

Interim Westside Fire Station – Alternative Contracting

Interim Westside Fire Station

Overview of intent and previous authorization (Feb 2018)

- Provide Westside Fire Fighters an acceptable operating environment as soon as possible.
- Modular crew quarters (5 Fire Fighters), and pre-engineered apparatus bay (2 ARFF vehicles) proposed for speed, cost and re-usability – Budget: \$5.5M

Q3 2018 – Complexity of design with location and utilities causing design delays and budget concerns

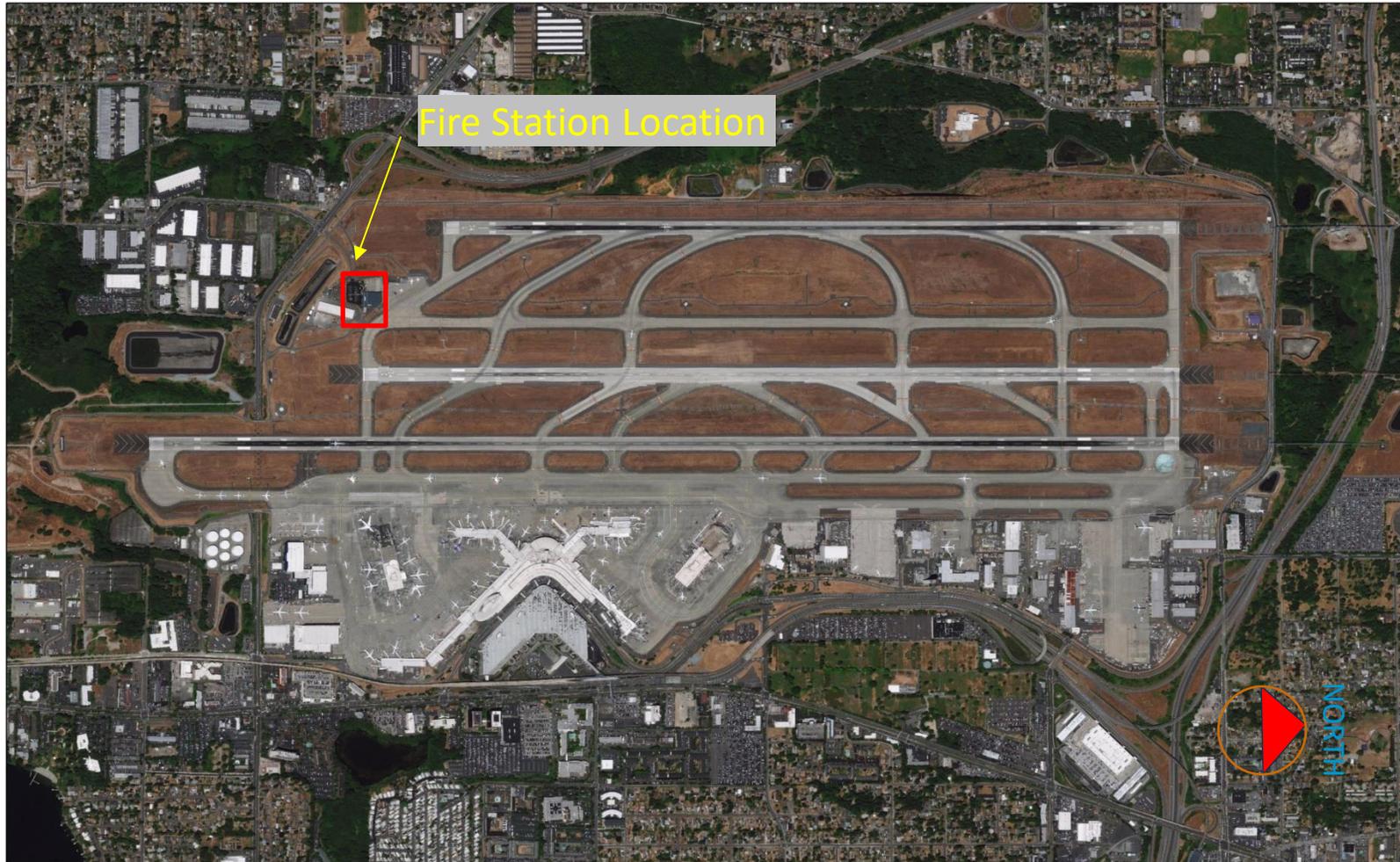
- Value Engineering/Scope Reduction initiated

Q4 2018 – Constructability Review initiated

- Construction schedule and modular delivery/install intensely reviewed - Contractor information session
- Site constraints and FAA regulations burdensome

Q1 2019 – Conclusion: Modularity could not be implemented within authorized budget and schedule

Interim Westside Fire Station Location



Lessons Learned

- Rushed project: take more time to plan and fully understand constraints, then design
- Pick your building type to respond to all site issues, not just one: modular solves re-use, complicates noise and construction (delivery)
- Broaden your project partners: use the right expertise for the area: now engaged with Airfield partners
- More fully involve the end users: Fire Fighters engaged in design-build requirements development and selection process

Design Build Option Developed

Pros:

- Flexibility in design and construction allows for budget efficiency
- Fire Fighters integrated in development of requirements and proposer evaluations
- Combined single structure
- Ability to refine scope to budget
- Early understanding of marketplace

Cons:

- Lengthened schedule – Fire Fighters agree w/timing: “Build it right the first time.”
- Less ability to change design – Fire Fighters involved in basis of design requirements from the start
- No plan for re-usability
- Marketplace may tell us something different than we want