

AUSTIN-TRAVIS COUNTY EMERGENCY MEDICAL SERVICE



CITY OF AUSTIN

FEASIBILITY STUDY

EMS AMBULANCE
STATION NO. 11

5401 McCarty Lane
Austin, Texas



5/9/05

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May 9, 2005

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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. 11, located at 5401 McCarty Lane, 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.....	\$986,071
<input type="checkbox"/> Supplementary General Requirements.....	\$165,287
<input type="checkbox"/> Allowances.....	\$21,000
TOTAL OPINION OF PROJECT COST.....	\$1,172,358

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

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 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.



EMS #11 Front Elevation



EMS #11 & Fire Station Front Elevation



Side Elevation /Becket Street



Entrance Drive on McCarty Lane

EXISTING CONDITIONS

The 1,045 s.f., EMS Ambulance Station No. 11 was constructed and completed in 1987. The EMS station is a single story brick building with (1) Ambulance Truck Bay, (1) sleeping room, (1) day room, (1) restroom, (1) shower and (1) locker room. A kitchen, dining room and separate study area were not designed. *To the best of our knowledge renovations or additions to the facility have never been performed.*

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



Ambulance Truck Bay



Entrance/Exit Doors located in Ambulance Truck Bay



Day Room/Study Room



Sleeping Room

In accordance with the EMS Station Construction Requirements, dated 3/04/2005 the EMS Ambulance Station No. 11 constraints and concerns are that the entrance to the EMS station is through the Truck Bay, which violates building and fire codes. The Ambulance truck can not effectively enter the bay without the possibility of damaging the Ambulance truck or the building. The Entrance Drive will need to be modified and construct a bridge over detention pond in order to provide a clear path for the Ambulance Truck to enter or exit the facility. Living areas are compact and cramped. Numerous main spaces are inadequately sized per current standards. The following constraints and concern are as follows:

- **Building and Fire Code Violation:** EMS Entrance/ Exit door is located in the Truck Bay. Should have a separate entrance/exit directly to the exterior.
- **Building/Mechanical Code Violation:** No Plymovent Exhaust System within Truck Bay.
- **Building/Electrical Code Violation:** Truck is blocking access to the electrical subpanel. Truck could back into subpanel and cause building fire or electrocution.
- 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 only 2 personnel. Could expand and/or add another room.
- Entrance Drive is too narrow and needs to be enlarged to accommodate Ambulance Truck maneuvering.
- Restroom is not ADA compliance.
- Shower is not ADA compliance.
- No Breakroom, Kitchen or Dining Room
- No separate Study Room

SITE-LIMITATIONS AND RESTRICTIONS

RC&A obtained the following pertinent project data: site development plan (City of Austin Site Development Permit No. C14P-83-101), 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 RR land use zoning requirements since it is adjacent to the RR zone. The site restrictions for RR zone are:
 - Maximum impervious cover: 15% (Barton Springs Zone Limit)
 - Minimum setbacks:
 - Front yard: 40 ft
 - Street side yard: 25 ft
 - Interior side yard: 10 ft
 - Rear yard: 20 ft
 - Maximum building coverage: 20%
- If the proposed building expansion and the required site improvements exceed the impervious cover, setback line, and building coverage limits, the applicant would need 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 "Revision" to the current site plan. "Revision" has longer review time and higher permit fee than "Correction".
- Water detention measures meeting current standards for the Barton Springs Zone 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 for the Barton Springs Zone will have to be implemented for the entire expansion area (about 825 sf) since this would fall under the City's "redevelopment" rules. Due to the size of the expansion, instead of the traditional water quality control measures required for the Barton Spring Zone, the City may consider alternative water quality treatments.
- 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.
- Part of the site improvements includes the driveway expansion. Based on the current site plan and field observations, there are existing filtration and detention ponds located in the proposed driveway expansion area. It is planned that the expanded driveway be elevated and supported by piers so that the effectiveness of the ponds will not be impacted.

Table 1

EMS Station No. 11 (5401 McCarty Lane) 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
5401 McCarty Ln	Williamson Creek (Suburban, Barton Springs Zone)	(136343) [13.3]	(17400) [.40]	12.8	15 (Controls)	RR (based on adjacent property's land use zoning)	Yes	25	Based on the watershed conditions, this site can add up to approximately 3000 sf of new IC. Note that this represents the limit of new IC based on the watershed conditions. The amount of expansion may be much less due to site constraints (setbacks, Water Quality and Detention Ponds requirements, etc.). Based on the Brendler/Dove and Martinez & Wright Engineers, Inc. site plan dated 10-20-1987 (permit no. C14P-83-101), this project was exempt from the comprehensive watershed ordinance.

