



Legislation Details (With Text)

**File #:** ID 17-511    **Version:** 1    **Name:**  
**Type:** Ordinance  
**File created:** 4/5/2017    **In control:** City Council  
**On agenda:** 4/18/2017    **Final action:**  
**Title:** Consider adoption of an ordinance of the City Council of the City of Denton, Texas, authorizing the City Manager to execute a Professional Services Agreement for architectural design services in support of the design of the new City of Denton Fire Station 3 to be located at 1210 IH35E; providing for the expenditure of funds therefor; and providing an effective date (File 6318 awarded to Kirkpatrick Architecture Studio in the not-to-exceed amount of \$652,200).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1-Ordinance, 2. Exhibit 2-Contract

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

**DEPARTMENT:** Materials Management

**DCM:** Bryan Langley

**AGENDA DATE:** April 18, 2017

**SUBJECT**

Consider adoption of an ordinance of the City Council of the City of Denton, Texas, authorizing the City Manager to execute a Professional Services Agreement for architectural design services in support of the design of the new City of Denton Fire Station 3 to be located at 1210 IH35E; providing for the expenditure of funds therefor; and providing an effective date (File 6318 awarded to Kirkpatrick Architecture Studio in the not-to-exceed amount of \$652,200).

**FILE INFORMATION**

This item is for design services relating to the construction of Fire Station 3 which will replace an existing fire station which is located at 1204 McCormick Street. The existing fire station is outdated and small (5,500 square feet) and is not capable of housing the state of the art fire equipment that is now required to provide adequate fire protection to the northeast section of Denton.

The last four (4) City of Denton fire stations designed by Kirkpatrick Architecture Studio (Kirkpatrick), located in Denton, Texas, have won several awards and received national accolades for their designs and functionality. Kirkpatrick is a Leadership in Energy and Environmental Design (LEED) certified architect and was instrumental in Fire Station 7 becoming the first Gold LEED certified station in Texas and the second in the country. Both the Central Station and Station 7 were designed by Kirkpatrick and were completed under budget

and on schedule. Even though Fire Station 2 experienced construction delays, the project was on budget. Throughout the construction process Kirkpatrick served as the City's advocate for maintaining quality and fair pricing. The relationship with this firm has been outstanding and the Fire Department has been very satisfied with the final result. In addition, Kirkpatrick has designed several other fire stations in Texas, Oklahoma, and Louisiana in the recent past; all with very good references. Several of these stations were also LEED certified fire stations.

The selection of Kirkpatrick to design the City of Denton Fire Stations 1 and 7 resulted from a formal Request for Qualifications (RFQ) procurement process by which responses to the RFQ were openly marketed and solicited from multiple firms. Kirkpatrick has demonstrated excellent qualifications in the design of fire stations, and has a long, successful, and proven performance history with the City of Denton. In accordance with the provisions of Texas Local Government Code 252.022, and Texas Government Code 2254, staff recommends selection of Kirkpatrick Architecture Studio, without conducting a formal Request for Qualifications (RFQ) procurement process, for the design of Fire Station 3. The contract includes a provision that allows the City and Architect to renegotiate design fees upon completion of the schematic design in Phase 1. Once the schematic design is complete, a more accurate construction estimate will be available which will allow for design costs to be reassessed.

A fire station is a civic statement, and the design should reflect a cost effective use of the taxpayer's dollars. The selection of materials, products, and systems should be based on reasonable initial cost and a cost effective life cycle. All Denton Fire/Rescue Department facilities should be designed to a 50-year building life with minimal requirements for routine maintenance and repair. Durable materials are of high importance. Sustainability will also be a high priority in the fire station design. Energy Efficiency/LEED compliance and/or certification will be an important design consideration along with pursuing all energy sources including solar and wind. Function over form will take precedence in designing sustainability into the station.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 11, 2017, staff presented to the City Council a plan that includes scheduled updates to the City Council based on the City's collaboration with Kirkpatrick Architecture Studio.

### **RECOMMENDATION**

Award a Professional Services Agreement for Design Services and Construction Oversight for the reconstruction of Fire Station 3, to Kirkpatrick Architecture Studio in the amount not-to- exceed \$566,200 without LEED Certification or \$652,200 with LEED Certification.

### **PRINCIPAL PLACE OF BUSINESS**

Kirkpatrick Architecture Studio  
Denton, Texas

### **ESTIMATED SCHEDULE OF PROJECT**

Project design will begin upon City Council approval. The entire construction project is anticipated to take eighteen (18) months to complete.

### **FISCAL INFORMATION**

This project will be funded from Capital Improvement Plan account# 100194468.1365.40100.  
Requisition# 133707 has been entered in the Purchasing software system.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Safe, Liveable & Family-Friendly Community  
**Related Goal:** 4.1 Enhance public safety in the community

### **EXHIBITS**

Exhibit 1: Ordinance  
Exhibit 2: Professional Services Agreement

Respectfully submitted:  
Ethan Cox, 349-7421  
Customer Service Manager

For information concerning this acquisition, contact: Herman Lawson at 349-7755.