

RD MANAGEMENT SERVICES

# BL 12-033 - Ambulance Station Budget Approval

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Capital Budget Approval for the Construction of an (EMS) Ambulance Facility

**Legistar**

**6/15/2012**

**Capital Budget Proposed for (EMS) Ambulance Station for Alberta Health Services**

For the past year or more Administration has been working with Alberta Health Services, Alberta Transportation, Alberta Infrastructure and the Town of Stony Plain concerning the construction and lease of a building for an (EMS) Ambulance Station to be constructed on Alberta Transportation lands located in the Town of Stony Plain (see attached map). Those discussions have progressed in a very positive fashion and it is expected that in the near future Alberta Health Services will agree to lease the proposed building for a twenty year period. Parkland County has already obtained approval from Alberta Infrastructure to obtain the land in question at a zero dollar lease for twenty years. The lease agreement for the land is expected to be presented to Council on June 26 or July 10, 2012. In the meantime it was necessary to obtain a cost estimate for the construction of the ambulance station. Parkland County engaged the services of Linus Murphy, Architect for S2 Architects to prepare a cost estimate. Mr. Murphy obtained these estimates based on their experience in constructing ambulance facilities elsewhere and on a proposed sketch of the building size and location. Mr. Murphy engaged the services of a professional estimator and provided Parkland County with those detailed estimates.

Included in the construction cost estimates are other possible costs to try and get as accurate a budget number as possible. Mr. Murphy feels that the construction cost estimates are within reason considering the location and current environment. Three options were chosen to provide a range of possibilities.

The following is a description of the three options (see attached sketches):

**Option 1** – Proposed building of 11,840 Square Feet with 4 double drive through Apparatus Bays to accommodate 8 Apparatus.

**Option 2** – Proposed building of 17,028 Square Feet with 8 Double Drive through Apparatus Bays to accommodate 16 Apparatus.

**Option 3** – Proposed building of 11,668 Square Feet with 8 Single Drive through Apparatus Bays to accommodate 8 Apparatus.

The following chart summarizes the total expected cost of each option:

**Cost Estimates of Ambulance Facility:**

<b><u>Cost Estimates of Ambulance Facility</u></b>			
<b><u>15-Mar-12</u></b>			
	<b><u>Option 1</u></b>	<b><u>Option 2</u></b>	<b><u>Option 3</u></b>
<b><u>Description:</u></b>	<b><u>Costs</u></b>	<b><u>Costs</u></b>	<b><u>Costs</u></b>
	<b><u>1100.0 m2</u></b>	<b><u>1582.0 m2</u></b>	<b><u>1084.0m2</u></b>
	<b><u>11,840.03 sq. ft.</u></b>	<b><u>17,028.51 Sq. ft.</u></b>	<b><u>11,668.08 sq. ft.</u></b>
Construction (as per S2 Architects Cost Analysis)	\$ 3,965,000	\$ 5,244,700	\$ 4,231,800
<b><u>Other Potential Costs:</u></b>			
Internal Signage	\$ 2,000	\$ 2,000	\$ 2,000
Communications Tower	\$ 100,000	\$ 100,000	\$ 100,000
Telephone	\$ 20,000	\$ 20,000	\$ 20,000
Data	\$ 60,000	\$ 60,000	\$ 60,000
Security (Cameras/Card Readers)	\$ 40,000	\$ 40,000	\$ 40,000
Controls	\$ 20,000	\$ 20,000	\$ 20,000
Site Servicing	\$ 200,000	\$ 200,000	\$ 200,000
Legal Costs	\$ 7,500	\$ 7,500	\$ 7,500
Project Administration	\$ 50,000	\$ 50,000	\$ 50,000
Other miscellaneous costs	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Estimated Project Cost</b>	<b>\$ 4,514,500</b>	<b>\$ 5,794,200</b>	<b>\$ 4,781,300</b>

**Comments:**

It is important to point out that these estimates are preliminary based on three possible scenarios for budgeting purposes. The final building configuration and costs will not be known until detailed design is completed. However, it is expected that the final costs will not exceed the proposed budget of \$5,794,200. The construction costs are a summary of the detailed estimates prepared by S2 Architects.