

# AUSTIN-TRAVIS COUNTY EMERGENCY MEDICAL SERVICE



CITY OF AUSTIN

## FEASIBILITY STUDY

EMS AMBULANCE

STATION NO. 8

5211 Balcones Drive

Austin, Texas



Submitted by:

**Mendoza Architecture, Inc.**

And  
Raymond Chan & Associates, Inc.  
Consulting Civil Engineers

May 9, 2005

**Mendoza Architecture, Inc.**  
20401 Cordill Lane  
Spicewood, Texas 78669  
Telephone 512|326-4613  
Fax 512|462-3451  
Email: MendozaArchitecture@Austin.rr.com

**Civil Engineer**  
**Raymond Chan & Associates, Inc.**  
4319 James Casey Street, #300  
Austin, Texas 78745  
Telephone 512|480-8155  
Fax 512|480-8811  
Email: [raymondc@rchanassociates.com](mailto:raymondc@rchanassociates.com)

## TABLE OF CONTENTS

---

|                                   |      |
|-----------------------------------|------|
| INTRODUCTION                      | 3    |
| FEASIBILITY REQUEST               | 4    |
| EXISTING CONDITIONS               | 4    |
| METHODOLOGY                       | 4    |
| CONSTRAINTS AND CONCERNS          | 5    |
| SITE-LIMITATIONS AND RESTRICTIONS | 6    |
| SITE-SUMMARY                      | 6    |
| EXECUTIVE SUMMARY                 | 7    |
| PROJECT TIME LINE                 | 7    |
| OPINION OF COST                   | 8-12 |
| SCHMATIC DESIGN DRAWINGS          |      |
| • Existing Site Plan              | EX1  |
| • Proposed Site Plan              | SK1  |
| • Existing Floor Plan             | EX2  |
| • Proposed Floor Plan             | SK2  |

## INTRODUCTION

---

In an effort to standardize Austin-Travis County Emergency Medical Service (EMS) stations and station equipment, and establish minimum standards for EMS personnel and vehicles, the City of Austin, Austin-Travis County Emergency Medical Service has requested the following for EMS Ambulance Station No. 8, located at 5211 Balcones Drive, Austin, Texas:

- Feasibility study to determine the current building and site conditions of the EMS Station and to identify the governmental regulations and permit requirements that could impact the building expansion;
- Schematic design to expand the EMS Station, and to establish minimum standards for EMS personnel and vehicles;  
(The proposed schematic design attached herein is based on the most optimum design solution endeavoring to meet Austin-Travis County Emergency Medical Service standards, with regards to current site/building size, site conditions and the City of Austin's Water Shed and Zoning Ordinances)
- Provide an Opinion of Project Cost.

## PROJECT FEE SUMMARY

---

|                                                                  |                  |
|------------------------------------------------------------------|------------------|
| <input type="checkbox"/> Total Opinion Of Cost.....              | \$471,527        |
| <input type="checkbox"/> Supplementary General Requirements..... | \$92,079         |
| <input type="checkbox"/> Allowances.....                         | \$10,000         |
| <b>TOTAL OPINION OF PROJECT COST.....</b>                        | <b>\$573,606</b> |

*Opinions of Cost indicated herein are based on the schematic design documents attached herein and April, 2005 construction costs in Austin. Consulting Architect does not in any way guarantee actual construction costs will not vary from those opinions because, among other things, Consulting Architect has no control over market conditions. Adequate inflation factors must be used to obtain reliable cost figures in the future.*

## FEASIBILITY REQUEST



EMS # 8 Front Elevation



EMS # 8 Front Elevation



Truck Bay/Rear Wall Cut-Out

In an effort to standardize EMS Stations and the equipment within those stations, Austin-Travis County Emergency Medical Service's has established minimum standards that must be met for EMS personnel and vehicles to occupy those facilities in the most consistently effective manner.

The Architect shall schematically design the most optimal design solution possible, in order to meet the EMS Station Upgrade Priorities. Subsequently, provide an opinion of construction cost for the project in its entirety.

The Civil Engineer Raymond Chan & Associates, Inc. (RC&A) was contracted by Mendoza Architecture, Inc. (MAI) to prepare a site feasibility. Specifically, RC&A was to identify the governmental regulations and permit requirements that could impact the building expansion. The development requirement evaluations include impervious cover, setback line, parking, zoning, floodplain and environmental constraints.

## EXISTING CONDITIONS

The existing EMS Ambulance Bay Area had not been renovated since its construction. Construction Date circa 1980's. The stations living quarters were added in 1996. The maximum EMS facility currently has 1,745 square feet. The EMS station is a single story brick building with (1) Ambulance Truck Bay, (1) sleeping room, (1) day room, (1) kitchen, (1) restroom, (1) shower and (1) locker room. *To the best of our knowledge renovations or additions to the facility have not been performed since is construction in 1996.*

## METHODOLOGY

The first step in developing a feasibility report is to gain a complete understanding of the operational and functional needs of the EMS stations. The second step is to study and inspect the current condition of the station. Therefore, on-site observation of existing facilities and operations and review of available record drawings provided additional input. Based on Station Upgrade Priorities and EMS Station Construction Requirements, a Schematic Design floor plan and opinion of construction cost was developed.

## CONSTRAINTS AND CONCERNS

In accordance with the EMS Station Construction Requirements, dated 3/04/2005 the EMS Ambulance Station No. 8 constraints and concerns are that the Ambulance truck can not effectively enter the bay without the possibility of damaging the Ambulance truck or the building. Driveway and Island will need to be modified in order to provide a clear path for the Ambulance Truck. Living areas are small and could be enlarged. The building is located adjacent to a Fire Station. The following constraints and concern items are as follows:



Rear Elevation



Back Yard/Parking Lot

- EMS Ambulance truck bay is too narrow and short. The exterior back wall in the truck bay had to be removed in order to fit the Ambulance truck within the bay. Ambulance passenger can only enter or exit the vehicle when it is parked outside the truck bay area.
- Sleeping Rooms are joined together and can sleep 2 or 3 personnel. Could expand and add another room.
- Driveway Island is obstructing a clear egress and ingress for the Ambulance Truck. Must be removed.
- Restroom is not ADA compliance.
- Shower is not ADA compliance.

## SITE-LIMITATIONS AND RESTRICTIONS

---

RC&A obtained the following pertinent project data: site development plan (City of Austin Site Development Permit No. SP-93-0513CS), subdivision plat, GIS topographic survey, zoning map, and watershed classification. A site visit was also performed on April 1, 2005. Based on the City of Austin Land Development Code (LDC), the project requirements provided by MAI, and the site visit, RC&A established preliminary building and site expansion limitations and constraints. Subsequently, several meetings were held between RC&A, MAI, EMS and City of Austin Development Assistance Center (DAC) staff to further investigate the site and building expansion potential and constraints.

