

**VERTICAL
CONSTRUCTION
PROJECTS OVERVIEW**

CITIZENS' BOND COMMITTEE MEETING #4
SEPTEMBER 8, 2022

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WELCOME
Ethan McDaniel
Committee Chair

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 **PREVIOUS MEETING FOLLOW-UP & UPDATES**

- Updated Proposed Project Map
New Location for Fire Station #18 - 2015 W. Mayfield Road

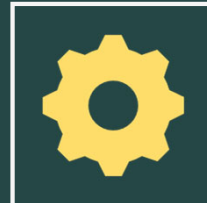
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ASSET MANAGEMENT DEPARTMENT VERTICAL PROJECTS (BUILDINGS) OVERVIEW

CITIZENS' BOND COMMITTEE MEETING

SEPTEMBER 8, 2022

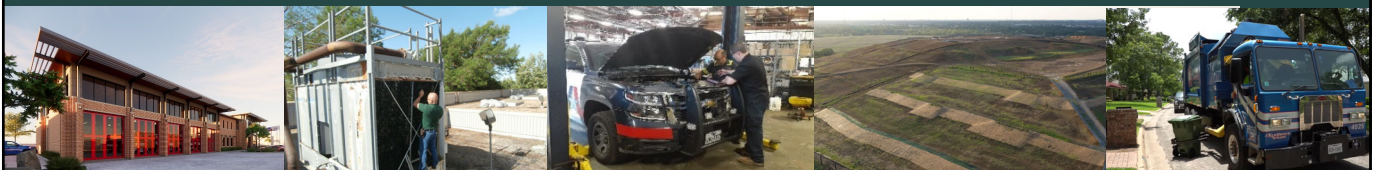


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WHAT WE PROVIDE

- Building Design and Construction
- Facility Maintenance and Repair
- Citywide Fleet Services
- Solid Waste and Recycling



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BUILDING DESIGN AND CONSTRUCTION



GOALS

- Meet current and future operational needs
- Improve service delivery
- Invest in the community

 4.5 full-time positions managing multiple contractors

- Architectural Services
- Engineering Services
- Capital Project Management
- Building Remodels


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FACILITY MAINTENANCE AND REPAIR

GOALS

- Increase useful life of major building components
- Improve operational safety and comfort
- Invest in the community

 23 full-time positions supplemented by 15 contractors

- Corrective Maintenance
- Preventive Maintenance
- Custom Carpentry
- Custodial Services



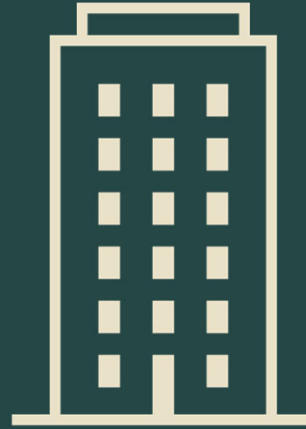
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PUBLIC FACILITIES

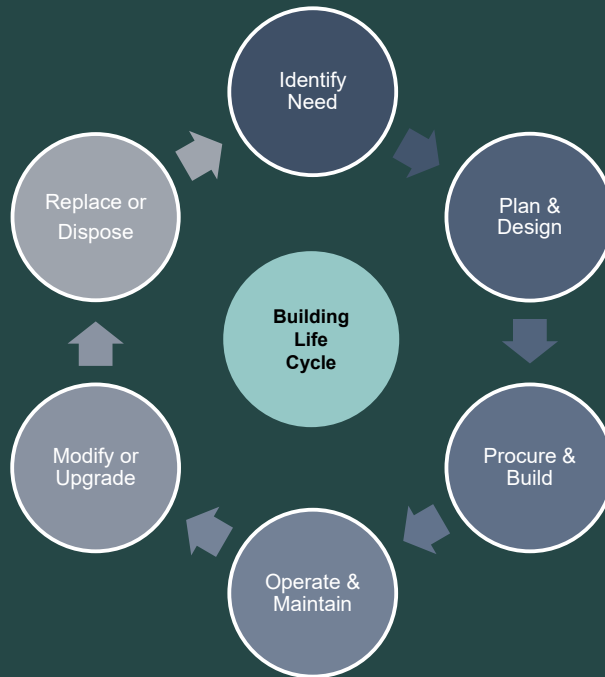
1.5 M SQFT

- 17 fire stations
- 7 recreation centers
- 6 library branches
- 4 police stations
- 2 government buildings
- 1 convention center
- 1 municipal airport
- Various other structures



