JSF Remodel
Bathroom, Showers, Offices

BOD Update 2/7/22

Date of Substantial Completion
April 4, 2022
Bathrooms

• Complete
  • Partitions, fixtures, lighting, paint, floor
Showers

- Reconfigured due to existing conditions (column)
- Demolition complete
- underground plumbing, concrete, framing, block in process
Offices

- Offices
  - Reconfigured to add conference room
  - Framing complete
### JSF Cost Share Based on 7/23/21 Proposal

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
<th>SMFR</th>
<th>DCSD</th>
</tr>
</thead>
<tbody>
<tr>
<td>JSF Base Design Contract</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bathroom</td>
<td>124820</td>
<td>106097</td>
<td>18723</td>
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<tr>
<td>Locker Room</td>
<td>491221</td>
<td>417538</td>
<td>73683</td>
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<tr>
<td>Offices (Weight Rm)</td>
<td>73244</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>689285</td>
<td>596879</td>
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### Current JSF Cost Share Based on 1/12/22 A&P Accounting

<table>
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<tr>
<td>JSF Base Design Contract</td>
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<td>Bathroom (OCO1)</td>
<td>127813</td>
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<tr>
<td>Wellness Design (OCO2)</td>
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<td>Locker Room (OCO3)</td>
<td>462080</td>
<td>392768</td>
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<tr>
<td>Alt 1 - New Lockers</td>
<td>50013</td>
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<tr>
<td>Offices (Weight Rm)</td>
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<tr>
<td><strong>TOTAL</strong></td>
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### Change Orders

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<th>Change Order Cost</th>
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<tr>
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<td>Restroom Remodel</td>
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<td>12/8/2021</td>
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<td>Warehouse to Wellness - Design</td>
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<td>JSF-003</td>
<td>Locker Room, Office Renovation</td>
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<td>JSF-005</td>
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**Total Change Orders**: $759,731.00

### Pay Application

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<tr>
<th>Pay Application</th>
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<th>Remainder</th>
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**Total Pay Application**: $1,665,953.55

**4/30/2022**
# The Numbers

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<tr>
<th>Project Cost</th>
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<tr>
<td>SMFR</td>
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<tr>
<td>DCSD</td>
<td>$98,105</td>
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<table>
<thead>
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<th>Budget</th>
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<tr>
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<td>$400,000</td>
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<tr>
<td>2022</td>
<td>$600,000</td>
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- Did not carry over the unused portion of the 2021 Budget into 2022
- Doesn’t impact the Long Term Plan and future capital funding
- Will have the board consider a budget amendment if this project causes the capital projects fund to exceed it’s total appropriations in 2022.
The Ask of the SMFR Board

• Authorization for completion of the current project, not to exceed $1,000,000 as budgeted
• Authorization for Fire Chief or Designee to authorize additional scope (not to exceed $1,000,000)
• Consider additional scope / new contract for Warehouse to Wellness conversion at a future Board Meeting
Questions & Discussions
South Metro Fire Rescue + OZ Architecture

A Decade of Success
Commitment

OZ has partnered with SMFR for 10 years

Designed and built 3 fire stations recognized by the National Fire Station Design Awards

Station No. 20
Station Design Award Career II – Bronze 2021
Congratulations to OZ Architecture for winning the Station Design Award’s Bronze Career 2 category for South Metro Fire Rescue Station No. 20. The SDA judges liked the clean lines of the interior, particularly in the kitchen/day room area, and the natural lighting in the individual sleep rooms—a nod to the focus on the mental health of firefighters—and again in the fitness room. The exterior design also appeared to fit well into the natural surrounding area.

Janet Wilmoth, Special Projects Director, Firehouse Magazine
South Metro Fire Rescue Station No. 20
HIGHLANDS RANCH, CO

AREA
10,565 sf

FEATURES
• 3 Apparatus Bays
• 6 Bedrooms
• Clerestory Daylighting in Bay
• Apparatus Support spaces
• Decon and Gear Wash room
• Crew Watch Office
• Fitness Room
• Outdoor Fitness Patio
• Living Quarters
• Kitchen connected to outdoor patio
• Durable Materials
• High efficiency building envelope
• Contextually appropriate design
Station Design Leadership
Civic Practice Area Leaders

Kevin Schaffer  AIA, LEED AP  
Principal

Eric Becker  LEED AP  
Senior Associate

Joe Levi  AIA  
Principal

OZ is a leader in fire station design. We produce progressive, responsible and timeless designs—our team of professionals are committed to the success of fire stations and have a proven history of award winning projects.
Fire Station History from Current Civic Practice Area Team