Table 1 presents a description of the existing site conditions (watershed location, allowable impervious cover, zoning designations) and the potential site and building expansion.

## SITE-SUMMARY

---

The results of the investigation are summarized as follow:

- Based on the Conditional Use Permit for public facilities, the subject tract's land uses are governed by the adjoining tracts' zoning designations. The proposed expansion would fall under the SF-3 land use zoning requirements since it is adjacent to the SF-3 zone. The site restrictions for SF-3 zone are:
  - Maximum impervious cover: 40% (watershed limit)
  - Minimum setbacks:
    - Front yard: 25 ft
    - Street side yard: 15 ft
    - Interior side yard: 5 ft
    - Rear yard: 10 ft
  - Maximum building coverage: 40%
- Since the site is already over its impervious cover limit, any expansion adding new impervious cover would require the applicant to submit a variance request to the Board of Adjustments. Based on the DAC staff experience and the nature of this project, it is anticipated that the variance would likely be granted.
- Based on the proposed improvements identified in Table 1 and the current site plan status, it is anticipated that the building expansion can be classified as a "Correction" to the current site plan. "Corrections" have reduced fees, shorter review times and do not require public notification.
- Water detention measures meeting current standards may be required for the new impervious area. During the site plan approval process, the applicant needs to demonstrate that there is no net increase in peak discharges between the existing and the proposed conditions.
- Water quality control measures meeting current standards will have to be implemented for the entire expansion area (about 430 sf) since this would fall under the City's "redevelopment" rules. Due to the size of the expansion, instead of the traditional sedimentation/filtration pond, the City would consider alternative water quality treatments. One potential water quality treatment could be an infiltration trench.
- Since parking requirements for EMS/Fire stations are not clearly stated in the City's LDC, the permit applicant needs to provide a written statement from EMS Department to justify the number of parking spaces. The letter needs to present information including the number of employees per shift and the existing number of parking spaces. This process can be done concurrent with the plan submittals.
- Due to the location of an existing adjacent driveway and the current width of the EMS/Fire station driveway, the permit applicant needs to obtain an administrative waiver for the proposed driveway expansion. This process can be done concurrent with the plan submittals.

Table 1

EMS Station No. 8 (5211 Balcones Drive) Expansion Feasibility Study  
Site Summary

| Site             | Watershed                             | Lot Area (sf) [acre] | Existing IC (sf) [acre] | Existing IC (%) | Max IC (%) (Watershed) | Land Use Zoning                            | (Edwards Aquifer Recharge Zone) | Max IC (%) (Zoning) | Notes                                                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------|----------------------|-------------------------|-----------------|------------------------|--------------------------------------------|---------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5211 Balcones Dr | Taylor Slough (Water Supply Suburban) | (30498) [0.70]       | (18613) [0.43]          | 61.0            | 40 (Controls)          | SF-3 (based on adjacent property's zoning) | Yes                             | 45                  | <b>This site is over its IC limit (variance from the Board of Adjustment must be granted for any new IC).</b> Based on current site plan dated 5-23-94 (SP-93-0513 CS), the Board of Adjustment had granted a variance for the impervious cover of the site for the EMS No. 8 station improvements done at that time. |

| Potential Expansion                                                                                                                                                                                                                                | WQP & DP                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Expand the entrance southward (about 144 sf). Expand the bay westward by about 6' (approximately 120 sf). Expand the EMS station eastward (168 sf). Total expansion is approximately 430 sf. New impervious cover (IC) is approximately 310 sf. | Water quality measures meeting current standards will be required for the entire expansion area. Water detention measures meeting current standards will be required for the new IC. |

## EXECUTIVE SUMMARY

---

This report began with a brief overview of the current EMS building conditions and a review of the current Austin-Travis County EMS Station Construction Requirements and Standards.

After a thorough site investigation, we discovered that EMS Station No. 8, Ambulance Truck Bay and sleeping quarters are inadequately sized per the current EMS station standards. We have researched the site and the building and coordinated with the City of Austin Development Assistant Center in order to achieve the most optimal building expansion feasible. Based on current water shed, zoning ordinances, parking and site constraints we have proposed the maximum allowable design expansion for the site. We recommend expanding the Bay Area and expanding the back of the facility in order to accommodate another sleeping room in order to achieve the most optimum design solution in meeting the EMS standards and priorities. The following design ideas were considered:

- ❑ Expand the Ambulance Truck Bay.
- ❑ Enlarge the Ambulance Truck Bay overhead door.
- ❑ Expand sleeping areas.

The proposed building expansion and site improvements are presented as follow:

- Total building expansion is approximately 430 square feet. Refer to schematic drawings for building expansion plan.
- The majority of the expansion will be situated on pervious cover. Net increase in Impervious Coverage is approximately 310 square feet.
- New water quality pond will be required to treat stormwater runoff from the building expansion or an equivalent area.

## PROJECT TIME LINE

---

- Architecture/Engineering Design Phase..... 4 months
- Permitting Phase;..... 6 months  
Bidding Phase, Council Approval and Contract Award
- Construction Phase..... 6 months

**EMERGENCY MEDICAL SERVICE**

**STATION NO. 8**

**AUSTIN-TRAVIS COUNTY**

**EMERGENCY MEDICAL SERVICE**

OPINION OF COST

MENDOZA ARCHITECTURE, INC.  
 20401 Cordill Lane, Spicewood, Tx. 78669  
 512|326-4613 Fax: 512|462-3451

Page: 8 of 12

Date: 9-May-05

| Section | Description | Quantity | Unit | MATERIAL |      | LABOR ( Incl. Installers O&P ) |      | TOTAL |
|---------|-------------|----------|------|----------|------|--------------------------------|------|-------|
|         |             |          |      | \$/unit  | cost | \$/unit                        | cost |       |

**DIVISION 1- GENERAL REQUIREMENTS**

|                      |                                            |   |     |         |         |         |         |         |
|----------------------|--------------------------------------------|---|-----|---------|---------|---------|---------|---------|
| 01450                | Field Testing (Soil and Steel Fabrication) | 1 | LS  | \$0     | \$0     | \$2,500 | \$2,500 | \$2,500 |
| 01500                | Field Office/Storage/Equipment/Phone       | 2 | Mo. | \$0     | \$0     | \$535   | \$1,070 | \$1,070 |
| 01560                | Barricades/Signs/Traffic Handling          | 1 | LS  | \$800   | \$800   | \$1,200 | \$1,200 | \$2,000 |
| 01580                | Project Sign                               | 1 | LS  | \$250   | \$250   | \$125   | \$125   | \$375   |
| 01590                | Equipment Rental                           | 1 | LS  | \$1,200 | \$1,200 | \$500   | \$500   | \$1,700 |
| 01740                | Job Site Cleaning                          | 1 | LS  | \$0     | \$0     | \$1,500 | \$1,500 | \$1,500 |
| 01740                | Final Cleaning                             | 1 | LS  | \$0     | \$0     | \$1,875 | \$1,875 | \$1,875 |
| 01750                | Project CloseOut                           | 1 | LS  | \$0     | \$0     | \$800   | \$800   | \$800   |
| SUB-TOTAL DIVISION 1 |                                            |   |     |         | \$2,250 |         | \$7,070 | \$9,320 |

