

Vertical Construction Projects Update

Project Updates

- Police Headquarters Expansion
- Fire Station #1 Remodel
- City Hall Remodel
- Vertical Construction Manager

Police Department

Background

- May 2022 - Project approved by Voters in May 2022 as part of the public safety GO Bond Election.
- January 2023 - Brinkley Sargent Wiginton Architects selected as architect.
- July 2023 - Byrne Construction selected as Construction Manager At Risk (CMAR)

Background

- October 2023 – Staff presented options and council recommended an expanded scope and budget with a one-story building.
- November 2023 – Council approved the relocation of the gas pipeline
- January 2024 – Staff presented an updated option that included two-story building with improved allocation of space.

Revised Site Plan

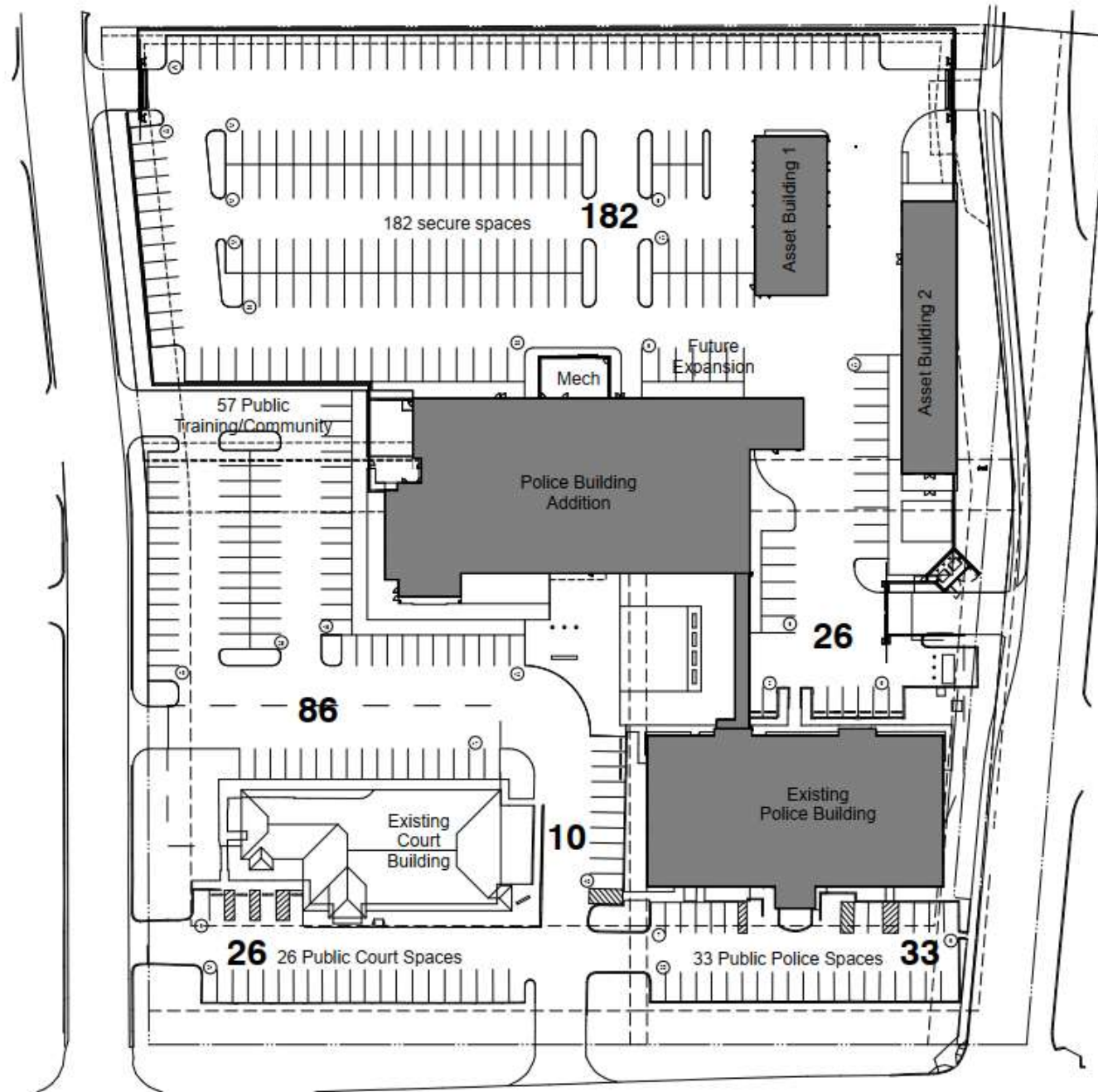


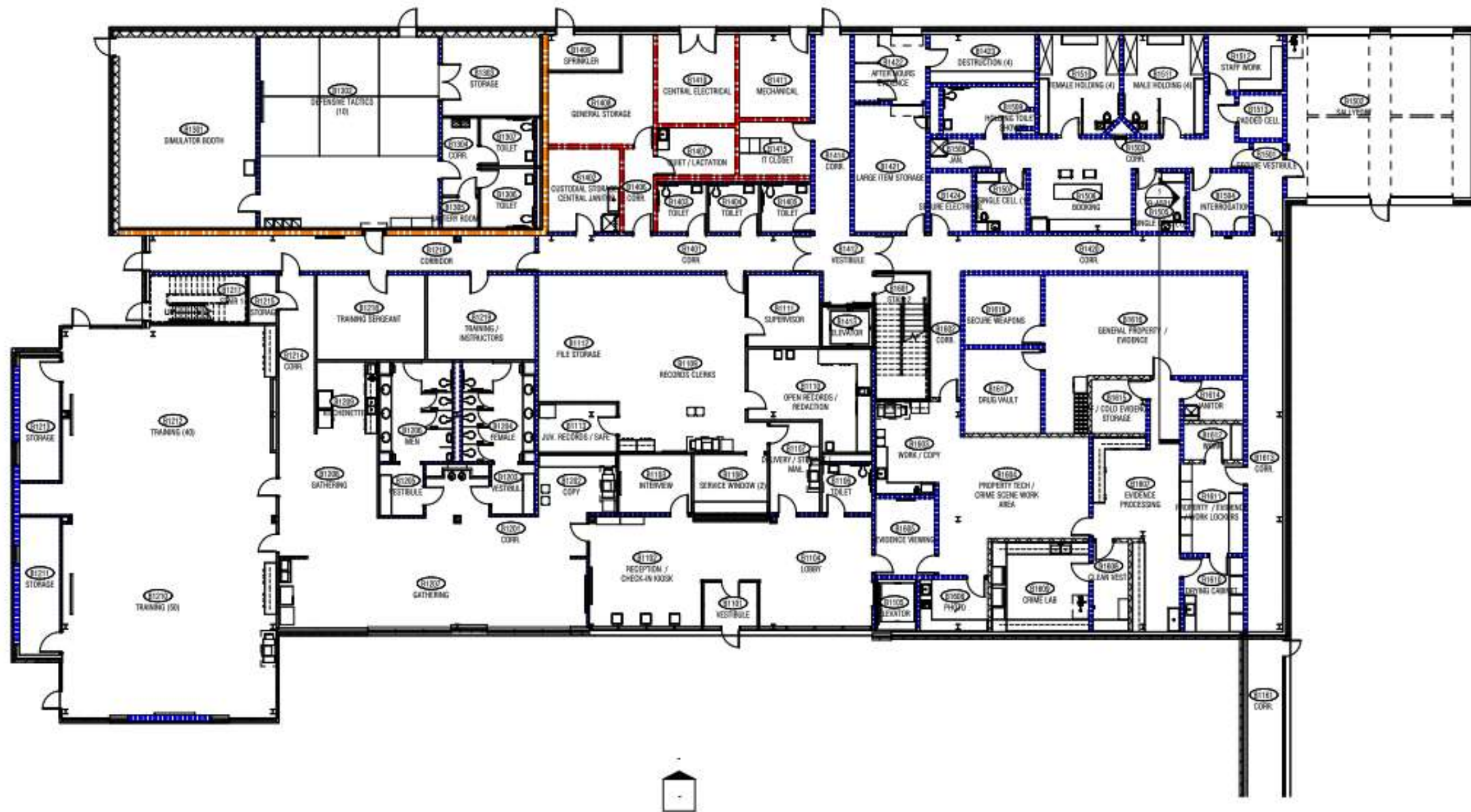
Major Updates

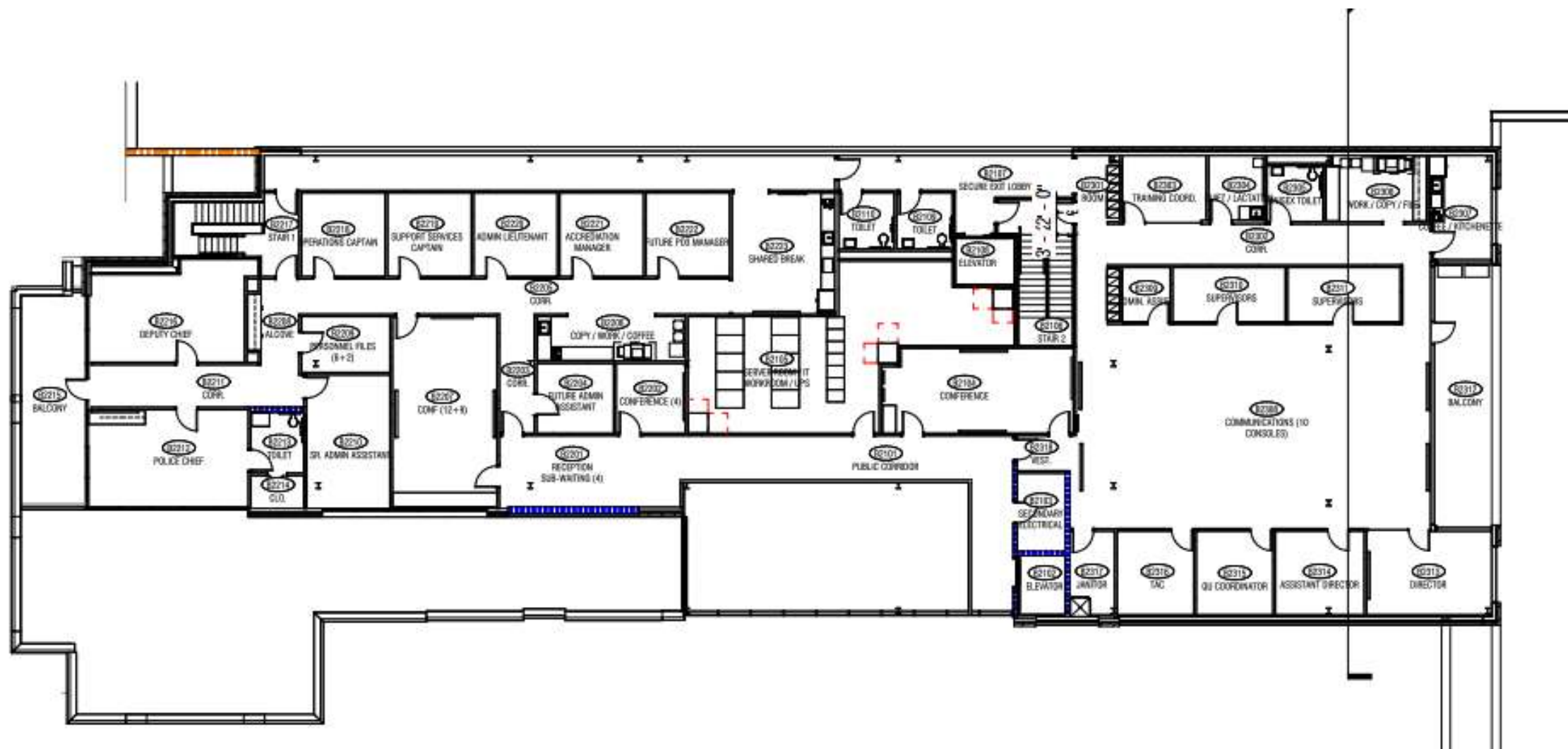
- Two-story (28,170sf) new building rather than one-story (24,215sf)
- Corresponding decrease in Asset Building size
- Public Safety Communications moved from 1st to 2nd floor of new building
- Property & Evidence moved from Asset Building into new building

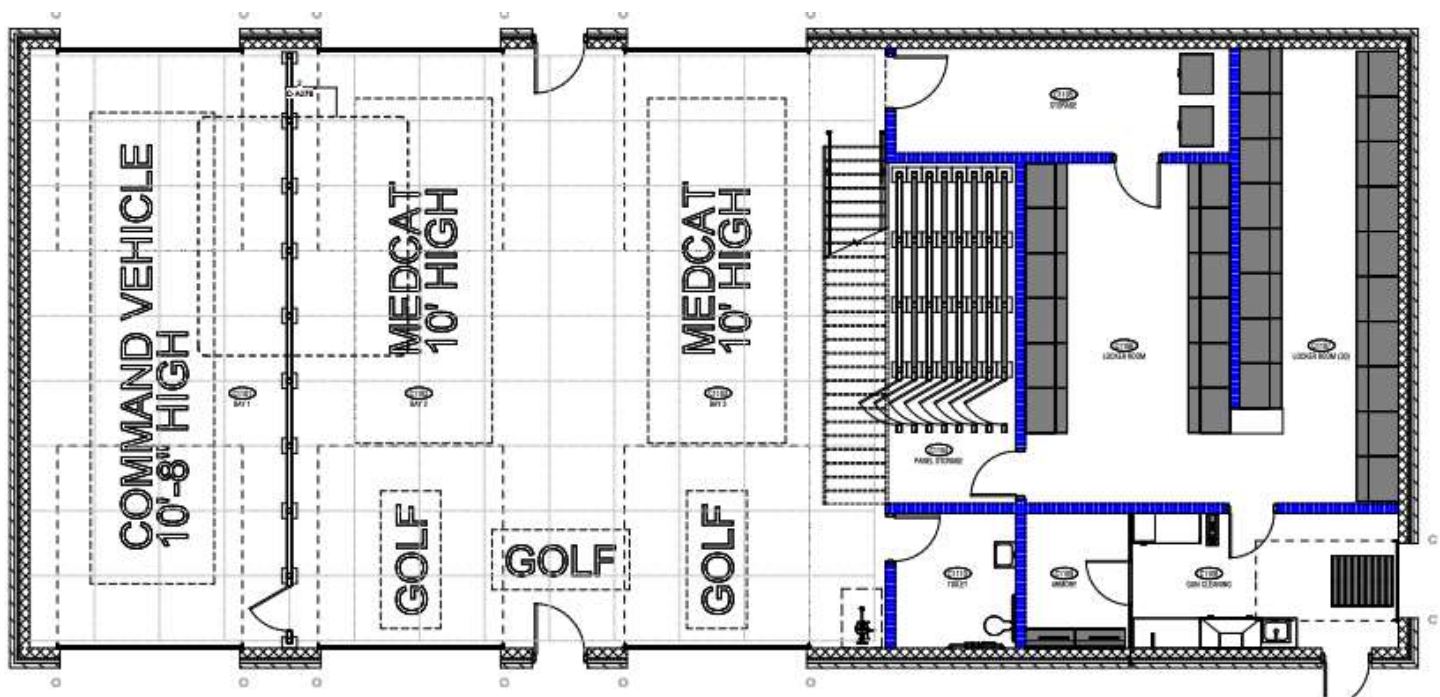
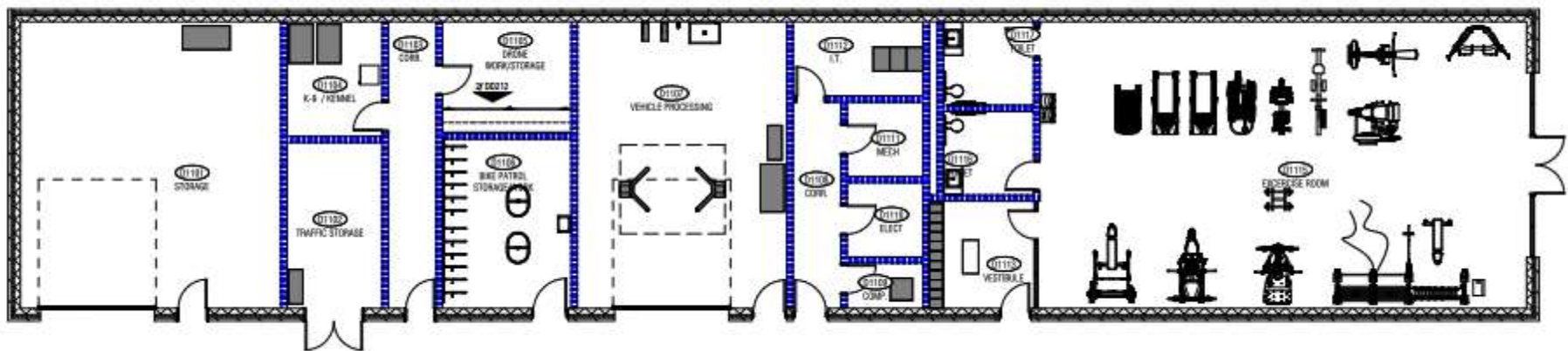
Progress

