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**TO:** Mayor Soglin and Members of the Common Council

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

**RE:** Q3 2017 Fire Station 14 Project Update

**Date:** October 2, 2017

**Background**

The current plan is to build Fire Station 14 at 3201 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 increased per [legislative file 46803, Enactment #RES-17-00386](#).

The current authorized budget is available here:

[2017 Adopted Budget](#)

[2018 Executive Capital Budget](#)

The initial Urban Design Commission meeting is available here: [minutes here](#)

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 Q3 2017 for the Fire Station 14 Project:

Wednesday, July 12 – Completed the final Urban Design Commission meeting ([minutes here](#)).

Friday, July 14 – Completed supplemental soil borings based on current building layout. Soils report indicated the building would need to be Seismic Class E and would require a significant amount of piers to support the foundation. Seismic Class E requires additional bracing in the building. Additional soils' testing was solicited to investigate alternative options to improve the Seismic Class and structural design.

Tuesday, August 1 – Completed geothermal test bore at project site. This information allows the design engineers to properly size the geothermal mechanical system for this building. This test ended up saving the project ~\$10,000 in construction costs.

Tuesday, August 1 – Submitted a subdivision application to Planning Department for a CSM to merge 2 of the 3 parcels at the project site. Resolution is available [here](#).

Friday, August 4 – Design Development Documents received. City staff and consultants have reviewed the documents and communicated feedback to design team. Construction Documents will reflect these updates.

Monday, August 7 – Additional Seismic testing was completed and Seismic Class was revised from E to D, which eliminated additional bracing. This test ended up saving the project at least \$100,000 +.

Friday, August 25 – Design Development Cost Estimate received and we have narrowed the gap between construction cost and budget. We will be requesting to transfer up to \$150k into the project budget from the Sustainability Fund to pay for the Solar PV System for this. The construction estimate without FF&E (Furniture and Equipment) is tracking on budget at \$5.875M. Funding for FF&E, estimated at ~\$200k, will come from other Fire Department Funding or from contingency funding in the event that the project doesn't fully utilize the budgeted contingency. FF&E includes furniture, fiber connection, USDD and some apparatus equipment.

Design and Construction Oversight Costs Already Encumbered \$ 505,000

Construction Cost Estimate	\$5,875,000
8% Contingency	\$ 470,000
Construction oversight	\$ 50,000
Furnishings, Fixtures and Equip	\$ 200,000
Total Construction Cost	\$6,595,000

**Total Project Cost \$7,100,000**

Funding

Project Budget (2017 & 2018)	\$6,750,000
Sustainability Fund (2018)	\$ 150,000
Fire Department Fund (2018)	\$ 200,000
<b>Total Funds Required</b>	<b>\$7,100,000</b>

Wednesday, September 13 – Submitted Parking Lot Site Plan Review documents to Planning Department. Progress can be tracked [here](#).

Thursday, September 14 – Requested and received Small Business Enterprise Goal from Department of Civil Rights (8%)

Thursday, September 21 – Additional soil boring was completed to investigate alternative structural designs (rammed aggregate piers vs. helical piers). The information provided from this boring will be included with the bid documents and has the potential to save the project \$10,000 - \$50,000.

## Next Steps

Construction Document activities started 8/7/17 and are being completed by 10/6/2017 include:

- Resolution asking for permission to advertise will be submitted to Board of Public works for consideration on 10/4/17.
- Construction Documents will be received from consultants on 10/6/17
- State of Wisconsin Department of Planning and Professional Services review 10/23 and 10/24/17

Bidding activities will start in Oct, including:

- Bid Documents will be prepared in October and first advertisement is scheduled for 11/3/17
- Bids scheduled to be due 12/15/17

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 completed 8/4/17*
- Construction Documents will follow from 8/14/17 to 10/6/17
- Bidding preparation and bidding will follow from 10/9/17 to 12/15/18
- Award of bid approvals and start work letter planned for January/February 2018