

**CITY OF NAPLES
PURCHASING DIVISION
CITY HALL, 735 8TH STREET SOUTH
NAPLES, FLORIDA 34102
PH: 239-213-7100 FX: 239-213-7105**

ADDENDUM NUMBER 2

| NOTIFICATION DATE: | BID TITLE: | BID NUMBER: | BID OPENING DATE & TIME: |
|--------------------|--|---------------|------------------------------|
| 04/20/15 | FIRE RESCUE STATION DESIGN ARCHITECT – ENGINEERING SERVICES | 15-034 | 05/08/2015 2:00PM |

**THE FOLLOWING INFORMATION IS HEREBY INCORPORATED INTO,
AND MADE AN OFFICIAL PART OF THE ABOVE REFERENCED BID.**

The following clarifications are issued as an addendum identifying the following for the referenced solicitation.

These are responses to submitted written questions:

- 1) My firm is a new architecture firm (Founded June 2014) however, me personally as the principal architect and as well as my team of sub consultants all have prior relevant experience. Would this still be deemed compliant?

ANSWER: No. Refer to TAB B first bullet, page 21.

- 2) Are there any requirements of location of proposed firm?

ANSWER: The City desire is to select the most qualified firm.

- 3) Also it states under post design services may include construction observation, etc. Does this need to be demonstrated at this time these services may be included? For site visits we would have to team up with a local firm, however everything else can be handled by our offices here.

ANSWER: The firm/team need to demonstrate capabilities in all aspects of this project. Construction observation is not a significant component of the selection process.

- 4) Please confirm that your Request for Proposal - 15-034 "Fire Rescue Station Design Architect - Engineering Services" is in effect a qualification based selection. Also, the term "proposal" typically indicates that the City would be expecting that fees be included as part of the submittal which is contrary to qualification based selection process described in FS Chapter 287.005.

ANSWER: The selection process is qualification based. No fees are being requested for a Firm's submittal. General Conditions are the City's boiler plate verbiage of a Bid/Proposal. The City of Naples abides by FS 287.055 in particular when letting out a Proposal for Professional Services as required in a two-step process. First 287.055(4) Competitive Selection and next 287.055(5) Competitive Negotiation with the "...most qualified firm..."

IMPORTANT MESSAGE

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID COVER SHEET.

5) What would be the form of contract governing the project? Would we be looking at a standard AIA Document or a City of Naples Contract.

ANSWER: City of Naples Contract; Professional Services (CCNA) Agreement.

Attachment A: Facility Review and Site Analysis - Fire Station No. 1

###

IMPORTANT MESSAGE

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID COVER SHEET.

Attachment A

Facility Review and Site Analysis

for

City of Naples

Fire Station No. 1

Naples, Florida

City of Naples Council

Bill Barnett, Mayor
Doug Finlay, Member
Teresa Heitmann, Member
Gary B. Price II, Member
Sam J. Saad III, Member
John F. Sorey III, Vice Mayor
Margaret Dee Sulick, Member

Architect

Disney & Associates, PA
1865 Veterans Park Drive
Suite 301
Naples, Florida 34109
Ph. 239.596.2872

June 7, 2010

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1.0 INTRODUCTION

1.1 BACKGROUND

The City of Naples Fire Department contacted Disney & Associates, PA, Architects to conduct a review and visual non-destructive analysis of the existing Fire Station No. 1, located at 835 8th Avenue South, Naples, Florida.

Review of the facility is requested due to the existing structure condition exterior and interior and recent Fire Department Inspections that have revealed deficiencies. Fire Department understanding of structures and construction revealed questions and issues for review, and current Fire Department requirements for facilities are unmet by the existing conditions.

Services for analysis and review were initially discussed March 2010 with a following authorization for review under Purchase Order #056436 dated May 12, 2010.

The basic stated Goals for the Analysis are three (3) parts;

1. Review of the existing structure to determine the condition of the facility and report the findings.
2. Review an adjacent parcel of land for the possible construction of a replacement Fire Station.
3. Provide an estimate of Probable Cost in the event the adjacent parcel will accommodate a Fire Station.

