

FIRE STATION NO. 3 – Q/A SESSION
RFQ – ARCHITECTS
August 13, 2018

Those attending:

- Rick Kuhl – Williams Spurgeon Kuhl & Freshnock (Kansas City, Missouri)
 - Vince Magers - WSKF
 - Lacy Lampe – WSKF

 - Kyle Martin – Martin/Gardner Architects (Marion, Iowa)
 - Brian Stark – MGA

 - Mike Warden – Knapp & Warden Architecture (Cedar Rapids, Iowa)

 - Al Buck – Solum Lang Architects (Cedar Rapids, Iowa)

 - Chris Egers – Bray Architects (Milwaukee, Wisconsin)

 - Kathy Duda – OPN (Cedar Rapids, Iowa)
 - Dave Sorg - OPN
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At this Q/A, a site plan of the most likely location of Station #3 was handed out. This site plan can be accessed on the last page of this document.

QUESTION #1 – Is Irish Drive going to be built at the same time as the station?

Answer: Yes, it is anticipated to be put in during the construction of the Station. Irish Drive is being considered as the exit point for the driveway out of the fire station bays.

QUESTION #2 – Is the development of Irish Drive included in this project?

Answer: Not sure at this time. Is not part of the RFQ process. Right now the only plat showing the location, is preliminary only. Therefore, until the final plat is completed, the development of Irish Drive has not been

QUESTION #3 – Do you intend on going after LEED?

Answer: We would love to do that, but, of course, it is dependent on the extra cost. We feel we do not need a “platinum or gold”, but, silver is probably the level the city is willing to budget for. It is very important to the city planner and myself that the building have a ‘biophillic’ design if the costs are feasible. Would like the station to maybe be a showcase for future fire stations, in that the biophillic possibly having a positive influence and assist with the mental care of our firefighters.

One of the city’s strategic goals is sustainability, so the city council and city manager may support more than I am presently anticipating.

QUESTION #4 – Will a frontage road be used parallel to Tower Terrace Road?

Answer: A frontage road may be necessary.

QUESTION #5 – Is there a more solid or specific schedule for this project?

Answer: We are looking to hopefully have the station completed by Winter of 2019. As for a more specific schedule, it is in progress.

QUESTION #6 – In the interview process it states the fee will be included in the interview process. How will the fee be weighted?

Answer: The fee will be approximately 20% of the selection criteria.

QUESTION #7 – Will this be a “Design- Bid- Build”?

Answer: Right now that is our plan. We are considering a Construction Manager system for this project, but, it is just a consideration at this point.

Additional conversation: Looking at putting a basement in the building to serve as a “safe area” for a training room/EOC for approximately 100 persons.

QUESTION #8 – Will a tower be needed at this site?

Answer: We do not anticipate that being needed.

QUESTION #9 – Renovation of Station #2 important and a probability within this project?

Answer: Yes. Renovations of Station #1 and Station #2 must be completed also, due to non-code compliance of Station #1 and the movement of headquarters to Station #3, will cause Station #2 office area to be repurposed.

QUESTION #10 – How many staff at each station?

Answer: Presently at Station #1 there are four bedrooms, which limits the crew size to four. Station #2 has six bedrooms at this time. I would like to see 8 in the future.

Station #3 will be 8 to 10 bedrooms. Administration will be at Station #3.

Additional conversation: I have been studying “sleep deprivation” studies and am looking at ways the construction and layout of our new building can be to alleviate stressors and accommodation of better sleep conditions.

Would like to see a lot of day lighting throughout the entire building except for the sleeping areas.

Apparatus area – decontamination area (hot and cold zones) due to the cancer studies.

QUESTION #11 – Conversation – Want 14 x 14 feet doors. 16’ wide bays at minimum.

QUESTION #12 – Do you see any training components being added to Station #3?

Answer: Not really at the Station #3 site, as the city is planning on building a training facility. But, it is important to have areas at each station for training, if the room allows.

QUESTION #13 – Is there a file size limitation for the proposal submittal via email?

Answer: No, there really should not be, as our city server capacity has been greatly improved per our IT personnel.

Conversation – The City Planning Department is very concerned with Station #3 “fitting into the neighborhood” in its design. The new city YMCA will be across the street from Fire Station #3.

[Questions submitted via email]

1. Has a project schedule been determined?

Answer: Not a specific schedule as of yet. This is due to not knowing yet the timetable for the reverse referendum being used for funding.

2. Has a budget been determined?

Answer: No. I would like to not go over \$4M.

3. Aside from LOST (Local Option Sales Tax), what other funding sources are anticipated?

Answer: Reverse referendum