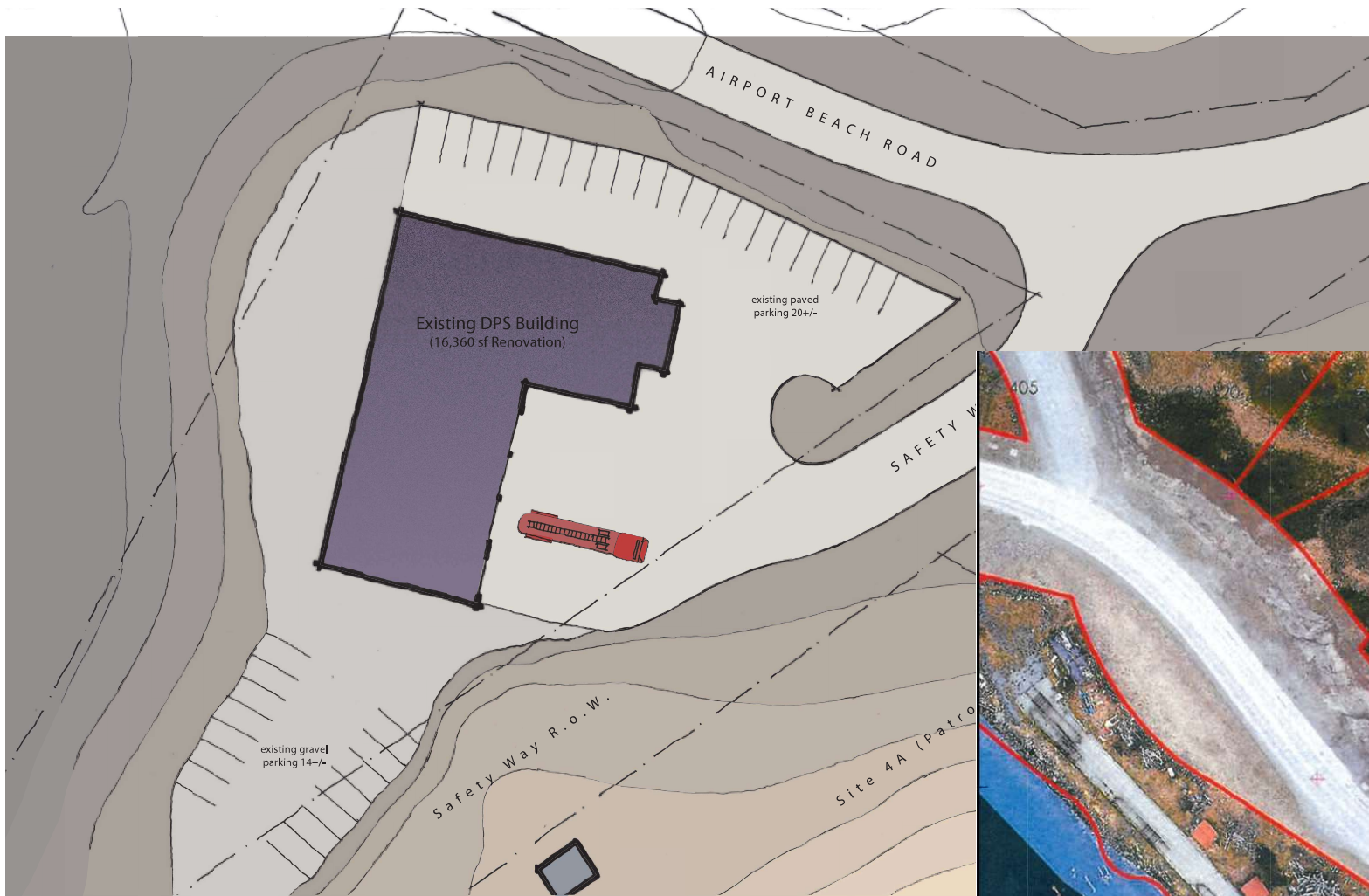




Unalaska Police Station