1.2 REVIEW PROCESS AND OBJECTIVES

The review process has included the following work tasks:

- A) Analysis of the site and existing Buildings.
- B) Visual inspection of the existing buildings by the Architect.
- C) Analysis of the surrounding community and impact for the Facility upon and in the community and the neighborhood.
- D) Identification of issues found to be unsatisfactory as outlined by the review goals and process objectives.
- E) Review of issues and planning with City of Naples Building, Planning and Zoning, and representatives of the City of Naples Fire Department.
- F) Development of a Plan to allow continued Fire Department Operations at the existing Facility during any proposed construction.
- G) Assessment of important functional relationships and development of a conceptual site plan of the Fire Station Facility.
- H) Cost of a replacement facility.

The Project Review presumptions utilized for the report are as follows:

- ❖ The existing structure is a building of Importance for the City of Naples and should survive a Major Storm event for post storm recovery efforts.
- ❖ The structure shall be compliant with the Codes of the State of Florida and the City of Naples.
- ❖ The facility shall accommodate the functional requirements of the City of Naples Fire Department.
- ❖ The facility shall provide for the public safety of the citizens of the City of Naples.
- ❖ The facility shall provide a safe, comfortable and attractive living environment for the firefighter occupants.
- ❖ In the event of a new facility construction, the proposed site shall accommodate the program and space requirements as outlined by the City of Naples Fire Department.

City of Naples Fire Station No. 1 – Facility Review and Site Analysis

- ❖ Site design associated with a new facility shall comply with current City of Naples Site Development requirements, setbacks, buffers, Architectural design, and storm water run-off & submission requirements.
- ❖ This analysis and report shall be completed and delivered to The City of Naples Fire Department not later than 4:30 PM, June 10, 2010.

2.0 EXISTING BUILDING REVIEW AND ANALYSIS

2.1 GENERAL INFORMATION

Existing Facility Visual Survey has been undertaken consisting of researching, assembling, reviewing and supplementing information involving alterations and additions to existing facilities photography; field measurements; review of existing design data; analysis of existing structural, mechanical and electrical capabilities. It is important to note that during the short time available for the review, construction drawings for the existing building were located within the City of Naples Building Department and utilized for the analysis of the structure and prior wind design capacities. The review has relied upon the electronic files provided by the City of Naples Building Department and visual non-destructive observations.

Discovered in our survey were numerous areas of concern for use of the structures for the next 20 years. We have attached in Appendix A photos of the exterior of the building, and in Appendix B photos of the interior of the building. The supporting structure behind the replacement doors is not replaceable and was not originally designed to comply with the current wind loads requirements, which are 140 mph basic speed at this location.

Disney & Associates, PA has been provided a program of spaces and related square footages for Fire Station No. 1. We have attached this program as Appendix C.

2.2 EXISTING BUILDING REVIEW

The Architect visited the site of the existing building and completed a visual inspection of the facility. Photographs were taken and additional photos were requested of truss space and roof clips to perimeter beam connection. Plans were acquired for the City of Naples Building Department archive and have been reviewed. The Architect visited with the City of Naples Building Official, Mr. Paul Bollenback, and discussed the existing structures.

Basic Study and drawing review findings:

1. The existing structure is located at 835 8th Avenue South, Naples, Florida.
2. The structure was constructed under building permit issued 09-19-1994, Permit number 94002497.
3. The certificate of Occupancy was issued 02-13-1995.
4. The structure is located in Flood Zone AE with a base flood elevation of 10' NGVD. The existing apparatus Bay Floor is elevation 6.0' NGVD.
5. The original design documents indicate the Architect was Gee & Jensen, Engineers-Architects-Planners, Inc. Commission number 91367.1 dated 08-17-1994.
6. The existing plans do not indicate the code design utilized, however the Standard Building Code in force at the date of the permit issuance was the 1991 version with related Standard codes for the Fire Prevention, Mechanical and Plumbing requirements with the 1992 amendments.
7. Existing structure wind design as indicated in SBC 1991 was 110 mph maximum. There is no indication on the plans as to the actual wind speed or pressure design and thus the code minimum of 110 mph is presumed.
8. Utilities were reviewed consisting of confirmation and adequacy of utilities serving the site. Determination of requirements for connections to utilities, generally required by the developed plan, appears to be adequate or can be upgraded to support any renovation and repair of the facility.

