



CAMBRIA COMMUNITY HEALTHCARE DISTRICT SPECIAL BOARD MEETING

July 14, 2025 – 10:00 AM

The Cambria Community Healthcare District's special meeting will be held at
2535 Main Street, Cambria, California.

Join Zoom Meeting

<https://us02web.zoom.us/j/83098373859?pwd=VcWJ4rbCUUpP8ffOdGJPE04qe7S8fSq.1>

Meeting ID: 830 9837 3859 Passcode: 100997
+1 669 444 9171 US +1 669 900 6833 US (San Jose)

AGENDA

A. OPENING

1. Call to order
2. Establishment of a quorum

B. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

1. Public members wishing to address the Board on matters other than scheduled items may do so when recognized by the President of the Board of Directors, Cecilia Montalvo. Presentations are limited to a maximum of three minutes per person.

C. REGULAR BUSINESS

1. Pre-Construction – Phase 1 Conceptual Design Review

D. ADJOURNMENT

The next regular meeting of the Cambria Community Healthcare District Board of Directors will be held on July 22, 2025, at 9:00 A.M. at the Old Cambria Grammar School, 2535 Main Street, Cambria, California.

Copies of the monthly agenda, staff reports, and written materials provided to the Board of Directors for Open Session agenda items may be obtained online at www.cambria-healthcare.org and at the District office located at 2535 Main Street, Cambria, during regular business hours. Closed-session items are not available for public review. Any changes or additions to the agenda will be posted at the District office and on the District website.

Note: While board members may not engage in dialogue with the public during the board meeting, individual members may choose to incorporate an answer to a question posed by the public during their discussion of an agenda item.



CAMBRIA COMMUNITY HEALTHCARE DISTRICT

BOARD AGENDA STAFF REPORT – 01

TO: Board of Directors

FROM: Dr. Laurie Mileur, Director
Linda Hendy, Administrator

DATE: July 14, 2025

DESCRIPTION: Pre-Construction – Phase 1 Conceptual Design Review

RECOMMENDATION

Review and provide input on the proposed Phase 1 Conceptual Design for the New Ambulance Station.

FISCAL IMPACT

- District Operating Budget - None at this time.
- Measure C-24 GO Bond – Included in Edwards Construction Progressive Design Contract

DISCUSSION

On June 3, 2025, the District signed a contract with Edwards Construction to deliver progressive design-build services for the new ambulance station. Weekly meetings were established to initiate Phase 1 Conceptual Design, which included a site plan, floor plan, and exterior design.

The District's Administration and Operations departments participated in the weekly meetings, along with Director Mileur and Volunteer Architect Don Sather, to provide input on the project's functional use and needs.

Attachment 1 provides the Board of Directors with the Conceptual Design Package for review and feedback.

ATTACHMENT(S)

1. Edwards – PBK Conceptual Design Package
2. Edwards - PBK Alternate Floor Plan

BOARD ACTION

No motion required.



PBK CIVIC

CONCEPTUAL DESIGN PACKAGE

CCHD NEW AMBULANCE STATION PROJECT

CAMBRIA COMMUNITY HEALTHCARE DISTRICT ■ JULY 11, 2025

ACKNOWLEDGMENT

BOARD OF DIRECTORS

Cecilia Montalvo
Board Member, President

Bruce Memper
Board Member, Vice President

Igor (Iggy) Fedoroff
Board Member, Secretary/Chair of the Finance
Committee

Laurie Mileur
Board Member, Chair of the Property and Facilities Committee
and Grants and Development Committee

Dawn Kulesa
Board Member, Chair of the Healthcare Advocacy
and Outreach Committee

STAFF & TEAM MEMBERS

Linda Hendy
Administrator/Finance

Jennifer Harley
Office Manager

Tim Nurge
Operations Manager

Michael Bryant
Operations Supervisor

Paul Hoover
Operations Supervisor

Don Sather
Community Volunteer

Alivia Horton
Kichell, Program Director



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JULY 11, 2025

Cambria Community Healthcare District
2535 Main Street
Cambria CA 93428



CAMBRIA COMMUNITY HEALTHCARE DISTRICT

Dear Cambria Community Healthcare District Project Stakeholders:

The Edwards+PBK Team wishes to express our sincere appreciation to the Board of Directors and the Cambria Community Healthcare District and Staff for allowing us the opportunity to be involved in the design and construction of the New Ambulance Station. We also extend our utmost gratitude to the individuals who have attended numerous meetings and provided vital information during the schematic design process. Their input and assistance has been most valuable to the success of this very important project.

