



NOTICE OF THE CITY OF BRECKENRIDGE
**SPECIAL MEETING OF THE BRECKENRIDGE CITY
COMMISSION**

April 16, 2025 at 5:00 PM

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the City Commission will meet in a Special Meeting of the Breckenridge City Commission on April 16, 2025 at 5:00 PM at the Breckenridge City Offices, 105 N. Rose Avenue, Breckenridge, Texas.

CALL TO ORDER

OPEN FORUM

This is an opportunity for the public to address the City Commission on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins.

ACTION ITEMS

1. Discussion and any necessary action regarding Fire Station phasing

EXECUTIVE SESSION

Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), City Commission will recess into Executive Session (closed meeting) to discuss the following:

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

2. Fence Contract

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Section 551, the City Commission will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with City Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Breckenridge City Hall, 105 North Rose Avenue, Breckenridge, Texas , by **5:00 PM** on the **11th day of APRIL 2025**.

City Secretary



Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Breckenridge City Hall 48 hours in advance, at 254-559-8287, and reasonable accommodations will be made for assistance.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Fire Station phasing

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Staff created an Ad Hoc Committee to brainstorm solutions to address the living quarters for City of Breckenridge Firefighters in alignment with our Strategic Plan Goal of Investing in our Employees. The challenge was to address the living conditions, recognizing that timing (critical) and limited resources were additional challenges to consider in the development of a solution. With this in mind, several options were analyzed, and committee recommended a Phased in approach:

Phase 1 – Place temporary living quarters on parking lot north of Fire Station (OPC: \$65K)

Phase 2 – Demo existing Fire Station building (OPC: \$150K-200K)

Phase 3 – Construct modest metal building on remaining slab (OPC: \$500K-\$1.5 M; will explore grant opportunities).

Other options explored include:

1. Renovate existing Fire Station: Cost Prohibitive/Estimated cost \$3-\$5 million (based on industry avg of \$325-\$375 per sq. ft. for commercial remodels/risk of unknown issues

2. Construct new Metal building on the same property to the south of the existing Fire Station/Fire Bays: Leaves an empty building to continue to maintain and will continue to deteriorate

3. Construct new on new property: Cost prohibitive/in addition to metal building cost would also have to construct new building for bays. Location is also an issue. Ideal location is within a few blocks of existing Fire Station as it is centrally located for ideal response times.

After further consideration, members of the Ad Hoc Committee requested Commissioners to obtain a feasibility study to get more definitive information on the condition of the existing Fire Station and the cost to remodel vs. using an industry standard estimate (i.e., \$325 a sq. ft.) in order to re-evaluate current approved Phase 2 and 3.

Gary Baker & Associates has completed a feasibility study (see attached).

After careful review and several conversations with and estimates provided by local contractors, staff has concerns with the numbers presented in the feasibility study (see attached).

FINANCIAL IMPACT:

Variable

STAFF RECOMMENDATION:

Consider approval next steps (remodel existing or new build/new slab).

	GBA Pricing	Staff w/savings* Staff w/A&E + Contingency**	Staff w/10% Contingency
Engineered New Build-New Slab	\$2,221,524 - (400 sq. ft.)	\$1,423,419 (total of \$798,105K savings)	\$1,423,419 + \$142,341 = \$1,565,760
Remodel (<i>doesn't include doing anything to second floor or roof</i>)	\$1,182,134 – (206 sq. ft.)	\$1,714,094*	
Local Contractor estimates per sq. ft avg. for new build	200 per sq. ft. + 10% Contingency = \$1,210,000	250 per sq. ft + 15% Contingency = \$1,581,250	

*based off quotes/pricing from various local contractors

**Adding 10% for Architecture/Engineering and 35% Contingency

FIRE STATION PLAN	ESTIMATED COST
Remodel – high risk of unknown costs, doesn't include improvements to second floor or roof)	\$1,714,094* (206 per sq. ft) *
New Build (new slab)	\$1,210,000 - \$1,581,250** (200-250 per sq ft)

* GBA estimate plus 10% for Architect/Engineering and 35% contingency (Ind. Avg on commercial remodel)

** Range using GBA estimate, local contractor actual estimates, and industry average for commercial new build

New Pre-Engineered Building on New Slab Budget Estimate
With Demo Of Existing Building and Slab Estimate Budget

Item 1.

