

PROJECT NAME: Mio Ranger Station				AMENDED DATE: 02/22/2002				FOREST: Huron-Manistee NF	
REPORT: Office Space Analysis								FACILITY TYPE: Administrative Office	
								DATE START: 01/11/02	
									1st Floor Rooms
									2nd Floor Rooms
LINE	#	STAFF	CODE	SF/PFT	TOTAL		SUBTOTAL		
1	1	Ranger	R	270 sf	270 sf				
2	1	Asst ranger- ADMIN	ARA	80 sf	80 sf				
3	1	Information Specialist	ISA	80 sf	80 sf				
4	1	SCEP	IA	80 sf	80 sf				
5	2	Rec. Tech	RTA	80 sf	160 sf				
6	1	Outdoor Rec. Planner	ORA	80 sf	80 sf		750		
7	1	Zone Office Space	ZT	80 sf	80 sf		80		
8	1	Law Enforcement (shared off)	LEO1	80 sf	80 sf		80		
9	1	Computer Tech	CTO	80 sf	80 sf		80		
10	1	Asst ranger-TIMBER	ART	80 sf	80 sf				
11	2	Forester	FT	80 sf	160 sf				
12	2	Forestry Tech	FTT	80 sf	160 sf				
13	1	NEPA	NPT	80 sf	80 sf				
14	1	Sales Administrator	SAT	80 sf	80 sf				
15	1	Resource Assistant	RAT	80 sf	80 sf		640		
16	1	Asst. Ranger- WFB	ARW	80 sf	80 sf				
17	1	Fish Biologist	FBW	80 sf	80 sf				
18	2	Bio. Tech.	BTW	80 sf	160 sf				
19	1	Wild. Biologist	WBW	80 sf	80 sf				
20	1	East Zone Botanist	EZW	80 sf	80 sf		480		
21	1	GIS	GIS	0 sf	0 sf		0		
22	1	Asst Ranger- OTHER	ARO	80 sf	80 sf				
23	1	Eng. Tech	ETO	80 sf	80 sf				
24	1	Special Uses	SPO	80 sf	80 sf				
25	2	Seasonals	SO	80 sf	160 sf		400		
26	1	Asst ranger-FIRE	FMO	80 sf	80 sf				
27	3	AFMO	AFMO	80 sf	240 sf				
28	2	Dispatcher	DSF	80 sf	160 sf				
29	1	Fire Equipment	EOF	80 sf	80 sf				
30	1	Fire Prevention	FPF	80 sf	80 sf				
31	2	Engine Captains	ECF	80 sf	160 sf				
32	2	Engine Crew	ERF	80 sf	160 sf		960		
STAFF TOTALS									
42 PFT's in office									
12 Seasonal/Temps/SCSEP's/Vol.									
54 Entire Staff									
3470 Total POA									
SECOND FLOOR 2480 sf									
PFT's	42	POA			3470 sf		3470		
SEASONAL STAFF									
QTY									
	4	Seasonal	Other	F					
	2	Seasonal	Timber	F					
	3	Seasonal	WFB	F					
	3	Seasonals	Fire	F					
Total	12		0						
SPACE FORMULAS- Utilization Rate									
1.	E	Office & Workstation Space	150 sf / ft	X	54	=	8100 sf		
2.	O	E + OS	3470 sf	+	3100 sf	+	280 sf	=	6850 sf
		E			OS		Warehouse		

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PROJECT NAME: Mio Office			AMENDED DATE: 0			FOREST: Huron-Manistee NF		
REPORT: Site and Office Features						FACILITY TYPE: Administrative Office		
						DATE START: 1/22/2002		
SITE ELEMENTS						OFFICE INTERIOR / EXTERIOR		
OFFICE SITE						PUBLIC ROOMS		
Entry Plaza		Flagpole			receptionist		exposed wood timbers	
Around office		Bulletin Board			entry airlock		exposed wood ceilings	
GEOTHERMAL HEATING		Underground piping system to capture heat from groundwater.			lobby		tile/brick or wood floors	
							wood accent walls	
							wood wainscot	
SITE LIGHTING		Pole lighting in parking			SPECIALITY ROOMS		carpet floors	
		Building mounted lights			interpretive space		wood base	
		Pathway lighting			book sales		wood wainscot	
		All downlight, no up.			Dispatch Office		wood Trimmed windows/doors	
