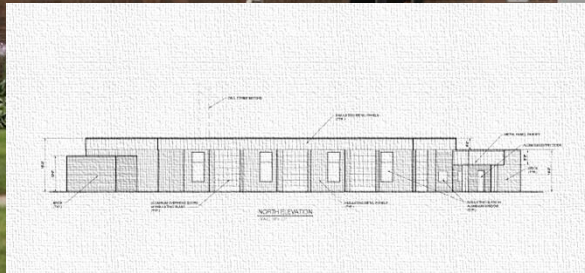
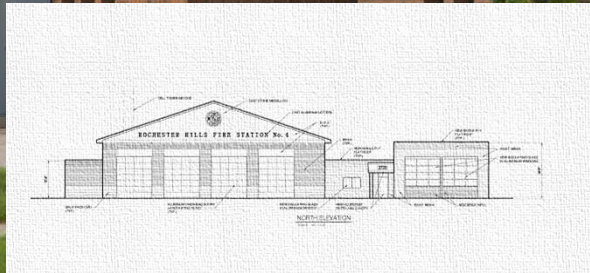
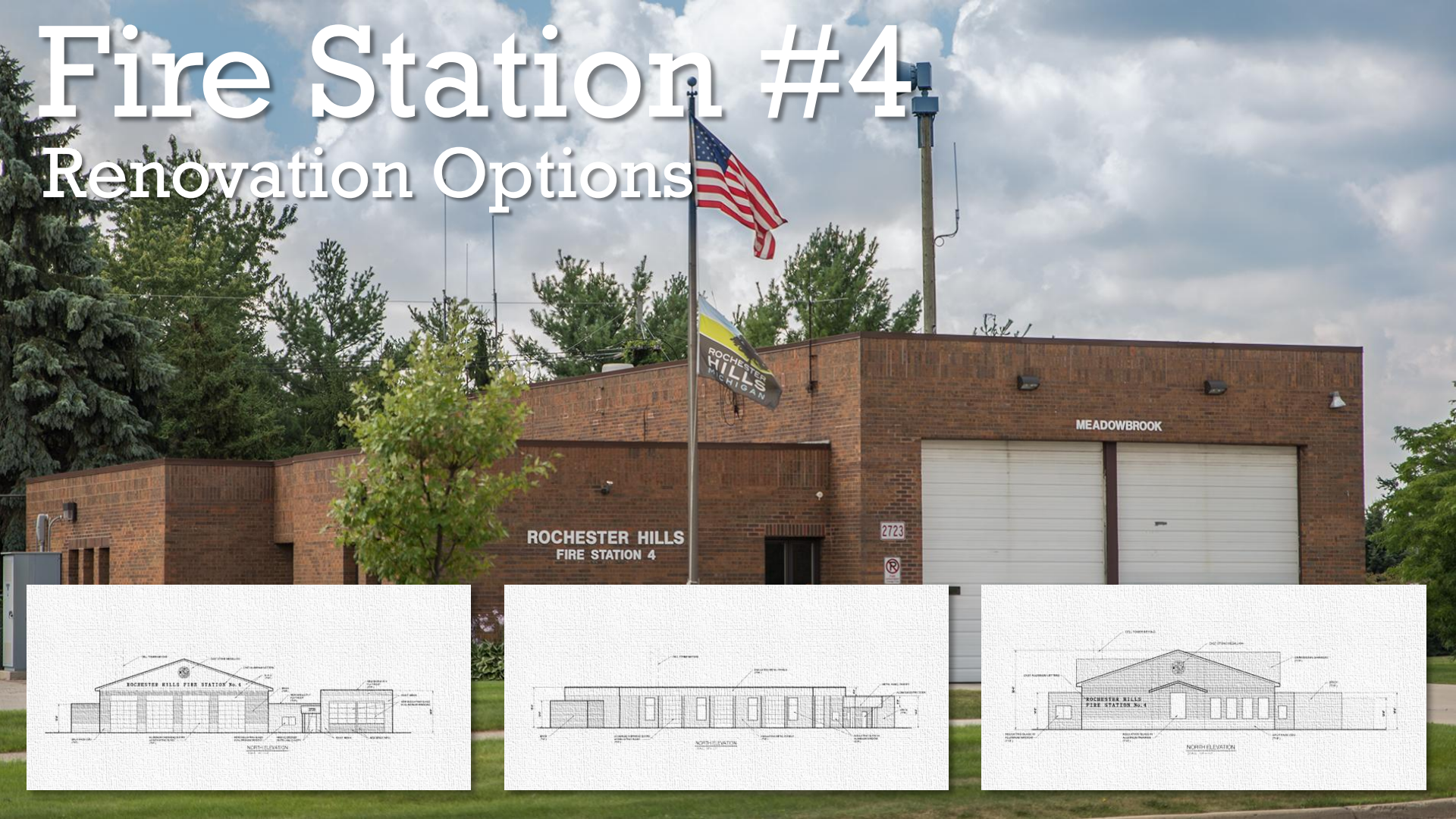