Potential Expansion	WQP & DP
Expand the bay northward by about 15' (approximately 450 sf), add in a wing eastward of the bay (approximately 115 sf) and expand the EMS station southward (approximately 260 sf). Total expansion is approximately 825 sf. New impervious cover (IC) is about 555 sf.	Water quality measures meeting current standards will be required for the entire expansion area. Water detention measures meeting current Barton Springs Zone 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 building/site investigation, we discovered that EMS Station No. 11's only entrance/exit door was located within the Truck Bay and Truck Bay has no exhaust ventilation (Plymovent) system which is of great concern due to violation of Building, Mechanical and Fire Codes. Furthermore, the Ambulance Truck Bay and sleeping quarters are inadequately sized per the current EMS station standards. The Ambulance Truck Bay rear wall was cut-out to allow truck to park within the bay area. The truck is also blocking the electrical subpanel for the EMS station. We have researched the site and the building to address the concerns 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 and to achieve the most optimum design solution in meeting the EMS standards and priorities. The following design ideas were considered:

- Existing 1,045 square feet facility will be renovated and expanded to a total of 1,885 square feet.
- Expand the Ambulance Truck Bay and storage compartments.
- Enlarge the Ambulance Truck Bay overhead door.
- Add Plymovent with the Truck Bay
- Expand all living areas, including sleeping areas.
- Expand and design separate kitchen, dining room.
- Add Decontamination Area
- Design separate day room and study room.
- Gut the existing interior and redesign.
- Add Bunker Gear Lockers
- Redesign Entrance Drive on McCarty Lane

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

- Total building expansion is approximately 840 square feet.
- The majority of the expansion will be situated on pervious cover. Net increase in IC is approximately 555 square feet.
- New water quality treatment method(s) meeting the Barton Springs Zone requirements will be required to treat storm water runoff from the building expansion or an equivalent area.

PROJECT TIME LINE

- Architecture/Engineering Design Phase..... 5 months
- Permitting Phase;..... 6 months
Bidding Phase, Council Approval and Contract Award
- Construction Phase..... 8 months

EMERGENCY MEDICAL SERVICE

STATION NO. 11

AUSTIN-TRAVIS COUNTY

EMERGENCY MEDICAL SERVICE

OPINION OF COST

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Date: 8-May-05

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

DIVISION 1- GENERAL REQUIREMENTS

01310	Security Personnel	8	Week	\$0	\$0	\$840	\$6,720	\$6,720
01450	Field Testing (Soil and Steel Fabrication)	1	LS	\$0	\$0	\$5,850	\$5,850	\$5,850
01500	Field Office/Storage/Equipment/Phone	4	Mo.	\$0	\$0	\$535	\$2,140	\$2,140
01500	Temporary Utilities	1	LS	\$1,200	\$1,200	\$600	\$600	\$1,800
01500	Portable Toilet	6	Mo.	\$95	\$570	\$0	\$0	\$570
01560	Barricades	140	LF	\$5	\$700	\$3	\$420	\$1,120
01580	Project Sign	1	LS	\$250	\$250	\$125	\$125	\$375
01590	Equipment Rental	1	LS	\$4,500	\$4,500	\$1,000	\$1,000	\$5,500
01740	Job Site Cleaning	1	LS	\$0	\$0	\$2,250	\$2,250	\$2,250
01740	Final Cleaning	1	LS	\$0	\$0	\$3,750	\$3,750	\$3,750
01750	Project CloseOut	1	LS	\$0	\$0	\$800	\$800	\$800
SUB-TOTAL DIVISION 1						\$7,220	\$23,655	\$30,875

DIVISION 2- SITE CONSTRUCTION

02050	Site Utilities Water & Waste Water	1	LS	\$1,000	\$1,000	\$2,000	\$2,000	\$3,000
02220	Selective Building Demolition	1045	SF	\$6	\$6,270	\$12	\$12,540	\$18,810
02225	Concrete Saw Cutting (Plumbing)	50	LF	\$4.00	\$200	\$50.00	\$2,500	\$2,700
02225	Asphalt/Concrete Demolition	565	SF	\$2.00	\$1,130	\$4.50	\$2,543	\$3,673
02225	Disposal and Dump Charges	1	LS	\$0	\$0	\$3,300	\$3,300	\$3,300
02300	Site Mobilization	1	LS	\$5,000	\$5,000	\$5,000	\$5,000	\$10,000
02300	Water Detention Control Measures	1	LS	\$10,000	\$10,000	\$10,000	\$10,000	\$20,000
02300	Water Quality Pond (Retention/Irrigation)	1	LS	\$20,000	\$20,000	\$20,000	\$20,000	\$40,000
02370	Erosion Controls	400	LF	\$1	\$400	\$1	\$400	\$800
02766	Pavement Repair and New Markings	1	LS	\$4,000.00	\$4,000	\$4,000	\$4,000	\$8,000
02770	Curb and Gutters	60	LF	\$12.00	\$720	\$6	\$360	\$1,080
02775	Sidewalk Repairs	60	SF	\$4.25	\$255.00	\$2	\$120	\$375
02820	Tree Protection	1	LS	\$100	\$100	\$150	\$150	\$250
02850	Elevated Driveway Expansion	1	LS	\$10,000	\$10,000	\$15,000	\$15,000	\$25,000
02920	Revegetation	500	SF	\$5	\$2,500	\$3	\$1,500	\$4,000
02930	Tree Planting	1	LS	\$3,500	\$3,500	\$4,000	\$4,000	\$7,500
SUB-TOTAL DIVISION 2						\$65,075	\$83,413	\$148,488

DIVISION 3- CONCRETE

03300	Building Foundation (Slab on Grade)	840	SF	\$6	\$5,040	\$10	\$8,400	\$13,440
SUB-TOTAL DIVISION 3						\$5,040	\$8,400	\$13,440

Mendoza Architecture, Inc.

