

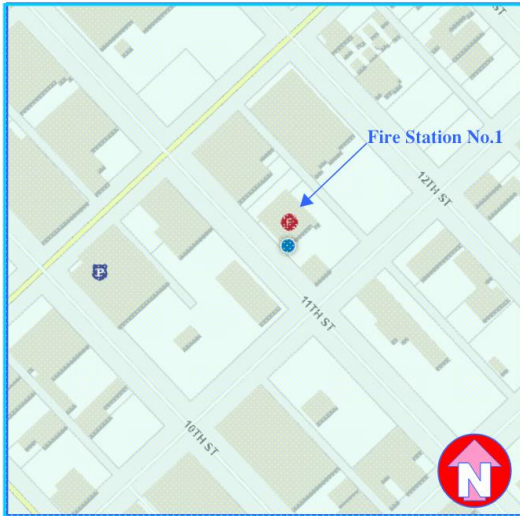


ARCHITECTURAL SERVICES AGREEMENT WITH RED INC ARCHITECTS FOR FIRE STATION 1 REHABILITATION AND TENANT IMPROVEMENTS

Kevin Wise
Fire Chief, Modesto Fire Department



PROJECT SITE: FIRE STATION 1



Fire Station No.1 Located at 610 11th Street





PROJECT BACKGROUND

- Fire Station 1, located at 610 11th Street was originally constructed in 1939 and is currently the City's busiest, serving the Downtown, La Loma, Graceada and College neighborhoods housing both an Engine and Truck Company along with Brush 1.
 - Due to the age of the building, it needs various interior and exterior improvements. In September of 2024, an On-Call Architectural Services Task Order was issued to RED INC Architects to prepare a Rehabilitation and Tenant Improvement Study to summarize what a potential renovation would entail along with the associated cost estimates.
 - Goals:
 - Significant improvements to health and safety of working and living quarters
 - Provide necessary amenities for daily operations
 - Preservation of building's history and the look of the art deco style architecture
 - Increase longevity of the buildings use through structural repairs and improvements
 - Decrease Turnout times by housing crews and apparatus in the same building
 - Crew dorms are currently located next door to Station 1, slowing their times to get into apparatus and get on scene
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Project Scope of Work

- The scope of services to be provided under this Agreement include:
 - Schematic Design
 - Design Development
 - Construction Documents
 - Bidding Services
 - Engineering Support During Construction

 - Highlights of the work to be done include:
 - Complete Infrastructure overhaul
 - Roof Rehab to address current issues with leaking/water damage
 - Reinforcing foundations and floors that are currently buckling
 - Improvements to seismic stability features
 - Bring Apparatus bays up to industry standards to house both Engine and Truck Companies once again
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ARCHITECT SELECTION

- A Request for Proposals (RFP) to provide Architectural Services was initiated on February 18, 2025, through OpenGov (City's procurement platform)
 - On March 25, 2025, Staff received and distributed five (5) proposals to a Selection Committee consisting of Utilities and Engineering Services Department Staff
 - Following the interviews, Staff selected RED INC Architects, of Modesto, CA to provide Architectural Services for the Fire Station 1 Rehabilitation and Tenant Improvement
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PROJECT FUNDING – AMERICAN RESCUE PLAN ACT

- On December 10, 2024, Modesto City Council passed resolution 2024-451 approving an Intra Agency MoU in accordance with US Treasury guidelines to obligate and spend American Rescue Plan Act (ARPA) funding by the December 31, 2026 deadline.
- ARPA funds in the amount of \$2,000,000 were allocated to Fire Station 1 Deferred Maintenance

Exp. Cat.	Project Name	Description	SLFRF Estimated Contribution
1.1	Feasibility Study	Investigation of existing conditions of Fire Station 1 involving consultants from the following engineering disciplines: architectural, structural, mechanical, electrical to determine the cost estimate of necessary improvements.	\$43,400
1.2	Enhancement Initiative	Enhancement implementation for Fire Station 1 project.	\$1,956,600
		Total	\$2,000,000

