



February 12, 2016

City of Rapid City Fire Department
Fire Chief
Mike Maltaverne
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Rapid City, SD 57701
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Architecture
Engineering

Re: City of RC Fire Dept Fire station No 1 Study
Rapid City, SD
TSP # P03161072

Dear Mr. Maltaverne,

Following up with our series of meetings beginning January 15, 2016 and most recently on January 29, 2016, where we have had the opportunity to visit with both yourself and Deputy Chief Seals. Through these meetings we have discussed the future goals for Station No. 1 both as a working fire station and an administrative headquarters. Many deficiencies and challenges need to be addressed including but not limited to work flow, storage, ADA/Life Safety/NFPA codes, and most evident "Quality of Life" for the crew members working hard to make your department successful. You have been asked to access fully developing the 000 Block of Main Street that you currently occupy. Can this location provide adequate room to expand, meeting the increased needs of the fire station, providing appropriate room for the administrative functions that allows the entire administrative department to be housed together, while also providing an area to honor the history of the department. When completed this development is the face of the Rapid City Fire Department to the community and all visitors.

Study Scope

In order to get a baseline from which to determine if the site and existing fire station is viable for future renovation and expansion, we propose the study will investigate the following three (3) viable options for the site, develop opportunities and constraints with each option, and recommend a preferred option for consideration to be further developed:

1. Renovation: Working fire station, Addition: Administrative
 - a. Addition: New administrative office addition west of the existing fire station.
 - b. Renovation: Planning and phasing associated with renovating the existing fire station for increased capacity to meet the requirements of the "working" fire department. Phasing will be critical as this busy fire station must remain operational throughout the time of renovation.
2. Renovation: Administration, Addition: Working fire station
 - a. Addition: Develop a new working fire station on the west end of the block. This allows the existing station to remain in operation while construction is underway.
 - b. Renovation: Once the working station is relocated the existing station can be renovated for the increased Administration functions.
3. New facility. Study and phasing to completely redevelop the site with new facilities that meet all current and applicable codes. This study will need to address phasing

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Sheridan, WY

that maintains existing working fire station and shift operations appropriately to not experience downtime.

As a basis for these three options the following will be studied:

- Review and confirm with the Fire Department the existing and future program for the administration and working fire station.
- Identify current services or new services that need to be considered for housing at on-site or off-site locations
- Analyze pedestrian, visitor, and working personal pedestrian and vehicle circulation including parking, on-site circulation, and street/route circulation for all three options. This will include identification of off-site constraints and future street expansions that may be affected by changes in circulation patterns.
- We plan to schedule three general meetings with Department Representatives, one for initial programming, one showing initial design concepts, and a final meeting reviewing the final concepts.

Intended Deliverables:

1. Conceptual site diagrams for all three study options studying flow, movement, and phasing.
2. Narratives outlining the analysis of each phase, showing both opportunities and potential conflicts.
3. Gross order of magnitude cost analysis anticipated.
4. One (1) Rendered Conceptual Exterior image for each option.
5. Presentation of the study with elected officials and/ or City Council

Based on the above conditions, work effort required, we propose a Study fee of **\$25,000 plus an estimated budget of \$3,000 for reimbursable expenses.** These expenses will primarily include the renderings for each option and applicable taxes.

Please don't hesitate to contact me with any questions you may have.

Sincerely,



TSP
Robert Morcom, PE
Principal –in Charge

Cc Eric Monroe, AIA, Principal Architect