

Exhibit (1)

E26 - PROGRAM OF REQUIREMENTS



PROGRAM NARRATIVE

The programming completed with DCFEMS and the StudioMB/LEWA team determined future needs for Engine Company 26 will include 4 double deep apparatus bays with a strong preference for drive through ability. The new station will include space to house two (2) engines, two (2) ambulances, one (1) truck, and two (two) Battalion Chief buggies. The apparatus will be configured as follows: 2 engines stacked in one bay, 1 truck in a dedicated bay, 1 ambulance and 1 BC buggy stacked in each of two bays.

Based on the future needs of the station it was determined that the facility shall be designed to house 14 station personnel plus 6 officers who will be on 24 hour shifts and will respond to operational incidents in the field. The program for the new Engine Company 26 facility includes locker space in both bunk rooms and in gear storage areas for fire fighters on each shift, plus a 10% overage to allow for flexibility when personnel are temporarily operating out of this station while assigned to another station in the District.

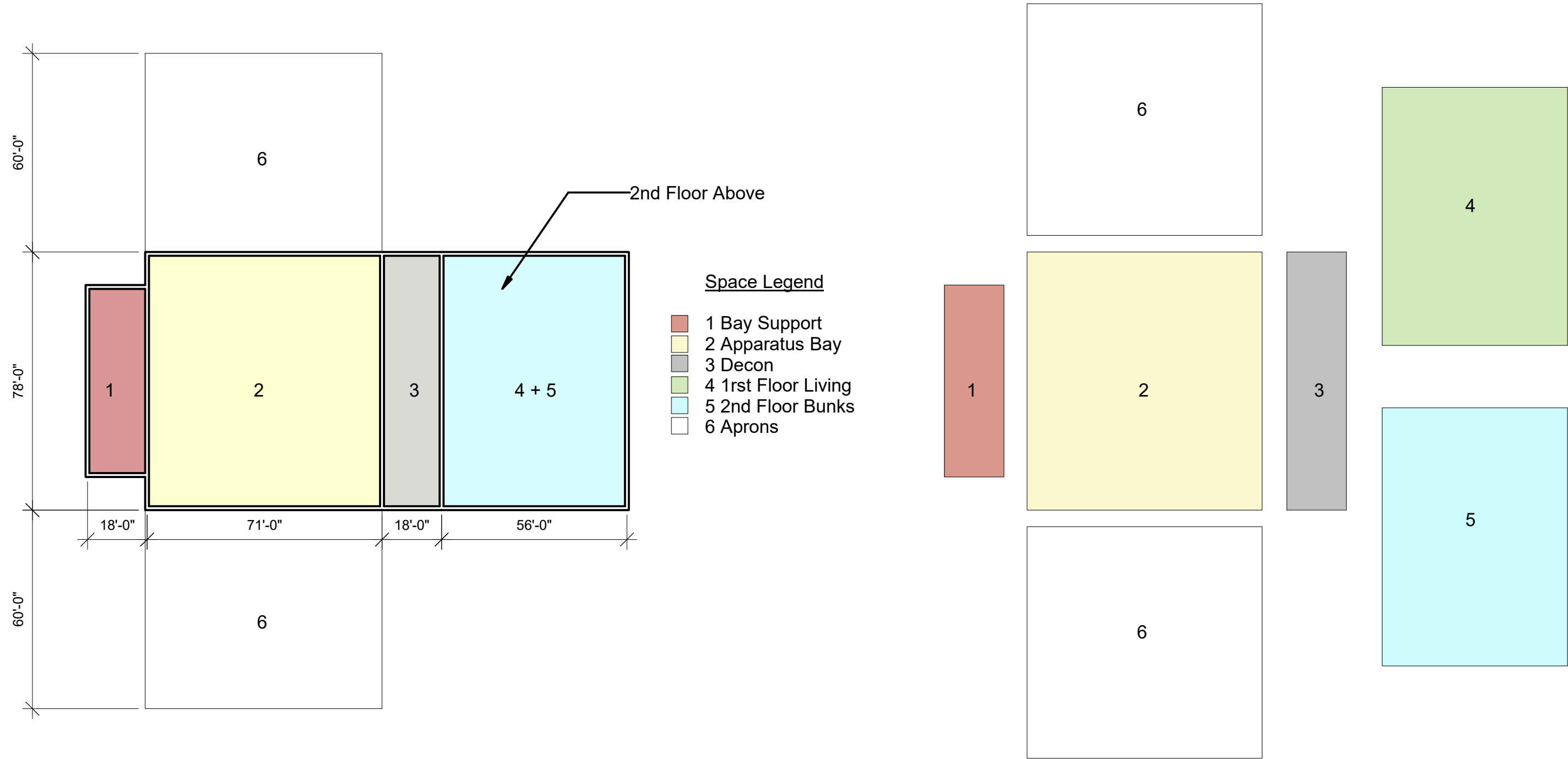
Best practices in the station design industry include designing flexibility for future growth into newly constructed stations to ensure that facilities do not become outdated or overwhelmed soon after they are opened. The increase in number and size of apparatus to be housed at the new Engine Company 26 facility is due to the growth of development occurring in the first due area.

