

FIRE STATION #1 RENOVATION PROFESSIONAL SERVICES AGREEMENT

City Council
May 1, 2023



BRIEF PROJECT BACKGROUND



\$2M IS BUDGETED IN THE CURRENT 5-YEAR CIP FOR ADDRESSING RENOVATION NEEDS AT FIRE STATION #1 SUCH AS:

- Providing dedicated, conditioned workout space
- Adding restroom / shower facilities
- Converting double dorm rooms to singles
- Expanding to accomodate additional staffing
- Adding storm shelter
- Enhancing fire suppression
- Expanding medical storage and report writing spaces
- Reconfiguring under-utilized administrative space to more productive use

PROGRAMMING EFFORT

Komatsu Architects were hired in September 2022 to conduct a programming study for the project

PROGRAMMING STUDY WAS COMMISSIONED TO:

- DOCUMENT AND PRIORITIZE NEEDS
- DEVELOP CONCEPTUAL DESIGN AND CORRESPONDING COST ESTIMATES

THE STUDY INCLUDED A SERIES OF WORKSHOPS WITH STAFF (INCLUDING STATION PERSONNEL)

- EARLY WORKSHOPS GATHERED INFORMATION
- LATER WORKSHOPS REVIEWED VARIOUS OPTIONS AND DEVELOPED THE FINAL RECOMMENDED PROJECT SCOPE

As a result of the programming study, the recommended project focuses on the firehouse side of the station as the current priority.

EXISTING AND PROPOSED FIREHOUSE

Example comparisons of existing and proposed space include:



	Existing	Proposed
Workout Space	Improvised area within apparatus bay	Dedicated, conditioned space
Two-bunk Dorm Rooms	6	0
Single-bunk Dorm Rooms	0	9
Officer Suites	1	3
Showers / Toilets / Urinals	3 / 3 / 2	5 / 6 / 0
Storm Shelter	No	Yes
Washer / Dryer	1 each	2 each

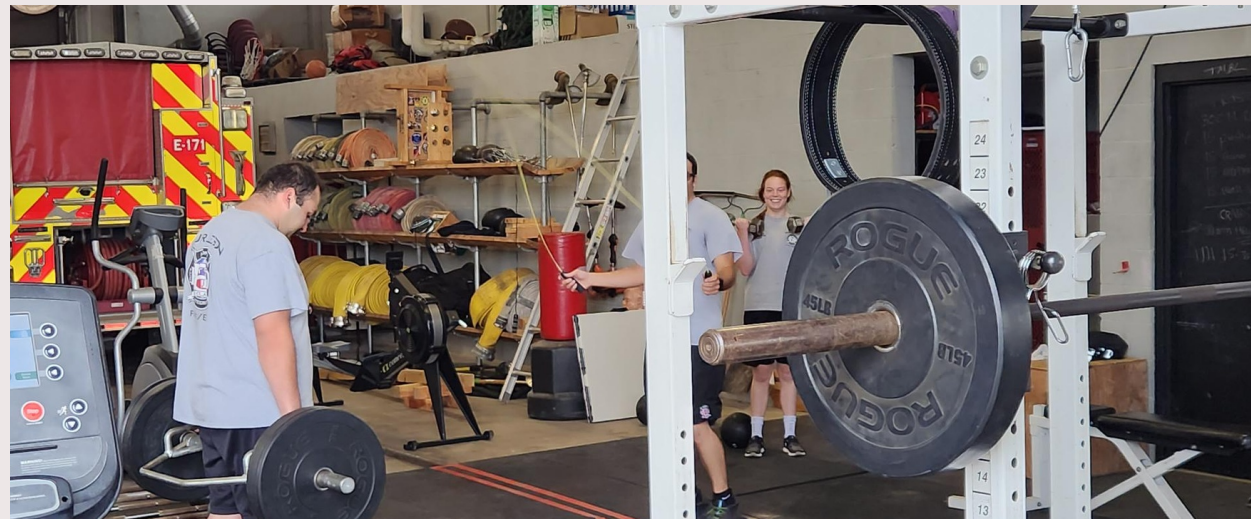
EXISTING PHOTOS

Five apparatus bays
(from SW side of station)