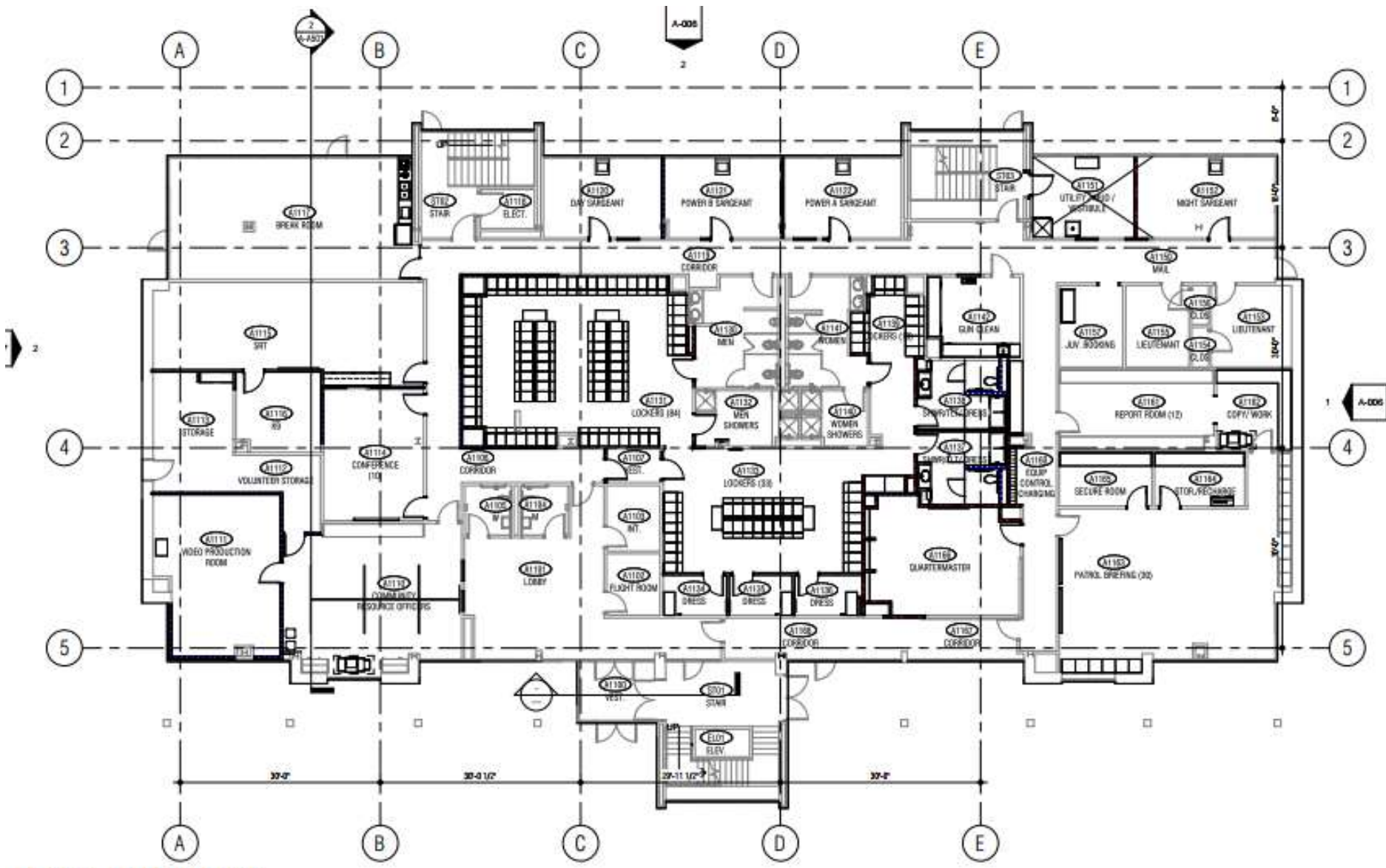
- January – May 2024
 - Schematic Design Meetings
 - Multiple meetings with all divisions of PD, PS Comm., IT, Facilities, etc.
 - Create the layout of the new building and renovation of existing building
- June – Present
 - Begin Design Development based on Schematic Design