Fire Station #4

Renovation Options



Fire Station #4 Renovation

Some Background

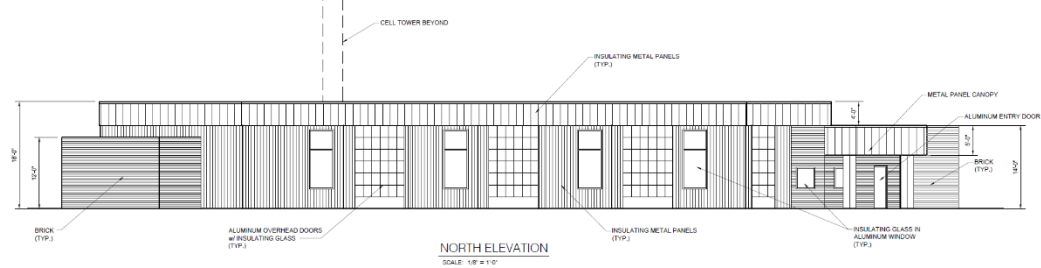
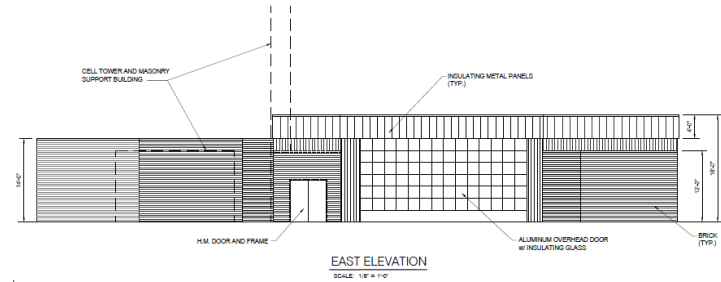
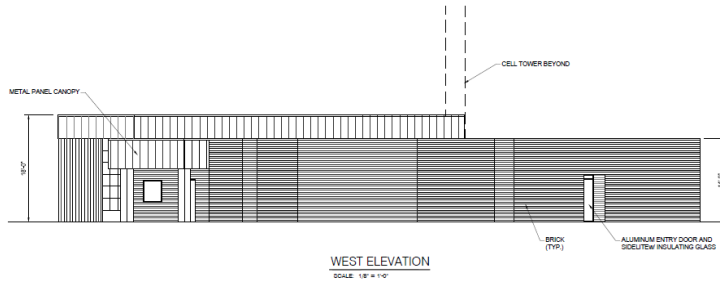
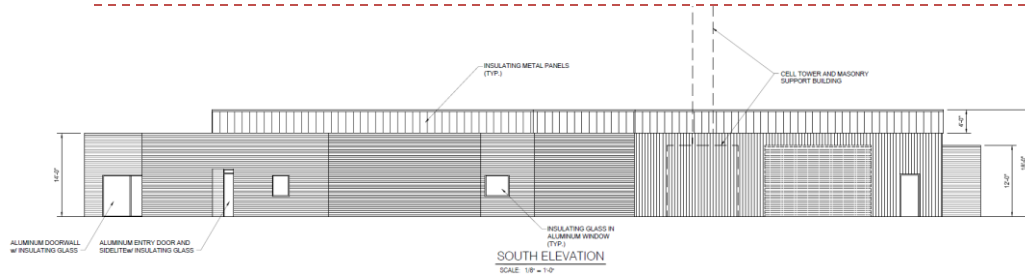
- Renovation of Fire Stations 1, 2, 3, and 5 along with a new Fire Station #4 were presented to City Council in October 2015.
- City Council approved renovations to 1,2,3, and 5.
- City Council requested the administration to review additional options for Fire Station #4.
- 2016 Budget includes \$4,500,000 for Fire Station #4 construction.
- City Council approved hiring of Sidock Group Architects to develop conceptual design options.
- Design team of Sidock Group Architects, George W. Auch Company (CM), and City Administration developed three conceptual design options.
- Options presented to City Council this evening.
- Seeking City Council agreement to move forward with recommended option.