EXISTING PHOTOS:

Workout area (within 5th apparatus bay and subject to exhaust fumes)



EXISTING PHOTOS

Kitchen and report writing office area



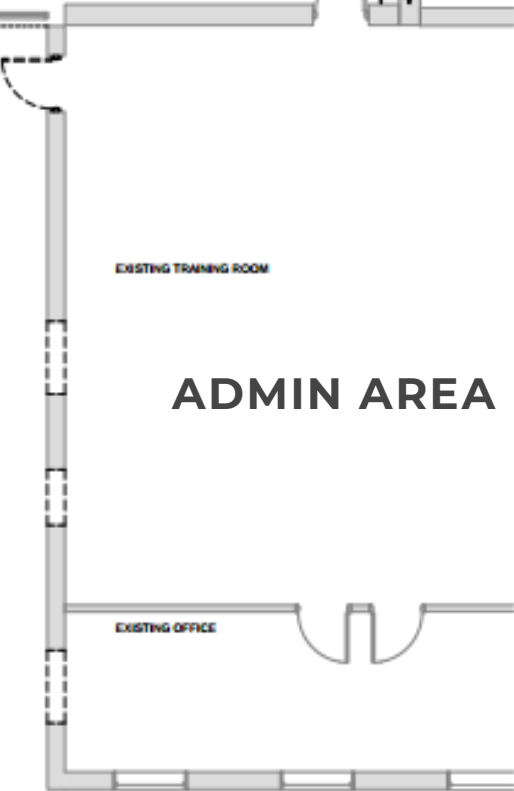
EXISTING FLOORPLAN

APPARATUS BAY 1



FIREHOUSE

PATIO



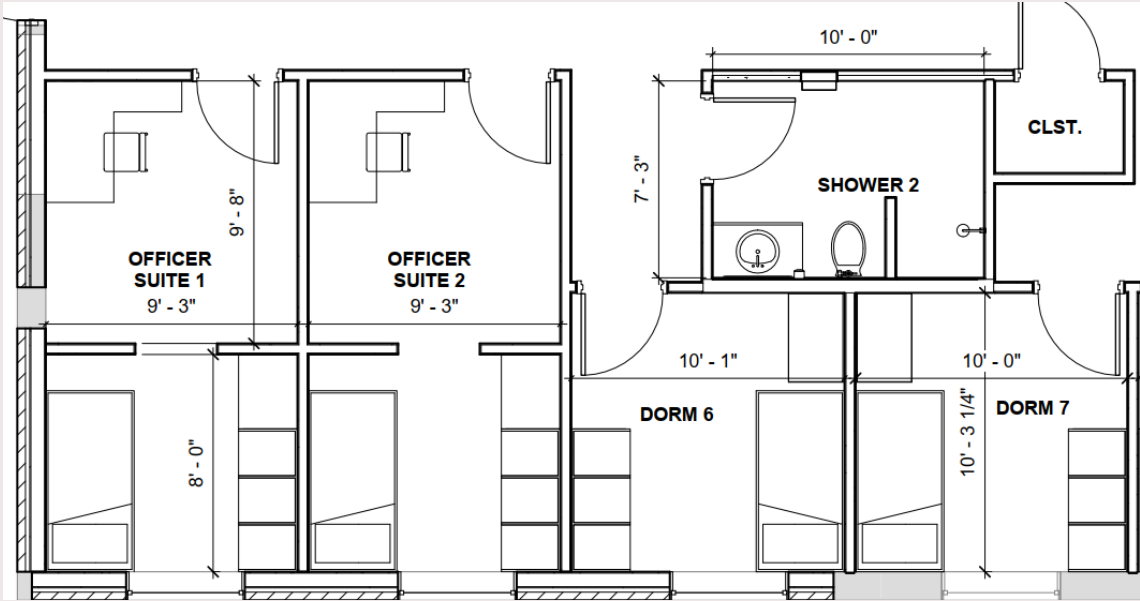
ADMIN AREA

The floor plan illustrates a proposed 100-bed facility layout. The central corridor provides access to various rooms. On the left side, there