Sincerely Yours,

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EXECUTIVE SUMMARY

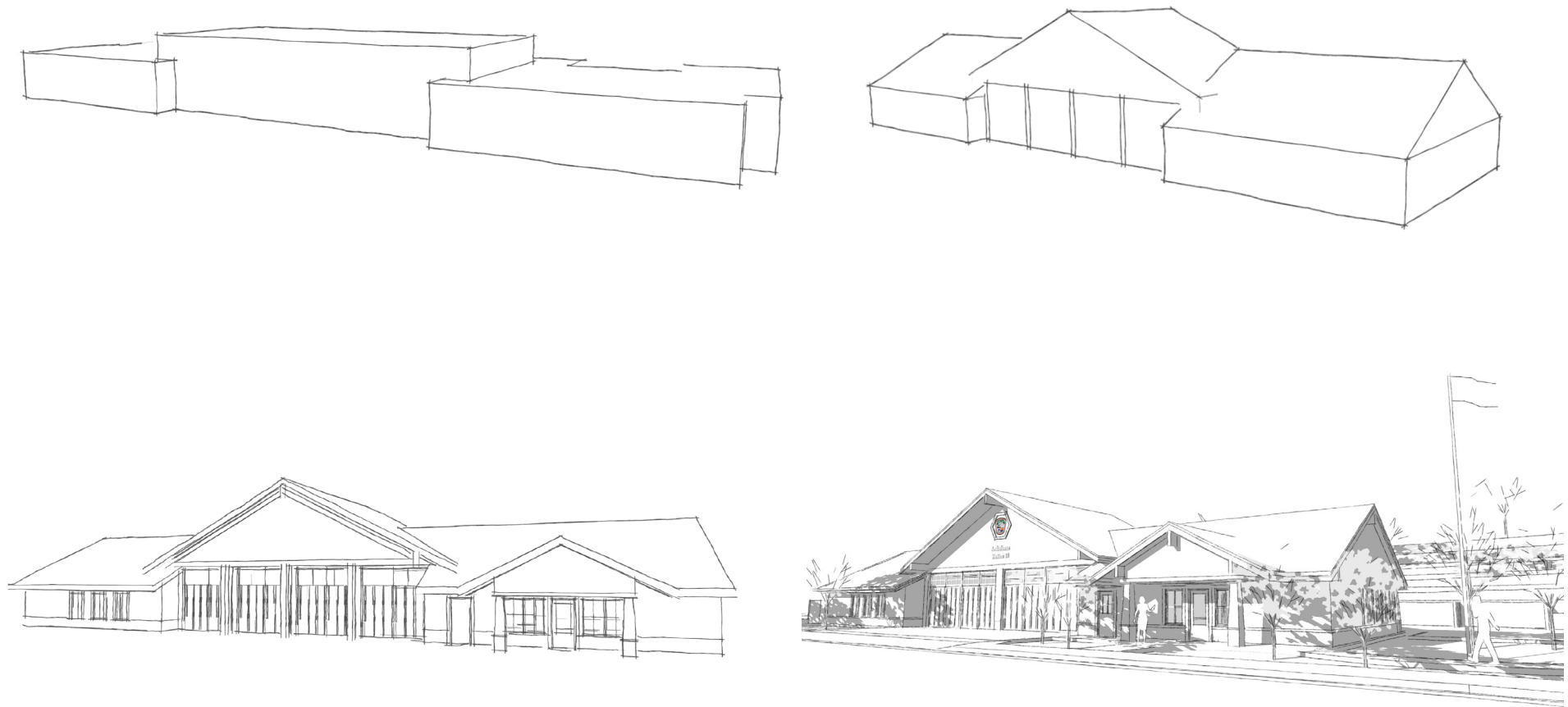
PROJECT OVERVIEW

The new Cambria Ambulance Station will enhance emergency medical services by providing a modern facility that supports faster response times and improved care for the community. Located on the existing site near downtown Cambria, the station’s design carefully respects the surrounding historic residential neighborhood, ensuring the building fits appropriately within the established scale and character.

With direct access to Main Street, the station will enable emergency crews to respond more efficiently to calls, improving overall public safety. The facility also supports first responder health and wellness and provides accessible triage services for walk-in patients, strengthening the region’s emergency preparedness.

In addition to operational benefits, the station incorporates sustainable design elements and landscaping that reflect the local natural environment. This project represents a long-term investment in public health infrastructure that balances modern functionality with sensitivity to Cambria’s unique historic and environmental context.





PROCESS

The planning and design process for the new ambulance station began with a thorough evaluation of the site and input from key stakeholders. The project team visited the existing facility in Cambria to assess current conditions and gain a detailed understanding of its day-to-day operations.

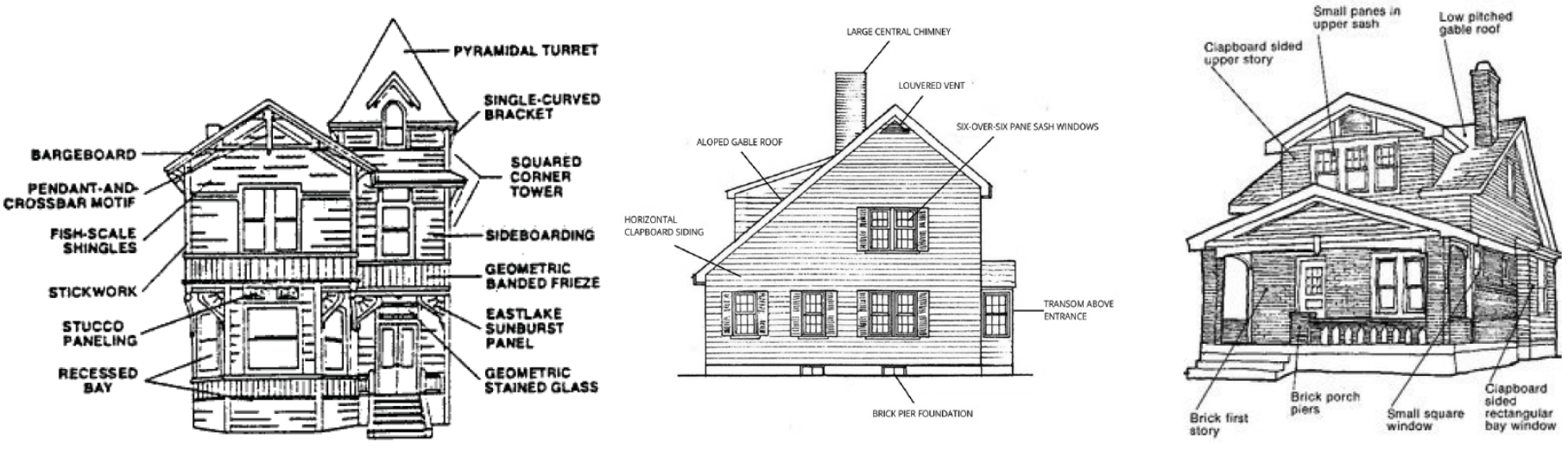
Following this, the team conducted an in-depth review of the program requirements and equipment needs. Early space planning diagrams were developed to explore how the various building functions should relate to one another and how the station could be optimally arranged on the site.

