



October 15, 2020

Cobourg Fire Department
Attention: Mr. Mike Vilneff, Fire Chief, CEMC
111 Elgin Street East
Cobourg, ON K9A 1A1

Re: Alterations to the Cobourg Fire Station
111 Elgin Street East, Cobourg, Ontario
Project No. 20.323

Dear Mike:

I am pleased to include with this letter the latest drawings for the alterations and renovations to the Fire Station for your review. The highlights of the drawings are as follows:

- 1) New Sleeping Quarters 101, in the former Boardroom/Emergency Operations Room. This room consolidates the fold-down beds that were dispersed throughout the station.
- 2) Altered Office 102. The entry door is re-located to accommodate an additional workstation.
- 3) Altered Workshop 103. To accommodate the enlarged PPE Room, it was necessary to re-locate some of the equipment in the maintenance work shop. The new layout relocates the existing washer and dryer, and shows an additional dryer.
- 4) New PPE Room 104. The former PPE Room has been expanded to provide equipment racking for up to 20 fire fighters. An additional door is provided for improved access to the truck bays.
- 5) New Gross Decontamination Showers 105. A redundant room, formerly a mechanical room, is renovated to include 2 showers for gross decontamination.
- 6) New Washrooms 201 and 202. The former washroom and shower is completely re-designed into two separate "single-use at a time" rooms.
- 7) New Locker Rooms 204 and 205. The additional locker room is added to accommodate a female fire fighter, and the locker count is increased to 19 from the former total of only 14 lockers.

We have prepared a budget estimate of the cost of construction for the improvements listed above. Please regard the estimate as "very preliminary", as it is not based on detailed construction drawings, or a quantity take-off of material and labour. In addition, the current situation with regards to COVID 19 has increased the cost of construction due to construction material shortages.

The preliminary construction cost estimate is as follows.

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New Sleeping Quarters 101:	505 sf. @ \$100/sf.	= \$ 50,500
Altered Office 102:	Allowance	= 15,000
Altered Workshop 103:	Allowance	= 10,000
New PPE Room 104:	252 sf. @ \$125/sf.	= 31,500
New Gross Decontamination Showers 105:	Allowance	= 10,000
New Washrooms 201 & 202 and Locker Rooms 204 & 205:	445 sf. @ \$225/sf.	= 100,125
Total, excluding HST:		=\$217,125

Once you have reviewed the drawings, let me know if you have any questions, or if there are any revisions you would like us to make. Architectural and engineering fees for the construction cost above would typically cost between 10% and 15% of the cost of construction. Those fees would then be reduced by approximately 15% to 20%, since the design development work is essentially complete.

I trust you will find this information helpful in making the decision to move forward with these improvements to the station.

Sincerely,

PICCINI ARCHITECT



Reno Piccini
B.E.S., B.Arch., O.A.A.

Enclosed: A101, Existing Ground Floor Plan.
A102, Existing Second Floor Plan.
A103, Proposed Ground Floor Plan.
A104, Proposed Second Floor Plan.