Building review findings and comments:

Exterior:

1. Electrical power to the structure is provided by an FPL transformer location on the North face of the structure. The transformer is placed on grade and is NOT above the flood elevation. In a storm event all power will be lost to the building as the transformer will be underwater.
2. Emergency Power generation is inadequate to operate the entire facility. It is our understanding that a separate engineering study is underway or completed that may connect Fire Station No. 1 to the City Hall back-up electrical generator. We are unaware of the full findings of the study or proposed revisions. We have been advised that the existing City Hall back-up Generator is of size that is inadequate for the full building operation of either facility. Additional research may be necessary on the

interconnection with City Hall. Currently Fire Station No. 1 has very limited emergency power generation capability in a storm event FPL power outage.

3. The existing structure consists of shallow concrete spread footing foundations supporting concrete masonry bearing walls and a pre-fabricated wood truss roof structure. The exterior finish is painted stucco and the roofing material is indicated on the drawing as a pre-finished standing seam metal roof.
4. Existing soffits and vents are deteriorated with paint peeling.
5. Exterior wall and soffit areas at numerous points of the structure indicate heavy mildew and lack of routine painting and maintenance.
6. Bahama style shutters at the exterior of the building are not tagged in a manner to determine if the component will remain in place during a high level wind event.
7. Electrical service disconnects are located exterior on the surface of the wall face at below flood level elevation.
8. Apparatus Bay doors do not have impact rating tags apparent. We have found no indication on the original drawings to reveal the level of protection offered by these large glass and metal overhead doors.

Interior:

9. The facility appears to be very fully utilized to the point of being crowded in many areas.
10. Interior door frames are rusted through at the floor in numerous locations.
11. The facility is not designed to accommodate male and female fire fighters as there is no physical separation.
12. Bunker Gear is hung and stored within the Apparatus Bay and not separately. Personal Protective Equipment (PPE) stored in the engine room is exposed to diesel exhaust which is a known carcinogen. It is also exposed to ultra violet rays from the sun and the fibers are ultimately degraded versus storing the equipment in lockers located within a dry, cool space. Wet protective clothing fails to dry adequately and thus is subject to mold while soaking up diesel exhaust. This equipment is extremely expensive and it should be secured in lockers within a separate cool, dry room.
13. The Apparatus Bay is utilized to house the exercise equipment and is not separated from the vehicular areas. Firefighters are exposed to diesel exhaust while working out. Studies have shown that diesel exhaust hangs in the air as the trucks continue to exit and enter the apparatus bays. Diesel exhaust coats and covers all surfaces within the engine room.