Fire Station #4 Renovation

Option #1

Saw Tooth Design 10,409 sq.ft.
Conceptual Cost Estimate \$4,577,941



Fire Station #4 Renovation

Option #1

Saw Tooth Design 10,409 sq.ft.
Conceptual Cost Estimate \$4,577,941

1. APPARATUS ROOM
2. WATCH/ REPORT ROOM
3. LAUNDRY/ WORKSHOP
4. FEMALE LOCKER ROOM
5. EXISTING CELL TOWER AND SUPPORT BUILDING
6. DECON
7. JANITOR CLOSET
8. HOSE DRYING
9. OFFICE
10. CONFERENCE
11. UNISEX TOILET
12. BUNK ROOM
13. MALE LOCKER ROOM
14. EMS STORAGE
15. DINING
16. FITNESS
17. KITCHEN
18. OUTDOOR STORAGE
19. DAY ROOM
20. MEZZANINE



Fire Station #4 Renovation

Option #1

Saw Tooth Design 10,409 sq.ft.
Conceptual Cost Estimate \$4,577,941

Pros

- Less curb cuts on Walton Blvd.
- Access from living space to apparatus bay
- Existing cell tower works well with layout
- Wall space for gear racks and storage

Cons

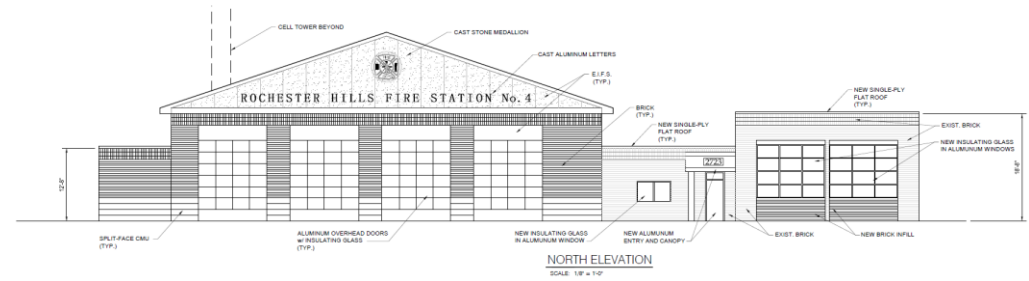
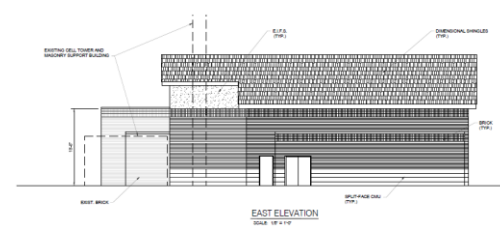
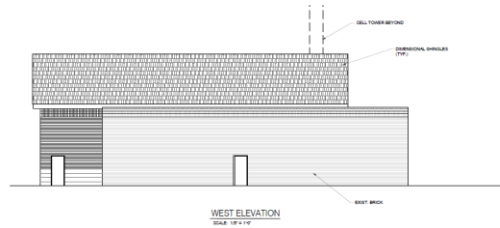
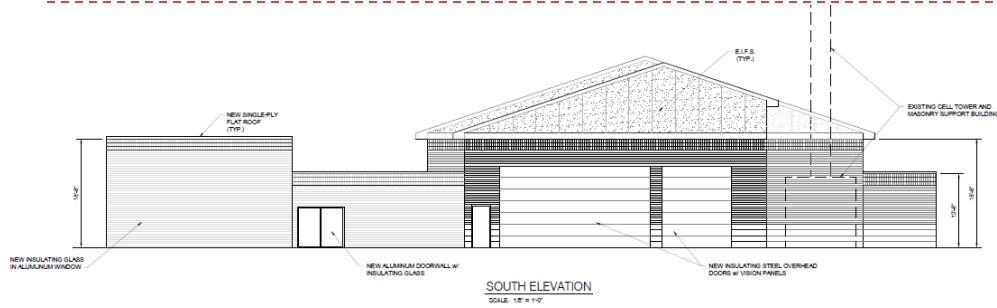
- Living quarters required at start of construction
- Temporary utilities required for existing building
- No clean line or separation between construction and Fire Department operations
- Existing building not used
- Unusable space with saw tooth bays
- Estimate 14 months to complete
- One overhead door opening in rear which limits ability to respond and maneuver fire apparatus
- Multiple contractor mobilization costs
- Public entrance conflicts with emergency response