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MAJOR BUILDING COMPONENTS



Generators
20 Years of Service Life



Boilers
25 Years of Service Life



HVAC Units
15 Years of Service Life



Elevators
15-35 Years of Service Life



Roofs
25 Years of Service Life



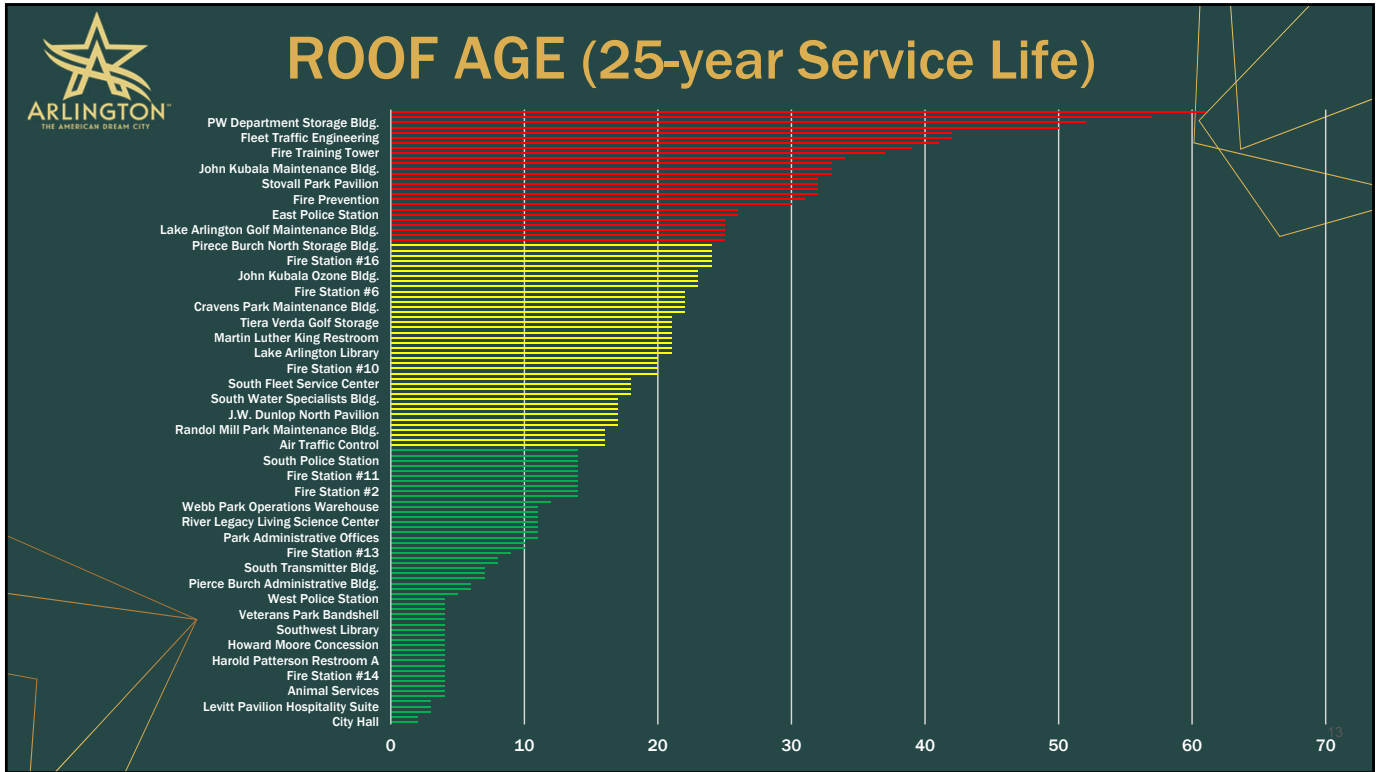
MAJOR BUILDING COMPONENTS



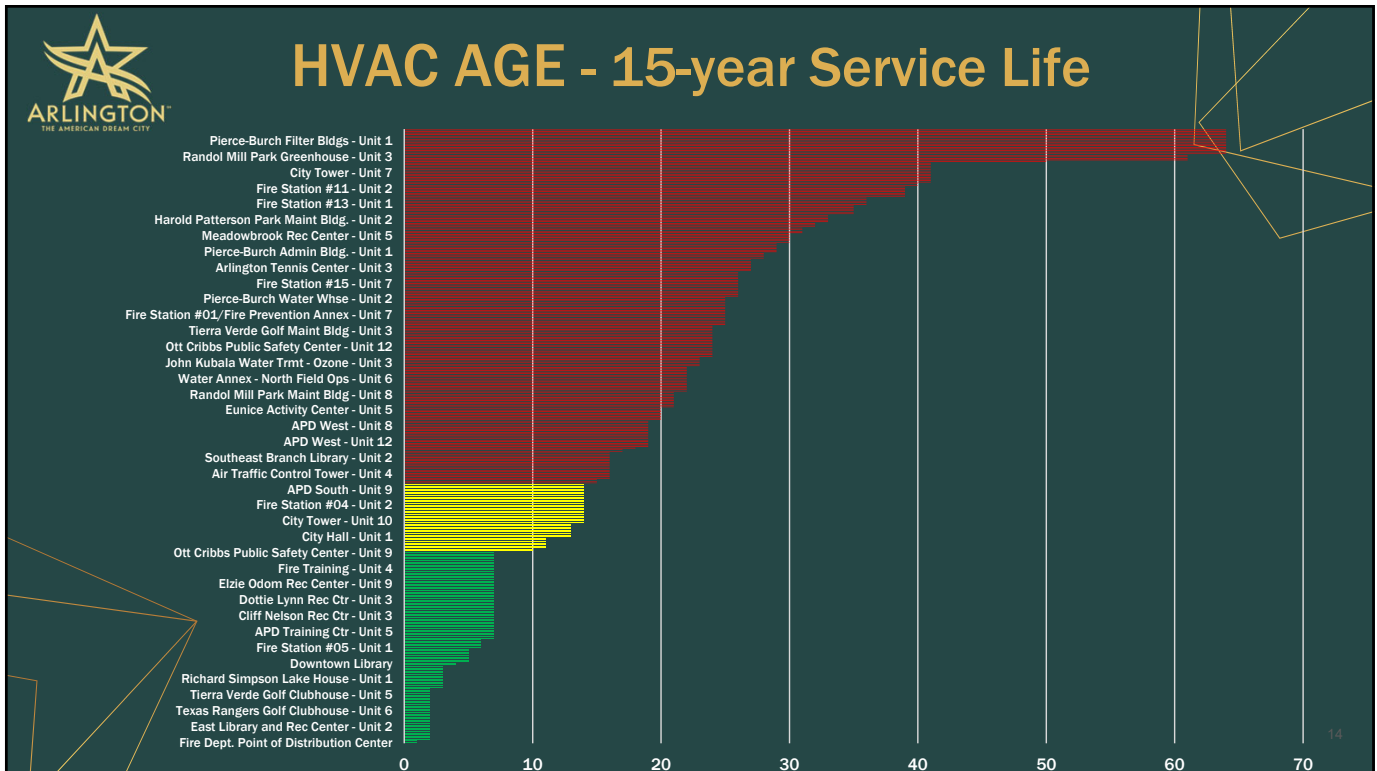
City Hall Boilers, original to building



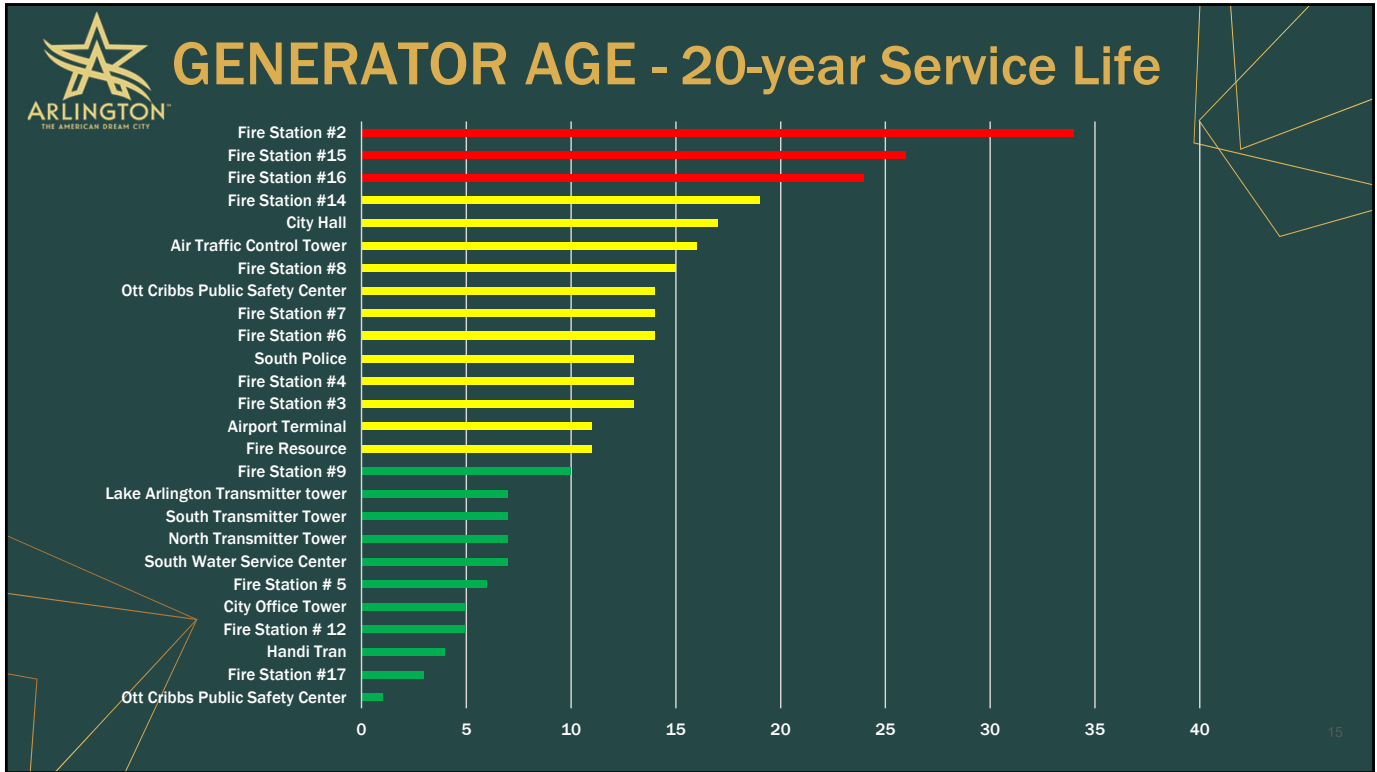
City Hall Boilers, new energy-efficient boilers
Total Cost \$311,000 in 2017



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Type	Maintenance
Details	Major Building Components
Amount	\$ 15,000,000

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Facility	Component	Budget
Air Traffic Control Tower	Generator Replacement	\$ 60,000
Airport Terminal	Generator Replacement	\$ 90,000
City Hall	Chilled Water Air Handler System Replacement (HVAC)	\$ 1,500,000
City Hall	Ductwork Replacement	\$ 1,500,000
City Hall	Fire Alarm Panel Replacement	\$ 1,000,000
City Hall	Generator Replacement	\$ 450,000
