# CITY COUNCIL AGENDA ITEM

April 28, 2016

TO: Brian Kischnick, City Manager

FROM: David Roberts, Fire Chief

SUBJECT: Fire Station #4 Update

The following information summarizes the recent progress of the Fire Station #4 rebuild project:

- December, 2015: City Council approves a contract to provide Architectural/Engineering Services for Fire Station #4 to Redstone Architects, Inc. of Bloomfield Hills, MI.
- January, 2016: City of Troy Project team is formed with Fire; Building Operations; Engineering; and Planning Departments. Meetings begin with Redstone Architects to discuss a site plan and floor plan design for the new fire station. A tentative and preliminary construction timeline is developed.
- February, 2016: Construction Manager at Risk (CMR) RFPs are received and bids are opened with Purchasing Department. Discussions begin with DTE and consulting engineers Hubbell, Roth and Clark, Inc., to schedule overhead utility relocation to accommodate the new site layout. Meetings continue with Redstone Architects. Proposed site plan is discussed.
- March, 2016: CMR submittals are evaluated and scored by the Project Team. Two rounds of interviews are scheduled and conducted by the Purchasing Department and Project Team. Meetings continue with Redstone Architects. Proposed floor plan is discussed along with electrical and mechanical needs.
- April, 2016: Revised proposed site plan is discussed to account for existing site utilities. City Council approves a contract to provide CMR services for Fire Station #4 to The Dailey Company of Lake Orion, MI. Project kick-off meeting occurs with the City of Troy, Redstone Architects, and The Dailey Company. An exterior design charrette is held to come up with the architectural façade for the building. Site preparation begins with soil boring samples. 65 area residents are invited to Station #4 to meet with the Project Team; Redstone; and Dailey to discuss the project. Only one resident attends. Subsequent discussions ensure regarding design, finishes, and colors.
- May, 2016: The first pre-construction meeting will be held between the Project Team, Redstone, and Dailey, to discuss specifics of the project.

Included with this summary update is a revised tentative pre-construction timeline for the project, followed by an understanding of project drawing content for budget purposes from The Dailey Company in cooperation with Redstone Architects. This timeline estimate may change based on ensuing pre-construction meetings and discussions, but the completion date is not anticipated to be delayed.

**Troy Fire Station #4**
**Pre-Construction Timeline**

**May 2, 2016**

- **April 27th –**
  - 6PM-8PM – Neighborhood Open House. Façade/elevations for open house

- **May 2nd –**
  - Submit initial elevations, floor plans and site plans to City for comments prior to Planning Commission site plan review (Issue to Dailey for initial budget)
  - Redstone to issue Dailey soil boring logs and report

- **May 10th –**
  - Dailey to submit initial budget for elevations, floor plans and site plans from May 2nd submission

- **May 12th –**
  - Submit to Planning Commission for site plan approval. (1 month review)

- **May 23rd –**
  - Redstone to forward 30% drawings to Dailey

- **June 8th –**
  - Dailey to submit updated budget for 30% drawings

- **June 14th –**
  - 7PM – Planning Commission meeting to approve May 12th submission
  - Redstone to forward 50% drawings to Dailey

- **June 27th –**
  - City Council meeting for approval

- **June 28th –**
  - Dailey to submit updated budget for 50% drawings

- **June 30th –**
  - 75% drawings to Dailey for GMP proposal

- **July 15th -**
  - Establish GMP
  - 100% drawings from Redstone for bidding and permitting

**Troy Fire Station #4**
**Understanding of Progress Drawing Content for Budgets**

**May 2, 2016**

Initial Elevations, Floor Plans, Site Plan

- Architectural site plan.
- Floor Plan to date with floor materials notes.
- Elevations with material type noted.
- Roof plan with material type notes.

30% Drawings

- Outline spec of materials and equipment types / initial thoughts on mfgs.
- Soil borings (or field logs if report not completed).
- Engineers survey / topo of existing.
- Site Plan to date showing pavement types.
- Floor plan to date showing location of fire rated walls.
- RCP to date.
- Elevations to date with material types.

50% Drawings

- Outline spec update including FF&E responsibilities.
- Geotech report with recommendations of design (site prep, slab, pavement, foundations).
- Site Plan showing layout of utilities and detention type / location and means to phase site work (from CE).
- ROW modifications.
- Architectural Floor, Roof and Ceiling Plan updates.
- Building sections.
- Roof framing layout (from SE).
- Identify type & depth of roof decking.
- Identify connection design option / responsibility.
- HVAC & Plumbing narrative description.
- Electrical & Lighting narrative description.

75% Drawings – BASIS OF GMP

- Full spec draft Divisions 2 – 14 locking in materials to be used.
- Civil drawings including grades, sized utilities and pavement sections on site and in ROW.
- List / Identify what trades will have design & engineering delegated to the trades.
- Confirm if structural detailing will be delegated design.
- Architectural Floor, Roof and Ceiling Plans.
- Building sections to date.
- Wall sections to date.
- Finish & Door schedule.
- Division 10, 11, 12 items that are either CFCI or OFCI.
- Structural Plans with roof members & columns sized / load bearing walls located.
- Preliminary foundation plans either sized or kip loads shown.
- HVAC equipment located and scheduled (sized / spec'd)
- Ductwork layout with sizing or cfm.
- Temp control sequence of operation or narrative.
- Plumbing equipment and fixtures located and scheduled (sized / spec'd).
- Domestic, sanitary and storm pipe layout.
- Electrical riser diagram with gear and power generation sized.
- Light fixture schedule with control diagram or narrative.
- Identify / locate any OFCI, piped or powered equipment.

100% - Bid and Permit Documents

- All plans completed.
- Full specifications coordinated with plans.
- Details /sections coordinated with Geotech recommendations.
- Alternates shown on plans (base bid & alternate) and coordinated with specs.
- Civil & other work affected by phasing is detailed such that if can be phased.
- Any temporary work required for phasing is detailed.
- Phasing line shown on all drawings.