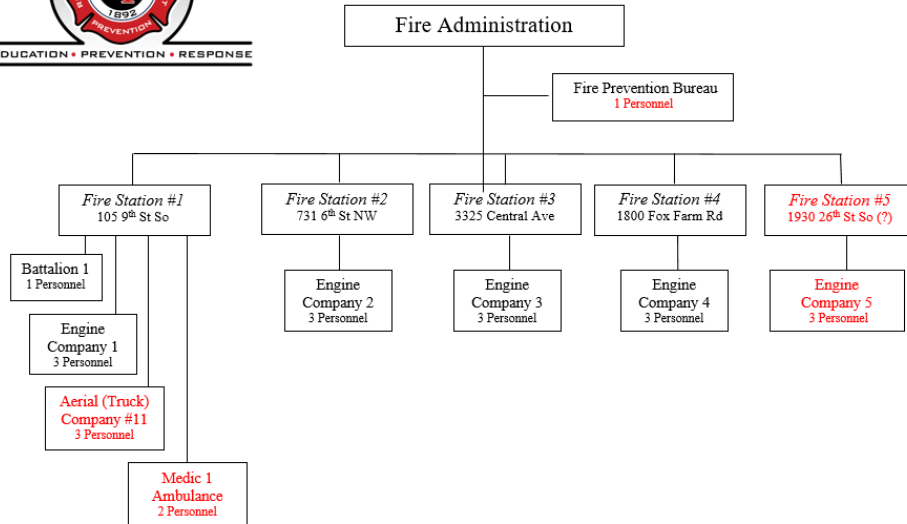




“GOOD +”

### 32 Additional Personnel, addition of Fire Station #5

New Personnel in RED (This is an example of 1 Fire Platoon. Great Falls Fire Rescue has 4 Fire platoons to provide for 24/7 emergency services coverage).



	Good	Good +	Better	Best
<b>Fire Department</b>				
<b>Operational needs</b>				
24 additional Firefighters	2,416,377.60			
<b>32 additional Firefighters</b>		<b>3,221,836.80</b>		
36 additional Firefighters			3,624,566.40	
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Initial safety equip/ PPE needed	302,400.00	403,200.00	453,600.00	655,200.00
Additional driver/operators (Engineers)	40,442.72	40,442.72	60,664.09	60,664.00
Additional supervisor (Captains)	56,378.53	56,378.53	84,567.80	84,567.80
Paramedic in Charge		9,838.50		39,354.00
Additional annual occupational physicals	84,000.00	93,000.00	96,000.00	112,000.00
Additional uniforms/ PPE	80,000.00	87,619.05	95,000.00	110,000.00
Additional uniform allowance	57,200.00	61,750.00	65,000.00	75,400.00
Additional safety equipment	92,000.00	100,761.91	103,000.00	114,000.00
Additional building maintenance	100,000.00	125,000.00	150,000.00	200,000.00
Apparatus Equipment Revolving Schedule		941,782.00	150,000.00	250,000.00
1 additional Deputy Chief of Fire Prevention	141,950.00	141,950.00	141,950.00	141,950.00
Vehicle	60,000.00		60,000.00	60,000.00
<b>Total Operational needs</b>	<b>3,430,748.85</b>	<b>5,283,559.51</b>	<b>5,084,348.29</b>	<b>7,138,620.60</b>
<b>Capital needs</b>				
One-time Equip Revolving Sched buy in		4,355,564.00		
Fire Station #5	10,000,000.00	10,000,000.00	10,000,000.00	10,000,000.00
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<b>Total Fire</b>	<b>13,430,748.85</b>	<b>19,639,123.51</b>	<b>25,084,348.29</b>	<b>27,138,620.60</b>

Bond Fire Station #5 at \$10 million to cover inflationary cost and land. Remaining funding to be injected in current fire station capital needs. Establishment of Equip Revolving schedule would prevent crisis management of equip and apparatus and self-fund to take burden off of General fund.

