



## BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

**Subject:** Discussion and any necessary action regarding Fire Station phasing

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** City Manager

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### **BACKGROUND INFORMATION:**

Staff created an Ad Hoc Committee to brainstorm solutions to address the living quarters for City of Breckenridge Firefighters in alignment with our Strategic Plan Goal of Investing in our Employees. The challenge was to address the living conditions, recognizing that timing (critical) and limited resources were additional challenges to consider in the development of a solution. With this in mind, several options were analyzed, and committee recommended a Phased in approach:

Phase 1 – Place temporary living quarters on parking lot north of Fire Station (OPC: \$65K)

Phase 2 – Demo existing Fire Station building (OPC: \$150K-200K)

Phase 3 – Construct modest metal building on remaining slab (OPC: \$500K-\$1.5 M; will explore grant opportunities).

Other options explored include:

1. Renovate existing Fire Station: Cost Prohibitive/Estimated cost \$3-\$5 million (based on industry avg of \$325-\$375 per sq. ft. for commercial remodels/risk of unknown issues
2. Construct new Metal building on the same property to the south of the existing Fire Station/Fire Bays: Leaves an empty building to continue to maintain and will continue to deteriorate
3. Construct new on new property: Cost prohibitive/in addition to metal building cost would also have to construct new building for bays. Location is also an issue. Ideal location is within a few blocks of existing Fire Station as it is centrally located for ideal response times.

After further consideration, members of the Ad Hoc Committee requested Commissioners to obtain a feasibility study to get more definitive information on the condition of the existing Fire Station and the cost to remodel vs. using an industry standard estimate (i.e., \$325 a sq. ft.) in order to re-evaluate current approved Phase 2 and 3.

Gary Baker & Associates has completed a feasibility study (see attached).

After careful review and several conversations with and estimates provided by local contractors, staff has concerns with the numbers presented in the feasibility study (see attached).

**FINANCIAL IMPACT:**

Variable

**STAFF RECOMMENDATION:**

Consider approval next steps (remodel existing or new build/new slab).