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

DIVISION 4- MASONRY (NOT USED)

					\$0	\$0	\$7	\$0	\$0
SUB-TOTAL DIVISION 4 (NOT USED)					\$0	\$0	\$0	\$0	\$0

DIVISION 5- METALS

05120	Structural Misc. Metals	1	LS	\$800	\$800	\$1,600	\$1,600	\$2,400
05120	Steel Lintels	1	LS	\$180	\$180	\$255	\$255	\$435
05120	Structural Columns	160	LF	\$10	\$1,600	\$24	\$3,840	\$5,440
05120	Structural Beams	140	LF	\$10	\$1,400	\$24	\$3,360	\$4,760
05120	Bracing	1	LS	\$800	\$800	\$1,200	\$1,200	\$2,000
05120	Structural Joists	960	LF	\$8	\$7,680	\$16	\$15,360	\$23,040
05310	Steel Deck	1880	SF	\$1.60	\$3,008	\$1.60	\$3,008	\$6,016
05500	Steel Access Ladder with Cage	15	VLF	\$60	\$900	\$25	\$375	\$1,275
SUB-TOTAL DIVISION 5					\$16,368	\$28,998		\$45,366

DIVISION 6- WOOD AND PLASTIC

06160	Sheating 5/8" Exterior Gypsum Board	2500	SF	\$0.30	\$750	\$1	\$2,500	\$3,250
06410	Sink and Cabinets at Decon Area	8	LF	\$200	\$1,600	\$50	\$400	\$2,000
06270	Bay Area Shelving and Hooks	18	LF	\$15	\$270	\$12	\$216	\$486
06270	Storage Shelving above Wash Area	8	LF	\$8	\$64	\$12	\$96	\$160
06270	Storage Shelving Medical Closet	20	LF	\$8	\$160	\$12	\$240	\$400
06410	Custom Cabinets (Kitchen Cabinetry)	24	LF	\$230	\$5,520	\$20	\$480	\$6,000
06410	Casework (Study)	8	LF	\$22	\$176	\$12	\$96	\$272
06620	Solid Surface Countertops Kitchen	20	LF	\$60	\$1,200	\$25	\$500	\$1,700
SUB-TOTAL DIVISION 6					\$9,740	\$4,528		\$14,268

DIVISION 7- THERMAL AND MOISTURE PROTECTION

07210	Building Wall R13 Insulation	2500	SF	\$0.30	\$750	\$0.65	\$1,625	\$2,375
07210	Building Ceiling R30 Insulation	1880	SF	\$0.60	\$1,128	\$1	\$1,880	\$3,008
07410	Metal Roofing Repairs/Tie-In	800	SF	\$3.50	\$2,800	\$2.50	\$2,000	\$4,800
07510	Built-Up Roofing	1880	SF	\$4	\$7,520	\$4	\$7,520	\$15,040
07650	Flexible Roof Base Flashing/Tie-in	100	LF	\$8	\$800	\$12	\$1,200	\$2,000
07700	Metal Coping & Blocking	215	LF	\$12	\$2,580	\$8	\$1,720	\$4,300
07920	Caulking and Sealants	1	LS	\$1,000	\$1,000	\$400	\$400	\$1,400
SUB-TOTAL DIVISION 7					\$16,578	\$16,345		\$32,923

DIVISION 8- DOORS AND WINDOWS

08110	Hollow Metal Frame and Door	2	Ea.	\$355	\$710	\$80	\$160	\$870
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	5	Ea.	\$650	\$3,250	\$75	\$375	\$3,625
08710	Door Hardware	4	Ea.	\$350	\$1,400	\$125	\$500	\$1,900
08830	Restroom Mirrors	1	Ea.	\$175	\$175	\$75	\$75	\$250
SUB-TOTAL DIVISION 8					\$12,240	\$3,925		\$16,165

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

DIVISION 9- FINISHES

09220	Stucco	2500	SF	\$4	\$10,000	\$10	\$25,000	\$35,000
09250	Drywall & Metal Studs: Int. & Ext.	1	LS	\$10,000	\$10,000	\$12,500	\$12,500	\$22,500
09300	Ceramic Tile/waterproofing	1	LS	\$2,400	\$2,400	\$1,800	\$1,800	\$4,200
09500	Acoustical Ceilings	1045	SF	\$1.75	\$1,829	\$1.25	\$1,306	\$3,135
09651	Resilient Rubber Base	500	LF	\$0.75	\$375	\$0.75	\$375	\$750
09720	Heavy Duty Wallcovering (Hallways)	700	SF	\$1.25	\$875	\$0.75	\$525	\$1,400
09900	Interior Painting/Wall Finish	600	LF	\$4	\$2,400	\$8	\$4,800	\$7,200
09930	Concrete Floor Stain	1045	SF	\$1.50	\$1,568	\$1.50	\$1,568	\$3,135
09930	Bay Concrete Floor Seal	600	SF	\$1.50	\$900	\$1.50	\$900	\$1,800
09930	Bay Floor Epoxy Paint	200	SF	\$8	\$1,600	\$9	\$1,800	\$3,400
SUB-TOTAL DIVISION 9					\$31,946		\$50,574	\$82,520