Equipment Revolving Schedules (ERS)										FY 2023-24				FIRE												
Inflation Cost Factors				Added Cost	Equipment Description	VHR	Years Deferred	Years of Replace		Reserve Goal	Annual Reserve		Replace In (year)	Alt Reserve Goal	Annual Reserve		Spend 2023	Spend 2024	Spend 2025	Spend 2026	Spend 2027	Spend 2028	Spend 2029	Spend 2030	Spend 2031	Spend 2032
Annual Inflation	Inflation	Base Yr.	Value					Life or to save \$	In (year)		Reserve Increment	In (year)			Reserve Increment	Reserve Increment	Reserve Increment	2024	2025	2026	2027	2028	2029	2030	2031	2032
4.0%	10		832,000		Engine/Pumper		10	2032	1,231,560	123,156	2042	1,823,000	182,300			0	0	0	0	0	0	0	0	0	0	
4.0%					Fire Truck Parade											0	0	0	0	0	0	0	0	0	0	
4.0%	2		375,000		Ambulance		10	2024	405,600	40,560	2034	600,390	60,039			0	405600	0	0	0	0	0	0	0	0	
4.0%	2		60,000		Truck Training Unit		10	2024	64,900	6,490	2034	96,060	9,606			0	64900	0	0	0	0	0	0	0	0	
4.0%	2		60,000		Truck BC #1		10	2024	64,900	6,490	2034	96,060	9,606			0	64900	0	0	0	0	0	0	0	0	
4.0%					Trailer has-mat											0	0	0	0	0	0	0	0	0	0	
4.0%	6		312,000		Brush Truck		10	2028	394,780	39,478	2038	584,370	58,437			0	0	0	0	0	0	394780	0	0	0	
4.0%					Truck BC #2											0	0	0	0	0	0	0	0	0	0	
4.0%	8		832,000		Engine/Pumper		10	2030	1,138,650	113,865	2040	1,685,470	168,547			0	0	0	0	0	0	0	0	1138650	0	
4.0%	3		60,000		SUV EMS		10	2025	67,490	6,749	2035	99,900	9,990			0	0	67490	0	0	0	0	0	0	0	
4.0%	2		60,000		Truck, fire marshal		10	2024	64,900	6,490	2034	96,060	9,606			0	64900	0	0	0	0	0	0	0	0	
4.0%					Training officer											0	0	0	0	0	0	0	0	0	0	
4.0%					Toro Mower											0	0	0	0	0	0	0	0	0	0	
4.0%	3		70,000		Boat/motor		10	2025	78,740	7,874	2035	116,560	11,656			0	0	79740	0	0	0	0	0	0	0	
4.0%					Trailer boat											0	0	0	0	0	0	0	0	0	0	
4.0%					Fire Truck/ Hazmat											0	0	0	0	0	0	0	0	0	0	
4.0%					Trailer bottle											0	0	0	0	0	0	0	0	0	0	
4.0%	1		1,664,000		Engine/Aerial		10	2023	1,730,560	173,056	2033	2,561,650	256,165			1730560	0	0	0	0	0	0	0	0	0	
4.0%	3		832,000		Engine/Pumper		10	2025	935,890	93,589	2086	1,385,340	138,534			0	0	935890	0	0	0	0	0	0	0	
4.0%	5		832,000		Engine/Pumper		10	2027	1,012,260	101,226	2037	1,498,380	149,838			0	0	0	0	1012260	0	0	0	0	0	
4.0%	7		832,000		Engine/Pumper		10	2029	1,094,860	109,486	2039	1,620,650	162,065			0	0	0	0	0	0	1094860	0	0	0	
4.0%	9		60,000		Police Command		10	2031	85,400	8,540	2041	126,410	12,641			0	0	0	0	0	0	0	0	0	85400	
4.0%	4		500,000		Truck water tender		12	2026	584,930	48,744	2038	936,490	78,041			0	0	0	584930	0	0	0	0	0	0	
4.0%					Fire truck/Reserve											0	0	0	0	0	0	0	0	0	0	
4.0%					Fire truck/Reserve											0	0	0	0	0	0	0	0	0	0	
4.0%					Engine Aerial/Reserve											0	0	0	0	0	0	0	0	0	0	
4.0%	9		60,000		Fire Marshal		10	2031	85,400	8,540	2041	126,410	12,641			0	0	0	0	0	0	0	0	0	85400	
4.0%	6		375,000		Ambulance #2		10	2028	474,480	47,448	2038	702,370	70,237			0	0	0	0	0	0	474480	0	0	0	

