

9/12/2019

To: Mayor and City Council members

Pre-award notification for architectural services to design new FS4 and re-purpose old FS4 to meet current and future needs of our public safety departments (Fire & Police) utilizing existing property and facilities. Additionally, provides expanded emergency operations space and capabilities noted as lacking in the Hurricane Harvey after action report.
Trent

Memo



To: Clay Pearson, City Manager

From: Jennifer Lee, Senior Project Manager

CC: Jon Branson, Deputy City Manager
Trent Epperson, Assistant City Manager
Robert Upton, P.E., Director of Engineering & Capital Projects
Skipper Jones, Assistant Director of Capital Projects
Clarence Wittwer, Director of Public Works
Vance Riley, Fire Chief

Date: September 12, 2019

Re: Fire Station No. 4 -- Notification of an Architectural Design Contract

Purpose

This memo provides information about progress on the construction of a new replacement Fire Station #4 and pre-Award information for the proposed architectural contract to Joiner Architects. The award is scheduled for September 23, 2019.

Background

Fire Station No. 4 was built in 2002 and was originally designed and constructed for an all-volunteer fire department. Modifications have retroactively been made as best possible over the years to accommodate the full-time staffed facility we now enjoy. However the modifications have not addressed the needs of a full-time Fire/EMS staff, the demands of a large complex city, and the expectations of a modern fire service. Insufficient bathrooms, small living spaces, ineffectively sized HVAC system, bunker gear storage and exercise equipment is in the apparatus bay, no gear cleaning machines, EMS equipment cleaning room, and lack of storage create space issues and have hindered full-time operations from this facility. Safety and hygiene issues include: lack of airlocks between the apparatus bays and the living spaces, a fire sprinkler system that does not meet code, and no EMS decontamination area.

To address these issues and provide a facility meeting best practices for full-time operation, Fire Station No. 4 is to be decommissioned and re-built near the same location within the Public Safety Complex, facing the Freedom Drive corridor immediately east of the existing Fire Station 4. The new fire station is to be designed for full time operation consisting of a modern 12,000 square foot facility to house one-4 person Engine Crew, one-2 person Ambulance Crew, 1 Shift Commander, and 1 Fire Captain-EMS. The station will be designed for future expansion to house a command vehicle and rescue truck due to the central city location. The station will include 10 dorm rooms, restrooms with showers, a kitchen/dining area, a day room, and three offices. The equipment area will consist of 3 or 4-60 ft. deep drive through apparatus bays with glazed bi-folding doors and a bay area workshop with ancillary support spaces, a treatment room, and a storage area for bunker gear and medical supplies. The new station will support a separation of contaminated/clean environments for firefighter health by including showers and equipment decontamination for personnel. The facility will be constructed to 140 mph/3 second gust wind load standards. It will

also include adequate parking for full staffing of 24/7 operations and a natural gas backup generator. The design will be similar to Fire Station No. 1 which was recently opened. **As current FD staff will be relocated to the new Fire Station No. 4, there will be no increase in personnel expenses with this project.**

In addition, and within the same budget, the former Fire Station 4 will be renovated to allow the continued use of this facility albeit re-purposed to serve as a police training facility, sheltering the new mobile command vehicle, and relocating the weight room from the Public Safety Building (PSB).

- Last year the Police Department trained officers from 92 different agencies and provided more than 18,000 hours of training to our officers and outside agencies. The plan is to ultimately open our own Police Academy to train our own officers and become a training hub for agencies in the Houston Area.
- The Police Department recently purchased a mobile command post at a cost of over \$400,000. Sheltering this piece of equipment will ensure its longevity.
- The PSB weight room space will be repurposed for additional Emergency Operations Center (EOC) space in the PSB.

The repurposing and modernization represents an extremely positive opportunity to improve City facility and operations, keep the staff safe and supported, and improve synergies on land already owned by the City.

Preliminary site studies along with preliminary space planning efforts have determined that the site will support both of these facilities and also allow the construction of a centrally located Animal Shelter (a work group of the Police Department) at this location.

