ITEM #:	**34**
DATE:	**04-22-25**
DEPT:	**FLEET/FIRE**

COUNCIL ACTION FORM

SUBJECT: **ARCHITECTURAL AND ENGINEERING SERVICES - NEW FIRE STATION NO. 2**

BACKGROUND:

Ames Fire Station #2 is located at 132 Welch Avenue, at the intersection of Chamberlain Street and Welch Avenue. The station, which was built in 1966, is a single story, 5,500 square foot, three apparatus bay station. The current facility presents significant operational challenges including access difficulties for fire apparatus and outdated facilities that no longer meet fire service requirements. The size of the lot and corresponding design of the fire station do not allow for drive through access into the station, requiring apparatus to back into the fire station upon returning to the station. Therefore, it is now appropriate to take steps to replace this station with a modern facility that incorporates the best practices for emergency response services and improves fire department response times.

Staff has identified land owned by Iowa State University on the west side of State Avenue as an appropriate site for a relocated Station #2. To accomplish this project, the University will need to provide a long-term lease for the land on which to construct a new fire station. The specific location of the new fire station will be coordinated with the University to avoid unnecessary impacts to the property. This location will also improve the Fire Department's overall average response times to the total city.

After construction of the new Fire Station #2 is completed, the existing fire station could be sold. The existing fire station was built with funding from the City and Iowa State University. In discussions with Iowa State, administrators have expressed support to allow ISU's proceeds from the sale to be used to offset the cost of the new station.

DESIGN SERVICES:

The new fire station is anticipated to be a single story, four-bay fire station. The station will also need to accommodate an aerial platform apparatus among the vehicles in the station. The project will incorporate Net Zero Ready design. A design consultant will need to be retained to provide a conceptual design and a preliminary cost estimate.

The goal of this project is to design a fire station that maximizes efficiency for turnout times by reducing impediments between call notification and apparatus “en-route” status. To accomplish this, travel distances between frequently occupied areas of the station and the apparatus locations will be minimized. The consultant will analyze the existing conditions and future requirements for a modern fire station with current practices, which includes reducing preventable injuries through facility design, embraces mental/physical wellness, cancer prevention (isolation and mitigation of contaminants), ambient conditions, and individual study spaces.

In the initial phase, the consultant will provide the City: 1) a schematic design and design development for the construction of the new fire station which includes a conceptual design with floor plans and elevations, 2) a preliminary cost estimate based on metrics of the City and the number of projected calls, equipment and staff needs, and 3) a timeline with milestones for the project with the goal of

providing sufficient information to seek a bond referendum in November 2025 (This latter information will be beneficial if the City Council decides to prioritize Fire Station #2 after the new Animal Shelter as the next capital improvement that should be pursued).

A Request for Proposal was issued December 12, 2024, through AmesBids, the City's electronic bidding system. Nine responses were received on January 15, 2025. The ranking and costs for the initial phase is shown in the table below.

Consultants	Evaluation Rank	Proposed Cost
OPN Architects, Cedar Rapids, Iowa	1	$95,000
Brown Reynolds Watford Architects (BRW), College Station, Texas	2	$88,800
FEH Design, Des Moines, Iowa	3	$95,473
Short Elliott Hendrickson, Inc., Johnston, Iowa	4	$137,300
SVPA Architects, West Des Moines, Iowa	5	$222,875
10FOLD Architecture & Engineering, Ltd, Ames, Iowa	6	$197,000
Roseland Mackey Harris Architects, P.C., Ames, Iowa	7	$124,400
RDG Planning & Design, Des Moines, Iowa	8	$210,000
FRK architect + engineers, West Des Moines, Iowa	9	$192,171

An evaluation team reviewed proposals based on 1) the experience and qualifications of key personnel working on the project, 2) the firm's experience, 3) past performance and experience with similar work, 4) ability to provide the type and quality of services that best meets the needs of the City, 5) organization, suitability, consistency and clarity of the response, 6) proposed timeline, and 7) cost.

The evaluation team invited the top two firms for an interview. The interviews were evaluated based on 1) the consultant's knowledge and experience, 2) their communication style, 3) methods and process to complete the work, 4) methods of achieving desired outcomes, 5) their ability to get the project to a November vote with community support and a realistic budget, 6) their interest in the project, and 7) what sets them apart from other consultants.

The ranking from the interview is shown in the table below.

Consultants	Evaluation Rank	Proposed Cost
Brown Reynolds Watford Architects (BRW), College Station, Texas	1	$88,800

OPN Architects, Cedar Rapids, Iowa	2	$95,000

The evaluation team determined the top ranked consultant to be Brown Reynolds Watford Architects (BRW), College Station, Texas. BRW has national experience building a vast number (380) of fire stations with various styles. The firm uses a proactive approach to design that includes an extensive evaluation of how the space will be used and provides the necessary guidance so current standards for a modern fire station are met. BRW has experience in providing projects that are Net Zero Ready.

The award of this contract will be for Schematic Design and Design Development phases only. The City intends to provide the site survey for the project instead of the consultant once a layout is determined. These services were included in BRW's proposal and would reduce the cost by $10,000.

The new Fire Station 2 budget includes Phase 1 design for $95,925.

ALTERNATIVES:

1. Award a contract to Brown Reynolds Watford Architects, College Station, Texas for Architectural and Engineering Services to Construct a New Fire Station 2 for Schematic Design and Design Development in the amount not-to-exceed $78,800.

2. Do not award a contract at this time and refer back to staff with direction as to how to proceed.

CITY MANAGER'S RECOMMENDED ACTION:

Architectural and engineering services to construct a new Fire Station 2 are required to develop the project for construction. The top firm submitting proposal, Brown Reynolds Watford Architect was deemed acceptable. They are reputable and have performed work for comparable communities in the past. Brown Reynolds Watford Architects were ranked #1 when proposals were evaluated by the evaluation team and the proposed agreement is within the available budget. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as shown above.