Page 1

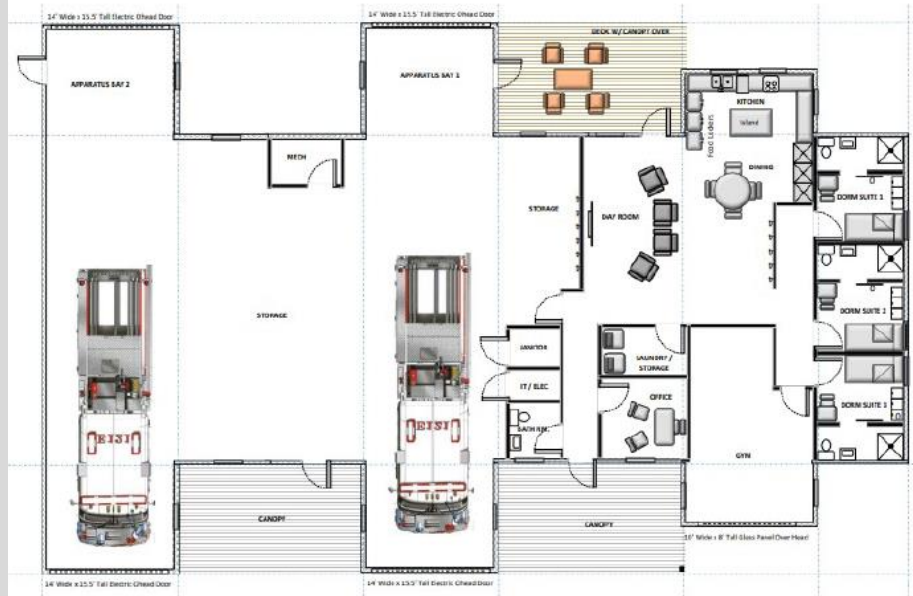
Equipment Revolving Schedule	
Engine/Pumper	832,000.00
Aerial	1,640,000.00
ERS Each Year	941,782.00
ERS 1yr of savings	941,782.00
One-time influx	4,355,564.00



Elevation shown illustrates the general architectural style. The actual elevation will reflect GFFR's floor plan and color preferences.

At current raw material and delivery rates, the estimate the station as outlined, including delivery, installation and commissioning to be in the range of **\$3 to \$3.5 Million USD.**

It is estimated the stations can be supplied in 10 to 12 months following design approval and installed in +/-3-4 weeks