**DIVISION 2- SITE CONSTRUCTION**

|                      |                                    |     |    |          |          |          |          |          |
|----------------------|------------------------------------|-----|----|----------|----------|----------|----------|----------|
| 02050                | Site Utilities Water & Waste Water | 1   | LS | \$500    | \$500    | \$1,200  | \$1,200  | \$1,700  |
| 02220                | Selective Building Demolition      | 600 | SF | \$1      | \$600    | \$2      | \$1,200  | \$1,800  |
| 02225                | Asphalt/Concrete Demolition        | 300 | SF | \$2.00   | \$600    | \$7.00   | \$2,100  | \$2,700  |
| 02225                | Disposal and Dump Charges          | 1   | LS | \$0      | \$0      | \$550    | \$550    | \$550    |
| 02300                | Site Mobilization                  | 1   | LS | \$5,000  | \$5,000  | \$5,000  | \$5,000  | \$10,000 |
| 02300                | Water Quality/Detention Control    | 1   | LS | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$43,000 |
| 02370                | Erosion Controls                   | 175 | LF | \$1      | \$175    | \$1      | \$175    | \$350    |
| 02766                | Pavement Repair and New Markings   | 400 | LF | \$0.50   | \$200    | \$1      | \$400    | \$600    |
| 02820                | Tree Protection                    | 1   | LS | \$100    | \$100    | \$350    | \$350    | \$450    |
| 02820                | Wood Privacy Fence                 | 180 | LF | \$10     | \$1,800  | \$7      | \$1,260  | \$3,060  |
| 02920                | Revegetation                       | 250 | SF | \$5      | \$1,250  | \$3      | \$750    | \$2,000  |
| SUB-TOTAL DIVISION 2 |                                    |     |    |          | \$30,225 |          | \$32,985 | \$66,210 |

**DIVISION 3- CONCRETE**

|                      |                                     |     |    |     |         |      |         |          |
|----------------------|-------------------------------------|-----|----|-----|---------|------|---------|----------|
| 03300                | Building Foundation (Slab on Grade) | 575 | SF | \$9 | \$5,175 | \$12 | \$6,900 | \$12,075 |
| SUB-TOTAL DIVISION 3 |                                     |     |    |     | \$5,175 |      | \$6,900 | \$12,075 |

| Section | Description | quant | unit | MATERIAL |      | LABOR ( incl. Installers O&P ) |      | TOTAL |
|---------|-------------|-------|------|----------|------|--------------------------------|------|-------|
|         |             |       |      | \$/unit  | cost | \$/unit                        | cost |       |

**DIVISION 4- MASONRY**

|                      |                            |     |    |     |         |        |         |          |
|----------------------|----------------------------|-----|----|-----|---------|--------|---------|----------|
| 04210                | Demo Existing Brick Veneer | 420 | SF | \$0 | \$0     | \$5.50 | \$2,310 | \$2,310  |
| 04210                | Brick Veneer               | 900 | SF | \$3 | \$2,700 | \$7    | \$6,300 | \$9,000  |
| SUB-TOTAL DIVISION 4 |                            |     |    |     | \$2,700 |        | \$8,610 | \$11,310 |

**DIVISION 5- METALS**

|                      |                                     |     |    |         |         |         |          |          |
|----------------------|-------------------------------------|-----|----|---------|---------|---------|----------|----------|
| 05100                | Renovation Beam&Column at Front Bay | 1   | LS | \$1,800 | \$1,800 | \$2,400 | \$2,400  | \$4,200  |
| 05120                | Structural Misc. Metals             | 1   | LS | \$800   | \$800   | \$1,600 | \$1,600  | \$2,400  |
| 05120                | Steel Lintels                       | 1   | LS | \$60    | \$60    | \$85    | \$85     | \$145    |
| 05120                | Structural Columns                  | 112 | LF | \$10    | \$1,120 | \$24    | \$2,688  | \$3,808  |
| 05120                | Structural Beams                    | 100 | LF | \$10    | \$1,000 | \$24    | \$2,400  | \$3,400  |
| 05120                | Bracing                             | 1   | LS | \$400   | \$400   | \$900   | \$900    | \$1,300  |
| 05120                | Structural Joists                   | 160 | LF | \$8     | \$1,280 | \$16    | \$2,560  | \$3,840  |
| 05310                | Metal Decking                       | 600 | SF | \$4     | \$2,400 | \$3     | \$1,800  | \$4,200  |
| SUB-TOTAL DIVISION 5 |                                     |     |    |         | \$8,860 |         | \$14,433 | \$23,293 |

**DIVISION 6- WOOD AND PLASTIC**

|                      |                                     |     |    |        |       |       |       |         |
|----------------------|-------------------------------------|-----|----|--------|-------|-------|-------|---------|
| 06160                | Sheating 5/8" Exterior Gypsum Board | 900 | SF | \$0.30 | \$270 | \$1   | \$900 | \$1,170 |
| 06270                | Bay Area Shelving and Hooks         | 18  | LF | \$15   | \$270 | \$12  | \$216 | \$486   |
| 06410                | Modify Kitchen Cabinetry            | 1   | LS | \$125  | \$125 | \$350 | \$350 | \$475   |
| SUB-TOTAL DIVISION 6 |                                     |     |    |        | \$270 |       | \$900 | \$1,170 |

**DIVISION 7- THERMAL AND MOISTURE PROTECTION**

|                      |                                 |      |    |        |          |        |          |          |
|----------------------|---------------------------------|------|----|--------|----------|--------|----------|----------|
| 07210                | Building Wall R13 Insulation    | 900  | SF | \$0.30 | \$270    | \$0.65 | \$585    | \$855    |
| 07210                | Building Ceiling R30 Insulation | 600  | SF | \$0.60 | \$360    | \$1    | \$600    | \$960    |
| 07510                | New Built-Up Roofing/Tie-In     | 600  | SF | \$3.50 | \$2,100  | \$4.50 | \$2,700  | \$4,800  |
| 07510                | Roofing Replacement to B.U.R    | 1200 | SF | \$5.50 | \$6,600  | \$7.00 | \$8,400  | \$15,000 |
| 07610                | Metal Roofing Modifications     | 1    | LS | \$450  | \$450    | \$900  | \$900    | \$1,350  |
| 07650                | Flexible Roof Wall Flashing     | 90   | SF | \$7    | \$630    | \$5    | \$450    | \$1,080  |
| 07700                | Metal Coping & Blocking         | 90   | LF | \$12   | \$1,080  | \$8    | \$720    | \$1,800  |
| 07920                | Caulking and Sealants           | 1    | LS | \$300  | \$300    | \$200  | \$200    | \$500    |
| SUB-TOTAL DIVISION 7 |                                 |      |    |        | \$11,790 |        | \$14,555 | \$26,345 |