City Tower	Air Handlers Retrofit	\$ 500,000
City Tower	Elevator Replacement	\$ 1,500,000
City Tower	Exterior Joint Sealing Repair	\$ 250,000
City Tower	Exterior Paint	\$ 300,000
City Tower	Plumbing Improvements	\$ 2,000,000
City Tower	Roof Replacement	\$ 1,000,000
East Police	Roof Replacement	\$ 250,000
East Police	Windows Replacement	\$ 300,000
Fire Prevention	Roof Replacement	\$ 250,000
Fire Station #14	Generator Replacement	\$ 55,000
Fire Station #15	Generator Replacement	\$ 50,000
Fire Station #16	Generator Replacement	\$ 55,000
Fire Station #2	Generator Replacement	\$ 40,000
Fire Training B	Roof Replacement	\$ 60,000
Fire Training Tower	Roof Replacement	\$ 70,000
Lake Arlington Library	Roof Replacement	\$ 400,000
North East Library	Roof Replacement	\$ 600,000
Ott Cribbs Public Safety Center	Boiler Replacement	\$ 650,000
Police Training Center	HVAC Replacements	\$ 250,000
Police Training Center	Roof Replacement	\$ 1,000,000
Tiera Verde Clubhouse	Exterior Improvements	\$ 70,000
West Police	HVAC Replacement	\$ 750,000
	TOTAL	\$ 15,000,000

