



Council Communication

Office of the City Manager

Date November 19, 2007

Agenda Item No. 7
Roll Call No. 07-
Communication No. 07-681
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with Sinclair Architects, L.C. for design and construction phase services for Fire Station No. 4 Renovation, not to exceed \$37,500.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Sinclair Architects (L.C., Lon Sinclair, AIA, President, 206 4th Street, West Des Moines, Iowa, 50265), for a lump sum amount of \$37,000 and reimbursable costs not to exceed \$500, to provide design and construction phase services for Fire Station No. 4 Renovation. This project provides for a major renovation of Fire Station No. 4 at 917 University Avenue, which was built in 1960. Renovation of the facility will address life-safety issues for employees through installation of a fire suppression and fire alarm system, help extend the useful life of the building, reduce maintenance costs, improve energy efficiency and provide an improved working environment.

FISCAL IMPACT:

Amount: \$37,500

Funding Source: 2007-08 Capital Improvement Program, Page Fire Protection-7, FIR016, Fire Station Remodeling, G.O. Bonds.

ADDITIONAL INFORMATION:

The Fire Department has established a program of facility improvements that focuses on individual stations and their serviceability to staff and equipment needs. Fire Station No. 4 Renovation is an example of that effort because living/office space is being upgraded.

The Fire Station No. 4 Renovation Project includes remodeling of the kitchen, office, restrooms, other related spaces, and the installation of a fire suppression system and fire alarm system throughout the facility, a vehicle exhaust system interconnected to an air filtration system, and connection of the existing emergency power to the network switch. Other interior renovation elements in the scope of work include provision of a separate bedroom for the captain and partitions between beds in the sleeping room. The majority of interior surfaces will be repaired and repainted. Windows in the west and south walls of the cart room are to be replaced, the front entrance door is to be replaced along with all interior doors.

The removal and replacement of the driveway and approach slab in front of the building and the remodeling of the hose tower for use as a training tower are part of the work. Additional exterior work is

to include the expansion of the patio outside of the kitchen, repair of the parking lot drainage (including repaving), and installation of parking lot lighting.

Renovation of the HVAC system is included for the women's locker room and office, as well as relocation of the ductwork in the dormitory and captain's quarters. Plumbing system renovation will include the addition of a solar water heating system, the updating of all plumbing fixtures, and replacing the water fountain with an ADA compliant fixture. Lighting throughout the building will be upgraded to higher energy efficiency fixtures that meet the requirements of the Lighting Rebate Program offered by Mid-American Energy Company.

Staff has negotiated a Professional Services Agreement with Sinclair Architects, L.C. for design and construction phase services for a lump sum amount of \$37,500.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services for design and construction administration and construction contracts.