



Fire Station #1 Remodel - Competitive Sealed Contract

CITY COUNCIL PRESENTATION

NOVEMBER 18, 2024

Fire Station #1 Remodel Project Overview



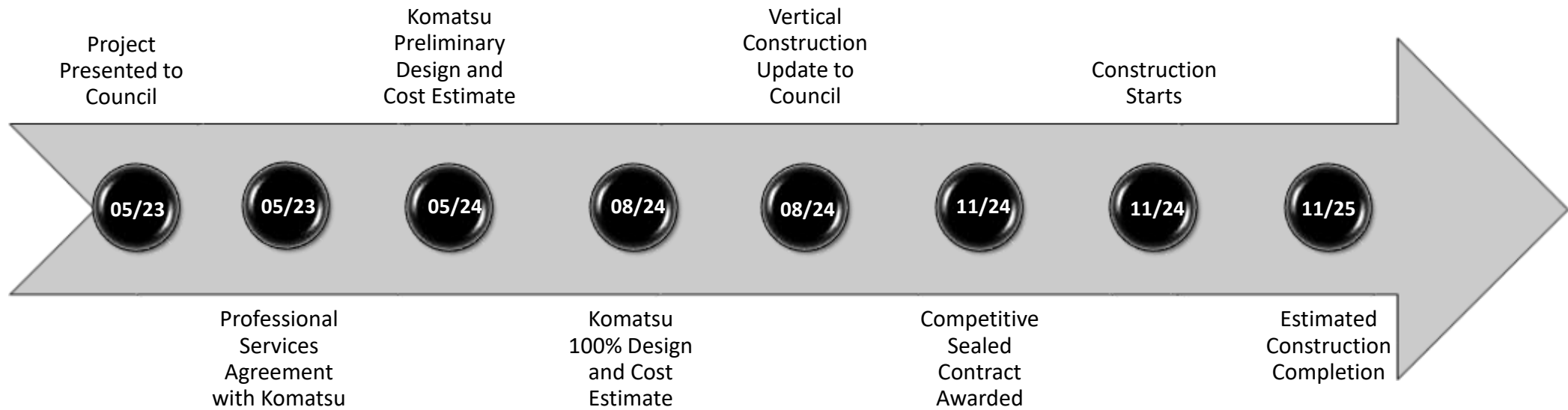
Statistics	Year 2003	Year 2024
City Population	21,000	53,000
Call Volume	2,367	9,200
Paid Fire Fighters	15	66
Admin. Personnel	3	13
Fire Budget	\$2,292,717	\$13,797,773



Project Team

- Collective Organizational Effort
- Owner – Fire/EMS
- City Council
- City Managers Office
- Purchasing
- Architect – Komatsu
- Project Manager - VMG
- Construction Contractor

Station #1 Remodel – Project Milestones



Project Overview

Base Proposal:

Base: Remodel and expand the firefighter living quarters by incorporating the first bay and courtyard area to significantly enhance living space and accommodate future growth. This redesign allows for the addition of more companies, such as an ambulance or truck unit, aligning with projected increases in community service demands. The expanded quarters are designed to support emergency response needs effectively for the next 20 years.