14. Custodial supplies and materials are stored in the Apparatus Bay due to lack of a dedicated closet.
15. There is not a dedicated flammable storage area for fluids and solvents, and these materials are mixed with other storage in maintenance closet.
16. There is a general inadequacy of storage in the facility.
17. The Day Room is undersized for the staff utilization.
18. HVAC supply and return grilles are rusted and in need of replacement.
19. Equipment rooms are full beyond capacity.
20. Numerous wall areas are indicating mold and moisture penetration.
21. Shower areas appear to be leaking into adjacent spaces. This may be a leaking shower pan under the tile.
22. Kitchen area range hoods lack suppression systems. Range hoods lack fire suppression systems and thus are in violation of the fire codes.
23. Electrical Panels are blocked by stored materials due to lack of space.
24. Cabinets are worn to the point of needing replacement.
25. Windows are sealed shut with no availability to open and allow fresh air into the building. This is a critical item when understanding the facility does not currently operate under full generator power.
26. The building has a distinct unpleasant odor noticeable upon entry. This is especially noticed in certain areas such as the bunk rooms, day room.
27. The facility is not ADA compliant and cannot accommodate physically disabled taxpayers or visitors for facility tours or more specifically emergency shelter needs during a storm, etc. Firehouses should be a place of refuge if needed and this facility fails to offer proper protection for employees and citizens.
28. The Collier County EMS Ambulance housed at this location is kept outside and exposed to the elements of weather since there is no room for vehicle housing. The vehicle is subject to theft and/or damage as it sits outside 24/7.
29. Collier County EMS personnel are housed separately in a stand alone building next to the firehouse and thus suffer from a proper lack of communication and coordination of efforts throughout the 24-hour shift.
30. The facility lacks a firehouse alerting system. There is no system in place to alert firefighters of an emergency incident other than the radio system which operates in an open speaker fashion 24/7.

NFPA and ISO require a dedicated audio and visual system to ensure that personnel clearly are notified that a response is needed. This is a critical component to ensure that personnel are notified and leave quarters within 30-seconds.

2.3 FLORIDA BUILDING CODE COMPLIANCE

Review of the existing facility and comparison of the original construction to the Building Code of the period indicated no serious lack of compliance of the original construction or design.

The repair of the existing building is possible and would be a large undertaking. In making repair and renovation of the existing facility, the extent of the renovation will determine the level of compliance with the current Florida Building Code that will be required. The Florida Building Code (FBC) recognizes renovation as a function of construction and sets levels of alteration based upon the extent of renovation. In the event the renovations and repairs exceed 50% of the Area of the existing structure Chapter 4, section 405 sets this as an Alteration Level 3. This Alteration Level 3 is further defined in Chapter 8 and generally requires compliance with the current FBC requirements in total. There are certain exceptions, however, the facility exceeds most exceptions and full compliance would be required for the vast majority of the existing facility.

The current Florida Building Code and City of Naples criteria require the structure to resist 140 mph wind speeds plus the 1.15 importance factor for critical importance.

Fire Station No. 1 will be critical in the recovery from a storm Disaster and as such the structure of the facility must remain intact for the operations and post storm recovery. This importance is recognized by the Florida Building Code and may require a factored increase design stated as 1.15 of the code requirement. The design pressures under this requirement would be the equivalent of 161 mph wind speeds with the related wind loading pressures (positive and negative).

2.4 STORM EVENT EMERGENCY OPERATION

The City of Naples Fire Station No. 1 in its current condition may not be suitable for Storm Event Occupancy and Post Storm Operations.

The Apparatus must be relocated to an alternate site during a storm to avoid being trapped or damaged by rising water levels. All personnel remaining at the site will be trapped by rising water. This condition exists for most buildings in the general area.

2.5 FEMA - FLOOD ELEVATION

A review of the Federal Emergency Management Agency (FEMA) flood maps for the area of the facility site indicates the Facility is located in **flood zone “AE-10” NAVD**. The facility Apparatus Bay floor is constructed at elevation 6.0’ NGVD with the main occupied level at elevation 10.0’ NGVD.

The current facility is non-compliant under the current FEMA requirements by roughly 1.3’.

2.6 REVIEW CONCLUSIONS

The conclusion of the existing facility visual survey is that the cost of saving the structures will equal or exceed the cost of a new facility, and there would be deficiencies in the completed renovation that are not correctable. Extensive study beyond the scope of this report would be required to determine the wind loading design of the existing structure in the as-built condition and modification to comply with the current conditions of 161 mph and related wind pressures. Based on the drawing review, the structure is designed for no more than 110 mph wind speeds as was required by the Building Code in force at the time of original construction. Further, the percentage of renovation of the existing structures would exceed 50% of the area of the building and will trigger the full compliance with current Florida Building Code requirements. This would include all systems consisting of Structural, Plumbing, Mechanical, Electrical, Life Safety and Fire Protection.