are five dorms (DORM 1-5) and three officer suites (OFFICER SUITE 1-3). On the right side, there are four dorms (DORM 6-9), a kitchen, a day room, a shower, a utility room, a medical storage room, a mechanical room, a report shelter, a toilet, and a workout area. The plan also includes a patio, a masonry screen wall with a gate, and an existing training room and office.

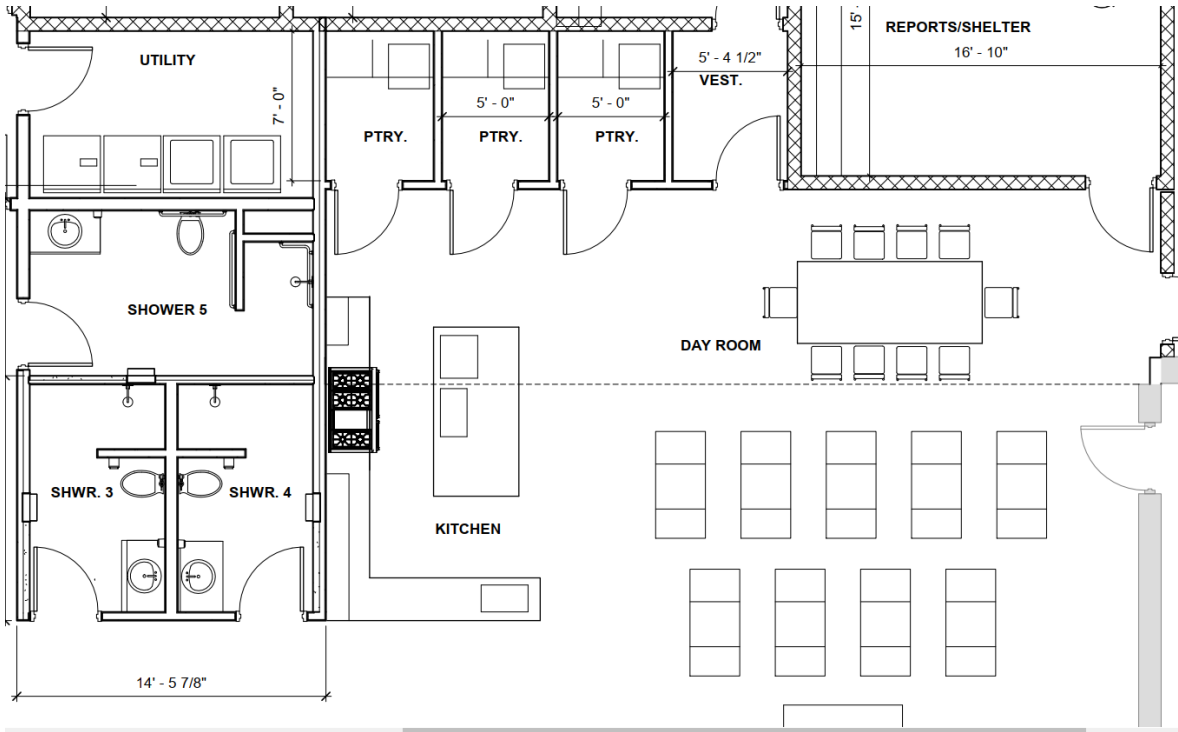
GRAPHIC SCALE: 1" = 100'