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Type


New Construction

Details

Public Works South Field Operations Building & Site Improvements

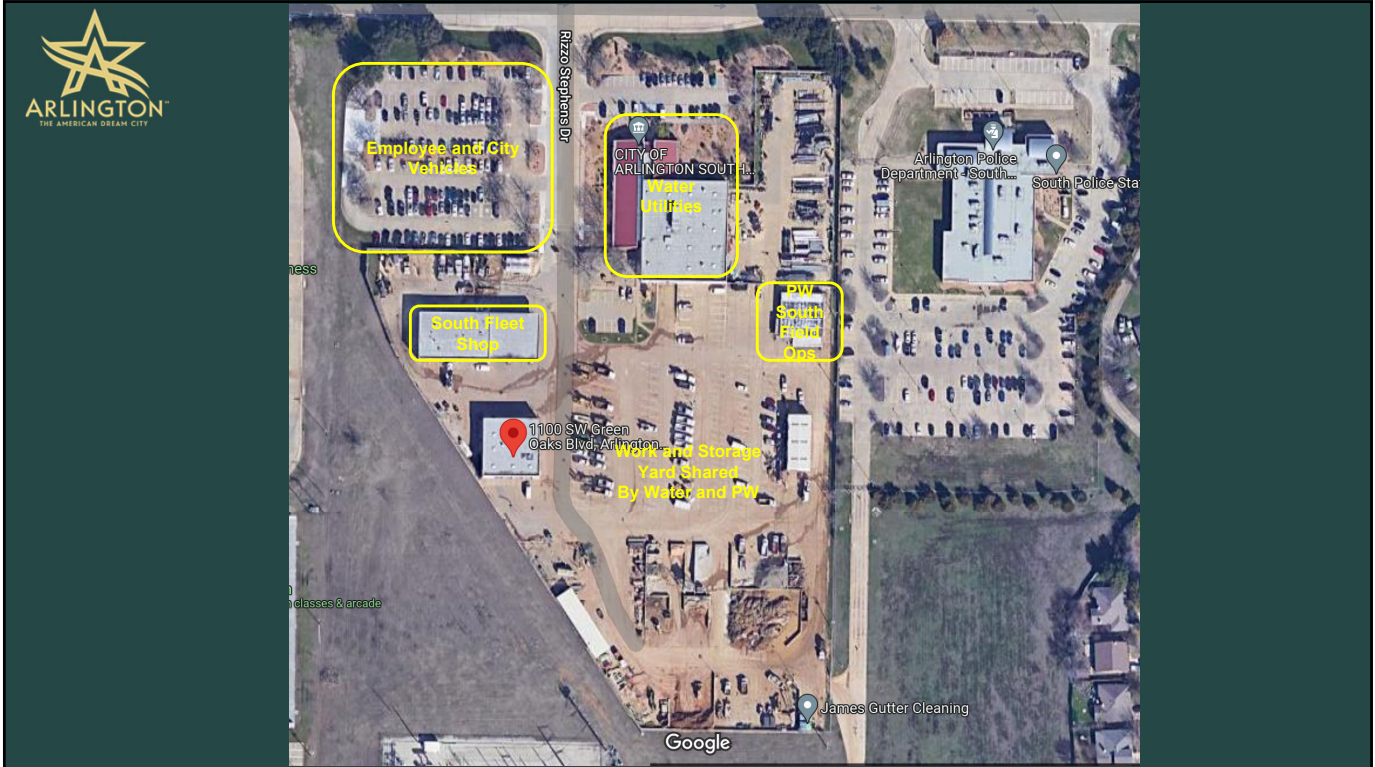
Amount

\$ 9,709,191



1100 SW Green Oaks Road, Building E.

18



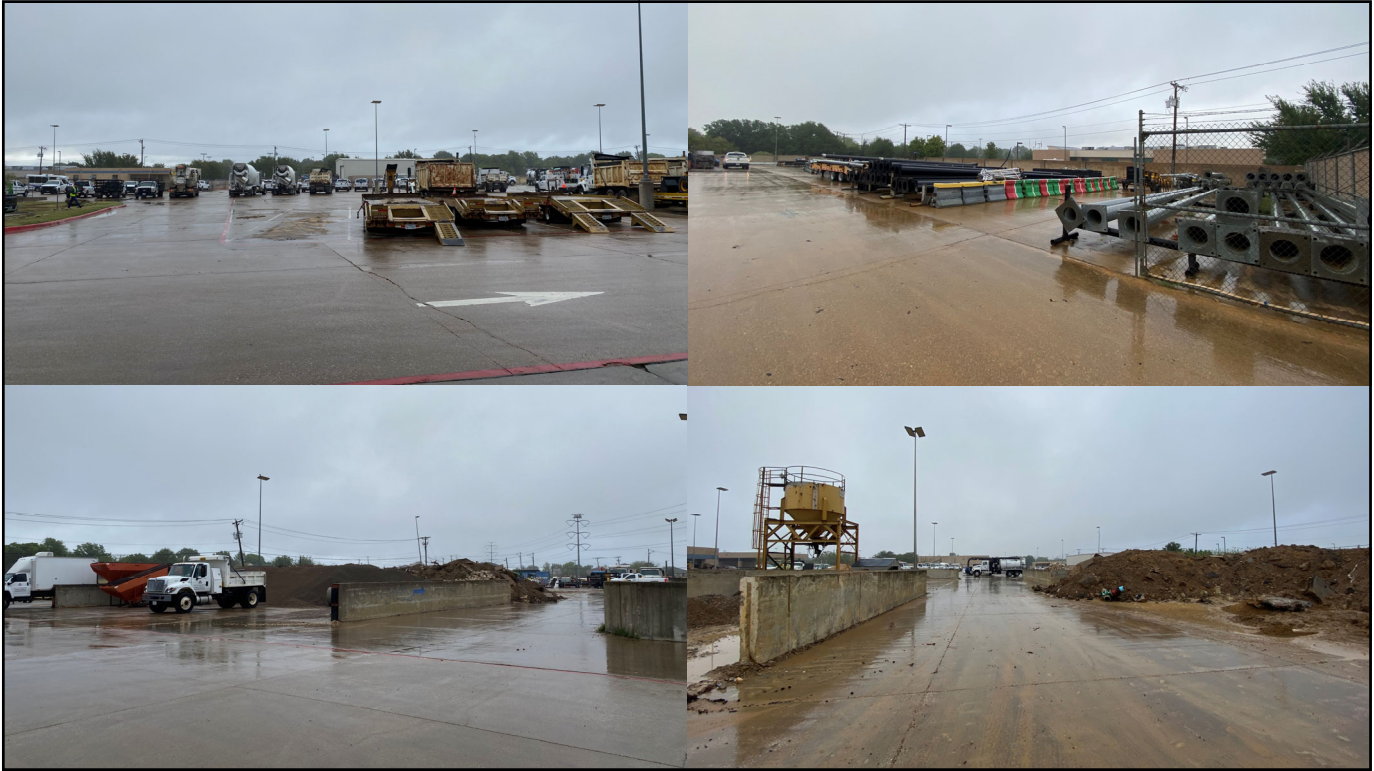
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IMPROVEMENTS STUDY

- Engineering Analysis underway to evaluate site to develop alternatives for site layout and improvements to existing storm drain system to treat pollutants from City operations.
- Includes conceptual storm drain improvements design of selected alternative.
- Final design phase for initial storm drain improvements scheduled to begin Fall 2023.