Budget realities will be a critical factor in any decision to correct the existing conditions or replace the facility. In this time of economic down turn, the construction budget will go further than only a few years ago and renovation initially may appear to be a good alternative to replacement of the existing facility. We have reviewed other factors and additionally understand that the Fire Station must continue to operate during any time of renovation and repair. The continuation of operation would require a phased construction and an increased length of time of construction with related increase in cost.

A review of the existing facility in comparison to the outlined space requirements indicates that **the program cannot be accommodated in the existing facility area and configuration.** The fact of a building addition in conjunction with the renovation and repair of the facility will again trigger full compliance with the current building codes. Additionally, the site being adjacent to the City Hall is fully developed and fully utilized, and land area with proper vehicular circulation will be extremely challenging and costly.

While our review is somewhat limited in scope, we have studied the existing building plans to determine if compliance with current Florida Building Code is possible. In all areas but two (2), we can state that code compliance is extensive and expensive, but possible. Plumbing, Mechanical, Electrical, Fire Protection (sprinkler and alarm) can be updated or replaced to comply with the current FBC requirements. The building Structure currently would not comply with the wind loading requirements outlined in the FBC and FEMA standards. Without further and extensive structural study, we are unable to state that Code compliance will be possible. In review with the City of Naples Building Official, Mr. Paul Bollenback, it was clear that the challenge would be great to reuse the structure in compliance with current loading requirements. It was indicated to us that the likelihood of cost feasible success would be very slight.

It is our opinion that the combination of factors as listed above, and on the preceding pages, illustrates that the repair and renovation of the existing facility will not be possible for the reasons outlined.

3.0 PROPOSED NEW SITE REVIEW

3.1 PROGRAM REQUIREMENTS

The City of Naples Fire Department provided guidance to the Architect in the form of written Program Projections and this Space Program information is bound herein as Appendix C. These Program requirements are intended to communicate the purpose for which the buildings are to be used and the essential elements and physical needs of the programs to be served. The directions in the program requirements are sufficiently broad as to provide basic design direction and sufficiently general as to utilize the creative expertise of the professional Architect charged with developing the building plan. The Program requirement documents are included as a part of this report and bound herein as Appendix C.

The development of the Program Requirements and this concept Site Plan is *not necessarily a guarantee* that the exact listing of square footage or statement of furnishings will be included in the completed structure. These are guide posts and are necessarily specific and general at the same time. Many factors are reviewed and carefully considered during the development of any project. Budgets, schedules, staffing, project phasing, changing philosophy, innovations and experimental ideas, will all alter the requirement for this, or any project. These ideas of the evolving and constant need to remain flexible are encouraged during the continued development of the project in the event it is authorized.

In the development of the conceptual site plan, very preliminary discussions have been undertaken with City Development staff. The Architect has held meetings with the Building Official, Planning and Zoning and the Naples Fire Department. Documents related to utilities have been reviewed and provided from the City Engineer.

It is anticipated that the development of a new Fire Station will bring with it the opportunity for increased efficiency for both physical operations and also environmental efficiency. The use of current technology in building lighting, HVAC, thermal and possibly solar are very positive benefits of new construction. The

energy saving old to new building should be substantial and further development of energy conservation should be encouraged with the final building design.

Additionally the code required enhanced structure may qualify this project for matching State of Federal funding from multiple sources and grants.

3.2 PLANNING EVALUATION CRITERIA

1. How does the conceptual site plan function ?
2. Impact upon traffic, site access, site circulation.
3. Impact upon site usage / parking.
4. Impact upon the neighborhood.
5. Image / Appearance
6. Traffic and pedestrian circulation in neighborhood
7. Landscaping, trees
8. Noise Impact

3.3 ZONING AND PLANNING REQUIREMENTS

1. How does the conceptual site plan function ?

The **Conceptual Site Plan** proposes a building layout that is linear along the North property line. A multi-level building configuration is utilized for the proposed New Fire Station and allows the differing access points, functions and vehicle sizes to be accommodated.