Sample Floor Plan –Two Apparatus Bay / Three Bedroom

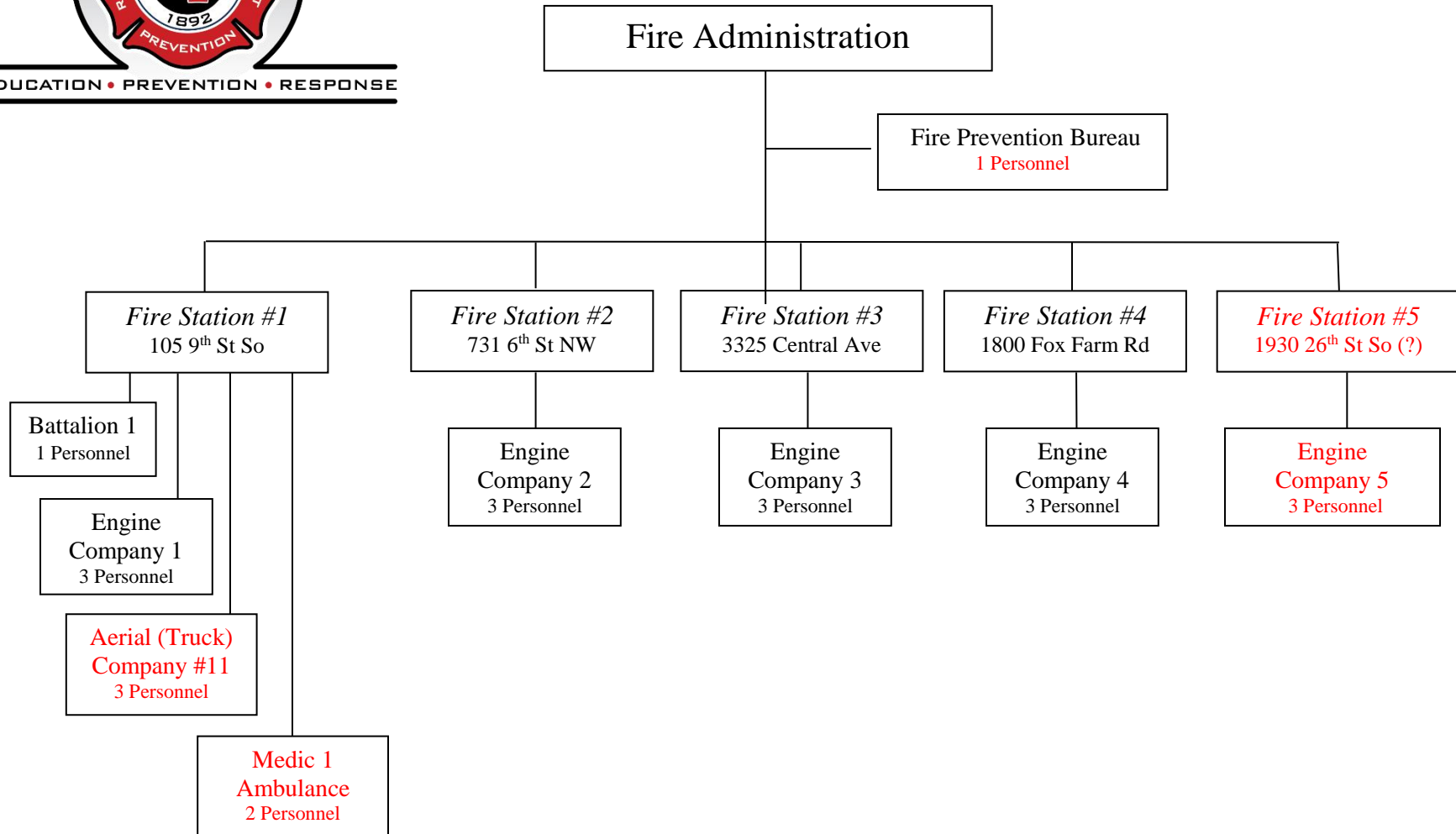


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## Fire Station Construction Costs:

Ken Newell Architect

90%-95% Accuracy

Team with local architects for design/build to local area

Built fire stations in 24 States

Training centers and towers

\*For every 5000 sq ft of building, need approximately 1 acre

-optimum is 300 linear ft of road frontage

Neighborhood Fire Station with 3 Bays

Net sq ft = 7,524

Gross sq ft = 9798

-Recommend to build at 10,000-11,000 sq ft for future expansion/services

\$375-\$475 per sq ft

-General Contractor is 80% of project (land survey, design, construct)

-Soft costs (furniture, desks, etc.) 20% of project

-If land needs to be purchased, the increase changes to 75% construction-25% soft

At \$375 sq ft

-General const cost today is \$3.45 million

-Total project cost \$4.31 million without land

-20% increase costs predicted 1 year from now

-June 2023 \$5.17 million

At \$475 sq ft

-General const cost today is 4.37 million

-Total project cost \$5.46 million without land

-20% increase costs predicted 1 year from now

-\$6.55 million



Project: NEW FIRE STATION—GREAT FALLS MT

Client: GREAT FALLS FIRE RESCUE

Date: DECEMBER 20 2022



## 1.0

### INTRODUCTION

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Chief Johnson

Thank you for the opportunity to provide our recommendations to Great Falls Fire Rescue (**GFFR**) on the design and construction of a new fire station. Our understanding is that **GFFR** is in the planning stages for a new fire station that could go ahead in the next twelve months.

EXTREME Modular Buildings (EMB) is the only company that specializes in the design, manufacture and installation of modular buildings specifically for the first responder industry. Choosing EMB as your station supplier will streamline the design process, virtually eliminate job site related complications and deliver a customized, operational facility in less than half the time of a site built station.

