

19 August 2020

To: Mayor and City Council members

Two coordinated for maximum public benefit investment projects -- replacement fire station and new animal shelter & adoption center are moving along swimmingly from what City Council awarded for CMAR. The new dramatically upgrade for animal shelter, approved by voters in 2019, is currently 20% below budget. The replacement fire station #4 to upgrade substandard existing building is 10% below budget as well. More appreciation to our Engr-Projects team and all. Clay

Fire Station #4

Shari D. Coleman Animal Shelter & Adoption Center

Scope:

The proposed **Fire Station # 4** will be located north of Freedom Drive within the Public Safety Building site. The project consists of the construction of a new 14,343 SF fire station with operational support and living quarters for one 4-person fire crew and battalion chief and one 2-person ambulance and supervisor. The facility will be constructed to operate on a full-time 24/7 basis and contain four 80-foot-deep drive through apparatus bays for Fire apparatus as well as space to house the Police Department Mobile Command Post vehicle.

The proposed **Animal Shelter** will be adjacent to proposed Fire Station # 4 along the north side of Freedom. The scope consists of constructing a new modern facility focused on increased capacity, increased public contact and adoption rates, providing improved medical capabilities and lowering euthanasia numbers. This project will construct an approximate 21,520 SF facility that is intended to house 16 staff members and kennels to house 103 canines and 98 felines. Facility includes exterior dog runs, fenced play yards designed to give dogs space to exercise and meet their future family.

Justification:

The existing **Fire Station #4** was built in 2002 when the City of Pearland was an all-volunteer fire department. Today the station fails to meet the needs and requirements of a full-time Fire/EMS staff. Some areas to mention include insufficient restrooms and living spaces, ineffectively sized HVAC systems, lack of plumbing and electrical to support gear cleaning machines and EMS equipment decontamination areas, and an overall lack of storage.

In 2018, a needs assessment determined that the current **Animal Shelter** routinely exceeded its capacity, due to the significant growth the City has experienced over the last 25 years. The existing shelter has many space and capability deficiencies with animal housing and state health standards that require the City to bring the facility up to the standards of a modern animal shelter and adoption facility.

Project Manager: Jameson Appel

Designer: Fire Station # 4: Joiner Architects, Animal Shelter: Quorum Architects

Contractor: DuroTech

Budget Info:

Fire Station 4:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation	2020	1,435,000		1,435,000
Certificates of Obligation			7,184,000	7,184,000
General Obligation Bonds				-
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-

Total Funding Sources	1,435,000	7,184,000	8,619,000
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Expenditures	To Date	Future	Total
PER			-
Land			-
Design	616,525		616,525
Construction	420,231	6,444,835	6,865,066
Construction Management/Inspection			-
Construction Materials Testing		45,000	45,000
FF&E		264,000	264,000
Total Expenditures	1,036,756	6,753,835	7,790,591

Project Balance/Contingency	828,409
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Animal Shelter:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash		12,000		12,000
Certificates of Obligation		150,000		150,000
Certificates of Obligation				-
General Obligation Bonds	2020	1,534,000	11,341,000	12,875,000
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		1,696,000	11,341,000	13,037,000

Expenditures	To Date	Future	Total
PER	20,240		20,240
Land			-
Design	769,565		769,565
Construction	460,766	8,398,638	8,859,404
Construction Management/Inspection			-
Construction Materials Testing		55,000	55,000
FF&E		600,000	600,000
Total Expenditures	1,250,571	9,053,638	10,304,209

Project Balance/Contingency	2,732,791
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Schedule Info:

	Base Line	Current
Design Start	AS: July-19 FS4: October-19	AS: August-19 FS4: November-19
Bid Start	December-19	February-20
Construction Start	October-20	
Proposed Construction Completion	December-21	

Rain Days: NA

Fire Station # 4 Timeline/Highlights:

- Schematic Design Phase 30% plans completed and submitted for review 3/20/20.
- Staff reviewed 30% and returned comments.
 - Fire Department's comments required a change to the orientation of apparatus bay and living quarters to meet the needs of the staff and apparatus capabilities.
 - The facility location provides best economic opportunity to store and protect the Police Mobile Incident Command Vehicle within the Apparatus Bay. Approximately 1,400 SF was added to the footprint in the form of an additional bay at an estimate of \$348,966.36 (approximately \$250/sft) in construction cost. The additional cost, if needed after bidding, will be taken from the existing project contingency when the CMAR's GMP is awarded for construction.
- The consultant completed the 60% plan set and submitted for review 5/12/20.
- Project Team reviews returned minor comments that did not affect the overall scope, schedule, or budget of the project.
- June 8th Durotech was awarded the Preconstruction Services portion of the Construction Manager at Risk (CMAR) contract for Fire Station # 4, General Conditions \$402,058, and 2.46% for profit and overhead (CM Fee) based on CMAR's Guaranteed Maximum Price (GMP).
- 60% estimate review meeting held 6/18/20. Value Engineering discussion identified approximately \$60K in deductions
 - CMAR's estimate for the 14,343 SF station is \$6,444,835 including CM Fee. This estimate includes the additional Apparatus Bay space for the Police Mobile Incident Command Vehicle.
- 90% design review meeting held 7/31/20.
 - During 90 % review several items were discussed to lower cost. (cost reductions are still being priced)
- Bid Schedule:
 - 8/14/2020 – Issue 100% CD documents for bidding
 - 8/19/2020 – 1st Advertisement in Pearland Reporter
 - 8/26/2020 – 2nd Advertisement in Pearland Reporter
 - 8/26/2020 – Pre-proposal meeting (virtual)
 - 9/9/2020 – Bids due
 - 10/5/2020 – Issue GMP to City