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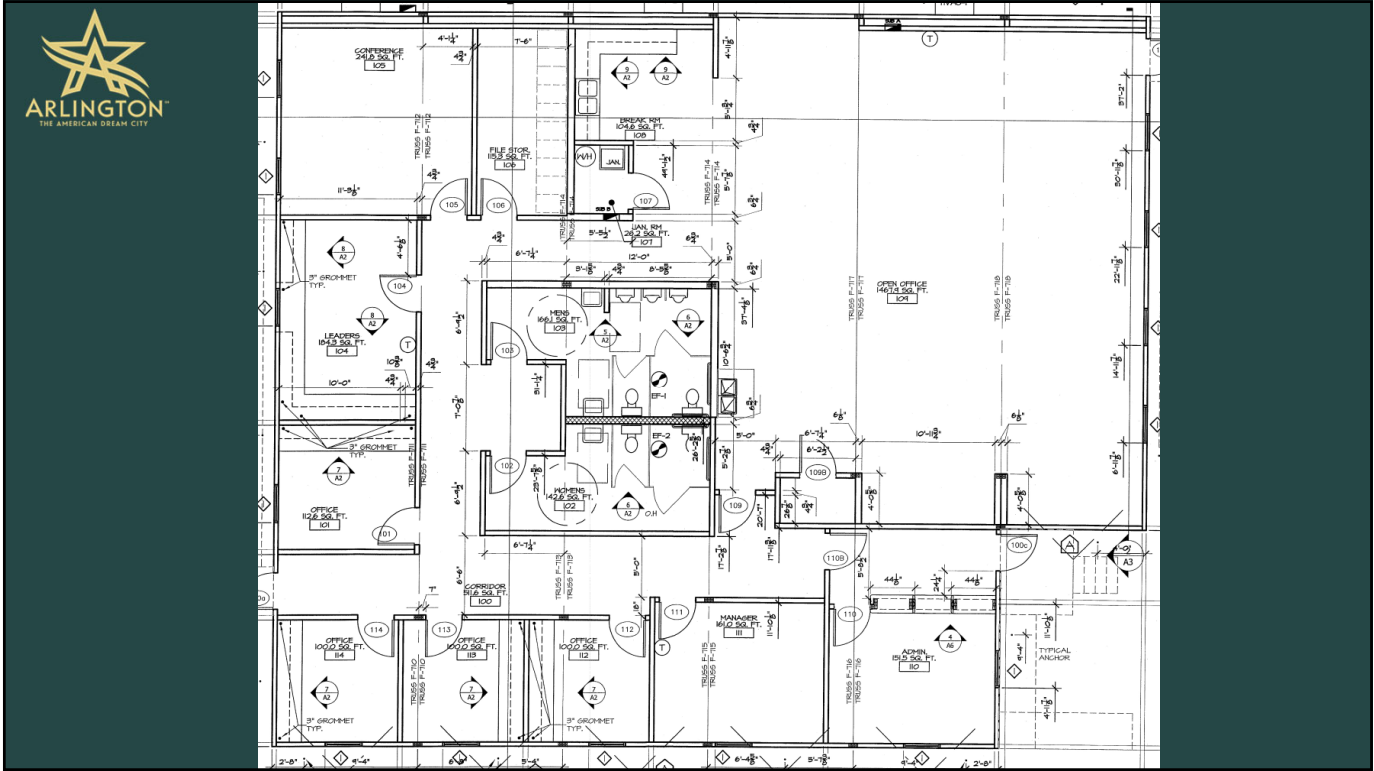
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BACKGROUND

- In 2007, the City executed a lease-to-purchase agreement for 6 modular buildings.
- Configured into 2 buildings - an office (5 units) and a storage building.
- Temporary facility to house PW staff, materials, equipment, and vehicles.
- The facility includes uncovered materials and waste storage that requires significant maintenance to remain in compliance with TCEQ regulations.

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CURRENT FACILITY CONDITIONS



Shared Multi-Purpose Room



Shared Office Space



Lockers in Hallways



1 Set of Bathrooms

Approx. 4,300 SQFT

- 36 employees assigned to work from the modular building.
 - 2 employees twice week provide technical support
- Additional 13 employees in the metal structure across from the modular building.
- All share one set of bathroom facilities only available in modular building.

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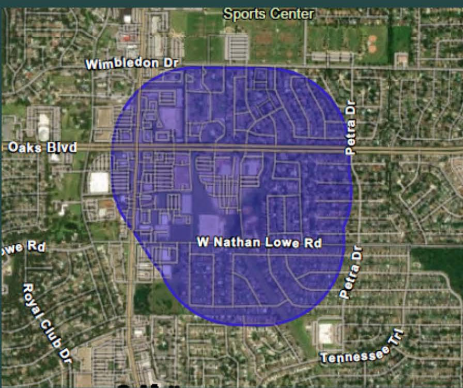
FACILITY NEEDS

- Main office with reception area, offices, restrooms, lockers, meeting rooms, training room, and technology infrastructure.
- Generators to ensure emergency operations during power outages.
- Secured interior and exterior material storage areas for street and stormwater maintenance and construction materials.
- Secured warehouse area for receiving, storage, and distribution of construction and maintenance components and equipment.
- Area for construction material disposal and recycling.
- Flexible parking areas with exterior lighting for employees, heavy equipment and vehicle storage and loading.

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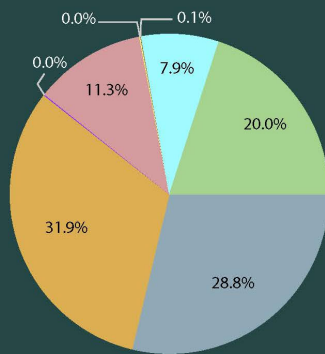


New Construction - Public Works South Field Operations Building



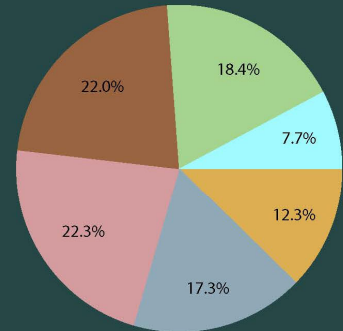
Area (1/4 mile buffer): 0.46 square miles
 Total Population: 3,956
 Percentage Male: 47.4%
 Percentage Female: 52.6%
 Median Income (2020): \$56,213
 Percent of Population Below Poverty Level: 12.3%

Race and Ethnicity



- White
- American Indian
- Asian
- Other
- Hispanic or Latino
- Black
- Native Hawaiian
- Two or More

Age



- 0-9
- 10-19
- 20-34
- 35-49
- 50-64
- 65-84

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ARLINGTON FIRE DEPARTMENT

2023 Bond Package
Proposal: Fire Station 18

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Multi-Service Organization

- Fire Suppression/Rescue
- 911/Public Safety Dispatching
- Advanced Life Support Emergency Medical Services
- Vehicle Extrication
- Dive/Swift Water Rescue
- Hazardous Materials Response
- High Angle Rescue
- Confined Space Rescue
- Trench Rescue
- Explosive Ordnance Disposal (EOD)
- TIFMAS – Wildland Fires
- Natural Gas Well Response
- Life Safety Inspections
- Investigations
- Plans Reviews
- Public Education
- EMS System Oversight and Administration
- Special Events Services
- Large-Scale Emergency Management
- Homeland Security Grant Management
- Community Services
- Problem Solving
- Public Health Services



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Arlington: ~400,000 pop.