This preliminary proposal will provide a general outline of the many features available in an EXTREME Modular Fire Station, floor plan examples, a range of budget costs and a description of how our process works from Conceptual Design through Project Delivery.

## 2.0

### REQUIREMENTS

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Our initial discussions have revealed the following general requirements:

The station should include the following:

- Industry standard living quarters for 3- 4 firefighters
- Two full size apparatus bays
- Turn out gear storage
- Minimum of two bathrooms
- Office / administration spaces
- Fire Suppression Sprinklers
- Exhaust evacuation systems

## 3.0

### ASSUMPTIONS

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The non- combustible, steel framed station will be designed according to all applicable local, state and national building / energy codes. Solar power options (Up to Net Zero) are available on request. Special conditions such as seismic and high velocity wind loads will be considered if applicable.

Architectural Designs, Engineered Designs, Drawings and Documentation, must be supplied to meet the requirements of the local authorities having jurisdiction.

Fabricated Structural Components, Interior & Exterior Finishes, Walls, Windows & Doors, HVAC Systems, Wiring, Insulation, Plumbing, Lighting and Appropriate Fixtures to meet or exceed current fire station construction standards will be included.

**GFFR** will facilitate the site design / development and employ a site contractor to undertake the site servicing and preparations.

## 4.0

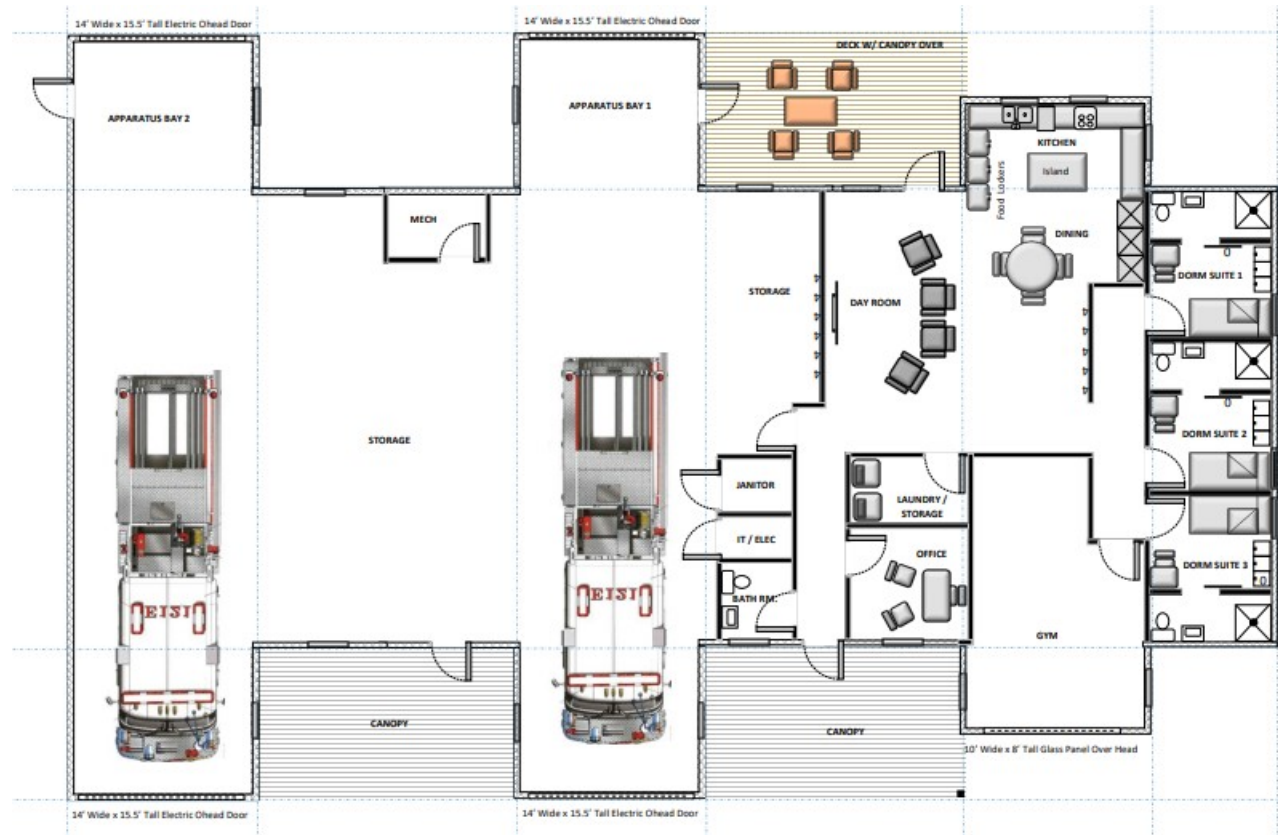
## ROM PRICING

At current raw material and delivery rates we estimate the station as outlined below, including delivery, installation and commissioning to be in the range of \$ 3 to 3.5 Million USD.

We estimate that the stations can be supplied in ten to twelve months following design approval and installed in +/-3-4 weeks.

## 5.0

## PROPOSED FLOOR PLAN



**Sample Floor Plan –Two Apparatus Bay / Three Bedroom**



*Elevation shown illustrates the general architectural style. The actual elevation will reflect GFFR's floor plan and color preferences.*

## NEXT STEPS

### Conceptual Design Phase - \$7,500.00 USD (2-3 Weeks)

Purpose – provides a thorough understanding of the proposed project with enough detail to clearly outline the scope of the work, what is included, what is not included, available options and a base price line for moving forward with the formal design.

#### Deliverables

- In depth **GFFR** needs analysis and option review
- Local area building / energy code review
- Local area modular authority code review
- Floor plan programming and analysis
- Conceptual floor plan drawing and layout of operations, administrative and living quarters areas.
- General specifications on the structural, mechanical and electrical aspects of the project
- Color elevations
- Updated quotation reflecting **GFFR's** customized design.
- Virtual / on site design presentation.