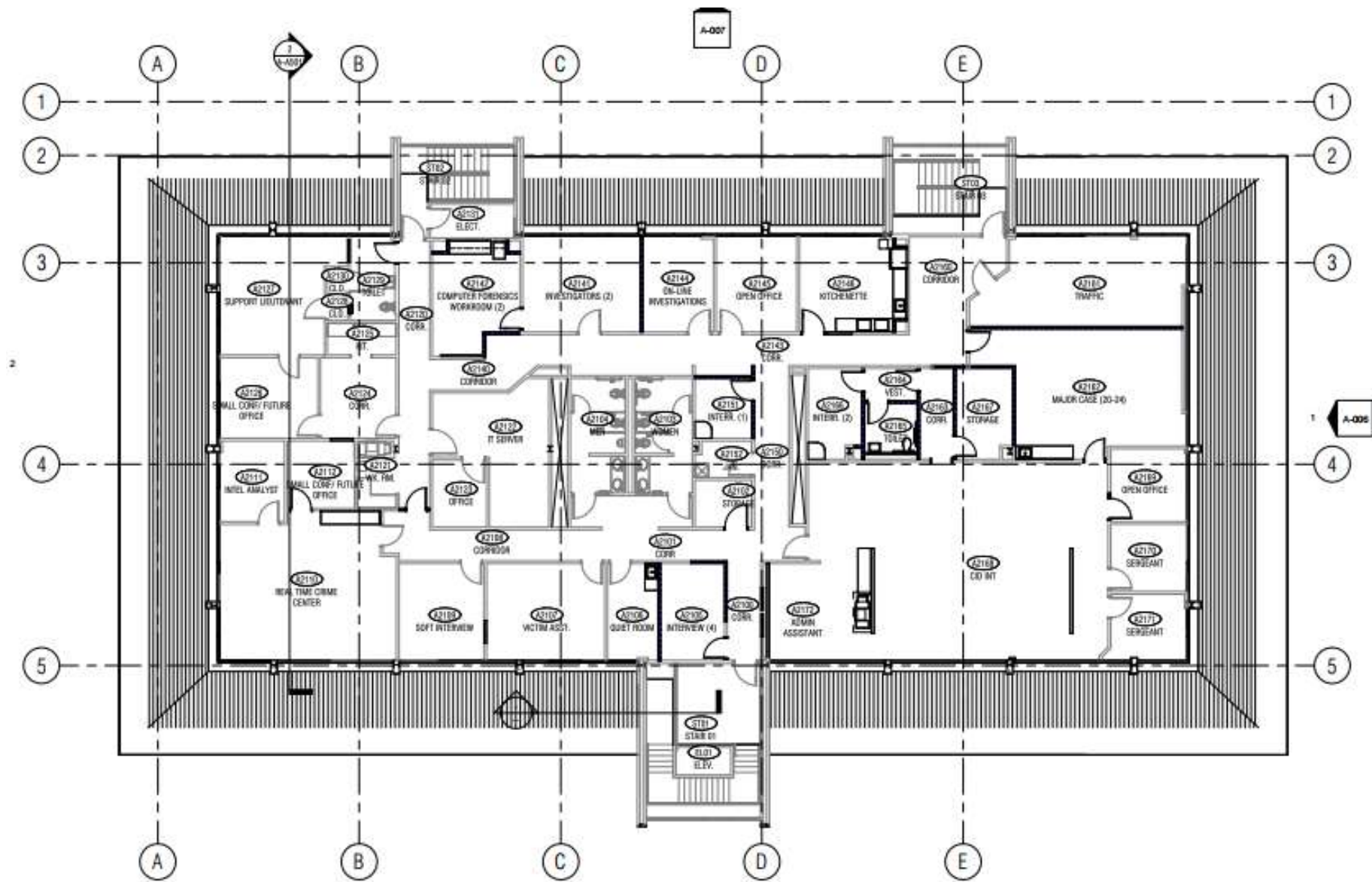






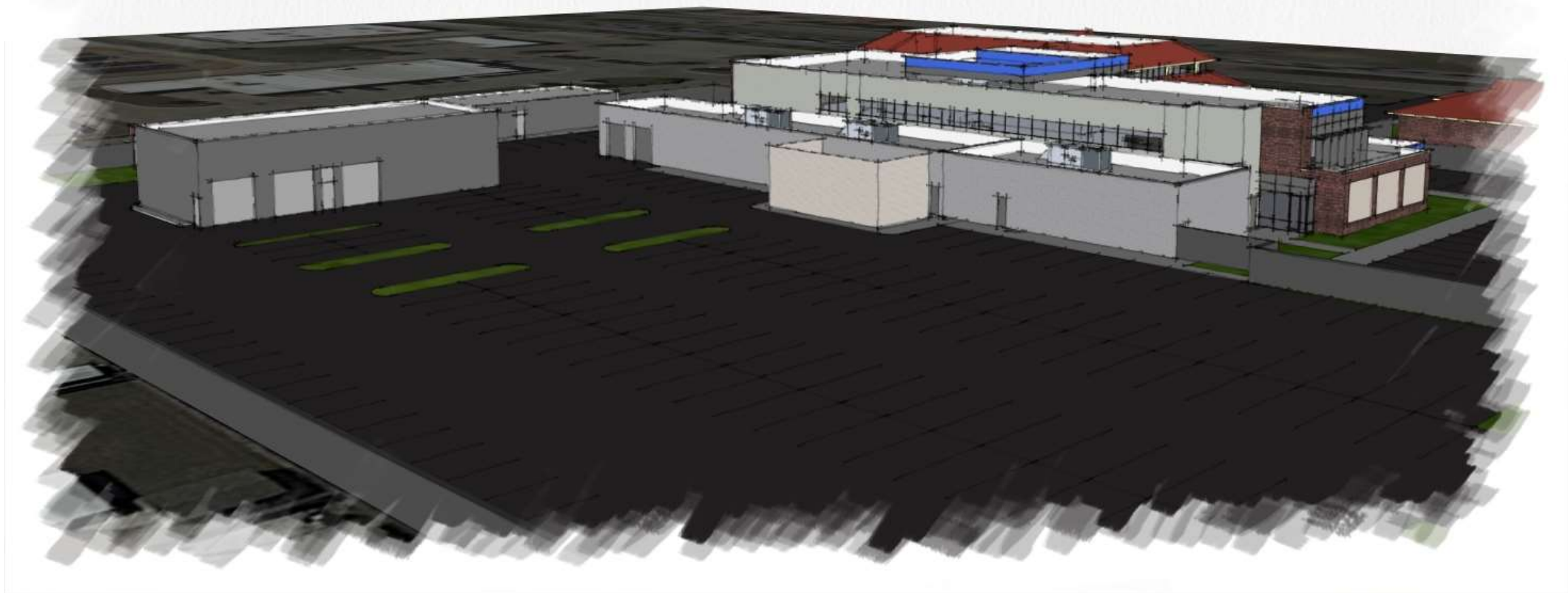


















Next Steps

- August 19 – Amended Design Contract – BSW-\$1,355,925
- June – September – Design Development
- October – November – Pricing Analysis
- December – Council Review
- January – April 2025 - Construction Documents & Staff Review
- March 2025 – Final Council Review
- May – June 2025 – Bidding of Project/Building Permits
- August 2025 - Begin Construction

Fire Station #1



Burleson Fire/EMS – Station One Remodel Update

Station #1 - 2003 vs. 2024

OPERATING STATISTICS	YEAR 2003	YEAR 2024
CITY POPULATION	21,000	53,000
CALL VOLUME	2,367	9,200
PAID FIRE FIGHTERS	15	66
ADMINISTRATIVE PERSONNEL	3	13
FIRE BUDGET	\$ 2,292,717	\$ 13,797,773

Station #1 Current Situation

- **Station 1 Operations – 24 Personnel**

- Battalion chief
- Engine Company
- Ambulance Company
- Reserve Ladder
- Reserve Engine
- Reserve Ambulance
- Mass Casualty Trailer
- EMS UTV

- **Administration – 11 Personnel**

- Fire Chief
- Asst. Chief Operations
- Asst. Chief Admin. Services
- Asst. Director Business Operations
- Fire Marshal
 - Arson Investigator
 - Fire Inspector
- EMS Chief
 - EMS Lt.
- Training Chief
- Administrative Assistant

Station #1

23 Years of Service

Areas of Degradation:

- Rest and Recovery
- EMS Biohazard Area
- Personal Hygiene
- Food/Nutrition Preparation
- Risk of Carcinogens
- Storage Areas
- Office Space
- EMS Supply Storage
- Mutli Purpose Room Used For:
 - Conference Room
 - Storage Room
 - Break Room
 - Training
 - Office Space