Fire Station #4 Renovation

Option #2

North/ South Apparatus Bays 10,010 sq.ft.
Conceptual Cost Estimate \$4,404,185



Fire Station #4 Renovation

Option #2

North/ South Apparatus Bays 10,010 sq.ft.
Conceptual Cost Estimate \$4,404,185

1. APPARATUS ROOM
2. WATCH/ REPORT ROOM
3. LAUNDRY/ WORKSHOP
4. FEMALE LOCKER ROOM
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18. OUTDOOR STORAGE
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20. MEZZANINE



Fire Station #4 Renovation

Option #2

North/ South Apparatus Bays 10,010 sq.ft.
Conceptual Cost Estimate \$4,404,185

Pros

- Living quarters required midway through construction
- Limited need for temporary utilities to existing building
- Less contractor mobilization = less cost
- Clear separation between construction and Fire Department operations
- Utilizing existing building saves cost
- Estimate 12 months to complete
- Separate visitor entry
- Response from front or rear of building
- Cell tower works with design
- Room for more than four apparatus in bays

Cons

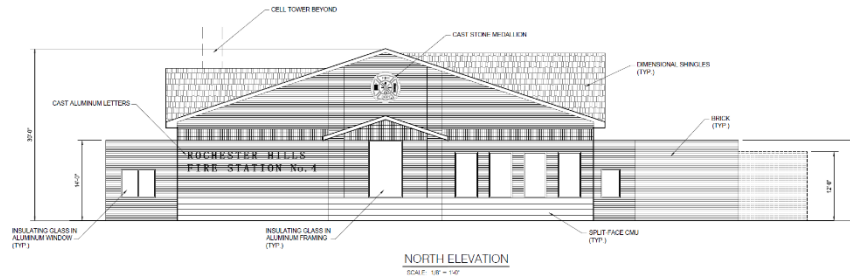
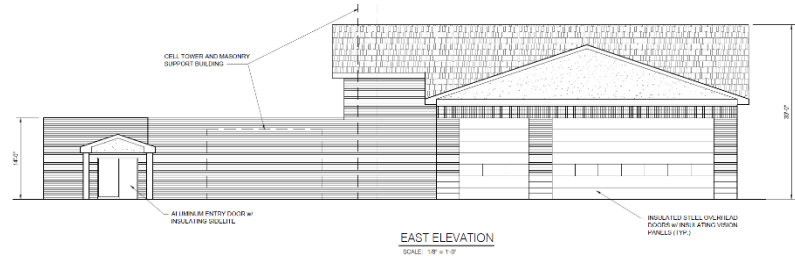
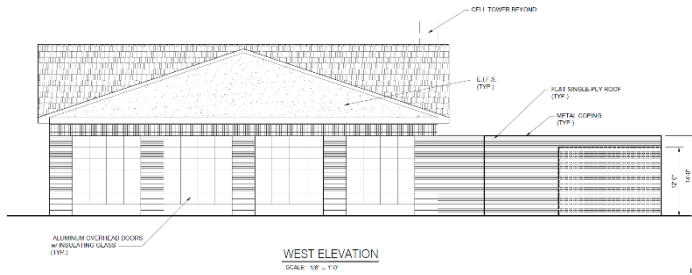
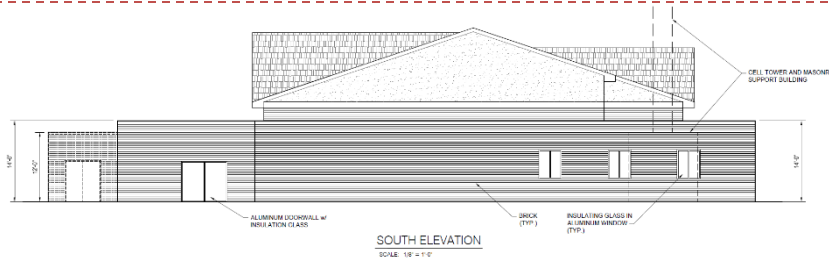
- More curb cuts on Walton Blvd.
- More concrete



Fire Station #4 Renovation

Option #3

East/ West Apparatus Bays 10,084 sq.ft.
Conceptual Cost Estimate \$4,654,067



Fire Station #4 Renovation

Option #3

East/ West Apparatus Bays 10,084 sq.ft.
Conceptual Cost Estimate \$4,654,067

1. APPARATUS ROOM
2. WATCH/ REPORT ROOM
3. LAUNDRY/ WORKSHOP
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Fire Station #4 Renovation

Option #3

East/ West Apparatus Bays 10,084 sq.ft.
Conceptual Cost Estimate \$4,654,067

Pros

- Good maneuverability in and out of site
- Less concrete

Cons

- *Living quarters required at start of construction*
- *Temporary utilities required for existing building*
- *Multiple contractor mobilization costs*
- *No clean separation between construction and Fire Department operations*
- *Existing building not used*
- *Estimate 14 months to complete*
- *Public entrance adjacent to cell tower*
- *No separation between public entrance and emergency response*

