



FORT MYERS BEACH FIRE CONTROL DISTRICT

FIRE STATION 31 & HEADQUARTERS FACILITY

DESIGN TEAM
&
PRE-CONSTRUCTION PHASES

FIRE STATION 31 / HQ FACILITY DESIGN TEAM



- GMA/SWEET SPARKMAN - ARCHITECTURAL GROUP
- QUATTRONE & ASSOCIATES – CIVIL ENGINEERING GROUP
- WRIGHT CONSTRUCTION - CONSTRUCTION MANAGER





PRE-CONSTRUCTION DESIGN PHASES



THIS PRE-CONSTRUCTION PHASE IS DIVIDED INTO (4) SEGMENTS

- **PROGRAMMING**
- **SCHEMATICS**
- **DESIGN/DEVELOPMENT**
- **CONSTRUCTION DOCUMENTS**

EACH DESIGN GROUP HAS A SPECIFIC FUNCTION, ROLE, AND RESPONSIBILITY.



PRE-CONSTRUCTION DESIGN PHASES



**SWEET
SPARKMAN**
ARCHITECTURE & INTERIORS

Quattrone &
Associates, Inc.

Engineers, Planners & Development Consultants



GMA ARCHITECTS

&

SWEET SPARKMAN ARCHITECTURE AND INTERIORS

PROGRAMMING PHASE

- COMMUNITY OUTREACH
 - COMMUNITY WORKSHOPS
 - COMMUNITY SURVEYS
- INTERNAL STAKEHOLDER WORKSHOPS AND SURVEYS
- DETERMINE ALL THE WAYS THIS FACILITY WILL BE USED
- DETERMINE NEEDED SPACE FOR EACH USE
- SITE ANALYSIS

OUTCOME: A CONCEPTUAL DESIGN



PRE-CONSTRUCTION DESIGN PHASES



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ARCHITECTURE & INTERIORS

**Quattrone &
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QUATTRONE & ASSOCIATES

PROGRAMMING PHASE

- ASSESS EXISTING SITE CONDITIONS
- DETERMINE PROPERTY CONSTRAINTS
- DETERMINE NEIGHBORHOOD CONSTRAINTS
- DETERMINE ZONING AND PERMITTING REQUIREMENTS

OUTCOME: PREPARE A DRAFT SITE INVESTIGATION REPORT (SIR)



PRE-CONSTRUCTION DESIGN PHASES



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WRIGHT CONSTRUCTION GROUP

PROGRAMMING PHASE

- NOT INVOLVED IN THE PROGRAMMING PROCESS
- SERVE AS A CONSULTANT TO THE ENGINEER AND ARCHITECTS
- WILL BE DIRECTED TO REMOVE THE EXISTING TOPPS SLAB TO ACCOMMODATE SITE EVALUATIONS AND CORE DRILLING

OUTCOME: DEMOLITION OF THE EXISTING TOPPS SLAB



PRE-CONSTRUCTION DESIGN PHASES



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GMA ARCHITECTS

&

SWEET SPARKMAN ARCHITECTURE

SCHEMATIC PHASE

- **START ARRANGING THE SPACES**
- **INCORPORATE ADJACENT USES**
- **CONSIDER WORKFLOWS AND DIFFERENT BUILDING ELEVATIONS**
- **DETERMINE THE SQUARE FOOTAGE**
- **ROUGH ESTIMATE OF PROBABLE COSTS**

OUTCOME: A GENERAL FLOORPLAN AND FIRST ESTIMATES OF COST



PRE-CONSTRUCTION DESIGN PHASES



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QUATTRONE & ASSOCIATES

SCHEMATIC PHASE

- CORE SAMPLING TO DETERMINE GROUND CONDITIONS
- SOFT DIGS TO CONFIRM UTILITY LOCATIONS
- COORDINATION WITH REGULATING AGENCIES
- TRAFFIC STUDIES
- ENGINEERING TRAFFIC SIGNAL PLACEMENT
- INITIAL SITE FEATURES (PARKING, DRIVEWAYS, DRAINAGE, LANDSCAPE, LIGHTING, FENCING/SECURITY)

OUTCOME: AN INITIAL SITE PLAN, UPDATED SURVEYS, AND PRELIMINARY PERMITTING / ZONING IN PROGRESS.





