



AGENDA ITEM SUMMARY

Agenda Date

April 9, 2024

Requested Action

APPROVE RESOLUTION NO. 2024-R21; AUTHORIZING AN AGREEMENT WITH HOEFER WELKER ARCHITECTS FOR DESIGN SERVICES FOR FIRE STATION #2 FOR AN AMOUNT NOT TO EXCEED \$1,368,375.

Contact Person

Manuel Casarez- Fire Chief

Background Information

To advance the City's Master Plan forward, planning efforts for Fire Station #2 have been underway. The City established a search committee for an architect to get started on design. After the closing of the RFQ, we had a total of 13 firms submit. After the first round of reviews using a scoring process, we narrowed our list to six firms. The committee interviewed these six firms in person. Using a qualifications and experience review process, the architect chosen by the city for this project was Hoefer Welker. This firm appeared to be the most aligned with our needs. The Lead Principal Architect, James Beers, is a well-known, well-respected architect in fire station design. He is a sought-after guest speaker at design conferences and has an incredible resume and reputation-building fire stations. When Hoefer Welker was interviewed, they brought all their key players and the collaborative culture they portrayed directly aligned with that of The City of Boerne. There was no doubt that any of the firms that were interviewed could build us a fire station, but we felt that the process along the way from start to finish would be the best possible experience using this firm.

Consultants, including Civil Engineers, Mechanical Engineers, Landscape Architects, Interior Design, etc., are all-inclusive with this firm as part of their service.

The firm is headquartered in Dallas, TX, and it has designed fire stations in the area, such as Hays County Central Station, Comal County ESD 6, Cedar Park Fire Department, Montgomery County, etc.

Compensation includes the following breakdown:

1. Pre-Design Services \$54,500
2. Architectural \$1,036,125
3. Civil/Landscape \$156,000
4. Surveying/Environmental \$42,000

	<p>5. Site Due Diligence \$20,000 6. Design \$35,000 7. Supplemental Services \$TBD</p> <p>The process of this project will be approximately an eight-month design phase, 2-month bidding process, and 12-month construction phase for approximately 22 months total, with construction beginning in Spring 2025. We anticipate the grand opening to take place in early 2026. There will be opportunities for stakeholder input built into this process as a high priority because this process does not work without all stakeholder's involvement and engagement.</p> <p>We are estimating the building to cost \$11,275,000 to construct.</p>
Item Justification	<p><input type="checkbox"/> Legal/Regulatory Obligation <input checked="" type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement <input checked="" type="checkbox"/> Mitigate Risk <input checked="" type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Other: Recommendation</p>
Strategic Alignment	Advancement of the Master Plan Objective 4.5
Financial Considerations	Staff has worked with the Finance Department and identified funds in the existing budget to cover this cost from the general fund.
Citizen Input/Board Review	N/A
Legal Review	N/A The contract will be finalized and reviewed by legal prior to execution.
Alternative Options	Deny this request and advise staff to re-interview firms.
Supporting Documents	Proposal from Hoefler Welker