



## Legislation Details (With Text)

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**Title:** Receive a report, hold a discussion and provide direction on the design schedule for the proposed reconstruction of Fire Station 3.

**Sponsors:**

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**Attachments:** 1. Exhibit 1 - PowerPoint Presentation

Date	Ver.	Action By	Action	Result
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## Agenda Information Sheet

**DEPARTMENT:** Transportation

**DCM:** Bryan Langley

**Date:** April 11, 2017

### SUBJECT

Receive a report, hold a discussion and provide direction on the design schedule for the proposed reconstruction of Fire Station 3.

### BACKGROUND

In December 2016, staff briefed Council on estimated construction costs submitted as part of the formal bid process for the replacement of Station 4. The low bid for this project submitted by Ratcliff Construction was \$4.814 million. This cost was higher than the original cost estimate for the project that was developed in 2013 for the 2014 Bond Program, however, the construction costs were within market when compared with similar projects in surrounding North Texas Communities and accounting for specific design elements.

As part of a Council presentation on January 10, 2017 regarding the Station 4 construction contract, Council requested staff to establish a schedule providing City Council the opportunity to review design components and related construction costs on future fire station projects. After discussing various options, staff has developed a proposal that would provide Council the opportunity to weigh in on design components at key stages of the design schedule that may have impacts on construction costs. It is recommended that staff brief the Council a minimum of three times during the design phase to ensure Council was in agreement with specific design elements, construction methods and aesthetic features as well as the related impact to estimated construction costs. The following outlines the proposed decision points of the design phase when staff would bring the project back for Council consideration and direction:

- Schematic Design (15% of design completed)
- Design Development (45% of design completed)
- Construction Documents (95% of design completed)

Staff will facilitate the discussion on this proposal with Council through Exhibit 1. If Council agrees with the recommended approach, a contract to design the facility will be placed on the April 18<sup>th</sup> agenda for consideration. Key staff and representatives from the local design firm, Kirkpatrick Studios will be available to provide additional information as Council may request.

### **OPTIONS**

Staff recommends following the schedule outlined above providing three opportunities for Council to review design and estimated project costs at Schematic Design, Design Development and Construction Document stage.

### **ESTIMATED SCHEDULE OF PROJECT**

Design schedule is estimated to take 26-28 weeks. An estimated construction phase of 18 months would begin thereafter.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

December 13, 2016 Station 4 Construction Contract  
January 10, 2017 - Station 4 design process

### **FISCAL INFORMATION**

Kirkpatrick Studios has submitted a design contract in the amount not to exceed \$652,000 for the design for Station 3. This has been scheduled for Council consideration as part of the April 18, 2017 Council agenda.

### **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:** 1.1 Manage financial resources in a responsible manner

### **EXHIBITS**

1. Fire Station 3 PowerPoint Presentation

Respectfully submitted:  
Mark Nelson  
Transportation Director