

RESOLUTION NO. 08/09-28
CITY OF DAYTON, OREGON

Title: *A resolution to contract with Boora Architects to provide services for the City of Dayton Old Fire Station Adaptive Reuse Feasibility Study*

WHEREAS, The City Council wishes to build a plan for the reuse of the Old Fire Station as a Community Center; and

WHEREAS, The City Council has solicited Boora Architects to provide a proposal to prepare a feasibility study; and

WHEREAS, Boora Architects has submitted the attached proposal;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of Dayton, Oregon:

- 1) **THAT** City Council Direct the City Manager to enter into a contract with Boora Architects in an amount not to exceed \$19,500 to prepare a City of Dayton Old Fire Station Reuse Feasibility Study.
- 2) **THAT** this resolution shall become effective Jan. 5th, 2009.

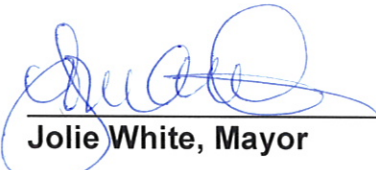
ADOPTED this 5th day of **January 2009**.

In Favor Blackburn, Dickson, Evers, Henry, Hensley, White, Wytoski

Opposed None

Absent None

Abstained None

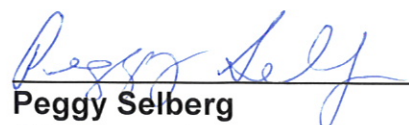


Jolie White, Mayor

1/15/2009

Date of Signing

ATTESTED BY:



Peggy Selberg
City Recorder

1/5/2009

Date of Enactment

Attachment - Exhibit A

December 22, 2008

Mr. Ross Schulz, *ICMA-CM*
Dayton - Interim City Manager
416 Ferry Street
Dayton Oregon 97114-0339

RE: CITY OF DAYTON
FIRE STATION ADAPTIVE REUSE FEASIBILITY STUDY
Fee Proposal

Dear Ross:

Thanks so much for selecting BOORA to provide services for the City of Dayton Fire Station Adaptive Reuse Feasibility Study. We are excited to continue our relationship with you and we are looking forward to engaging in this new opportunity. The following paragraphs describe our proposed team, our approach to the work, and a proposed fee. This proposal is based on our conversation at the City Council meeting on December 1, 2008, and our subsequent phone conversations and email correspondence.

PROJECT TEAM

BOORA Architects: Chris Linn will serve as Principal in Charge. Chris has completed a number of feasibility studies for the adaptive reuse of existing and historic buildings including the Yale Union Laundry Building in Portland, Oregon, Mable Shaw Bridges Auditorium in Claremont, California and the Conestoga Recreation and Aquatics Center in Beaverton, Oregon. As a principal in the firm, Chris has been involved in the review of the new Courts Council Building and the new Public Safety Building in McMinnville, Oregon.

In addition to BOORA, we include the following sub-consultant team members:

Rider Levett Bucknall, Cost Consultants: Graham Roy, Vice President. With over 22 years of experience in the construction industry, Graham manages a wide variety of projects and building types, for both public and private sector clients in the Portland vicinity and nationwide. He has Bachelor of Science in Quantity Surveying from Napier University in Edinburgh, Scotland. In addition to his work on numerous health care, education, military, hotel/resort, library, commercial and residential projects, Graham is actively involved in the growth of sustainability practices within the construction industry and has written and conducted seminars on the cost implications of LEED.

BMGP Engineers Inc., Structural Engineers: Matthew S. Gralund, Principal in Charge. BMGP is a consulting structural engineering firm located in Salem, Oregon. They are the authors of the November 7, 2007 Seismic Assessment of the Dayton Fire Station. For the purposes of this study, the BOORA team will utilize the findings and recommendations of that report as the basis for design and cost estimating. Matthew Gralund will be available to clarify their findings to the study team. Other than this role, they will not be an active participant in the design process at this time.