DIVISION 10- SPECIALTIES

10120	Tack and Visual Display Boards	2	Ea	\$570	\$1,140	\$100	\$200	\$1,340
10430	Exterior Building Signage Letters	12	Ea	\$75	\$900	\$25	\$300	\$1,200
10505	Bunker Gear Lockers for Bay Area	6	Ea	\$325	\$1,950	\$50	\$300	\$2,250
10505	Closet Lockers	6	Ea	\$188	\$1,128	\$50	\$300	\$1,428
10505	Kitchen Storage Lockers	6	Ea	\$150	\$900	\$20	\$120	\$1,020
10505	Shower Lockers	6	Ea	\$40	\$240	\$15	\$90	\$330
10525	Fire Equipment and Cabinets	2	Ea	\$100	\$200	\$80	\$160	\$360
10800	Toilet and Bath Accessories	1	LS	\$1,200	\$1,200	\$400	\$400	\$1,600
SUB-TOTAL DIVISION 10					\$7,658		\$1,870	\$9,528

DIVISION 11- EQUIPMENT

11450	Residential Appliances (Allowance)	1	LS	\$0	\$0	\$0	\$0	\$0
11450	Ice Maker	1	Ea.	\$1,700	\$1,700	\$180	\$180	\$1,880
Allowance item shown at end of Cost Estimate								
SUB-TOTAL DIVISION 11					\$0		\$180	\$1,880

DIVISION 12- FURNISHINGS

12492	Blinds/Shutters	5	Ea	\$275	\$1,375	\$75	\$375	\$1,750
12560	Furniture -Allowance	1	LS	\$0	\$0	\$0	\$0	\$0
Allowance item shown at end of Cost Estimate								
SUB-TOTAL DIVISION 12					\$1,375		\$375	\$1,750

DIVISION 13- SPECIAL CONSTRUCTION

13710	Security/Smoke Alarm System	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

15060	Plumbing Demolition	1	LS	\$0	\$0	\$1,500	\$1,500	\$1,500
15400	General Plumbing Fixtures & Accessories	1	LS	\$2,800	\$2,800	\$6,800	\$6,800	\$9,600
15730	Roof Top Air Conditioner (5 Ton) & curbs	2	Ea.	\$3,200	\$6,400	\$1,800	\$3,600	\$10,000
15768	Infr-Red Unit Gas Heater (Bay)	1	Ea.	\$465	\$465	\$200	\$200	\$665
15810	General Mechanical Ductwork & Access.	1	LS	\$1,200	\$1,200	\$1,800	\$1,800	\$3,000
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	\$600	\$600	\$600
SUB-TOTAL DIVISION 15					\$23,615		\$26,810	\$50,425

DIVISION 16- ELECTRICAL

16055	Selective Electrical Demolition	1	LS	\$2,400	\$2,400	\$3,800	\$3,800	\$6,200
16100	General Electrical Power and Lighting	1	LS	\$8,500	\$8,500	\$18,500	\$18,500	\$27,000
16100	Ambulance Electrical Reel	1	Ea.	\$150	\$150	\$50	\$50	\$200
SUB-TOTAL DIVISION 16					\$11,050		\$22,350	\$33,400

OPINION OF COST SUMMARY

DIVISION COST BREAKDOWN	% of SUB-TOTALS	LABOR	TOTAL
Division 1-General Requirements	6%	\$23,655	\$30,875
Division 2-Site Construction	31%	\$83,413	\$148,488
Division 3-Concrete	3%	\$8,400	\$13,440
Division 4-Masonry	0%	\$0	\$0
Division 5-Metals	9%	\$28,998	\$45,366
Division 6-Wood & Plastic	3%	\$4,528	\$14,268
Division 7-Thermal & Moisture Control	7%	\$16,345	\$32,923
Division 8-Doors & Windows	3%	\$3,925	\$16,165
Division 9-Finishes	17%	\$50,574	\$82,520
Division 10-Specialties	2%	\$1,870	\$9,528
Division 11-Equipment	0%	\$180	\$1,880
Division 12-Furnishings	0%	\$375	\$1,750
Division 13-Special Construction	0.29%	\$450	\$1,400
Division 14-Conveying Systems	0%	\$0	\$0
Division 15-Mechanical	10%	\$26,810	\$50,425
Division 16-Electrical	7%	\$22,350	\$33,400
SUB-TOTALS	100%	\$271,872	\$482,428