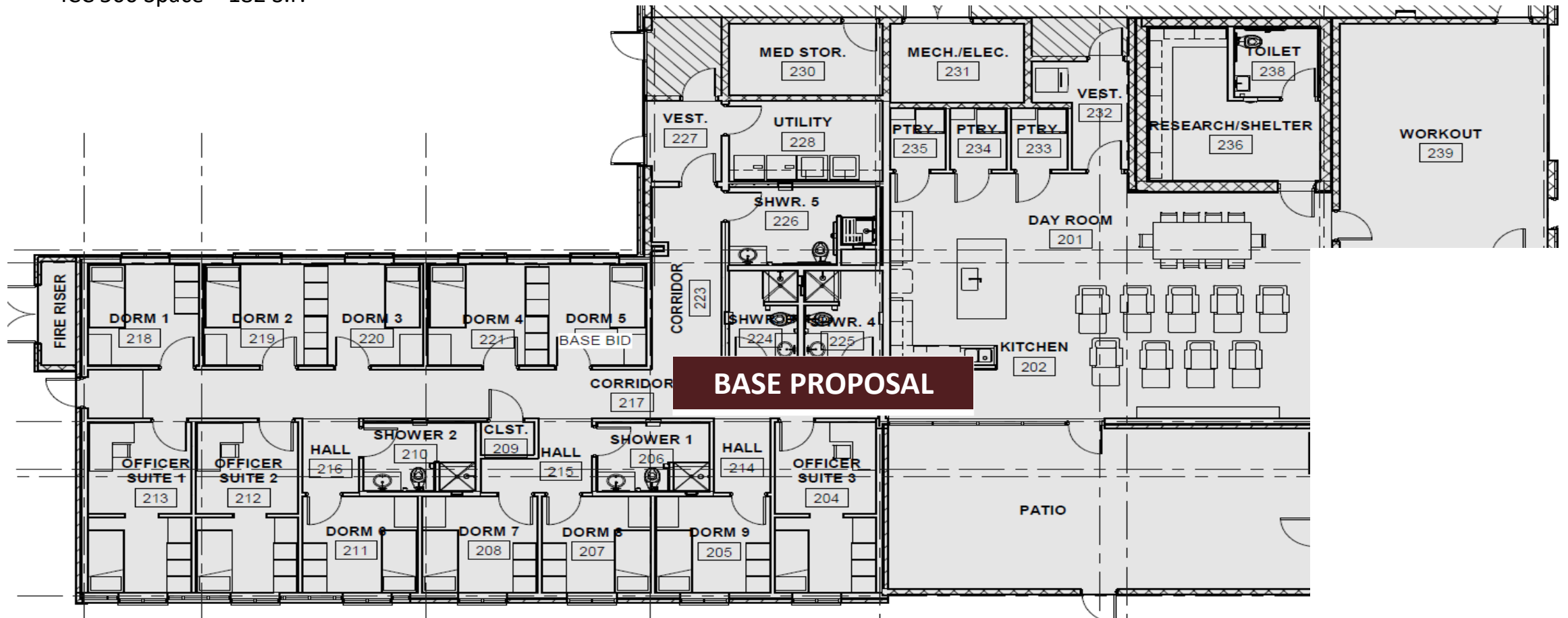
Alternate #1: Build upon the Base Bid by remodeling the existing training room to increase office space. This upgrade will restore a dedicated conference room, establish a workstation for the EMS Lieutenant, and bring the facility up to current sprinkler compliance standards, enhancing both safety and operational capacity.

Alternate #2: This option includes all improvements from the Base Bid and Alternate #1, with additional remodeling of the remaining administration area to meet all necessary office space requirements. It features a breakroom and dedicated workspace for the new Deputy Director of Financial Services and brings the facility into compliance with current sprinkler standards. Both Alternate #1 and Alternate #2 provide the flexibility to accommodate administrative growth over the next 10 years.