Arlington Fire Department

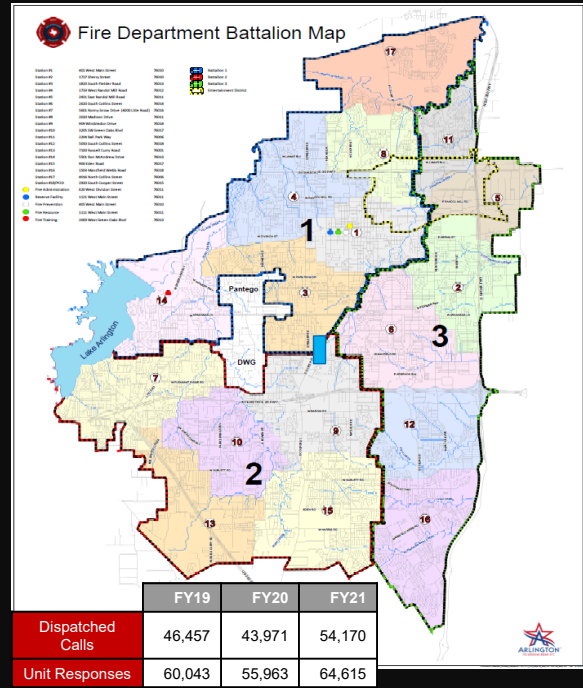
- 17 Fire Stations
- 3 Battalions
- 1 Public Health Unit

Dispatched Calls
54,170 FY21

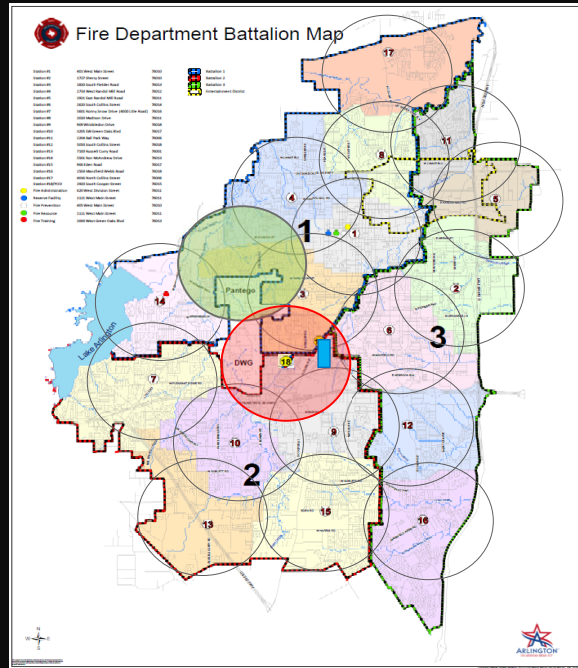
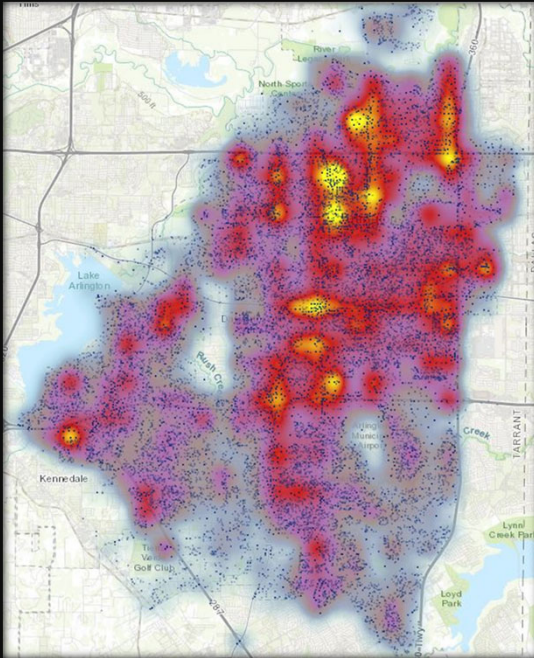
43,971 FY20
46,457 FY19

Total Unit Responses
64,615 FY21

55,963 FY20
60,043 FY19



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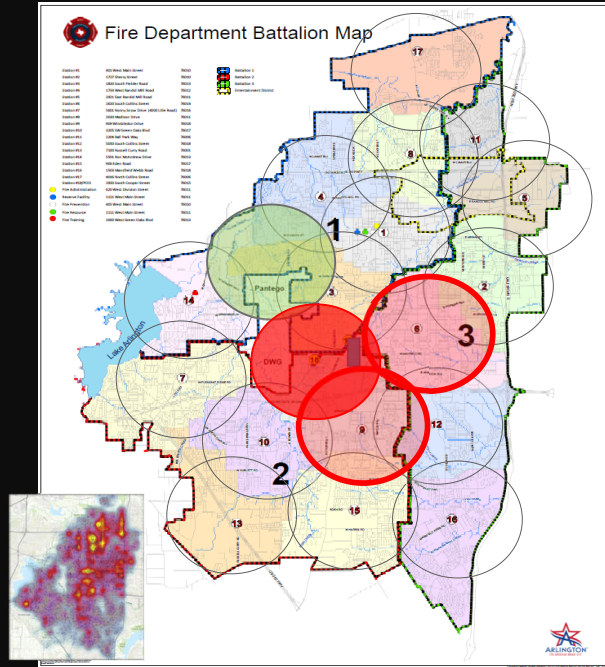
Comprehensive Management Study
Determining Resource Needs of the
Arlington Fire Department

TriData, a Division of System
Planning Corporation

Recommendation 37: Monitor demand and response times in the area between Stations 6 and 9. If demand or response times further increase, consider building a new station or substation in the area of Cooper and Blue Danube Streets.

