

**Date:** November 7, 2016

**To:** B. Caleb Thornhill, Director, Engineering Department *CT*

**From:** Jim Razinha, Facilities Division Manager *JR*

**Subject:** Recommendation of Modification to Fire Administration and Station One Renovations & Improvements Design (Project No. 6406)

Council approved a design contract with Brown Reynolds Watford Architects on May 30, 2014, for the design of renovations to and improvements of the Fire Administration Building and Fire Station One. Staff directed a hold on the final design in December 2015 in order to evaluate an emerging requirement for a Plano Fire Rescue Fire Training Facility. With the recent approval to purchase a property at the intersection of McDermott and Robinson Roads, and after evaluating options for siting the new Fire Training Facility there and at other City properties, staff made the decision to restart this design where it was placed on hold in 2015.

The original project dealt with extensive renovations of Fire Station One and some medium level renovations to the Fire Administration Building. It was modified to address roof replacements and severe foundation issues at both facilities, renovate spaces affected by the foundation repair, as well as add landscaping and irrigation replacement as requested by the Parks and Recreation Department, and other renovations determined to be in the City's best interest.

This modification has developed from several elements:

- Restarting the design after a year's hiatus
- Incorporating new elements not originally considered – new apparatus bay doors, apparatus exhaust extraction systems, inclusion of a structurally hardened storm shelter space not required under original 2012 International Building Codes but desired during facility complete renovation, increases in generator requirements, and more
- Change to construction delivery method from Competitive Sealed Proposal to Construction Manager at Risk
- Addition of Information Technology, Audio/Visual, Security Systems, furniture designs not included in original scope to coordinate a more holistic design

Staff feels the combined modification of \$121,750 is reasonable for changes of this scope, size, and complexity and recommends approval of the modification to restart and continue design of the subject renovations and improvements.