Shari D. Coleman Animal Shelter and Adoption Center Timeline/Highlights:

- Schematic Design Phase 30% plans completed and submitted for review 3/21/20.
- Staff reviewed 30% submission and returned comments.
 - no major changes to plans
- The consultant completed the 60% plan set and submitted for review 5/19/20.
 - Project Team reviews returned minor comments, not affecting the overall scope, schedule, or budget of the project.
- June 8th Durotech was awarded CMAR contract for Animal Shelter for Preconstruction Services, General Conditions \$442,593, and 3.38% for profit and overhead based on GMP.
- 60% estimate review meeting held with CMAR and project team 6/18/20.

- CMAR's estimate prior to review meeting for the 21,520 SF facility is \$8,751,426
- During 60 % review approximately \$100K in Value Engineering reductions were identified most of which were incorporated
- 90% Design Review meeting held 8/5/20
 - CMAR's 90% estimate for the 21,520 SF facility is \$8,398,638 including CM Fee.
- Bid Schedule:
 - 8/14/2020 – Issue 100% CD documents for bidding
 - 8/19/2020 – 1st Advertisement in Pearland Reporter
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Previous Memos: 6.20.2019 (2019 Bond Projects), 9.12.2019, 6.8.2020

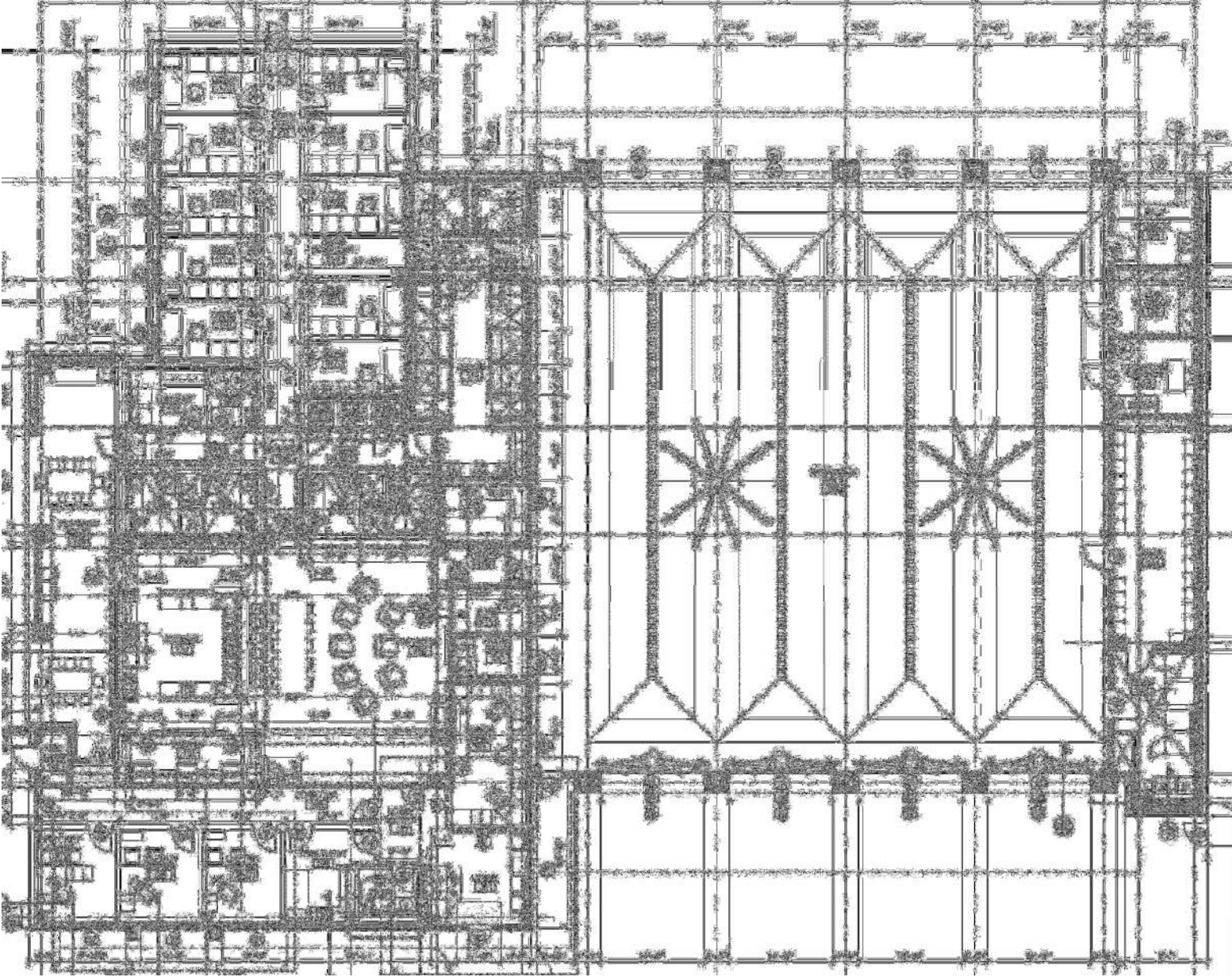
Fire Station # 4:



