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TO: Mayor Soglin and Members of the Common Council

FROM: Robert Phillips, P.E. (City Engineer)

RE: Q2 2017 Fire Station 14 Project Update

Date: June 30, 2017

Background

The Madison Fire Department owns two sites near the intersection of Dairy and Femrite Drive. Initially the 2015 Master Plan Study detailed two building projects on two separate building sites: A fire station, located on two parcels to the west of Dairy Drive and an employee development center on three parcels located to the east of Dairy Drive. Each of these buildings was projected to be about 18,000 SF.

The current plan is to build Fire Station 14 on the site where the employee development center was originally planned (3 parcels the east of Dairy Drive). A typical fire station in the City of Madison is ~14,000 SF. Fire Station 14 will be a ~20,000 SF facility and include a large community room and training space in an expanded apparatus bay that isn't typically part of a fire station project. The larger community room was identified as a need for this portion of the City through the RESJI process. The expanded training space in the apparatus bay eliminates the need for a separate training building (i.e. employee development center) in the future.

The size and scope of Fire Station 14 was increase per [legislative file 46803, Enactment #RES-17-00386](#).

The current authorized budget is available here: [2017 Capital Budget](#).

The project continues on the following schedule – design complete in 2017 and construction complete by the end of 2018. No delays that would affect this schedule are anticipated.

Project Update

The following is a summary of activities completed in Q2 2017 for the Fire Station 14 Project, located at the intersection of Dairy and Femrite Drive in the southeast portion of the city.

Monday, April 17 - The Predesign phase was completed. The general site concepts, building programming, building form, and code research were completed and the Architect/Engineer team was directed to proceed into the schematic design phase.

Monday, May 8 - The Madison Fire department, City Engineering, the Architect team, and Alder Demarb hosted a public informational meeting to present the conceptual design for Fire Station 14. Public

comments about the project were positive. Major concerns were location of flag pole, parking capacity and visibility of public entrance. These concerns are being addressed and updates are being incorporated into the Schematic Design documents.

Thursday, May 11 - The project team and fire department had a hard hat tour of Fitchburg's new firestation on May 11th. This facility is a similar size and scope to Fire Station 14. Several design concepts from the Fitchburg station that will save construction cost are being incorporated into Fire Station 14.

Wednesday, June 7 - The initial Urban Design Commission meeting was completed ([minutes here](#)) and the final Urban Design Commission meeting (public comment) is scheduled for Wednesday, 7/12/2017. Prior to the Urban Design Commission meetings the project team met with the City's Development Assistance Team on 3/30 and Planning Staff on 5/19 to discuss site issues and Urban Design Commission requirements.

Friday, June 9 – Schematic Design Documents received. City staff and consultants have reviewed the documents and communicated feedback to design team. Design Development documents will reflect these updates.

Wednesday, June 28 – Schematic Design Cost Estimate received. Estimate is tracking ~\$600,000 over authorized budget. At the time of this memo, City staff and the design team are reviewing and will be examining scope adjustments during Design Development phase to reduce the estimated overage in the project's budget.

Next Steps

Design Development activities started 6/19/17 and are being completed by 8/18/2017 include:

- Refining floor plan details
- Finalizing material selections
- Finalizing equipment selections
- Identifying cost saving measures that do not compromise design intent
- Finalizing site plan and completing public meeting with Urban Design Commission on 7/12/2017
- Updated Design Development cost estimate
- Initiating and completing steps to complete CSM work to combine two of three sites.

The project is on the following schedule – design complete in 2017 and construction complete by the end of 2018:

- ✓ *Predesign completed 4/17/17*
- ✓ *Schematic Design completed 6/23/17*
- Design Development follows Schematic Design from 6/19/17 to 8/18/17
 - Urban Design Commission Final Meeting (Public Comment) 7/12/2017
 - Design Development Cost Estimate complete 8/18/2017
- Construction Documents will follow from 8/14/17 to 10/19/17
 - Team to complete the Zoning "Parking Lot / Site Plan Review during this period during this phase.
 - Team to complete State of Wisconsin Department of Planning and Professional Services reviews during this phase.
- Bidding and Construction will follow from 10/20/17 to 12/28/18