The concept plan arranges the new facility functions in a manner that allows the business functions easy public access at the street corner on the West end of the site. The dormitory and day room functions are to the East and adjacent to the abutting existing residential. Centered is the Apparatus Bay with large vehicle access to the north.

It is anticipated that the new structure shall be located on the site in a manner that will allow full function of the fire apparatus. The larger vehicles will be required to back into the parking bay within the building and it is our understanding that this is an acceptable function. The optimal function for the Apparatus would eliminate backing, however the site depth prohibits this function. An added benefit is the building as a buffer for the residents along the South property line.

Parking of standard size vehicles is presumed to be to the south property line and along the existing alley.

On-site utilities were studied for the work of this concept site plan, estimating future needs for on-site electrical service and distribution, water supply and distribution, site drainage, sanitary sewer collection and disposal, storm water collection and disposal, central-plant mechanical systems, fire systems, emergency systems, security, pollution control, site illumination, and communications systems. Existing on-site utilities appear to accommodate the construction of new facilities.

It is understood that the proposed project would need to comply with the City Design Standards, FEMA requirements and current Building and Zoning requirements. Submittal of the project as a conditional use for zoning review will be required. Additionally, final building design review would be required by the City Design Review Board with a subsequent review of Art or a monetary contribution.

} ?

2. Impact upon traffic, site access, site circulation.

The existing traffic patterns will be generally unrevised by the proposed project. The difference is the use of the alley south of the project site to access the standard vehicle parking for the facility. The apparatus access is currently to 8th Avenue South and shall remain with the proposed layout. Residences to the immediate south of the proposed facility will no longer view a public parking lot.

Circulation will generally utilize the public rights of way and the public access alley. The on site circulation is limited to fire fighter parking in the rear of the structure.

3. Impact upon site usage / parking.

The impact upon the site is generally stated as revision from a public parking lot to a fully developed Fire Station structure and pedestrian circulation. The existing public parking lot is anticipated to relocate to the old Fire Station site on the City Hall parcel of land.

4. Impact upon the neighborhood.

The proposed Fire Station will be located approximately 100' south of the current location and as such the immediate adjacent neighbors at the current location will view a new public parking area in lieu of the Fire Station Building. The neighbors abutting the new structure location will be reversed and the view shall be a new Fire Station structure in lieu of the public parking.

Duration of the construction would be the issues of possible negative impact. Positive impact items are the better aesthetics described in the next section. The facility will be required to comply with the Landscaping and Architectural design requirements of the City of Naples.

The facility will always generate traffic that may be perceived by the neighbors as a negative. Building improvements for the overall Impact should be generally positive for the neighbors, however it should be expected that any revision will generate some complaint.

5. Image / Appearance

The image of the proposed facility is not yet developed or required as a part of this review and report. Building design at this juncture would be premature as funds have not been allocated by the City for the development of the project.

It is however envisioned that a great enhancement can be made to the proposed site as compared to a public parking facility. Easy pedestrian access to the general office areas at the street intersection and direct access along the public sidewalk to the City Hall entry plaza.

6. Traffic and pedestrian circulation in neighborhood

The overall traffic patterns are not revised by the Concepts presented in this conceptual plan. Construction traffic will be a concern only for short periods of time. The traffic to and from the new Facility appears to be nearly the same as is generated currently. The shift in pattern and relocation of the public parking to a location adjacent to City Hall should be a positive factor in moving the function away from the adjacent residential occupancy. A future Traffic Impact Study may be one method of confirming that there is not an impact.

7. Landscaping, trees

There are no large quantities of existing mature trees to be saved at this site. The new landscaping surrounding the facility will enhance the overall appearance of the abutting sites. The planned landscaping will be in compliance with the City of Naples landscape requirements. A very positive and attractive image is economically produced with the use of Landscaping. We highly recommend enhancing the facility development with quality landscape design.