PARKING								
fleet parking			=	20				
employee parking		38 vehicles	=	40				
Seasonals		grass grid		10	STAFF OFFICE ROOMS		Carpet Tile	
visitors parking		vehicles	=	10	all staff offices		drywall Finishes	
		over-sized spaces	=	2	office support areas		Vinyl Baseboard	
Summer Temporary Space		Geo-Block		10			acoustical layin ceiling	
		Total		92				
ROADS								
access driveways		raised w/ shoulders			DURABLE/CLEAN ROOMS		vinyl flooring	
		no curb & gutter in most lots			Staff Mudroom		laminare counters	
		Colored concrete sidewalks			Break Room		waterresistent finishes	
		snow removal and storage			all storage rooms		vinyl base	
		Entry signs			computer room		drywall finishes	
		Road directional signs					vinyl coated ceiling tile	
		Curb & gutter at front sidewalk						
		No parking bumpers						
UTILITIES					WET ROOMS		Ceramic Mosaic Tile	
gas		Natural gas in M33			public bathrooms		Ceramic Wall Tile	
electric		Single-phase power			staff bathrooms		vinyl-coated ceiling tile	
sewer		on-site septic tank/leachfield			shower areas			
water		Drill shallow well on site						
phone		Powerlines on M33			EXTERIOR FINISHES		Horizontal Lap Siding	
Telephone		Lines in M33			rustic appearance		Exposed finished Timber @ entries	
Com. Tower		Located by FS Specialist			exposed wood beams in VIS		Metal Roof for simple or	
					use wood or synthetic on exterior		Asphalt Roof if complex roof	
SITE					wood floors		Medium Pitched roof- walkable	
		fleet parking			Sustainable/ recycleable materials		Native Stone Base- River Round	
		fleet maintenance			low maintenance??		incorporate stone and wood	
		paved access roads						
LANDSCAPE					INTERIOR FINISHES		White walls	
		Native landscape materials			Carpet- low maintenance		Exposed Birch/Maple Solid Core Door	
		Natural landscape			Recessed floor grates at Entries		Pewter or Satin Chrome Hardware	
		Maintain site as natural as possible			Stone Fireplace		Layin- Acoustical Ceiling	
		Stockpile topsoil						
		No lawn than need cutting						
		keep as many trees as possible			SUSTAINABILITY + GREEN DESIGN			
					Use southern exposure		Tinted Windows	
					High thermal envelope		Large overhangs	
					Daylighting were possible		Groundwater geothermal heat loop where feasible	
					Durable, long use, low energy products		Low-E glazing	
					Solar Gain in Public spaces		Self-dimming Lighting controls	
					Low Water Use fixtures		Low Maintenance Materials	
					Recycling Center for refuse considerations		Consider material selection for outgassing and IAQ	

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PROJECT NAME: Mio Office				FOREST: Huron-Manistee NF			
REPORT: Auxiliary Space Analysis				FACILITY TYPE: Administrative Office			
				DATE: 1/22/2002			
				Approx. Dimensions			
WORKSHOP				Building #1			
	Doors	hgt		width	length	SF	
1 Common (Team) Room	Int 3'	10	(2)IBM, (4)tables, Lunch, sink, team room for seasonals	14 x	20	280	
