

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 6/10/2022

Re: New Fire Department Architect Proposal

Overview:

The Town conducted a competitive Request for Qualifications (RFQ) process to solicit an architect to design the new Fire Department. Six (6) proposals were received with the committee picking Stewart, Cooper, & Newell (SCN) as the most qualified architect.

SCN was founded in 1971 and has an office in Gastonia. They have designed, studied, and/or assessed over 500 fire stations and other public safety facilities nationwide. They are also presenters at fire house design conferences. Locally SCN has completed 13 recent fire station design projects. Some of these projects are in Wesley Chapel, Kannapolis, Pleasant Valley, Charlotte, Harrisburg, and Rock Hill.

The proposal is for design services costing \$880,000. This is eight percent (8%) for the estimated construction costs for a 20,000 sq ft. fire station where the price per square foot is estimated at \$550. Eight percent (8%) is what the Town paid for design services for the new Town Hall and is industry standard. There is an escalation/de-escalation in design service fees if the size of the new fire station changes by ten percent (10%) or more.

After the proposal is approved, the Town will begin to work on a formal contract with both the architect and construction manager as was done with the town hall construction project

Attachments:

SCN Proposal

Recommendation:

Approve the proposal