- Station tours (Closest station—Calgary AB—tour available on request.)

**On GFFR's approval of the Conceptual Design Package formal contract documents will be prepared.**

**The costs of the conceptual design package will be credited towards the formal design package**

**Formal Design Phase** – Initiated on receipt of an executed contract and order confirmation deposit (4-6 Weeks)

Purpose – provides a comprehensive study of all **GFFR** station specific needs by the Extreme Modular design team and consultants. Complete review of all building, energy and modular codes as they apply to the project. Preparation of the drawings and documentation reflecting **GFFR** specifications and code requirements that will be adhered to in building and completing the project.

Deliverables

- Ninety five percent complete set of construction drawings and specifications including architectural, electrical, mechanical and structural disciplines. Site development drawings are not included. (Liaison with / and information sharing with the **GFFR** appointed site development team is included.) A combination of **GFFR's** site / civil drawings and EMB's formal design documents will complete the design package.
- Detailed in person or virtual reviews with the EXTREME Modular design team of all aspects of the building and possible options.
- Review & confirmation of pricing to reflect any **GFFR** required design modifications.

**Manufacturing, Delivery Phase** – progress payment at completion of structural framing, progress payment prior to shipping, final payment on completion of installation, commissioning and client approval. (10-12 Months)

Purpose- factory build, deliver, install and test a fully functional station in accordance with the approved design drawings and EXTREME Modular quality controls.

Deliverables

- Schedule and coordinate client production inspections and AHJ inspections if required.
- Support **GFFR** permit applications and site preparation.
- Facilitate the modular building delivery and setup including liaison with the **GFFR's** site contractor and trades.
- Installed EXTREME Modular Building
- Test building equipment and systems. Provide access for local site testing and connections.
- Provide training and manuals to facility operators.

## Occupancy Phase

**Purpose** – GFFR occupies the station.

### **Deliverables**

- EXTREME Modular activates the 1<sup>st</sup> year warranty program and responds accordingly to any deficiencies.
- EXTREME Modular activates the lifetime quality support policy.
- While the EXTREME Modular fire station is designed as a permanent installation with an estimated fifty year lifespan, relocations, resale and repurposing of the structure are still possible. EXTREME Modular is also available to facilitate these options.

Thank you once again for the opportunity to provide **GFFR** with this proposal.  
Team EXTREME looks forward to designing, building and installing your new station.

Dusty Lee

DLee@l&h.net

307-696-3232

<https://www.lnh.net/extreme-portable-buildings/>