1 Womens Restroom	Int 3'	8	(1)WC & (1) Lav, P towel Disp	8 x	10	80	
1 Mens Restroom	Int 3'	8	(1)WC & (1) Lav, P towel Disp	8 x	10	80	
1 Womens Locker Rm	Int 3'	10	(1) Lav, EWC, bench, (12) 2'x2'x2' lockers, mirror, VCT, Shower	12 x	10 =	120	
1 Mens Locker Rm	Int 3'	10	(1) Lav, bench, (12) 2'x2'x2' lockers, mirror, VCT, Shower	12 x	10 =	120	
1 Laboratory	Int 3'	9	chemtop, sink, base/wall cabinets, 42"AFF receptacles, VCT	12 x	10 =	120	
1 Fitness Room	Int 3'	9	VCT, exhaust fan	12 x	14 =	168	
1 Woodworking Shop	12x12, Int 3'	open	Dust Exhaust, heat exchanger, 12x12 garage door	30	40 =	1200	
1 Vestibule	Ex 3'	8	Outdoor lighting controls, recess floor grates	8 x	8 =	64	
1 HVAC Room	Int 3'	10	Furnace, HWH	10	10 =	100	
2 Storage Closet	Int 3'	10		10 x	8 =	160	
			Subtotal			2492	
1 Corridor				15% x		373.8	
			Total			2865.8	
HEATED GARAGE							
2 Type 4 Engine Bays	10x12	12		12 x	34 =	816	
1 Type 6 Engine Bay	12x12	10	locked cage	16 x	26 =	416	
1 Fire Cache Room	Int 4'	10	data line, voice line, 10x10 OVR door	22 x	24 =	528	
			Total			1760	
1 Wash Area			Concrete slab sloped to drain, cabinet for pressure sprayer, frost-proof hydrant, 2" waterline, 110v power	12 x	24	288	
UNHEATED GARAGE							
1 LEO Garage Bay	8x10	10	Vehicle storage only	12 x	24	288	
1 LEO Secured Storage	Int 3'	8	Lockable room for evidence, shelves	10 x	10	100	
1 Tilt Bed w/ Dozer	12x12	12		12 x	35	420	
1 Recreation Storage	Ex 4'	10	Cribs, shelves, maps	14 x	16	224	
1 Fisheries Storage Room	Ex 4'	10	shelves, high windows	12 x	15	180	
1 Wildlife Storage Room	Ex 4'	10	shelves, receptacles, high windows	12 x	15	180	
			Total			1392	
1 Hazard Material Storage Building	4x8	9	Flammables, Paint, Toxic	10 x	10	100	
1 Bone Yard Fencing+ gate+ ABC	8'w						
POLE BARNS				Building #2			
1 Dozer	12x12	12	gravel floors, open rafter ceiling	14 x	24	336	
2 ATV Trailer w/ 1 ATM loader	10x10	12		10 x	12	240	
3 ATV	10x10	12		5 x	8	120	
Snowmobile w/ Trailer, Motorcycle,							
1 canoes (4), kayaks (2), Bike (1)	10x10		Boats hung over head	10 x	12	120	
Maintenance Supplies, Handtools,							
1 Pump Jack,	Ex 3'			10 x	10	100	
1 Miscellaneous Gear	Ex 3'			10 x	20	200	
1 Sign Storage	10x10		Shelving	20 x	20	400	
1 Grooming Equipment	12x12			20 x	20	400	
1 Chain Saws, cleaners + solvents	Ex 3'			10 x	10	100	
			Total			2016	
				Building #3			
1 Large Tractor	10x10			10 x	20	200	
1 Small Tractor + Seed Drill	10x10			10 x	26	260	
1 Farm Implements	open			14 x	20	280	
1 Large Boat	open			10 x	24	240	
1 Small Boat	open			10 x	24	240	
1 Lumber Bay	open			8 x	16	128	
1 Lawn Mowers	8x10			10 x	10	100	
1 Net & Buoy Storage	8x10		Fyke, Gill, Loon buoys	16 x	12	192	
1 WaterHole Liners+ Powder Retardant	8x10			20 x	20	400	
1 Planting Machines	8x10			10 x	10	100	
			Total			2140	
CARPORIT							
20 Fleet Carport			7x17 Actual Vehicle Size	10 x	20	4000	
			Total			4000	

PROJECT NAME: Mio Office						FOREST: Huron-Manistee NF			