**DIVISION 8- DOORS AND WINDOWS**

|                      |                                       |   |     |         |         |         |         |          |
|----------------------|---------------------------------------|---|-----|---------|---------|---------|---------|----------|
| 08210                | Interior Wood Doors and Steel Frames  | 2 | Ea. | \$325   | \$650   | \$80    | \$160   | \$810    |
| 08330                | Overhead Roll-Up Door w/ Vision Glass | 1 | LS  | \$4,475 | \$4,475 | \$1,875 | \$1,875 | \$6,350  |
| 08330                | Electric Door (OHD Model JST-511)     | 1 | LS  | \$800   | \$800   | \$380   | \$380   | \$1,180  |
| 08330                | Steel Channel Header and Jambs        | 1 | Ea. | \$780   | \$780   | \$400   | \$400   | \$1,180  |
| 08520                | Exterior Aluminum Frame Windows       | 1 | Ea. | \$650   | \$650   | \$75    | \$75    | \$725    |
| 08710                | Door Hardware                         | 2 | Ea. | \$350   | \$700   | \$125   | \$250   | \$950    |
| SUB-TOTAL DIVISION 8 |                                       |   |     |         | \$8,055 |         | \$3,140 | \$11,195 |

| Section | Description | quant | unit | MATERIAL |      | LABOR ( incl. Installers O&P ) |      | TOTAL |
|---------|-------------|-------|------|----------|------|--------------------------------|------|-------|
|         |             |       |      | \$/unit  | cost | \$/unit                        | cost |       |

**DIVISION 9- FINISHES**

|                      |                                    |     |    |         |          |         |          |          |
|----------------------|------------------------------------|-----|----|---------|----------|---------|----------|----------|
| 09250                | Drywall & Metal Studs: Int. & Ext. | 1   | LS | \$4,000 | \$4,000  | \$6,250 | \$6,250  | \$10,250 |
| 09250                | Fire Dept. Interior Partitions     | 1   | LS | \$2,000 | \$2,000  | \$4,200 | \$4,200  | \$6,200  |
| 09500                | Acoustical Ceilings                | 488 | SF | \$1.75  | \$854    | \$1.25  | \$610    | \$1,464  |
| 09651                | Resilient Rubber Base              | 150 | LF | \$0.75  | \$113    | \$0.75  | \$113    | \$225    |
| 09720                | Heavy Duty Wallcovering (Hallways) | 150 | SF | \$1.25  | \$188    | \$0.75  | \$113    | \$300    |
| 09900                | Interior Painting/Wall Finish      | 1   | LS | \$800   | \$800    | \$2,000 | \$2,000  | \$2,800  |
| 09930                | Concrete Floor Stain               | 488 | SF | \$1.50  | \$732    | \$1.50  | \$732    | \$1,464  |
| 09930                | Bay Concrete Floor Seal            | 400 | SF | \$1.50  | \$600    | \$1.50  | \$600    | \$1,200  |
| 09930                | Bay Floor Epoxy Paint              | 200 | SF | \$8     | \$1,600  | \$9     | \$1,800  | \$3,400  |
| SUB-TOTAL DIVISION 9 |                                    |     |    |         | \$10,886 |         | \$16,417 | \$27,303 |

**DIVISION 10- SPECIALTIES**

|                       |                                   |    |    |       |         |       |       |         |
|-----------------------|-----------------------------------|----|----|-------|---------|-------|-------|---------|
| 10120                 | Tack and Visual Display Boards    | 1  | Ea | \$570 | \$570   | \$100 | \$100 | \$670   |
| 10430                 | Exterior Building Signage Letters | 12 | Ea | \$75  | \$900   | \$25  | \$300 | \$1,200 |
| 10505                 | Closet Lockers                    | 6  | Ea | \$188 | \$1,128 | \$50  | \$300 | \$1,428 |
| 10525                 | Fire Equipment and Cabinets       | 2  | Ea | \$100 | \$200   | \$80  | \$160 | \$360   |
| SUB-TOTAL DIVISION 10 |                                   |    |    |       | \$2,798 |       | \$860 | \$3,658 |

**DIVISION 11- EQUIPMENT (NOT USED)**

|                                              |                                    |   |    |     |     |     |     |     |
|----------------------------------------------|------------------------------------|---|----|-----|-----|-----|-----|-----|
| 11450                                        | Residential Appliances (Allowance) | 1 | LS | \$0 | \$0 | \$0 | \$0 | \$0 |
| Allowance item shown at end of Cost Estimate |                                    |   |    |     |     |     |     | \$0 |
| SUB-TOTAL DIVISION 11 (NOT USED)             |                                    |   |    |     | \$0 |     | \$0 | \$0 |

**DIVISION 12- FURNISHINGS**

|                                              |                      |   |    |       |       |      |      |       |
|----------------------------------------------|----------------------|---|----|-------|-------|------|------|-------|
| 12492                                        | Blinds/Shutters      | 1 | Ea | \$275 | \$275 | \$75 | \$75 | \$350 |
| 12560                                        | Furniture -Allowance | 1 | LS | \$0   | \$0   | \$0  | \$0  | \$0   |
| Allowance item shown at end of Cost Estimate |                      |   |    |       |       |      |      |       |
| SUB-TOTAL DIVISION 12                        |                      |   |    |       | \$275 |      | \$75 | \$350 |

**DIVISION 13- SPECIAL CONSTRUCTION**

|                       |                                    |   |    |       |       |       |       |         |
|-----------------------|------------------------------------|---|----|-------|-------|-------|-------|---------|
| 13710                 | Security/Smoke Alarm System-Tie-in | 1 | LS | \$950 | \$950 | \$450 | \$450 | \$1,400 |
| SUB-TOTAL DIVISION 13 |                                    |   |    |       | \$950 |       | \$450 | \$1,400 |

| Section | Description | quant | unit | MATERIAL |      | LABOR ( Incl. installers O&P ) |      | TOTAL |
|---------|-------------|-------|------|----------|------|--------------------------------|------|-------|
|         |             |       |      | \$/unit  | cost | \$/unit                        | cost |       |