The site assessment was completed by Joiner Architects working in conjunction with Quorum Architects (the designers of the Animal Shelter) to determine the viability of constructing both on the property while retaining the old Fire Station structure for repurposing. The assessment concluded that the two new facilities could be constructed on the site without impact to the existing buildings.

The area along the south side of the site (facing Freedom) currently contains parking that has not been used since the Public Safety Building opened and it is anticipated that when the Tax Office relocates to the Shadow Creek Library there will be even less demand for parking within remaining dedicated areas. **See the attached site map as an exhibit showing that all facilities can be located at this site.**

Selection Process

In December, 2017, Staff solicited a **Request for Qualifications (RFQ) for Architectural Design Services for Fire Stations.** Twelve design firms responded and three firms were shortlisted and interviewed for expertise in particular fields of work. Joiner Architects demonstrated experience and proficiency in fire station design, having completed more than 30 projects. Additionally, Joiner had completed 17 of these fire stations utilizing the Construction Manager at Risk (CMAR) delivery methodology. The number of successfully completed projects by this methodology far exceeded any of the other RFQ respondents. Like Fire Station No. 8, Fire Station No. 4 is programmed to use the CMAR delivery method, and as such, **Staff will recommend to Council at the September 23rd meeting to award the design contract for Fire Station No. 4 to Joiner Architects.**

Joiner's proposal contains Design Basic Services for the new Fire Station No. 4 that include: space programming, schematic design, design development, construction drawings, bid phase and construction phase administration. The proposal includes Basic Services for the interior renovation of the existing Fire Station No. 4. Additional Services include: civil site design, energy modeling, mechanical, electrical and plumbing, building commissioning, geotechnical engineering, windstorm certifications and testing & balance of the HVAC system for a total of \$592,600. Staff's review has determined that this scope is complete for the multiple tasks and the fee is reasonable given the additional work required for the renovation of the original fire station.

Schedule

Joiner has committed to begin the design immediately and proposes to have 100% documents complete in ten months from notice to proceed and will also coordinate the design of the site with the Animal Shelter design. As previously mentioned, the CMAR delivery method is proposed for construction and this schedule accommodates the delivery process.

Recommendation

At the September 23, 2019 Council meeting Staff will recommend that Council approve the award the contract for Architectural Design Services to Joiner Architects in the amount of \$592,600.

Budget

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation			7,364,000	7,364,000
General Obligation Bonds				-
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources - Transferred from FS # 7		1,435,000		1,435,000
Total Funding Sources		1,435,000	7,364,000	8,799,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	6,225	592,600	598,825
Construction		6,390,000	6,390,000
Construction Management/Inspection			-
Construction Materials Testing			-
FF&E		264,000	264,000
Total Expenditures	6,225	7,246,600	7,252,825