Multi-Use
Conference Room



EMS Equipment/Storage

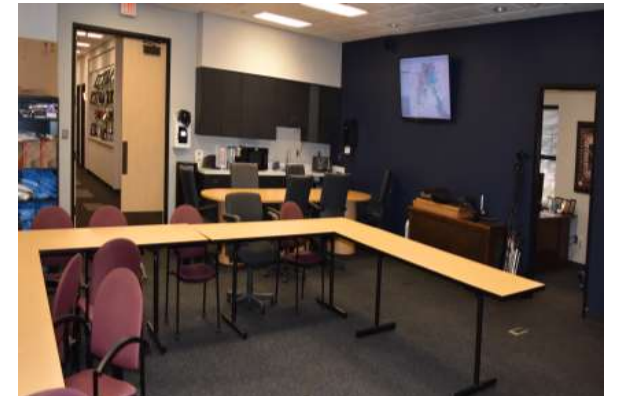


Makeshift Office

Rest and Recovery/Storage

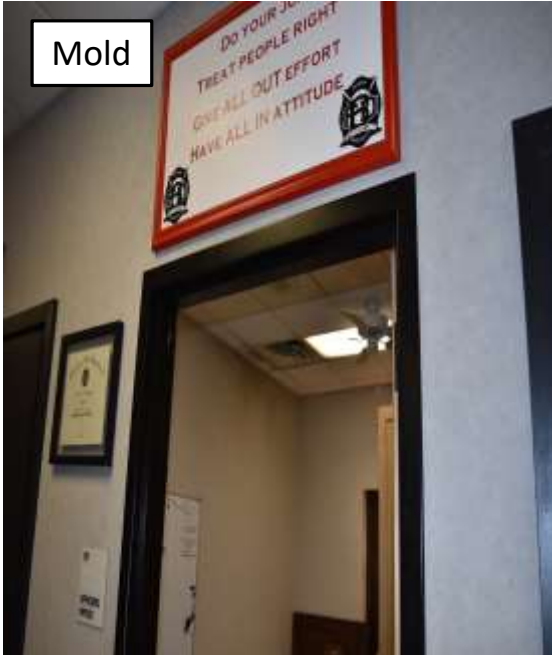


Conferences/Break Room



Health Issues

Mold



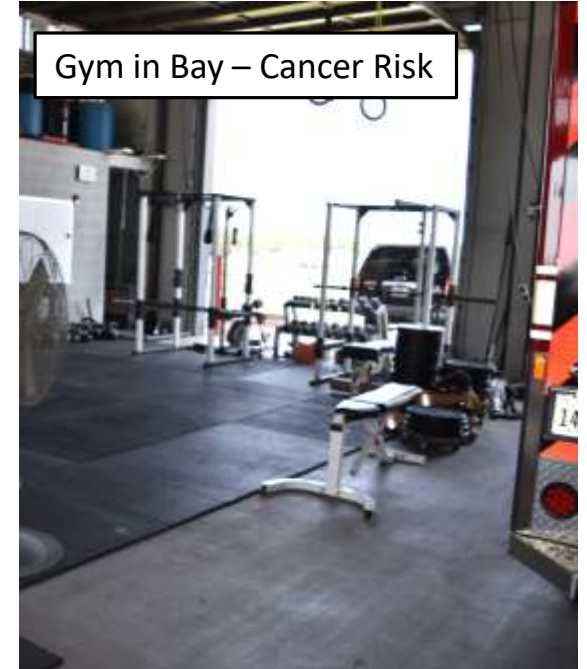
Mold



Mold & Rotting Wood



Gym in Bay – Cancer Risk

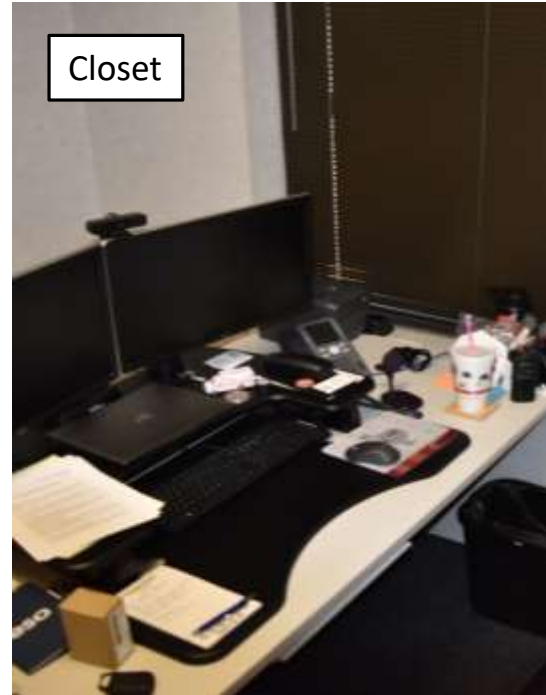


Office Space

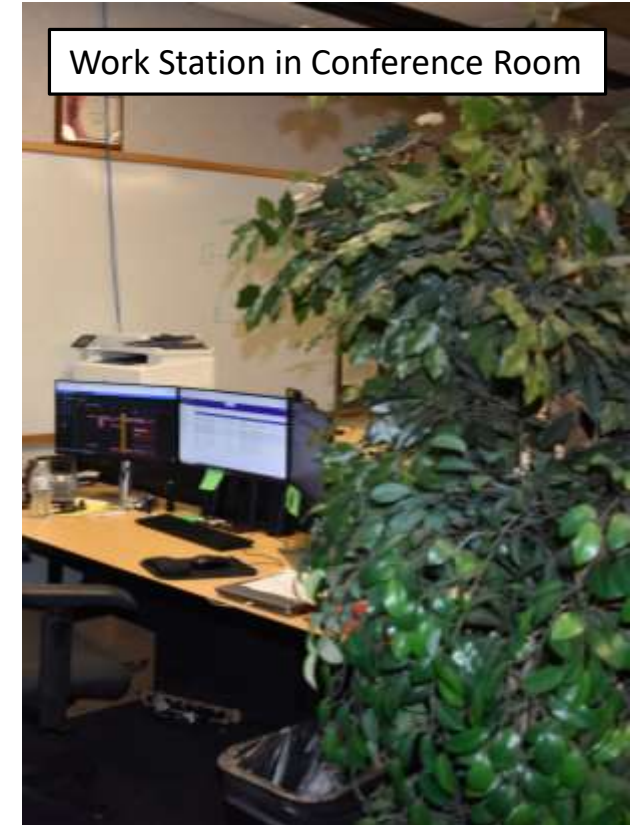
Copy Room



Closet



Work Station in Conference Room



Fire Marshal Team
in Conference Room



Rest and Recovery

Bunk in Conference Room



Bunk Room in Report Writing



23 Year Old Living Space

Kitchen Sized for 3 Fire Fighters



Refrigerator's in Laundry Room



Inadequate Shower Space



Lockers in Hallway



Construction Enhancements

- Adequate Rest Recovery Areas
- Adequate office space
- Fire protection from a sprinkler system
- ICC storm shelter
- Dedicated workout area free from carcinogens
- Conference space
- EMS Storage
- EMS Biohazard Area





Komatsu Contract

Scope of Work

- Provide Basic A/E services for the remodel of the existing Fire station and Administration to include Architectural, Civil, Structural, Mechanical, Electrical, Plumbing and cost estimation
- Fees for Service \$301,023

The scope excludes

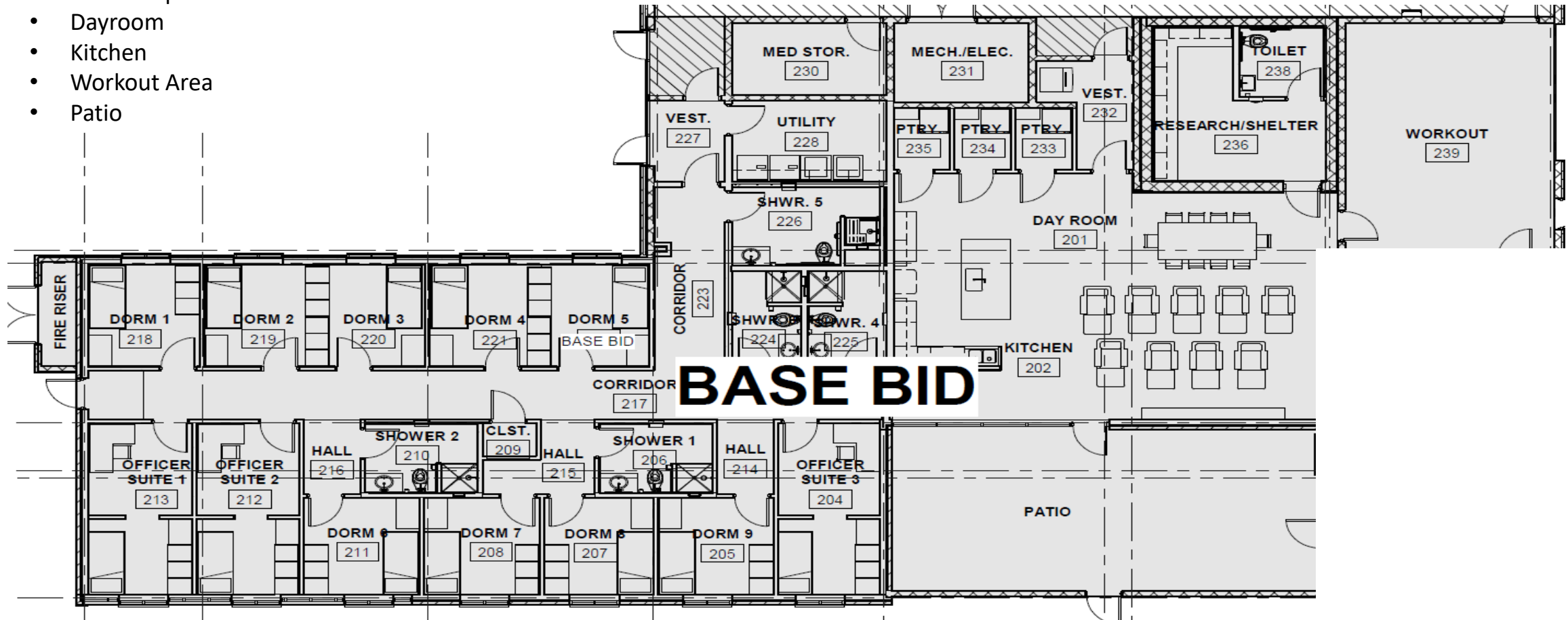
- Geotechnical Investigation
- Site Topographic Survey
- Hazardous Materials Investigation
- Furniture Selection and Specifications
- Third Party Review for ICC Shelter
- Building Permit Printing
- Bid document Printing
- Material Testing during construction
- Owner Furnished
- G2 Alerting System

