



MEMORANDUM

To: Mayor and City Council

From: Jamie Brierton, CIP Administrator
Kevin Richardson, Fire Chief
Mike Garza, P.E., Director of Public Works

Date: September 9, 2025

Reference: Consider award of RFQ #214 Architectural Services Fire Station 3; to PGAL Inc. Corporation, including architectural and engineering services related to the design, construction documents and construction administration; in the amount of \$687,500.00, funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

2040: Sustainable Government

Introduction:

The purpose of this agenda item is to consider awarding RFQ #214 Architectural Services Fire Station 3 to PGAL Inc. Corporation, including architectural and engineering services related to the design, construction documents and construction administration in the amount of \$687,500.00, funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance, and authorizing the City Manager to sign all necessary documents.

Background:

With the completion of Fire Station 5 in July 2025, a Request for Qualifications (RFQ) was developed, publicly advertised, and followed up with a pre-proposal meeting for all interested firms for the remodel of Stations 3, 1 & 2 (in that order). Fourteen (14) RFQ's were received and evaluated by a committee comprised of the Fire Department and Public Works Department staff. After a preliminary review and scoring, four (4) firms were invited for a finalist interview by the committee.

Station 3 has been determined to have the most need and will undergo reconstruction first. This award to PGAL only covers design costs associated with Station 3. All three stations were built in the 1990's and are single story brick wood-framed structures. After Station 3 construction estimates are finalized, it is anticipated that design will begin on Station 1, then Station 2.

Design scope elements included in the RFQ include:

- Air lock(s) between the living quarters and apparatus bays (positive pressure to keep airborne diesel contaminants from entering).
- Private sleeping quarters for seven (7) personnel – one (1) being separated for the Station Captain – including a private office.
- Restroom/shower facilities for personnel and one ADA accessible ½ bath near the main station entrance for public.
- Kitchen/Dining
- Living room
- Fitness room
- Watch office with computer workstations.
- Bunker gear storage room to accommodate 18 personnel.
- Laundry facilities
- Decontamination room
- Technology/infrastructure room
- Medical supply closet
- Complete building emergency back-up power generator (already provided).

Based on the selection process and criteria, staff recommends PGAL as described in the provided contract for design and construction services. PGAL is a highly respected firm and has successfully completed many Fire Station projects in the region and several others currently under construction. Having worked with the lead architect assigned by PGAL for this contract, the staff members have referenceable knowledge and experience.

The range on past projects for architectural services has been between 8%-16% of the awarded construction cost. New construction is typically on the lower end and remodels are typically on the higher end of the range. Fire Station 3 design cost is currently at 11.7% of the preliminary construction estimate and within the expected range for this type of project.

Benefit to the Community:

The Fire Department will become compliant with the National Fire Protection Association's NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations. The final impact will improve service delivery and response times, as well as increase the health and safety for personnel serving at Station 3.

Legal Review:

The City Attorney has reviewed the contract.

Fiscal Impact:

The fiscal impact of this Agenda item is \$687,500.00 funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance.

Recommendation:

Staff recommends approval of this item.