REPORT: Preliminary Cost Estimate						FACILITY TYPE: Administrative Office			
						DATE START: 1/22/2002			
	Split Between funds	SIZE	UNIT		\$/sf		Cost		
Facilities Funding- Base Bid									
New Building Construction									
Public Areas	100%	1600	sf	x	\$150	=	\$240,000		
Staff Areas	100%	10076	sf	x	\$100	=	\$1,007,600		
Warehouse= Shop + Heated Space - BLDG#1	100%	4626	sf	x	\$80	=	\$370,080		
Warehouse- Unheated - BLDG#1	100%	1392	sf	x	\$50	=	\$69,600		
Hazardous Storage Bldg	100%	1	lp	x	\$30,000	=	\$30,000		
							Subtotal	\$1,717,280	
Access Road In Warehouse Area	100%	1	lp	x	\$50,000	=	\$50,000		
Parking - Staff	100%	40	ea	x	\$2,500	=	\$100,000		
Sidewalks- Staff	50%	1	lp	x	\$20,000	=	\$10,000		
Secured Fleet Parking	100%	20	ea	x	\$2,500	=	\$50,000		
							Subtotal	\$210,000	
Water Well, Pump, Storage Tank	100%	1	lp	x	\$30,000	=	\$30,000		
Geothermal Heating Loop	100%	1	lp	x	\$100,000	=	\$100,000		
Septic Tank / Leachfield	100%	1	lp	x	\$60,000	=	\$60,000		
Natural Gasline Extension	100%	300	ft	x	\$40	=	\$12,000		
Powerline Extension + Poles/Pad/Trans	100%	1	lp	x	\$60,000	=	\$60,000		
Telephone/Communications	100%	1	lp	x	\$35,000	=	\$35,000		
Communication Tower/Conduit	100%	1	lp	x	\$50,000	=	\$50,000		
							Subtotal	\$347,000	\$2,274,280
Facilities Road Funding- Base Bid									
Public Access Road	100%	1	lp	x	\$120,000	=	\$120,000		
Public Parking Stalls	100%	12	sp	x	\$2,500	=	\$30,000		
Site Lighting- Public parking	100%	1	lp	x	\$20,000	=	\$20,000		
Sidewalks- Public	50%	1	lp	x	\$20,000	=	\$10,000		
Landscaping- Public	100%	2%		x	\$2,274,280	=	\$45,486		
Site Amenities- Public	100%	2%		x	\$2,274,280	=	\$45,486		
Public Sidewalks	50%	1	lp	x	\$20,000	=	\$10,000		
							Subtotal	\$280,971	
Design Contingency		15%		x			\$383,288		
							General Contractor Total	\$2,938,539	
Forest Overhead (GA)	(Applied only one year)			x		6%	\$176,312		
Construction Administration- COR/Inspector				x		5%	\$146,927		
Construction Contingencies				x		4%	\$117,542		
							Grand Total- Base Bid	\$3,379,320	
Building + Site Items- Additive Items									
Pole Barn- District - BLDG#2	100%	2016	sf	x	40	sf	\$80,640	FY03	?
Pole Barn- Recreation - BLDG#3	100%	2140	sf		40	sf	\$85,600	FY04	?
Fleet Carport=PoleBarn	100%	4000	sf	x	40	sf	\$160,000		
Landscaping- Staff portion	50%	2%		x	\$2,274,280	=	\$22,743		
Site Amenities- Staff, Flagpole, bench, signs, kiosk	30%	2%		x	\$2,274,280	=	\$13,646		\$0
Temporary Parking Spaces-Geoblock	100%	20	ea	x	700		\$14,000		
Boneyard Fencing + gates+ABC	100%	300	lf	x	12	=	\$3,600		
							Total Additives Items	\$380,228	
NON- CONSTRUCTION FUNDING NEEDS									
Moving Costs		1	lp	x	\$40,000	=	\$40,000		
Temporary Office/Lease		0	mth	x	\$9,000	=	\$0		
Systems Furniture		42	STAFF	x	\$4,000	=	\$168,000		
Furniture storage systems		60		x	\$700	=	\$42,000		
							Total	\$250,000	
								AREA COSTS	
								11676	Office
								6018	Warehouse
								8156	Pole Barns
								25850	sf (total)
								\$131	\$/sf