Several priorities emerged during this phase, including the separation of crew quarters from administrative areas, with the ambulance bay positioned between them. Additional key features identified were a return driveway, public access to the triage area, and a healthy living environment for the crew.

Multiple layout options were studied throughout the design process to identify the best solution that meets operational needs, adheres to budget constraints, and responds to the site’s unique characteristics. Ultimately, a linear layout with four side-by-side ambulance bays was selected, providing efficient use of space, facilitating smooth daily operations, and reflecting the priorities voiced by the community and service providers.

As floor plans and site layouts took shape, various massing and elevation concepts were also developed. Recognizing that the station is located within the historic residential East Village area, careful attention was given to ensure the building would blend seamlessly with its surroundings.

Several architectural styles were explored, and the final design features a simple, yet thoughtful, composition with gable roofs oriented east-west along the crew and administrative areas. A prominent gable facing the street highlights and celebrates the ambulance bay. The detailing of columns, rafters, trim, and window openings was deliberately chosen to align with historic design elements common in the neighborhood, fostering a respectful connection to the local context.



VISION STATEMENT

CREW QUARTERS

A restorative, health-centered living environment that supports physical and mental wellness, fosters team cohesion, and ensures personnel are well-rested and ready to respond.

AMBULANCE BAY

A highly functional, safe, and durable operations hub designed for rapid deployment, efficient vehicle access, and streamlined decontamination and restocking workflows.

ADMINISTRATION AREA

A professional and welcoming space that supports focused work, effective communication, and positive community engagement, while maintaining clear separation from operational and living zones.

PLACE & CONTEXT

Integrate the region’s natural beauty into the design to create a strong connection to nature, enhancing both indoor and outdoor experiences.

FUNCTIONALITY & EFFICIENCY

The station is designed first and foremost to support the demands of emergency response. Every space—from the ambulance bay to administrative areas and crew quarters—has been organized to promote smooth, intuitive workflows and minimize response times. Clear circulation paths, efficient adjacencies, and purpose-built support spaces help ensure staff can focus on their work without unnecessary delays or obstacles. This goal drives the overall layout and planning, ensuring the building performs as well as it looks.

DURABILITY & SUSTAINABILITY

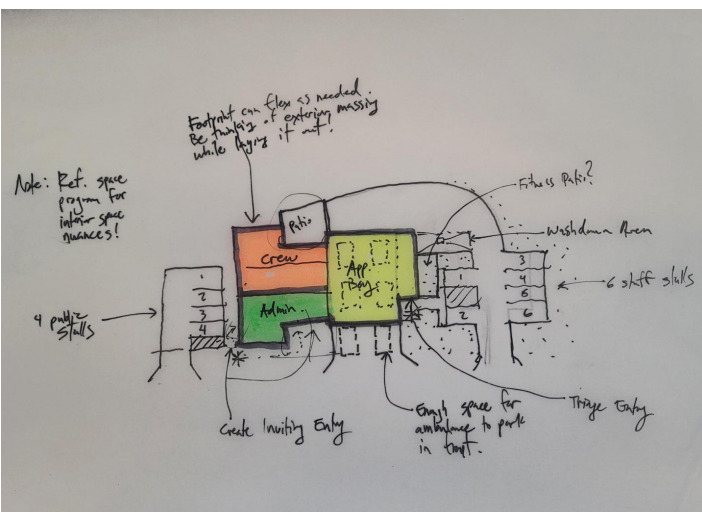
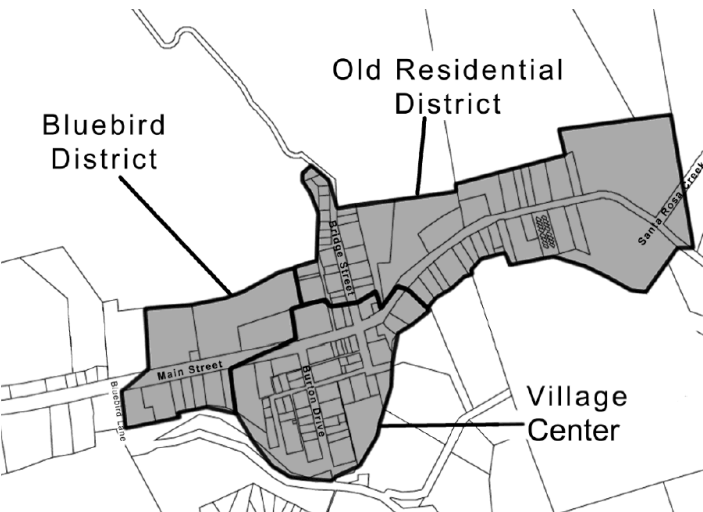
Durability and sustainability go hand in hand in this design. The building will use resilient materials that stand up to the daily wear and tear of a 24/7 operation, reducing maintenance and long-term costs. At the same time, it incorporates energy-efficient systems, water conservation strategies, and environmentally responsible finishes that contribute to a lower carbon footprint. These choices support long-term value for both the district and the Cambria community.