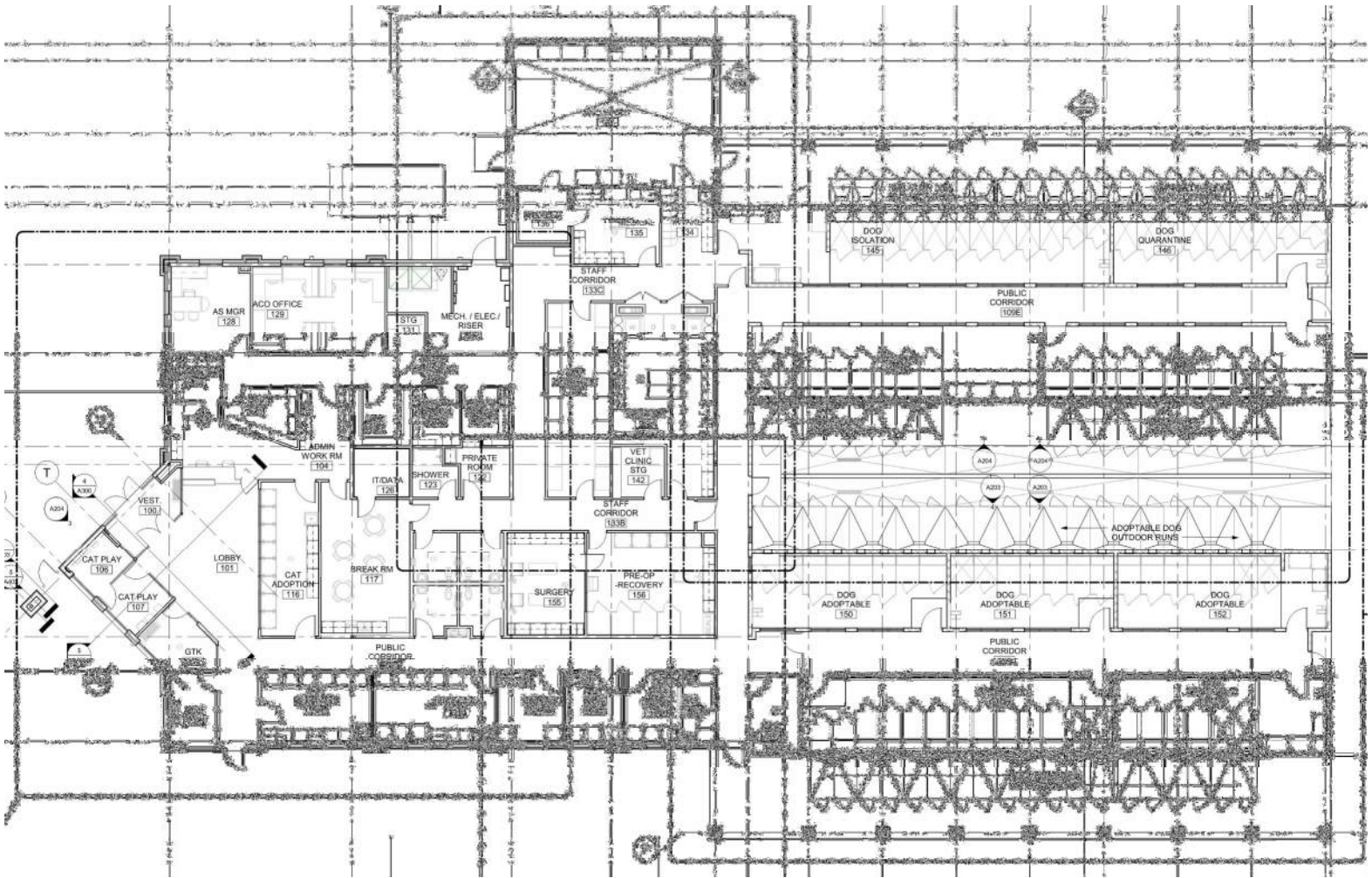
Shari D. Coleman Animal Shelter and Adoption Center:



Fire Station # 4 Floor Plan:



Shari D. Coleman Animal Shelter and Adoption Center Floor Plan:



Site Layout:

