

AGENDA REPORT

City Council Work Session - 14 Jan 2020



TITLE

Fire Station 1 Replacement Project Update

Presenter(s) Garrett Beck, Park, Recreation & Facilities Director

ACTION REQUESTED

This item is for information sharing purposes only. Additionally, staff is seeking feedback on future efforts related to the Fire Station #1 replacement project.

* No action required.

BACKGROUND

History

In 2015, City staff completed a space needs assessment of City Hall/Police, Fire Station 1 and 2 and the City Garage (old maintenance facility). Using the findings from that assessment staff prioritized the most important needs and the biggest challenges facing City services today and into the future. This prioritization process along with feedback from City Council set the scope for Phase 1, Phase 2 and Phase 3 facility projects which will allow us to take care of our existing facilities and position ourselves to serve the community for the next 30+ years.

The Phase 1 Facility project included the remodel, renovation and expansion of Police and City Hall. This project was completed in the 4th quarter of 2018. In 2019, staff shifted focus to Phase 2 of the plan. This Phase includes the complete replacement of Fire Station 1. Originally constructed as Police Department Facility in 1976, the Fire Department took full occupancy in 1989 and the building was later expanded in 2011 (12,384 sq. ft). The 2015 space needs assessment determined this 44 year old building had reached its "end of life" and no longer met the needs of the department.

Fire Station 1 Replacement Planning – Education

In May 2020, Fire and Facilities staff attended the Firehouse Station Design Conference. The conference was a three-day event covering the latest in innovation, technology and fire fighter health. Staff gained insight into the latest fire station trends, best practices and effective and efficient station design. This experience equipped staff with the knowledge necessary to properly navigate the pre-planning process of selecting an architect and construction manager and also prepared staff to effectively evaluate the ongoing programming, project design, schedule, budget and more.

Fire Station 1 Replacement Planning – Land Acquisition

A part of the Phase 1 Facility project included conceptual design services for Fire Station 1. This exercise was intended to determine both the programming needs of a new station and approximate funding necessary to construct such a facility. At the conclusion of the exercise, it became evident that the current site would have numerous challenges if it were to serve as the home of a fire station for the next 50 years.

After a lengthy research and analysis process which included the evaluation of nine separate locations to determine their suitability to meet the demand for service expectations, staff identified the site as Pinnacle Park with the addresses of 2100 143rd St W & 14275 Newton Ave. Council authorized the purchase of this land in September 2019 and a purchase agreement was signed on October 8, 2019.

Fire Station 1 Replacement Planning – Construction Manager

In October 2019, City Council authorized staff to hire Kraus-Anderson as the Construction Manager for the project. A Construction Manager (“CM”) acts as a consultant on the project through all phases: pre-construction through completion. The CM integrates the different facets of the construction process to provide technical and management expertise. The City most recently used Kraus-Anderson as the CM on the Phase 1 Facility Project and staff believe their involvement played a significant role in the quality of that project.

Fire Station 1 Replacement Planning – Architect and Engineering Design Services

In November 2019, City Council authorized staff to hire CNH Architects to provide the architectural design services and construction support for Fire Station #1. CNH Architects design team is an experienced, dedicated group with a history of award winning state-of-the-art fire stations all around the Twin Cities metropolitan area. To date, they have demonstrated they have an excellent understanding of the latest trends in facility design, fire fighter health and wellness and they are using a collaborative approach to develop solutions to meet our needs.

Fire Station 1 Replacement Planning – Core Team

Similar to the Phase 1 Facility Project, the City has assembled a collaborative and diverse Fire Station 1 Replacement Project Core Team comprised of key staff members from Fire, Parks, Recreation and Facilities, Administration, Finance, IT, Public Works, and Community Development.

The primary purpose of the Core Team is to:

- Provide overall guidance and strategic direction
- Promotes success of project
- Reviews the budget and project plans
- Reviews and approves Project Scope and Project Scope changes
- Clears obstacles to progress
- Provides guidance to deal with Risks and project constraints

Fire Station 1 Replacement Planning – RAID and Scope

As part of the project kick-off, the Core Team identified and reviewed both the scope and RAID (Risks, Assumptions, Issues and Dependencies) of the project.

Risks are things that may influence the project budget and schedule. They include:

- Land and soil issues
- Changes in the project scope late in the design phase or during construction
- Mixed stakeholder support
- Changes in the economy or construction industry
- Lack of coordination

Assumptions are things that are true and form the basis of the project. Any drift from the assumptions may cause Risk. Key assumptions for the Fire Station #1 Replacement project include:

- This is a public building, which will include some welcoming spaces for the community.

- The budget is \$14.6 million.
- The building will be designed to be both functional for today's needs but forward thinking enough for the possibility of future expansion.
- The building will be a model for fire fighter health and wellness.
- The building will include Administration office space, training opportunities, individual bunkrooms and will serve as a backup Emergency Operations Center.
- The building will reflect our history, our city image and will include a place making feature.
- The team will use LEED standards to help guide decisions on sustainability, water efficiency, energy use, and material selection.
- Project updates will be communicated to stakeholders in a timely manner.

Issues are things that have happened in the past that may affect the project.

- Learn from previous projects and apply the knowledge from lessons learned to this project

Dependencies are things that need to happen to make the project a success. Identified Dependencies include:

- The establishment of Guiding Principles for the project. The facility/project will be:
 - Functional and flexible
 - Sustainable
 - Healthy
 - Safe
 - A location with place making and/or landmark function
 - Welcoming and community oriented
 - Fiscally responsible
 - Efficient and effective
 - Communicated clearly and in a timely manner to staff, Council and the community
- Design for the budget.
- Communicate any unforeseen issues that may arise early and often.
- The project will be the result of excellent planning.

Fire Station 1 Replacement Planning – Project Schedule

The Core Team has established a detailed project schedule up to groundbreaking and construction. A sample of some of the key schedule components and milestones include:

- Weekly Core Team Meetings through September
- Staff engagement meetings (ongoing)
- Updates to City Council (January, March)
- Planning Commission (March)
- Public Engagement (March)
- City Council Design Review and Approval (April)
- Public Engagement (May)
- Update to City Council (May)
- Public Engagement at Homage and Party on Plaza (June, July)
- City Council Authorize Project and Bidding (August)
- Public Engagement at Fire Muster (September)
- City Council Approval of Contracts (September)
- Ground Breaking Ceremony (September)

Funding in the amount of \$14.6 million is allocated in the 2020 Facility Capital Improvement Budget as part of the Phase 2 Fire Station 1 Replacement Plan.

RELATED ENDS & OUTCOME STATEMENT(S)

Safety: Fire and EMS Services are reliably provided to the community.

City Services: People find the City of Burnsville delivers quality essential services in a cost effective, timely manner.

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