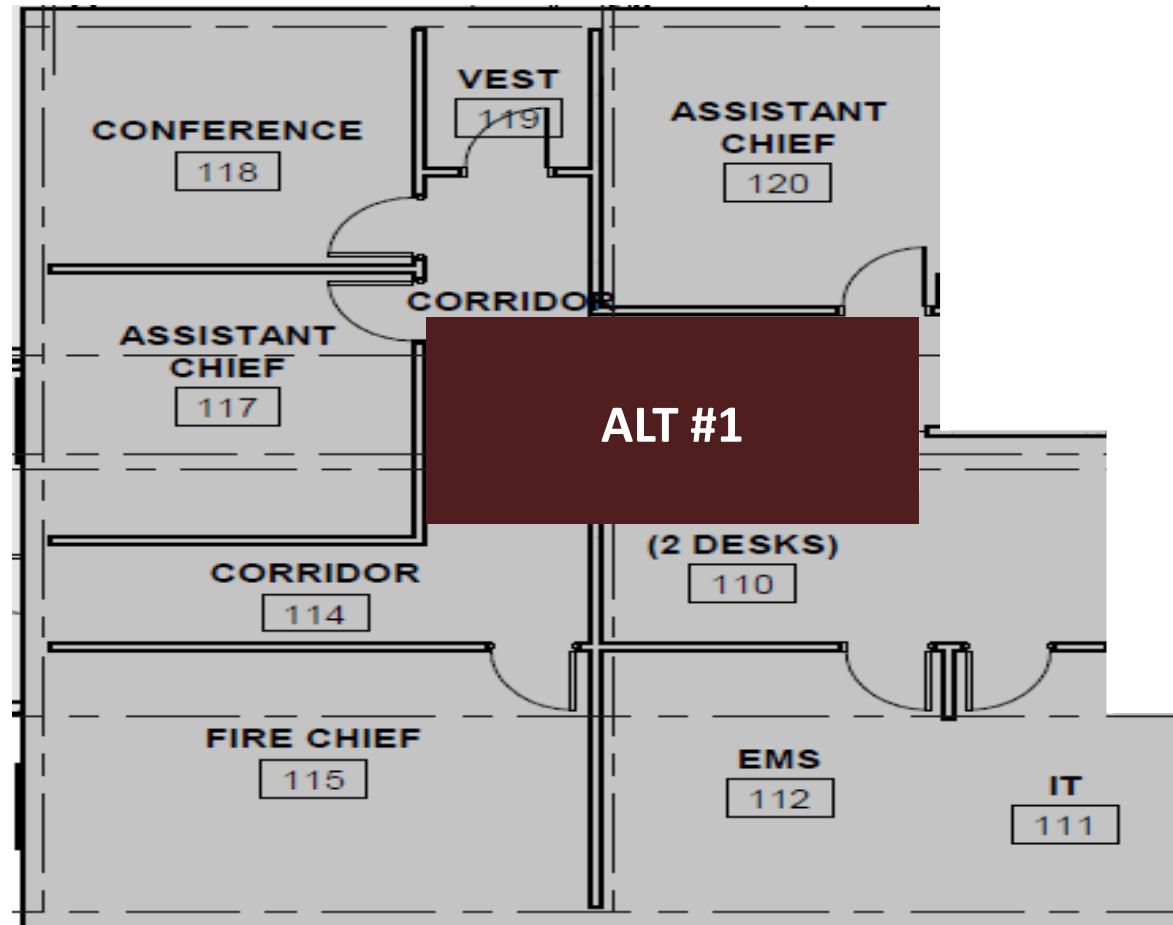
Base Proposal Includes:

- 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