SMFR STATION NO. 20
OPENING DAY / APRIL 2021

South Metro Fire Rescue
STATION NO. 20

Steamboat Springs Fire Rescue
FEASIBILITY STUDY

Denver Fire Department
NORTHFIELD STATION NO. 39

Upper Pine River Fire Protection District
FEASIBILITY STUDY

South Metro Fire Rescue
STATION NO. 32

South Metro Fire Rescue
STATION NO. 31

Denver Fire Department
STATION NO. 27 REMODEL

South Metro Fire Rescue
STATION NO. 35 FEASIBILITY STUDY

Denver Fire Department
LOWRY STATION NO. 18

Mountain View Fire Rescue
ELDORADO SPRINGS STATION NO. 9

Mountain View Fire Rescue
FLAGSTAFF STATION NO. 10

Mountain View Fire Rescue
BOULDER STATION NO. 2

Mountain View Fire Rescue
SUPERIOR STATION NO. 5

Boulder Rural Fire District
STATION NO. 1

West Metro Fire Rescue
STATION NO. 4

Denver Fire Department
STATION NO. 24 RENOVATION

Denver Fire Department
STATION NO. 25 RENOVATION

West Metro Fire Rescue
STATION NO. 8

West Metro Fire Rescue
STATION NO. 10

Denver Fire Department
STATION NO. 11 & 14 HISTORIC REPORTS

Denver Fire Department
STATION NO. 6 RENOVATION

Denver Fire Department
STATION NO. 23 RENOVATION

West Metro Fire Rescue
STATION NO. 26

Aurora Fire Department
STATION NO. 1

Longmont Fire Department
STATION NO. 3

Glenwood Springs Fire Department
STATION NO. 3

Aurora Fire Department
STATION NO. 12 ASSESSMENT
# Critical Elements to Successful Fire Station Design

<table>
<thead>
<tr>
<th>Firefighter Health &amp; Wellbeing</th>
<th>Site / Building Design</th>
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</thead>
<tbody>
<tr>
<td><strong>1</strong> Holistic Design</td>
<td><strong>4</strong> Onsite Training</td>
</tr>
<tr>
<td>• Stress Reduction</td>
<td>• Support Increased Training</td>
</tr>
<tr>
<td>• Improved Job Performance</td>
<td>• Prop Integrated Building</td>
</tr>
<tr>
<td>• Increased Job Satisfaction</td>
<td>• Economic Savings</td>
</tr>
<tr>
<td><strong>2</strong> Transitional Zones</td>
<td><strong>5</strong> Design for Resiliency &amp; Flexibility</td>
</tr>
<tr>
<td>• Contain Contaminants</td>
<td>• Critical Facility Standards</td>
</tr>
<tr>
<td>• Maintains Healthy Building</td>
<td>• Reduced Maintenance</td>
</tr>
<tr>
<td>• Design for Work Flow</td>
<td>• Future Expansion / Usage</td>
</tr>
<tr>
<td><strong>3</strong> Community Aesthetics</td>
<td><strong>6</strong> Site / Building Design</td>
</tr>
<tr>
<td>• Local Aesthetic</td>
<td><strong>7</strong> Site / Building Design</td>
</tr>
<tr>
<td>• Community Landmark</td>
<td><strong>8</strong> Site / Building Design</td>
</tr>
<tr>
<td>• History &amp; Branding</td>
<td><strong>9</strong> Site / Building Design</td>
</tr>
</tbody>
</table>
Holistic Design | Health & Wellness

We believe every client deserves a resilient, healthy, high-performing, and well-designed building.

Through our Positive Performance process, we’ve developed a tool that allow us to evaluate your project through the lens of 12 key markers.
Decontamination Flow

1. RETURN FROM CALL
2. SOILED EQUIPMENT UNLOADED AND TAKEN TO DECON ALCOVE / PPE GEAR TAKEN TO DECON WASH ROOM
3. RESERVE GEAR TAKEN FROM STORAGE ROOM
4. SET UP RESERVE GEAR IN BAY
5. CLEAN GEAR / EQUIPMENT / TOOLS
6. RETRIEVE CLEAN DUTY CLOTHING FROM LOCKER ROOM
7. SHOWER (WITHIN ONE HOUR)
8. SOILED DUTY CLOTHING TO HOUSE LAUNDRY
9. RETURN TO STATION ACTIVITIES
Training Opportunities

• Rope & knots
• Hoisting tools, equipment & hose lines
• Self rescue & bail out
• Rope rescue
• Rappelling
• Self-contained breathing apparatus (scba) mazes for search & rescue
• Victim extrication
• Forcible entry techniques
• Laddering techniques for ground & roof

• Ventilation, breaching floors and roofs
• Ventilation, wall openings
• Confined space operations
• Stokes basket training
• Stair training, props for sounding treads
• Hose line advancement
• Fire detection, alarm & suppression systems training
• Stand pipe training

*Specialty rescue technique props can be developed with the department to address regional hazards and needs.