Existing Facility



Unalaska Police Station

Site Options

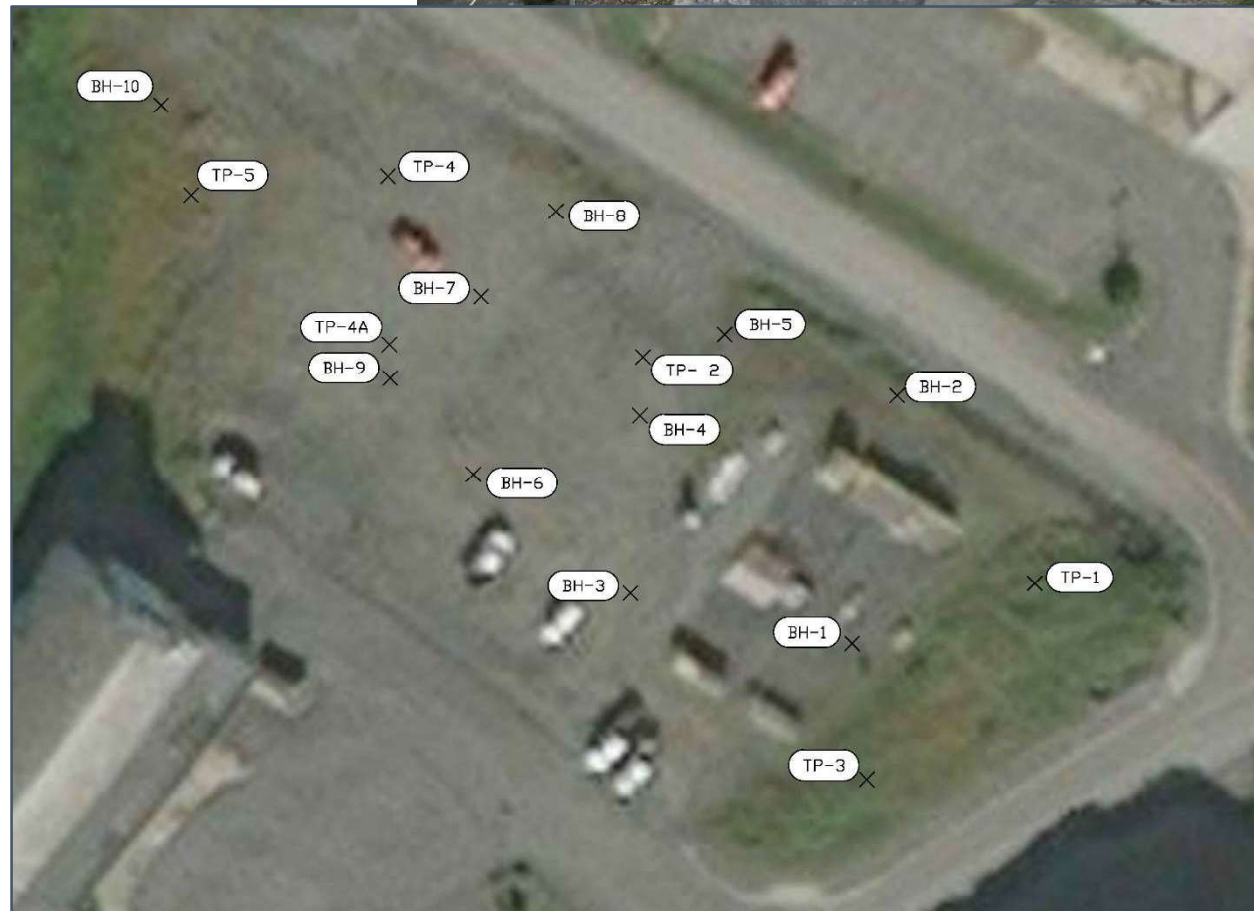
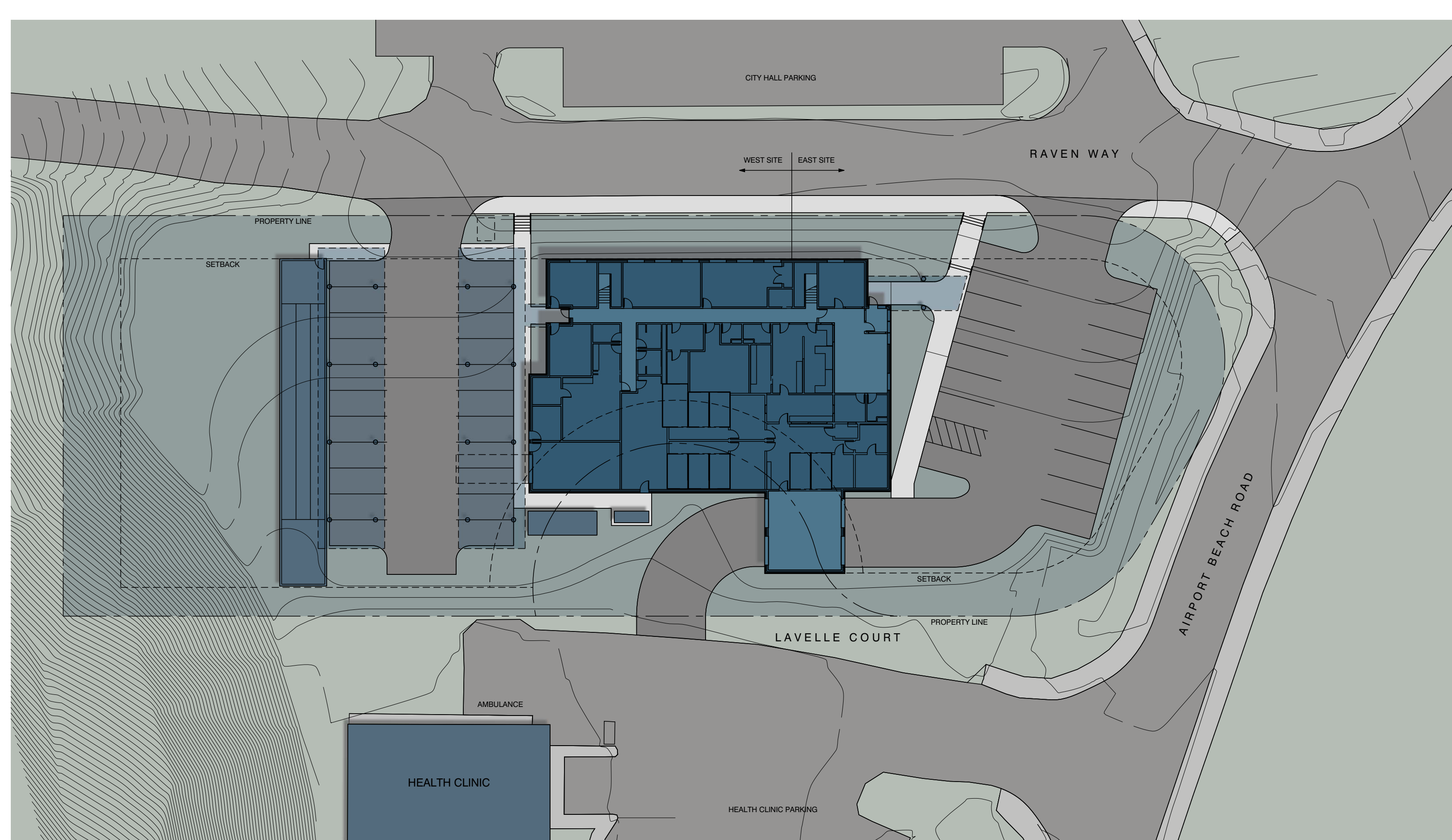