PRE-CONSTRUCTION DESIGN PHASES



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WRIGHT CONSTRUCTION GROUP

SCHEMATIC PHASE

- BEGIN DEVELOPING A MASTER PROJECT SCHEDULE
- BEGIN ROUGH ESTIMATES OF THE COST TO CONSTRUCT
- ESTIMATES WILL INCLUDE PRELIMINARY PLANS FROM BOTH THE ARCHITECT AND THE CIVIL ENGINEER
- THE MAJOR TRADES WILL BE ENGAGED TO CONFIRM ESTIMATES AGAINST CURRENT MARKET CONDITIONS

OUTCOME: DEVELOPMENT OF A MASTER PROJECT SCHEDULE AND A PRELIMINARY COST ESTIMATE.





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DESIGN DEVELOPMENT PHASE

- CONTINUE TO REFINE THE CONCEPTUAL DESIGN
- ADD IN BUILDING SYSTEMS (ELECTRICAL, HVAC, PLUMBING)
- ADD IN THE STRUCTURAL ELEMENTS SUCH AS BEAMS, COLUMNS AND TYPES OF CONSTRUCTION TO BE USED
- CONSIDER WHAT TYPES OF SYSTEMS AND MATERIALS ARE BEST FOR THE PROJECT
- CONTINUE TO REFINE AND UPDATE THE COST ESTIMATES

OUTCOME: A MORE COMPREHENSIVE SET OF PLANS AND MORE ACCURATE COST ESTIMATES.





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QUATTRONE & ASSOCIATES

DESIGN DEVELOPMENT PHASE

- FINISH UP REZONING PROCESS
- COMPLETE SITE PLAN AND LANDSCAPE PLAN
- COMPLETE THE DEVELOPMENT ORDER PROCESS AND SECURE THE DEVELOPMENT ORDER
- PARTICIPATE IN PUBLIC MEETINGS

**OUTCOME: COMPLETED PLANS DELIVERED TO THE ARCHITECT.
COMPLETED DEVELOPMENT ORDER DELIVERED TO THE DISTRICT.**



PRE-CONSTRUCTION DESIGN PHASES



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WRIGHT CONSTRUCTION

DESIGN DEVELOPMENT PHASE

- KEEPING A CLOSE EYE ON THE BUDGET
- PREPARES A MORE-DETAILED ESTIMATE OF COST
- REVIEW OF CONSTRUCTABILITY AND LIFE-CYCLE COSTS
- PROVIDE EXPERTISE TO THE ARCHITECT ON CURRENT BEST-PRACTICES AND COST ESTIMATING BASED ON CURRENT MARKET CONDITIONS
- PARTICIPATE IN VALUE-ENGINEERING AS NEEDED TO STAY IN BUDGET



OUTCOME: A REFINED COST ESTIMATE AND PROJECT SCHEDULE



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GMA ARCHITECTS

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CONSTRUCTION DOCUMENT PHASE

- PLANS WILL BE FINISHED OUT
- ALL MATERIALS, EQUIPMENT AND DESIGN FEATURE SPECIFICATIONS ARE COMPLETED AND ADDED TO THE PLANS
- CONSTRUCTION DETAILS ARE COMPLETED AND ADDED TO PLANS
- BID PACKAGES ARE CREATED SO SUBCONTRACTORS CAN DO PRICE ESTIMATES

OUTCOME: A COMPLETE SET OF PLANS AND A FINAL GUARANTEED MAXIMUM PRICE (GMP).



