



LAKE WORTH FIRE STATION

a presentation by
EIKON Consulting Group



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INTRODUCTION

EIKON has created plans and elevations of the facility to reflect the intent of the City and Fire Department to complement the surrounding areas and provide a welcoming presence for the public.

OUR TEAM

BRAD
ISBELL

president



GREG
SCHON

executive architect



MORGAN
SCHROEDER

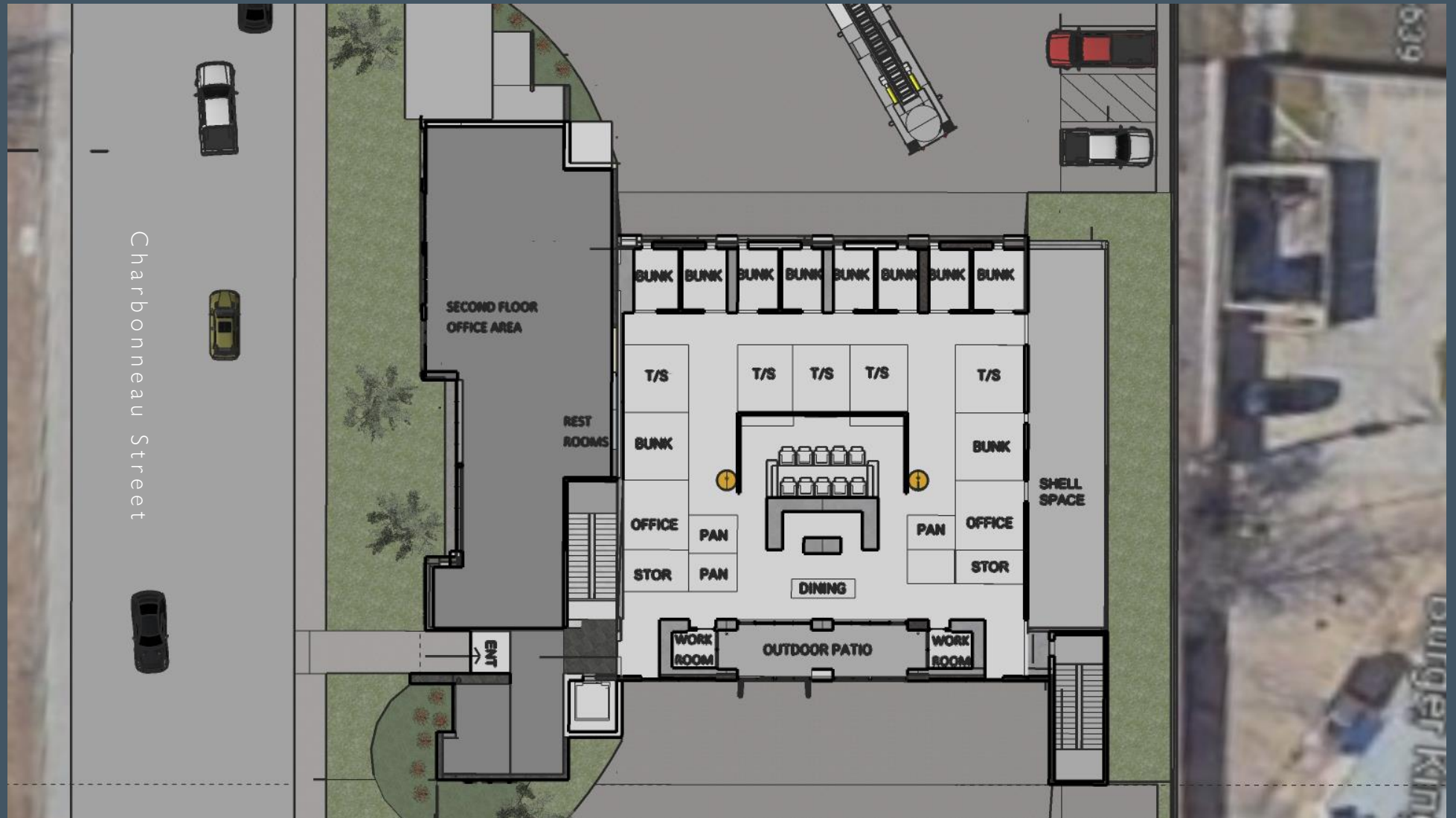
project coordinator



SITE PLAN / FIRST FLOOR



SITE PLAN / SECOND FLOOR



RENDERINGS



RENDERINGS



RENDERINGS



INTERIOR CONCEPTS



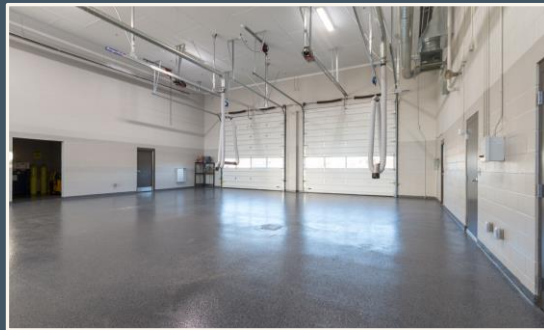
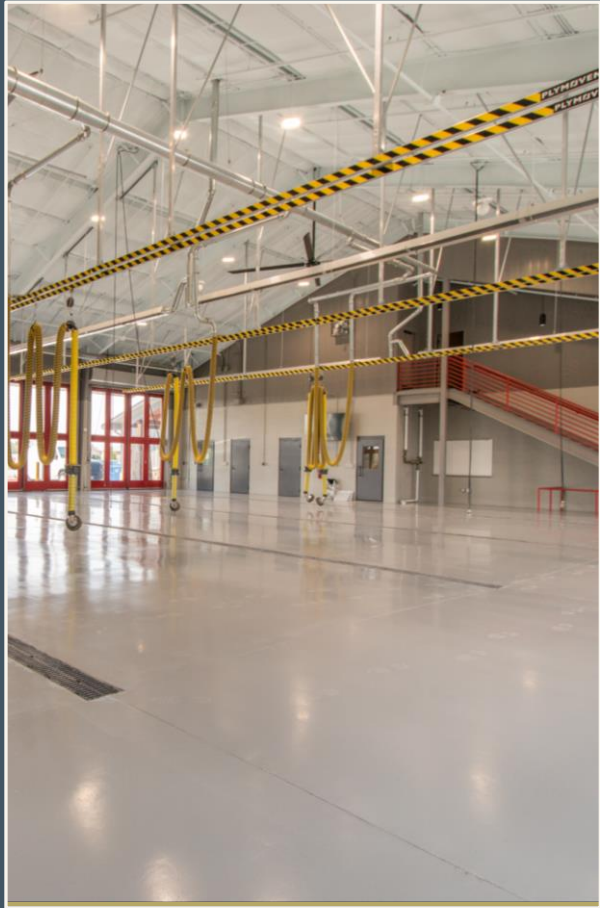
INTERIOR CONCEPTS