Labor Burden	36%	x Labor	\$97,874
Sub-Total			\$580,302
General Conditions	10%		\$58,030
Sub-Total			\$638,332
Overhead & Profit	15%		\$95,750
Sub-Total			\$734,081
Contractor's Permit Fees	1%	x SUB-TOTALS	\$2,412
Performance and Payment Bonds	3%		\$22,022
*SUB-TOTAL OPINION OF COST			\$758,516
SALES TAX	0%		\$0
Sub-Total			\$758,516
Difficulty/Size/Location Factor	15%		\$113,777
Sub-Total			\$872,293
CONTINGENCY ALLOWANCE	15%	(Schematic Design Phase)	\$113,777
TOTAL OPINION OF COST			\$986,071

SUPPLEMENTARY GENERAL REQUIREMENTS

Architecture/Engineering	12%	x *SUB-TOTAL OPINION OF COST	\$91,022
Civil Engineering/Surveying	4%	x *SUB-TOTAL OPINION OF COST	\$30,341
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	\$7,585
Texas Dept. of Licensing and Regulation (ADA) Plan Review and Building Inspection Fee			\$955
Sub-Total Supplementary Fee(s)			\$143,728
Contingency	15%	x Sub-Total Supplementary Fee(s)	\$21,559
SUB-TOTAL			\$165,287

ALLOWANCES

Furniture	\$15,000
Residential Appliances	\$6,000

TOTAL OPINION OF PROJECT COST	\$1,172,358
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DATE: 5/9/05

SHEET NO. EX1

SCALE: AS NOTED

SHEET TITLE: EXISTING SITE PLAN

REVISIONS:

PROJECT: EMS #11

AUSTIN-TRAVIS COUNTY
EMERGENCY MEDICAL SERVICE
5401 MCCARTY LANE
AUSTIN, TEXAS

CONSULTANT:

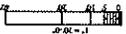
SEAL: PAUL MENDOZA
TX, P.A. 14623
5/9/05

MENDOZA ARCHITECTURE, INC.
ARCHITECTS
SPACE PLANNING / ROOF CONSULTANTS
32001 COZBELL LANE SPRINGWOOD TEXAS 77066
BRANDSBOURG, TEXAS 77781 (512) 292-9411

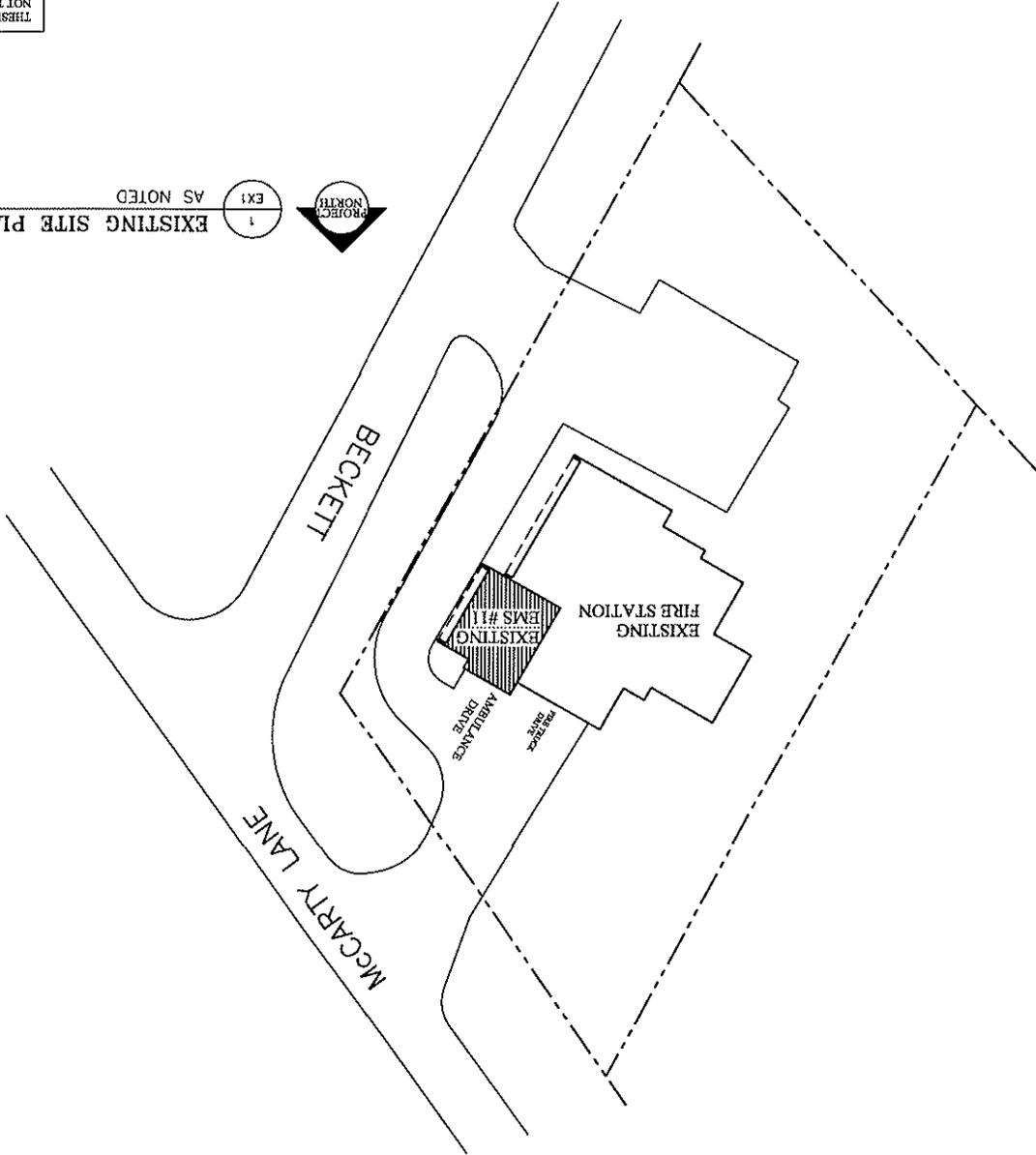
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DATE: MAY 9, 2005