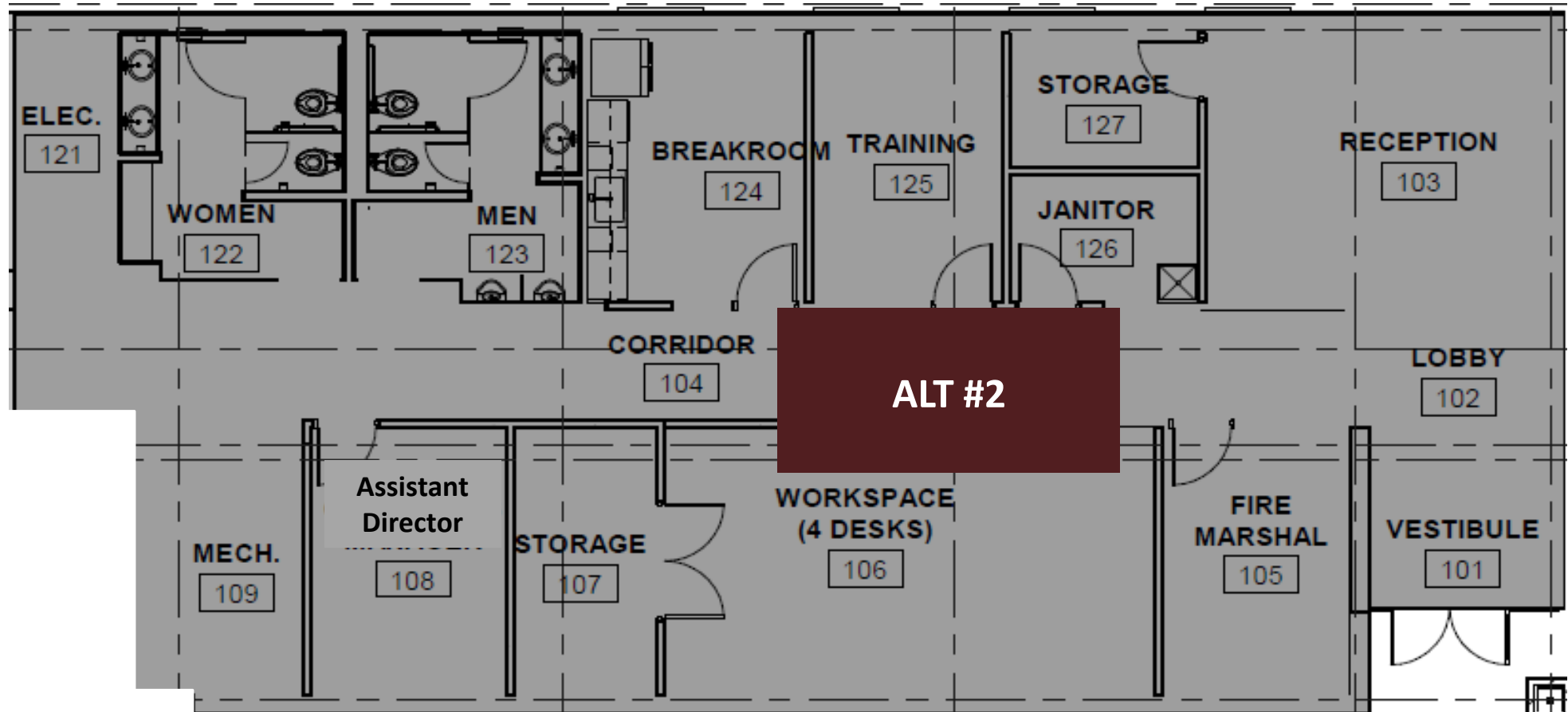
Alternative #1 Includes:

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



Alternative #2:

- Fire Marshal
- Reception and Lobby Area
- 4 Workspaces
- Business Operations
- Breakroom
- Training Room
- Storage
- Restrooms



Base Bid

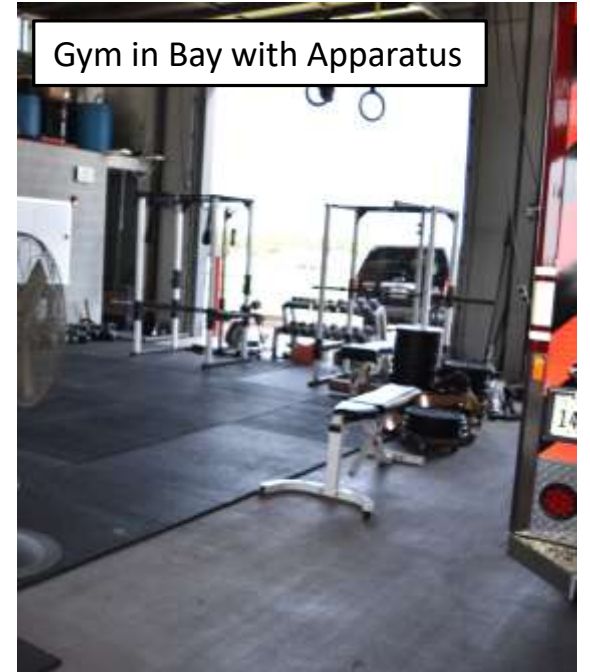
Rotting Wood



Bunk Room in Report Room

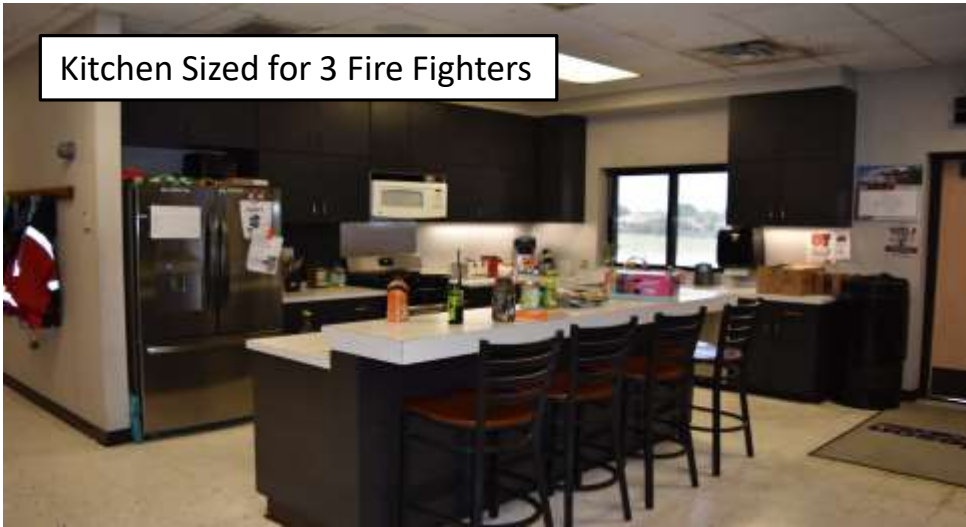


Gym in Bay with Apparatus



Base Bid

Kitchen Sized for 3 Fire Fighters



Refrigerator's in Laundry Room



Inadequate Shower Space



Lockers in Hallway





Multi-Use
Conference Room



EMS Equipment/Storage

Bunk/Storage

Conferences/Break Room

Alternative #1



Alternative #1 & #2

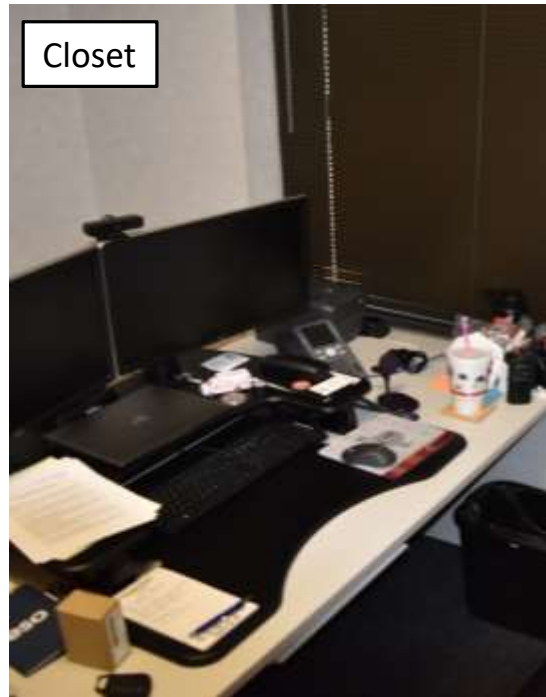
Copy Room



Fire Marshal Team
in Conference Room



Closet



Proposed Competitive Sealed Contract

Project Advertisement
September 20, 2024



Pre-Proposal Meeting
September 27, 2024

Proposal Deadline
October 14, 2024



Proposal Evaluations
November 01, 2024

**Competitive Sealed Contract
Selection Recommendation**
November 18, 2024



Station #1 Remodel – Competitive Sealed Scoring



Three (3) Proposals were received for the project

Evaluation Team Worked in Concert with City Purchasing:

- Evaluation team: Chief Davis-Fire/EMS, John Butkus-Fire/EMS, Dean Tubbs-Vidaurri Management Group, Eric Oscarson/DCM
- Project team provided independent evaluations of each submission
- Evaluations were weighted based on the five criteria

Supplier	Total	Proposed Price	Firm Profile & Financial Capability	Key Personnel with Similar Experience	Comparable Experience	Compliance with RFCSP
	100 pts	45 pts	20 pts	15 pts	15 pts	5 pts
RJM Contractors, Inc.	96.87	44.87	19.00	13.00	15.00	5.00
Big Sky Construction Co.	82.80	39.05	17.50	10.50	11.00	4.75
Acumen Enterprises, Inc.	68.00	45.00	9.25	5.00	4.75	4.00

Note: RFCSP = Request for Competitive Seal Proposal

Three Competitive Sealed Proposals Received



Proposal's Received	Base	Alt #1	Alt #2	Total
Acumen Enterprises, Inc.	\$ 3,495,937	\$ 278,131	\$ 563,850	\$ 4,337,918
RJM Contractors, Inc.	\$ 3,495,136	\$ 289,737	\$ 565,988	\$ 4,350,861
Big Sky Construction Co.	\$ 3,632,955	\$ 525,872	\$ 831,173	\$ 4,990,000

Competitive Sealed Contract Recommendation



The Evaluation Team Recommends:

- Selection of RJM Contractors, Inc., to perform project construction for a best and final offer of (\$4,350,861)
 - Extensive Experience, particularly with Fire Station Construction, New Builds and Renovations
 - Proven Track Record with Fort Worth Fire Stations showing unique skills for the project
 - Staff has relevant Experience in Fire Station Construction, Superintendent has worked commercial jobs up to \$12M
 - Public Sector work has ranged from 18%-40% over the past 5 years