Station #1 Project Status

- Design Bid Contract (Separate Design and Construction Contracts)
- Current Project Budget is \$3.9M
 - Includes a Base Bid Area, Alternative #1 Area and Alternative #2 Area
- Design & Engineering, Owner Furnished and Construction estimate is \$4.7M
 - ✓ CMO working to include a third party Contract Manager for Vertical Projects. \$100K Included with the Current Project Estimate
- Construction Amount
 - ✓ Determined when Contract Bids are Received and Awarded
 - ✓ Any Budget Variance (favorable/unfavorable) will be Addressed at that Time

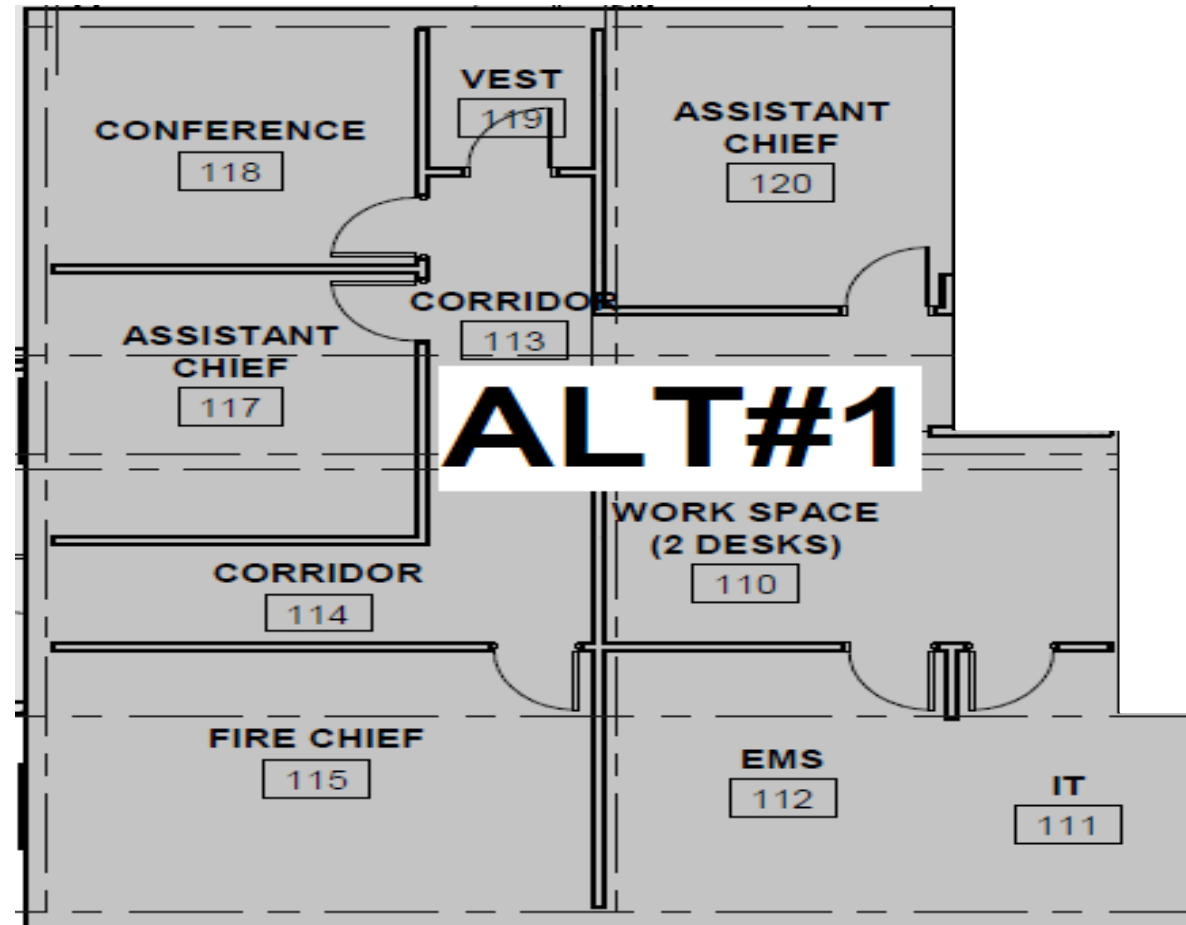
Base Bid:

- Living Quarters
- 9 Dorm Rooms and 3 Officer Quarters
- 5 Showers
- 6 Rest rooms
- ICC 500 Space – 182 S.F.
- Dayroom
- Kitchen
- Workout Area
- Patio



