

Property & Facilities - New Ambulance Station Status

Board of Directors Meeting – May 26, 2026
Cambria Community Healthcare District

NEW AMBULANCE STATION PROJECT UPDATE

- Current construction budget estimates range from approximately \$5.0 million (Edwards Construction Group) to \$5.3 million (Kitchell).
- Current available construction funding is approximately \$4.75 million.
- Estimated project funding shortfall currently ranges from approximately \$250,000 to \$550,000.
- Current construction contingency allowances remain low:
 - Edwards Construction Group: approximately 3–5%
 - Kitchell estimate: approximately 5%
- External factors over the past 16 months — including tariffs, fuel costs, labor increases, permitting delays, and regulatory fees — have significantly increased overall construction costs.
- Original project estimates were based on approximately \$800 per square foot compared to current estimates of approximately \$1,100 per square foot, representing an increase of approximately 38%.

VALUE ENGINEERING (VE) UPDATE

- Ongoing Value Engineering discussions with PBK Architects and Edwards Construction Group have identified approximately \$250,000–\$300,000 in potential savings.
- Proposed savings are primarily associated with:
 - More economical interior and exterior finish selections
 - Landscaping modifications
 - Other non-essential design adjustments
- However, additional reductions are still necessary because:
 - Pre-design work currently reflects an estimated deficit of approximately \$225,000
 - Project contingency should be increased to approximately 10% to reduce District financial risk and improve overall project stability
- Additional savings and/or scope reductions must be identified in order to maintain project timelines associated with:
 - Minor Use Permit approval
 - County Board of Supervisors review scheduled for June 19, 2026

PROJECT SIZE REDUCTION OPTIONS Approximately 300 square feet may need to be removed from the current program to fully address the projected funding gap.

Option 1 – Reduce Administrative and Crew Quarter Areas

- Reduce the size of:
 - Administrative offices and storage areas
 - Living and kitchen areas within the crew quarters
- Estimated savings: approximately \$250,000–\$275,000
- Potential impacts include:
 - Reduced administrative functionality and storage capacity
 - Reduced operational efficiency
 - Reduced long-term livability within crew quarters

Option 2 – Eliminate One Ambulance Bay

- Estimated cost savings: approximately \$350,000
- Reserve ambulance unit would instead be housed behind the new ambulance station on the north side of the property and rotated as needed for operational use.
- PBK Architects and Edwards Construction Group strongly believe this option represents the best long-term solution because it preserves:
 - Administrative area functionality
 - Operational efficiency
 - Long-term crew quarter livability and functionality
- Additional benefit:
 - Reducing the overall square footage may eliminate the need for Change Order #1, which added approximately \$135,000 to the construction budget.

COMMITTEE RECOMMENDATION

- Continue final Value Engineering efforts with the goal of reducing the total construction budget to approximately \$4.45 million, inclusive of a 10% construction contingency allowance.
- Redirect approximately \$250,000–\$300,000 in VE savings toward:
 - Pre-design cost overruns
 - Permitting and regulatory fees
 - Other project soft-cost obligations
- Any remaining surplus savings should be considered for restoring selected Value Engineering reductions where operationally appropriate.