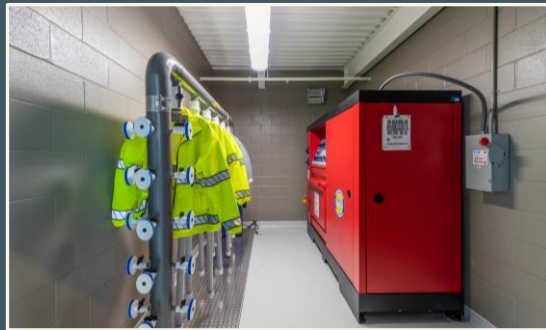
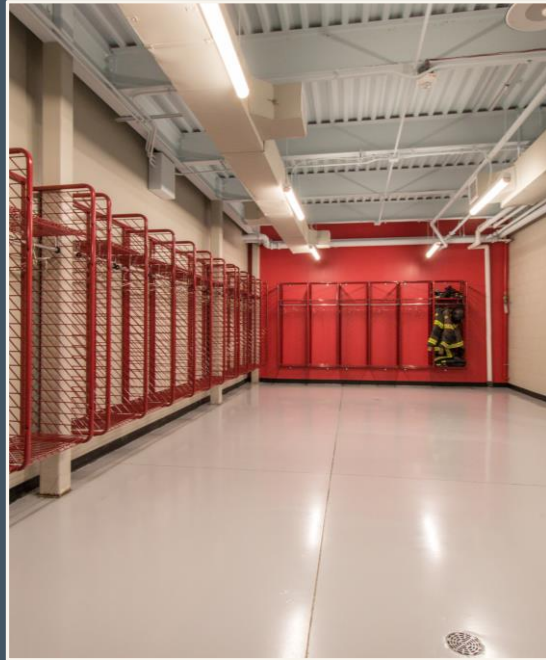
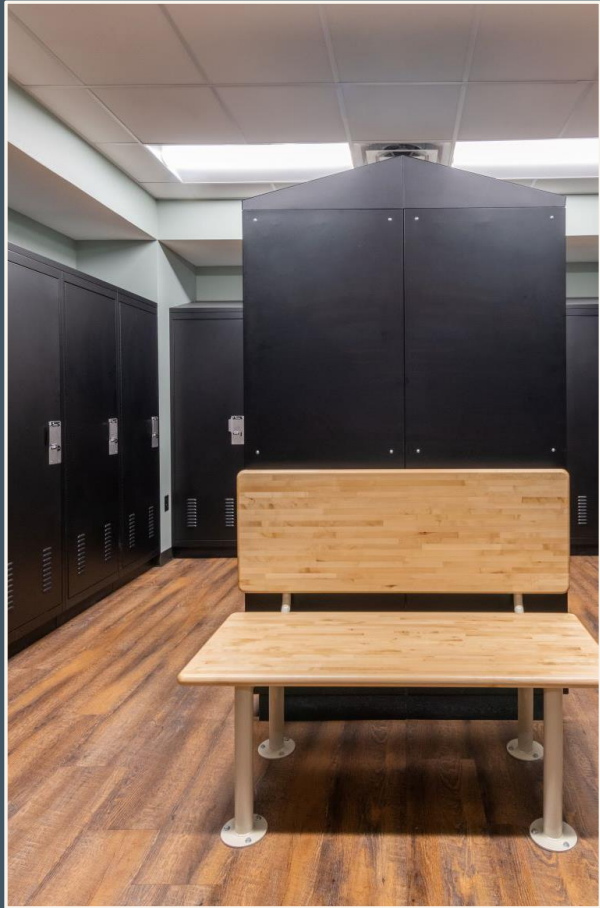
INTERIOR CONCEPTS



INTERIOR CONCEPTS



INTERIOR CONCEPTS



VARIANCES

Chapter 14 Zoning Regulations

Section 14.501 PF, Public Facilities Setbacks (*Items are the setbacks not meet)

- *Front Yard (min) 25ft
- *Side Yard (Interior) 5ft - East
- *Side Yard (Adjacent to residential) 15ft - West
- Rear Yard (min) 25ft
- Height (max) 35ft, 2 stories max, adjacent to residential

Section 14.610, Handicap Parking Spaces and Bicycle Parking

Per the Community Facilities, Educational and Institutional Uses Parking Requirements chart, a parking study is required for public safety facilities *regardless of study requirement for the entire personnel per shift will not be able to park on site

- Bicycle Requirement: 5% of their automobile parking requirement
 - Bike rack
- Parking Lot Landscape Standards: 1 island per 8 stalls
 - Planting Requirements: 90% of all planter islands must contain a minimum of 1 canopy tree with the remaining are in shrubs, ground cover, grasses or seasonal color.

