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Title: *Consideration of a Professional Services Contract with Renaissance Group For The Design And Engineering Services Of Fire Station 7 Located At 4412 Peytonsville Road That Includes An EMS Wing In Partnership With Williamson County Government -COF Contract 2017-0256 For Architectural Services

Sponsors: Brad Wilson

Indexes:

Code sections:

Attachments: 1. 1-9-2018 Signed COFPS Agreement - Fire Station No.7, 2. Fee Analysis Franklin Fire Station No. 7 Exhibit B, 3. Project Scope of Services - Exhibit A, 4. Schedule of Services - Exhibit C

Date	Ver.	Action By	Action	Result
1/23/2018	1	Work Session	acknowledged	
1/23/2018	1	Board of Mayor & Aldermen	approved	Pass

DATE: December 21, 2017

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Brad Wilson, Facilities Project Manager

SUBJECT:

*Consideration of a Professional Services Contract with Renaissance Group For The Design And Engineering Services Of Fire Station 7 Located At 4412 Peytonsville Road That Includes An EMS Wing In Partnership With Williamson County Government -COF Contract 2017-0256 For Architectural Services

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) to consider a Professional Services Agreement (PSA) for a design program regarding Fire Station 7. This design will match the City's current Station 8 design and will also include an Emergency Medical Service (EMS) wing for vehicle storage and staff living quarters.

Background

The Board of Mayor and Aldermen (BOMA) had determined that there was a need for additional fire stations located around the City to provide adequate fire and life safety protection to the citizens of Franklin. In 2013, the Board voted to allow discussions to start regarding the programming between the City and Renaissance Group for a prototypical fire station facility design. Staff identified the desire to provide a prototypical design

(that will be owned by the city) for future fire stations to minimize the cost of the station while providing the function, size and aesthetics needed and expected for facilities of this kind in Franklin. This would also allow for operational cost budgeting for any of the new facilities to be constructed. This prototype design was utilized in the development of Fire Station 8 in Westhaven which opened 2016. The site that Fire Station 7 is to be built upon is located currently on the Williamson County Agricultural complex and will replace the temporary station located on the site.

When discussions began regarding the Williamson County Agricultural site as a station location, the County approached the City about incorporating a EMS unit and staff within the facility. The County felt that there was a need for a EMS unit to be located on the East side of the I-65 corridor. The additional EMS side will house living quarters that incorporate a fully functioning kitchen with a pantry, sitting area, shower facility's along with two separate sleeping quarters for staff. The exterior of the facility will be designed as to match the current look of our prototypical station from the brick, roof and the iconic bypass door units currently installed at Station 8. Similar to Station 8, This facility will be a LEED (Leadership in Energy and Environmental Design) designed facility but will not go through a full commissioning. As regarding Station 8 the thought is to design into the project LEED quality products that will fulfill the facility in reaching a minimal LEED standard. The City did receive a designation of LEED Silver on Station 8 which is one level above the minimum LEED standard.

The attachment shows the design broken down for the City of Franklin portion along with the cost for the annex space for the Williamson County EMS team. The Project's Scope of Services as shown as Exhibit B depicts the design cost for the City of Franklin Fire facility along with the cost for the EMS annex. Regarding the City of Franklin area, the design does not change in any form. The facility is designed with approximately thirteen thousand three hundred sixty-four (13,364) square feet including 3 apparatus bays, berthing space for 9 to 12 fire personnel, kitchen, dining, day room, men's and women's facilities including showers along with a functional sized space for the treatment, preparation and transporting of any walk in that may show up. It was felt to be important to keep the COF portion as it currently is built today but add the structural amounts for the EMS wing so that cost could be separated. The Emergency Medical Services (EMS) wing is made up of roughly three thousand nine hundred and seventy-six square feet (3,976) in space. This includes a single bay in roughly length and width as one of City's apparatus bays and living quarters as discussed above. The space is designed so if at any time the EMS unit was to relocate the area would then be already to be set up for an additional COF apparatus and crew that would be needed to staff the station.

The attached Exhibit B shows a breakdown for total project cost regarding the COF facility along with the EMS (county facility side), civil building site and landscaping design and civil road design with reimbursable regarding printing cost and LEED cost totaling \$ 244,000.00 (two hundred forty-four thousand dollars). This breaks down in the following manner:

Services for Fire Station facility: (Architectural, structural, MPE and fire design)	\$ 188,051.72
Services for Emergency Management Services Side:	<u>\$ 55,948.28</u>
Total architectural cost total to	\$ 244,000.00

Below mentioned items relating to cost are added to above and based from the square footage between the Fire and separate EMS Facility In Above

portion as seen on the exhibit of services.

(Architectural, structural, MPE and EMS facility) In Above

Building Site Services for Site design and Landscaping:
(TOPO design to include drives, sidewalks, utilities and amenities along requirements) In Above with landscaping

Services for New Road Design:
(New roadway design from Peytonsville Road traversing North) In Above

Reimbursables: LEED Registration and Printing In Above

Financial Impact

The design services are included within the Board’s approved capital investment plan to fund for Station 7. What was not previously identified was that an EMS structure would be added to the facility. City of Franklin staff has had conversations with the county and it is our understanding that the county will reimburse the City for all fees towards the design and construction of the EMS component of Fire Station 7.

Recommendation

Approval of a Professional Services Agreement with the Renaissance Group for a design to include a portion of the facility for Williamson County EMS and to include administration services for the project.