8. Noise Impact

There appears to be no major difference to the neighborhood noise impact at the site. The activities planned are currently in operation directly across 8th Avenue South.

3.4 SITE ACCESS

Major and primary site access remains generally 8th Avenue South and shall remain with the proposed layout. Secondary site access shall be via the alley to the south of the project site.

3.5 CONCLUSIONS

The proposed site is of size to accommodate the proposed facility with adequate public utilities and no apparent zoning or code related restrictions that are unreasonable to accommodate in a final building and site design.

4.0 CONCEPT SITE PLAN

4.1 CONCEPT SITE PLAN DRAWING

Please see the concept Site plan drawing on the following sheet.

4.2 CONSTRUCTION PHASING CONCEPT

The construction may be initiated on the proposed site upon issuance of a building permit. The existing public parking will be temporarily displaced during the initial phase of construction. The existing building may remain occupied with little disruption to the current Fire Department operations. Obviously some minor inconveniences for construction sequence may occur, but this matter should be very minor and easily accommodated.

A proposed sequence of construction is outlined as follows:

- 1) Relocate existing parking and remove meters and signage as may be present and required.
- 2) Construct the Fire Station facilities and fully develop the site.
- 3) Relocate the Fire Station operation to the new facility.
- 4) Demolish the existing Fire Station and EMS facility.
- 5) Construct the new parking at the location of the demolished building adjacent to City Hall.

Please note that all sequence data provided is conceptual and is subject to revision upon review by other Professionals. Presentation of data herein is for concept only.

5.0 PROBABLE COST

5.1 PRELIMINARY ESTIMATE OF PROBABLE COST

This Concept Plan does not include services for the broad scope development of an Opinion of Probable Cost for the project(s). The information provided herein is the Architect's best estimate based upon his experience and knowledge of the Naples construction market. The Architect has consulted a local General Contractor for a general confirmation and review of the costs presented. The costs indicated are construction costs only and furniture fixtures and equipment data and all soft costs should be separately considered.

Program Data is not available for estimates on equipment, furnishings, permits and soft costs. Cost data is based upon costs at the date of this report for Construction Cost ONLY. Demolition and rehabilitation of the existing Fire Station structure are limited to the building demolition only. Projections for future construction must be tabulated adding inflation and cost escalation. Time frames for replacement of the facilities are not accounted in this report.

Preliminary Estimate of Probable Cost

Overall Site

| | |
|--|------------|
| Demolition parking / site – 25,700 sf @ \$1/sf | \$ 25,700 |
| Site Development – estimate | \$ 200,000 |
| Site Lighting – 10 fixtures @ \$1,500 ea. | \$ 15,000 |
| FPL Service – estimate | \$ 20,000 |
| Landscape and Irrigation – estimate | \$ 40,000 |
| | <hr/> |
| Subtotal | \$ 300,700 |

Proposed New Fire Station

| | |
|--------------------------------|-------------|
| 24,872 sf @ \$96 / gsf average | \$2,387,712 |
| | <hr/> |
| Subtotal | \$2,387,712 |

Demo Old Fire Station

| | |
|---|------------|
| Demolition structure 8,300 sf @ \$4.50 / sf | \$ 37,350 |
| New Parking and lighting – estimate | \$ 175,000 |
| | <hr/> |
| Subtotal | \$ 212,350 |

OA Subtotal \$2,900,762

Contingency 15% \$ 435,000

Overall Construction Costs \$3,335,762*

In providing opinions of probable construction cost, the Client understands that the Design Professional has no control over to cost or the price of labor, equipment or materials, or over the Contractor’s method of pricing, and that the opinions of probable construction cost provided herein are to be made on the basis of the Design Professional’s qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.

*Construction Cost ONLY (Excludes, Equipment, Furnishings, Professional Fees, Permits, Impact Fees, Testing, Surveys, Etc.)

Inflation factors for the future may vary and must be reviewed on a regular basis to confirm accuracy of the projected estimate of probable costs.