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QUATTRONE & ASSOCIATES

CONSTRUCTION DOCUMENT PHASE

- WRAPPING UP ANY UNRESOLVED ISSUES



PRE-CONSTRUCTION DESIGN PHASES



**SWEET
SPARKMAN**
ARCHITECTURE & INTERIORS



WRIGHT CONSTRUCTION GROUP

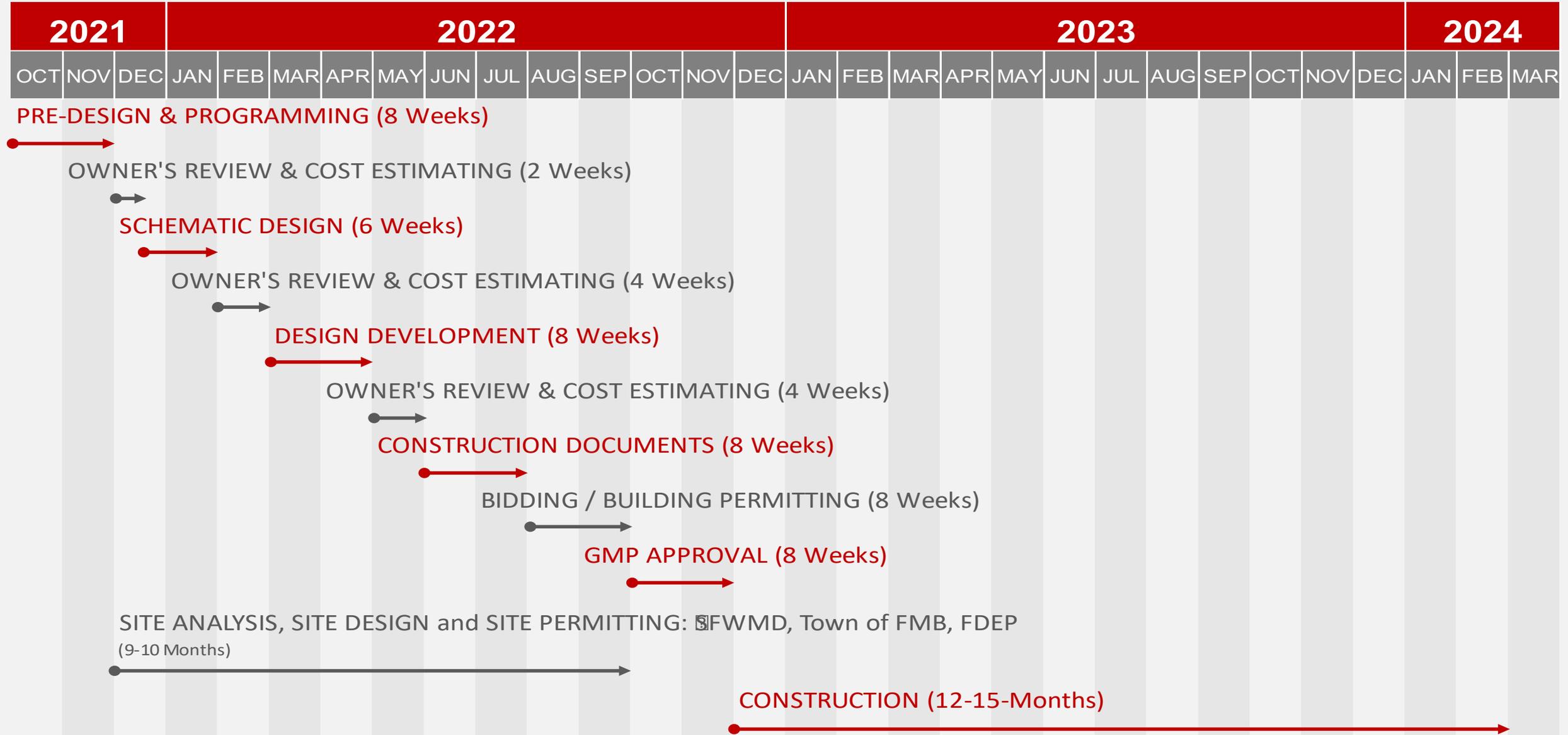
CONSTRUCTION DOCUMENT PHASE

- DETAILED SCOPES OF WORK ARE BEING FINALIZED
- THE SUBCONTRACTOR BID PROCESS IS EXPANDED
 - ADVERTISING FOR MULTIPLE SUBS FOR EACH DISCIPLINE
 - PRE-BID MEETINGS TO ANSWER QUESTIONS
- FINAL CHECKS OF THE PLAN DOCUMENTS
- FINAL REVIEW OF THE PROJECT SCHEDULE
- QUALIFY SUBMITTED BIDS
- FINALIZE AND PRESENT THE GMP
- SECURE PERMITS

OUTCOME: PRESENT THE GMP & SECURE PERMITS



FIRE STATION 31 & HEADQUARTERS FACILITY TIMELINE





THANK YOU!

QUESTIONS?

