



## Legislation Details (With Text)

|                        |            |                      |   |              |   |
|------------------------|------------|----------------------|---|--------------|---|
| <b>File #:</b>         | 37766      | <b>Version:</b>      | 1 | <b>Name:</b> | Accepting the Nakoosa Trail Fleet Services Facility Programming & Master Planning Study & authorizing Fleet Services & City staff to advertise a "Request For Qualifications" for an architect consultant & a commissioning consultant for the next phase of ar |
| <b>Type:</b>           | Resolution | <b>Status:</b>       |   |              | Passed  |
| <b>File created:</b>   | 3/24/2015  | <b>In control:</b>   |   |              | BOARD OF PUBLIC WORKS   |
| <b>On agenda:</b>      | 3/31/2015  | <b>Final action:</b> |   |              | 4/21/2015   |
| <b>Enactment date:</b> | 4/23/2015  | <b>Enactment #:</b>  |   |              | RES-15-00358  |

**Title:** Accepting the Nakoosa Trail Fleet Services Facility Programming and Master Planning Study and authorizing Fleet Services and City staff to advertise a "Request For Qualifications" for an architect consultant and a commissioning consultant for the next phase of architectural design work of a new Fire Maintenance Building for Fleet Services.

**Sponsors:** Paul E. Skidmore

**Indexes:**

**Code sections:**

**Attachments:** 1. Phase II Concept Design Report-Nakoosa Trail.pdf, 2. Phase I Master Plan Report-reduced-Nakoosa Trail.pdf, 3. power point-nakoosa trail study-R2.pdf, 4. power point-nakoosa trail study-R2.ppsx

| Date      | Ver. | Action By             | Action   | Result |
|-----------|------|-----------------------|--|--------|
| 4/21/2015 | 1    | COMMON COUNCIL        | Adopt  | Pass   |
| 4/8/2015  | 1    | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT<br>- REPORT OF OFFICER | Pass   |
| 3/31/2015 | 1    | COMMON COUNCIL        | Referred   |        |
| 3/24/2015 | 1    | Engineering Division  | Referred for Introduction                            |        |

### Fiscal Note

Budget authority is available in the following:

Fleet Services Relocation Fund No.10305-41-140 \$750,000 budget

Fire Maintenance Building Fund No. 10304-41-140 \$880,000 budget

### Title

Accepting the Nakoosa Trail Fleet Services Facility Programming and Master Planning Study and authorizing Fleet Services and City staff to advertise a "Request For Qualifications" for an architect consultant and a commissioning consultant for the next phase of architectural design work of a new Fire Maintenance Building for Fleet Services.

### Body

WHEREAS RNL Design has completed the initial programming and master plan study for the Nakoosa Trail Fleet Services facility that includes space needs programming, equipment programming, preparation of various master site plan concepts, and a conceptual schematic floor plan design for Fleet Services; and,

WHEREAS the completed master plan study by RNL Design includes statements of the estimated cost of building improvements for the site development plan and the building plan concepts; and,

WHEREAS the completed master plan study includes a short term plan for a new building for Fire

Maintenance; and,

WHEREAS the completed master plan study includes a long term plan for a new combined building for Fleet Services, Fire Maintenance, and Radio Shop; and,

WHEREAS the completed master plan study has explored potential additional uses of the remaining site areas for a Metro Transit Satellite Facility and a Streets Anaerobic Digester (biodigester) Facility; and,

WHEREAS the completed master plan study has explored potential uses of the existing Cub Foods Building to be repurposed for State Fleet; and,

WHEREAS the next phase of the project is to design and construct a new Fire Maintenance Building that is in the capital budget for design in 2015 and construction in 2016; and,

WHEREAS the Fire Maintenance Building will be the first phase of a combined facility, with Fleet Services and the Radio Shop planned to be designed and constructed in 2019; and,

WHEREAS the Fire Maintenance Building will provide spaces for fire engines and ladder truck repairs and shell space for future administration offices and parts room storage; and,

WHEREAS the current Fire Maintenance Building located on East Washington Avenue is extremely small for the size and weight of the vehicles being serviced at the property, fire engines and ladder trucks are challenging to maneuver into the building because of their size, height limitations within the existing building make raising the truck cab difficult, safety is of utmost concern, a combined use facility at Nakoosa Trail along with Fleet Services is desired to reduce travel and response times and to improve operational efficiencies; and,

WHEREAS the next phase of design work will include master site plan option "1" that will orientate the future Fleet Services building to be parallel to Nakoosa Trail; and,

WHEREAS consistent with the Long Range Facility Report, relocation of Fleet Services from First Street along with the Radio Shop from Sayle Street to a combined use facility at Nakoosa Trail would provide for significant operational efficiencies; and,

WHEREAS the scope of services for the architect consultant will include schematic design, design development, construction documents, construction administration, cost estimating, and LEED certification for the new facility; and,

WHERE the scope of services for the commissioning consultant will include energy modeling and life cycle cost analysis, development of a commissioning plan during design, systems commissioning during construction, and measurement & verification services for the new facility; and,

WHEREAS the 2015 Capital Budget includes an amount of \$750,000 for Fleet Service Relocation and \$880,000 for Fire Maintenance Building Design, an architect consultant and commissioning consultant must be hired to design this project; and,

NOW, THEREFORE BE IT RESOLVED that the Common Council hereby accepts the Nakoosa Trail Facility Programming and Master Planning Study and authorizes Fleet Services and City staff to advertise a "Request For Qualifications" for an architect consultant and a commissioning consultant for the next phase of architectural design work of a new Fire Maintenance Building for Fleet Services.