PRELIMINARY



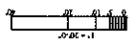
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AS NOTED
EXISTING SITE PLAN EMS #11



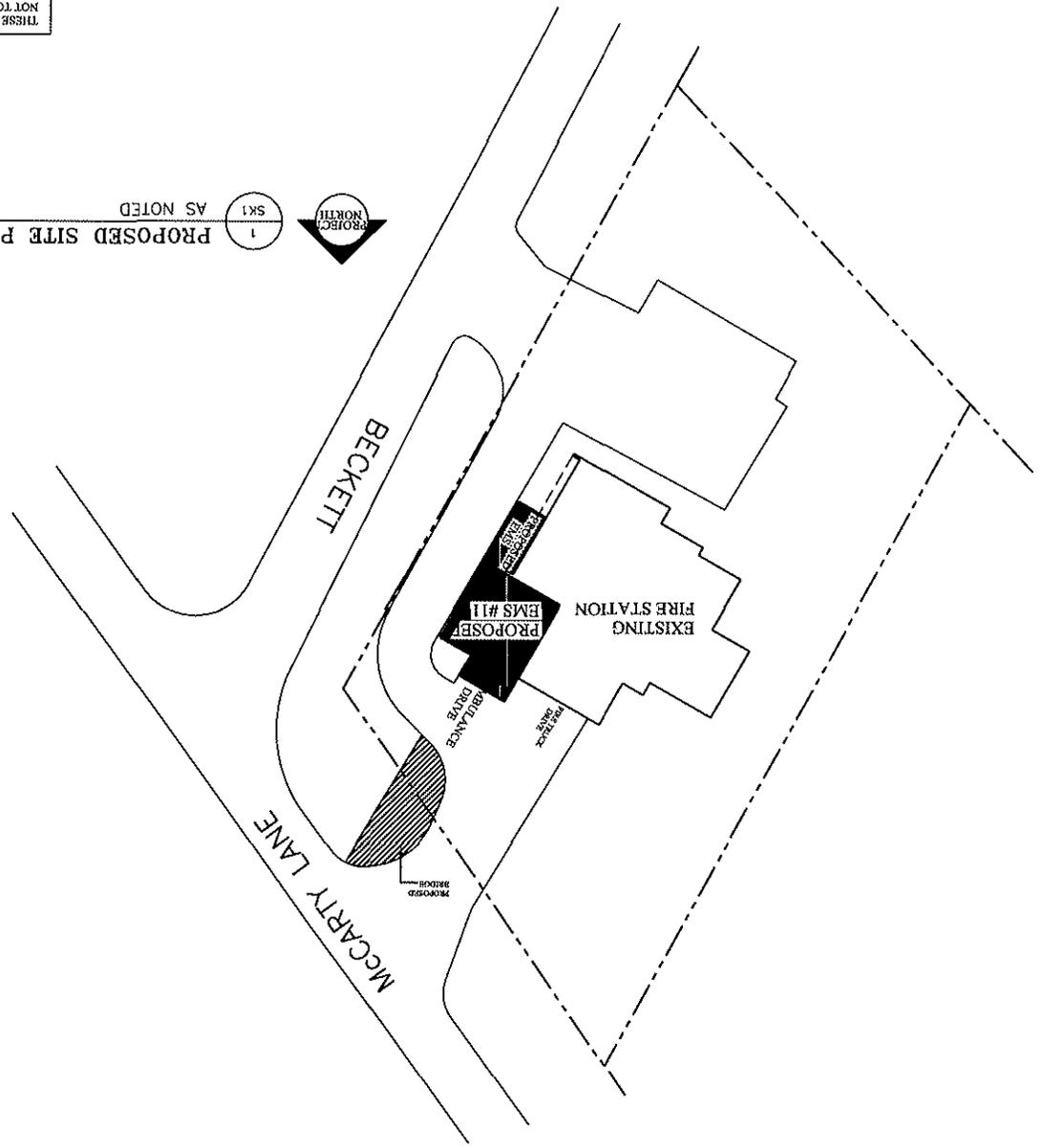
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 SCALE: AS NOTED
 PROPOSED SITE PLAN
 REVISIONS:
 TITLE: EMS #11
 AUSTIN-TRAVIS COUNTY
 EMERGENCY MEDICAL SERVICE
 5401 MCCARTY LANE
 AUSTIN, TEXAS
 CONSULTANT:
 SEAL: PAUL MENDOZA
 T.Y. E. A. 1423
 57005
 MENDOZA ARCHITECTURE, INC.
 ARCHITECTS AND PLANNERS
 2001 COOPER LANE, SPRINGWOOD, TEXAS 76082-2911
 PH: (817) 485-2911