Fire Station #4 Renovation

Option Cost Comparison

	Option 1	Option 2	Option 3	Previous Design
Total Project Cost	\$4,577,941	\$4,404,181	\$4,654,067	\$4,971,246 <i>Estimate from October 2015</i>

2016 Budget Includes \$4,500,000 for Construction

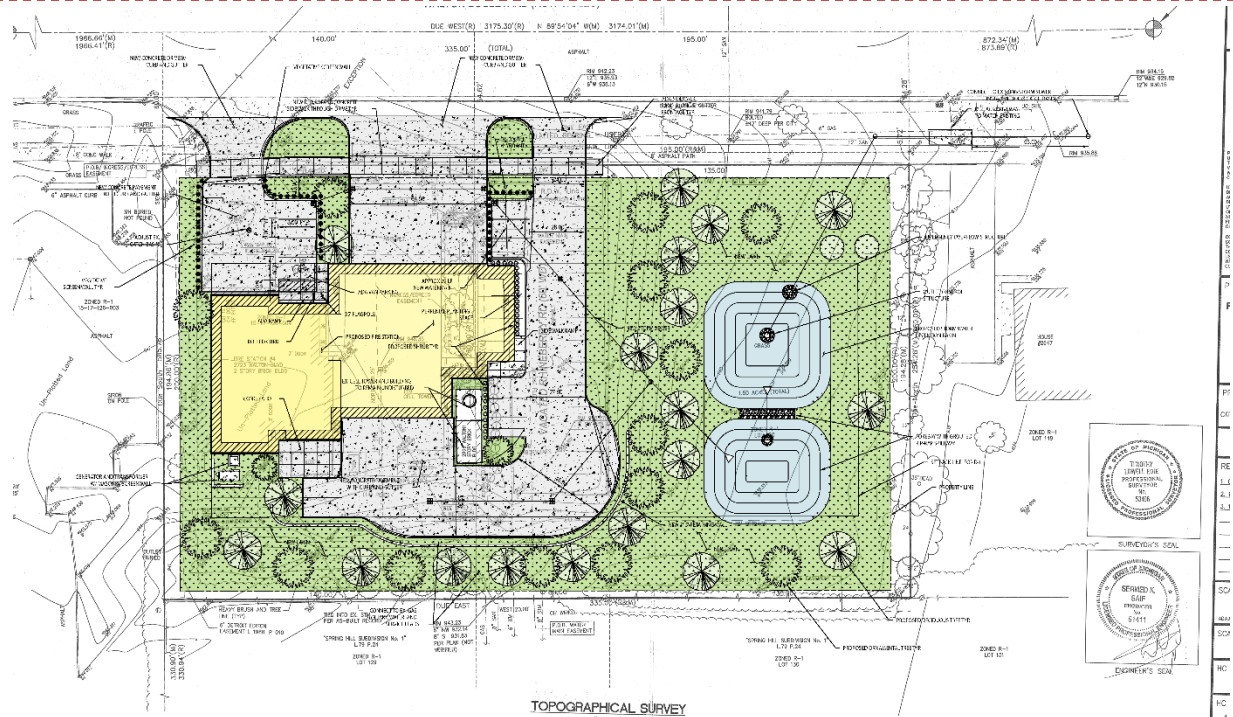


Recommend Option #2

North/ South Apparatus Bays 10,010 sq.ft.
Conceptual Cost Estimate \$4,404,185

Reasons Why

- ▶ separate visitor entry
- ▶ straight out exit
- ▶ compact footprint
- ▶ potential reuse of traffic signal
- ▶ best site maneuverability
- ▶ best option with cell tower
- ▶ least disruptive to FD operations
- ▶ ability to respond from back of building



KIDOCK GROUP
ARCHITECTS

ROCHESTER HILLS FIRE STATION NO. 4 - OPTION 2

CITY OF ROCHESTER HILLS, MICHIGAN

Recommend Option #2

North/ South Apparatus Bays 10,010 sq.ft.
Conceptual Cost Estimate \$4,404,185

Reasons Why

- ▶ functional
- ▶ reuse existing facility
- ▶ efficient use of space
- ▶ most value
- ▶ lowest cost
- ▶ shortest construction time
- ▶ best floor plan for FD operations

1. APPARATUS ROOM
2. WATCH/ REPORT ROOM
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Questions

City Council Agreement to move forward with Option #2.

