A photograph of a single-story brick fire station with a dark metal roof. In the foreground, there is a concrete sign that reads "BURLESON FIRE STATION NO. 1". To the left of the station, there are two tall flagpoles; the left one flies the American flag, and the right one flies a white flag with the "Burleson" logo. The station has several windows with white frames and is surrounded by green grass and some shrubs. A playground is visible in the background to the left.

# Station 1 Remodel/Enhancements Discussion

June 5, 2023 City Council Meeting



# Discussion Objectives

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- Station 1 Background
- Key Enhancements & Increased Response Capabilities
- Project Scope, Costs, & Options
- Future Fire Administration/Departmental Discussion Topics
- CIP Funding Options
- Action Item Considerations

# Fire Station 1

## 828 S.W. Alsbury Blvd

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- Dedicated March 2003
- Combination Fire Department (Paid & Volunteer)
- Burleson's population (2003 approximately 25K)
- Design focused on Large Capacity Bays for Equipment
- Original Living Quarters & Administration design consistent with Combination Department requirements
- Response living areas & Administrative office spaces have not been remodeled since 2003 & no longer meet current needs





# Discussion Items From May 1st City Council Meeting



# Key Project Enhancements!

**SITE UNDER RENOVATION**  
Will be re-launched soon.



## Fire Station Living Quarters:

- Indoor conditioned workout room provided for FF's
- Doubled number of shower & restroom facilities
- Increased crew capacity from 6 to 12 personnel
- Fully sprinkler living quarters
- Provides capacity to meet future demand for Fire/EMS Services for next 50 plus years
- Expanded parking lot (Station side)
- FEMA Rated Storm Shelter
- Two washers and dryers (personal use)

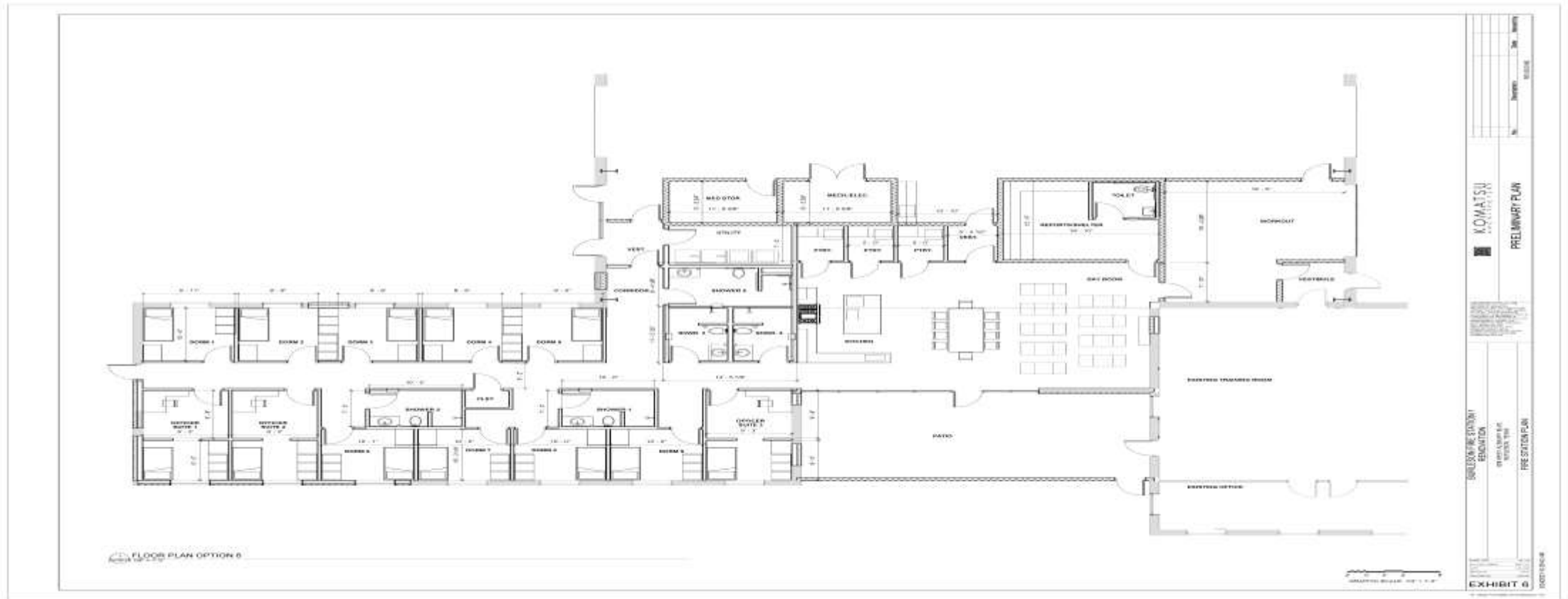
## Fire Administration:

- Office capacity: Fire Chief, 2 - Assistant Chiefs, Training Officer, EMS Officer, Community Risk Reduction Officer, Fire Marshall
- Fully sprinkler facility
- 2 additional offices & 3 additional workspaces = (15 total staff)
- Provides capacity to meet anticipated Administrative needs for approximately next 8-10 years
- Private Conference room (8–12-person table)
- Break Room
- Reception Area
- Enlarged Toilet Facility

## 6



## 7



# Scope of Services Council Feedback


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Staff requested to:

1. Identify costs to design full project vs separate projects
2. Consider long term needs for Fire Administration @ build out of department
3. Provide option for designing long-term needs of Fire Administration
4. Consider viability of expanding current Fire Administration building to meet 20-25 year needs







Here's what I know about the future:  
it happens as a result of what we do today.

