Ivins City Staff Report
City Council Meeting 2/5/2026

Agenda Item: Discuss and consider approval expenditure for architectural services for Fire Station Remodel and Expansion.

Submitted by: Charles Gillette, City Manager

Recommended City Council Action:
Approve selection of G.H. Turner Design and expenditure of $95,000 for Fire Station Remodel and Expansion.

BACKGROUND:
Ivins City is proactively pursuing a remodel and expansion of the City Fire Station. This project is necessitated by the fact that the current facility is insufficient to meet the existing and future operational needs of our growing community.

In coordination with the Fire Chief, it was determined that while both the Ivins and Santa Clara stations require remodeling, the Ivins station should take priority. The current Ivins facility is significantly less compliant with modern staffing requirements and safety standards than the Santa Clara station.

The City has benefited from the expertise of former Mayor Chris Hart, who has worked diligently, initially during his term and subsequently as a volunteer, to develop a conceptual floor plan. This contribution completed a significant portion of the "programming" phase typically required of an architect, saving the City both time and expense.

FINDINGS AND ANALYSIS:

Cost Estimation: Watts Construction provided a preliminary building cost estimate based on the conceptual floor plan at no cost to the City. The estimate is $4.71 million.

- This is a budget estimate, not a formal bid; therefore, the price could vary however, according to Watts they believe that there is some room for unexpected costs in this budget.
- This figure does not include design costs or potential park modifications such as regrading or lighting adjustments.

Architectural Selection: Staff has been working with architect Greg Turner of G.H. Turner Design for technical assistance throughout the preliminary phase. We requested a formal scope of work and fee schedule to complete the remaining architectural requirements.
G.H. Turner Design has proposed a fee of $95,000. This pricing is significantly below the industry standard for this type of project, which typically ranges from 4% to 6% of construction costs (approximately $188,000–$282,000).

Staff recommends G.H. Turner Design based on:

1. **Value:** The proposed fee represents a substantial cost saving.
2. **Proven Design:** Their previous work, specifically the Canyon Crossings project in Ivins, serves as an excellent model for modern aesthetics that remain respectful of Southwest architectural patterns.

SUPPORT MATERIALS:

- Scope of Work and Fee Schedule from G.H. Turner Design

FINANCIAL IMPACT:

- Proposed Fee: $95,000
- Accounting: GL 49-4069.3 Captial Projects Fund for Fire Station Remodel
- Status: The funds are budgeted for this project.

Respectfully Submitted: Charles R. Gillette

Charles Gillette, City Manager