

The background features a photograph of several fire trucks parked in a lot. The image is overlaid with a semi-transparent orange filter. On the right side, there are several overlapping geometric shapes in shades of orange and yellow, creating a modern, abstract design.

# Station 56 Construction Management Agreement

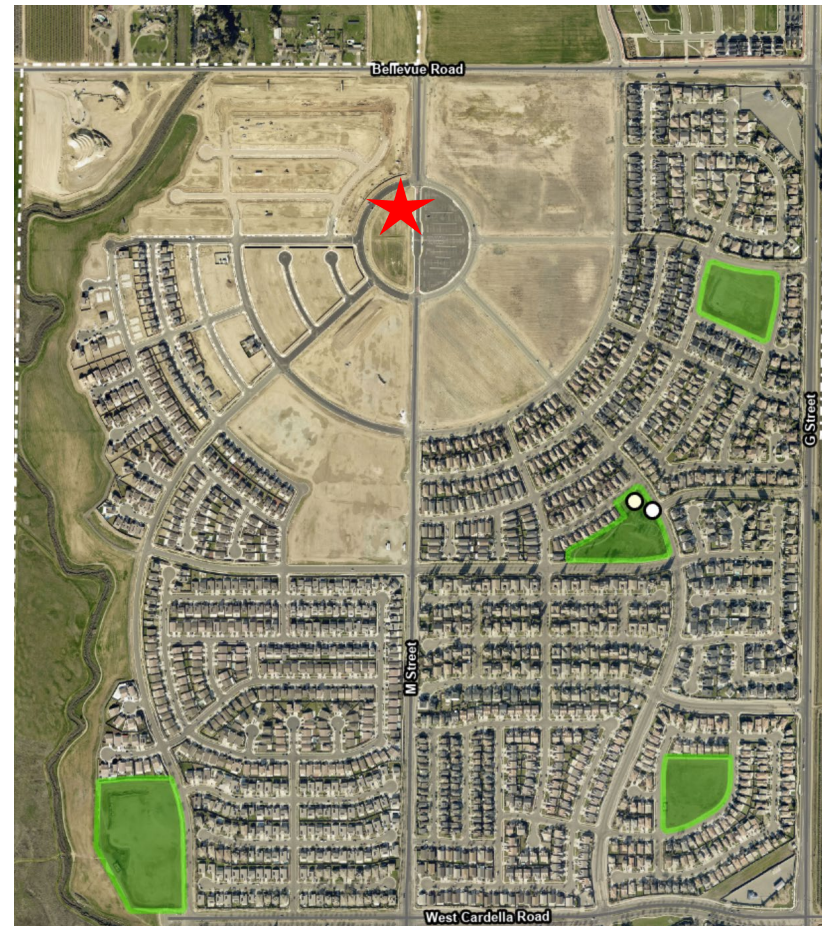
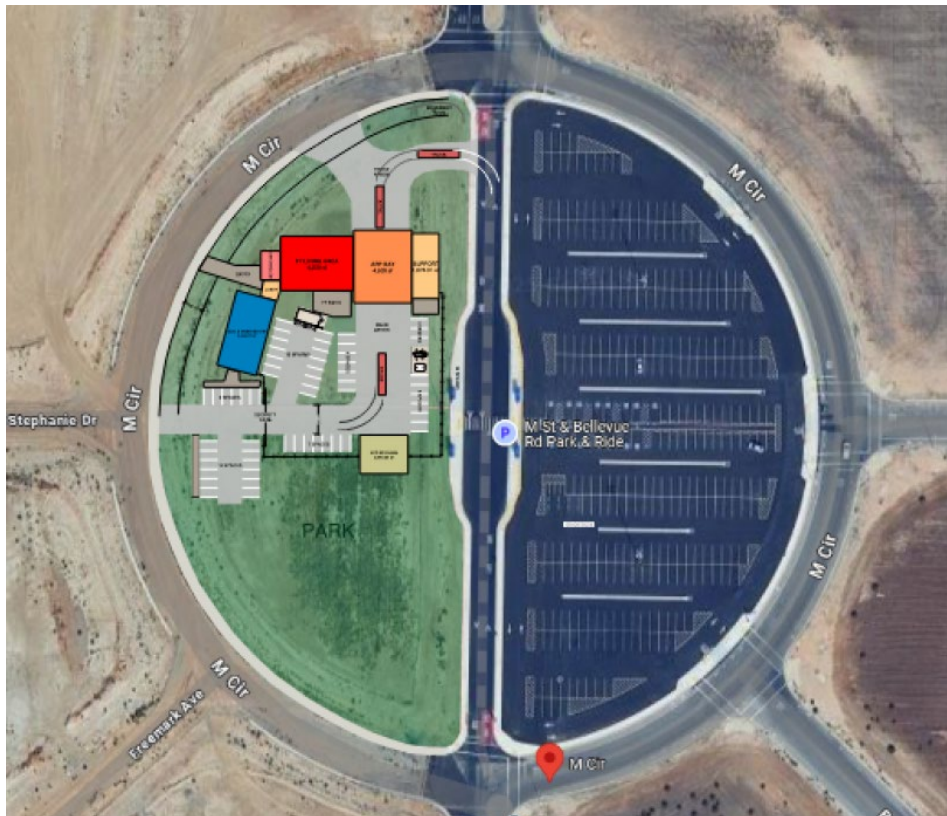
City Council May 4, 2026

# Background

- ▶ Fire Station 56 & EOC:
  - ▶ Enhances public safety and improves response times
  - ▶ Supports economic growth and development
  - ▶ Meets increasing service demands from our growing community
  - ▶ Improved disaster preparedness
  - ▶ Adopted City Council Goal & Priority

# Location

- ▶ On December 1, 2025, the City Council provided direction to proceed with the M Circle site as the location for Fire Station 56.