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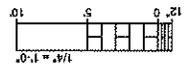
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 AS NOTED
 PROJECT NORTH
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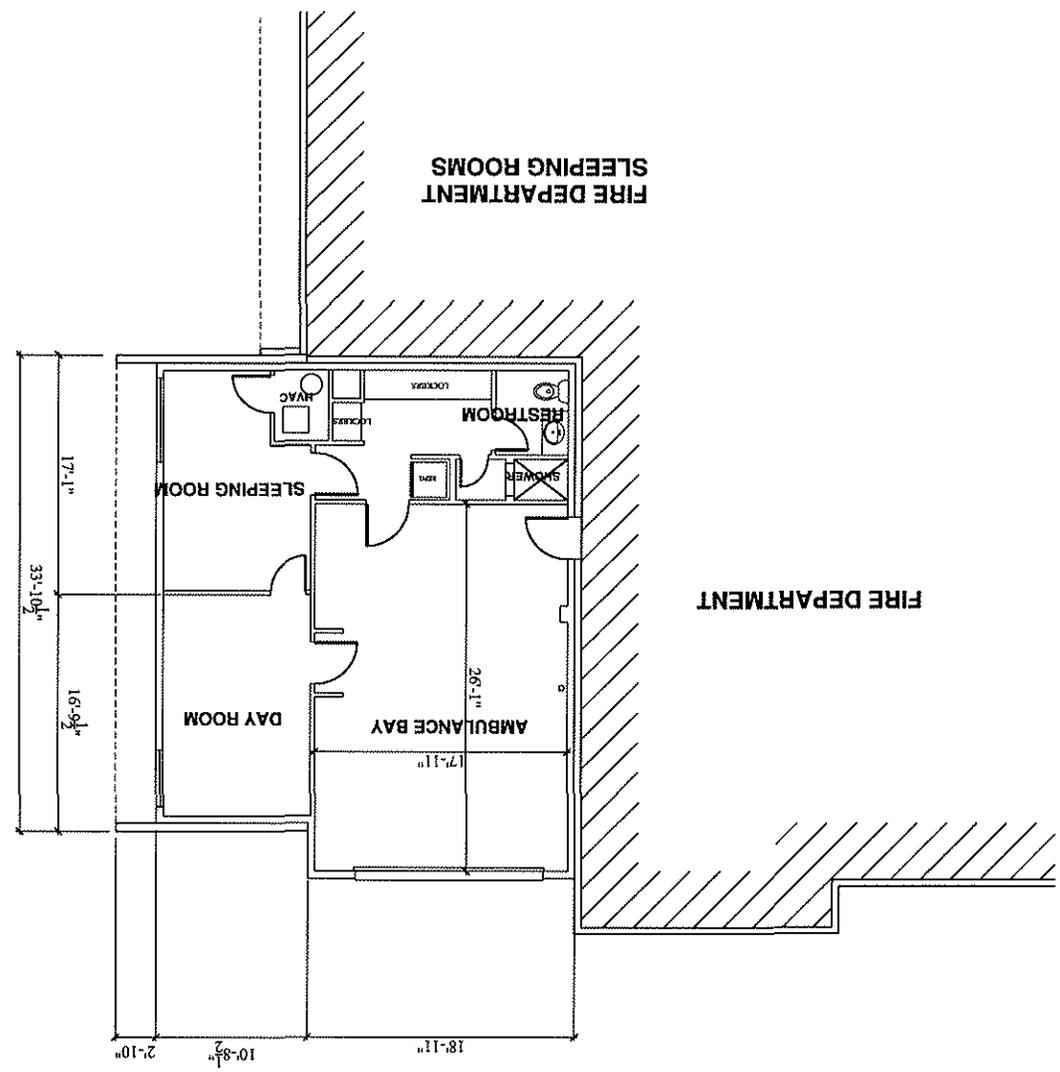
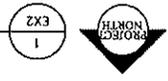
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EX2
 SHEET NO.
 SCALE: AS NOTED
 SHEET TITLE: EXISTING FLOOR PLAN
 REVISIONS:
 TITLE:
EMS #11
 AUSTIN-TRAVIS COUNTY
 EMERGENCY MEDICAL SERVICE
 5401 MCCARTHY LANE
 AUSTIN, TEXAS
 CONSULTANT:
 SEAL
 PAUL MENDOZA
 P.E. R.A. 14923
 5/9/05
 MENDOZA ARCHITECTURE, INC.
 ARCHITECTS/INTERIORS
 SPACE PLANNING/ROOF CONSULTANTS
 3201 GOSWELL LANE, SPRINGWOOD, TEXAS 76082
 BUSINESS PHONE: 817.380.1111