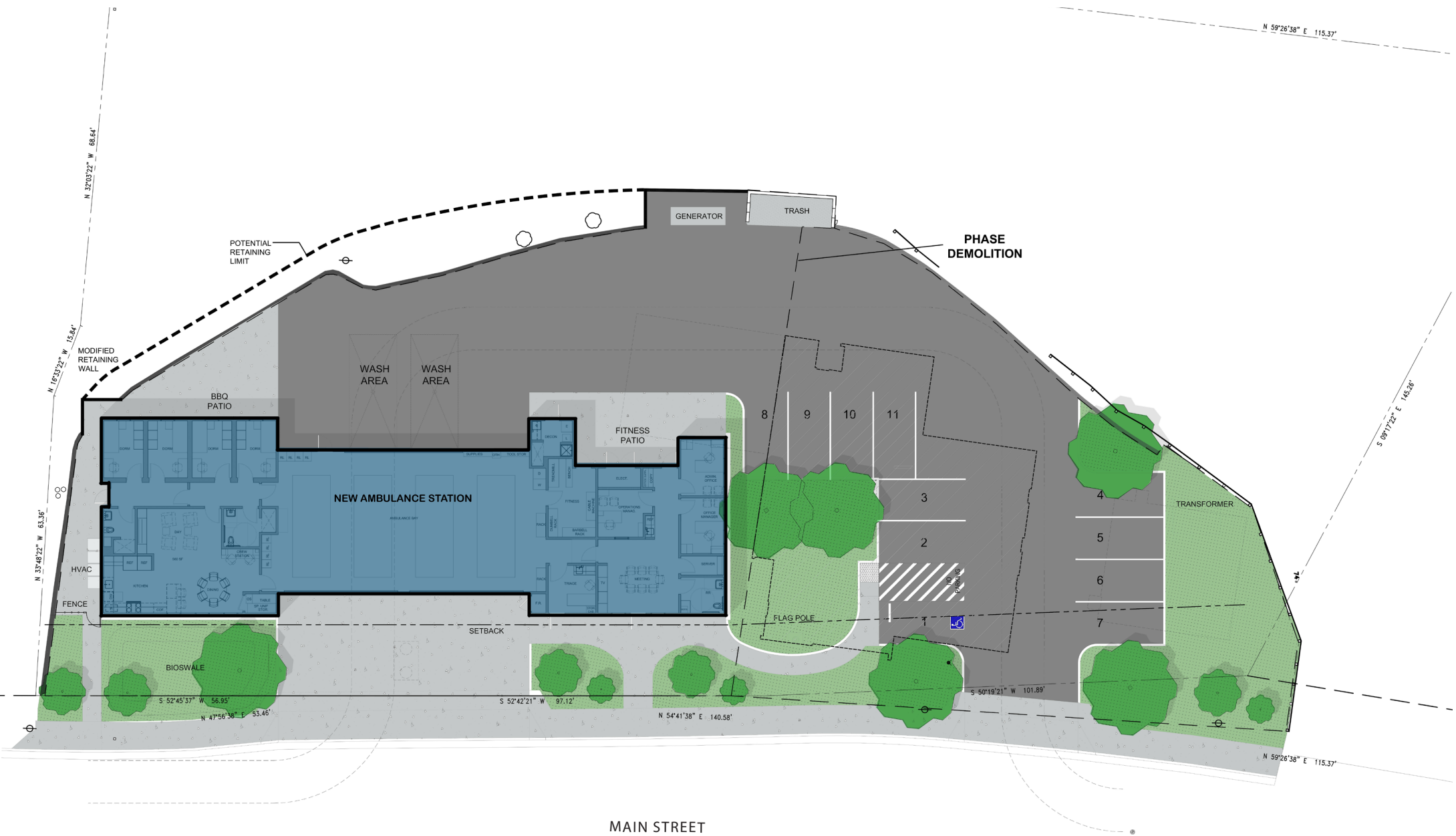
FUTURE READY, TIMELESS DESIGN

The design embraces a timeless aesthetic that feels appropriate for the station's location within the historic residential district of Cambria's East Village area. Gable roof lines, covered front porch entry, and traditional building materials allow for a timeless design, and flexible interior spaces allow the facility to adapt over time as technology, staffing, and operations evolve. The architecture avoids trends in favor of lasting design decisions that age gracefully and remain rooted to this specific neighborhood which ensures the station continues to meet the community's needs well into the future.

HEALTH & WELLNESS

Creating a supportive environment for the health and wellbeing of emergency personnel is a top priority. The crew quarters are designed as a place for rest and recovery, with access to natural light, quiet zones, and calming finishes that help reduce stress. The building also promotes good indoor air quality, comfort, and access to outdoor areas where possible. These wellness-focused elements are essential in supporting the physical and mental resilience of the team.