Table 3-3. Depth to Top of Bedrock

Borehole	Depth (ft bgs)
BH-1	11.5
BH-2	43
BH-3	47.75
BH-4	47.5
BH-5	40
BH-6	49.5
BH-7	26.5
BH-8	20.5
BH-9	23.5
BH-10	32

Unalaska Police Station

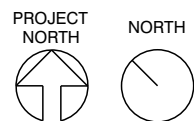
Site Investigation



Unalaska Police Station

Site Plan - Overall

July 28, 2020



Jensen Yorba Wall Inc.

ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
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jensenyorbawall.com

RAVEN WAY

PROPERTY LINE

SETBACK

18 Stall Parking Lot

EXISTING SIDEWALK

AIRPORT BEACH ROAD

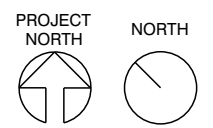
KEYNOTES:

- 1 ASPHALT PARKING LOT
- 2 CONCRETE SIDEWALK WITH CURB
- 3 ASPHALT DRIVE
- 4 ROCK RETAINING WALL 2H:1V
- 5 ROCKERY LANDSCAPE SLOPE 4H:1V
- 6 LANDSCAPING
- 7 CONC. STEPS WITH STEEL HANDRAIL
- 8 CANOPY
- 9 WOODEN DUMPSTER ENCLOSURE
- 10 FUEL OIL TANK
- 11 GENERATOR
- 12 ALT 1: PARKING CANOPY
- 13 ALT 2: SHOOTING RANGE

Unalaska Police Station

Site Plan - East

July 28, 2020



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RAVEN WAY

PROPERTY LINE

SETBACK

KEYNOTES:

- 1 ASPHALT PARKING LOT
- 2 CONCRETE SIDEWALK WITH CURB
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- 10 FUEL OIL TANK
- 11 GENERATOR
- 12 ALT 1: PARKING CANOPY
- 13 ALT 2: SHOOTING RANGE

13

2

53'

22 Stall Parking Lot

54'

55'

12

1

12

2

55'

56'

57'

58'

7

2

51'

52'

53'

54'

5

Animal Control

Staff Entry

Finished Floor: 55'

Morgue

8

10

2

11

Sallyport

36'

3

57'

Unalaska Police Station

Site Plan - West

July 28, 2020



Jensen Yorba Wall Inc.

ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

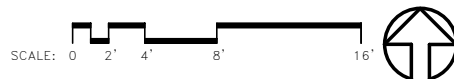
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Unalaska Police Station

Concept - Floor 1

July 28, 2020



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ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

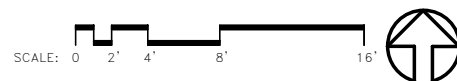
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Unalaska Police Station

Concept - Floor 2

July 28, 2020



Jensen Yorba Wall Inc.

ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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Police Station Preliminary Rough Cost Estimate

	Total
Construction Cost (19,500sf x \$800/sf)	15,600,000
Escalation for Spring 2021 Bid (3.5%)	546,000
Sub-Total Estimated Construction Costs (Bid Amount)	\$16,150,000
Construction Contingency (10%)	1,615,000
Design Fees (11%)	1,776,500
Construction Administration (4%)	646,000
Special Inspections (Soil, Concrete)	60,000
Permitting	40,000
Printing / Advertising	5,000
Misc. Administrative Costs (0.5%)	80,750
Furnishings, Fixtures & Equipment (5%)	807,500
Electrical Service	30,000
Data/ Communication Systems Service	10,000
Voice over IP Phone System	30,000
Police Data / Communications System	665,000
Art (1%)	161,500
Moving Expenses	10,000
Sub-Total Estimated Project Costs	\$5,940,000
TOTAL ESTIMATED PROJECT COST, POLICE STATION	\$22,090,000

Fire Station Preliminary Rough Cost Estimate

	Total
Construction Cost (16,500sf x \$400/sf)	6,520,000
Escalation for Spring 2021 Bid (3.5%)	228,200
Sub-Total Estimated Construction Costs (Bid Amount)	\$6,750,000
Construction Contingency (10%)	675,000
Design Fees (11%)	742,500
Construction Administration (4%)	270,000
Special Inspections (Soil, Concrete)	20,000
Permitting	20,000
Printing / Advertising	5,000
Misc. Administrative Costs (0.5%)	33,750
Furnishings, Fixtures & Equipment (5%)	337,500
Electrical Service	15,000
Data/ Communication Systems Service	5,000
Voice over IP Phone System	20,000
Art (1%)	67,500
Moving Expenses	10,000
Sub-Total Estimated Project Costs	\$2,220,000
TOTAL ESTIMATED PROJECT COST, FIRE STATION	\$8,970,000