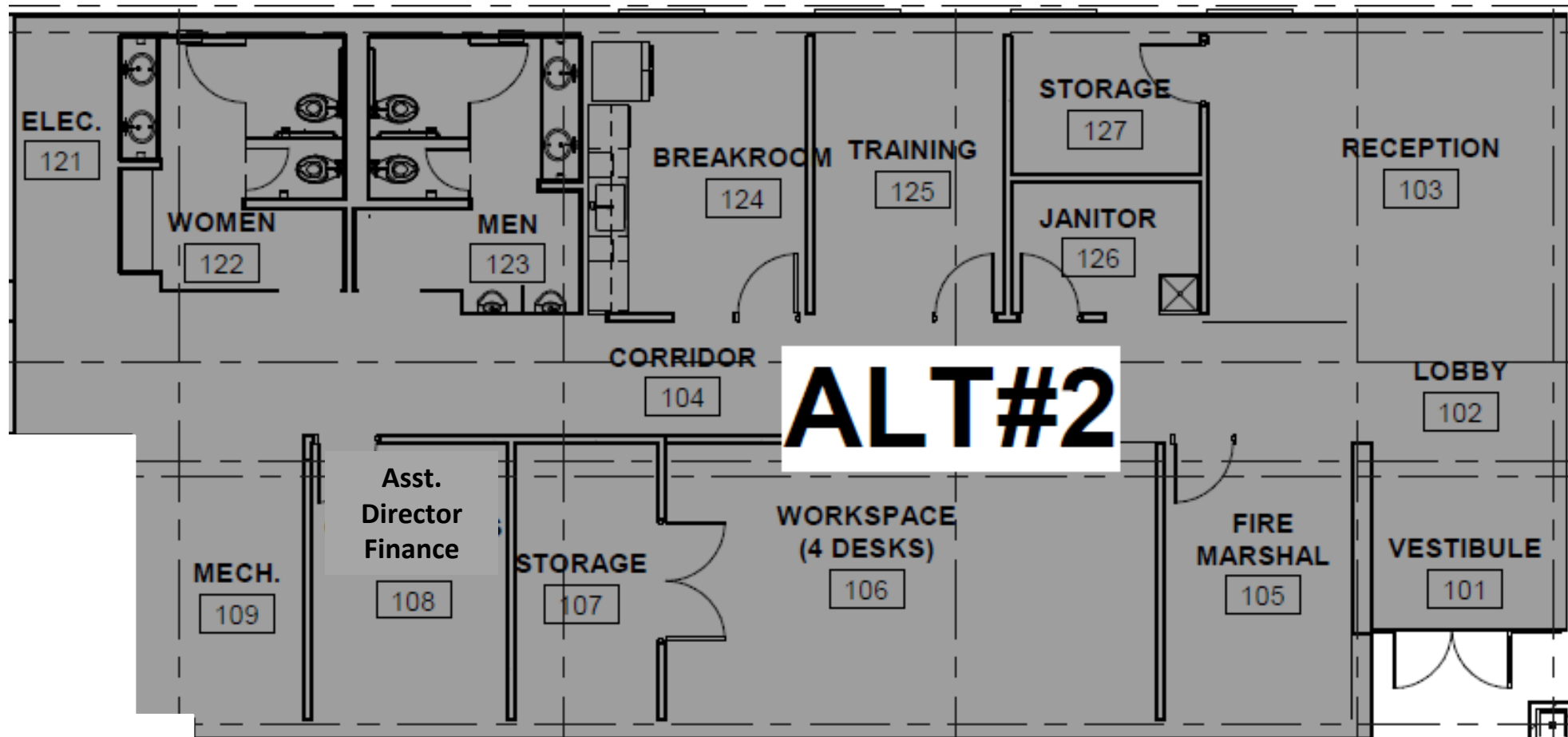
Alt #1

- Chief Office
- Assistant Chief Offices (2)
- 2 workspaces
- EMS Office
- Technology Room

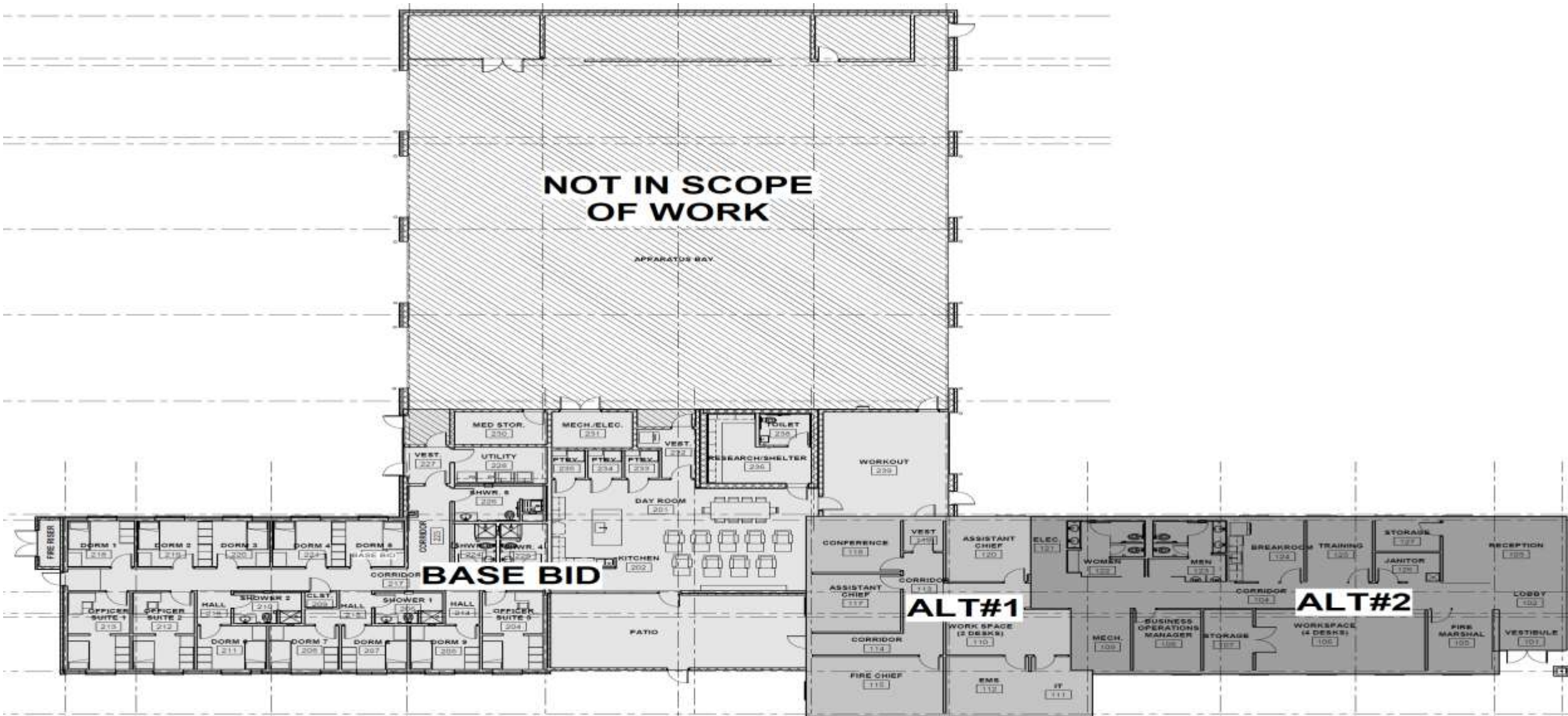


Alt #2

- Fire Marshall
- Reception and Lobby Area
- 4 Workspaces
- Asst. Director Finance
- Breakroom
- Training Room
- Storage
- Restrooms



Base Bid, ALT #1 and ALT #2



Facility Expansion and Renovation Bidding Options

Base Bid: Remodel and expand the firefighter living quarters area by taking in the 1st bay and courtyard area to enhance the living space. **72% of Total Cost Estimate**

Alt #1: Include all improvements from Option 1 and additionally remodel the existing training room area to provide more office space. **10% of Total Cost Estimate**

Alt #2: Incorporate all enhancements from Options 1 and 2, and further remodel the remaining administration area to accommodate all necessary office space needs. This option will also provide expansion capacity to meet future demands for the next 10 to 20 years. **18% of Total Cost Estimate**



Next Steps

- Bidding Advertisement – Sept. 2024
- Vendors Selected for Kitchen, Restrooms and Showers - Temporary Trailers (Purchase and Lease Options) - Sept. 2024
- Fire Administration Moves to Annex – Oct. 2024
- Conversion of Station #1 Administration to Operational Use – Oct. 2024
- Review Construction RFP Results with Council – Nov. 2024
- Construction Contract Awarded – Nov. 2024
- Construction Begins – Jan. 2025
- Construction Completion – Dec. 2025



Questions/
Comments?

City Hall Renovation



Background

February 7, 2022 – City Council approved a contract with Brinkley Sargent Wiginton (BSW) to look into renovations options for City Hall based on staff moving to the new building across the plaza and demolition of the annex building.

September 19, 2022 – City Council approved a contract with BSW to design City Hall with renovations for HR, PIO and IT to be located at the front of the building.