**DIVISION 14- CONVEYING SYSTEMS (NOT USED)**

| Section                          | Description | quant | unit | \$/unit | cost | \$/unit | cost | TOTAL |
|----------------------------------|-------------|-------|------|---------|------|---------|------|-------|
|                                  |             |       |      |         |      |         |      |       |
| SUB-TOTAL DIVISION 14 (NOT USED) |             |       |      |         | \$0  |         | \$0  | \$0   |

**DIVISION 15- MECHANICAL**

|                       |                                       |   |     |          |          |          |          |          |
|-----------------------|---------------------------------------|---|-----|----------|----------|----------|----------|----------|
| 15000                 | General Restroom/Shower ADA Upgrades  | 1 | LS  | \$5,000  | \$5,000  | \$900    | \$5,000  | \$10,000 |
| 15730                 | Air Conditioner (3 Ton)               | 1 | Ea. | \$1,800  | \$1,800  | \$900    | \$900    | \$2,700  |
| 15768                 | Infr-Red Unit Gas Heater (Bay)        | 1 | Ea. | \$465    | \$465    | \$200    | \$200    | \$665    |
| 15810                 | General Mechanical Ductwork & Access. | 1 | LS  | \$400    | \$400    | \$400    | \$400    | \$800    |
| 15580                 | Exhaust Fans                          | 1 | Ea. | \$600    | \$600    | \$220    | \$220    | \$820    |
| 15820                 | Multi-blade Dampers and controls      | 1 | Ea. | \$150    | \$150    | \$90     | \$90     | \$240    |
| 15860                 | Ply-Mo-Vent exhaust system            | 1 | Ea. | \$12,000 | \$12,000 | \$12,000 | \$12,000 | \$24,000 |
| 15955                 | Mechanical Testing and Balancing      | 1 | LS  | \$0      | \$0      | \$255    | \$255    | \$255    |
| SUB-TOTAL DIVISION 15 |                                       |   |     |          | \$15,415 |          | \$14,065 | \$29,480 |

**DIVISION 16- ELECTRICAL**

|                       |                                       |   |     |         |         |         |         |         |
|-----------------------|---------------------------------------|---|-----|---------|---------|---------|---------|---------|
| 16055                 | Selective Electrical Demolition       | 1 | LS  | \$300   | \$300   | \$600   | \$600   | \$900   |
| 16100                 | General Electrical Power and Lighting | 1 | LS  | \$2,200 | \$2,200 | \$5,500 | \$5,500 | \$7,700 |
| 16100                 | Ambulance Electrical Reel             | 1 | Ea. | \$150   | \$150   | \$50    | \$50    | \$200   |
| SUB-TOTAL DIVISION 16 |                                       |   |     |         | \$2,650 |         | \$6,150 | \$8,800 |

OPINION OF COST SUMMARY

| DIVISION COST BREAKDOWN               | % of SUB-TOTALS | LABOR            | TOTAL            |
|---------------------------------------|-----------------|------------------|------------------|
| Division 1-General Requirements       | 4%              | \$7,070          | \$9,320          |
| Division 2-Site Construction          | 29%             | \$32,985         | \$66,210         |
| Division 3-Concrete                   | 5%              | \$6,900          | \$12,075         |
| Division 4-Masonry                    | 5%              | \$8,610          | \$11,310         |
| Division 5-Metals                     | 10%             | \$14,433         | \$23,293         |
| Division 6-Wood & Plastic             | 1%              | \$900            | \$1,170          |
| Division 7-Thermal & Moisture Control | 11%             | \$14,555         | \$26,345         |
| Division 8-Doors & Windows            | 5%              | \$3,140          | \$11,195         |
| Division 9-Finishes                   | 12%             | \$16,417         | \$27,303         |
| Division 10-Specialties               | 2%              | \$860            | \$3,658          |
| Division 11-Equipment                 | 0%              | \$0              | \$0              |
| Division 12-Furnishings               | 0.15%           | \$75             | \$350            |
| Division 13-Special Construction      | 0.60%           | \$450            | \$1,400          |
| Division 14-Conveying Systems         | 0%              | \$0              | \$0              |
| Division 15-Mechanical                | 13%             | \$14,065         | \$29,480         |
| Division 16-Electrical                | 4%              | \$6,150          | \$8,800          |
| <b>SUB-TOTALS</b>                     | <b>100%</b>     | <b>\$126,610</b> | <b>\$231,909</b> |

|                                   |     |              |                  |
|-----------------------------------|-----|--------------|------------------|
| Labor Burden                      | 36% | x Labor      | \$45,580         |
| Sub-Total                         |     |              | \$277,489        |
| General Conditions                | 10% |              | \$27,749         |
| Sub-Total                         |     |              | \$305,237        |
| Overhead & Profit                 | 15% |              | \$45,786         |
| Sub-Total                         |     |              | \$351,023        |
| Contractor's Permit Fees          | 1%  | x SUB-TOTALS | \$1,160          |
| Performance and Payment Bonds     | 3%  |              | \$10,531         |
| <b>*SUB-TOTAL OPINION OF COST</b> |     |              | <b>\$362,713</b> |

|                                 |     |                          |           |
|---------------------------------|-----|--------------------------|-----------|
| SALES TAX                       | 0%  |                          | \$0       |
| Sub-Total                       |     |                          | \$362,713 |
| Difficulty/Size/Location Factor | 15% |                          | \$54,407  |
| Sub-Total                       |     |                          | \$417,120 |
| CONTINGENCY ALLOWANCE           | 15% | (Schematic Design Phase) | \$54,407  |

|                              |  |  |                  |
|------------------------------|--|--|------------------|
| <b>TOTAL OPINION OF COST</b> |  |  | <b>\$471,527</b> |
|------------------------------|--|--|------------------|

SUPPLEMENTARY GENERAL REQUIREMENTS

|                                                                                          |     |                                  |                 |
|------------------------------------------------------------------------------------------|-----|----------------------------------|-----------------|
| Architecture/Engineering                                                                 | 12% | x *SUB-TOTAL OPINION OF COST     | \$43,526        |
| Civil Engineering/Surveying                                                              | 5%  | x *SUB-TOTAL OPINION OF COST     | \$18,136        |
| Site Permit and Variance Processing                                                      |     |                                  | \$5,000         |
| Texas Commission on Environmental Quality (TCEQ) & Water Pollution Abatement Plan (WPAP) |     |                                  | \$5,000         |
| TCEQ and WPAP Permit Fees                                                                |     |                                  | \$3,000         |
| Site Devel.Permit Correction Fee & Board of Adjustment (Variance) Fee                    |     |                                  | \$825           |
| Building Plan Review and Permit Fee                                                      | 1%  | x *SUB-TOTAL OPINION OF COST     | \$3,627         |
| Texas Dept. of Licensing and Regulation (ADA) Plan Review and Building Inspection Fee    |     |                                  | \$955           |
| Sub-Total Supplementary Fee(s)                                                           |     |                                  | \$80,068        |
| Contingency                                                                              | 15% | x Sub-Total Supplementary Fee(s) | \$12,010        |
| <b>SUB-TOTAL</b>                                                                         |     |                                  | <b>\$92,079</b> |