VARIANCES

Chapter 14 Zoning Regulations

Section 14.612, Landscaping (*requirements most likely no able to be met)

- Minimum of 20% of the total are of the lot on which the new building is constructed shall be landscaped
- Not less than 40% of the total landscaping required by this article shall be located in the designated front yard
- All landscape material shall comply with visibility requirements of the City Code of Ordinances
- Modifications: Whenever there are practical difficulties involved in complying with the provisions of this article relating to landscaping such as the presence of existing facilities or unusual topography, the City Manager and/or designee may grant modifications in individual cases
- Variances and Appeals: Any applicant who desires a variance or elimination of the requirements herein or who desires to appeal a decision of the City Manager and/or designee shall file a written appeal with the Board of Adjustment

Section 14.613 Buffer yards (*requirement not able to be met)

- Width: Minimum width of 10ft is required between nonresidential and residential development and uses

OPTION ONE - CONCEPTUAL COST ESTIMATE



DEVELOP | DESIGN | DELIVER
CONCEPTUAL COST ESTIMATE

December 12, 2022

Lake Worth Fire Station Facility (Charbonneau St.) - Option 1

Design encompasses current environmental climate in regards to substantability and energy efficiency.

EOC BUILDING AREA (+/- SF)		1,200		
SECOND FLOOR LARGE SHELL AREA (+/- SF)		4,600		
SECOND FLOOR SMALL SHELL AREA (+/- SF)		1,900		
FIRE STATION BUILDING AREA (+/- SF)		27,000		
Description	Unit/(\$)	Area/Length	Total	Comments
MOBILIZATION/GENERAL CONDITIONS	\$ 40.00	27,000	\$ 1,080,000	
SELECTIVE DEMOLITION	\$ 2.50	13,500	\$ 33,750	
EXCAVATION AND SITE WORK	\$ 5.25	35,500	\$ 186,375	NO DETENTION ASSUMED
BUILDING FOUNDATION	\$ 55.00	27,000	\$ 1,485,000	MODERATE SOIL MODIFICATION AND SUSPENDED FOUNDATION
CONCRETE PAVING AREA	\$ 20.00	16,000	\$ 320,000	PAVING, PARKING AND APRONS
CONCRETE BUILDING STRUCTURES	\$ 150.00	1,200	\$ 180,000	EOC FRAMING ICC 500 SHELTER
METALS AND STEEL	\$ 33.00	27,000	\$ 891,000	
MASONRY	\$ 22.00	27,000	\$ 594,000	
LANDSCAPE	\$ 5.00	4,400	\$ 22,000	
CARPENTRY	\$ 18.00	27,000	\$ 486,000	
THERMAL/MOISTURE AND ROOFING	\$ 15.00	27,000	\$ 405,000	
DOORS/GLASS	\$ 45.00	27,000	\$ 1,215,000	BI-FOLD APPARATUS BAY DOORS - ALL
FINISHES	\$ 21.00	27,000	\$ 567,000	
SPECIALTIES	\$ 9.50	27,000	\$ 256,500	
FENCING/GATES	\$ 65.00	550	\$ 35,750	SECURITY FENCING (LF) AND GATES
PLUMBING	\$ 19.00	27,000	\$ 513,000	
MECHANICAL	\$ 25.00	27,000	\$ 675,000	
ELECTRICAL	\$ 43.00	27,000	\$ 1,161,000	ELECTRIC VEHICLE CHARGING/ENTIRE STATION ON GENERATOR
IT/SECURITY	\$ 9.00	27,000	\$ 243,000	5G SERVICES
SHELL SPACE MEZZANINES	\$ 35.00	6,500	\$ 227,500	MINOR FINISHES IN SHELL SPACES. HEAT, LIGHTS, DRYWALL/PAINT
SITE UTILITIES	\$ 300.00	275	\$ 82,500	NO EXTENSIONS OF MAIN LINES ASSUMED. ALL AVAILABLE AND ADEQUATELY SIZED.
Subtotal			\$ 10,659,375	
Contractor Fee		7.00%	\$ 746,156	Estimated
Contingency		3.00%	\$ 319,781	Recommended
Bonding/General Liability/Builder's Risk		1.25%	\$ 133,242	Typical
Subtotal		11.25%	\$ 11,858,555	This would be the Contractor's Bid
Construction Materials Testing		2.00%	\$ 213,188	Typical
Subtotal		13.25%	\$ 12,071,742	
Professional Service Fees		12.00%	\$ 1,279,125	Estimated; Architectural, Engineering, Construction Administration, Geotechnical, Survey and LA Included
Regulatory Fees		0.00%	\$ -	None Required
Furniture, Furnishings and Equipment		5.00%	\$ 532,969	Estimated
TOTAL			\$ 13,883,836	

NOTES

* This cost estimate is based on historical data from previous projects over the last 12-18 months for similar projects in size and scope. This is only an estimate and could be subject to changes in the economy and the market.