STUDY PROCESS

We will follow the process as discussed in our meeting and phone conversations and will include the following steps:

Pre-project Planning: With approval of our proposal by the City of Dayton, we will schedule Work Session No. 1 for the first week of February, 2009. Prior to Work Session No. 1, we will collect and distribute all relevant base information related to the project. We will meet with the City of Dayton representatives to learn about the goals, programs and strategies that have guided the current planning effort. The City of Dayton will provide us with all existing base information including as-built drawings for the Fire Station and seismic studies of the building, proposed space programs and other information as it becomes available. BOORA will assemble and evaluate the base information and forward it to our consultant team for review. We will use this time to prepare for the Work Session No. 1 meeting by developing the graphics and tools required for an effective working session, including a basic framework for a cost model, and some relevant case studies for comparison.

Work Session No. 1, Preliminary Conceptual Options: BOORA will conduct a one-day work session at the City of Dayton. The work session will include meetings with the full advisory group and any other administrators or citizens that the advisory group wishes to involve. We will present at least three conceptual options each for the Fire Station adaptive reuse. We will discuss the pros and cons of each option, hear suggestions on how the options could be improved and refined, discuss new options that may develop and provide updated cost information. At the conclusion of the work session, the team and advisory group will select options for further refinement, and develop criteria for evaluating these options.

Work Session No. 2, Refinement of Selected Options: BOORA will conduct a one-day work session, at the City of Dayton. The work session will include meetings with the full advisory group and any other administrators or citizens that the advisory group wishes to involve. We will present the selected options and the refinement of these options from the previous work session. We will present and discuss the options in terms of the established evaluation criteria, including updated cost information. At the conclusion of the work session, the team and advisory group will select a more narrow range of solutions that will be developed into the final concept direction.

Work Session No. 3, Final Concept Direction: BOORA will conduct a one-day work session, at the City of Dayton. The work session will include meetings with the full advisory group and any other administrators that the advisory group wishes to involve. We will present the development of the final concept direction and the refinement from the previous work session. We will discuss the final direction in terms of the established evaluation criteria, including updated cost information. At the conclusion of the work session, the team and advisory group will confirm the final concept direction and discuss strategies for presentation and fundraising materials. The team will discuss and confirm the contents and format of the preliminary report.

Preliminary Report and Presentation Materials: Based on the input and direction established during Work Session 3, we will draft an executive summary of the concept direction, the space program, recommendations and costs. This will include a summary of overall project vision, an evaluation of possible design solutions, an outline of the overall building size, systems, materials and costs and a verification of the space program. It will also include a draft version of the final presentation, fundraising materials and strategies. BOORA will provide the City of Dayton with six printed and bound copies of the preliminary report, as well as an electronic copy.

Final Report: Based on the City of Dayton's review of the preliminary report and any other relevant feedback, BOORA will produce a final report that includes a summary of overall project vision, an evaluation of possible design solutions, an outline of the overall building size, systems, materials and costs and a verification of the space program. The report will include final presentation graphics and strategies for next steps and implementation. BOORA will provide the College with six printed and bound copies of the final report, as well as an electronic copy.

FEE PROPOSAL

Based on this scope of work, we propose a total lump sum fee of \$19,500. This fee includes reimbursable expenses related to travel, and an allowance for renderings and other specialized presentation graphics.

The lump sum fee breakdown is as follows:

BOORA Architects	\$ 15,650
Rider Leavit Bucknall	\$ 1,650
<u>Rendering Allowance</u>	<u>\$ 2,200</u>
TOTAL FEE	\$ 19,500

REIMBURSABLE EXPENSES

Reimbursable expenses as outlined in this proposal are included in the total lump sum fee. Reimbursable expenses that are authorized in excess to those outlined in this proposal will be billed at a rate of direct expense multiplied by 1.1.

RENDERINGS AND PRESENTATION GRAPHICS

The requirement for specific renderings or other presentation graphics will be determined at a later date. At this time, we recommend that there be an allowance of \$2,200 to cover the costs of these items.

Please indicate your approval by returning a signed copy of this proposal for our records. Let me know if you have questions or need additional information.

Thank you again for selecting BOORA. We look forward to getting started!

Best Regards

BOORA Architects, Inc.



Christopher Linn, AIA
Principal

Ross Shultz

Date

C/L:arb