ALLOWANCES

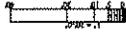
|                        |  |  |         |
|------------------------|--|--|---------|
| Furniture              |  |  | \$5,000 |
| Residential Appliances |  |  | \$5,000 |

|                                      |  |  |                  |
|--------------------------------------|--|--|------------------|
| <b>TOTAL OPINION OF PROJECT COST</b> |  |  | <b>\$573,606</b> |
|--------------------------------------|--|--|------------------|

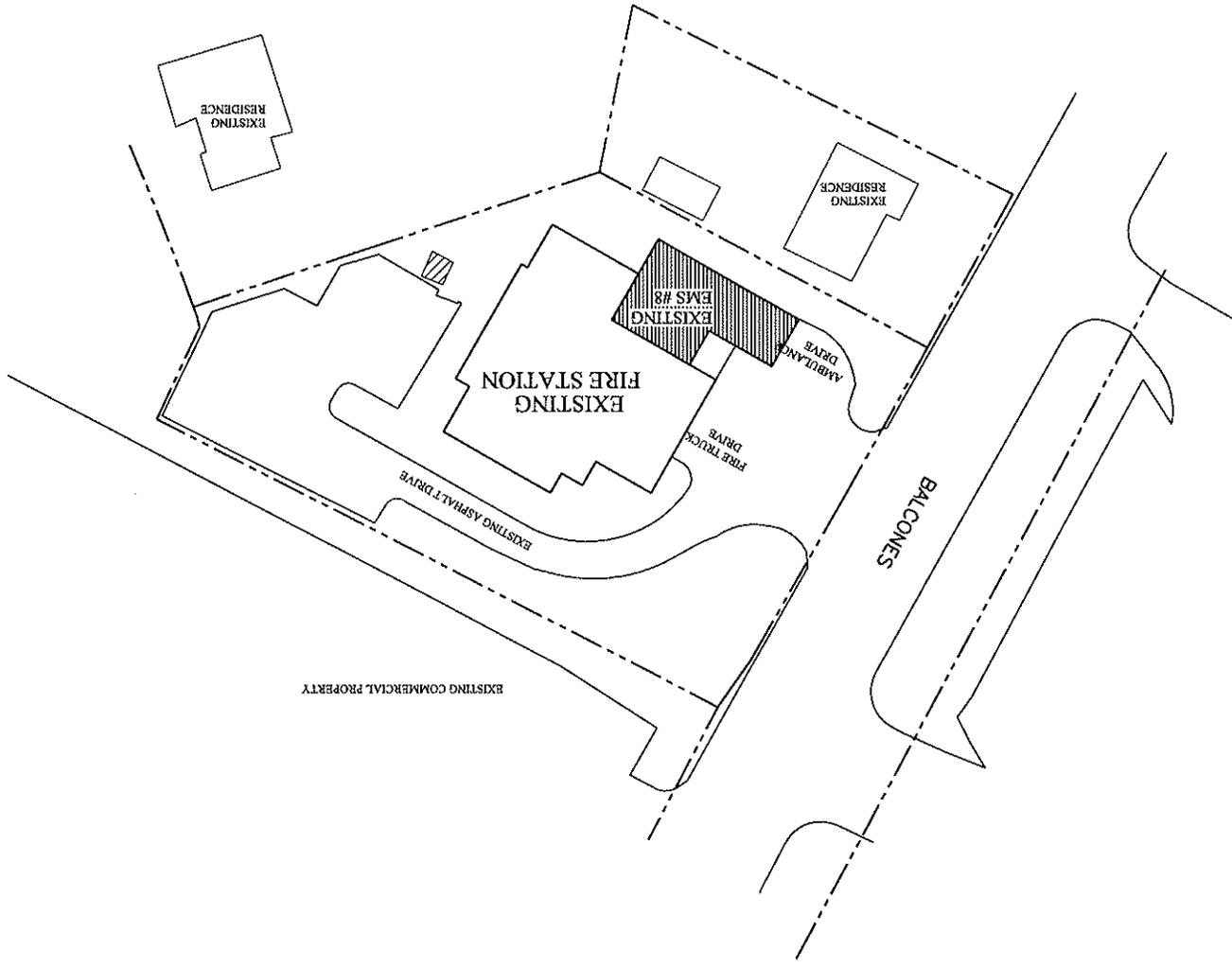
DATE: 1/05  
**EX1**  
 SHEET NO.  
 SCALE: AS NOTED  
 EXISTING SITE PLAN  
 REVISIONS:  
 TITLE:  
**EMS #8**  
 AUSTIN-TRAVIS COUNTY  
 EMERGENCY MEDICAL SERVICE  
 5211 BALCONES DRIVE  
 AUSTIN, TEXAS  
 CONSULTANT:  
 SCALE:  
 PAUL MENDOZA  
 TX, R.A. 1423  
 545905  
**MENDOZA ARCHITECTURE, INC.**  
 ARCHITECTURE/INTERIORS  
 SPACE PLANNING/ROOF CONSULTANTS  
 5001 COPPELL AVENUE, STE 1000, WOODBRIDGE, TX 77780  
 PH: 281.358.1100 FAX: 281.358.1101

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES  
 NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 DATE: MAY 9, 2005