## Future Fire/EMS & Administration Discussion Topic's (June/July,2023)

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Fitch & Associates Retained by Staff To:

1. Conduct needs assessment for next 5 years to make staffing recommendations for Fire/EMS Operations & Fire Administration positions. Final report: June 22, 2023
2. Provide Example of Fire Administration Organizational Chart at 20-25 year build out-based on:
  - FD Staff providing long term assumptions for: total number of stations, personnel, apparatus, & ambulances needed to meet service demands in next 20-25 years



## Current Fire Station 1 & Land



Eric Oscarson Director of  
Public Works  
CIP Funding Discussion



# Additional Capital Projects

Additional Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	TOTAL
Fire Station 1 Improvements	\$ 300,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 2,000,000
City Hall Renovations	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Alsbury Phase 1 Widening - Candler to Hulen	\$ 323,545	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 3,823,545
Alsbury Design and ROW Acquisition (additional to GO Bond project)	\$ -	\$ 1,833,091	\$ -	\$ -	\$ -	\$ 1,833,091
Hulen 4-Lane Expansion (additional to GO Bond project)	\$ -	\$ -	\$ -	\$ 3,630,029	\$ -	\$ 3,630,029
Renfro Street & Johnson Avenue Pedestrian Improvement	\$ 192,497	\$ -	\$ -	\$ -	\$ -	\$ 192,497
Village Creek Parkway Expansion (Tarrant County Bond 50% Match)	\$ -	\$ -	\$ -	\$ -	\$ 3,501,839	\$ 3,501,839
Wicker Hill Rd & Greenridge Dr Road Reconstruction		\$ -	\$ 949,045	\$ 4,040,465		\$ 4,989,510
Hidden Vistas Extention to CR714					\$ 1,575,349	\$ 1,575,349
Additional Pavement Rehab			\$ 808,198			\$ 808,198
<b>TOTAL</b>	<b>\$ 2,316,042</b>	<b>\$ 7,033,091</b>	<b>\$ 1,757,243</b>	<b>\$ 7,670,494</b>	<b>\$ 5,077,188</b>	<b>\$ 23,854,058</b>
<b>Sources</b>						
Impact Fees	\$ 241,871	\$ -	\$ 949,045	\$ -	\$ 2,064,645	\$ 3,255,561
TIF 2 cash funding	\$ 192,497	\$ -	\$ -	\$ -	\$ -	\$ 192,497
GF Cash funding	\$ 1,500,000	\$ 1,833,091	\$ 808,198	\$ 846,168	\$ 3,012,543	\$ 8,000,000
TIF 3 (dissolved) debt capacity	\$ 81,674	\$ 3,500,000	\$ -	\$ 6,824,326	\$ -	\$ 10,406,000
Excess debt capacity	\$ 300,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 2,000,000
<b>TOTAL</b>	<b>\$ 2,316,042</b>	<b>\$ 7,033,091</b>	<b>\$ 1,757,243</b>	<b>\$ 7,670,494</b>	<b>\$ 5,077,188</b>	<b>\$ 23,854,058</b>





## Fire Station 1 Remodel

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Total Cost: Remodel Fire Station Living Quarters:

Design: \$358,000

- \$25k - for programming (previously executed)
- \$220K - architectural services
- \$113k – survey, geotechnical services, 3rd party review of storm shelter, project management

Construction: \$2,142,235

Total Costs: Remodel Fire Administration:

Design: \$188,000

- \$108k – architectural services
- \$80k – survey and project management

Construction: \$1,145,000

**\*Savings available if designed together - \$28k\***

**Total Cost for Construction - \$3,833,235**

# Action Item to Consider

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## DESIGN OPTIONS

- Option 1: Design Fire Station Living Quarters and Fire Administration Remodel as one project: Cost: \$518,000 (\$25k –Programming (completed), \$300k – Architect, \$193k other services)
- Option 2: Design Fire Station Living Quarters Remodel as separate project: Cost: \$358,000 (\$25k – Programming (completed), \$220k – Architect, \$113k other services)
- Option 3: Design Fire Administration as a future separate project: Cost: \$188,000 (\$108k – Architect, \$80k other services)
- Option 4: Authorize City Manager to execute Professional Services Contract with Komatsu Architects in the amount of \$23,000 to develop a programming needs assessment to identify total number of administrative offices, & workspace needed for FD Headquarters at build out.

# Action Items to Consider

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## PROJECT FUNDING

- Option 1: Fund total cost of Station 1 Living Quarters & Fire Administration Remodel as 1 project: Estimated Construction & Design Costs: \$3,833,235 (\$1,805,235 unfunded CIP)
- Option 2: Initially fund Fire Station Living Quarters remodel: Estimated Const. & Design Cost: \$2.5M (\$500,000 unfunded CIP)
- Option 3: Fund Fire Administration remodel @ later date: Current Estimated Design & Const. costs: (\$1,333,000 unfunded CIP)

All Options Require Additional Debt Issuance



Questions/Comments?

FIRE STATION 1 REMODEL