Additional best practices in the industry are included for the first time in this station and represent a shift in previous facility standards for DCFEMS. One such innovation is the inclusion of Hot Zone strategies for containment of contaminants, toxic chemicals and carcinogens encountered in the field. The new program envisions a dedicated decontamination room outfitted with gear cleaning equipment and an enclosed PPE storage room served by a dedicated mechanical unit to exhaust from the building contaminants off-gassed from the used gear. Airlock vestibules and ramps will be employed to separate the living quarters from the apparatus bays as a means to prevent any contaminants brought back to the station on the apparatus or equipment from migrating into the crew's living quarters.

A second innovation involves a shift from group sleeping rooms to individual bunkrooms, one per crew member. The individual bunkroom will allow the ramped alerting system to wake only those crew members who are required to respond to a particular call or incident. This protects the other crew members from unnecessary sleep disruptions and facilitates improved sleep patterns that have been demonstrated to significantly improve behavioral health of the emergency responders. The 14 private crew bunkrooms will be supported by 6 single user, unisex

restrooms outfitted with a lavatory, water closet and shower. This arrangement not only creates a more private and residential feel to the historically institutional character of the building, it also provides gender neutral facilities for unlimited flexibility in serving the changing demographics in the fire services. Finally, the private bunkroom concept allows for lactation rooms and decompression space.

A full list of program spaces is as follows:



PROGRAM DIAGRAM KEY	1	Bay Support
	2	Apparatus Bay
	3	Decon
	4	1st Floor Living
	5	2nd Floor Bunks

PROGRAM	DIAGRAM LOCATION	INCLUDED IN RFP (Y- YES, N-NO, U -YES & UPDATED)	ESTIMATED SQUARE FOOTAGE	DESIGNED SQUARE FOOTAGE	DESCRIPTION OF SPACE - MEETING NOTES	DESCRIPTION OF SPACE FROM RFP
FIRST FLOOR AREA			12,008			
Public Entry Lobby	4	Y	120		"Amazon" Locker for deliveries and distribution - close to an exit/entrance	
Visitor / Public Toilet	4	Y	64		ADA-compliant, half-bath facility with 1 sink and 1 toilet	
Apparatus Bay		Y				
APPARATUS BAYS - 7 VEHICLE FLEET	2	U			<ul style="list-style-type: none"> o (2) Engine Company -- 30'L x 9'-8"W x 9'-4"H o (2) Ambulance -- 22'L x 9'-8"W x 9'-4"H o (1) Truck -- 57'L x 10'W x 10'-4"H o (2) BFC Buggies (SUV / Tahoe) -- 17'L x 6'10"W x 6'-3"H 	<ul style="list-style-type: none"> o (1) Paramedic Engine Company 26 o (1) Ambulance 26 o (1) Truck 15 o (2) Pumpers
	2	U	5538		Bays shall accommodate: 2 Engines stacked in 1 bay; 1 Ladder Truck in dedicated bay, 1 Ambulance and 1 Chief Buggie in each of 2 bays; bi-directional response required. Typical inside (bays 2 & 3) dimensions 17'-0" W x 78'-0" L. Typical outside (bays 1 & 4) 18'-6" W x 78'-0" L with additional 1'-6" W circulation walkway provided on outside aisle of bays; 3'-0"W pier between bays, 14'0"W x 14'-0"H four-fold bay doors	
2 POLE ACCESS AREAS FROM SECOND FLOOR	2	Y	256		(2) 8' x 8' pole rooms on each of two floors assumed	
STAIR FROM SECOND FLOOR (1 MIN)	1	Y	300		Second stair may be desirable; code officials have historically allowed slide poles to serve as means of egress from second floors in District of Columbia fire stations	
UNIFORMED PERSONNEL LOCKERS	1	U			84 lockers = (20/shift x 4 shifts) + 5%	
ALERTING SYSTEM & FA PANEL	1	Y	100			
APPARATUS BAY JANITOR'S SLOP SINK AND MOP STORAGE	1	Y	60		opens directly to apparatus bays	
WORKBENCH AREA AND STORAGE	1	Y	120			
Watch Desk	4	U	300		Windows with views to front apron, Apparatus Bays and public entrance, work space for 4, Alerting System	Glass-enclosed, view to Apparatus Bay, Two-desk work area, Alerting System
Captain's Office 1	4	U	120		private office	Call "Company Office" - Glass-enclosed, view to Apparatus Bay, Two-desk, file cabinets, records and storage area
Captain's Office 1 Support	4	U	225		3 work stations	
Captain's Office 2	4	U	120		private office	Called "EMS Office" - Two-desk, file cabinets, records and storage
Captain's Office 2 Support	4	U	225		3 work stations	
Captain's Office 3	4	N	120		private office	
Captain's Office 3 Support	4	N	225		3 work stations	
Captain's Office 4	4	N	120		private office	