MEZZANINE TRAINING AREAS

1. APPARATUS SUPPORT SPACES BELOW MEZZANINE
2. VEHICLE EXHAUST COLLECTION / BLOWER / AIR COMPRESSOR ROOM, SOUND INSULATED
3. HEAVY DUTY ENGINEERED RAILINGS WITH REMOVABLE RAILING SECTIONS
4. ANCHOR AREA FOR ADVANCED ROPE WORK / SYSTEMS
5. MOBILE PARTITIONS FOR ROOM MAZES, SEARCH & RESCUE TRAINING
6. ANCHORS FOR ROPE WORK
7. MANHOLE & TRIPOD FOR CONFINED SPACE TRAINING
8. CONFINED SPACE TRAINING PROPS AND STORAGE ALCOVE
9. STANDPIPE TRAINING
10. VENTILATION AND LADDERING TRAINING - STEEL ROOF FRAMING WITH CUTOUTS FOR REPLACEABLE WOOD FRAMING, INSERTS AND SHEATHED ROOF AREA
11. CMU WALL WITH WINDOW, DOOR OPENINGS & BALCONY OVERHANG FOR MULTIPLE TRAINING
12. FORCIBLE ENTRY DOOR PROP
Firehouse Magazine Recognizes South Metro Fire Rescue Station No. 20 Design

December 9, 2021

Firehouse Magazine just announced its eighth annual Station Design Awards, which recognizes outstanding architecture and design from fire departments and emergency facilities nationwide. Winners were selected by a panel of six judges, including fire chiefs and architects experienced in design and construction, and we’re delighted to share that our design of the South Metro Fire Rescue (SMFR) Station No. 20 was recognized with a Bronze award.

With 29 stations in Denver’s south metro area, SMFR provides emergency and prevention services to approximately 540,000 residents and thousands more who work and play in the area. Over the past eight years, OZ has built a strong working relationship with SMFR, and to date, they’ve entrusted our team on the design of three stations and a feasibility study for a fourth. We’re honored to be part of creating such critical facilities in our communities.

For their new station No. 20, located at the intersection of Wildcat Reserve Parkway and Summit View Parkway in Highlands Ranch, our team created a design that echoes the historic character of the neighboring Highlands Ranch Mansion and Park while also prioritizing the health, safety and wellbeing of firefighters and first responders at the station.
Supporting Health & Well-Being

As Firehouse Magazine notes, these first responders have become true all-hazard response agencies. Not only have their needs grown as their role in the community has evolved, but we now know so much more about the impact of the demanding work required of them on their mental and physical health.

Our goal was to provide SMFR with everything they needed to support their increasingly complex work while actively supporting their physical and emotional well-being. Strong indoor/outdoor connections, daylighting strategies and residential-inspired design elements all serve to create a supportive, convivial atmosphere. The design team was careful to create separation between spaces for work (which can be subject to hazardous materials) and living environments, as well as spaces that encourage gathering and community, alongside spaces that facilitate quiet and solitude.
Building a Resilient Facility

Any time we design a building, beyond concerns of functionality, context and aesthetics, we are looking to create something that will last. That is especially true for civic buildings like fire stations, which are expected to last a generation or more.

Considerations such as the durability of materials, the flexibility of programming and how the design will respond to weather and changes to its surroundings take on a greater significance knowing that the building needs to be able to withstand virtually anything. Durable, natural, authentic materials such as brick, stone, metal and solid wood were used on the exterior of the station. To match their longevity, flashing systems used soldered stainless steel and detailing to ensure high quality and low maintenance.

Creating a Traditional Firehouse

Extensive site studies were needed at the project’s onset to determine location and impact, as well as critical apparatus circulation on the rolling hills of the area. Working closely with the local neighborhood
group and stakeholders, OZ developed a project of mass, scale, materials and rural character that harmonized with its surroundings and reflected the neighborhood’s input.

The design concept was further informed by the Highlands Ranch Metropolitan District’s desire to use eclectic, historic ranches as inspiration for the fire station. OZ studied the historic Western barn and ranch structures found throughout Colorado, as well as other barn types, to come up with a design that met aesthetic goals as well as the functional needs of South Metro Fire Rescue.

The result is a unique expression – historically appropriate, well-proportioned and resilient – that provides firefighters and the Highlands Ranch community with a vital resource that will meet their needs now and well into the future.
Cumulative Ambulance Number of Transports

- 14% or 2,593 increase in transports over last year.
- 13% or 2,512 increase in transports over the budget.
➢ 29% or $6.7m increase over prior year.
➢ 13% or $3.2m increase over the budget.
➢ Increase in # of transports over PY and fee increase in August of 2020 are the primary reason for a large increase.
Cumulative Ambulance Net Revenues

- 23% or $2.7m increase over prior year.
- 10% or $1.2m increase over the budget.
➢ 2020 transports and revenue was impacted by the start of the pandemic.
➢ 2021 had an increase in both # of transports and gross revenue each month.
➢ 2021 monthly net sales exceeded the monthly budget 10 out of 12 months.
Cumulative Ambulance Bad Debt

- 32% or $747k increase over prior year.
- 53% or $1m increase over the budget.
- Bad debt increased due to revenue growth and partially because of economic impact of the pandemic.
➢ 23% or 68% increase over prior year.
➢ 12% collections rate as a % of bad debt held constant from 2020 to 2021.
➢ New collections agency in August of 2020.
Average Gross Revenue Per Call

- Average of 1,337 and 1,178 in 2021 and 2020, respectively.
- Actual gross revenue per call is right on target with the budget.
Average of 684 and 635 in 2021 and 2020, respectively.
49% and 46% write off rate in 2021 and 2020, respectively.
Questions