications Building	287	sf	500.00	\$143,500.00
Finish Site Work (concrete paving, fencing, gates, landscape, irrigation, signage, trash enclosure, fuel tank, flagpole, bollards, EV charging, sand-oil interceptor)	14,618	sf	50.00	\$730,900.00
On-Site Wet Utilities (water, sewer, storm drain)	1	ls	200,000.00	\$200,000.00
On-Site Dry Utilities (electrical, gas, phone, cable)	1	ls	150,000.00	\$150,000.00
Off-Site Street Improvement, drive apron, curb, gutter, sidewalk, utility connections, patching	1	ls	100,000.00	\$100,000.00
Subtotal Sitework Cost				\$1,986,775.00
Building Construction				
Apparatus Bay	3,200	sf	750.00	\$2,400,000.00
First Floor Living and Support Spaces	3,877	sf	800.00	\$3,101,600.00
Second Floor Living and Support Spaces	3,112	sf	850.00	\$2,645,200.00
Elevator and Machine Room	1	ea	200000.00	\$200,000.00
Subtotal Building Construction Cost				\$8,346,800.00
Sub-Total Construction Cost				\$10,333,575.00
			Design Contingency	5%
			Construction escalation @0.33% per month to Bid Opening (16 months)	5.28%
				\$516,678.75
				\$545,612.76
TOTAL Site and Building CONSTRUCTION Cost				\$11,395,866.51
Cost per square foot				\$1,118.45

PROJECT SOFT COSTS				
Description	Quantity	Unit	Unit Price	Cost
A/E Professional Design Fee	1	ls		\$914,100.00
A/E Reimbursable Expense Allowance	1	al		\$10,000.00
Plan Check / Permit Fees	1%	al		\$113,958.67
Material Testing and Inspection	1%	al		\$113,958.67
Security Surveillance System	10,189	al	6.00	\$61,134.00
Station Alerting System	10,189	al	15.00	\$152,835.00
Solar Array System	10,189	al	22.00	\$224,158.00
Furniture, Fixtures and Equipment (all loose items)	10,189	al	10.00	\$101,890.00
Construction Contingency Allowance	5%	al		\$569,793.33
TOTAL PROJECT Soft Cost				\$2,261,827.66



March 27, 2023

Coastside Fire Station 44

PBK Project No. 230137

Project Schedule

PHASE DESCRIPTION	DURATION	START	COMPLETION
1.0 Project Initiation	14		
1. Project kickoff meeting			3/27/2023
2. Review project objectives and scope of services	7	3/27/2023	4/3/2023
3. Confirm project budget and schedule	14	3/27/2023	4/10/2023
5. Collect all available project data, materials, reports, etc.	14	3/27/2023	4/10/2023
2.0 Space Plan and Site Analysis Review	29		
1. Topographic survey	30	4/3/2023	5/3/2023
2. Geotechnical soils report	42	4/3/2023	5/15/2023
3. Conduct detailed site analysis	14	4/11/2023	4/25/2023
4. Identify surface and sub-surface conditions	14	4/11/2023	4/25/2023
5. Develop a final space program	21	4/11/2023	5/2/2023
6. Strategize approach to site layout options	7	4/25/2023	5/2/2023
3.0 Conceptual and Schematic Design	104		
1. Prepare site layout options	14	5/3/2023	5/17/2023
2. Confirm preferred site design layout	7	5/10/2023	5/17/2023
3. Prepare floor plan layout options	15	5/18/2023	6/2/2023
4. Confirm preferred floor plan layout	7	5/26/2023	6/2/2023
5. Prepare exterior building design options	21	6/5/2023	6/26/2023
6. Confirm preferred exterior design	7	6/19/2023	6/26/2023
7. Prepare design narrative for all building systems	17	6/20/2023	7/7/2023
8. Civil design (grading, utility, stormwater)	17	6/20/2023	7/7/2023
10. Prepare final concept design package	7	6/30/2023	7/7/2023
11. Update project schedule and prepare cost estimate	7	6/30/2023	7/7/2023
12. Present design to all regulatory agencies	21	7/10/2023	7/31/2023
13. Modify design as necessary and prepare final conceptual design for City approval	14	8/1/2023	8/15/2023

4.0 Design Development (60% Submittal)	65		
1. Develop Building Systems (structural, mechanical, plumbing, electrical, fire protection, security system)	50	8/16/2023	10/5/2023
2. Prepare all site improvement design plans	50	8/16/2023	10/5/2023
3. Prepare outline specifications	14	9/21/2023	10/5/2023
4. Update project schedule	14	9/21/2023	10/5/2023
5. Update cost estimate	50	8/16/2023	10/5/2023
6. Submit progress and final set for review	14	10/6/2023	10/20/2023
5.0 Environmental Clearance	90		
1. Prepare formal CEQA and EIR	90	8/16/2023	11/14/2023
6.0 Construction Documents (90% and 100% Submittal) and Bid Assistance	283		
1. Review DD phase drawing submittal comments	7	10/23/2023	10/30/2023
2. Prepare 90% construction drawings	80	10/31/2023	1/19/2024
3. Prepare 100% construction drawings	60	1/22/2024	3/22/2024
4. Prepare final project specifications	28	2/23/2024	3/22/2024
5. Prepare final cost estimate	28	2/23/2024	3/22/2024
6. 1st Cycle Plan Check	30	3/25/2024	4/24/2024
7. Respond to Review Comments and Resubmit	14	4/25/2024	5/9/2024
8. 2nd Cycle Plan Check	14	5/10/2024	5/24/2024
9. Respond to 2nd Cycle Comments and Resubmit	10	5/27/2024	6/6/2024
10. Approval Permit Set			6/6/2024
11. Advertise for Bids, Pre-Bid Conf, Addenda	32	6/7/2024	7/9/2024
12. Open Bids / Assist in Bid Review	7	7/10/2024	7/17/2024
13. Notice to Award	14	7/18/2024	8/1/2024
7.0 Construction Administration	560		
1. Contract Execution / Mobilization	31	8/2/2024	9/2/2024
2. Construction	465	9/3/2024	12/12/2025
3. Punch List / Final Completion	60	12/15/2025	2/13/2026
TOTAL	1054	(35 Months)	

George R. Wikle
P. O. Box 842
506 Sierra Street
Moss Beach, CA 94038

March 25, 2023

PBK Architects, Inc.
1110 Iron Point Road, Suite 200
Folsom, CA 9563

Dear Mr. Louie,

Congratulations on your appointment to design and execute the new Moss Beach fire station and site.

For the last 27 years, I have been a direct next door neighbor of the Moss Beach fire station and have observed a few ongoing details that may be of interest to you in your design and execution of the newly proposed building and site.

I notice that the current design that has been proposed only includes three parking places. The current station's smaller number of fire fighters and visiting SUV fire vehicles never number less than five. A larger work force will need even more parking places.

The dirt bank between the fire station and my house can be cut back to the fence separating the properties and reinforced like has been done with the El Granada fire station and will look fantastic. It will also eliminate the ongoing problem of the out-of-control passion plants that the firemen have fought all of these years to keep from pulling down the chain link fence separating the properties. This will also increase the ground space around the new fire station significantly.

The current design also shows no consideration for a diesel fuel tank nor a mandatory generator needed for the many power outages that we continue to experience to keep the fire station running.

I hope that these ideas may be of some help in your design going forward.

Very sincerely,



George Wikle