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Captain's Office 4 Support	4	N	225		3 work stations	
EMS Medical Storage Room	3	Y	100			
Medical / Decontamination Room	3	Y	200		Gear extractor, Gear drying cabinet, 3 compartment SST sink, eyewash station, washdown shower, dedicated water heater, storage space for chemicals and supplies, stackable commercial grade w/d	
Gear Lockers / PPE Storage	3	Y	500		84 PPE/Gear lockers	
Equipment Storage Room	3	N	120		air compressor	
Biowaste and Oxygen	3	N	75		Indoor / Outdoor access for vendor service	
Outdoor Storage Room	1	Y	75		Outdoor access	
Commercial Kitchen	4	Y	400		Fully-equipped, commercial-grade kitchen w/SST cabinets and appliances Appliances: 6-burner gas cooktop and hood, gas oven, dishwasher, microwave, refrigerator; pots storage, food storage, food prep area, industrial sink and commercial grease interceptor.	Fully-equipped, commercial-grade kitchen o Appliances: 6-burner gas cooktop and hood, gas oven, dishwasher, microwave, refrigerator; pots storage, food storage, food prep area, industrial sink and commercial grease interceptor.
Kitchen Pantries	4	Y	180		(4) Shift pantries, (4) Shift refrigerator/freezers, commercial ice machine; large pot/pan storage	
Sitting Room (Dining / Training)	4	Y	600		Lounge, dining and training area suitable for a full shift of 20 personnel (assumes 30 s.f. / person) - Open area Monitor/display/DVD/audio May double as sleeping space in emergency conditions Storage for training aids Icemaker and watercooler	Lounge, dining and training area suitable for a full shift of 14 personnel Monitor/display/DVD/audio May double as sleeping space in emergency conditions Storage for training aids Icemaker and watercooler
Training / Meeting Room	4	N	400		With base cabinets, 20 people	
Training / Meeting Room Storage	4	N	50		tables, chairs, props	
Staff Toilets	4	U	100		(2) toilets with 1 sink + 1 toilet ea, near to Kitchen and Sitting Room	
Janitor's Closet	4	N	40		Intended to support living quarters on 1st floor	
Mechanical Room(s)	1	Y	300		location adjustable, will need to be large if pursuing geothermal water cooled system, may need multiple rooms to achieve zones	
Electrical Room	1	Y	150		location adjustable	
IT Room	1	N	80			
Sprinkler / Plumbing Room (Water/ gas)	1	N	200		location adjustable, water meter, gas meter, water heater	
General Storage	1	Y	200		location adjustable	
SECOND FLOOR AREAS			4,193			

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OFFICER'S BUNKROOMS	5					Sleeping quarters, desk area for (1) on-shift officer Wardrobe closets/storage for officers Direct access to Officer's Toilet
Officer 1 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 1 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	Sink, storage, toilet, shower
Officer 2 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 2 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	Sink, storage, toilet, shower
Officer 3 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 3 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	
Officer 4 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 4 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	Sink, storage, toilet, shower
Officer 5 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 5 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	Sink, storage, toilet, shower
Officer 6 Bunkroom	5	U	155		Sleeping quarters for (1) on-shift officer with 1 Twin XL bunk, 1 nightstand, 1 desk and alcove with 4 Wardrobe closets/storage for officers Direct access to Officer's Private Toilet	
Officer 6 Private Toilet	5	U	60		1 lavatory, 1 toilet, 1 shower, storage	Sink, storage, toilet, shower
CREW BUNKROOMS, LOCKERS & TOILETS		U				Crew bunkrooms and toilets were a grouped concept for bunkroom and lockerroom/restrooms for 14 staff
Single User Bunkrooms	5	U	1540		(14) 110 s.f. (8'-6" x 13') bunkrooms each with 1 Twin XL bunk, 1 nightstand, 1 desk, 4 pass-through lockers (24" x 24" x 72") which open on front to corridor, and on back to bunkroom	
Single User Restrooms	5	U	528		(6) 88 s.f. (8' x 11') private restrooms each with 1 lavatory, 1 toilet, 1 shower, storage	
Exercise Room	5	Y	600		adjacent to exterior patio if possible	
Lactation (Quiet) Room	5	Y	75		small fridge and sink	
Personnel Laundry	5	Y	120		commercial grade w/d 2 each, laundry sink, cabinets	Commercial side-by-side washer & dryer Commercial-gear washer and drying cabinet Storage space for chemicals, supplies Dedicated hot water heater

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Janitor's Closet	5	N	40		Intended to support living spaces on 2nd floor	
EXTERIOR SPACES						
Storage		Y				
Parking		U			40 Parking places (20/shift x 2 for shift changeover) includes 1 handicapped and 1 visitor parking spaces	14 spots including handicap
Exterior patio		Y	300		Covered? Gas grill, outdoor dining, exercise	
Community Garden		Y				
Trash and Recycling		N				
Bike Rack		N				
Generator		N			Entire Building?	
TOTAL NET INTERIOR PROGRAM AREA			16,201			
TOTAL NET INTERIOR & EXTERIOR PROGRAM AREA						
GROSS UP (35%)			5,670			
TOTAL GROSS AREA			21,871			