Engine Responses * FY2021

- Engine 6 – 3628
- Engine 5 – 2498
- Engine 9 – 3311
- Engine 4 – 2351
- Engine 1 – 3299
- Engine 10 – 2188
- Engine 8 – 3155
- Engine 12 – 2102
- Engine 2 – 3001
- Engine 16 – 1867
- Engine 3 – 2938
- Engine 14 – 1790
- Engine 11 – 2900
- Engine 13 – 1681
- Engine 7 – 2831
- Engine 17 - 1014
- Engine 15 – 2800



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Comprehensive Management Study
Determining Resource Needs of the
Arlington Fire Department

TriData, a Division of System
Planning Corporation

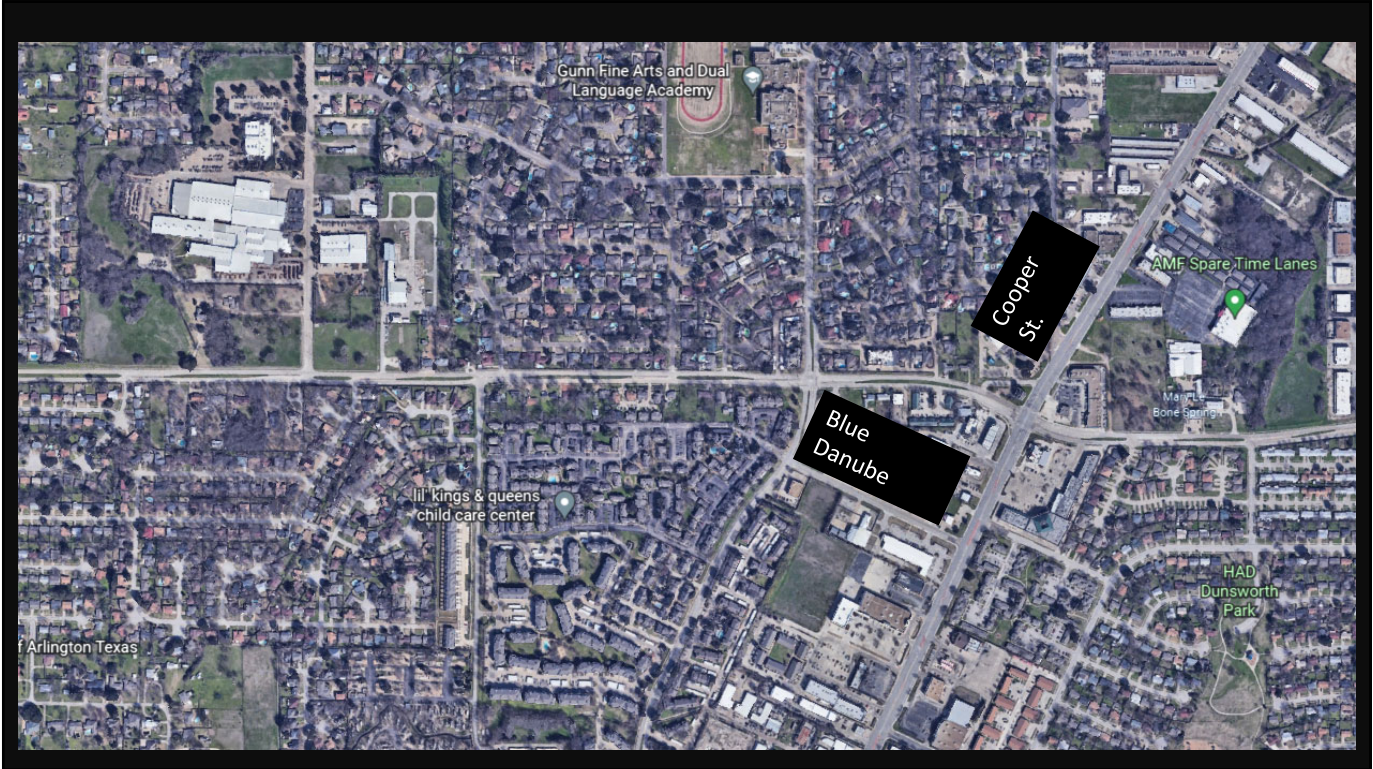
A fire/EMS system must incorporate the necessary redundancies based on whether adjacent stations or units are likely to be available for emergency response. Below are guidelines that outline the redundancy levels needed to meet response time goals according to response levels and are based on our experience with workloads and how they affect availability.