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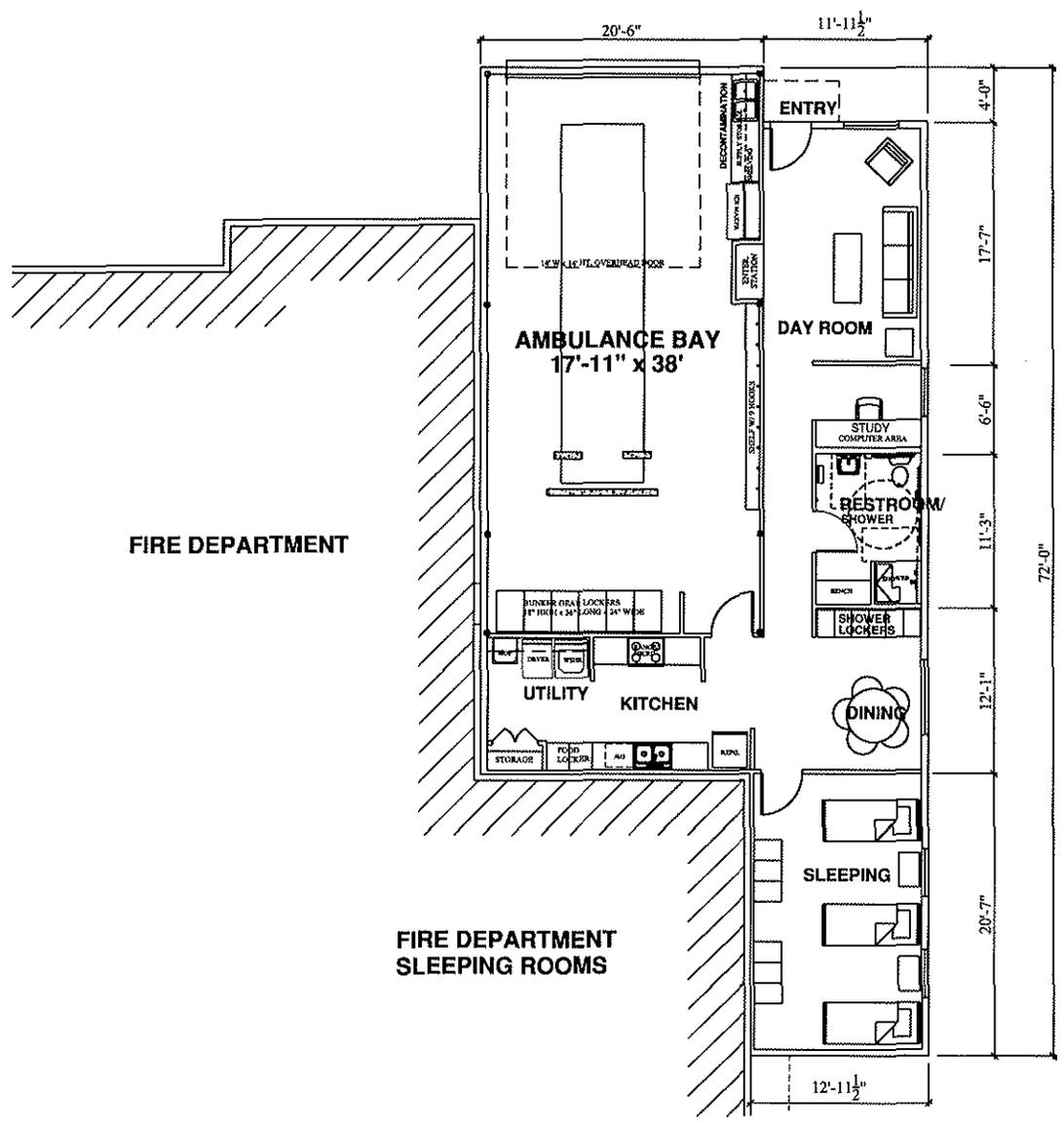


EXISTING FLOOR PLAN EMS #11
 NTS



FIRE DEPARTMENT
 SLEEPING ROOMS

FIRE DEPARTMENT



MENDOZA ARCHITECTURE, INC.
 ARCHITECTS/INTERIORS
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 2901 CORDELL LANE, MICROWOOD, TEXAS 78666
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PAUL MENDOZA
 TX. R.A. 14533
 35905

CONSULTANT

EMS #11
 AUSTIN-TRAVIS COUNTY
 EMERGENCY MEDICAL SERVICE
 5401 MCGARTY LANE
 AUSTIN, TEXAS

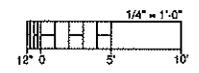
REVISIONS:
 SHEET TITLE:
 PROPOSED FLOOR PLAN
 SCALE: AS NOTED

SHORT NO.
SK2
 DATE: 5/9/05



1
 SK2
 NTS

PROPOSED FLOOR PLAN EMS #11



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