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April 4, 2017

TO: Mayor Soglin, Common Council Alders
FROM: Robert Phillips, P.E., City Engineer
RE: Q1 2017 Fire Station 14 Project Update

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).

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

Project Update

The following is a summary of activities completed in Q1 2017 for the Fire Station 14 Project, located at the intersection of Dairy and Femrite Drive in the southeast portion of the city.

The Project Architect (OPN Architects) and Engineering Consultants (KJWW Engineering) were selected in January 2017. Their contract was approved February 27, 2017. The commissioning and energy modeling consultant (McKinstry) was also selected for the project in February 2017 – this consultant will assist the project team with meeting sustainability and LEED requirements.

The Predesign phase is ongoing and will be completed by the end of April 2017. Predesign activities that are being completed by 4/21/2017 include:

- Revising and updating the site plan from the 2015 master planning study
- Determining building orientation and massing
- Determining space needs (programming) and establishing building size
- Sustainability planning
- Meeting with city agencies (Development Assistance Team) and submitting the Urban Design Commission pre application

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

- Schematic Design will follow Pre Design from 4/24/17 to 6/23/17
 - o Public Meeting 5/8/2017
 - o Urban Design Commission 6/14/2017

- Schematic Design Cost Estimate complete 6/23/2017
- Design Development will follow from 6/19/17 to 8/18/17
 - Design Development Cost Estimate complete 8/18/2017
 - Urban Design Commission Meeting 7/12/2017
- Construction Documents will follow from 8/14/17 to 10/19/17
- Bidding and Construction will follow from 10/20/17 to 12/28/18

Station Size

A 14,000 SF fire station can meet today's most urgent needs but will likely need to be expanded in the near future. In order to provide for the ability to expand the station in the future, planning is ongoing for a larger building. MFD's would like to have a ~20,000 SF combination training/fire station (primarily due to a ~60-person community room and an apparatus bay that is much larger than typical fire stations) in the future. Early estimates indicate a ~20,000 SF combination training/fire station construction cost would be in the \$6,000,000 range (~\$6,800,000 total project costs), which exceeds the current total project budget of \$5,500,000.

Options Available to the Common Council

The MFD is concerned in regards to the practicality of expanding the fire station in the future to meet their needs. If the Mayor and Common Council wanted to address options that fall outside of the current budget, the following options could be explored however *a decision is needed by May 3rd, 2017 to remain on schedule.*

1. Proceed with a ~20,000 SF dual purpose training/ fire station building, including the larger community room, breakout rooms and common area, and request a budget amendment, of \$1,300,000, to cover the revised total project budget. The revised total project budget will need to be \$6,800,000.
2. Proceed with a dual purpose building and attempt to reduce the size significantly from ~20,000 SF, by eliminating the community room from the building. During pre design and schematic design attempt to reduce the size of the project as much as possible with the goal of achieving a dual purpose design no larger than ~18,000 SF with the ability to add the community room at a future date. Then request a smaller amount of additional funding, up to \$250,000 - \$700,000 to cover the revised total project budget. The revised total project budget may need to be as high as \$5,750,000 - \$6,200,000.
3. Proceed with a ~20,000 SF dual purpose building and try to meet the current budget, by designing the building such that ~6,000 SF can be added as a future project. The initial construction project would be a 14,000 SF fire station. Future expansion space would include the larger community room, breakout rooms, common public area and the larger apparatus bay. Some flexibility and potential expense will need to be included in the design to allow for the future expansion. The future expansion will also be more expensive versus doing it as part of the initial construction project. This option defers higher expenses to the future and eliminates dual purpose functions from the current project.