



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION STUDY SESSION
COMMISSION CHAMBERS
TUESDAY, MARCH 21, 2023 6:00 P.M.

Welcome to your City Commission Study Session – Please turn off or silence all cell phones during the meeting
Meetings are televised everyday on Channel 2 at 6 p.m. and midnight and available for viewing on YouTube

Study Session:

1. Presentations for Fire Station 3 and WPC Administration Structures (pg. 2)

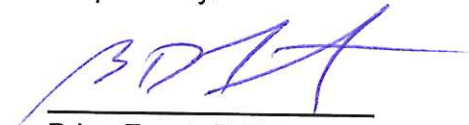
POLICY REPORT PWD NO. 23-12

WORK SESSION – PRESENTATIONS
FIRE STATION 3 AND WPC ADMINISTRATION STRUCTURES

City Project 2023-002

March 21, 2023

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Reviewed By:



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City Manager

ISSUE:

The City is in need of replacing Fire Station 3 and separating WPC administration staff from the Filter Control Building/Sludge dewatering process. Tonight there will be presentations from two (2) Design-Build teams looking to design and construct these structures.

BACKGROUND:

For 2023/2024, the City programmed the replacement of Fire Station 3 due to the age of the structure, energy inefficiencies and to accommodate larger trucks along with ADA and gender-based requirements. In addition to the fire station, the assessment of our Wastewater Treatment Plant identified a need to relocate, for health and safety reasons, the WPC Administration offices.

The City solicited qualifications from design-build teams that were interested in these two projects. Design-build is where both the designer and construction contractor are part of the team that works together for a cost effective design and buildable structure. This is different from a design-bid-build process where a design is complete then the construction is bid.

The City received five submittals and after review by the selection committee, the following two teams were invited to make a presentation to the City Commission. Each team will have approximately 45 minutes for their presentation and to answer questions from the Commission.

Presentation 1 – 6pm:

Team: Kaaz Construction & WSKF Architects

Presentation 2 – 6:45pm (approximate):

Team: Turner Construction, Hoefler Welker (Architects) and Bartlett & West (Civil Engr/Landscape)

Based on the presentations, staff will be requesting a consensus at the March 28th meeting on which team to negotiate with for a final scope and fee.

ATTACHMENT:

CIP Sheet for Fire Station 3

**Capital Improvements Program
2023 - 2027
Fire - Replace Fire Station #3**

Purpose:

This allocation provides funds to replace Fire Station #3 because of age and lack of energy efficiency. In addition, the fire trucks are larger than when the station was built in 1965, so additional space is necessary. ADA and gender-based requirements also need to be addressed. The current location has enough space to construct the new station.

Source	Comments	Year	Requested	Projected
Sales Tax	Design	2023	\$ 100,000	\$ 100,000
Bond Proceeds	Construction	2024	4,000,000	4,000,000
		2025	-	-
		2026	-	-
		2027	-	-
			\$ 4,100,000	\$ 4,100,000

Uses	Comments	Year	Requested	Projected
Public Safety	Design	2023	\$ 100,000	\$ 100,000
Public Safety	Construction of Fire Station #3	2024	4,000,000	4,000,000
		2025	-	-
		2026	-	-
		2027	-	-
			\$ 4,100,000	\$ 4,100,000



Fire Station #3 was built in 1965. At the time, ADA and separate gender facilities were not considered. Additionally, the facility continue to experience drainage and sewer problems.