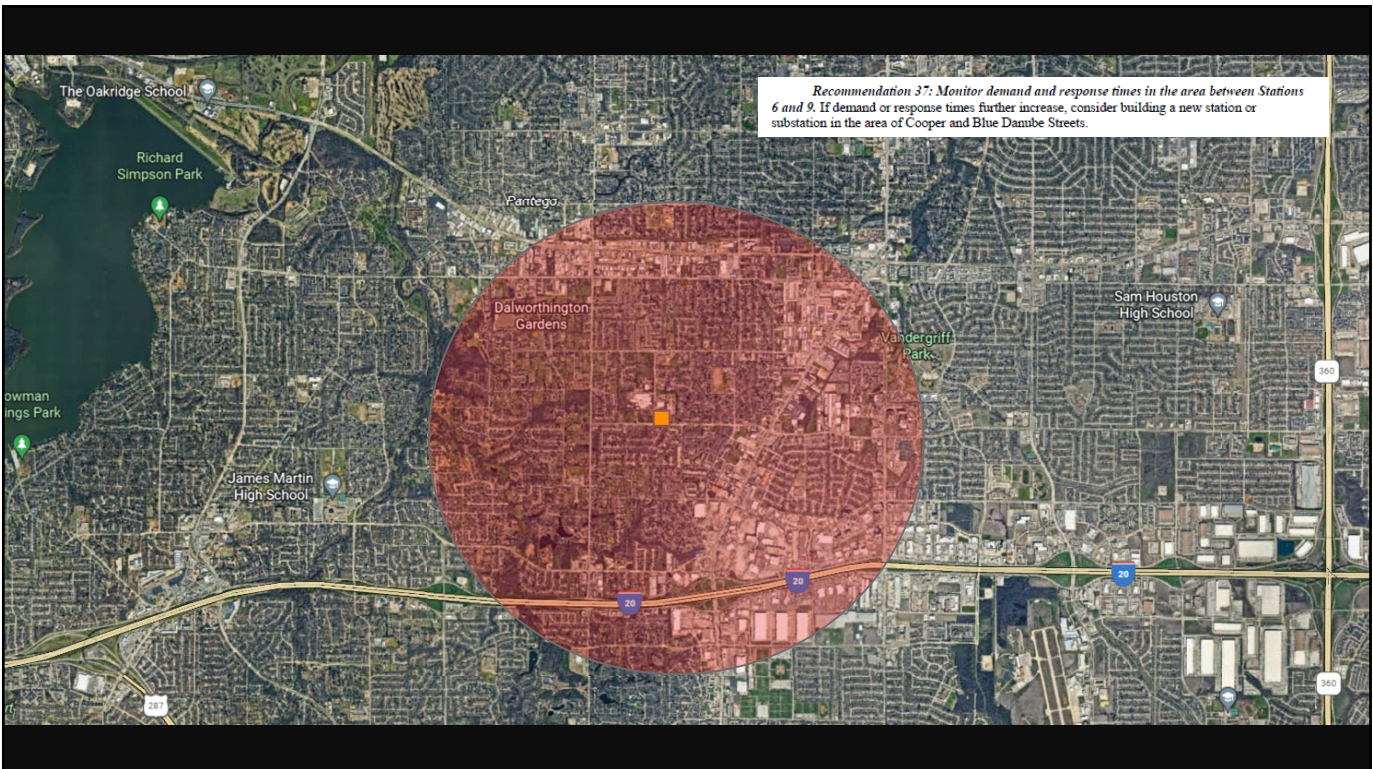
- 1. Very Low (<500 responses/yr) – Simultaneous calls are infrequent and unit availability usually is assured. Stations/units can be spaced at the maximum distance possible to achieve stated travel time objectives established by the community.
- 2. Low (500-999 responses/yr) – Few calls will overlap and unit availability usually is assured. Stations/units can be spaced at the maximum distance possible to achieve stated travel time objectives established by the community.
- 3. Moderate (1,000-1,999 responses/yr) – Some overlap of calls will occur, usually at peak demand periods; however, stations/units are usually available. Stations/units must be located with marginal overlap to achieve stated travel time objectives established by the community.
- 4. High (2,000-2,999 responses/yr) – Additional overlap of calls will likely occur; however, stations/units will probably be available for emergency response. Stations/units must be located with significant overlap to achieve stated travel time objectives established by the community. This footprint usually achieves the best results in terms of cost efficiency and effectiveness of service delivery. (Overlap can be achieved with additional stations or additional units in existing stations.)
- 5. Very High (3,000-3,999 responses/yr) – Overlapping calls occur daily, usually during peak demand periods, and working incidents are frequent. The closest station/unit may not be available, thus requiring the response of adjacent stations/units. Stations/units must be located with the significant overlap to achieve stated travel time objectives established by the community. (Overlap can be achieved with additional stations or additional units in existing stations.)
- 6. Extremely High (>4,000 responses/yr) – Overlapping calls may occur hourly, regardless of the time of day. The closest station/unit is likely to be unavailable thus requiring the response of adjacent stations/units. Frequent transfers or move-ups are required for the delivery system to meet demand. Stations/units must be located with redundancy (back-up units) to achieve stated travel time objectives established by the community. This footprint is usually found in very densely populated urban areas and is especially evident in EMS services located in urban areas with very high demand for service. (Overlap can be achieved with additional stations or additional units in existing stations.)

The 3,000-3,200 response level (very high category above) is the point at which units are often considered "busy" and their availability needs to be evaluated. This is a rough rule of thumb, not a fixed standard. At this point, response times often will begin getting longer from frequent call overlap (calls to the same first-due area arriving back-to-back). As units become busier, the chances for overlap or simultaneous alarms increase, and second-due units begin to answer more calls. This causes a domino effect where unit B is dispatched to a call in unit A's area because unit A is already engaged, causing unit B to be unavailable for the next call in its own area. Unit C must then respond to unit B or unit A's area, and so forth.

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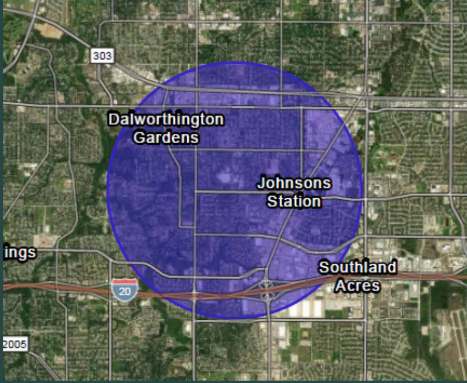
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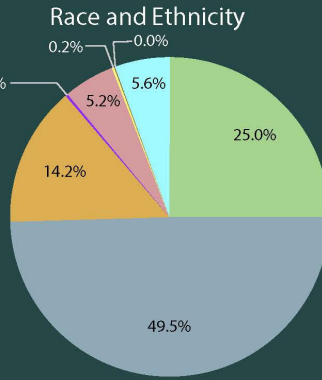
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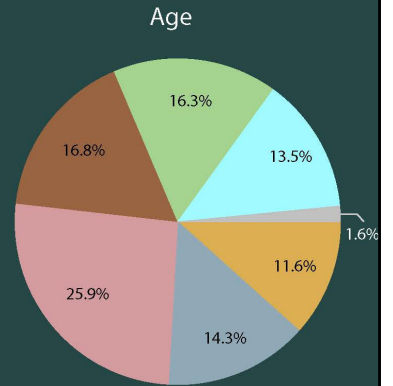
New Fire Station #18



Area (station service area): 7.07 square miles
 Total Population: 22,672
 Percentage Male: 47.9%
 Percentage Female: 52.1%
 Median Income (2020): \$63,821
 Percent of Population Below Poverty Level: 12.7%



- White
- Black
- American Indian
- Asian
- Native Hawaiian
- Other
- Two or More
- Hispanic or Latino



- 0-9
- 10-19
- 20-34
- 35-49
- 50-64
- 65-84
- 85+

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Bond Project Objective:
 Equalized Response Time Coverage
 for all areas of Arlington

Projected Cost:
\$14,038,993

Proposed Station 18

Area Risk Factors:

- Delayed Response Times
- Residential
- Commercial
- Industrial
- Educational
- Heavy Traffic

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- Questions?

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ARLINGTON
THE AMERICAN DREAM CITY

**QUESTIONS &
DISCUSSION**

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**PROJECT
PRIORITIZATION
PREVIEW**

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ANNOUNCEMENTS

BUS TOUR – 1:00 PM TOMORROW


Park in West Parking lot
(Between Pecan & Oak)

Meet on west side of City Hall at Pecan
Street

Bus will return by 5:00 pm

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ANNOUNCEMENTS

Public Meeting:
September 12
6:30 pm
ReBrary Room
Downtown Library

Online Survey (CLOSES TONIGHT):
www.arlingtontx.gov/cbc

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ADJOURN

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