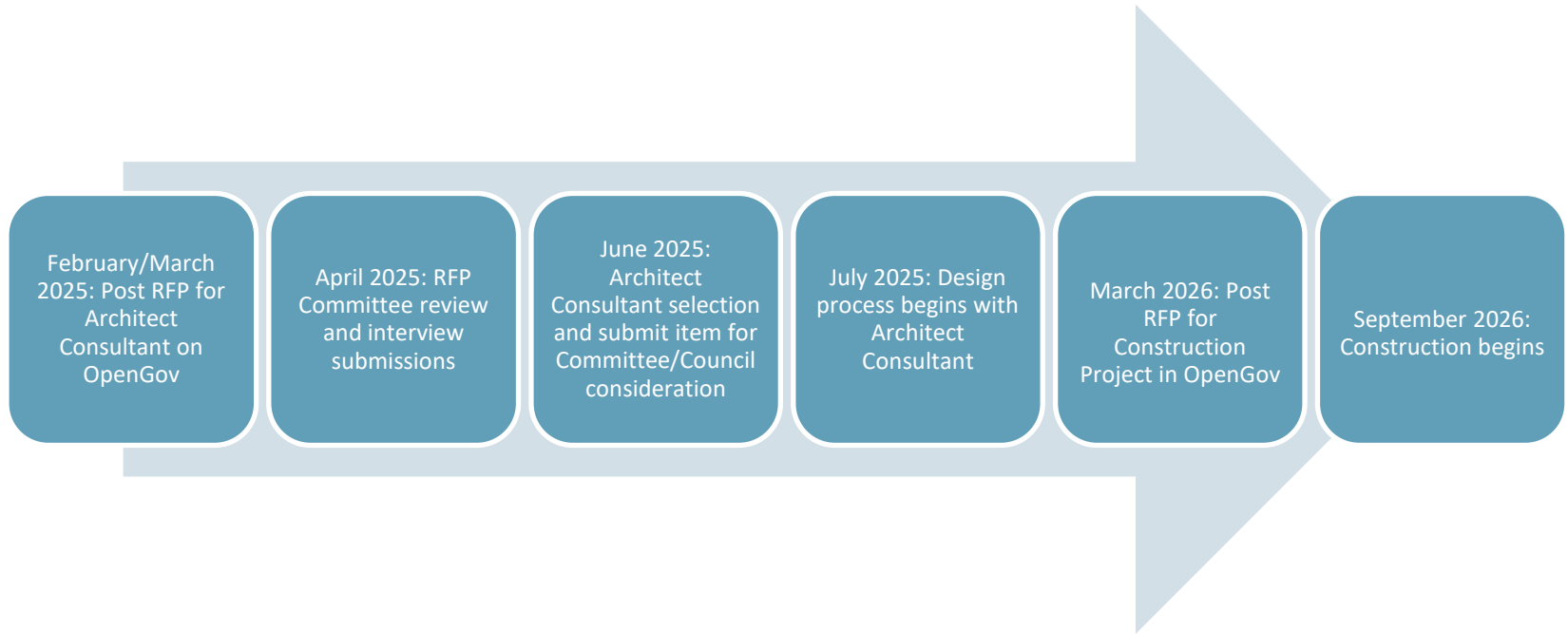


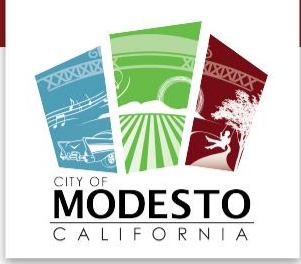
ANTICIPATED PROJECT EXPENDITURES

Construction	\$6,500,000
Construction Contingency	\$520,000
Construction Administration – City Staff	\$300,000
Architectural Services Agreement	\$429,490
10% Additional Services, if Needed	\$42,949
Engineering/Design/Administration – City Staff	\$100,000
TOTAL ANTICIPATED CONSTRUCTION EXPENDITURES:	\$7,892,439



PROJECT TIMELINE





RECOMMENDED ACTIONS

- Motion recommending an Architectural Services Agreement with RED INC Architects, of Modesto, CA for the Fire Station 1 Rehabilitation and Tenant Improvements Project in the amount of \$429,490, plus \$42,949, if needed, for an Agreement total not to exceed \$472,439, and forwarding to Council for approval.
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Questions?