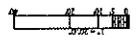


PROJECT NORTH  
 EX1  
 1" = 20'-0"  
**EXISTING SITE PLAN EMS #8**

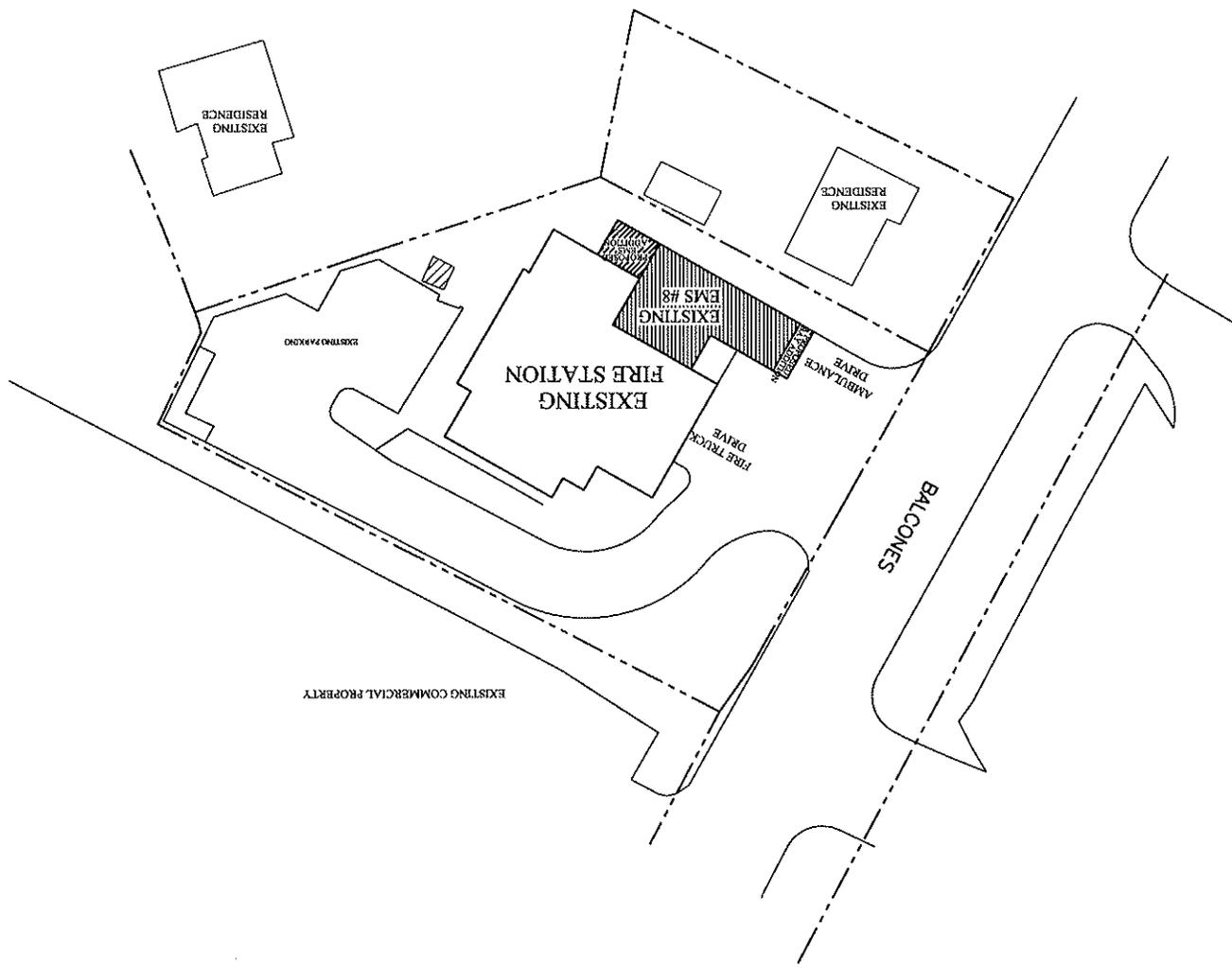


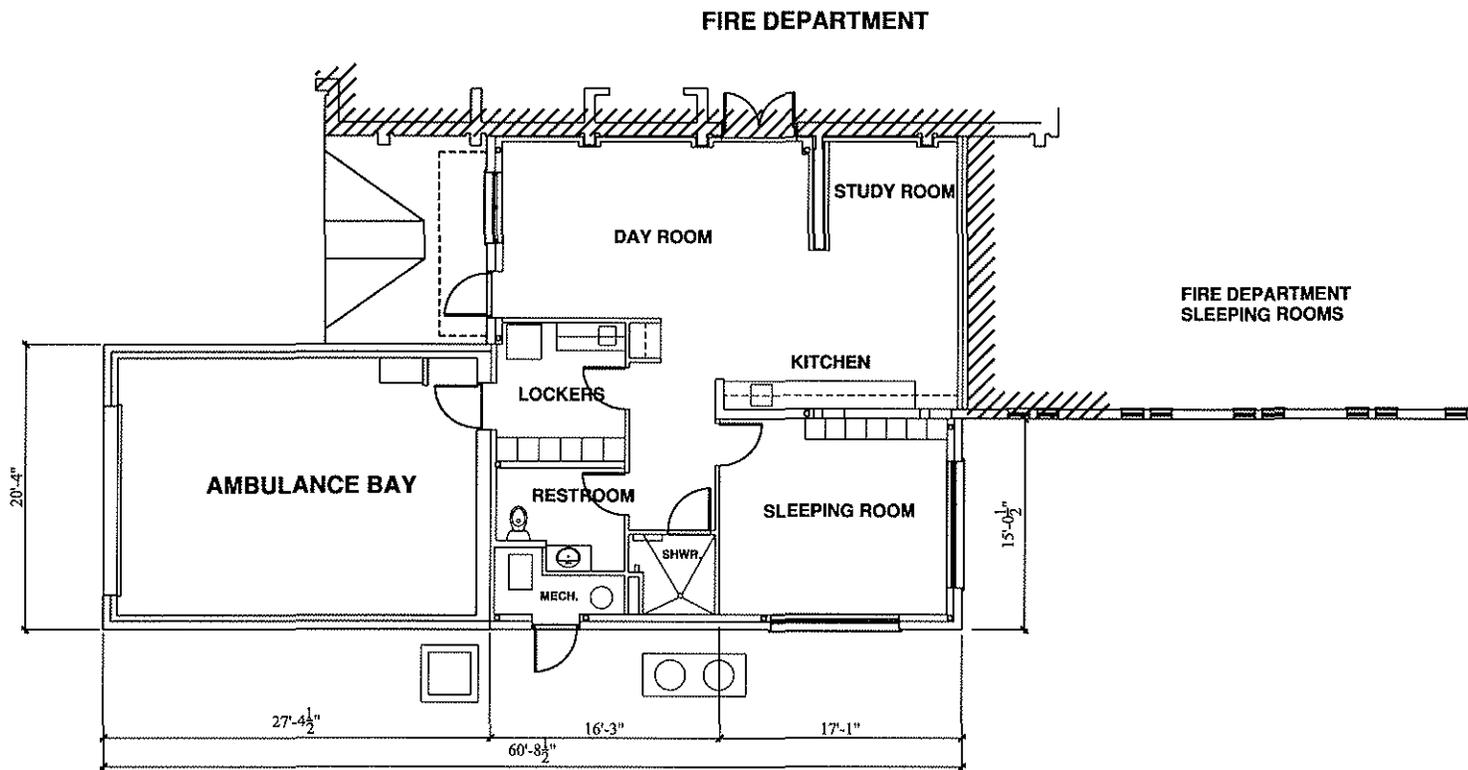
DATE: 5/9/05  
 SHEET NO. SK1  
 SCALE: AS NOTED  
 PROPOSED SITE PLAN  
 DRAWING:  
 TITLE: EMS #8  
 AUSTIN-TRAVIS COUNTY  
 EMERGENCY MEDICAL SERVICE  
 5211 BALCONES DRIVE  
 AUSTIN, TEXAS  
 CONSULTANT:  
 PAUL MENDOZA  
 TX, R.A. 1423  
 5905  
 MENDOZA ARCHITECTURE, INC.  
 ARCHITECTURE/INTERIORS  
 SPACE PLANNING/ROOF CONSULTANTS  
 BUSINESS ADDRESS: 11000 N. BRIDGEWAY, SUITE 1000, DALLAS, TEXAS 75243  
 PHONE: (214) 343-1100