Project Balance/Contingency	1,546,175
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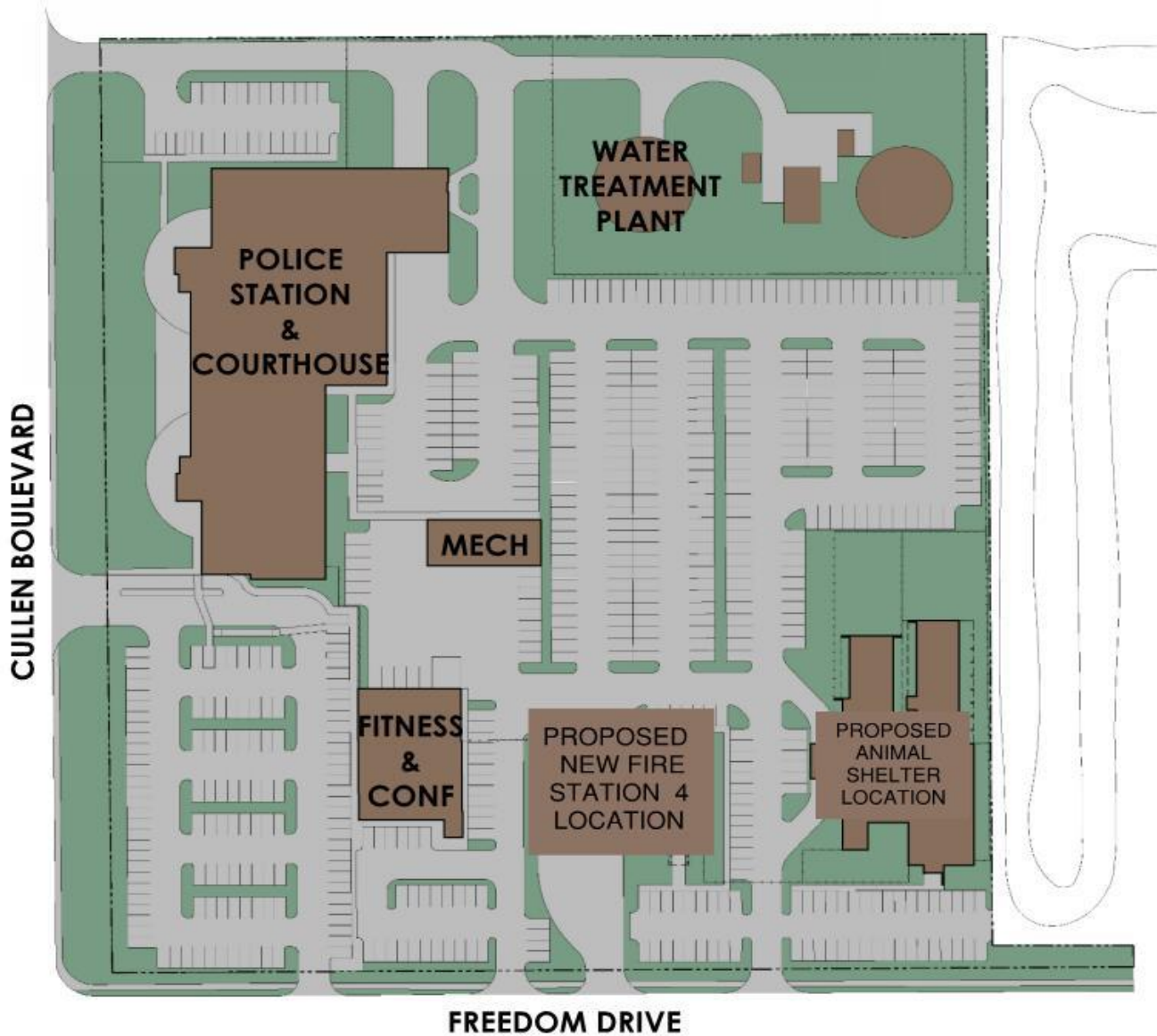
Schedule

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	September-19	October-19
<i>Bid Start</i>	December-19	
<i>Construction Start</i>	August-20	
<i>Proposed Construction Completion</i>	October-21	

DRAFT SITE LAYOUT

Indicates that all facilities will fit on the site

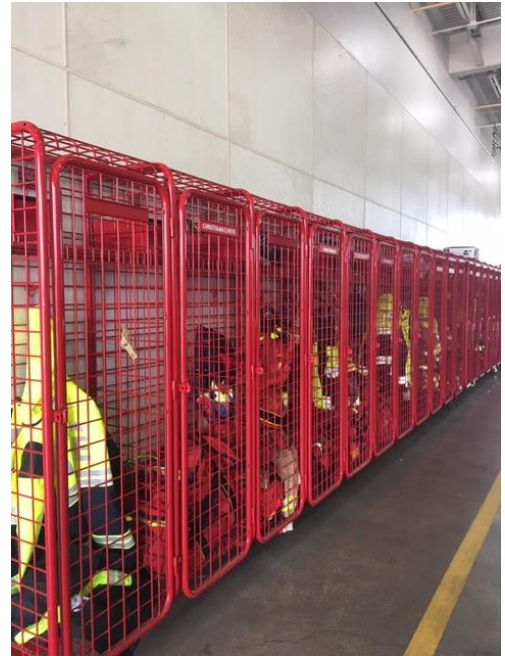
Final building layout, location, and further development of the site plan is on-going



Existing Fire Station 4



Kitchen/Meal Prep area



Bunker Gear stored in apparatus bay



Cramped Dining/Day Room



Secondary Air Conditioner Units