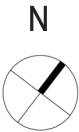


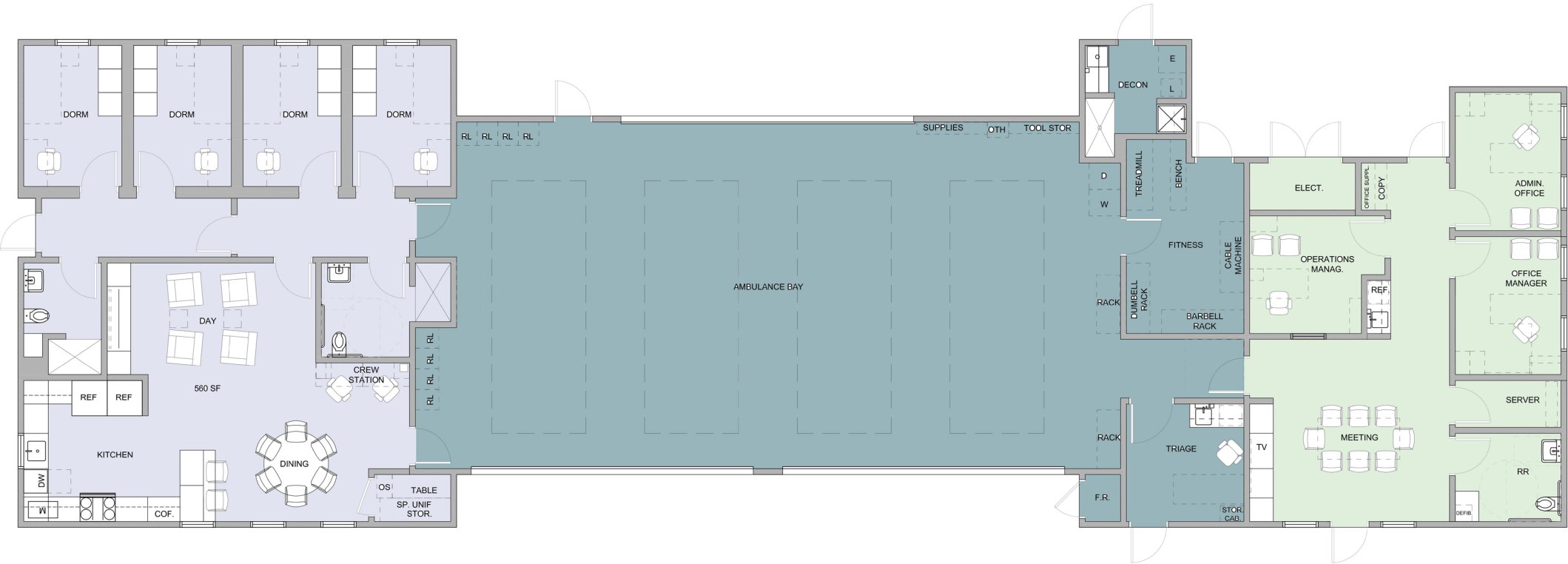
SITE PLAN SUMMARY

The new ambulance station will be constructed on the site of the existing facility in Cambria, California. The site is uniquely bordered by historic residential buildings to the south and east, a mature live oak-covered hillside to the north, and an open, wooded lot to the west. Prior to construction, all administrative and crew functions will be temporarily relocated to the original building, allowing for demolition of two smaller structures and the start of Phase 1 construction on the west side of the property. The new building will be set back a minimum of 15 feet from Main Street and 10 feet from the western property line, with a rectangular, east-west orientation that creates a strong and clear presence along the street.

The ambulance bay is designed to accommodate four vehicles with direct, efficient access to Main Street for emergency response. After the new facility is complete, Phase 2 will involve removing the original building and completing site improvements, including a return driveway, public and staff parking, and enhanced landscaping. Additional outdoor features under consideration include a fitness patio, staff BBQ area, bioswale, and native, drought-tolerant planting to support both sustainability and staff wellness.

COMPOSITE SITE PLAN





LEGEND

- ADMINISTRATION
- AMBULANCE BAY & SUPPORT
- CREW QUARTERS

BUILDING FEATURES

The new Cambria Ambulance Station is designed to integrate modern technology, clean architectural design, and best practices in emergency services planning. The result will be a highly functional, durable facility built to meet the needs of both today’s operations and future growth. The building emphasizes operational efficiency, staff wellbeing, and long-term resilience—while incorporating sustainability and accessibility throughout.

Administration: The administrative wing includes dedicated offices and workspaces for CCHD personnel, including the administrative office, office manager, operations manager, meeting room, copier station, kitchenette, and a clearly defined public entry. The layout is centered around the meeting room to support collaboration and efficient communication, with direct access to both the ambulance bay and outdoor fitness patio.

Triage: A dedicated triage area provides a secure and accessible intake space for walk-in patients requiring immediate medical attention. It is designed for both public and staff ease-of-use, with generous clearances, a wide doorway suitable for gurney access, and enough space for basic evaluation and treatment functions.

Ambulance Bay & Support Areas: The ambulance bay accommodates four side-by-side ambulances, with support spaces including reserve gear lockers, supply storage, tool racks, and washer/dryer units lining the perimeter. Positioned between the administration and crew areas, the bay allows for efficient circulation and includes direct access to the decontamination room and adjacent fitness space.

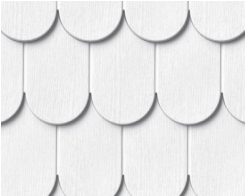
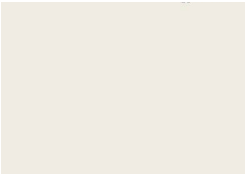
Crew Quarters: The crew quarters are designed as a restorative environment, with a kitchen, dining area, and day room, as well as four sound-rated dorm rooms that minimize noise from common areas and the street. The layout allows for two independent crews to be housed at once, with separate restroom facilities and direct access to both the ambulance bay and outdoor areas.

Sustainability & Accessible Design: The station embraces environmentally responsible design strategies, including energy-efficient systems, water-wise landscaping, and low-maintenance materials. The entire facility is designed to meet or exceed ADA standards, ensuring accessibility and comfort for staff, patients, and visitors alike.

BUILDING FLOOR PLAN

MATERIAL PALETTE



 Salty Dog SW 9177	 Shingle Design
 Greek Villa SW 7551	 Cultured Stone Country Ledgestone White Oak
 Metal Trim	 James Hardie Lap Siding
 Ceiling	

RENDER





North Entry View

EXTERIOR RENDERING



Outdoor Event Terrace

EXTERIOR RENDERING



South View of Event Terrace

EXTERIOR RENDERING



Outdoor Event Terrace

EXTERIOR RENDERING



South View of Event Terrace

EXTERIOR RENDERING

SPACE AND FUNCTIONAL PROGRAM

GENERAL REQUIREMENTS	
- Administration normal business hours: M-F, 8:00 A.M. to 4:00 P.M., all other functions 24/7 operation. - Room and area NSF listed below assumes optimal space planning for economy and efficiency. - Room and area NSF may be increased or decreased as needed to satisfy functional and code requirements and to encourage design flexibility provided GSF does not exceed 5% of target. - Demising partition – Sound-rated construction between Administration and Crew Quarters w/ access controlled intervening door. - Fire-rated construction and openings where required; assumed one-hour fire-rated construction separating Apparatus Bay from Administration and Crew Quarters. - Sound Rated Construction: Design/construct Sound Rated Construction to ensure minimum 52 dB sound attenuation between rooms, as verified by field testing per ASTM E336. - Suspended ceilings assumed typical in Administration and Crew Quarters except where otherwise noted in the Functional Requirements below. - Refer to Furniture and Equipment List for a complete listing and specifications of room furnishings and equipment.	

