



Weatherford City Council

AGENDA REPORT

Meeting Date: February 13, 2024

Staff Contact: Chad Marbut, Director of Public Works

Item Number: 2024-143-AR

Phone: 817-598-4006

SUBJECT: Consider authorizing the City Manager to execute a Job Order with Harendt Construction Group, LLC under the FY24 Job Order Contracting Program for construction services related to Fire Station 1 Phase 2 improvements in an amount not to exceed \$750,000.00.

BACKGROUND/DISCUSSION

Oxley Williams Tharp Architects, PLLC was contracted to develop construction plans and specifications for the final reconfiguration and renovation of the remainder of Fire Station 1. Previously, the facility underwent construction to create modernized individual dormitory spaces and complete reconstruction of individual restroom facilities.

Public Works staff worked closely with Fire Department leadership and Fire Station 1 Captains to develop a modernized layout for the remainder of Fire Station 1. Referenced in the attached floorplan snapshot, the space was optimized to accommodate a future double company station with assigned food storage/refrigerators and adequate stadium type seating in the day room. The training room has been retained separate from the living area and will be equipped with multiple displays to adapt for classroom and hands on training, in addition to use as a formal conference room. Ample displays are proposed throughout the facility. Office 114 will accommodate 4 computer work stations and house climate controlled IT and radio equipment in custom millwork. Dedicated Triage area with EMS storage is provided off of the North entry and features finishes appropriate for clinical space. Captain, Lieutenant, and Battalion Chief offices will be renewed along with an additional office in 102 for future expansion. Lastly, the kitchen will feature quartz countertops, commercial grade sinks, dishwashers, icemakers and a Vulcan 60 inch range with hood. The island will feature a drawer style microwave and hidden trash receptacle.

An additional alternative recommended by Public Works is to include the installation of supplemental HVAC systems in the building. Alternate 3 includes "mini-split" air conditioning units that will 1) supplement/relieve capacity of the main chiller/boiler system and 2) provide emergency conditioned space in the event of main chiller/boiler repair or maintenance.

The fire station must remain active throughout construction, so close coordination and planning to accommodate construction has been critical. During construction, a mobile facility will be in place in the southwest bay. This facility will provide day room and work space for firefighters while the construction area is off limits. Access will be provided to dormitories and restrooms at all times, with every measure taken to mitigate dust and debris from construction. Separately, a covered cooking area will be provided in the west courtyard of the station for meal preparation. Public Works and Fire staff will monitor and coordinate closely during construction for any additional accommodations that are needed for our Firefighters.

Under the Job Order Contracting (JOC) program, Harendt Construction Group has been recommended for award under item 6.d on this agenda. In the interest of expediting this project, staff asked Harendt Construction Group to prepare an estimate for the completion of this work under the JOC program and to provide an expedited timeline.

The estimated contract amount for this project under the JOC recommended contractor (Harendt Construction Group) is \$711,471.28 with an expedited construction duration of 90 work days. Staff requests authorization for a total amount with contingency not to exceed \$750,000.00 for this project.

EXPEDITED TIMELINE:

Council Authorization - February 13th

Contract Execution - February 16th

Temporary Facility Delivery/Hookup - February 19th

Material Lead Time - February 14 - March 8th

Notice to Proceed - March 4

90 WORK DAY CONSTRUCTION PERIOD

Substantial Completion - July 12

An owner provided appliance and furniture package for this project will be brought forward in the future for City Council consideration.

Please see attached related documents.

FINANCIAL IMPACT

Funds will be available and programmed under the Job Order Contracting (JOC) program. This item is contingent on approval of the JOC program under item 6.d.

SUGGESTED ACTION

Staff recommends approval.

ATTACHMENTS

- [Weatherford FS1 - Phase 2 - Final Plans.pdf](#)
- [Floorplan Snapshot.pdf](#)
- [Standard Job Order Contract.pdf](#)
- [Fire Station Phase 2 - Expedited Schedule.pdf](#)
- [FS1 Construction Proposal.pdf](#)