

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: April 28, 2015		DATE SUBMITTED: April 7, 2015	
DEPARTMENT OF ORIGIN: Public Works - Engineering		SUBMITTED BY: W. Paul Kaspar	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Design Services Contract for the relocation of Fire Station 2, City Project Number 700-D0-1206, to BRW Architects, Inc. for the not-to-exceed amount of \$617,900.00.			
<p>SUMMARY STATEMENT: The Bryan Fire Department is in need of a new Fire Station No. 2 to ensure that emergency services arrive on scene within 3 to 5 minutes of a call within the City of Bryan. This response time is the criteria established for emergency response set by the National Fire Protection Association (NFPA) and the Insurance Services Organization (ISO). Additionally, the new fire station will replace an aging fire station that has served the Bryan community for over 50 years. The City of Bryan needs to upgrade facilities to accommodate the growth occurring in Bryan and the need for additional fire protection equipment and personnel in the most appropriate location. The requirements for firefighter training and continuing education have grown significantly over the past decade. Facilities must now accommodate physical and tactical training in order to keep up with the increased number of hours required for firefighters each year. The apparatus bays are no longer just for storage of equipment and trucks; they are also a training center.</p> <p>Proposed locations for Fire Station 2 were identified in 2012 and a site analysis was performed to verify that the needs of the Fire Department, with regard to logistics and building requirements could be met, at the proposed location. After the site analysis was completed, a final site location was identified and property acquisition has been ongoing with all the property for the fire station building site being completed in February 2015. The only remaining property acquisition action is obtaining property that would allow direct access to Texas Avenue via Maloney Avenue.</p> <p>As part of the site analysis, the space requirements study determined the required capabilities of the new Fire Station from input from Bryan Firefighters. These included accommodations for fourteen firefighters, six 80-foot pull through apparatus bays, training spaces, administrative spaces, and consolidated quarter master storage. These space requirements total approximately 21,000 square feet and will fit comfortably on the selected site.</p> <p>The next step in project development is to select a design firm; to accomplish this, Engineering Services conducted a request for qualifications (RFQ) open to all qualified firms. Five statements of qualifications (SOQ) were received from firms across the State. The SOQs were evaluated and scored in twelve areas. The final results clearly favored the qualifications of Brown Reynolds and Watford (BRW) Architects who had achieved the highest score in every major category and an average score over 21 percent higher than the next closest firm. Additionally, the City of Bryan had a positive experience with BRW on the design of Fire Station 5.</p> <p>Staff has completed contract negotiations with BRW Architects; this contract includes the architectural, mechanical, civil, geotechnical, and surveying requirements for the project. The not to exceed fee for these services is</p>			

\$617,900.00, which is 9.8% of estimated construction cost. The design contract allows for a design period of twenty (20) weeks with completion estimated in September 2015. The estimated completion of bidding and construction phases for the entire project is June 2016.

As part of the discussions with BRW Architects, an updated construction cost estimate was developed based on the known parameters of size and current construction cost for fire stations in Texas. BRW used an average of the last six fire stations they had estimated cost on and came up with an estimate for 2015 of approximately \$300 per square foot. Using the building area requirements of 21,000 square feet for Fire Station 2 the estimate of most probable cost is \$6,300,000. The budgeted amount as of the last CIP cycle was \$4,784,337 for both design and construction and identifies a funding shortfall. BRW Architects indicated there has been a significant spike in construction cost over the last two years, which would account for the unexpected difference between the budgeted amount and the construction cost estimate. Looking at the square foot construction cost for 41 fire stations built between 2007 and 2012 and the cost had been fairly stable with an average over that time period of \$217 per square foot. Looking at fire stations constructed between 2013 and 2014, the construction cost during this period had increased to \$292 per square foot with an average estimated cost for 2015 of over \$300 per square foot. That is an increase of almost 40% over an approximate two year period.

The current project budget based on latest cost available:

	Budgeted Amount	Updated Cost
Land Acquisition	\$ 800,000.00	\$ 738,813.00*
Design and Construction	\$4,784,337.00	\$6,917,900.00
Furniture, Fixtures & Equipment (FF&E)		\$ 150,000.00
Total	\$5,584,337.00	\$7,806,713.00

*one remaining parcel (Texas Ave access) estimated cost is \$50,000, or \$350,000 depending on which lot is selected.

Based on the current budget there is adequate funding for the proposed design fee and completing the land acquisition. However, there is currently a funding shortfall (from planned CIP budgets) for the remaining FF&E and building construction of \$2,222,376.00 depending on final land acquisition solution cost. Again, this is primarily attributed to the unpredicted spike in construction cost. The funding deficit will be dependent on the actual bid cost in the latter part of this year. As presented to Council on February 10, 2015, staff recommended issuing an additional \$2,500,000 in debt in FY16, which would give \$7,000,000 to fund design, construction and FF&E. If approved by Council this would be shown in the updated 5 year CIP scheduled for preparation later this year.



STAFF ANALYSIS AND RECOMMENDATION: Staff recommends awarding the Design Services Contract for Relocation of Fire Station 2, City Project Number 700-D0-1206, to BRW Architects Inc. for the not to exceed amount of \$617,900. By awarding this design contract, this much needed project will enhance community safety and improve the efficiency of the Fire Department.

OPTIONS (In Suggested Order of Staff Preference):

1. Award the Design Services Contract
2. Do not award the Design Services Contract and provide staff direction.

ATTACHMENTS: Design Services Contract (separate pdf file)

FUNDING SOURCE: General Fund balance to be reimbursed by future bond funds

APPROVALS: Jayson E. Barfknecht 04/12/15; Hugh R. Walker, 04/14/2015

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 4/20/2015

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 4/21/2015