- 1 General Conditions ,insurance P&P bonds,permits
- 2 Supervision GBC
- 3 Mobilization GBC office, electric/temp fence
- 4 Demolish of Existing building to slab
- 5 New Concrete Slab for Pre-Engineered Building
- 6 Civil MEP tie in to providers
- 7 Storm room modifications
- 8 Pre Engineered Metal Building Package
- 9 Interior Foam
- 10 Interior framing drywall ceilings batt insulation
- 11 Suspended ceilings system
- 12 Masonry Split Face Wainscot
- 13 Windows fixed 8 windows
- 14 Builders hardware and doors interior signage installed
- 15 2 Overhead door with motor installed
- 16 Tape, bed, texture,paint
- 17 Millwork Cabinets
- 18 Flooring LVT, polishing concrete ,rubber base
- 19 Handrail covered awning walk etc...
- 20 Rental equip and misc items
- 21 Mechanical
- 22 Electrical w/Fire Alarm / low voltage wiring
- 23 Plumbing

Total

Construction Grand Total

Based on limited information the cost for a budget to renovate the existing building is app. \$400.00 per square foot.Based off of 5,566 square feet

No F.F.E., asbestos removal or testing,lead based paint testing or removal, sales tax no builders risk insurance,no architect fees.

Shane Boles 200 \$1,100,000 - 1,375,000
4 other btw 200-250 Sq. ft

\$1,512,506 10% Cont.

\$44,700.00	Rem
\$87,449.10	21K ?
\$23,771.00	\$377,490
\$577,490.00	→
\$88,000.00	→ 168,360
\$188,360.80	
\$16,675.00	✓
\$220,315.00	✓
\$33,254.50	✓
\$100,625.00	✓
\$32,476.00	✓
\$53,849.00	\$28K
\$32,200.00	?
\$90,275.00	?
\$32,976.25	\$17K
\$64,952.00	?
\$66,125.00	?
\$51,961.60	?
\$26,105.00	✓ \$26K
\$62,460.75	?
\$89,750.00	205,000 \$64K
\$118,378.00	Rego 1468K
\$119,375.00	\$50K
\$2,221,524.00	
\$2,221,524.00	

792 Savings

1,449,524

26 105	15% C.
1,423,419	→ 1,630,931
	15% Conting

\$1,581,250

Renovation Budget Estimate

General Conditions ,insurance P&P bonds,permits	\$21,476.25
Supervision GBC	\$70,584.25
Mobilization GBC office, electric/temp fence	\$14,421.00
Demolition interior and exterior	\$39,226.50
Dirt and Concrete Work foundation civil etc	\$31,625.00
Storm room modifications	\$16,675.00
Insulation and sealants	\$21,275.00
Interior framing drywall ceilings batt insulation	\$100,625.00
Masonry(Misc.) wall repairs	\$14,375.00
Windows fixed windows store front doors etc.	\$216,073.50
Builders hardware and doors interior signage installed	\$54,970.00
Two (2) Overhead door with motor installed	\$32,976.25
Tape, bed, texture,paint	\$64,952.00
Millwork Cabinets	\$66,125.00
Flooring LVT, polishing concrete ,rubber floor	\$44,562.50
Handrail cover walk way etc...	\$26,105.00
Rental equip and misc items	\$21,441.75
Mechanical	\$133,112.50
Electrical w/Fire Alarm / low voltage wiring	\$126,212.50
Plumbing	\$65,320.00
Total	\$1,182,134.00

Construction Grand Total

\$1,182,134.00

Based on limited information the cost for a budget to renovate the existing building
is app. \$206.95 per square foot

No F.F.E., asbestos removal or testing, lead based paint testing or removal, sales tax
no builders risk insurance, no architect fees

seal brick
E&N

NEK
531,940
1,714,094
W/O ROOF
??

ARCHITECT
ENG
SERVICES
10% = \$118,213
35% =
\$413,747
? CONTINGENCE