

EXHIBIT A
OWNER'S PROJECT REQUIREMENTS
POULSBO FIRE DEPARTMENT
NEW FIRE STATION

1. INTRODUCTION

Poulsbo Fire Department is seeking to work collaboratively with the selected Design-Builder to achieve the most cost effective, creative, operationally efficient and programmatically balanced project possible. The goal is to construct Station 76 and surrounding improvements with the best value to POULSBO FIRE within, or below, the stated GMP budget and maximize the creative development of the site. The Project scope includes design and construction of the station, including coordination and collaboration with all stakeholders affected by the project.

2. FUNDING/AUTHORITY

This procurement is being conducted pursuant to RCW 39.10.330 and has been approved by the Capital Projects Advisory Review Board Project Review Committee, obtained on December 1, 2022. Public Safety 76 has been approved by the POULSBO FIRE Board of Commissioners and is fully funded.

3. FIRE STATION 76

POULSBO FIRE intends to design and construct the Fire Station 76 project and related work for no more than \$4M. The proposed project includes the new construction of a fire station with associated site improvements on Viking Way in Poulsbo, WA. Station 76 will have a floor plan area of 5,500 to 6,000 square feet and will accommodate sleeping quarters for daytime and overnight staff. The station will also include a kitchen/dining area, fitness room, day room, office space and other support spaces. The apparatus bay will hold various fire/emergency vehicles, bunker gear, storage and apparatus support space.

4. SITE DEVELOPMENT

Station 76 will be located along Viking Way, providing emergency response support to the Scandia, Viking Ave and Finn Hill areas. The proposed project will support the department's operations for the next 50 years and beyond.

Together with POULSBO FIRE, the DB team will need to work together to collaborate and manage the unique challenges of the site. The DB team will need to work with local agencies for easements and for access into and out of the site. POULSBO FIRE will work together with the DB team to facilitate the project needs.

5. MAINTAIN PARKING AND BUILDING ACCESS

It is critical to maintain adjacent property owner's driveways and/or parking lots with minimal disruption and direct, unhindered, access to all adjacent buildings during the construction of Station 76 and associated work. The Design-Builder is responsible for working with POULSBO FIRE and neighboring properties to phase and manage site improvements to maintain access.

6. EXISTING INFORMATION

POULSBO FIRE engaged Loving Engineering and Consulting to perform a basic feasibility study for the Fire Station 76 site to verify the suitability of the site for the project.

The resulting documents were created solely for the purposes of feasibility verification and do not reflect POULSBO FIRE 's intent for the site approach. POULSBO FIRE fully expects the DB team to engage with POULSBO FIRE and key stakeholders to validate program needs and to develop the project design. These documents will be provided to finalists selected to enter the RFP phase. POULSBO FIRE has made a determination that the work performed by Loving Engineering and Consulting is preliminary in nature and will not give them an advantage over other teams. Therefore, POULSBO FIRE will allow Loving Engineering and Consulting to participate on a DB team to compete on this project.

7. GEOTECHNICAL DATA

A geotechnical evaluation has not been completed for the project and will be the responsibility of the Design-Builder upon Notice to Proceed.

8. SUSTAINABILITY

In addition to other requirements, provide design and construction that minimizes adverse effects on the exterior environment, enhances the quality of the indoor environment and minimizes consumption of energy, water, construction materials, and other resources. POULSBO FIRE will not be pursuing certification with the U.S. Green Buildings Council LEED Green Building Rating System.