OPTION TWO - CONCEPTUAL COST ESTIMATE



CONCEPTUAL COST ESTIMATE

December 12, 2022

Lake Worth Fire Station Facility (Charbonneau St.) - Option 2

Design encompasses current environmental climate in regards to substantability and energy efficiency.

EOC BUILDING AREA (+/- SF)		1,200		
SECOND FLOOR LARGE SHELL AREA (+/- SF)		4,600		
SECOND FLOOR SMALL SHELL AREA (+/- SF)		1,900		
FIRE STATION BUILDING AREA (+/- SF)		27,000		
Description	Unit/(\$)	Area/Length	Total	Comments
MOBILIZATION/GENERAL CONDITIONS	\$ 40.00	20,500	\$ 820,000	
SELECTIVE DEMOLITION	\$ 2.50	13,500	\$ 33,750	
EXCAVATION AND SITE WORK	\$ 5.25	35,500	\$ 186,375	NO DETENTION ASSUMED
BUILDING FOUNDATION	\$ 40.00	20,500	\$ 820,000	MODERATE SOIL MODIFICATION AND SLAB ON GRADE FOUNDATION
CONCRETE PAVING AREA	\$ 20.00	16,000	\$ 320,000	PAVING, PARKING AND APRONS
CONCRETE BUILDING STRUCTURES	\$ 65.00	1,200	\$ 78,000	EOC FRAMING HARDENED ROOM
METALS AND STEEL	\$ 33.00	27,000	\$ 891,000	
MASONRY	\$ 22.00	27,000	\$ 594,000	
LANDSCAPE	\$ 5.00	4,400	\$ 22,000	
CARPENTRY	\$ 18.00	27,000	\$ 486,000	
THERMAL/MOISTURE AND ROOFING	\$ 15.00	27,000	\$ 405,000	
DOORS/GLASS	\$ 37.00	20,500	\$ 758,500	ROLL-UP APPARATUS BAY DOORS - ALL
FINISHES	\$ 21.00	20,500	\$ 430,500	
SPECIALTIES	\$ 9.50	20,500	\$ 194,750	
FENCING/GATES	\$ 65.00	0	\$ -	NO SECURITY FENCING OR GATES
PLUMBING	\$ 19.00	20,500	\$ 389,500	
MECHANICAL	\$ 25.00	20,500	\$ 512,500	
ELECTRICAL	\$ 40.00	20,500	\$ 820,000	ENTIRE STATION ON GENERATOR
IT/SECURITY	\$ 7.50	20,500	\$ 153,750	
SHELL SPACE MEZZANINES	\$ -	6,500	\$ -	NO FINISHES FOR THE SHELL SPACES
SITE UTILITIES	\$ 300.00	275	\$ 82,500	NO EXTENSIONS OF MAIN LINES ASSUMED. ALL AVAILABLE AND ADEQUATELY SIZED.
Subtotal			\$ 7,998,125	
Contractor Fee		7.00%	\$ 559,869	Estimated
Contingency		3.00%	\$ 239,944	Recommended
Bonding/General Liability/Builder's Risk		1.25%	\$ 99,977	Typical
Subtotal		11.25%	\$ 8,897,914	This would be the Contractor's Bid
Construction Materials Testing		2.00%	\$ 159,963	Typical
Subtotal		13.25%	\$ 9,057,877	
Professional Service Fees		12.00%	\$ 959,775	Estimated; Architectural, Engineering, Construction Administration, Geotechnical, Survey and LA Included
Regulatory Fees		0.00%	\$ -	None Required
Furniture, Furnishings and Equipment		5.00%	\$ 399,906	Estimated
TOTAL			\$ 10,417,558	

NOTES

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THANK YOU

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