The Evaluation Team Recommends Constructing the Following:

- Base Proposal – increase the living quarters from 3 bunks rooms to 9 bunk rooms and 3 officer quarters. Add required sprinkler system, provide five (5) showers and six (6) restrooms, required ICC 500 standard storm shelter, adequate dayroom, kitchen, workout area and patio (\$3,495,136)
- Alternative #1 – conversion of the current multi use room for Chief’s office, two Assistant Chief’s offices, two work spaces, and EMS office and Technology room (\$289,737)
- Alternative #2 – construction of Fire Marshal’s team area, reception and lobby area, 4 workstations, breakroom, Training and Finance offices, modernized restroom and storage (\$565,988)

Competitive Sealed Proposal Recommendation



Recommendation to accept the Base plan as designed, to include:

- 9 Dorm Rooms,3 Officer Quarters
- Five (5) Showers
- Six (6) Restrooms
- ICC 500 Standard Storm Shelter (Required)
- Dayroom
- Kitchen
- Workout Space
- Patio

Recommendation to accept the Alternative #1 as designed, to include:

- Chief and Assistant Chief's Offices
- Two (2) Workspaces
- EMS Office
- Technology Room

Recommendation to accept the Alternative #2 as designed, to include:

- Fire Marshal's Office
- Reception and Lobby Area
- Four (4) Workspaces
- Deputy Director, Financial Services
- Breakroom
- Training Room
- Restrooms and Storage

Section Comments

Living quarters to accommodate current and future staffing. Current living quarters include five makeshift dorms and report writing rooms. Remodel will provide required living, workout space and the ICC 500 standard storm shelter.

Provides adequate space for Chief and Assistant Chief's offices, EMS Chief/Staff and required I.T. infrastructure. Includes administrative/operational conference room.

Fire Marshal's office (3 personnel) will move from the training room. Lobby area will be modified to accommodate citizens and administrative arrivals. Current administrative and training offices using the copy room and a closet. Proper space to be provided with remodel.

Station #1 Remodel – Owner Furnished



Item Description	Budget \$
Technology - Network	73,240
Technology - Access Control and Security Cameras	81,201
Technology - G2 System	33,729
Technology - G2 Relocation & Installation of New Equipment	46,998
Dining Area Table and Chairs	5,500
Office Storage and Bookshelves	16,500
Office Furniture	41,360
Mattresses/Shower Curtains	13,750
Bunk Desk and Chairs	3,960
Furniture	26,400
Freezer	2,750
Water Machine	2,200
SCBA Fill Unit	52,800
Fitness Equipment	52,250
SCBA Storage	5,500
Total Owner Furnished	\$ 458,138
<i>Percent of Project</i>	<i>9.14%</i>

Station #1 Remodel – Project Funding



Current Project Funding Variance (unfavorable) is \$1,106,080

CATEGORY	BASE	ALT #1	ALT #2	TOTAL
RJM PROPOSED	3,495,136	289,737	565,988	4,350,861
OWNER FURNISHED	400,278	40,502	17,358	458,138
SUB TOTAL	\$ 3,895,414	\$ 330,239	\$ 583,346	\$ 4,808,999
BUDGET	\$ 3,702,919	\$ (192,495)	\$ (522,734)	\$ (1,106,080)
VARIANCE	\$ (192,495)	\$ (522,734)	\$ (1,106,080)	\$ (1,106,080)

Station #1 Remodel – Project Funding Options



Funding Options:

- Staff proposes two options for Council’s consideration to fund the additional cost needed to construct the base bid in addition to alt#1 and alt#2.
 - Through utilization of fund balance
 - FY2023/24 end of year projections place the general fund, fund balance with approximately \$1.0M balance over what was projected
 - While this is a viable option that would not modify our five year fund balance projections, it perpetuates the use of cash funding for capital projects
 - Issuance of Certificate of Obligation debt, through
 - Potential cost savings in recently bid projects
 - Reprioritization of existing capital project plan

Station #1 Remodel – Options



RECOMMENDED

Approve

Make a recommendation to approve of a construction contract with RJM Contractors Inc., for the remodel construction of Fire Station #1 in the amount of \$4,350,861.

Deny

Make a recommendation to deny a construction contract with RJM Contractors Inc., for the remodel construction of Fire Station #1 in the amount of \$4,350,861.



Questions/
Comments?