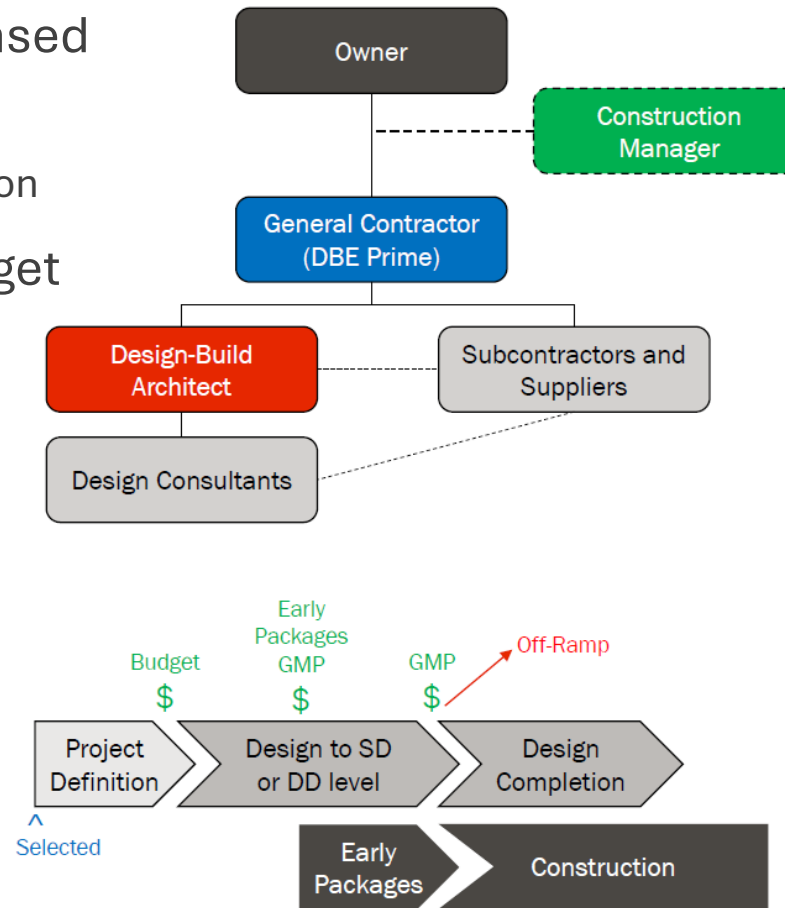
# Fiscal Analysis

- ▶ *Estimated cost - \$14,086,250 using \$1,250 per sq ft*
  - ▶ State Earmark Assemblywoman Soria - \$4,000,000
  - ▶ Public Facility Financing Plan (City) - \$2,529,022
  - ▶ Public Facility Financing Plan (Developer) - \$2,937,350
  - ▶ Total: \$9,466,372
  - ▶ Estimated Shortfall: **\$4,619,878\***

*\*Staff is exploring options for funding*

# Delivery Method – Progressive Design Build

- ▶ A DBE (design-build entity) is selected based off qualifications (RFQ Process)
  - ▶ Crucial for a specialized project like a fire station
- ▶ DBE develops scope, schedule, and budget
- ▶ Design/Construction can overlap
- ▶ Guaranteed Maximum Price (GMP)
- ▶ Off Ramp Protection
- ▶ Construction Manager provides owner representation



# Construction Management Approach

- ▶ Proven experience with fire station design/construction
- ▶ Importance of critical public safety infrastructure
- ▶ Independent owner representation
- ▶ RFQ administration for Progressive Design Build selection
- ▶ Budget and schedule controls
- ▶ Constructability review
- ▶ Project oversight through closeout (QA/QC)

# Construction Management Cost

- ▶ Kitchell Corporation – \$676,190 (full-time)
- ▶ Scalable to need
- ▶ Time and materials option during construction phase

Phase	Duration (wks)	Hours	Fee
Planning/Procurement	22-24	278	\$62,160
Preconstruction	40-52	776	\$162,460
Construction & Closeout	66	2,424	\$445,520
Reimbursable Expenses	n/a	n/a	\$6,050
<b>Totals</b>	<b>128-142</b>	<b>3,478</b>	<b>\$676,190</b>

# Kitchell's Expertise

- ▶ **Progressive design-build experience:** Strong track record delivering projects efficiently with reduced risk and better cost control.
- ▶ **Public safety expertise:** Includes a Fire Chief with 41 years of experience, ensuring practical, operations-focused input.
- ▶ **Cost management:** Proven ability to maintain budget alignment and minimize change orders.
- ▶ **Operational design focus:** Ensures station layout supports response efficiency and firefighter safety.
- ▶ **Project coordination:** Provides disciplined management and clear communication across all stakeholders.

# Implementation Timeline

- ▶ Open RFQ for CM Services – *February 2026*
- ▶ Close RFQ for CM Services – *March 2026*
- ▶ Select CM Consultant – *April 2026*
- ▶ Award CM Agreement – *May 2026 (City Council)*
- ▶ Advertise RFQ for Progressive Design-Build – *August 2026*
- ▶ Award for Progressive Design Build Team – *November 2026 (City Council)*
- ▶ Collaborative Design / Permitting – *June 2027*
- ▶ Construction – *June 2027 - September 2028*
- ▶ Station 56 delivery – *September 2028*

## Staff Recommendation

- ▶ Approve a Professional Services Agreement with Kitchell Corporation for Construction Management Services for Project CP090007 – Fire Station 56 in the amount of \$676,190.