



Legislation Text

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Design and Construction of Fire Station 1 Update (B)

This item recommends that the City Commission review and approve the 30% drawings for Fire Station 1 at 525 South Main Street, waive the review at 60%, and receive a presentation at final completion of the drawings.

This item brings to the City Commission an update on the new Fire Station 1 project and review of construction drawings of the architect and engineers at 30% of completion. Current administrative policy directs Commission approval of construction drawings at 30%, 60%, and final completion respectively. Construction drawings are used by the Construction Manager-at-Risk to provide the City Commission cost of construction estimates. As additional funds will be needed, the accuracy of the estimates is important to the Commission's deliberations on funding of the project.

A capital request submitted in FY 2010 received approval to start the project with \$6 million in FY 2015. A later modification advanced 10% for design and additional funding for land acquisition of \$1.2 million which was applied from SAFER Grant savings in FY 2013.

On August 15, 2013, the City Commission authorized the purchase of properties located in the 500 block of South Main Street for construction of a new facility for Fire Station 1.

On June 5, 2014, the Commission approved the ranking for design services for Fire Station 1 and, on February 5, 2015, approved the ranking of firms for Construction Management at Risk.

Bentley Architects & Engineers was chosen for the project with Commission direction regarding urban structure, fire rescue response and function, and a LEED building approach.

Neighborhood and stakeholder meetings were held at the beginning of the project and to review the preliminary design. Key consideration for this design includes its presence and role as a signature building in the South Main Street redevelopment, Depot Park, and gateway to the proposed Power District plan.

On December 17, 2015, the Commission approved the station design and authorized staff to work with the architect to develop construction drawings.

Options

- A. City Commission accepts the update and approves the presented 30% construction drawings and waives the 60% approval in favor of a full review of the project upon final completion of the construction drawings;

Pros - Decreases the time necessary to complete construction drawings and to arrive at most the accurate and inclusive estimate of construction costs sooner.

Cons - Decreases Commission input on construction drawings at 60% of completion.

B. City Commission accepts update and approves only the 30% construction drawings.

Pros - Maximum Commission input at 60% phase of drawings.

Cons - Delay in time to prepare an agenda item for the Commission's review for 60% drawings. At 60% the drawings are still substantially unfinished and result in less accurate estimates for construction costs.

Of the \$7.2 million originally funded, the property purchase and design costs have reduced this amount to \$5.2 million. The current construction cost estimate based on 30% drawings is \$8.7 million for the building and approximately \$800,000 for furnishings, relocation of the roadway signal, and other non-construction costs for a total estimate of \$9.5 million. This amount represents an underfunded estimate of \$4.3 million; however, it is generally held that the estimate will be much more accurate as more detailed drawings are available and the market factors are known closer to the construction date.

The City Commission approve the 30% drawings, but waive the 60% approval in favor of a more complete presentation upon final completion of the construction drawings.