BUILDING SPACE SUMMARY		
ADMINISTRATION	610	Department Total NSF
CREW QUARTERS	1250	Department Total NSF
APPARATUS BAY	2155	Department Total NSF
	4015	Building Total Target NSF
	400	Grossing Factor = 10%
	4415	BUILDING TOTAL TARGET GSF

Functional Area	Net Area [NSF]	Functional Requirements
ADMINISTRATION		
RECEPTION	50	Main entrance to Administration for public and administration staff. - Entry door unlocked during normal Administration business hours: M-F, 8:00 A.M. to 4:00 P.M. - Seating for two guests
MEETING ROOM/AREA	120	For Administration, Crew, or District Board member meetings. - Adjacent to Reception, access from Reception or adjacent hallway. Maybe open-planned and share circulation space with a hallway – no requirement for a separate room - Size for conference table w/ seating for eight - OK to locate Copy, Storage, and Kitchenette functions in the Meeting Room/Area
COPY/STORAGE	60	This is for administrative staff and the operations manager's use. - Location flexible within Administration: function may be distributed along walls in Meeting Room/Area, located in hallway, or in a separate room shared with Kitchenette, readily accessible to Administrator, Office Manager, and Operations Manager - Minimum 3 L.F. [6 s.f.] work surface; utilize furniture, built-in cabinetry, or a combination of both to achieve storage requirements

Functional Area	Net Area [NSF]	Functional Requirements
ADMINISTRATION		
KITCHENETTE	30	For administrative staff use. - Location flexible within Administration: function may be distributed along walls in Meeting Room/Area, located in hallway, or in a separate room shared with Copy/Storage, readily accessible to Administrator and Office Manager - Approximately 6 L.F. counter w/ bar sink, built-in base and upper cabinets, under-counter refrigerator, countertop appliances, filtered water
OFFICE MANAGER	100	Office Manager's private office, single occupant. - Adjacent to Reception, access through Reception, hallway or open-planned Meeting Area - Sound Rated Construction w/ lockable door - Natural daylight
ADMINISTRATOR	100	Administrator's private office, single occupant plus space for two guests. - Adjacent to Office Manager, access through Office Manager, hallway, or open-planned Meeting Area - Sound Rated Construction w/ lockable door - Natural daylight
OPERATIONS MANAGER	100	Operations Manager private office, single occupant plus space for two guests, 24/7 usage. - Located within Administration but accessed from Crew Quarters, readily accessible to Apparatus Bay and Dayroom - Narcotics safe in office, enhanced security features required - Sound Rated Construction w/ access-controlled door - Natural daylight preferred but NOT required, windowless office OK.
PUBLIC RESTROOM	50	ADA compliant, unisex restroom for administration staff and public. - Adjacent to Reception, access from Reception - Two fixtures – toilet and lavatory - Hard ceiling and Sound Rated Construction w/ lockable door
	610	Department Total NSF - ADMINISTRATION

Functional Area	Net Area [NSF]	Functional Requirements
CREW QUARTERS		
DAYROOM KITCHEN DINING	660	DAYROOM: For on-duty crew R&R, crew training, friends/family visitation, 24/7 usage. ▪ Primary Crew Quarters exterior entrance/exit, access-controlled door ▪ Circulation may be through Dayroom to access other rooms and areas in Crew Quarters, Apparatus Bay, and Administration ▪ Readily accessible to Apparatus Bay ▪ Sound-rated construction ▪ Natural daylight KITCHEN: 24/7 usage for on-duty crew. ▪ Adjacent to Dining and Dayroom ▪ Base and upper cabinets, w/ sufficient counter area – not less than 4 Lf. for food preparation and additionally as needed to accommodate double compartment sink and appliances ▪ Sound-rated construction DINING: 24/7 usage for on-duty crew. ▪ Adjacent and open to Kitchen and Dayroom ▪ Size to accommodate dining table and chairs for six ▪ Sound-rated construction
CREW BEDROOMS {4} Required	440	Single-occupant bedroom for an on-duty crew member, 24/7 usage. ▪ Adjacent to and accessed from Dayroom or hallway, readily accessible to Crew Bathroom ▪ Sound-rated construction w/ lockable door ▪ Natural daylight/egress window
CREW BATHROOMS {2} Required	130	Unisex bathroom for on-duty crew, 24/7 usage. ▪ Adjacent to and accessed from Dayroom or hallway, readily accessible to Crew Bedrooms ▪ Sink, toilet, walk-in shower ▪ Sound-rated construction w/ lockable door ▪ Hard ceiling
CREW STATION	20	Workstations for two on-duty crew to log reports ▪ Location not critical; may be in Dayroom or nook
	1250	Department Total NSF – CREW QUARTERS

Functional Area	Net Area [NSF]	Functional Requirements
APPARATUS BAY		
TRIAGE AREA	60	For evaluation of walk-in patients by Crews, 24/7 usage. ▪ Location on exterior wall with exterior entry, and convenient public wayfinding and access ▪ Entry will also serve as a second exit from the Garage. Door normally locked on exterior side. Intercom/alarm bell at entrance for Public to summon Crews for assistance ▪ Open bay w/ privacy curtain
GARAGE	1620	Parking and crew servicing of ambulances, gear and equipment storage, and crew laundry. ▪ Parking layout may be (4) bays abreast - back-in/drive-out, or (2) tandem bays abreast – drive-thru ▪ Ambulances: (4) Type-3, 21'-6" long x 8' wide ▪ Minimum clearances: 3' side, 5' between, 3' front, 4' rear, 4' rear to front ▪ Door: minimum (4) 12' wide [or (2) double wide] x 12' high, automatic overhead sectional ▪ Fixed equipment: exhaust removal system (e.g., Plymovent), overhead self-retracting compressed air and electrical cord reels ▪ Heating: overhead radiant infrared gas heaters (note - no existing gas service). Alternate preferred – if budget allows, radiant in-floor hydronic heating w/ heat pump boiler ▪ General Storage may be distributed along Garage walls ▪ Clothes washer and dryer and laundry basin located inside Garage, along wall adjacent to Decontamination
FITNESS AREA	160	For on-duty crew use, 24/7. ▪ Open to Garage
MEDICAL SUPPLIES	75	Storage of non-narcotic and non-refrigerated medical supplies for re-stocking ambulances, 24/7 usage. ▪ Adjacent to and accessed from Garage w/ lockable door ▪ Open shelving
DECONTAMINATION	160	For incidental decontamination of crew and gear returning from call, 24/7 usage. ▪ Locate on exterior wall adjacent to Garage ▪ Exterior (contaminated side) entrance door, interior (clean side) exit door into Garage. ▪ Workflow and layout from contaminated side to clean side ▪ Hard ceiling, scrubable-waterproof-chemical resistant wall, and ceiling finishes ▪ Walk-in drench shower, stainless steel sink with drainboard for cleaning gear, extractor washing machine, clean garments locker
GENERAL STORAGE	80	May be distributed along Garage walls
COMMUNICATIONS	0	In Grossing
JANITOR'S CLOSET	0	In Grossing, mop sink
	2155	Department Total NSF – APPARATUS BAY

PRECONSTRUCTION SCHEDULE

#	Traits	Title	Given Work	Planned Start	Planned End	Predecessors	Q1 / 2025			Q2 / 2025			Q3 / 2025			Q4 / 2025			Q1 / 2026			Q2 / 2026
							1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4
0	!!!📁🕒	Cambria Community Healthcare District		6/5/25	4/17/26		Cambria Community Healthcare District															
1		New Ambulance Station Project		Jun 5, 2025	Apr 17, 2026		New Ambulance Station Project															
2		Notice to Proceed		June 5, 2025	June 5, 2025																	
3		Pre-Construction - Phase 1		June 5, 2025	April 17, 2026		Pre-Construction - Phase 1															
4		Conceptual Design		June 5, 2025	July 10, 2025		Conceptual Design															
5		Kickoff Meeting	1 day	June 5, 2025	June 5, 2025	2																
6		Programming	1 day	June 5, 2025	June 5, 2025	5SS																
7		Adjacency Diagrams	5 days	June 5, 2025	June 11, 2025	5SS																
8		Initial Floor and Site Plans	5 days	June 12, 2025	June 18, 2025	7																
9		Revised Floor and Site Plans	5 days	June 19, 2025	June 25, 2025	8																
10		Initial Elevations and Massing	5 days	June 26, 2025	July 2, 2025	9																
11		Final Elevations and Massing	5 days	July 3, 2025	July 9, 2025	10																
12		MILESTONE: Stakeholder Approval	1 day	July 10, 2025	July 10, 2025	11																
13		Schematic Design		July 11, 2025	Aug 7, 2025		Schematic Design															
14		Agency Coordination - Cambria Historic District	11 days	July 11, 2025	July 25, 2025	4																
15		Agency Coordination - North Coast Advisory Council	11 days	July 11, 2025	July 25, 2025	14SS																
16		Schematic Design - 100%	15 days	July 11, 2025	July 31, 2025	14SS																
17		Stakeholder Approval	5 days	August 1, 2025	August 7, 2025	16																
18		Design Development		Aug 8, 2025	Oct 31, 2025		Design Development															
19		Phase 1 Site Development		Aug 8, 2025	Aug 28, 2025		Phase 1 Site Development															
20		Phase 1 Site Development Package - 100% DDs	15 days	August 8, 2025	Aug 28, 2025	13																
21		Phase 2 Building		Aug 8, 2025	Oct 31, 2025		Phase 2 Building															
22		Phase 2 Building Package - 50% Design Development	16 days	August 8, 2025	Aug 29, 2025	13																
23		Agency Coordination - Cambria Historic District	14 days	Sep 1, 2025	Sep 18, 2025	22																
24		Agency Coordination - North Coast Advisory Council	14 days	Sep 1, 2025	Sep 18, 2025	23SS																
25		Phase 2 Building Package - 75% Design Development	20 days	Sep 1, 2025	Sep 26, 2025	22																
26		Phase 2 Building Package - 100% Design Development	20 days	Sep 29, 2025	Oct 24, 2025	25																
27		Stakeholder Approval	5 days	Oct 27, 2025	Oct 31, 2025	26																
28		Construction Documents		Aug 29, 2025	Jan 23, 2026		Construction Documents															
29		Phase 1 Site Development		Aug 29, 2025	Oct 30, 2025		Phase 1 Site Development															
30		Agency Coordination - Cambria Community Services District	15 days	Aug 29, 2025	Sep 18, 2025	19																
31		Agency Coordination - Fire Department	15 days	Aug 29, 2025	Sep 18, 2025	30SS																
32		Phase 1 Site Development Package - 60% CDs	20 days	Aug 29, 2025	Sep 25, 2025	30SS																
33		Phase 1 Site Development Package - 100% CDs	25 days	Sep 26, 2025	Oct 30, 2025	32																
34		Phase 1 Site Development Package - GMP Establishment	20 days	Sep 26, 2025	Oct 23, 2025	32																
35		Phase 2 Building		Nov 3, 2025	Jan 23, 2026		Phase 2 Building															
36		Phase 2 Building Package - 40% CDs	15 days	Nov 3, 2025	Nov 21, 2025	21																
37		Phase 2 Building Package - 60% CDs	15 days	Nov 24, 2025	Dec 12, 2025	36																
38		Phase 2 Building Package -100% CDs	30 days	Dec 15, 2025	Jan 23, 2026	37																
39		Phase 2 Building Package - GMP Establishment	20 days	Dec 15, 2025	Jan 9, 2026	37																
40		County Permitting		Oct 31, 2025	April 17, 2026		County Permitting															
41		Phase 1 Site Development Package	6 weeks	Oct 31, 2025	Dec 11, 2025	33																
42		Phase 2 Building Package	12 weeks	Jan 26, 2026	April 17, 2026	38																
43		Construction - Phase 2		Dec 11, 2025	April 17, 2026		Construction - Phase 2															
44		MILESTONE: Phase 1 Site Development - Construction Start		Dec 11, 2025	Dec 11, 2025	41																
45		MILESTONE: Phase 2 Building - Construction Start		April 17, 2026	April 17, 2026	42																