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES  
 NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION  
 DATE: MAY 9, 2005  
**PRELIMINARY**



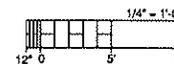
PROJECT NORTH  
 1 SK1  
 1" = 20'-0"  
**PROPOSED SITE PLAN EMS #8**





1  
EX2

EXISTING FLOOR PLAN EMS #8  
AS NOTED



**PRELIMINARY**

NOT FOR CONSTRUCTION  
DATE: MAY 9, 2005

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES  
NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION

**MENDOZA ARCHITECTURE, INC.**  
ARCHITECTS  
SPACE PLANNING / ROOF CONSULTANTS  
2001 CORDELL LANE, SPRINGWOOD TEXAS 77069  
BUSINESS (281) 596-5411

SCALE  
PAUL MENDOZA  
TX R.A. 14823  
5/9/05

CONSULTANT

**EMS #8**  
AUSTIN-TRAVIS COUNTY  
EMERGENCY MEDICAL SERVICE  
5211 BALCONES DRIVE  
AUSTIN, TEXAS

TITLE

REVISIONS:

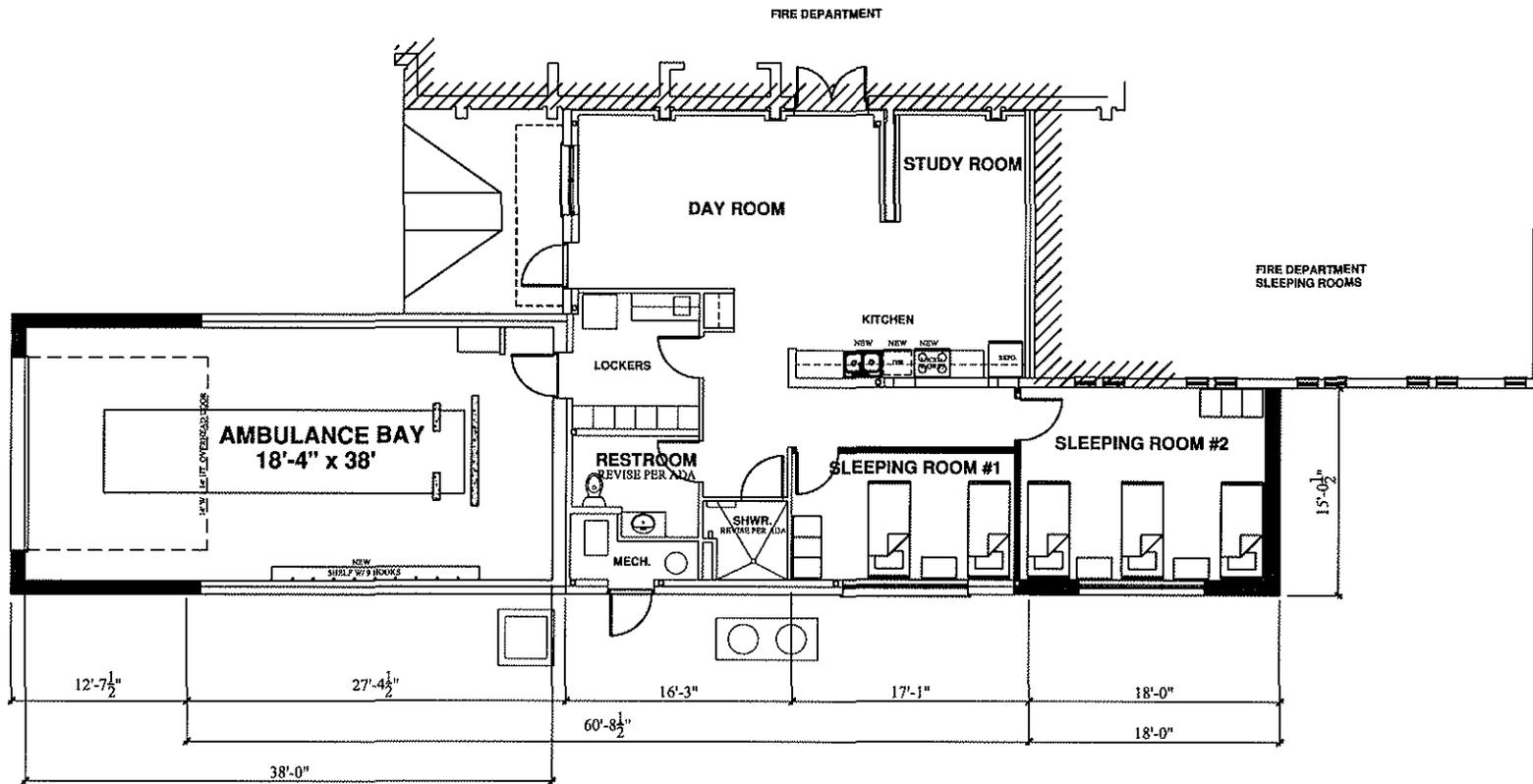
SHEET TITLE:  
EXISTING FLOOR PLAN

SCALE: AS NOTED

SHEET NO.

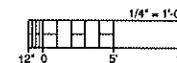
**EX2**

DATE: 5/9/05



1  
SK2

PROPOSED FLOOR PLAN EMS #8  
AS NOTED



**PRELIMINARY**

NOT FOR CONSTRUCTION  
DATE: MAY 9, 2005

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES  
NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION

**MENDOZA ARCHITECTURE, INC.**  
SPACE PLANNING / ROOF CONSULTANTS  
10001 COTTELL LANE, INTERWOOD TEXAS 77669  
HOUSTON, TEXAS 77055

PAUL MENDOZA  
TX. R.A. 14523  
5/9/05

**EMS #8**  
AUSTIN-TRAVIS COUNTY  
EMERGENCY MEDICAL SERVICE  
5211 BALCONES DRIVE  
AUSTIN, TEXAS

REVISIONS:

SHEET TITLE:  
PROPOSED FLOOR PLAN

SCALE: AS NOTED

SHEET NO.

**SK2**

DATE: 5/9/05