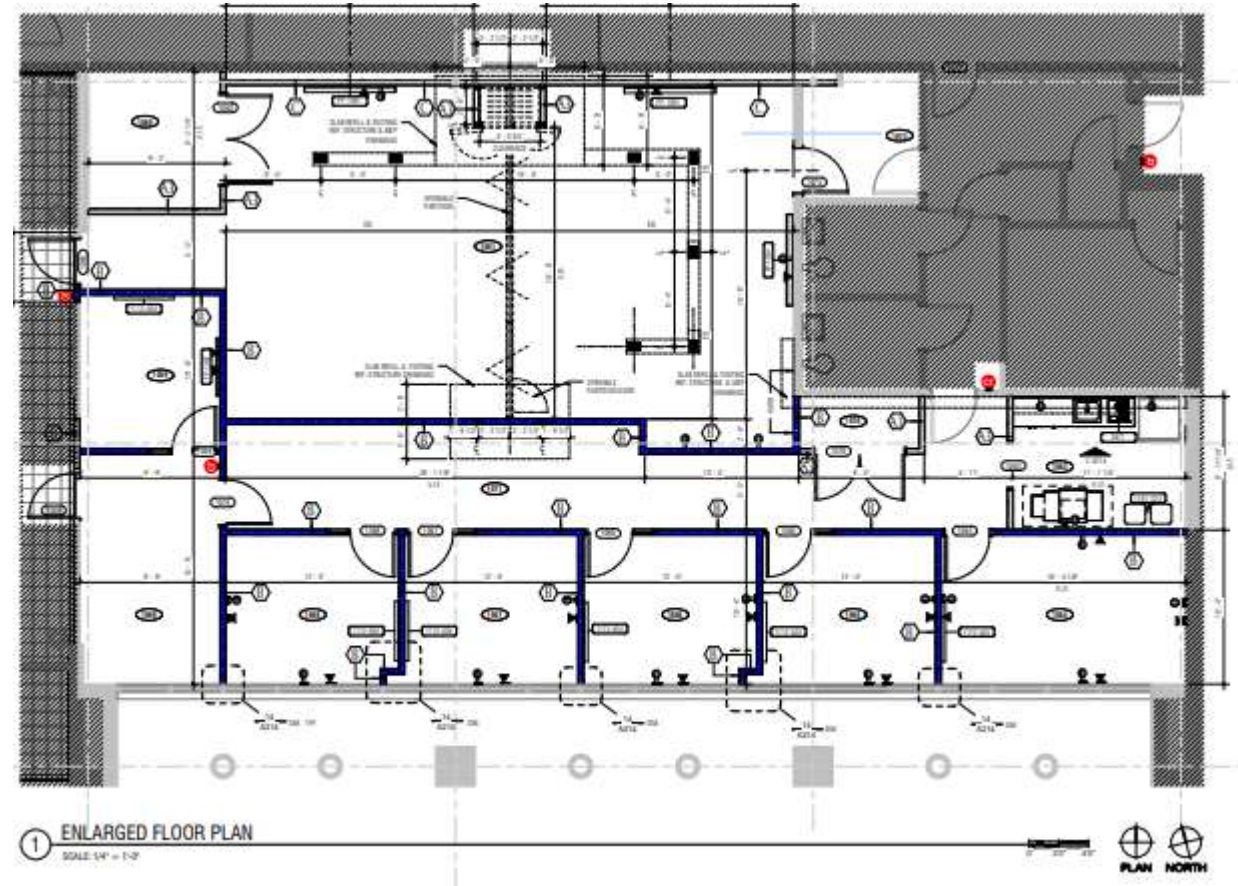
Background

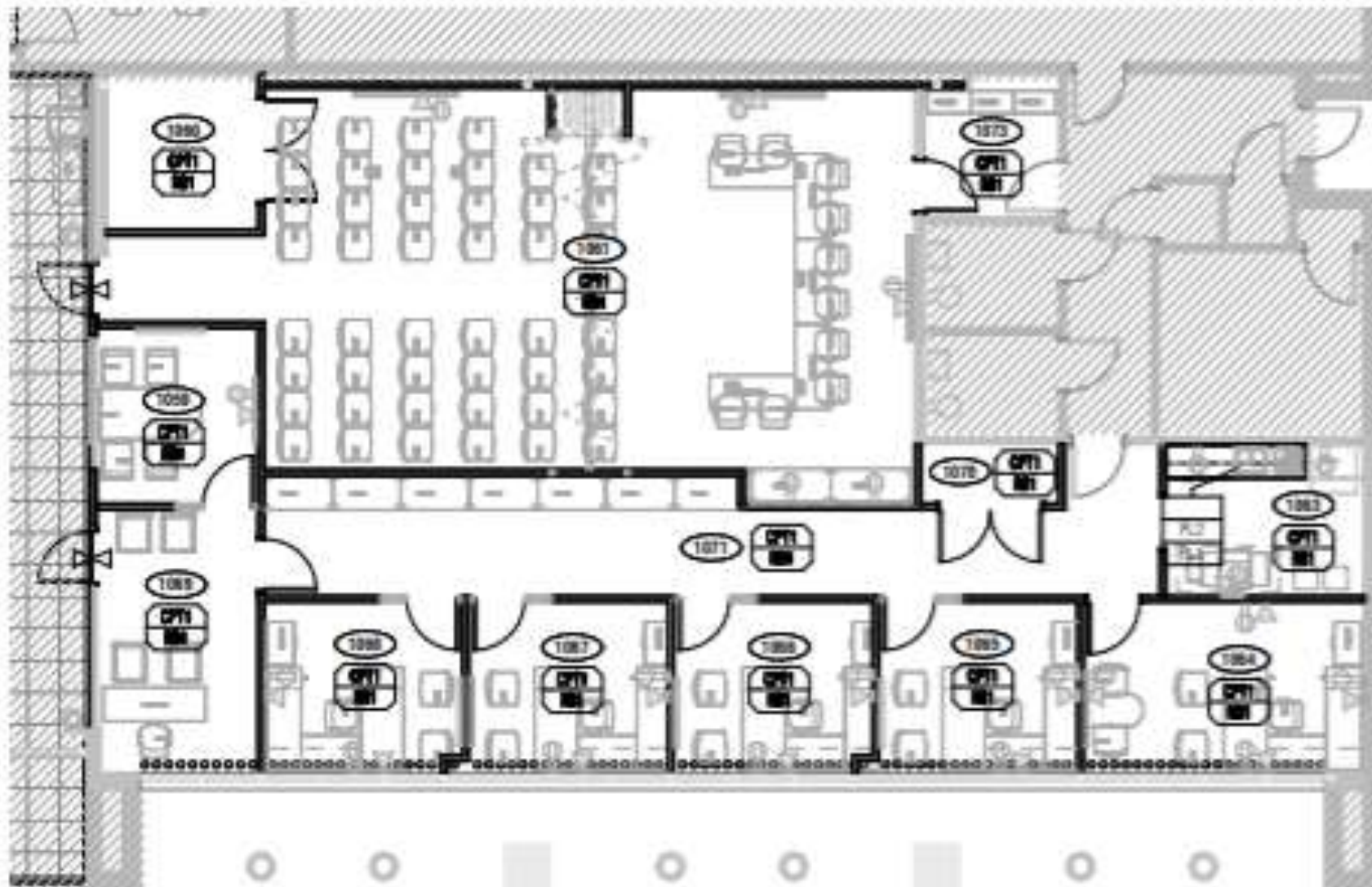
October 16, 2023 – City Council directed staff to amend the design and build a new city council workroom and a new area for City Secretary.



Update

- BSW and staff have been actively working on plans for the new design and have received 100% construction plans.





Next Steps

September 2024 – Project put out to bid

November 2024 – Project Award to Council

January 2025 – Begin Construction

October 2025 – Complete Construction

Vertical Construction Manager

Vertical Construction Manager

- Construction Manager that works on behalf of the city to oversee all aspects of construction from bidding the project, bid assessment, and project coordination & management. May be internal staff or third-party.
- Works directly with the city, the architect, and the contractor to guarantee a superior final product.
- Due to recent reorganization and vacancies, staff is recommending hiring a third-party firm to assist with Fire Station #1 and City Hall projects.

Vertical Construction Manager

- Staff has contacted Vidaurri Management Group to assist in the management of the construction of the two projects.
- Contract will be coming forward at the next council meeting for approval. (\$149,744)
- Funding for the services are available through salary savings and were included in the project budgets.

Questions?