BURLESON FIRE STATION 1 RENOVATION	KOMATSU	PRELIMINARY PLAN	MATERIALS
FIRE STATION PLAN			
EXHIBIT			

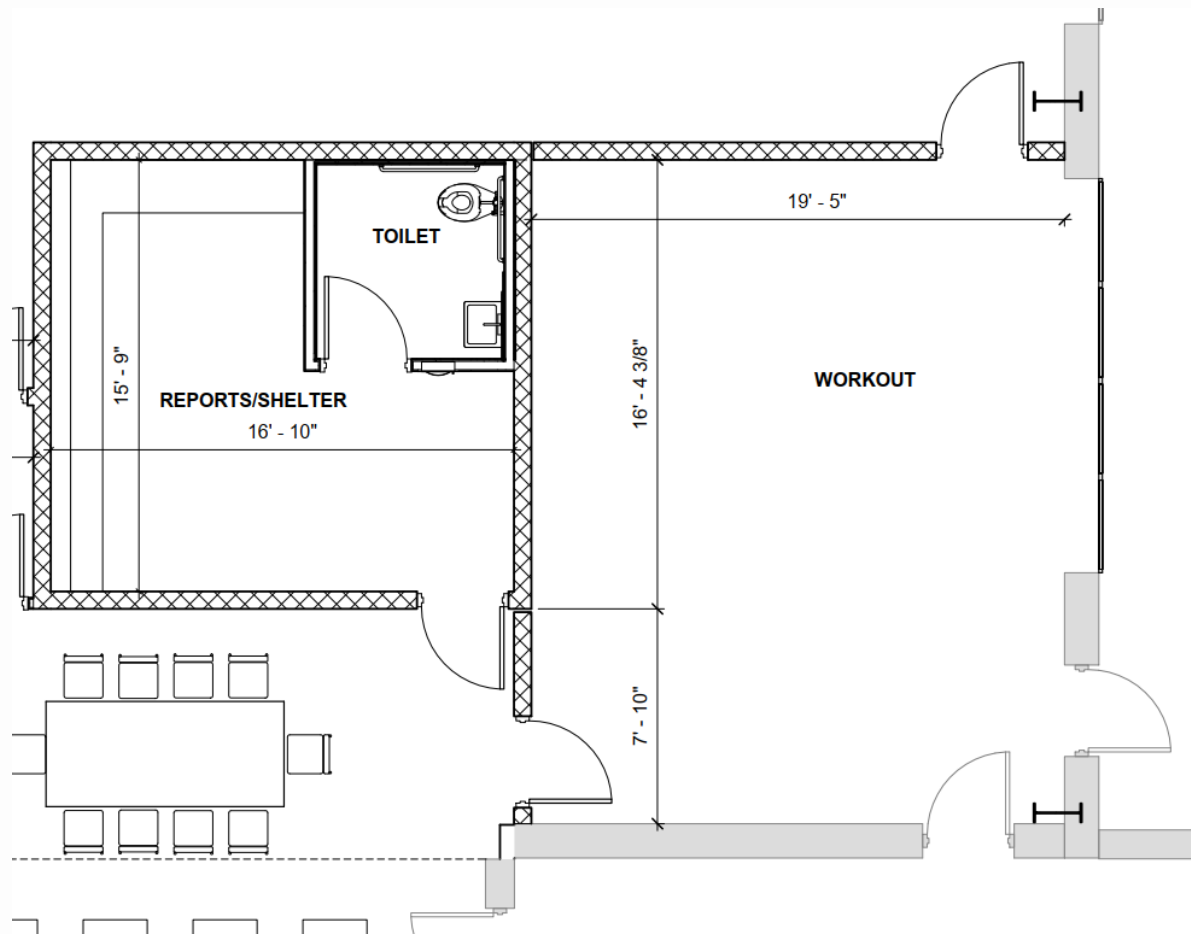
TYPICAL PROPOSED DORM / SHOWER ROOMS



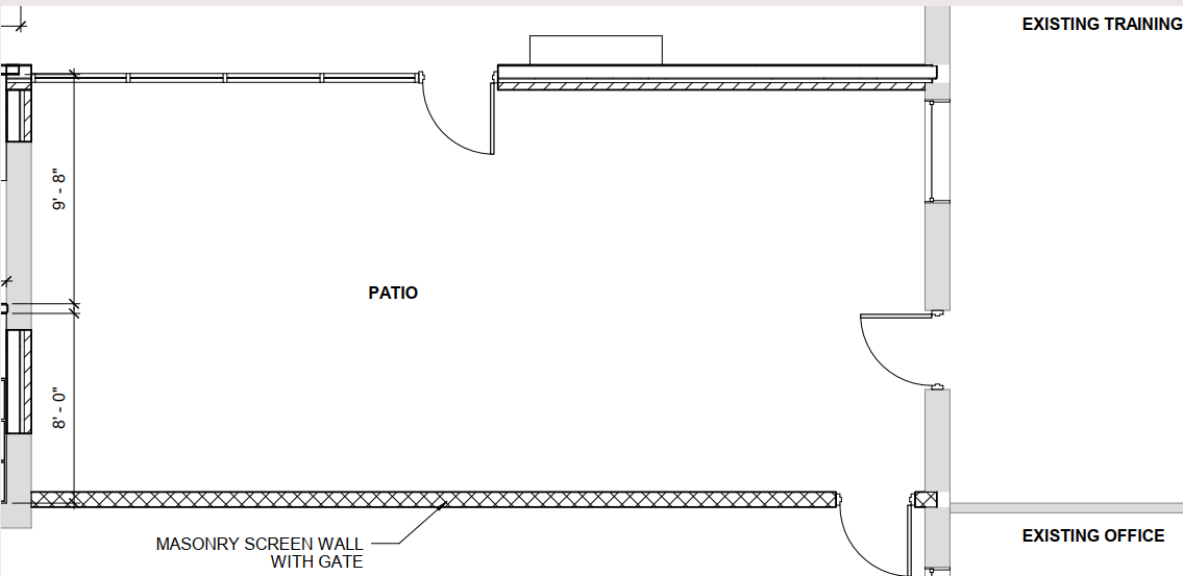
PROPOSED KITCHEN / UTILITY / DAY ROOMS



**PROPOSED STORM SHELTER AND
WORKOUTSPACE (EXPANSION INTO BAY)**



**PROPOSED PATIO
ENHANCEMENT**



PROJECT BUDGET

\$2m was allocated in the current Capital Improvement Program Budget for renovation of the station. Based on the recommended project scope, the estimated cost of the project is \$2.5m and the additional \$500k will be considered as part of the pending update to the Five-year Capital Improvement Program.

- **DESIGN - \$358,000**

- \$25k for programming effort (previously executed)

- \$220k architectural services (this item)

- \$113k survey, geotechnical investigation, 3rd-party review of storm shelter, project management

- **CONSTRUCTION - \$2,142,235**

- Includes 5% owner contingency

Logistics and arrangements for maintaining a functioning station during construction to be finalized as design evolves - likely to entail phased construction, temporary dormitories in under-utilized conference space in the Admin wing, and short-term rental of kitchen/shower trailers

PROJECT SCHEDULE



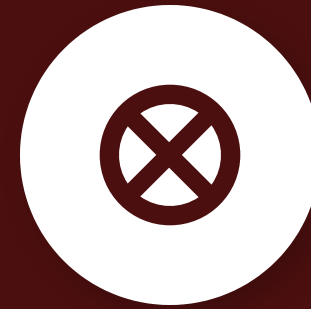
OPTIONS AND RECOMMENDATION



APPROVE

Authorize a professional services contract with Komatsu/Rangel dba Komatsu Architects in the amount of \$219,831 for design of the Fire Station #1 Renovation Project

RECOMMENDATION



DENY

Deny a professional services contract with Komatsu/Rangel dba Komatsu Architects in the amount of \$219,831 for design of the Fire Station #1 Renovation Project

**DISCUSSION /
QUESTIONS?**

