Addendum documents can also be viewed at
http://highlandsranch.org
or
http://intranet.highlandsranch.org/default.aspx

- South Metro Fire Rescue Authority Map
- PROS Service Center
PROS SERVICE CENTER
Project Team

“If you want to go fast, go alone. If you want to go far, go together.” ~ African Proverb
We Heard You

• Renovations identified in 2015-2018 HR Outdoor Plan, approved by Metro District Board

• In 2018...
  • Assembled Project Team
  • Interviewed and hired architect firm
  • PROS staff meetings
    – space needs analysis
  • Field trips to like agencies
  • Preliminary design development
  • 2019 Budget – Capital Improvement Plan
Design Goals
Design Goals

Address the many space need issues

• Offices and storage are carved into existing corridors

• Mechanical and electrical don’t meet code in areas

• Conference room undersized and serving overlapping purposes; meetings, training, breakroom, and storage
Design Goals

• Undersized facilities; restrooms, lunch and training room, and all field staff offices

• Improve recreation and reservation public interaction space and flow

• Move existing facilities off active CWSD and Xcel easements

• Address yard safety, parking, dry storage, and circulation concerns
Design Goals

Address Fleet Section concerns

• Mezzanine fire rating code requirements

• Cross-over of mechanical systems exhaust and air access

• Service bays are open to wood framed roof
  • no fire protection beyond building sprinklers
  • one-hour separation breached between Fleet bays and west bay / north wall

• Bays are too small to service larger equipment
Design Solutions
Design Solutions

Existing Facility
  • Main building - 12,000 SF
  • Storage/work space - 4,000 SF

Space needs analysis determined
  • Main building space - 12,000 SF
  • New Fleet building - 5,000 SF
  • Storage/workspace - 7,000 SF
Design Solutions
Design Solutions

Project Team evaluated three concepts

1. Expand south and west sides of main building
2. Expand east and west sides of main building
3. Construct stand-alone Fleet shop, renovate existing facility
   • Removing Fleet provides needed space for administrative, recreation and field staff
   • Fleet building for vehicle maintenance prevents cross over mechanical concerns and code issues

All concepts include relocating existing storage/workshop space currently on active easements
Design Concepts
Site Footprint
Site Footprint
Fleet Services Building
Fleet Services Building

- Wash Pad
- 50 x 20 Repair Bay 1000sf
- 50 x 20 Repair Bay 1000sf
- Large Workshop Bay 1040sf
- 40 x 20 Repair Bay 600sf
- MEZZANINE ABOVE 1,400SF
- Fuel.
- Fuel.
- Comp. Shed 150sf
- Vestibule
- Restroom
- Lockers
- Shower
- Electrical
The Yard
Recreation Storage
Exterior
Main Building
Entry Space
Conference Room
Lunchroom and Training Space
Lunchroom and Training Space
Conceptual Cost Opinion
## Conceptual Cost Opinion

<table>
<thead>
<tr>
<th>Cost Opinion Summary</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hard Construction Costs:</strong></td>
<td>$5,241,611</td>
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<tr>
<td>Existing building remodel, new fleet building, storage buildings, site improvements, contingency, general conditions, bonds</td>
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<tr>
<td><strong>Soft Costs:</strong></td>
<td>$1,409,365</td>
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<tr>
<td>Design fees, owner’s representation, geotechnical report, site survey, planning dept fees, permit fees, inspections, Xcel, water and tap fees, modular office rental, furnishings and equipment</td>
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<tr>
<td><strong>Total Project Budget</strong></td>
<td>$6,650,976</td>
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</tbody>
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Next Steps

2018-2020
• Presentations to staff and Board of Directors
• Board appropriation of funding
• Complete final design, construction documents, and permitting

2020-2021
• Construction
Questions & Comments