July 11, 2025

BUDGETARY ESTIMATE

CCHD - NEW AMBULANCE STATION PROJECT

Concept Design Bldg SF4,620

Total Site Area SF26,000

SITE				
Description	Quantity	Unit	Unit Price	Cost
Demolition				\$160,000.00
Site Preparation & Demolition	1	ls	160000.00	\$160,000.00
New:				\$513,000.00
General Site Improvements	1	ls	513000.00	\$513,000.00
Total Site Budget				\$673,000.00

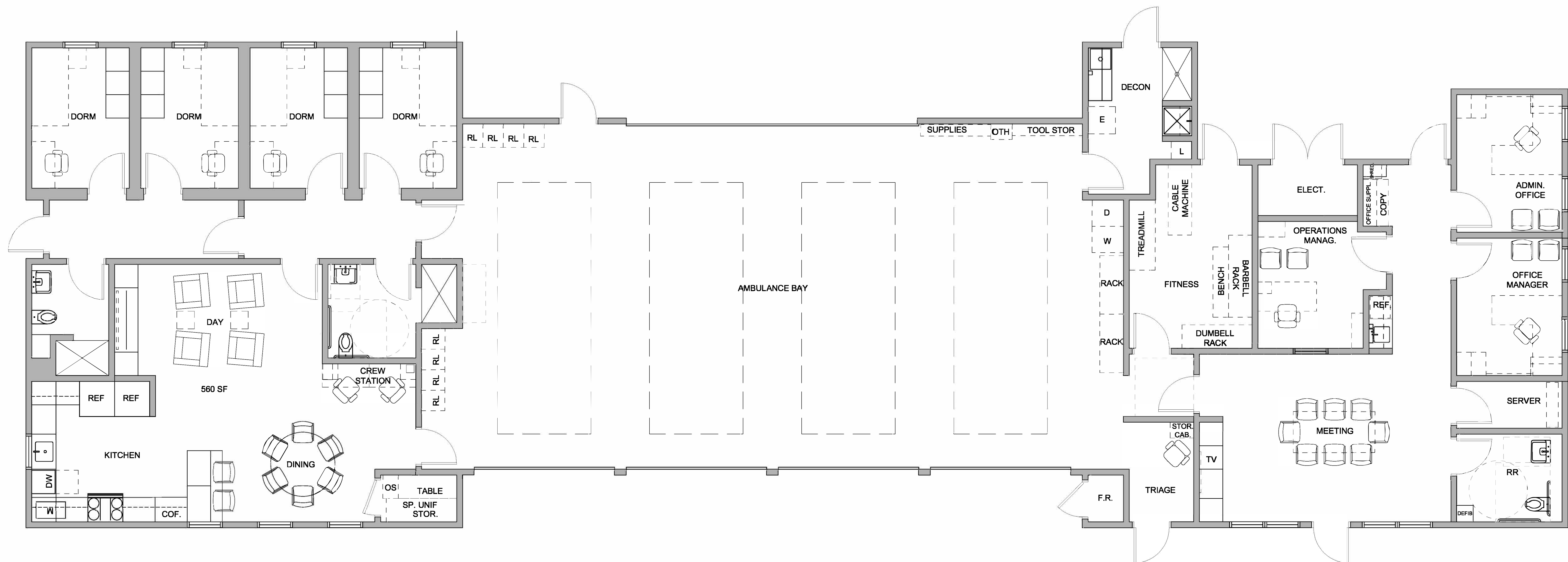
BUILDING				
Description	Quantity	Unit	Unit Price	Cost
New:				\$3,927,000.00
General Site Improvements	4620	sd	850.00	\$3,927,000.00
Total Building Budget				\$3,927,000.00

PROJECT COST SUMMARY		
Site Costs	15%	\$673,000.00
Building Costs	85%	\$3,927,000.00
GRAND TOTAL	100%	\$4,600,000.00

EDWARDS + PRK

THANK YOU!





CAMBRIA AMBULANCE STATION
2435 MAIN STREET
CAMBRIA, CA 93428

FLOOR PLAN - 1A (1/4" = 1'-0")

